Stockbridge

Where Community Connects

STOCKBRIDGE

CITY COUNCIL

Mayor Anthony S. Ford

At-Large

Mayor Pro Tem Kyle D. Berry, Sr.

Council District 3

Councilmember Elton Alexander

Council District 5

Councilmember Yolanda Barber

Council District 4

Councilmember LaKeisha Gantt

Council District 1

Councilmember Alphonso Thomas

Council District 2

CITY MANAGER

Frederick Gardiner

CITY CLERK

Vanessa Holiday

CITY TREASURER

Frank Milazi

CITY ATTORNEY

Quinton G. Washington

Council Meeting Agenda December 9, 2024 6:00 PM



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

Fax: 770-389-7912

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

Stockbridge
Where Community Connects

AGENDA
COUNCIL MEETING
CITY OF STOCKBRIDGE

MONDAY, DECEMBER 9, 2024 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARING DEFERRED ITEM(S) ANNOUNCEMENT

1 The following items have been deferred and will not be presented:
Item #5 Comprehensive Plan Amendment Case #CP-2024-10
Item #6 Special Use Permit Case #SP-2024-01
Item #14 Annexation Case #AX-2024-02
Item #15 Comprehensive Plan Amendment Case #CP-2024-09
Item #16 Rezoning Case #RZ-2024-10

ADOPTION OF THE AGENDA

ADOPTION OF THE MINUTES

2 Adoption of the November 12, 2024 Council Meeting Minutes
Adoption of the November 19, 2024 Council Work Session Meeting Minutes

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

CEREMONIAL

3 The following employees were recently recognized for their years of service with the city:
Five Years of Service: Christine Chavis, Jason Jackson, Gordon Linton, Linda Logan, Stephanie Milton, Kerri Ann Stewart, and Demetrius Wells
Ten Years of Service: Rex Hill, Uneeda Smith-Sellers, and Renee Wheeler

Fifteen Years of Service:Jeff Greenway, and Tammy Reilly
Twenty Years of Service: Eddie Albert and Howard Sanford
Proclamation: Delta Sigma Theta Sorority, Inc. - Henry County Alumnae Chapter

CONSENT AGENDA

4 2025 City Holiday Schedule
2025 Agenda Timeline Schedule
2025 City Council Meeting Schedule
2025 Planning & Zoning Commission Meeting Schedule
2025 Community Zoning & Information Meeting Schedule
2025 Citywide Development Authority Meeting Schedule
2025 Downtown Development Authority Meeting Schedule
2025 Main Street Advisory Board Meeting Schedule
2025 Stockbridge Citizens-Police Advisory Council Meeting Schedule
2025 Urban Redevelopment Agency Meeting Schedule
2025 Youth Council Meeting Schedule
2025 Youth Council Advisory Committee Meeting Schedule
2025 Main Street Calendar of Events Schedule
2025 City Events Calendar
2025 City Council Initiatives
2025 Public Facilities Authority Meeting Schedule
2025 Stockbridge Ethics Board Meeting Schedule - Presented by:

PUBLIC HEARING

5 COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-10. (To be located in Council District 3.)
Consideration of a Comprehensive Plan Amendment for Parcel #032-01030012 on the west side of Rock Quarry Road, across from Hospital Drive, for the purpose of changing the property's future land use designation from High-Density Residential to Low-Density Mixed-Use to allow for the development of a convenience store and gas station. Applicant: GMI, 2 Inc. Agent: Harold Buckley, Jr., Esq. of the Law Firm of Wilson, Brock & Irby. The property is located in Land Lot 13 of District 6, and it contains 4.26 +/- acres. ITEM DEFERRED - Presented by: Ryan Anderson

6 SPECIAL USE PERMIT CASE #SP-2024-01. (To be located in Council District 3.)
Consideration of a Special Use Permit Request to allow a gas station and convenience store on Parcel #032-01030012 on the west side of Rock Quarry Road, across from Hospital Drive. Applicant: GMI, 2 Inc. Agent: Harold Buckley, Jr., Esq. of the Law Firm of Wilson, Brock & Irby. The property is located in Land Lot 13 of District 6, and it contains 4.26 +/- acres. ITEM DEFERRED - Presented by: Ryan Anderson

7 COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-03. (For property located in Council District 2.)
Consideration of a Comprehensive Plan Amendment request to change the future land use designation of Parcel #S07-01006000 on the east side of Brush

Creek Court from its current future land use designation of Low-Density Mixed-Use to Medium-Density Residential to allow for a townhome development. Applicant: Pivotal Enterprises, LLC, c/o Battle Law, P.C. The property is located in Land Lot 59, District 12, and it contains 2.28 +/- total acres. - Presented by: Ryan Anderson

8 REZONING CASE #RZ-2024-03. (For property located in Council District 2.)
Consideration of a rezoning request to rezone Parcel #S07-01006000 on the east side of Brush Creek Court from 'C-2' (General Commercial) to 'MFR' (Multiple-Family Residential) to allow for a townhome development. Applicant: Pivotal Enterprises, LLC, c/o Battle Law, P.C. The property is located in Land Lot 59, District 12, and it contains 2.28 +/- total acres. - Presented by: Ryan Anderson

9 ZONING MODIFICATION CASE #ZM-2024-01. (For property located in Council District 2.)
Consideration of a major zoning modification request for Parcel #S07A01100000 on the west side of Brush Creek Court to provide for major changes to a previously-approved site plan (which was the subject of Zoning Modification Case #ZM-2022-01 in 2022) by allowing the expansion of the site boundaries to include Parcel ##S07-010-060-00 on the east side of Brush Creek Commons, which would be developed as Phase 2 of the existing townhome development. Applicant: Pivotal Enterprises, LLC, c/o Battle Law, P.C. The property is located in Land Lot 59, District 12, and it contains 2.28 +/- total acres. - Presented by: Ryan Anderson

10 COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-07. (For property located in Council District 2)
Consideration of a Comprehensive Plan Amendment request to change the future land use designations of four parcels on the south side of Davis Road, as are identified below, from their current split future land use designations to Low-Density Mixed-Use for the entire property, for the purpose of allowing the construction of a self-storage warehouse development. The property owner is B1 Home Improvement, LLC. and the agents are Robert Nesbitt and Rogers Gotier. The property is located in Land Lot 71, District 12, and it contains 6.895 +/- total acres.

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

- Presented by: Ryan Anderson

11 REZONING CASE #RZ-2024-08. (For property located in Council District 2) Consideration of a rezoning request to rezone four parcels on the south side of Davis Road, as are identified below, from SR (Suburban Residential) and OI (Office-Institutional) to C-3 (Heavy Commercial) for the purpose of allowing for the construction of a self-storage warehouse development. The property owner is B1 Home Improvement, LLC and the agents are Robert Nesbitt and Rogers Gotier. The property is located in Land Lot 71, District 12, and it contains 6.895 +/- total acres.

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

- Presented by: Ryan Anderson

12 COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-08. (For property located in Council District 1.)
Consideration of a Comprehensive Plan Amendment request to change the future land use designation for Parcel #013-01018000 on the east side of Blackhall Road, south of Walt Stephens Road, from its current future land use designation of Park/Recreation/Conservation to Low-Density Residential to allow for the division of the property into separate lots for single-family detached residential development. Property Owners: Joyce Kemper-Hager Living Trust and Joyce Kemper-Hager as Trustee. Applicants: AP Property Solutions, LLC and Surender Sharma. Agent: Sibley-Miller Surveying and Planning, Inc. The property is located in Land Lot 24, District 12, and it contains 4.849 +/- total acres. APPLICANT REQUEST WITHDRAWAL
- Presented by: Ryan Anderson

13 REZONING CASE #RZ-2024-09. (For property located in Council District 2.) Consideration of a rezoning request to rezone Parcel #013-01018000 on the east side of Blackhall Road, south of Walt Stephens Road, from its current zoning classification of ‘SR’ (Suburban Residential) to ‘RR’ (Rural Residential) to all for the division of the property into separate lots for single-family detached residential development. Property Owners: Joyce Kemper-Hager Living Trust and Joyce Kemper-Hager as Trustee. Applicants: AP Property Solutions, LLC and Surender Sharma. Agent: Sibley-Miller Surveying and Planning, Inc. The property is located in Land Lot 24, District 12, and it contains 4.849 +/- total acres. APPLICANT REQUEST WITHDRAWAL - Presented by: Ryan Anderson

14 ANNEXATION CASE #AX-2024-02. (For property to be located in Council District 5.)
Consideration of an annexation request, using the 100 percent annexation method, to annex two parcels at 1778 & 1872 Highway 42 North from unincorporated Henry County into the Stockbridge City Limits to allow for the construction of a mixed residential development, which would contain both

single-family detached homes and townhomes. Owner: Rowan Properties, LP. Applicant: Meritage Homes, c/o Clay Kirkley. Agent: Hayley Todd, PEC+. The property is located in Land Lot 35 in District 7, and it contains 48.59 +/- total acres. ITEM DEFERRED

- Presented by: Ryan Anderson

15 COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-09. (For property to be located in Council District 5.)
Consideration of a Comprehensive Plan Amendment request to assign the future land use designation to Medium Density Residential to two parcels at 1778 & 1872 Highway 42 North, after their annexation into the City of Stockbridge from unincorporated Henry County, to allow for the construction of a mixed residential development, which would contain both single-family detached homes and townhomes. Owner: Rowan Properties, LP. Applicant: Meritage Homes, c/o Clay Kirkley. Agent: Hayley Todd, PEC+. The property is located in Land Lot 35 in District 7, and it contains 48.59 +/- total acres. ITEM DEFERRED - Presented by: Ryan Anderson

16 REZONING CASE #RZ-2024-10. (For property to be located in Council District 5.)
Consideration of a rezoning request to assign the zoning districts of 'PUD' (Planned Unit Development) and the 'PMU' (Parkway Mixed-Use Overlay District) to two parcels at 1778 & 1872 Highway 42 North, after their annexation into the City of Stockbridge from unincorporated Henry County, to allow for the construction of a mixed residential development, which would contain both single-family detached homes and townhomes. Owner: Rowan Properties, LP. Applicant: Meritage Homes, c/o Clay Kirkley. Agent: Hayley Todd, PEC+. The property is located in Land Lot 35 in District 7, and it contains 48.59 +/- total acres. ITEM DEFERRED - Presented by: Ryan Anderson

17 Second Reading and Adoption of the FY2025 Operating Budget and Capital Improvement Plan - Presented by: Frederick Gardiner

NEW BUSINESS

18 DE-ANNEXATION CASE #DX-2024-03 FOR THE MANDERLEY SUBDIVISION, PHASE 3. Consideration of an Ordinance to de-annex from the Corporate Limits of the City of Stockbridge nine parcels within the Manderley Subdivision, representing Phase 3. The request was made by the owners of the nine parcels, which would become part of unincorporated Henry County.
- Presented by: Ryan Anderson

19 DE-ANNEXATION CASE #DX-2024-04 FOR THE MANDERLEY SUBDIVISION, PHASE 4. Consideration of an Ordinance to de-annex from the Corporate Limits of the City of Stockbridge nine parcels within the Manderley Subdivision, representing Phase 4. The request was made by the owners of the nine parcels, which would become part of unincorporated Henry County.
- Presented by: Ryan Anderson

20 Council Consideration to approve 2023 Bad Debt Write-Off in the amount of $11,428.61.

- Presented by: Frank Milazi

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

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

- **Citywide Development Authority Meeting 2nd Tuesday of each month at City Hall in the Levi Meeting Room at 6pm (December 10th).**
- **Downtown Development Authority Meeting, SPECIAL DATE – TUESDAY, DECEMBER 10th at the Downtown Connection Center 130 M L King, Sr. Heritage Trail (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 (Dec 17)**
- **Youth Council Advisory Committee Meeting, 6:30 p.m.- 3rd Tuesday of each month Levi Meeting Room - City Hall (Dec 17)**
- **Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Dec 19)**
- **Youth Council Meeting 1st Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Jan 2)**
- **Community Zoning and Information Meeting: Thursday, January 2nd from 6:00 p.m. – 7:00 p.m. at City Hall in the Council Chamber (Jan 2)**
- **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. – (Jan 2)**
- **City Council Meeting, 2nd Monday of each month, January 13th at 6:00 p.m. - City Hall Council Chamber (Jan 13)**

UPCOMING CITY EVENTS/INITIATIVES

- **Join Mayor Anthony Ford for the monthly Meet the Mayor on Wednesday, 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*

***Mayo*r 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

CITY COUNCIL MEETING
SUMMARY MINUTES

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

Mayor & City Council

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

Administration

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

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

Invocation by Mayor Ford at 6:05 p.m.

Invocation by: Pastor Lavell Sanders, Stockbridge First United Methodist Church

The Pledge of Allegiance was recited by all in attendance.

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

The Public Hearing Deferred Item(s) Announcement was read noting the following:
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)

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.

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

Motion to approve the Council Meeting Minutes for October 14, 2024 and Work Session Meeting Minutes for October 29, 2024 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).

Mayor Ford reviewed 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.

There were no public comments.

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

   Mr. Anderson noted the Council approved a Resolution on October 14th which was submitted to the ARC and DCA for review and feedback, noting the attached document is presented for approval for formal adoption.

   Councilmember Alexander requested staff to present an overview of the STWP/CIE Program.

   Mr. Anderson noted the program is a guide of desired projects under a 5-year plan, a sort of wish list of projects whereas the city pursues funding to bring the projects to completion.

   Councilmember Alexander noted the current program includes a multi-generational facility and transportation projects with various funding sources.

   Councilmember Barber inquired about Valley Hill Rd. resurfacing and sidewalks.

   Mr. Gardiner noted Valley Hill Rd. resurfacing is on the LMIG (Local Maintenance and Improvements Grant) list, noting sidewalks are not included due to right-of-way acquisitions, however, there is resurfacing where the cost will be shared with Henry County.

   Councilmember Barber noted the city installed sidewalks along Peach Drive, Walt Stephens Rd., and Davis Rd.

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
   Mr. Aaron noted the LMIG (Local Maintenance and Improvements Grant) is a Georgia Department of Transportation Grant for local governments to resurface municipal roads, noting the City of Stockbridge has a list of forty streets that equal 6.8 miles for resurfacing in 2025 with $2.5 million dollars from a combination of SPLOST, TSPLOST funding.

   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

   Mr. Aaron referenced the request received from the Battle Law Group for the Abandonment of Right-of-Way, noting the city has no use for the property, nor the city have utilities located on the property; noted he and the City Manager met with Attorney Battle regarding the request.

   Attorney Josh Mahoney noted Right-of-Way Abandonments this is a straight forward common process that is used when the right-of-way is no longer being used, and the municipality can sell the property to the abutting property owners, and noted their client owns the property on both sides of said right-of-way property, and would like to incorporate the right-of-way into their property, and noted the Department of Transportation has declared the property abandoned.

Councilmember Alexander noted the roadway is running through their property and would be of no use to anyone else and re-aligning the property in the area of Old Atlanta Rd. and N. Henry Blvd.

Attorney described the plat, noting a copy is in the Council's Agenda Book.

Mr. Gardiner noted the request is in line with the GDOT improvements along Hwy. 42.

Councilmember Barber asked about the price associated with the sale of this property.

Mr. Gardiner noted it would be fair market value and the sell price is $36,000.

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.

Councilmember Barber, when asked, stated the future use and development is not known and is not comfortable seconding the motion, noting the remaining members of Council can proceed.

Councilmember Gantt asked if there is a proposed development for the property.

The applicant's representative noted the site is proposed for a self-storage facility and is midway through the permitting process and is currently zoned in accordance with city's zoning requirements C-2 and allows the use by right, 100% indoor, no roll up doors with access on Davis Road.

Mr. Anderson confirmed the applicant has the proper zoning to proceed.

Councilmember Barber stated that she has made a request to staff to be informed of matters taking place in Council District 4 and has not been apprised of this request and questioned why the item was placed on the Consent Agenda; and made a request for a presentation of the request for public knowledge.

Councilmember Alexander withdrew the original motion.

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 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 as is the case with Patrick Henry Pkwy and Country Club Drive, 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 of Council expressed concerns with allowing Tobacco & Vape Shops in the downtown district and need to be separate.

    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 noting the proposed amendments, 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
    Ms. Wheeler noted a number of providers submitted proposals for the benefits package for the upcoming renewal period including the current carrier, United Healthcare of Georgia who submitted an initial renewal which resulted in a net increase of $133,893, and the city's Broker, MSI Benefits negotiated with Cigna Healthcare which resulted in an annual net decrease of -$527,333. Staff is recommending approval of 2025 Employee Benefits Plan.

    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 Mayo*r 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.

Respectfully submitted by:

_____ _____

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

Stockbridge
Where Community Connects

WORK SESSION MEETING
SUMMARY MINUTES

TUESDAY, NOVEMBER 19, 2024 6:00 P.M.

Mayor & City Council

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

Administration

Frederick Gardiner – City Manager
Vanessa Holiday – City Clerk
Cassandra Lester – Deputy City Clerk
Frank Milazi – City Treasurer
Quinton Washington – City Attorney

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

Invocation by Mayor Ford at 6:05 p.m.

Invocation by: Councilmember Alexander

The Pledge of Allegiance was recited by all in attendance.

Deputy Clerk, Cassandra Lester was asked to proceed with a verbal roll call. All members were present except Mayor Pro Tem Berry and Councilmember Gantt.

Motion to amend the Agenda to defer Item#4 Text Amendment Case #TX-2024-06 to be heard on a later date to be determined was made by Councilmember Alexander; seconded by Councilmember Thomas. The motion failed 2-0-1 (Barber Abstained; citing the Council has not been made aware of the reason the item is being deferred).

Councilmember Gantt joined the meeting at 6:09 p.m.

Mr. Gardiner provided a briefing noting staff recently received additional information and needs an opportunity to review with Legal before proceeding.

Councilmember Thomas requested the additional information received be shared with the Council.

Motion to amend the Agenda to defer Item#4 Text Amendment Case #TX-2024-06 to be heard on a later date to be determined was made by Councilmember Alexander; seconded by Councilmember Thomas. The motion passed unanimously 4-0.

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

REVIEW OF THE MINUTES

1. Review of the November 12, 2024 Council Meeting Minutes
   No Action Taken

PUBLIC COMMENTS

There were no Public Comments.

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.
   Presented by: Decius Aaron, Public Works Director and
   Frederick Gardiner, City Manager
   Mr. Aaron noted the request is to abandon the right-of-way between Old Atlanta Rd. and Clifford Court noting the road will no longer be used or travelled, and that (GDOT) the Georgia Department of Transportation has already reconfigured Hwy. 42, and noted there will be no impact to city or county utilities.

   Councilmember Alexander noted the two properties owned by the applicant would be combined and the future project will be a storage facility, prohibited by the Hwy. Corridor Overlay District, and bypassed Council approval.

   Mr. Gardiner noted the parcels are properly zoned and did not require Council approval, and confirmed the parcels for the storage facility are not within the Hwy. Corridor Overlay District.

   Councilmember Barber reiterated her request for information and routine updates on matters in District 4, and receiving information directly so that she can inform residents and business owners in the district what developments are coming to the area, and as a matter of principle, will not support the request.

   Councilmember Alexander noted he spearheaded the Hwy. Overlay Districts throughout the city, and was only following up as he thought the development may have been a prohibited use.

   There was discussion from members of the Council regarding the position of the buildings and frontage of the storage facility along Hwy. 42/North Henry Blvd.

Attorney Battle, representative for the applicant noted she has been working with city staff on the right-of-way abandonment request for a few months and that from her client's perspective, the zoning allows for a storage facility as a permissible use, and that only because the right-of-way is abandoned, her client thought it best to incorporate it into their development; noted her client is willing to work with the city to find a good use for the parcel and does not want the area to become a dumping ground, noting her client has no intent of violating the city's overlay district; noted the appraisal has been submitted to the city's Public Works staff, noted her colleague has provided information to Council District Representative Barber, and she has reached out as well and does not want her client penalized for a lack of communication between staff and Councilmembers; noted the city's Code has no process or application, and that there are contractual obligations and deadlines pending, noting the request was initially submitted around July/August of this year.

Mr. Gardiner noted the information related to this item is included in the Agenda Packet.

Councilmember Barber referred to a Resolution approve by the City Council whereas when requests for permits and developments are received, the Governing Body.

Councilmember Gantt called for a Point of Order, noting the Agenda Item is for a Right-of-Way Abandonment, and personnel matters should be addressed in Executive Session.

Councilmember Barber stated that she represents the district and sent several emails and made numerous requests for information, and those requests were unanswered and dismissed.

Councilmember Gantt called for a Point of Order, noting the Agenda Item was postponed at the last meeting to give staff an opportunity to update Councilmember Barber regarding the Right-of-Way Abandonment.

Mayor Ford noted that while there are district representatives, all members of the governing body have concerns for the entire city.

Mr. Gardiner displayed the site and noted the development is a permissible use, and when the property is properly zoned, the applicant/owner is not required to come before Council; and noted that if the ROW Abandonment is not granted, the city will be responsible for maintaining the road, behind a tree line, which could very well become a nuisance with homeless encampments.

Councilmember Thomas thanked Mr. Gardiner for the explanation and agreed with Mayor Ford about representation of the city as a whole, and that every member should work together and do what is in the best interest of the city; and noted staff should look at putting policy and procedures in place.

Attorney Battle noted that for a point of clarity, she has always made it a point to reach out to councilmembers to make sure the project if feasible, and gets feedback regarding a future proposed project, noting the process is expensive, and does not want her client wasting their money or the time of those involved.

Motion to approve was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed 3-0-1 (Barber Abstained, noting she abstained based on principle).

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

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, Community Development Director
   Mr. Anderson noted the item was presented at the July 30, 2024 meeting and the goal is to improve the Multi-Family Residential developments to be patterned after the standards used for the Bridges of Jodeco and that this action will improve the current ordinance; noted the Planning Commission recommends approval and staff recommends approval.

   Councilmember Alexander asked if this update includes metal vs. shingle overhangs and black streetlight poles.

   Mr. Anderson confirmed.

   Councilmember Alexander requested the minimum sq. footage be 1,800 instead of 1,500 sq. ft.

   Mayor Ford noted there may be different price points that need to be considered.

   Councilmember Barber asked what the minimum yard setback would be; and noted it would be ideal if the presentation included a Table.

   Mr. Anderson noted the minimum yard setback would be 20’ feet.

   Councilmember Barber stated that she supports the 30’ setback and prefers to keep the side yard and rear setbacks the same.

   Councilmember Thomas noted staff continues to present UDC items at every meeting and asked when the Unified Development Code will be the document that dictates the development.

   Mr. Anderson noted staff looks at patterns and trends and that can cause change to the UDC.

   Mr. Gardiner noted there have been discussion to place on the Retreat Agenda.

Public Hearing Opened
No Speakers in Favor
No Speakers Opposed
Public Hearing Closed

Motion to approve with the added condition of 1800 sq. ft. for a minimum and requiring a Special Use Permit for units under 1800 sq. ft., and 20' distance between homes was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed 3-0-1 (Barber Abstained, noting District 4 will be affected by new developments and the approved conditions).

Councilmember Alexander requested staff prepare a Text Amendment regarding business distance requirements for Council review and approval.

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, Community Development Director
   Item Deferred until a date to be determined.

NEW BUSINESS

5. Council consideration to approve Speed Hump Installation on Maple Leaf Drive.
   Presented by: Decius Aaron, Public Works Director
   Mr. Aaron noted a request was received from residents on Maple Leaf Dr. to install speed humps in the Winslow subdivision; noted the petition and signatures have been received and ownership confirmed.

   Councilmember Alexander stated he did not collect signatures or involve himself in the process.

   Councilmember Thomas asked which method was used for the petition.

   Mr. Aaron stated the residents used the 51% rule.

   Councilmember Barber referenced the submission of a petition by residents for speed humps on Shields Road, which was denied.

   Mr. Aaron noted Shields Road is not in a subdivision and therefore does not qualify for speed humps.

   Councilmember Gantt noted the next item on the Agenda is for a policy update for speed humps.

Mr. Aaron noted there needs to be a flow chart included in the policy where a process is in place to verify the necessity of speed humps that will be driven by data.

Motion to approve the Speed Hump Installation on Maple Leaf Drive was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed unanimously 4-0.

6. Council consideration to approve Speed Hump Policy Update
   Presented by: Decius Aaron, Public Works Director
   Motion to approve the Speed Hump Policy Update was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

Councilmember Barber left the meeting at 7:48 p.m.

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.
Youth Council Meeting 1st Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Dec 2)

- **COMMISSION DISTRICT 4 RUNOFF ELECTION DAY – TUESDAY, DECEMBER 3RD from 7am – 7pm** – visit mvp.sos.ga.gov for your polling location.
- 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, and FY2025 2nd Reading – Monday, December 9th at 6:00 p.m. - City Hall Council Chamber (Dec 9)
- Citywide Development Authority Meeting 2nd Tuesday of each month at City Hall in the Levi Meeting Room at 6pm (December 10th).
- Downtown Development Authority Meeting, **SPECIAL DATE – TUESDAY, DECEMBER 10th** at the Stockbridge Downtown Center 130 M L King, Sr. Heritage Trail (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 (Dec 17)
- Youth Council Advisory Committee Meeting, 6:30 p.m.- 3rd Tuesday of each month Levi Meeting Room - City Hall (Dec 17)
- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Dec 19)

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 from 7pm – 9pm – Location to be announced.
- 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 Wednesday, 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 noted the recent Ribbon Cutting and Grand Opening of Sprouts in the Bridges of Jodeco that took place on last Friday with 350 – 400 people in attendance and in line for the opening, and wished them much success; reminded everyone to get their flu shots, COVID shots and boosters as we have entered into flu season; wished everyone a Happy Thanksgiving and to enjoy friends and relatives, and to remain safe during this holiday season.

Motion to adjourn was made by Councilmember Gantt; seconded by Councilmember Thomas. The motion passed unanimously 3-0 at 8:07 p.m.

Respectfully submitted by:

_____ _____

Vanessa Holiday, City Clerk Anthony S. Ford, Mayor

City of Stockbridge

AGENDA ITEM

MEETING DATE

December 9, 2024

[x]	RESOLUTION
[ ]	ORDINANCE
[ ]	CONTRACT APPROVAL/RENEWAL
[ ]	PUBLIC HEARING
[ ]	PRESENTATION
[ ]	BID SELECTION/AWARD
[ ]	TASK ORDER
[ ]	CHANGE ORDER
[ ]	BUDGET AMENDMENT
[ ]	BUDGET TRANSFER
[ ]	PAYMENT APPROVAL
[ ]	OTHER

FUNDING SOURCE

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Vanessa Holiday

DEPARTMENT: City Clerk's Office

ITEM/PROJECT/EVENT:

2025 Agenda Timeline

BACKGROUND INFORMATION:

Consent Agenda Request: The Agenda Timeline Document is a tool used annually by the City Clerk, City Manager and Department Directors to prepare, submit, and upload Agenda documents in a timely manner. This document allows for the coordination and processing of information and documents to be submitted to the Governing Body prior to the Council meeting.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

[ ] FINANCIAL IMPACT [■] N/A

AMOUNT $

N/A

ATTACHMENTS: [■]

2025

AGENDA DOCUMENTS DEADLINE

DOCS DUE IN CIVIC	MTG DATE	DOCS DUE IN CIVIC	WS MTG DATE
Friday, December 20, 2024	Monday, January 13, 2025	Friday, January 10, 2025	Tuesday, January 28, 2025
Friday, January 24, 2025	Monday, February 10, 2025	Friday, February 7, 2025	Tuesday, February 25, 2025
Friday, February 21, 2025	Monday, March 3, 2025	Friday, March 7, 2025	Tuesday, March 25, 2025
Friday, March 21, 2025	Monday, April 14, 2025	Friday, April 11, 2025	Tuesday, April 29, 2025
Friday, April 25, 2025	Monday, May 12, 2025	Friday, May 9, 2025	Tuesday, May 27, 2025
Friday, May 23, 2025	Monday, June 9, 2025	Friday, June 6, 2025	*Wednesday, June 25, 2025
Friday, June 20, 2025	Monday, July 14, 2025	Friday, July 11, 2025	Tuesday, July 29, 2025
Friday, July 25, 2025	Monday , August 11, 2025	Friday, August 8, 2025	Tuesday, August 26, 2025
Friday, August 22, 2025	Monday, September 8, 2025	Friday, September 5, 2025	Tuesday, September 30, 2025
Friday, September 19, 2025	Monday, October 13, 2025	Friday, October 10, 2025	Tuesday, October 28, 2025
Friday, October 24, 2025	Tuesday, November 10, 2025	Friday, November 7, 2025	NO MEETING UNLESS CALLED
Friday, November 21, 2025	Monday, December 8, 2025	Friday, December 5, 2025	NO MEETING UNLESS CALLED

DEADLINE- DOCUMENTS IN CIVIC | COUNCIL MEETING DATES | DEADLINE- DOCUMENTS IN CIVIC | WORK SESSION DATES

2025 HOLIDAY SCHEDULE

The City of Stockbridge will be closed in observance of the following Holidays and re-open the next business day at 8:00 am.

Please call 911 if you have an emergency. The non-emergency number for the Police Department is 770-957-9121.

HOLIDAY	OBSERVANCE
New Year's Day	Wednesday, January 1st
Martin Luther King, Jr.	Monday, January 20th
Good Friday	Friday, April 7th
Memorial Day	Monday, May 26th
Juneteenth	Thursday, June 19th
Independence Day	Friday, July 4th
Labor Day	Monday, September 1st
Veteran's Day	Tuesday, November 11th
Thanksgiving Day	Thursday, November 27th
Day After Thanksgiving	Friday, November 28th
Christmas Eve	Wednesday, December 24th
Christmas Day	Thursday, December 25th
News Year Eve	Wednesday, December 31st

Stockbridge
Where Community Connects

2025 NOTICE OF PUBLIC MEETINGS
CITY OF STOCKBRIDGE
4640 NORTH HENRY BLVD.
STOCKBRIDGE, GA 30281

COUNCIL MEETINGS ARE HELD THE 2nd MONDAY OF EACH MONTH AT 6:00 P.M. (Except *March)

January 13, 2025	July 14, 2025
February 10, 2025	August 11, 2025
*March 3, 2025	September 8, 2025
April 14, 2025	October 13, 2025
May 12, 2025	November 10, 2025
June 9, 2025	December 8, 2025

WORK SESSION MEETINGS ARE HELD THE LAST TUESDAY OF EACH MONTH (EXCEPT *June) AT 6:00 P.M.

January 28, 2025	July 29, 2025
February 25, 2025	August 26, 2025
March 25, 2025	September 30, 2025
April 29, 2025	October 28, 2025
May 27, 2025	
*June 25, 2025 - Wednesday	

COUNCIL RETREATS
LOCATION & TIME TO BE DETERMINED

March 19 - 21, 2025	August 13 - 15, 2025

ALL MEETINGS ARE OPEN AND THE PUBLIC IS ENCOURAGED TO ATTEND

Stockbridge

Where Community Connects

Planning Commission

2025 NOTICE OF PUBLIC MEETING SCHEDULE
PLANNING COMMISSION MEETINGS ARE HELD
EVERY 3rd THURDAY OF THE MONTH (Except June)
CITY HALL COUNCIL CHAMBERS
2nd FLOOR AT 6:30 P.M.
4640 NORTH HENRY BLVD.
STOCKBRIDGE, GA 30281

January 16, 2025	**July 17, 2025**
February 20, 2025	**August 21, 2025**
March 20, 2025	**September 18, 2025**
April 17, 2025	**October 16, 2025**
May 15, 2025	**November 20, 2025**
***June 26, 2025**	**December 18, 2025**

Stockbridge

Where Community Connects

Community Zoning and Information Meetings

2025 NOTICE OF PUBLIC MEETING SCHEDULE
CITY HALL COUNCIL CHAMBER 2nd FLOOR
4640 NORTH HENRY BLVD.
STOCKBRIDGE, GA 30281
MEETINGS WILL BE HELD ON WEDNESDAY
FROM 6:000 P.M. – 7:00 P.M ON THE FOLLOWING DATES:

January 2, 2025	**July 9, 2025**
February 12, 2025	**August 13, 2025**
March 12, 2025	**September 10, 2025**
April 9, 2025	**October 8, 2025**
May 14, 2025	**November 12, 2025**
June 11, 2025	**December 10, 2025**

Planning & Zoning Division

Keedra Jackson, Chief Planner kjackson@stockbridgega.org Phone: 678-833-3329

Stockbridge
Where Community Connects

Citywide Development Authority

2025 NOTICE OF PUBLIC MEETING SCHEDULE
CITYWIDE DEVELOPMENT AUTHORITY
MEETINGS ARE HELD EVERY 2nd TUESDAY OF THE MONTH AT 6:00 P.M.
LOCATION: THE LEVI MEETING ROOM AT CITY HALL
4640 NORTH HENRY BLVD.
STOCKBRIDGE, GA 30281

January 14, 2025	**July 08, 2025**
February 11, 2025	**August 12, 2025**
March 11, 2025	**September 9, 2025**
April 08, 2025	**October 14, 2025**
May 13, 2025	**November 12, 2025***
June 10, 2025	**December 9, 2025**

Please note Tuesday, November 11, 2025 is Veterans Day Holiday.

Developing Downtown Stockbridge

Downtown Development Authority of the City of Stockbridge

2025 NOTICE OF PUBLIC MEETING SCHEDULE

MEETINGS ARE HELD ON THE 3RD TUESDAY OF EVERY MONTH AT 6:00 P.M.

DOWNTOWN DEVELOPMENT AUTHORITY

130 M.L. KING SR. HERITAGE TRAIL

STOCKBRIDGE, GA 30281

January 21, 2025	July 15, 2025
February 18, 2025	August 19, 2025
March 18, 2025	September 16, 2025
April 15, 2025	October 21, 2025
May 20, 2025	November 18, 2025
June 17, 2025	December 16, 2025

Stockbridge Main Street Advisory Board 2025 Meeting Schedule

The Stockbridge Main Street Advisory Board meets on the second (2nd) Friday of every month at 9:00 a.m., unless that date falls on, or within one day of, a nationally and/or City of Stockbridge-recognized holiday. In such cases, the meeting will be held on the following Friday, or on another date deemed suitable by the Main Street Program Manager and/or the Main Street Advisory Board.

The meeting may also be held on an alternate suitable date by a majority vote of the Board and with proper notice to the public.

Board meetings will be held in person at the Stockbridge Connection Center (130 Martin Luther King, Sr. Heritage Trail) in downtown Stockbridge, Georgia, unless otherwise determined by the Program Manager and/or Board and with proper notice to the public.

In the instance of an alternative date, time, and/or meeting location, a public notice of this change will be posted person at the Stockbridge Connection Center (130 Martin Luther King, Sr. Heritage Trail) and posted on both the City's and the Main Street Program's social media outlets.

All meetings are open to the public. The 2025 Main Street Advisory Board Meeting Schedule is as follows:

January 10th
February 14th
March 14th
April 11th
May 9th
June 13th
July 11th
August 8th
September 12th
October 10th
November 14th
December 12th

For more information about the Stockbridge Main Street Program and Advisory Board, please visit www.StockbridgeMainStreet.com, or contact the program office at mainstreet@stockbridgega.org or 678-833-3306.

Stockbridge

Where Community Connects

2025 NOTICE OF PUBLIC MEETING SCHEDULE

URBAN REDEVELOPMENT AGENCY (URA)

WILL MEET AS NEEDED OR

OTHERWISE NOTED

MEETINGS ARE HELD IN THE

COUNCIL CHAMBERS ON THE 2nd FLOOR AT

CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

February 10, 2025 5:00 P.M.

ALL OTHER MEETINGS ARE AS NEEDED

2025 NOTICE OF PUBLIC MEETINGS
CITY OF STOCKBRIDGE POLICE DEPARTMENT
COMMUNITY ROOM
4545 NORTH HENRY BLVD.
STOCKBRIDGE, GA 30281

CITIZEN POLICE ADVISORY COUNCIL MEETINGS ARE HELD ON THE 1ST THURSDAY OF EACH MONTH AT 6:30 P.M.

January 02, 2025	July 03, 2025
February 06, 2025	August 07, 2025
March 06, 2025	September 04, 2025
April 03, 2025	October 02, 2025
May 01, 2025	November 06, 2025
June 05, 2025	December 04, 2025

ALL MEETINGS ARE OPEN AND THE PUBLIC IS ENCOURAGED TO ATTEND

Stockbridge Youth Council
Advisory Committee
2025 Monthly Public Meeting Schedule

Stockbridge City Hall
Levi Meeting Room
4640 North Henry Boulevard
Stockbridge Georgia 30281
Time: 6:30pm – 8:30pm
3rd Tuesday of the Month
Participants: All Advisory Committee Members

January 21, 2025	July 15, 2025
February 18, 2025	August 19, 2025
March 18, 2025	September 16, 2025
April 15, 2025	October 21, 2025
May 20, 2025	November 18, 2025
NO MEETING IN JUNE	December 16, 2025

Please note April 15th is Tax Day.

Stockbridge Youth Council

2025 Monthly Public Meeting Schedule

Stockbridge City Hall
Levi Meeting Room (Except September & December)
4640 North Henry Boulevard
Stockbridge Georgia 30281
First Monday of Each Month Except September
Time: 6:30pm- 8:30pm
Participants: All SYC Members and Advisory Committee Student Liaison

January 6, 2025	August 4, 2025
February 3, 2025	September 8, 2025
March 3, 2025	October 6, 2025
April 7, 2025	November 3, 2025
May 5, 2025	December 1, 2025

The Youth Council does not meet during the months of June and July.

Stockbridge Main Street 2025 Calendar of Events

January 13- 20	Community Photo Collection Event
Friday, June 6	Main Street Movie
Friday, July 11	Main Street Movie
Friday, August 1	Tiny Tent Concert
Friday, August 8	Tiny Tent Concert
Friday, August 15	Tiny Tent Concert
Friday, August 22	Tiny Tent Concert
Friday, August 29	Tiny Tent Concert
Friday, September 5	Tiny Tent Concert
Friday, September 12	Tiny Tent Concert
Friday, September 19	Tiny Tent Concert
Saturday, September 27	Muscle & Mystique Car Show
Saturday, November 29	Small Business Saturday
Friday, December 5	Holiday Festival Hot Cocoa Booth

Stockbridge

Where Community Connects

2025 Events Calendar

#	Event	Date(s)	Time	Location (s)	Description
1	**Job Fair**	Thursday, April 24	10:00 am - 1:00 pm	Amphitheater Parking Lot	Job Fair to include Stockbridge businesses and Goodwill. Food Trucks.
2	**Food Truck Tasty Tuesdays**	Every Tuesday Beginning May 6 until July 29 (Except on May 27, June 17 and July 1)	5:30 pm - 8:00 pm	Clark Park	Food Trucks, DJ, Vendors
3	**Memorial March**	Monday, May 26	9:00 am - 11:00 am	Merle Manders parking lot to Memorial Park	Honoring our Heroes that are gone but not forgotten.
4	**Juneteenth Celebration**	Thursday, June 19	Gates open at 3:00 pm Concert from 5:00 pm - 9:00 pm	Amphitheater Stage	Stockbridge celebrates Juneteenth. Cultural dance and music performances.
5	**Fourth of July Extravaganza**	Friday, July 4	Gates open at 3:00 pm Concert from 5:00 pm - 9:00 pm	Amphitheater	Third annual event in Stockbridge with music, food trucks and fireworks.
6	**Back to School Kick Off**	Saturday, July 19	11:00 am - 1:00 pm	Amphitheater Parking Lot	Kicking off the new school year with rides, back pack and supply give away.
7	**9/11 Ceremony**	Thursday, September 11	8:00 am - 11:00 am	City Hall Steps	Honoring the Heroes of that infamous day. Mayor and special guests speak and remember.
8	**BridgeFest**	Saturday, September 27	Carnival opens at 3:00 pm. Gates open at 5:00 pm Concert from 7:00 pm - 10:00 pm	Stockbridge Ampitheater	Food Trucks, Vendors, Kids Rides, Rotating Acts on Stage
9	**Pretty in Pink Breast Cancer Awareness Lunch/Fashion Show**	Thursday, October 16	11:00 am - 2:00 pm	Merle Manders Conference Center	Dressy lunch, Fashion Show, Emcee/Music
10	**Pretty in Pink Breast Cancer Awareness "Love Walk"**	Saturday, October 18	10:00 am - 12:00 pm	Clark Park Walking Trail	Survivors celebrating other Survivors and their families in a walk
11	**Veterans Day Lunch**	Friday, November 7	11:00 am - 1:00 pm	Merle Manders Conference Center	Honoring our Local Heroes
12	**Turkey Giveaway**	Saturday, November 22	10:00 am - until supplies run out.	Amphitheater Parking Lot	The City of Stockbridge partners with local organizations to assist families with a FREE turkey give away for the holiday.
13	**Holiday Festival & Tree Lighting**	Friday, December 5	5:30 pm - 9:00 pm	Amphitheater Parking Lot	Santa & Mrs. Claus, rides and tree lighting to start the holiday season.
14	**Volunteer Appreciation Dinner**	Saturday, December 13	5:00 pm - 8:00 pm	MMCC Ballroom	City shows appreciation for all of the great volunteers with a dinner and entertainment

	2025 COUNCIL CALENDAR (PROPOSED)
	CITY OF STOCKBRIDGE
DATE	**2025 COUNCIL INITIATIVES**
JANUARY	
1-Jan	**NEW YEAR'S DAY - HOLIDAY - CITY CLOSED**
6-Jan	**COUNCIL MEETING**
15-Jan	**BINGO BASH - 10 AM - 12 PM - MMCC - THOMAS**
18-Jan	**COMMUNITY CLEAN UP - 9AM - 11AM - ALEXANDER**
20-Jan	**MARTIN LUTHER KING, JR. - HOLIDAY - CITY CLOSED**
23-Jan	**GMA CITIES UNITED SUMMIT - ATLANTA GA**
24-Jan	**GMA CITIES UNITED SUMMIT - ATLANTA GA**
25-Jan	**GMA CITIES UNITED SUMMIT - ATLANTA GA**
26-Jan	**GMA CITIES UNITED SUMMIT - ATLANTA GA**
27-Jan	**GMA CITIES UNITED SUMMIT - ATLANTA GA**
28-Jan	**MEET THE MAYOR-10AM - 12PM - MAYOR FORD**
28-Jan	**COUNCIL WORK SESSION**
FEBRUARY	
9-Feb	**PROM DRESS COLLECTION - MMCC - BARBER - TIME TBD**
10-Feb	**COUNCIL MEETING**
16-Feb	**PROM DRESS COLLECTION - MMCC - BARBER - TIME TBD**
19-Feb	**BINGO BASH - 10 AM - 12 PM - MMCC - THOMAS**
20-Feb	**QUARTERLY TOWN HALL - 7P - ALEXANDER**
22-Feb	**AFRICAN-AMERICAN HERITAGE CELEBRATION - 5PM -7PM -THOMAS**
23-Feb	**PROM DRESS GIVEAWAY - MMCC - BARBER - TIME TBD**
24-Feb	**MEET THE MAYOR- 10AM - 12 PM-MAYOR FORD**
25-Feb	**COUNCIL WORK SESSION**

MARCH	
2-Mar	**WOMEN'S HISTORY MONTH EVENT - 3PM - 5PM - MMCC - ALEXANDER**
3-Mar	**COUNCIL MEETING**
10-Mar	**NLC - CONGRESSIONAL CITY CONFERENCE - WASHINGTON DC**
11-Mar	**NLC - CONGRESSIONAL CITY CONFERENCE - WASHINGTON DC**
12-Mar	**NLC - CONGRESSIONAL CITY CONFERENCE - WASHINGTON DC**
13-Mar	**NLC - CONGRESSIONAL CITY CONFERENCE - WASHINGTON DC**
19-Mar	**COUNCIL RETREAT - TBD**
20-Mar	**COUNCIL RETREAT - TBD**
21-Mar	**COUNCIL RETREAT - TBD**
24-Mar	**MEET THE MAYOR- 10AM - 12PM-MAYOR FORD**
24-Mar	**MAYOR'S CLERGY ROUNDTABLE - LEVI CONFERENCE RM- 6:30PM - FORD**
25-Mar	**COUNCIL WORK SESSION**
26-Mar	**BINGO BASH - 10 AM - 12 PM - MMCC - THOMAS**
27-Mar	**YOUNG & GIFTED HONORS - 6PM - 8PM - MMCC - THOMAS**
APRIL	
7-Apr	**COUNCIL MEETING**
16-Apr	**BINGO BASH - 10 AM - 12 PM - MMCC - THOMAS**
17-Apr	**FERST READERS 2025 SPRING LUNCHEON - 11:30AM - 1:00PM - MERLE MANDERS (Confirmation Pending)**
18-Apr	**GOOD FRIDAY - HOLIDAY - CITY CLOSED**
22-Apr	**STATE OF THE CITY ADDRESS - 6PM - FORD - CITY HALL CHAMBERS**
26-Apr	**JOB FAIR - 10:00AM - 1:00 PM - AMPHITHEATER PARKING LOT**
28-Apr	**MEET THE MAYOR- 10AM - 12PM - MAYOR FORD**
29-Apr	**COUNCIL WORK SESSION**
	GA CITIES WEEK - APRIL 20 - 26, 2024
MAY	

1-May	NATIONAL DAY OF PRAYER - 6:30P - CHAMBERS - BERRY
4-May	MOTHER'S DAY TEA BRUNCH - 2PM-5PM-BARBER-MMCC
6-May	TASTY TUESDAYS - 5:30PM - 8:30 PM - CLARK PARK
12-May	COUNCIL MEETING
16-May	TASTY TUESDAYS - 5:30PM - 8:30 PM - CLARK PARK
17-May	CARRIE MAE HAMBRICK CELEBRATION - THOMAS
19-May	MEET THE MAYOR- 10AM - 12PM - MAYOR FORD
20-May	TASTY TUESDAYS - 5:30PM - 8:30 PM - CLARK PARK
21-May	BINGO BASH - 10 AM - 12 PM - MMCC - THOMAS
26-May	MEMORIAL MARCH - 9 AM - 11AM - MERLE MANDERS PK. LOT/MEMORIAL PARK
26-May	MEMORIAL DAY - HOLIDAY - CITY CLOSED
27-May	COUNCIL WORK SESSION
	CEMETERY CLEAN-UP - THOMAS - TBD
JUNE	
2-Jun	MAYOR'S CLERGY ROUNDTABLE - LEVI CONFERENCE RM- 6:30PM - FORD
8-Jun	FATHER'S DAY EVENT -2PM - 5PM MMCC - BARBER
3-Jun	TASTY TUESDAYS - 5:30PM - 8:30PM - CLARK PARK
9-Jun	COUNCIL MEETING
10-Jun	TASTY TUESDAYS - 5:30PM - 8:30PM - CLARK PARK
18-Jun	BINGO BASH - 10 AM - 12 PM - MMCC - THOMAS
19-Jun	JUNETEENTH CELEBRATION - 3PM - 8PM - AMPHITHEATER
19-Jun	JUNETEENTH - HOLIDAY - CITY CLOSED
19-Jun	GMA ANNUAL CONVENTION - SAVANNAH
20-Jun	GMA ANNUAL CONVENTION - SAVANNAH
21-Jun	GMA ANNUAL CONVENTION - SAVANNAH
22-Jun	GMA ANNUAL CONVENTION - SAVANNAH
23-Jun	GMA ANNUAL CONVENTION - SAVANNAH
24-Jun	GMA ANNUAL CONVENTION - SAVANNAH

24-Jun	TASTY TUESDAYS - 5:30PM - 8:30 PM - CLARK PARK
24-Jun	COUNCIL WORK SESSION
26-Jun	QUARTERLY TOWN HALL MEETING - 7P - ALEXANDER
30-Jun	MEET THE MAYOR- 10AM - 12PM-MAYOR FORD
JULY	
4-Jul	FOURTH OF JULY EXTRAVAGANZA - 8PM - 11PM - AMPHITHEATER
4-Jul	INDEPENDENCE DAY - HOLIDAY - CITY CLOSED
8-Jul	TASTY TUESDAYS - 5:30PM - 8:30 PM - CLARK PARK
14-Jul	COUNCIL MEETING
12-Jul	COMMUNITY CLEAN UP - 9AM - 11AM - ALEXANDER
15-Jul	TASTY TUESDAYS - 5:30PM - 8:30 PM - CLARK PARK
16-Jul	BINGO BASH - 10 AM - 12 PM - MMCC - THOMAS
19-Jul	BACK TO SCHOOL KICK-OFF - 11AM - 1PM - AMPHITHEATER
28-Jul	MEET THE MAYOR- 10AM - 12PM-MAYOR FORD
29-Jul	COUNCIL WORK SESSION
29-Jul	TASTY TUESDAYS - 5:30PM - 8:30 PM - CLARK PARK
AUGUST	
5-Aug	TASTY TUESDAYS - 5:30PM - 8:30 PM - CLARK PARK
11-Aug	COUNCIL MEETING
12-Aug	TASTY TUESDAYS - 5:30PM - 8:30 PM - CLARK PARK
15-Aug	COUNCIL BUDGET RETREAT- TBD
16-Aug	COUNCIL BUDGET RETREAT- TBD
17-Aug	COUNCIL BUDGET RETREAT- TBD
19-Aug	TASTY TUESDAYS - 5:30PM - 8:30 PM - CLARK PARK
20-Aug	BINGO BASH - 10 AM - 12 PM - MMCC - THOMAS
25-Aug	MEET THE MAYOR- 10AM - 12PM-MAYOR FORD
26-Aug	COUNCIL WORK SESSION

26-Aug	TASTY TUESDAYS - 5:30PM - 8:30 PM - CLARK PARK
SEPTEMBER	
1-Sep	LABOR DAY - HOLIDAY - CITY CLOSED
2-Sep	MAYOR'S CLERGY ROUNDTABLE - LEVI CONFERENCE RM- 6:30PM - FORD
8-Sep	COUNCIL MEETING
11-Sep	9/11 CEREMONY - 8AM - 11AM - CITY HALL STEPS
17-Sep	BINGO BASH - 10 AM - 12 PM - MMCC - THOMAS
18-Sep	FIRST RESPONDERS APPRECIATION LUNCHEON - THOMAS - 11AM - 1PM
18-Sep	QUARTERLY TOWN HALL MEETING - 7PM - ALEXANDER
22-Sep	MEET THE MAYOR- 10AM - 12PM-MAYOR FORD
27-Sep	BRIDGEFEST - 12PM-11PM-AMPHITHEATER/EAST ATL. RD./LAWN
30-Sep	COUNCIL WORK SESSION
OCTOBER	
11-Oct	COMMUNITY CLEAN UP - 9AM - 11AM - ALEXANDER
13-Oct	COUNCIL MEETING
15-Oct	BINGO BASH - 10 AM - 12 PM - MMCC - THOMAS
16-Oct	PRETTY IN PINK BREAST CANCER AWARENESS LUNCH/FASHION SHOW - 11AM - 2PM - MERLE MANDERS CONF. CTR.
18-Oct	PRETTY IN PINK BREAST CANCER AWARENESS "LOVE WALK" - 10:30AM - 1PM - CLARK PARK WALKING TRAIL
18-Oct	ANNUAL KICKBALL FUNDRAISER (TENTATIVE DATE)
25-Oct	FALL FESTIVAL-CLARK PARK- 12PM - 4PM -GANTT
27-Oct	MEET THE MAYOR- 10AM - 12PM-MAYOR FORD
28-Oct	COUNCIL WORK SESSION
TBD	MUNICIPAL DINNER

NOVEMBER	
11-Nov	VETERANS DAY LUNCH - 11AM - 1PM - CATERED LUNCH FOR VETERANS
11-Nov	VETERANS DAY - HOLIDAY - CITY CLOSED
10-Nov	COUNCIL MEETING
15-Nov	SMOKE DETECTOR GIVEAWAY- THOMAS - 10AM - 12PM
15-Nov	TURKEY GIVEAWAY - 10 AM - UNTIL SUPPLIES RUN OUT - AMPHITHEATER PARKING LOT
17-Nov	MEET THE MAYOR- 10AM - 12PM-MAYOR FORD
18-Nov	COUNCIL WORK SESSION
19-Nov	BINGO BASH - 10 AM - 12 PM - MMCC - THOMAS
19-Nov	NLC SUMMIT - MAYOR AND COUNCIL - SALT LAKE CITY, UT
20-Nov	NLC SUMMIT - MAYOR AND COUNCIL - SALT LAKE CITY, UT
21-Nov	NLC SUMMIT - MAYOR AND COUNCIL - SALT LAKE CITY, UT
22-Nov	NLC SUMMIT - MAYOR AND COUNCIL - SALT LAKE CITY, UT
23-Nov	NLC SUMMIT - MAYOR AND COUNCIL - SALT LAKE CITY, UT
27-Nov	THANKSGIVING DAY - HOLIDAY - CITY CLOSED
28-Nov	DAY AFTER THANKSGIVING - HOLIDAY - CITY CLOSED
DECEMBER	
1-Dec	MAYOR'S CLERGY ROUNDTABLE - LEVI CONFERENCE RM- 6:30PM - FORD
5-Dec	HOLIDAY FESTIVAL & TREE LIGHTING - 5:30PM - 9PM - AMPHITHEATER PARKING LOT
8-Dec	COUNCIL MEETING
11-Dec	QUARTERLY TOWN HALL MEETING - 7PM - ALEXANDER
13-Dec	VOLUNTEER APPRECIATION DINNER - 5PM-8PM - MMCC BALLROOM
15-Dec	MEET THE MAYOR- 10AM - 12PM-MAYOR FORD
16-Dec	COUNCIL WORK SESSION
17-Dec	BINGO BASH - 10 AM - 12 PM - MMCC - THOMAS
24-Dec	CHRISTMAS EVE - HOLIDAY - CITY CLOSED
25-Dec	CHRISTMAS DAY - HOLIDAY - CITY CLOSED

Stockbridge

Where Community Connects

2025 NOTICE OF PUBLIC MEETING SCHEDULE

PUBLIC FACIITIES AUTHORITY (PFA)

WILL MEET AS NEEDED OR

OTHERWISE NOTED

MEETINGS ARE HELD IN THE

LEVI MEETING ROOM

CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

February 17, 2025 6:00 P.M.

ALL OTHER MEETINGS ARE AS NEEDED

Stockbridge

Where Community Connects

2025 NOTICE OF PUBLIC MEETING SCHEDULE

STOCKBRIDGE ETHICS BOARD

WILL MEET AS NEEDED OR

OTHERWISE NOTED

MEETINGS ARE HELD IN THE

LEVI MEETING ROOM

CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

February 19, 2025 6:30 P.M.

ALL OTHER MEETINGS ARE AS NEEDED

City of Stockbridge

AGENDA ITEM

MEETING DATE

DECEMBER 9, 2024

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

FUNDING SOURCE

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-10. Consideration of a Comprehensive Plan Amendment request to change the property's future land use designation to allow a gas station and convenience store on Parcel #032-01030012 on the west side of Rock Quarry Road. Applicant: GMI, 2 Inc. Agent: Harold Buckley, Jr., Esq. of the Law Firm of Wilson, Brock & Irby. Property size: 4.26 +/- acres. Original staff recommendation—denial, since the distance requirement of 4,500 feet for the gas station was not met. Revised staff recommendation—approval with conditions if Special Use Permit Case #SP-2024-01, as well as Text Amendment Case #TX-2024-06 to reduce the gas station distance to 800 feet, are both first approved.

BACKGROUND INFORMATION:

September 19 PC Meeting—Board granted applicant's 60-day deferral request to allow the applicant time to consider the distance requirements for the proposed gas station. October 17 PC Meeting--Board recommended denial. On November 21, the applicant submitted an indefinite deferral request for CP-2024-10 to wait for the approval of a revised version of TX-2024-06 by City Council.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

GRANTS ADMIN._____

ATTACHMENTS:

ITEM/PROJECT/EVENT:

CP-2024-10 for PARCEL #032-01030012 ON ROCK QUARRY ROAD.

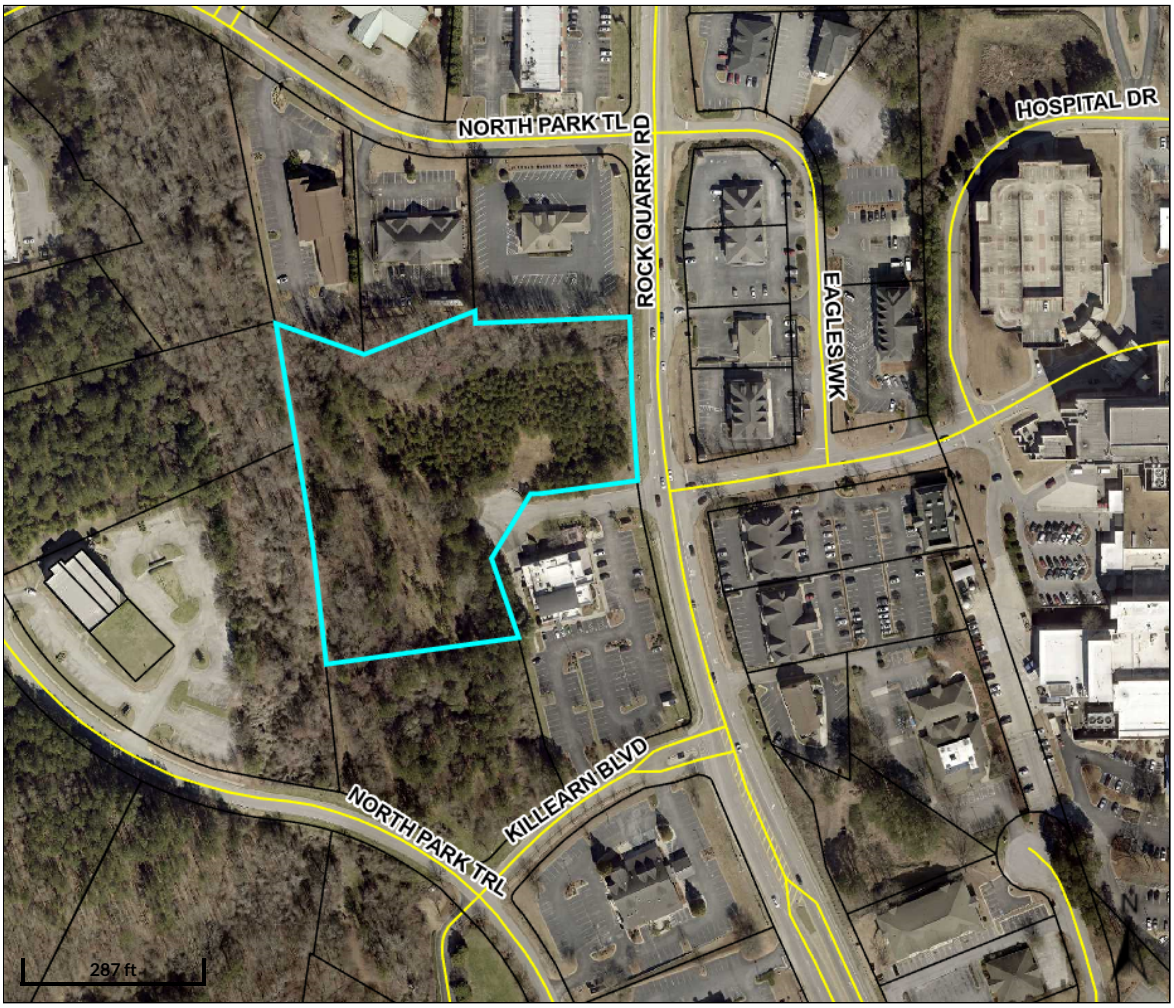
BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

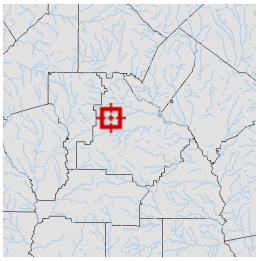
DEFERRAL, TO ALLOW TIME FOR CITY COUNCIL TO FIRST APPROVE REVISIONS TO TX-2024-06, ALONG WITH THE APPROVAL OF SP-2024-01.

Staff Signature_____

Henry County, GA



Overview



Legend

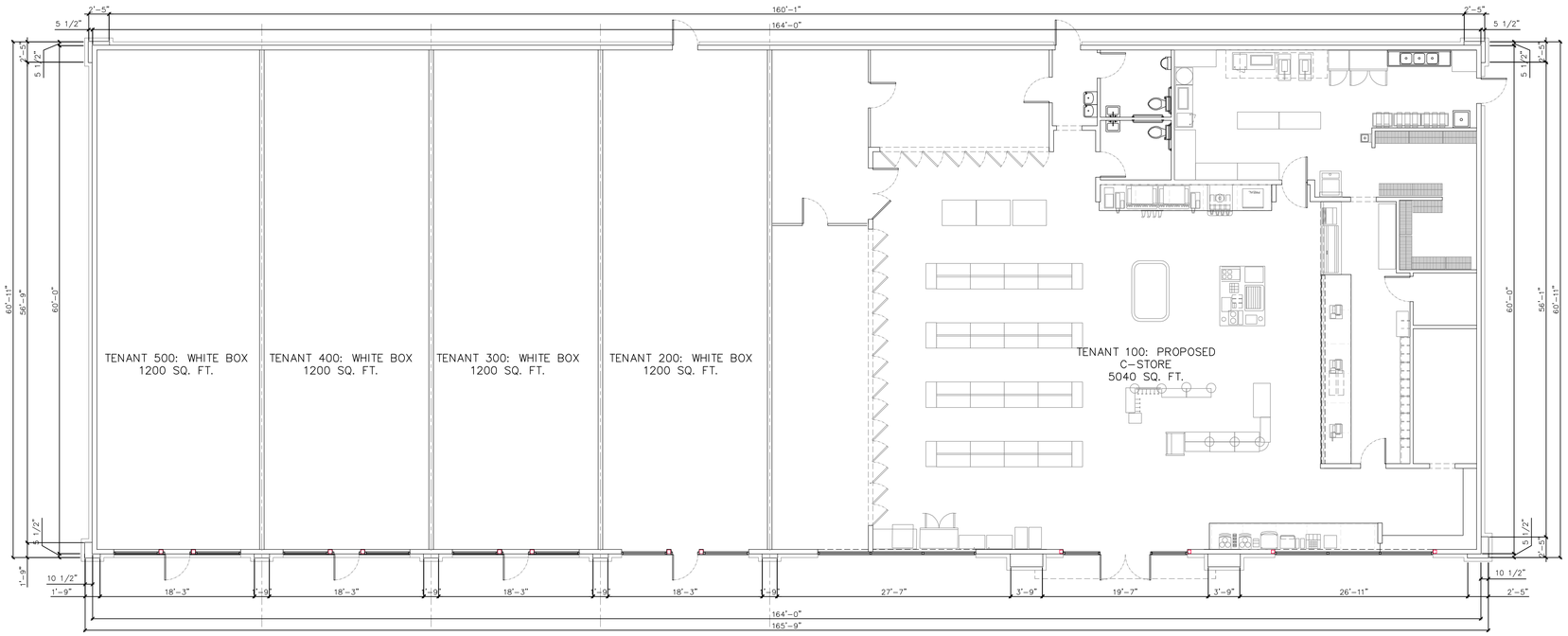
- Parcels
- Roads

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

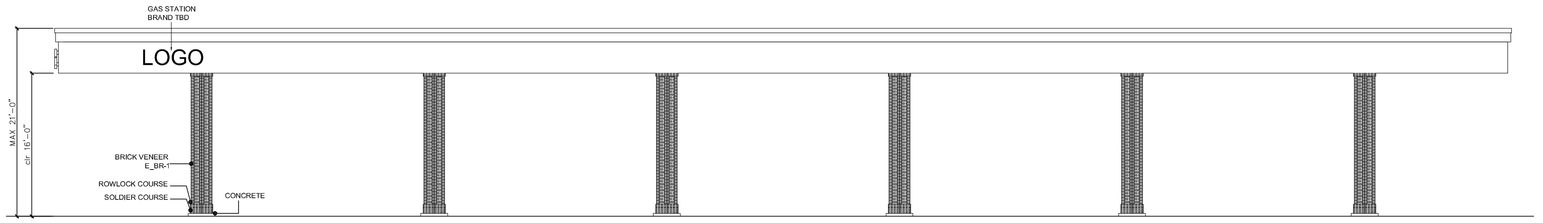
Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed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

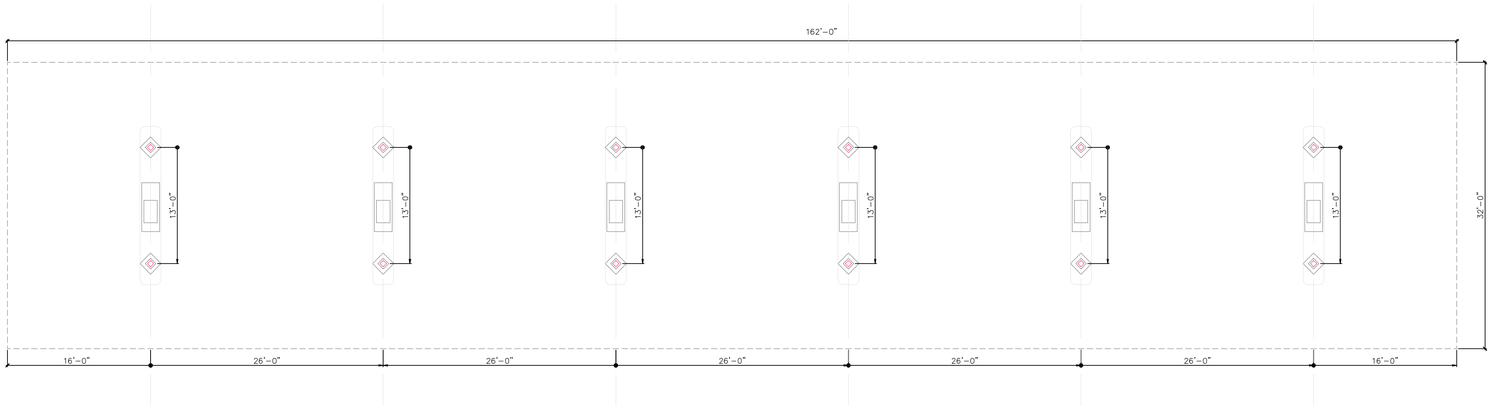
Date created: 8/28/2024
Last Data Uploaded: 8/28/2024 11:54:39 AM

Developed by Schneider GEOSPATIAL

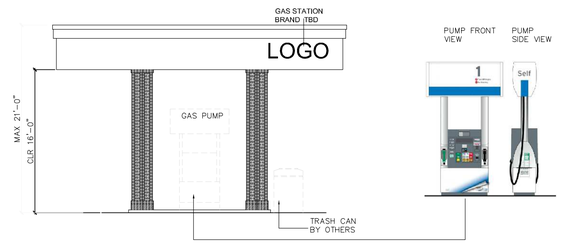


1 PROPOSED BUILDING PLAN SCALE: 1/4"=1'-0"





2 GAS PUMPS CANOPY PLAN AND ELEVATIONS SCALE: 1/8"=1'-0"



3 GAS PUMPS CANOPY PLAN AND ELEVATIONS SCALE: 1/8"=1'-0"

EXTERIOR FINISHES

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



E_PT-1



E_BR-1



E_BR-2

4 EXTERIOR FINISHES

DESIGN TODAY
2035 SUGAR PEAK RD
WOODSTOCK, GA
30189
PH: 404-954-4865
DARTHREG@AOL.COM
WWW.DT-ARCH.COM

PLAN NORTH

ROCK QUARRY RD C-STORE SPECIAL USE

ROCK QUARRY RD, STOCKBRIDGE GEORGIA 30281

:No:	:Date:	:Remarks:
1.	07.24.24	ISSUE FOR REVIEW

:REVISIONS:

STATE OF GEORGIA
DARIA TREINIS
CERTIFICATE NO. RA025337
REGISTERED ARCHITECT

This drawing is the property of D. Treinis and is not to be reproduced or copied in whole or in part. It is not to be used on any other project and is to be returned upon request. Scales as stated herein are for reference only as normal reproduction processes may alter the accuracy of original drawings.
DESIGN TODAY 2005

:DRAWING TITLE:
PROPOSED BUILDING PLAN AND GAS CANOPY DETAILS

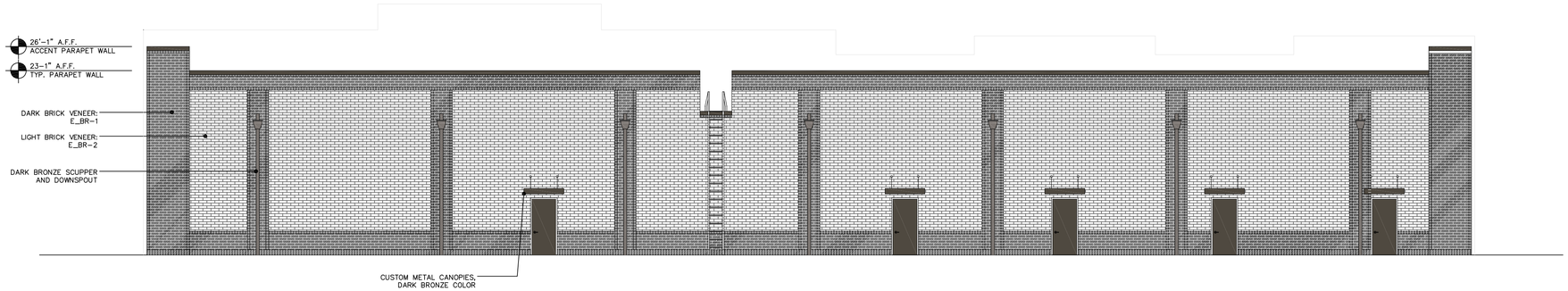
:ISSUE DATE:

:DRAWN BY:
DT

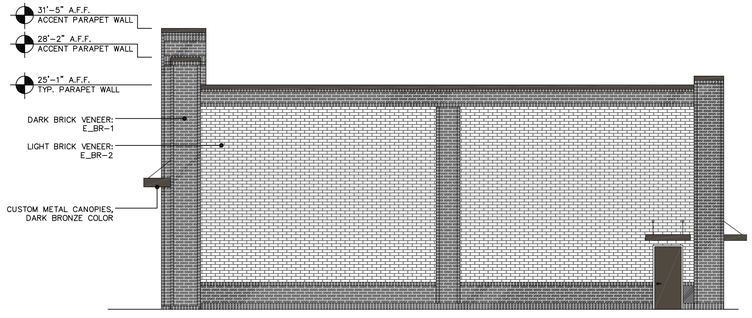
:SHEET NUMBER:
A1.00



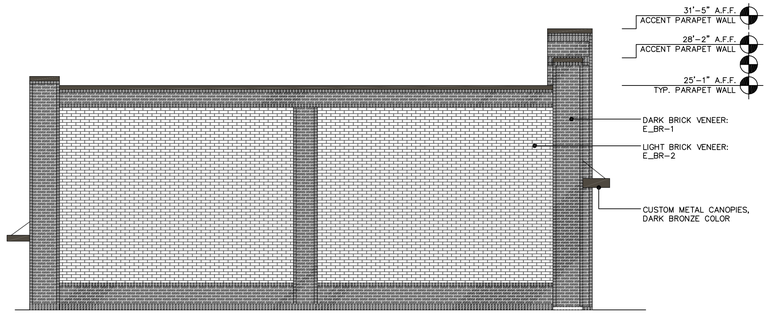
1 PROPOSED FRONT BUILDING ELEVATION — SCALE: 1/4"=1'-0"



2 PROPOSED BACK BUILDING ELEVATION — SCALE: 1/4"=1'-0"



3 PROPOSED FRONT BUILDING ELEVATION — SCALE: 1/8"=1'-0"



4 PROPOSED LEFT BUILDING ELEVATION — SCALE: 1/8"=1'-0"



EXTERIOR FINISHES

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


E_PT-1


E_BR-1


E_BR-2

5 EXTERIOR FINISHES

DESIGN TODAY
2005 SUGAR PINE RD
WOODSTOCK, GA
30189
PH: 404-954-4866
DARCTHIS@GMAIL.COM
WWW.DARCTHIS.COM

PLAN NORTH

ROCK QUARRY RD C-STORE SPECIAL USE

ROCK QUARRY RD, STOCKBRIDGE GEORGIA 30281

:No:	:Date:	:Remarks:
1.	07.24.24	ISSUE FOR REVIEW

:REVISIONS:

STATE OF GEORGIA
DARIA TREINIS
CERTIFICATE NO. 036033
REGISTERED ARCHITECT

This drawing is the property of D. Treinis and is not to be reproduced or copied in whole or in part. It is not to be used on any other project and is to be returned upon request. Scales as stated herein are for reference only as normal reproduction processes may alter the accuracy of original drawings.
DESIGN TODAY 2005

:DRAWING TITLE:
PROPOSED BUILDING EXTERIOR ELEVATIONS

:ISSUE DATE:

:DRAWN BY:
DT

:SHEET NUMBER:
A1.01

City of Stockbridge Planning and Zoning Division

Application for an Amendment to the Comprehensive Plan

Name of Applicant GMI 2, Inc. Phone: 678-458-5185 Date:

Address of Applicant: 1876 Independence Square, Ste D Cell #

City: Dunwoody State: GA Zip: 30338 E-mail: sunnyomsai@yahoo.com

Name of Agent Harold Buckley, Jr. Phone: 404-853-5050 Date:

Address of Agent: 2849 Paces Ferry Road, Suite 700 Cell #

City: Atlanta State: GA Zip: 30339 E-mail: hbuckley@wbilegal.com

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

FROM: High-density residential

TO: Low-density mixed-use

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

(Acknowledgement)

Property Address: 0 Rock Quarry Road

Nearest intersection to the property: Rock Quarry Road and Hospital Drive

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

Property Tax Parcel Number(s):

032-10130012 **(Required)**

Witness' Signature

B.A. mehta
Signature of Applicant

Adriana Guerrero
Printed Name of Witness

Bharti Mehta
Printed Name of Applicant

Notary

Signature of Agent

Notary Seal:

CEDRIC WESLEY NOTARY EXPIRES GEORGIA October 7, 2025 PUBLIC GWINNETT COUNTY, GA

(For Office Use Only)

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

Application checked by: Date:

Pre-application meeting: Date:

Planning Commission Decision:

Mayor/City Council Decision:

Planning Director's Signature: Date:

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

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

NO AUTHORIZATION REQUIRED – APPLICANT IS THE PROPERTY OWNER

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 0 Rock Quarry Rd [address], with Parcel Number 032-101300/2, which is the subject of this application.

Name of Property Owner: GMI 2 Inc

Property Owner's Address: 1876 Independence Square Suite D Dunwoody, GA 30338

Telephone: 678-458-5185 E-mail: Sunnyomsai@yahoo.com

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

Signature: B.A.mehta Date: 11/4/24

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

Name(s) of Applicant(s): GMI 2 Inc Bharti Mehta

Company/law firm (if applicable):

Telephone, E-Mail, & Address: 1876 Independence Square Suite D Dunwoody GA 30338

678-458-5185 Sunnyomsai@yahoo.com

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

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

11/4/24
Date

Cedric Wesley
Signature of Notary Public

Cedric Wesley
Printed Name of Notary Public

11/4/24
Date

Notary Public's Seal or Stamp:

CEDRIC WESLEY NOTARY PUBLIC GEORGIA EXPIRES October 7, 2025 GWINNETT COUNTY, GA

Applicant Campaign Disclosure Form

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

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

Yes____ No X

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

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

We certify that the foregoing information is true and correct, this 4th day of November, 2024

Bharti Mehta
Applicant's Name - Printed

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

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

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 4th day of November, 2024

CEDRIC WESLEY NOTARY PUBLIC GWINNETT COUNTY, GA EXPIRES GEORGIA October 7, 2025

Cedric Wesley
Notary Public

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

GMI 2, Inc.
1876 Independence Square, Suite D
Dunwoody, GA 30338

122

64-489/611

DATE 11/4/24

PAY TO THE ORDER OF City of Stockbridge $ 600.00

Six hundred dollars only DOLLARS

Photo Safe Deposit® Details on back

Quantum National Bank

FOR Parcel No: 032-10130012 Comp Plan Amdmt Fees

⑈000122⑈ ⑆061104893⑆ 85366⑈

TO: Stockbridge Mayor and City Council
Stockbridge Planning Commission

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

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

DATE: November 21, 2024 and December 9, 2024

SUBJECT: **Staff Report for Comprehensive Plan Amendment Case #CP-2024-10 for Parcel #032-01030012 on the West Side of Rock Quarry Road**

I. PURPOSE

The applicant for Comprehensive Plan Amendment Case #CP-2024-10, GMI 2, LLC (represented by Harold Buckley, Jr., Esq., from the law firm of Wilson, Brock & Irby), requests a Comprehensive Plan Amendment to allow an appropriate future land use designation on Parcel #032-01030012, which is located on the west side of Rock Quarry Road, to allow the development of a gas station and convenience store. Specifically, the applicant requests to change the property's future land use designation from High-Density Residential to Low-Density Mixed-Use.

GMI 2, LLC develops and operates non-residential developments, including offices and convenience stores. The proposed gas station and convenience store would be part of a new retail center with 9,835 square feet and four other tenant spaces. The applicant has stated that the financial viability of the proposed development would be dependent upon the inclusion of the convenience store.

The applicant has also submitted a Special Use Permit application (Case #SP-2024-01) to request that a gas station and convenience store, specifically, be allowable uses on the subject property. A special use permit is necessary for the proposed development because Ordinance #OR24-563 for the Parkway Mixed-Use Overlay (PMU) District, per Text Amendment Case #TX-2024-03, identifies gas stations and convenience stores as being "select uses" in Section 2.5.2(C(1), and as being permitted uses within a C-2 (General Commercial) zoning district if an applicant applies for and is approved for a special use permit.

The proposed gas station and convenience store must meet four types of compliance requirements, as are listed below. The analysis of each of these types of requirements is discussed in the staff report for SP-2024-01.

1. Requirements for "select uses" from Section 2.5.2.(C)(2) of the UDC for the Parkway Mixed-Use (PMU) Overlay District.
2. Requirements for gasoline stations from Section 3.2.14 of the UDC.
3. Requirements for special use permits from Section 9.2.5 of the UDC (staff considerations).
4. Requirements for special use permits from Section 9.2.6 of the UDC (City Council considerations).

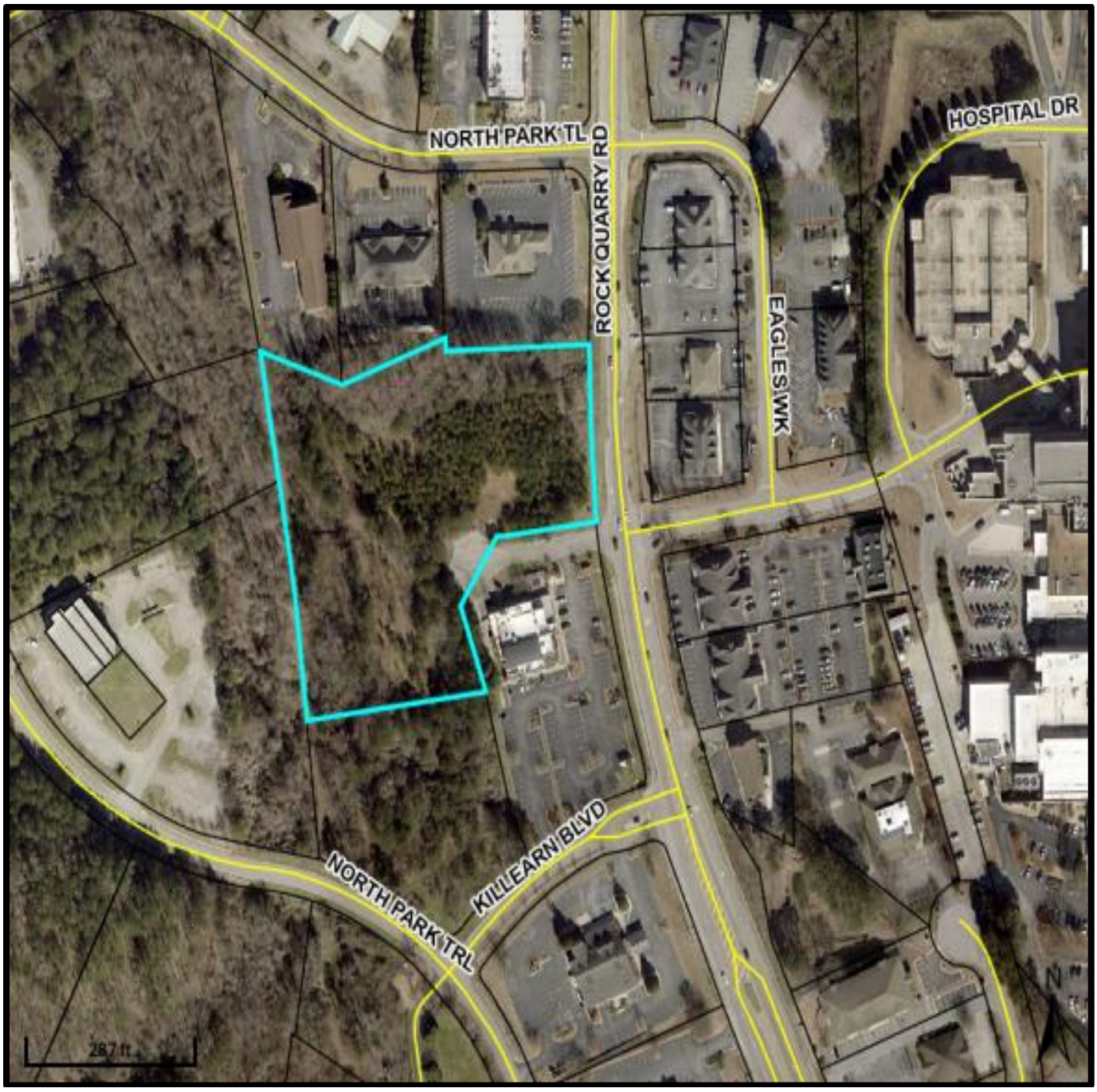
Before SP-2024-01 can be approved, CP-2024-10 must be approved so that the subject property may have a type of future land use designation which would allow the proposed uses. The property already has the appropriate zoning of C-2 (General Commercial); thus, no rezoning of the property is required.

II. CASE FACTS

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

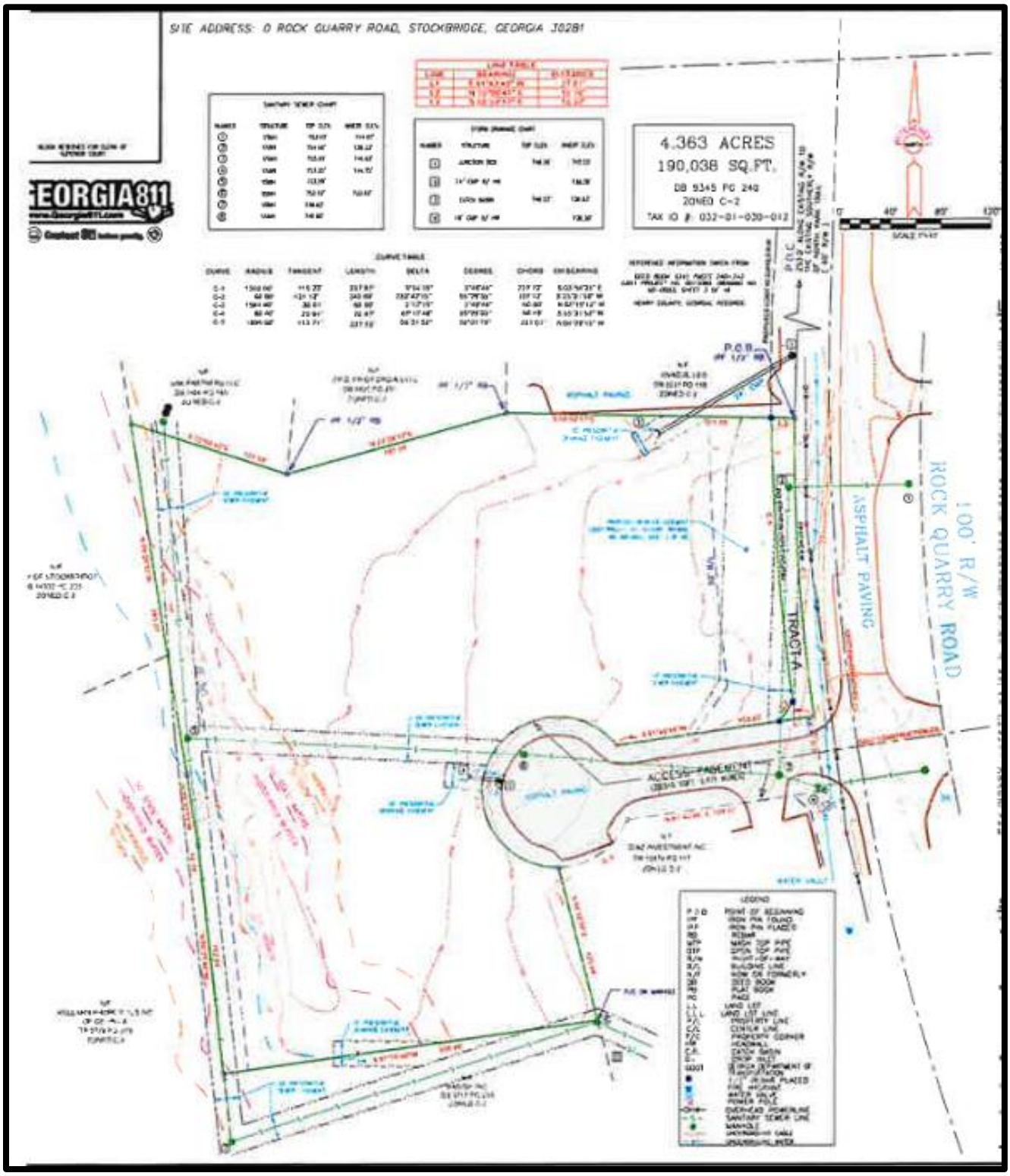
Future Land Use Designations:	~ North and South—High-Density Residential. ~ Northeast, Northwest, and West—Low-Density Mixed-Use.
Road Classification:	Minor Arterial.

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

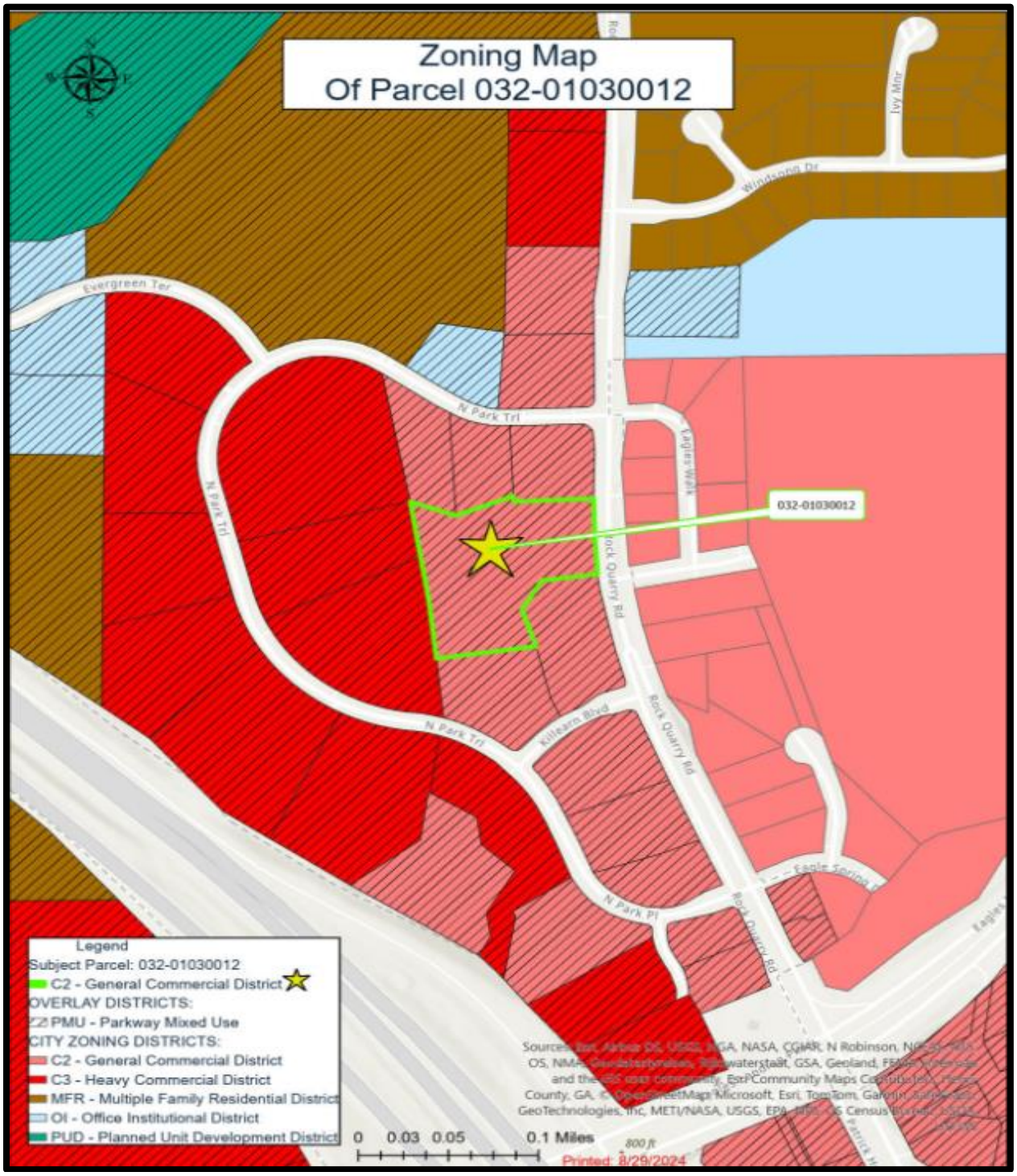


LAND TITLE SURVEY OF THE PROPERTY (ENLARGEMENT)

(Prepared by Alta NSPS Land Title for GMI 2, LLC) on 05/02/22)



CITY OF STOCKBRIDGE ZONING MAP
Showing Parcel #032-01030012 on Rock Quarry Road



CITY OF STOCKBRIDGE FUTURE LAND USE MAP

Showing Parcel #032-01030012 on Rock Quarry Road



III. PROPOSED DEVELOPMENT

The applicant, GMI 2, LLC, proposes to develop and operate a gas station and convenience store (a convenience store with gasoline sales) on Parcel #032-01020012 on Rock Quarry Road. These uses would be part of a new retail center with 9,835 square feet and four other tenant spaces. The applicant develops and operates non-residential developments, including offices and convenience stores, and has stated that the financial viability of the proposed development would be dependent upon the inclusion of the convenience store. The proposed development would include a convenience store with fuel pumps and electric charging stations, and it would operate twenty-four hours per day. The applicant's letter of intent states that the proposed development would be intended to serve the numerous customers who are present within the vicinity of Piedmont Hospital, the associated medical buildings, and other commercial uses along Rock Quarry Road and Eagles Landing Parkway.

The submitted Landscape Rendering shows that the proposed retail center would be located adjacent to the western cul-de-sac terminus of Hospital Drive. The cul-de-sac lies adjacent to the driveway for the Gambino's Mexican Restaurant. The proposed development would utilize only the portion of the site which lies to the north of the cul-de-sac, and that the remainder of the site would be heavily wooded. Dual access to the site would be provided from the cul-de-sac plus a second driveway to the north.

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

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

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

The applicant provided three architectural renderings to show views of the proposed retail

building, the gas pumps with a canopy, and the electric charging stations. They indicate that the building would have exterior facades with brick. No canopy is shown over the electric charging stations.

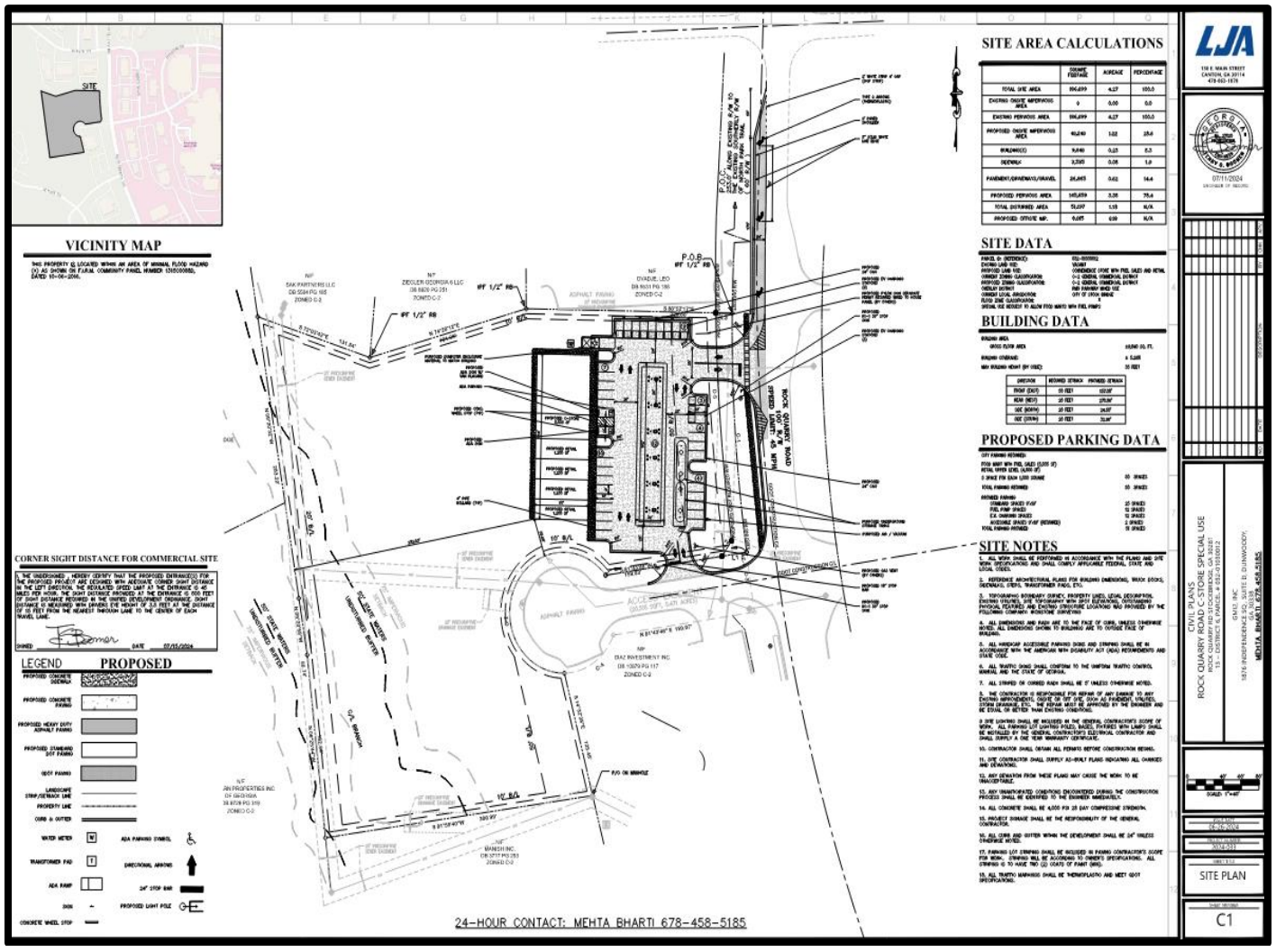
LANDSCAPE RENDERING

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

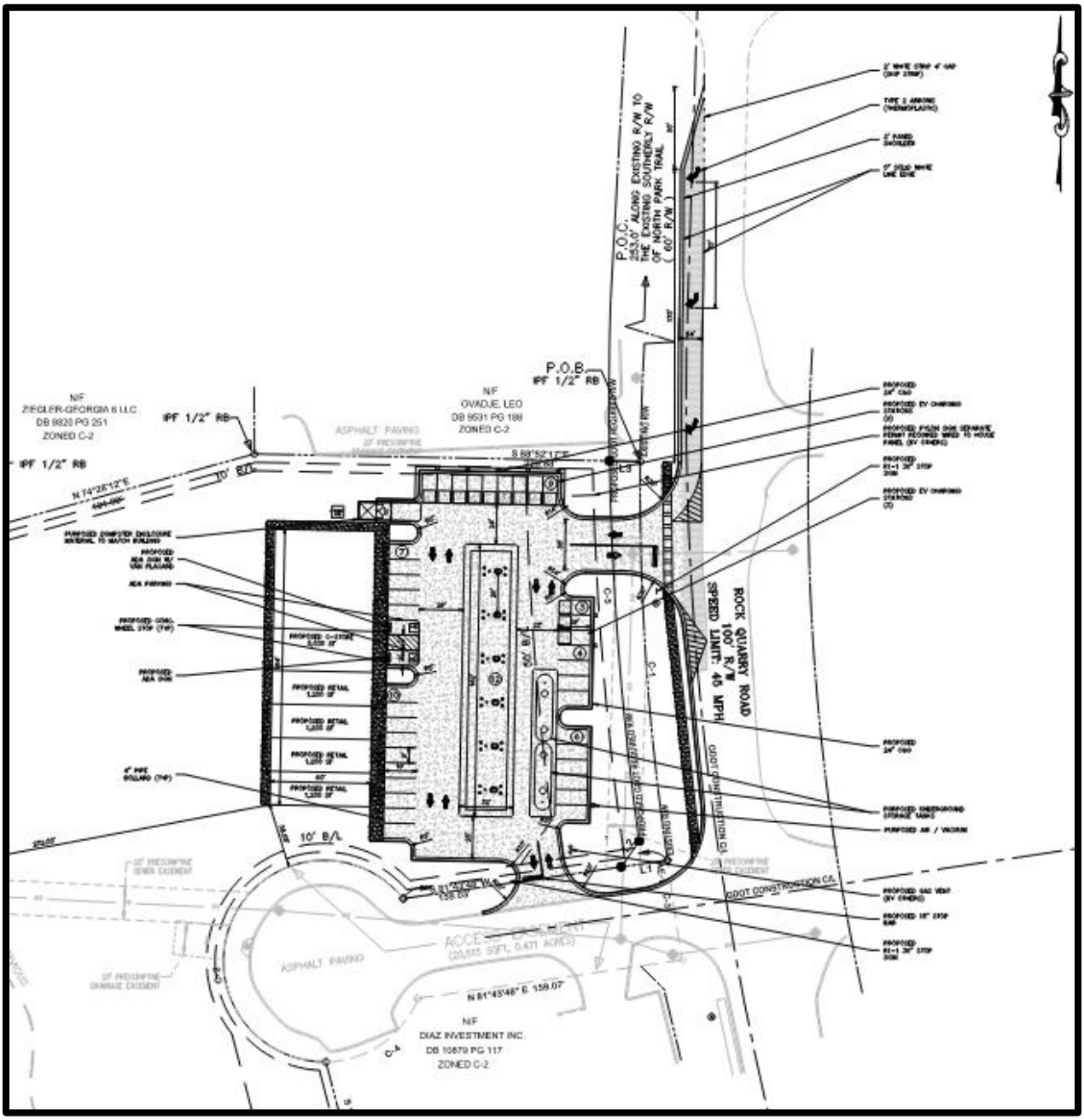


PROPOSED SITE PLAN

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



SITE PLAN ENLARGEMENT



ARCHITECTURAL RENDERINGS







ELEVATION DRAWINGS
(Front and Rear Building Elevations)



IV. ANALYSIS

The analysis in this section is only for the proposed Comprehensive Plan Amendment. The companion staff report for Special Use Permit Case #SP-2024-01 contains four other analysis sections—1) an analysis of "select uses" in the Parkway Mixed-Use (PMU) Overlay District; 2) an analysis of the requirements for gas stations according to Section 3.2.14 of the UDC; 3) an analysis of the requirements for special use permits according to Section 9.2.5 of the UDC; and 4) an analysis of the requirements for "use permits" for gas stations and convenience stores, according to Section 9.2.6(A) of the UDC.

A. Comparison of Future Land Use Designations. The subject property, Parcel #032-01030012 on Rock Quarry Road, has a future land use designation of High-Density Residential, and the applicant requests to change it to Low-Density Mixed-Use. Descriptions of these future land use designations from the Comprehensive Plan (Pages 50 and 48) are presented below.

> High-Density Residential—This designation is intended primarily for residential land uses which include multi-story condominiums and planned town development. Small commercial or service business may be permitted within these developments for the convenience of their residents and visitors only. High Density Residential is an appropriate transition between mixed-use and industrial projects, and low or medium density residential areas.
>
> Low-Density Mixed-Use—This designation is intended for commercial/retail areas along various corridors and intersections located throughout the City. These areas mainly serve the residents of the surrounding residential neighborhoods. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining locally owned retail, low intensity office uses, and apartment/ condo/loft uses in two story buildings in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them.

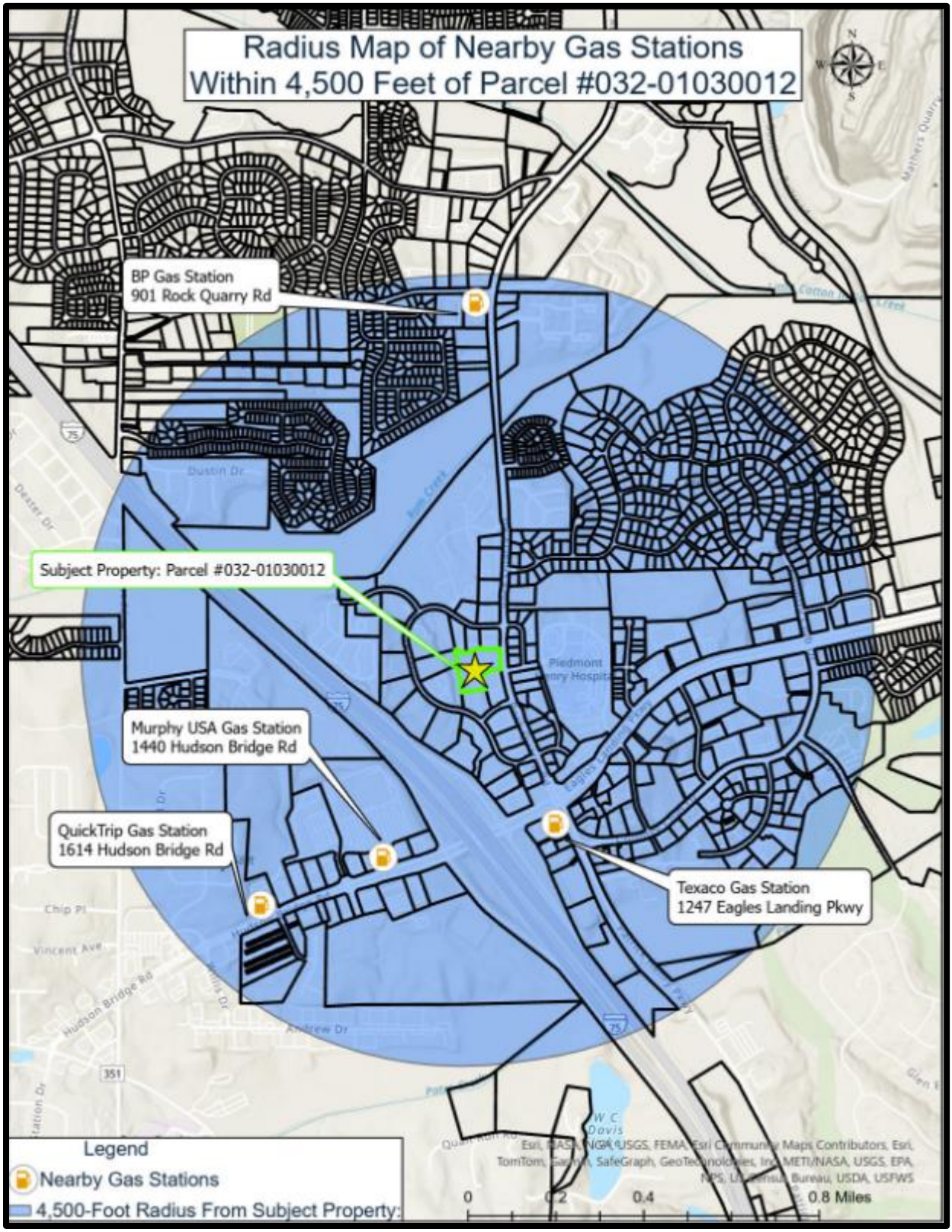
Based on the descriptions above, it is apparent that the High-Density Residential future land use designation is mainly intended for residential developments which might also contain small commercial uses to serve the needs of the internal residents of the development. But the applicant does not propose to build a residential development; thus, High-Density Residential is not the appropriate future land use designation for the subject property.

Conversely, the Low-Density Mixed-Use future land use designation is intended for commercial and retail areas along various corridors in the City. Rock Quarry Road is one such corridor, with various single-family subdivisions and apartment developments located along it or within several blocks. The proposed retail center would be located in close proximity to these residential developments, offering quick services and goods for the regular and frequent needs of customers.

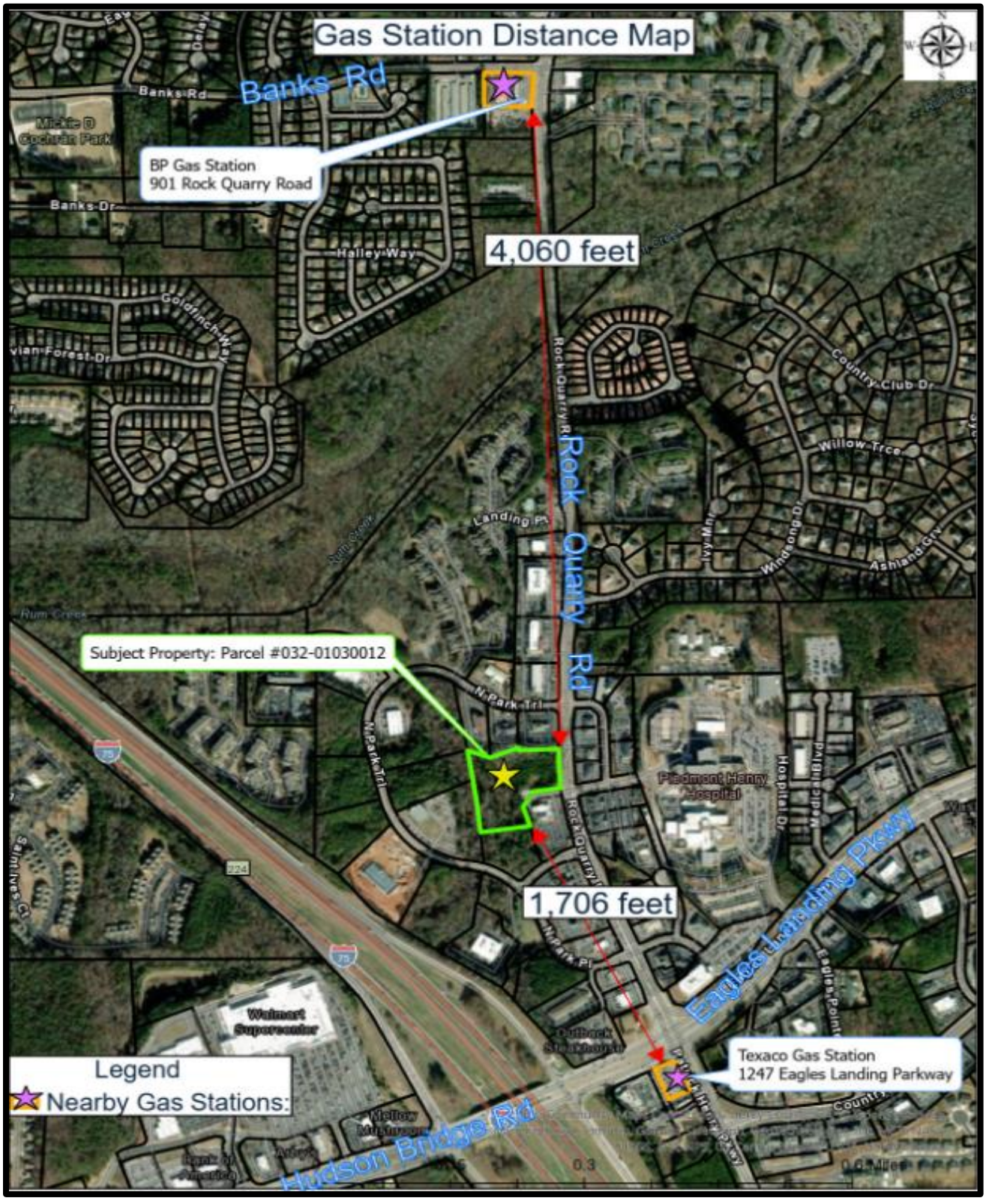
B. Suitability of the Subject Property's Location. The adjacent parcel to the north, as well as many parcels on the east side of Rock Quarry Road, directly across the road from the subject property, all have future land use designations of Low-Density Mixed-Use. Therefore, the approval of the applicant's request would not create a "spot" future land use designation.

C. Compatibility with a Goal of the Comprehensive Plan. Page 42 of the Comprehensive Plan identifies the top economic development goal for the City of Stockbridge as follows: "#1-To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities." The proposed retail center would comply with that goal, particularly since few retail centers have been developed within the City in the past five years.

GAS STATION RADIUS MAP



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



V. STAFF CONCLUSIONS

As a result of the foregoing analysis, the Planning & Zoning Staff makes the following conclusions:

1. The subject property's existing future land use designation of High-Density Residential is not appropriate for the subject property because the applicant is not proposing to build a residential development.

2. The proposed retail uses would be compatible with one of the intentions of the requested future land use designation of Low-Density Mixed-Use, which is to serve the needs of nearby residential areas.

3. The subject property is in a suitable location for the Low-Density Mixed-Use future land use designation due to the adjacency of other properties to the north and across Rock Quarry Road, which all have the same designation.

4. The development of the proposed retail uses would serve to further an economic development goal of the Comprehensive Plan.

VI. STAFF RECOMMENDATION

In view of the aforementioned conclusions for CP-2024-10 on Parcel #032-01030012, the Planning & Zoning Staff recommends the **APPROVAL of CP-2024-10.**

WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

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November 21, 2024

VIA HAND DELIVERY

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

Re: Deferral Request for Application by GMI 2, Inc. For a Comprehensive Plan Amendment.

Dear Keedra:

Thank you for letting me know that the city council deferred its consideration of the text amendment to reduce the distance requirements for automotive service stations. Given that it is unlikely that the city would approve this application without its prior approval of the text amendment, GMI respectfully requests a deferral of its comprehensive plan amendment application to allow the city council to consider it after a final decision is made on the pending text amendment.

Please don't hesitate to let me know if I may provide any additional information or clarification.

Sincerely,

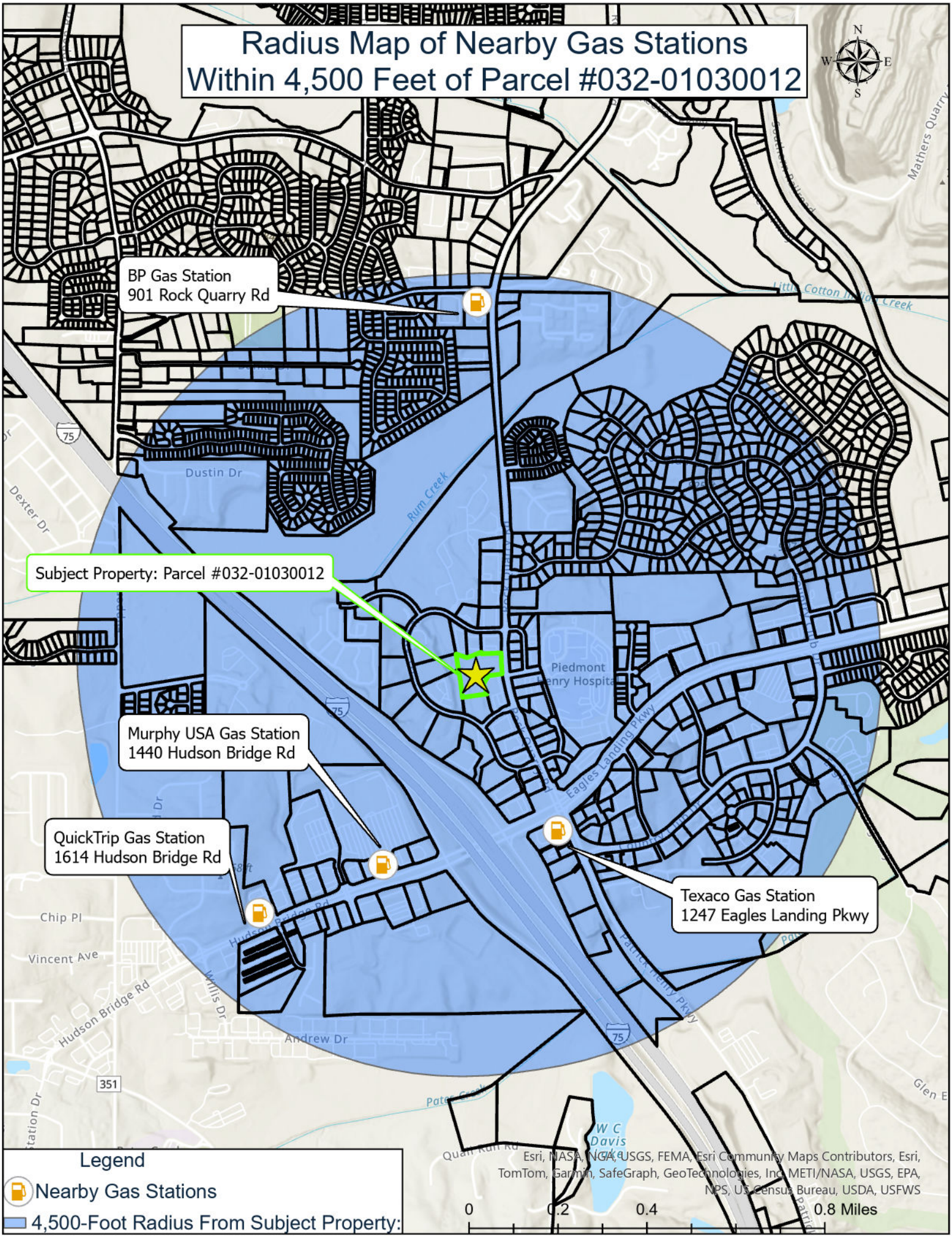
WILSON BROCK & IRBY, L.L.C.

Harold Buckley Jr.

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

103093.2 211992-000001
1015627.1 242193-000001


Gas Station Distance Map
Banks Rd
BP Gas Station
901 Rock Quarry Road
4,060 feet
Rock Quarry Rd
Subject Property: Parcel #032-01030012
1,706 feet
Texaco Gas Station
1247 Eagles Landing Parkway
Eagles Landing Pkwy
Hudson Bridge Rd
Mickie D Cochran Park
Banks Dr
Halley Way
Goldfinch Way
Rum Creek
Landing Pt
Ivy Mnr
Windsong Dr
Ashland Grv
Willow Trce
Country Club Dr
N Park Trl
N Park Pl
Piedmont Henry Hospital
Medical Blvd
Hospital Dr
Eagles Pointe
Walmart Supercenter
Outback Steakhouse
Mellow Mushroom
Bank of America
Arby's
Saint Ives Ct
75
224
Legend
Nearby Gas Stations:
0
0.15
0.3
0.6 Miles



Radius Map of Nearby Gas Stations
Within 4,500 Feet of Parcel #032-01030012
BP Gas Station
901 Rock Quarry Rd
Subject Property: Parcel #032-01030012
Murphy USA Gas Station
1440 Hudson Bridge Rd
QuickTrip Gas Station
1614 Hudson Bridge Rd
Texaco Gas Station
1247 Eagles Landing Pkwy
Piedmont Henry Hospital
Dustin Dr
Dexter Dr
Rum Creek
Little Cotton Indian Creek
Eagles Landing Pkwy
Patrick Henry Pkwy
Hudson Bridge Rd
Chip Pl
Vincent Ave
Willis Dr
Andrew Dr
Pates Creek
W C Davis Lake
Mathers Quarry
Legend
Nearby Gas Stations
4,500-Foot Radius From Subject Property:
Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
0
0.2
0.4
0.8 Miles

HYDROLOGY REPORT

For Project:

Rock Quarry Road C-Store/Retail Development

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

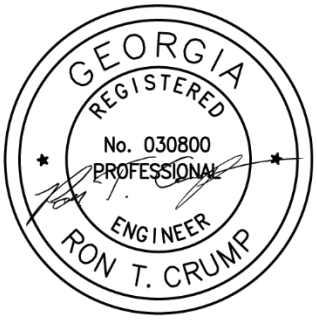
GMI 2, Inc.
1876 Independence Square, Suite D
Dunwoody, Georgia 30338
(678) 458-5185

October 14, 2022

Prepared by:

CONTINEO GROUP

755 Commerce Drive
Suite 800
Decatur, GA 30030
www.THECONTINEOGROUP.com



HYDROLOGY REPORT

Rock Quarry Road C-Store/Retail Development

Rock Quarry Road & Hospital Drive
Stockbridge, GA 30281

Table of Contents

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Methodology 4
Existing Conditions Hydrologic Analysis 5
Post-Developed Hydrologic Analysis 8
Data Summary 10
10% Downstream Analysis 14
Erosion & Sedimentation Control Plan 15
Landscaping Plan 15
Conclusion 15
APPENDIX 16

HYDROLOGY REPORT

Rock Quarry Road C-Store/Retail Development

Rock Quarry Road & Hospital Drive
Stockbridge, GA 30281

Project Description

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

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

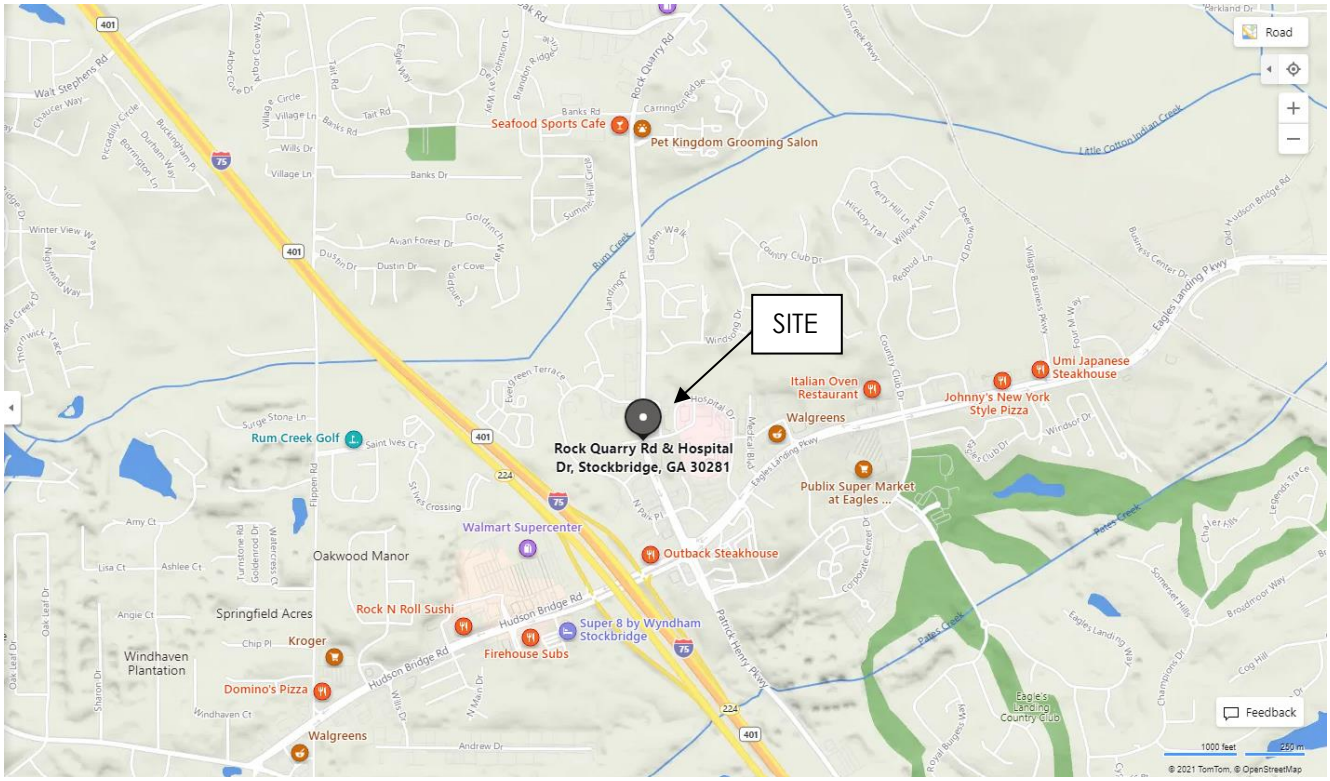


Figure 1. Vicinity Map

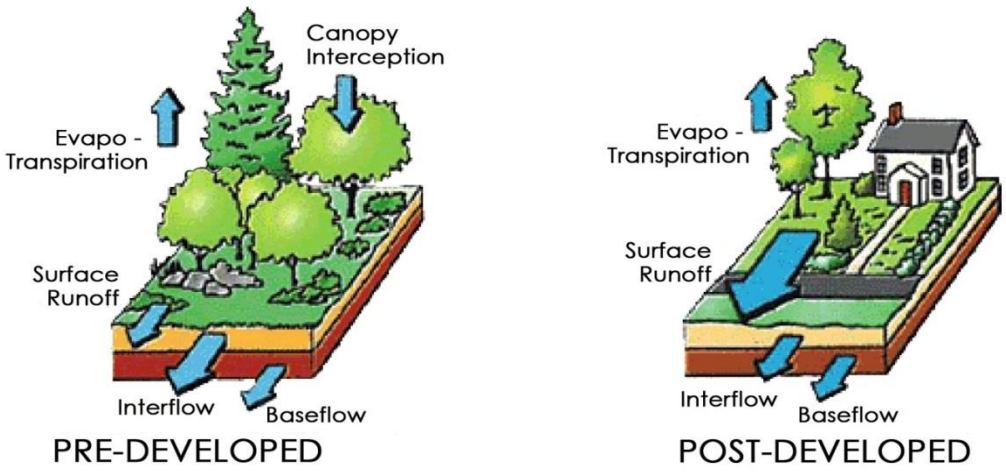
Methodology

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

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

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

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



Pre-Developed vs. Post-Developed Basins

Existing Conditions Hydrologic Analysis

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

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



Figure 2. Aerial Image

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

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

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

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

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

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

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

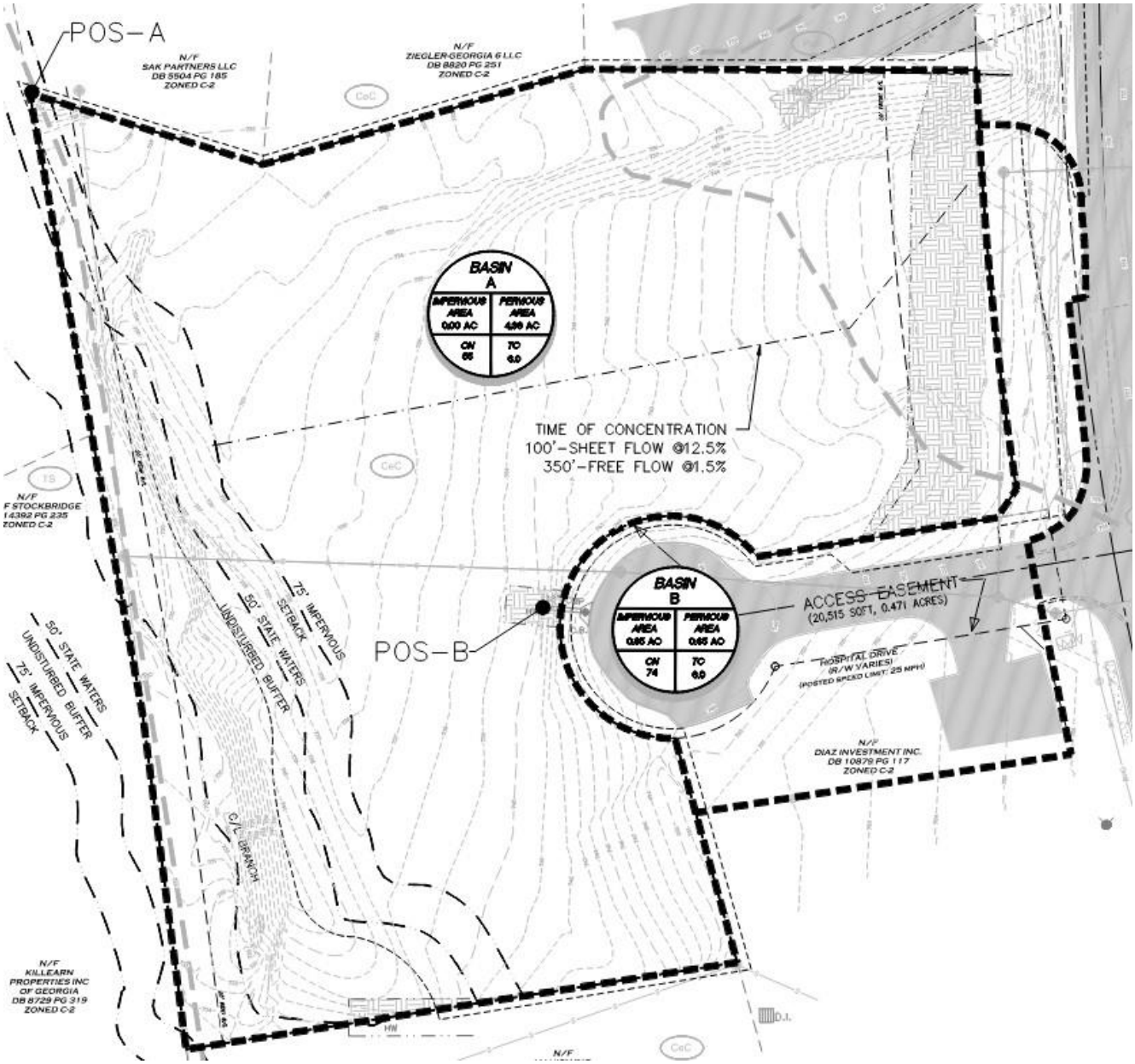


Figure 3. Pre-Developed Basin Map
(See appendix for more legible copy)

Post-Developed Hydrologic Analysis

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

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

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

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

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

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

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

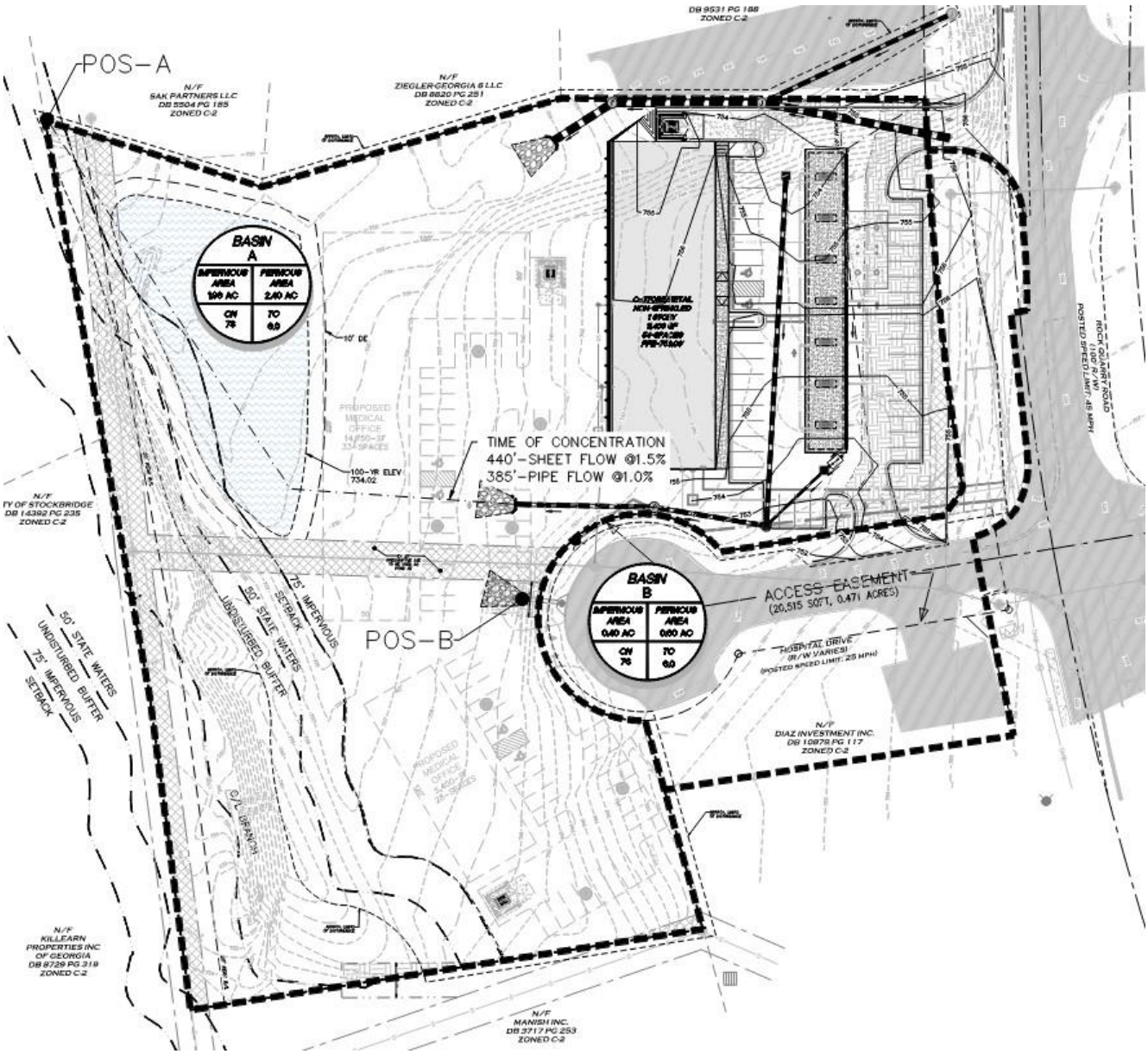


Figure 4. Post-Developed Basin Map
(See appendix for more legible copy)

Data Summary

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

Summary of Hydrograph Results

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

Water Quality (WQ_v)

Water Quality Volume Design

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

Water Quality Orifice Design

Draw Down Time (t) =		24	hours
$Q_{ALLOW} = WQ_V / t$ (in seconds)	Q_{ALLOW} =	0.10	cfs
Total Head (h) =		1.80	feet
Orifice Diameter Coefficient (C_d) = (where (C_d) is typically 0.6, but may be adjusted for non-standard orifices)		0.60	

Orifice equation: $Q_{ALLOW} = C_d \times A_O \times (2 \times g \times h/2)^{0.5}$

where (g) is gravity expressed as 32.2 ft/s

the average head method is used by calculating Total Head divided by 2

and A_O is the Area of the Orifice and converted from square feet to square inches

$A_O = Q_{ALLOW} / C_d \times (2 \times g \times h/2)^{0.5}$	A_O =	3.15	sq.in.
Circular Orifice Diameter is calculated as =		2.00	inches

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

Channel Protection (CP_V)

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

POND: Proposed Detention Pond

Channel Protection Volume Design

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

Total Volume Stacking Reduction

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

Channel Protection Orifice Design

Draw Down Time (t) =	24	hours
Q_{ALLOW} = Total Volume / t (in seconds) Q_{ALLOW} =	0.30	cfs
Total Head (h) =	1.3	feet
Orrifice Diameter Coefficient (C_d) =	0.60	

where (C_d) is typically 0.6, but may be adjusted for non-standard orifices

Orifice equation: $Q_{ALLOW} = C_d \times A_O \times (2 \times g \times h/2)^{0.5}$

where (g) is gravity expressed as 32.2 ft/s

the average head method is used by calculating Total Head divided by 2

and A_O is the Area of the Orifice and converted from square feet to square inches

$A_O = Q_{ALLOW} / C_d \times (2 \times g \times h/2)^{0.5}$	A_O =	11.07	sq.in.
Circular Orifice Diameter is calculated as =		3.75	inches

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

Overbank Flood Protection (Q_{P25})

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

Extreme Flood Protection (Q_f)

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

Total Suspended Solids (TSS) Removal

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

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool
Version 2.2

General Information

Name of Developer:	MG Enterprises 9	Date Submitted:	9/23/2022
Development Name:	Rock Quarry Road C-Store/Retail	Permit Number:	
Site Location / Address:	Rock Quarry Road & Hospital Drive Stockbridge, GA 30281	Developer Contact: Phone Number:	Sunny Mehta (404) 457-3919
		Name of Engineer(s):	Erick Garcia - Salas
Development Type:	Commercial/Retail	Maintenance Responsibility:	MG Enterprises 9

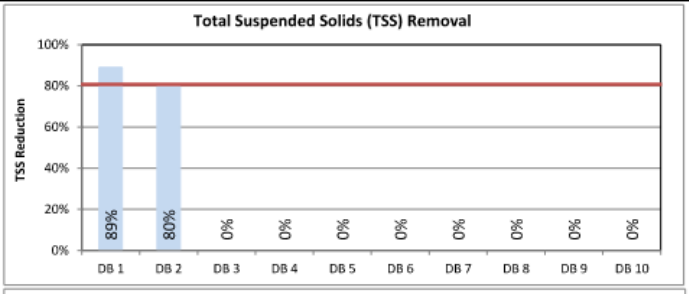
Site Summary

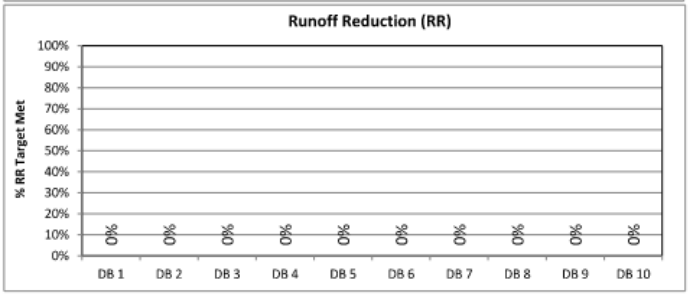
Total Pre-Development Area (ac):	5.36
Total Post-Development Area (ac):	5.36
Total Treated Area (ac):	5.58
Total Untreated Area (ac):	-0.22

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

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

Target Runoff Reduction Volume Achieved?	No
Target TSS Removal Achieved?	Yes
Total Target Runoff Reduction Volume (cf)	10,420
Runoff Reduction Volume Achieved (cf)	0
Total Target Water Quality Volume (cf)	10,420
% TSS Removal Achieved	88%





Official Use Only

Tracking #:		Conditions of Approval:	
Reviewed By:			
Date Approved:			

10% Downstream Analysis

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

Table 10. Storm Event Summary for 10% Downstream Analysis

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

The 10% downstream Basin Map is shown as below:

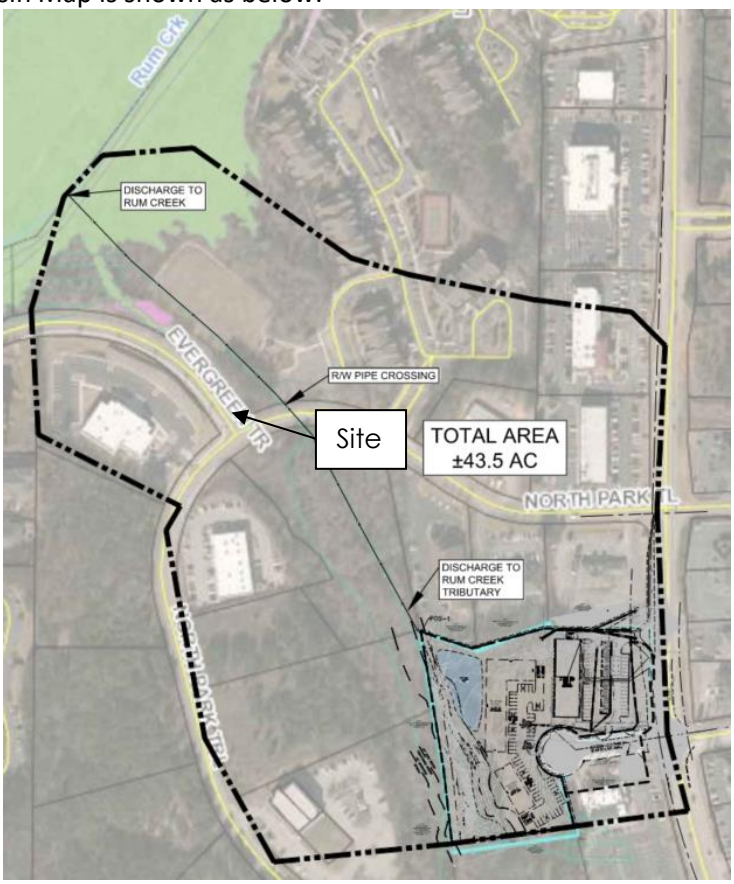


Figure 5. Designed Post-Developed Basin Map
(See appendix for more legible copy)

Erosion & Sedimentation Control Plan

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

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

Landscaping Plan

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

Conclusion

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

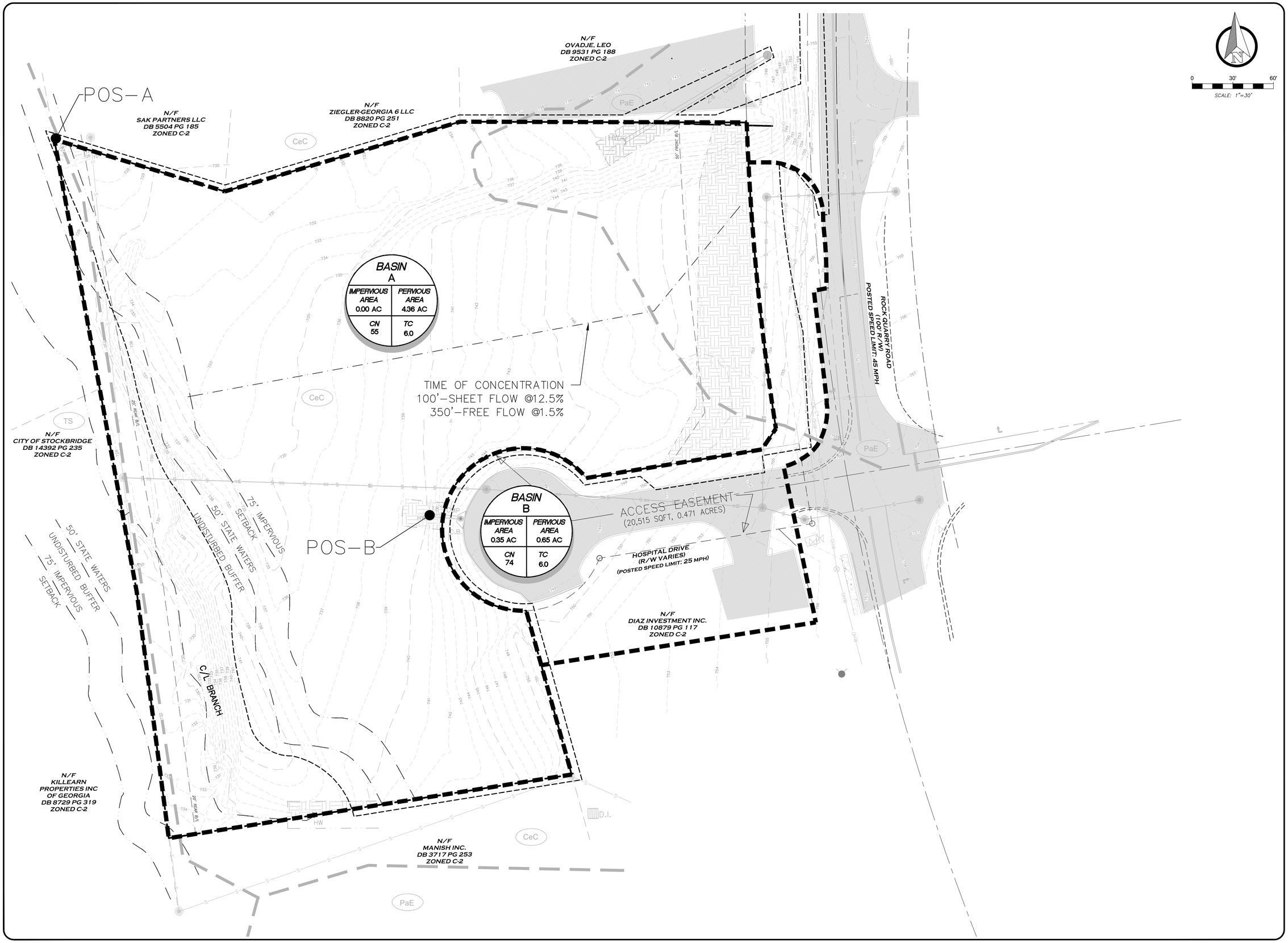
Should you have any additional questions, please feel free to contact us at your best convenience.

Respectfully,

Ron T. Crump, PE

GEORGIA REGISTERED No. 030800 PROFESSIONAL ENGINEER RON T. CRUMP

APPENDIX



GEORGIA REGISTERED No. 030800 PROFESSIONAL ENGINEER AARON T. CRUMP

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

10/14/22

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www.tcg.engineer

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1876 INDEPENDENCE SQUARE
SUITE D
DUNWOODY, GA 30338
BHARTI MEHTA
SUNNYOMSAI@YAHOO.COM
678.458.5185

ROCK QUARRY ROAD
C-STORE/RETAIL
DEVELOPMENT

ISSUED FOR: CONSTRUCTION

JURISDICTION: CITY OF STOCKBRIDGE

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

#	DATE	REVISIONS

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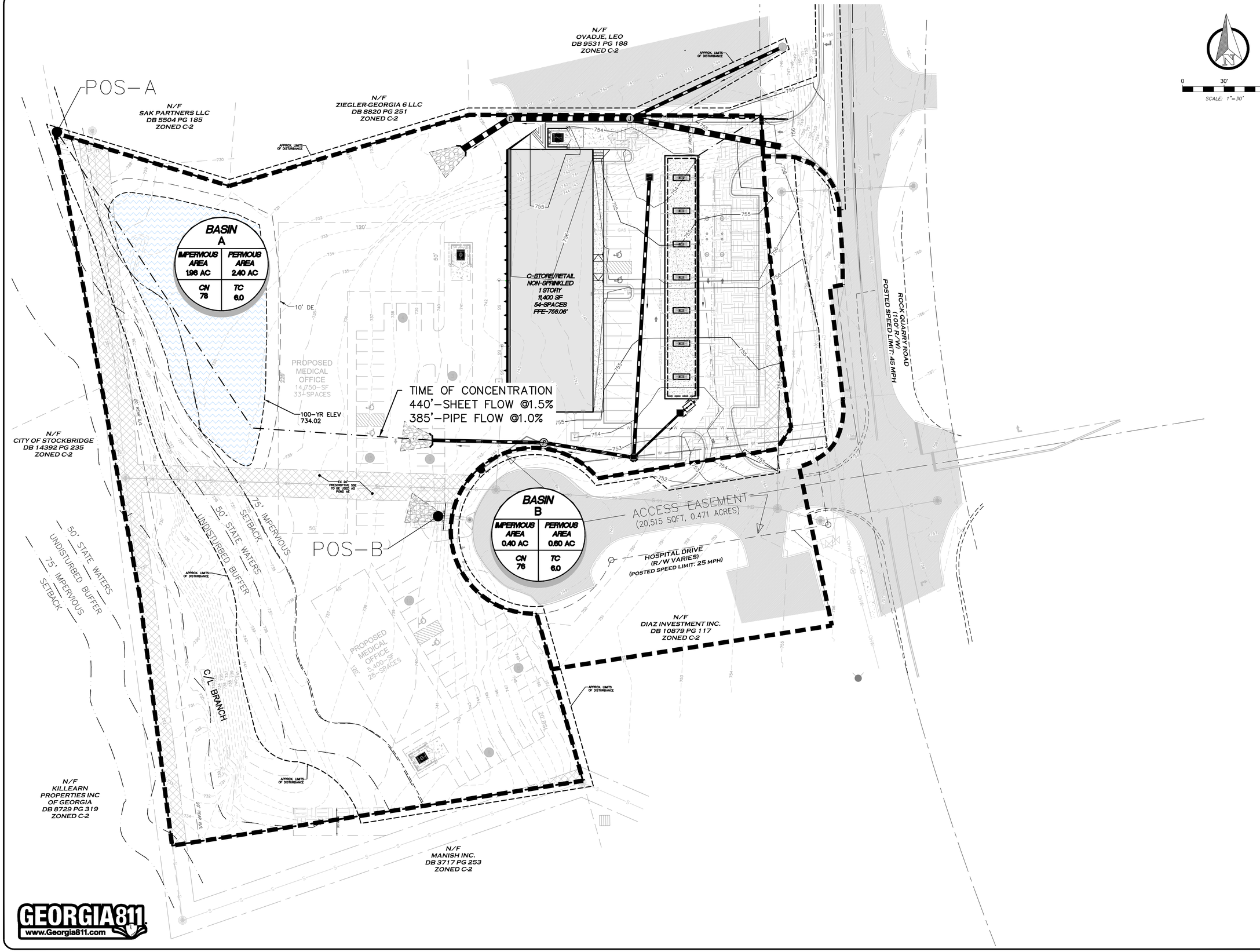
DRAWN:	CHECK:
KK	EGS
JOB NO:	DATE:
21-409	10/14/22

PRE DEVELOPED
BASIN MAP

SHEET PRE

C:\USERS\THECO\CONTINEO-MASTER DROPBOX\BRYAN RUSSELL (DROPBOX)\CONTINEO-MASTER\(P-DRIVE) PROJECTS\2021\21-409 - MGE - FUEL & MEDICAL - STOCKBRIDGE HENRY CTY GA\DRAWINGS



GEORGIA811
www.Georgia811.com

GEORGIA REGISTERED No. 030800 PROFESSIONAL ENGINEER AARON T. CRUMP
GSWCC LEVEL II CERTIFICATION NO. 14184 EXPIRES: 7/28/2024
10/14/22

CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA 30030
404.457.3919
www.tcg.engineer

GMI 2, INC.
1876 INDEPENDENCE SQUARE
SUITE D
DUNWOODY, GA 30338
BHARTI MEHTA
SUNNYOMSAI@YAHOO.COM
678.458.5185

ROCK QUARRY ROAD
C-STORE/RETAIL
DEVELOPMENT

ISSUED FOR: CONSTRUCTION
JURISDICTION: CITY OF STOCKBRIDGE
LOCATION: ROCK QUARRY ROAD & HOSPITAL DRIVE, STOCKBRIDGE, GA 30281

#	DATE	REVISIONS

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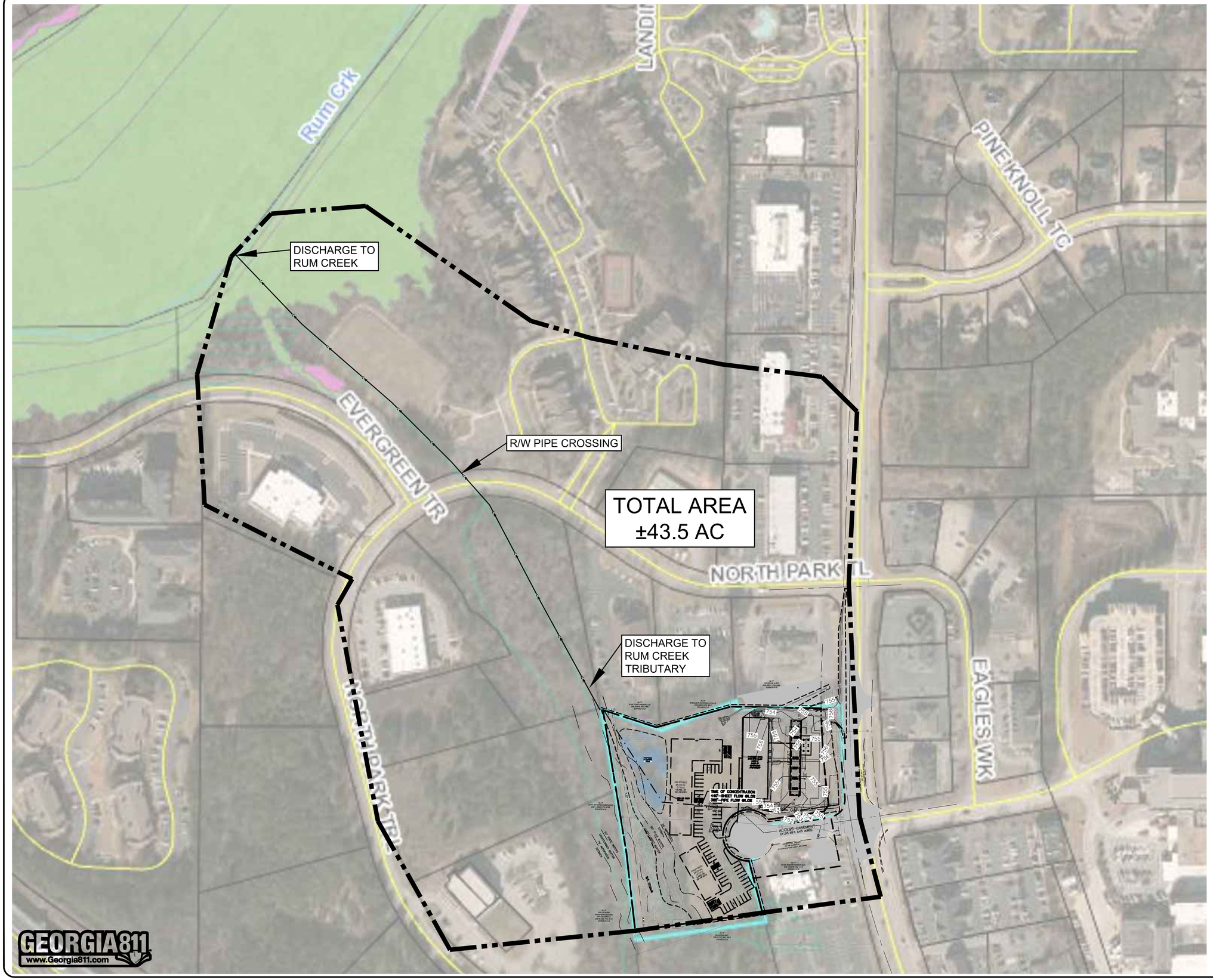
DRAWN:	CHECK:
KK	EGS
JOB NO:	DATE:
21-409	10/14/22

POST DEVELOPED BASIN MAP

SHEET POST

C:\USERS\THECO\CONTINEO-MASTER DROPBOX\BRYAN RUSSELL (DROPBOX)\CONTINEO-MASTER\(P-DRIVE) PROJECTS\2021\21-409 - MGE - FUEL & MEDICAL - STOCKBRIDGE HENRY CTY GA\DRAWINGS



0 100' 200'
SCALE: 1"=100'

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

HYDRO - DOWNSTREAM

SHEET 10%

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POND: **Proposed Detention Pond**

Water Quality Volume Design

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

Water Quality Orifice Design

Draw Down Time (t) =		24	hours
$Q_{ALLOW} = WQ_V / t$ (in seconds)	$Q_{ALLOW} =$	0.10	cfs
Total Head (h) =		1.80	feet
Orifice Diameter Coefficient (C_d) = (where (C_d) is typically 0.6, but may be adjusted for non-standard orifices)		0.60	

Orifice equation: $Q_{ALLOW} = C_d \times A_O \times (2 \times g \times h/2)^{0.5}$

where (g) is gravity expressed as 32.2 ft/s

the average head method is used by calculating Total Head divided by 2

and A_O is the Area of the Orifice and converted from square feet to square inches

$A_O = Q_{ALLOW} / C_d \times (2 \times g \times h/2)^{0.5}$	$A_O =$	3.15	sq.in.
Circular Orifice Diameter is calculated as =		2.00	inches

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

Water Quality Orifice Elevation

Elevation of Water Quality Orifice Location = 921.00

POND: **Proposed Detention Pond**

Channel Protection Volume Design

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

Total Volume Stacking Reduction

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

Channel Protection Orifice Design

Draw Down Time (t) =		**24**	**hours**
Q_{ALLOW} = Total Volume / t (in seconds)	**Q_{ALLOW} =**	**0.30**	**cfs**
Total Head (h) =		**1.3**	**feet**
Orrifice Diameter Coefficient (C_d) =		**0.60**	

where (C_d) is typically 0.6, but may be adjusted for non-standard orifices

Orifice equation: $Q_{ALLOW} = C_d \times A_O \times (2 \times g \times h/2)^{0.5}$

where (g) is gravity expressed as 32.2 ft/s

the average head method is used by calculating Total Head divided by 2

and A_O is the Area of the Orifice and converted from square feet to square inches

$A_O = Q_{ALLOW} / C_d \times (2 \times g \times h/2)^{0.5}$	**A_O =**	**11.07**	**sq.in.**
Circular Orifice Diameter is calculated as =		**3.75**	**inches**

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

POND: **Proposed Detention Pond**

Pond Storage Data

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

Channel Protection Orifice Elevation

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

Storm Event Detention System Weir Elevation

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

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool
Version 2.2

General Information

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

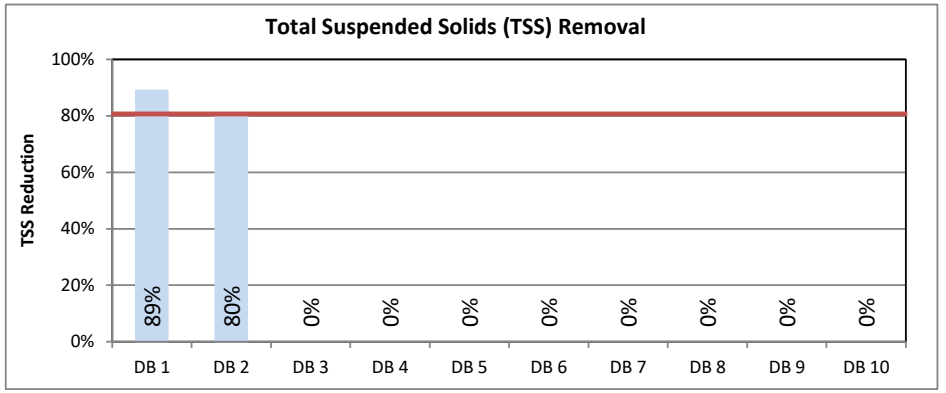
Site Summary

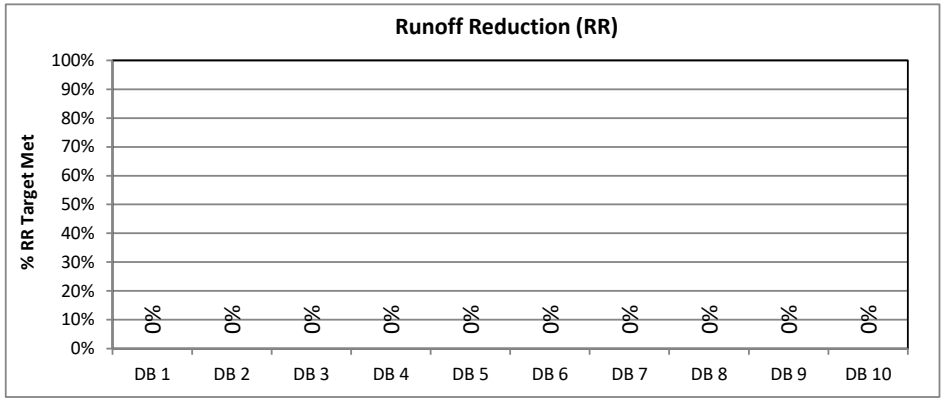
Total Pre-Development Area (ac):	**5.36**
Total Post-Development Area (ac):	**5.36**
Total Treated Area (ac):	**5.58**
Total Untreated Area (ac):	**-0.22**

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

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

Target Runoff Reduction Volume Achieved?	**No**
Target TSS Removal Achieved?	**Yes**
Total Target Runoff Reduction Volume (cf)	10,420
Runoff Reduction Volume Achieved (cf)	0
Total Target Water Quality Volume (cf)	10,420
% TSS Removal Achieved	88%





Official Use Only

Tracking #:		**Conditions of Approval:**	
Reviewed By:			
Date Approved:			

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

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

data input cells
calculation cells
constant values

Site Data

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

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

*HSG = hydrologic soil group

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

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

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

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

Conservation Area Credits

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Total Conservation Area Credit (acres) 0.00

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

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

data input cells
calculation cells
constant values

Water Quality Goals

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

Select BMPs for Runoff Reduction and Water Quality

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

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

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

Channel and Flood Protection Calculations

	1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm
Target Rainfall Event (in)	3.32	3.78	6.27	7.93

1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

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

data input cells
calculation cells
constant values

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

*See Stormwater Management Standards to Determine Detention Requirements.

Comments

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

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

data input cells
calculation cells
constant values

Site Data

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

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

*HSG = hydrologic soil group

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

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

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

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

Conservation Area Credits

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Total Conservation Area Credit (acres) **0.00**

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

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

data input cells
calculation cells
constant values

Water Quality Goals

Target Runoff Reduction Storm (in): 1.20

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

Select BMPs for Runoff Reduction and Water Quality

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

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

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

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

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

data input cells
calculation cells
constant values

Channel and Flood Protection Calculations

	1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm
Target Rainfall Event (in)	3.32	3.78	6.27	7.93

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

*See Stormwater Management Standards to Determine Detention Requirements.

Comments



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

N

Meters
0 25 50 100 150

Feet
0 50 100 200 300

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

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Clayton, Fayette, and Henry Counties, Georgia
Survey Area Data: Version 15, Sep 13, 2021

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

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

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

Map Unit Legend

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

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

POINT PRECIPITATION FREQUENCY ESTIMATES

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

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

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

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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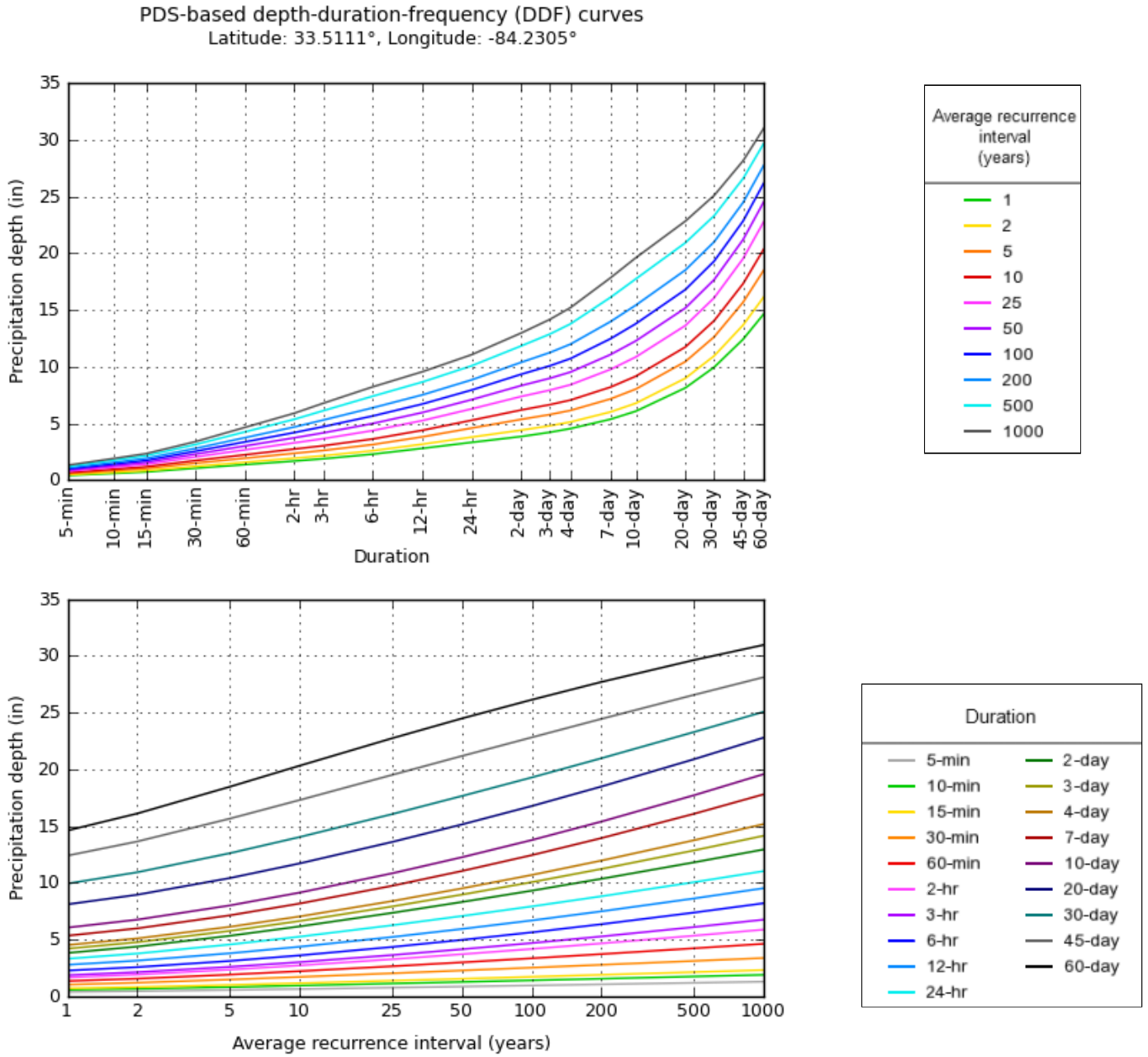
PF graphical



NOAA Atlas 14, Volume 9, Version 2

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

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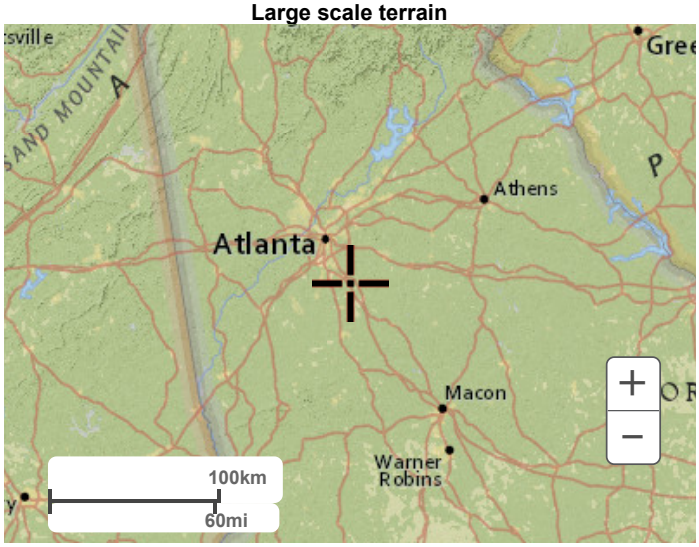
Maps & aerials

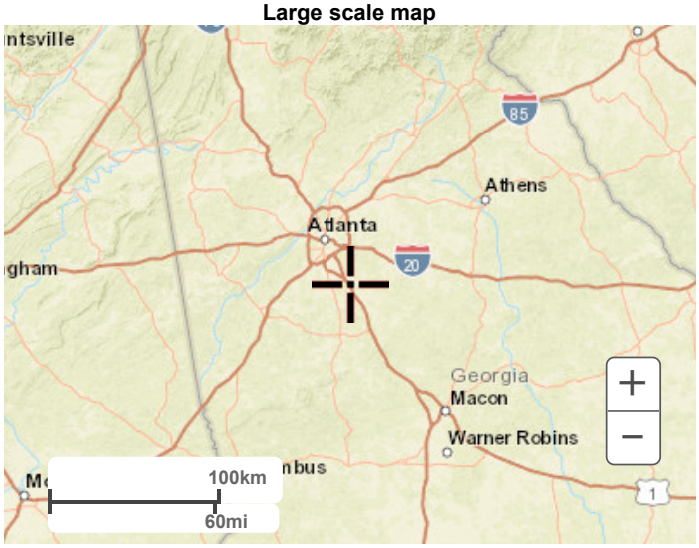
Small scale terrain



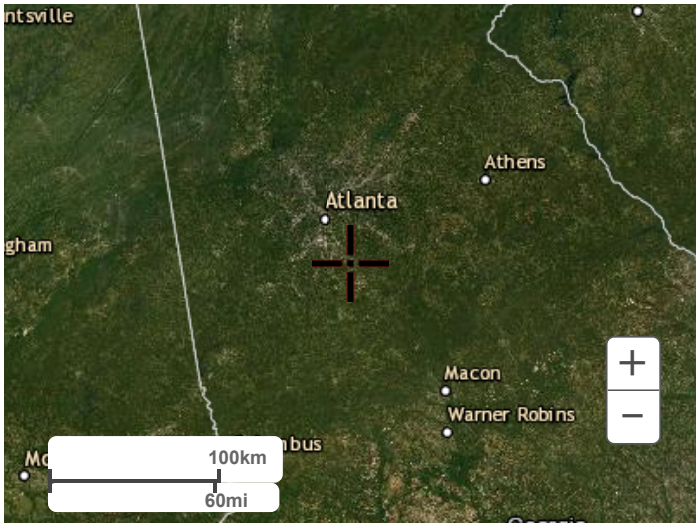
Large scale terrain



Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

Hydrograph Return Period Recap

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

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

Hydrograph Summary Report

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

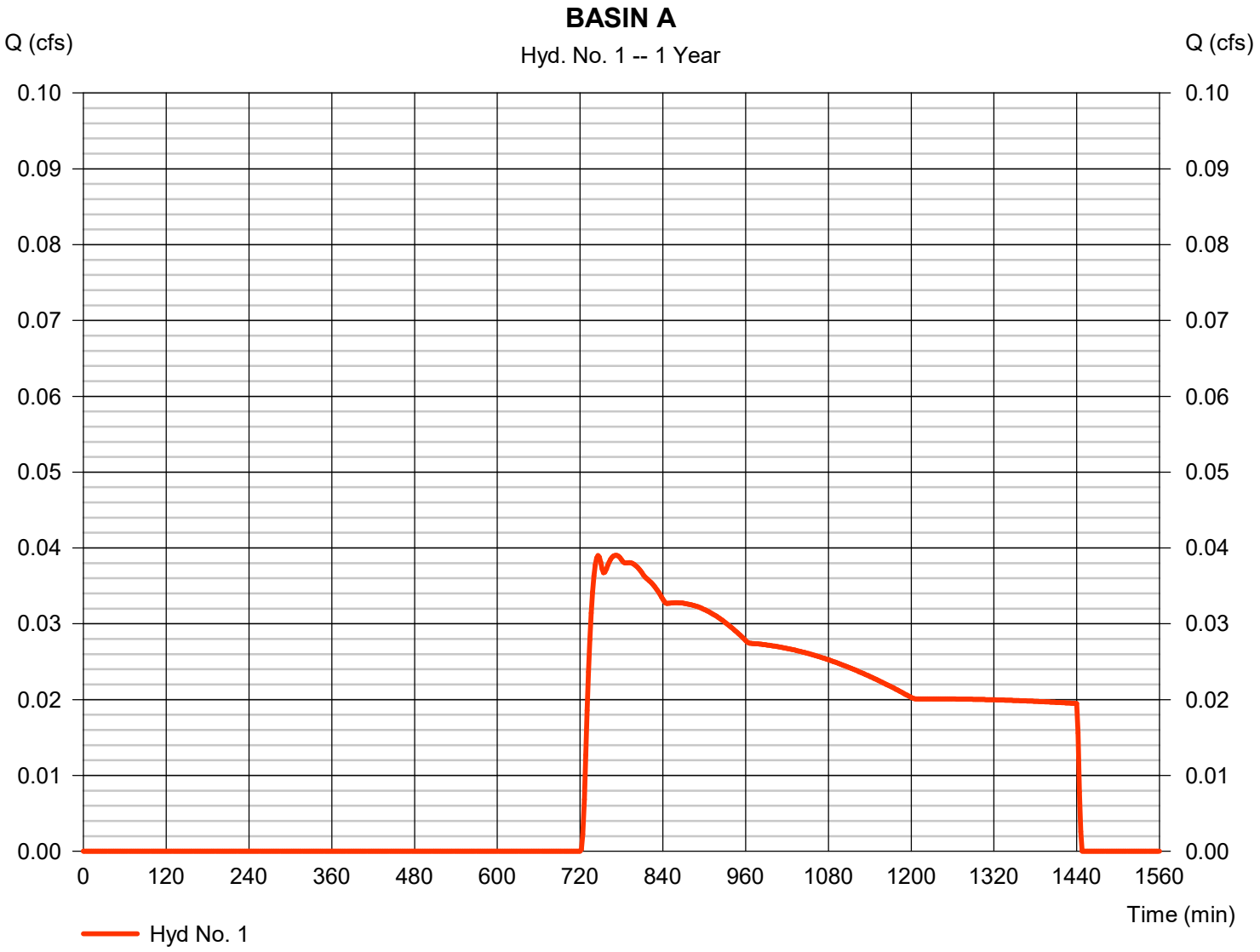
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	0.039	2	772	1,118	------	------	------	BASIN A
2	SCS Runoff	0.968	2	718	1,994	------	------	------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

Hydrograph Report

Hyd. No. 1

BASIN A

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



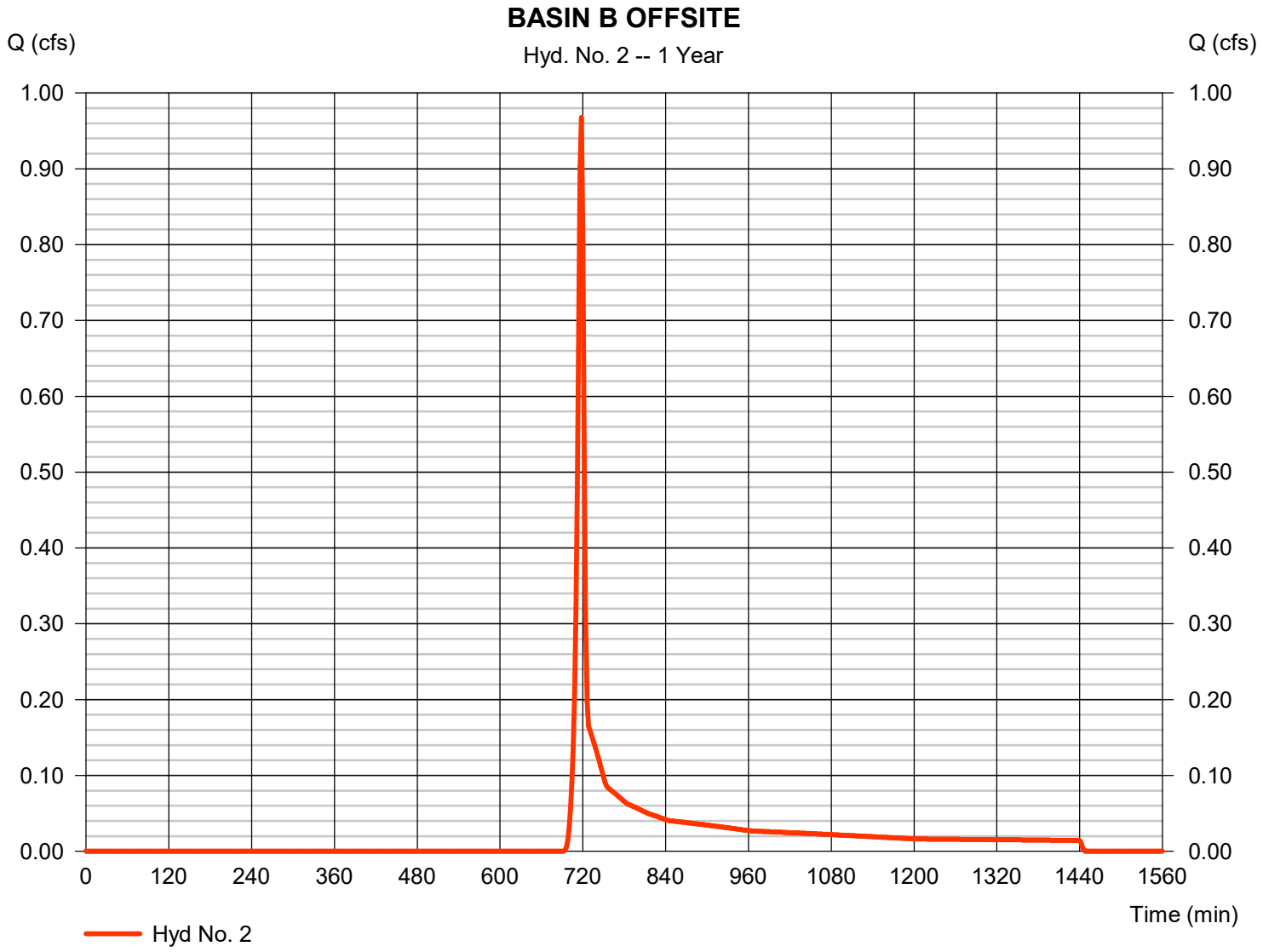
Hydrograph Report

Hyd. No. 2

BASIN B OFFSITE

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

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

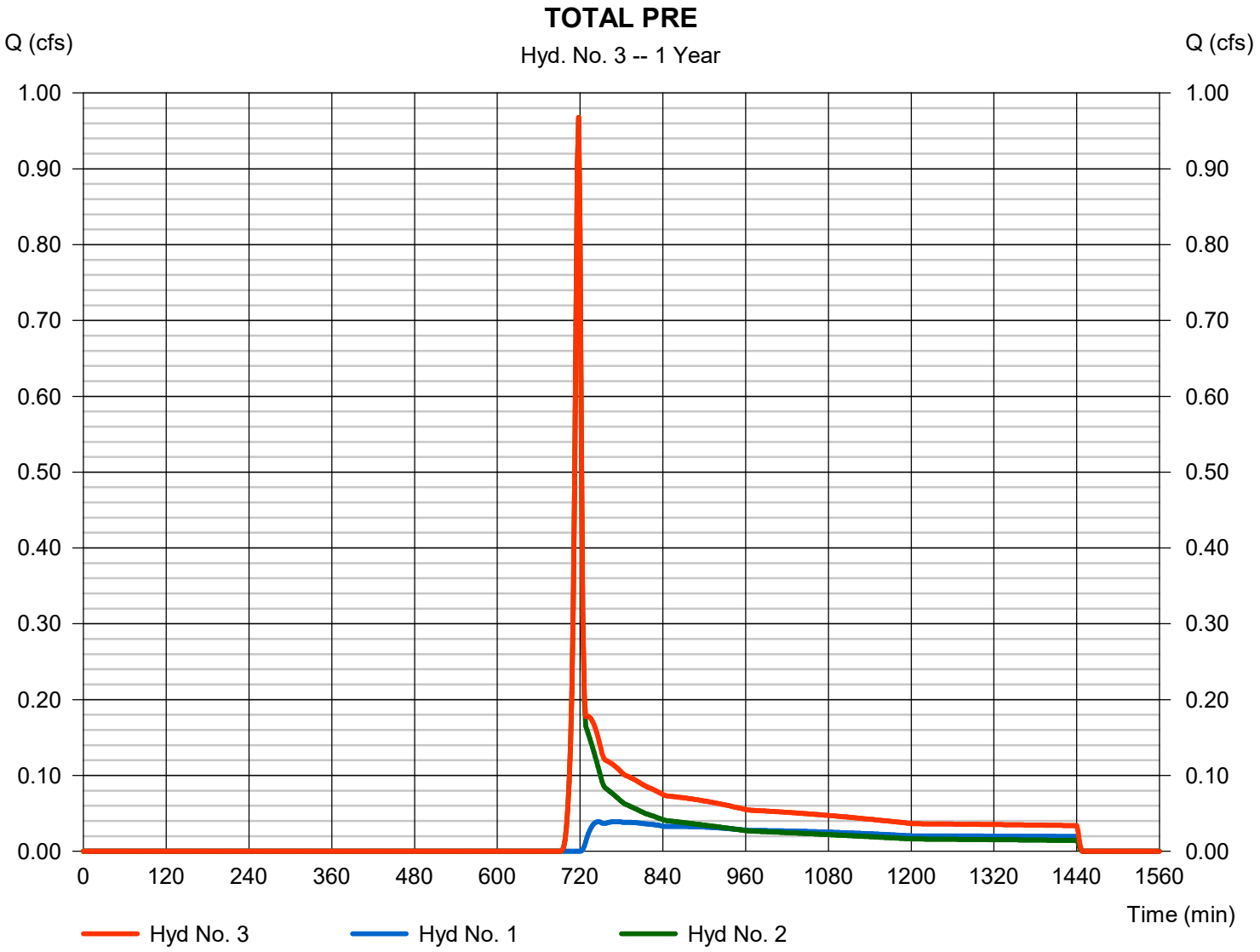


Hydrograph Report

Hyd. No. 3

TOTAL PRE

Hydrograph type	= Combine	Peak discharge	= 0.968 cfs
Storm frequency	= 1 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 3,111 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 5.360 ac



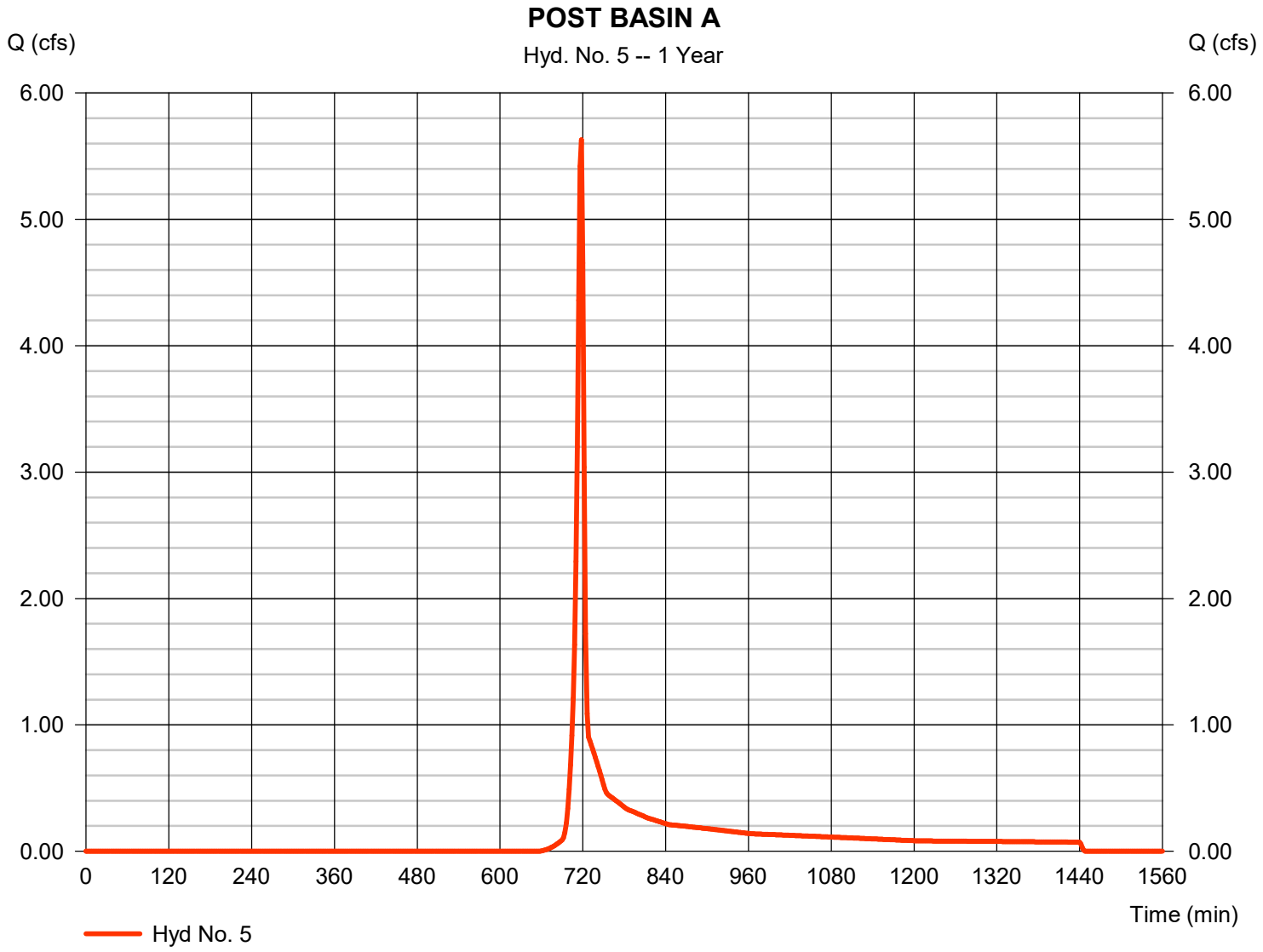
Hydrograph Report

Hyd. No. 5

POST BASIN A

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

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



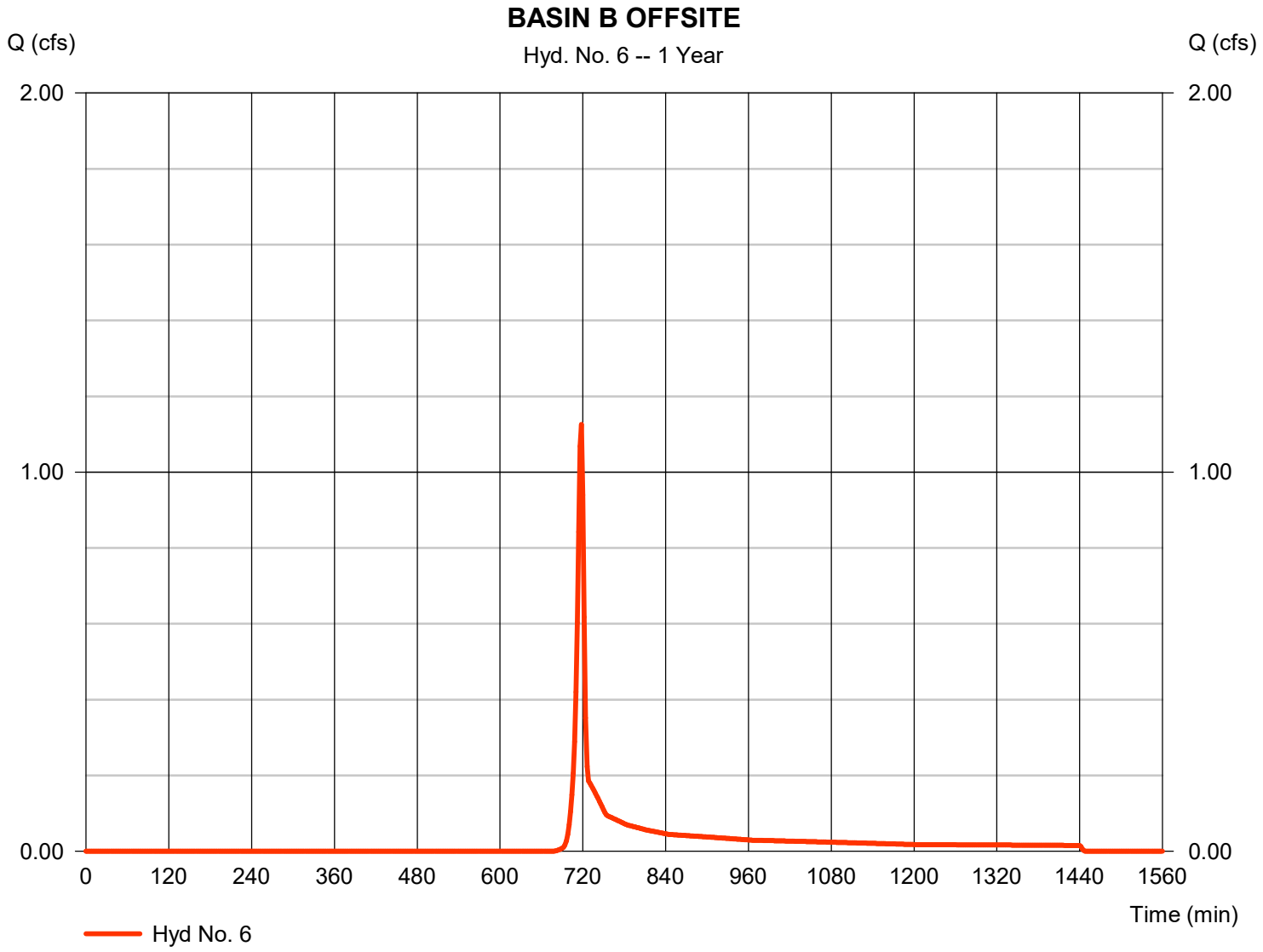
Hydrograph Report

Hyd. No. 6

BASIN B OFFSITE

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

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

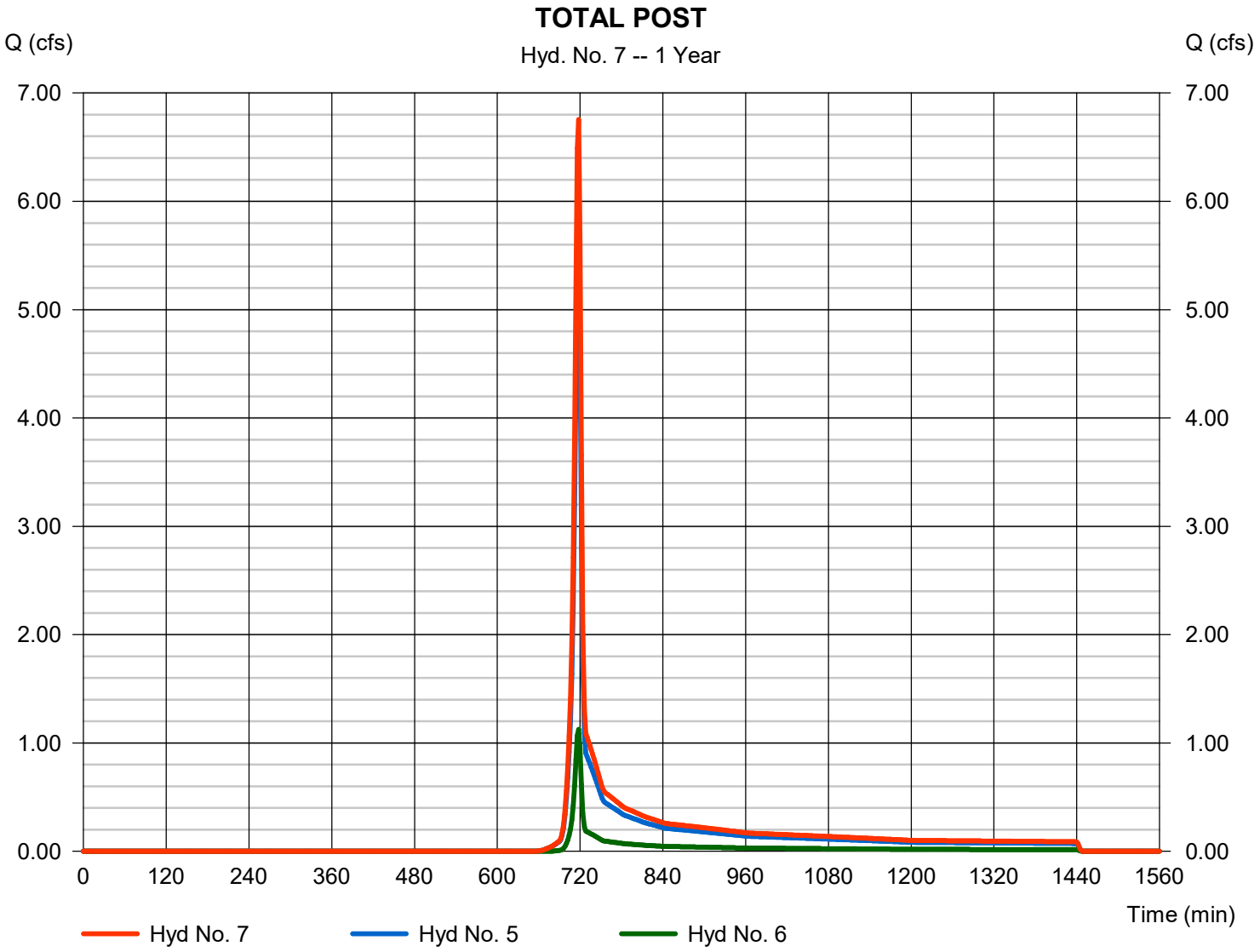


Hydrograph Report

Hyd. No. 7

TOTAL POST

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



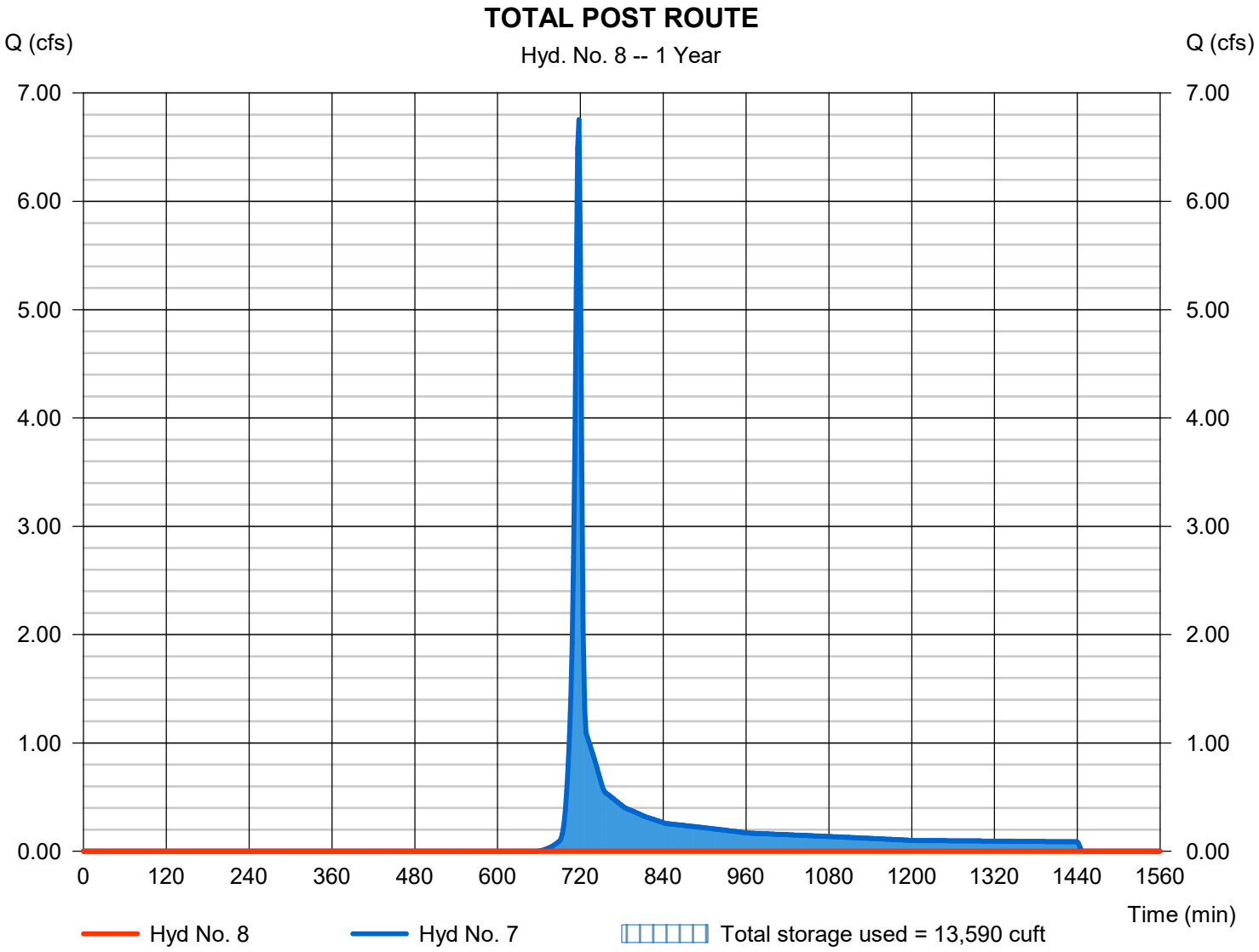
Hydrograph Report

Hyd. No. 8

TOTAL POST ROUTE

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

Storage Indication method used.



Pond Report

Pond No. 1 - POND

Pond Data

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

Stage / Storage Table

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

Culvert / Orifice Structures

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

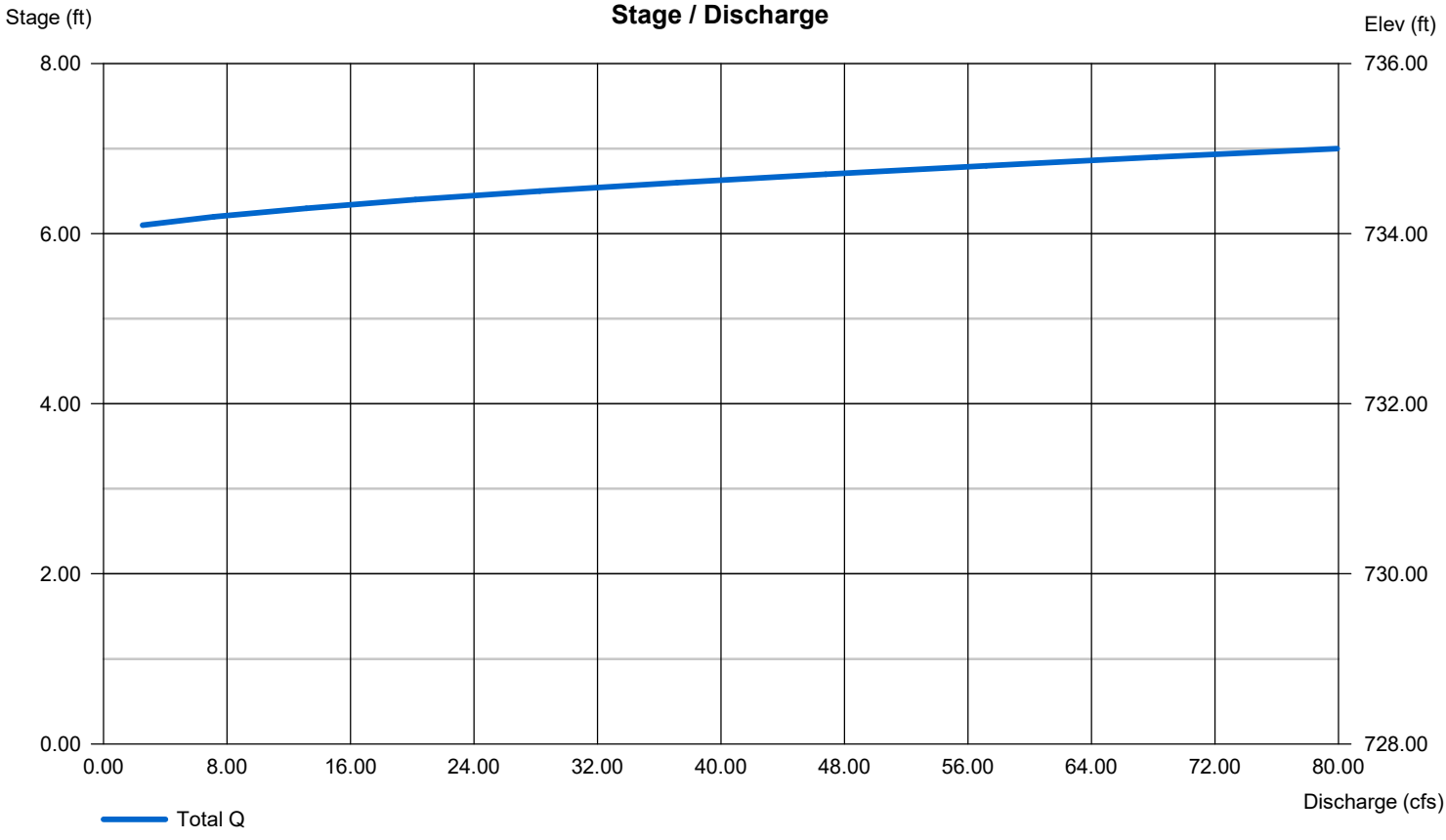
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 24.00	0.00	0.00	0.00
Crest El. (ft)	= 734.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	---	---	---
Multi-Stage	= Yes	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

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

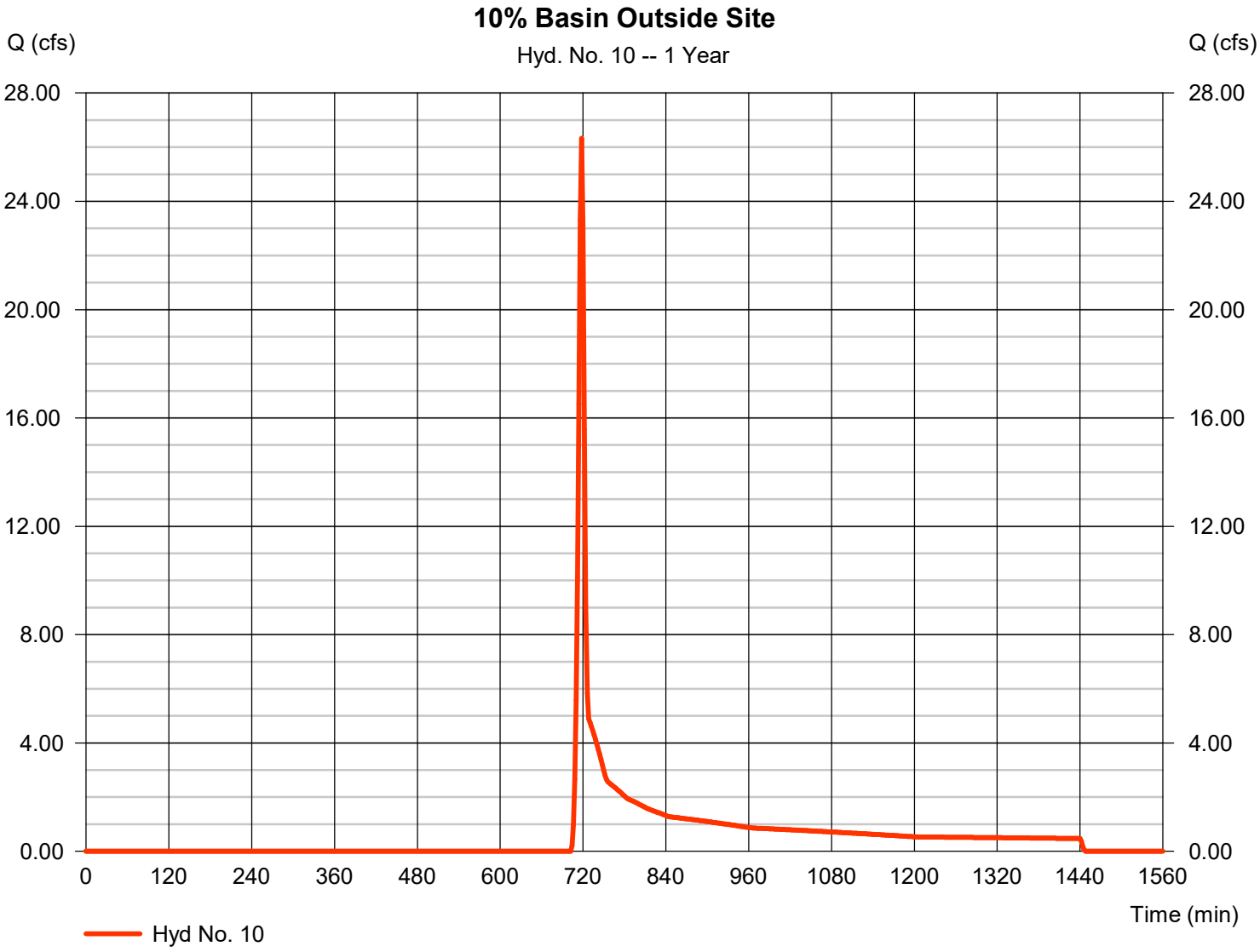


Hydrograph Report

Hyd. No. 10

10% Basin Outside Site

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

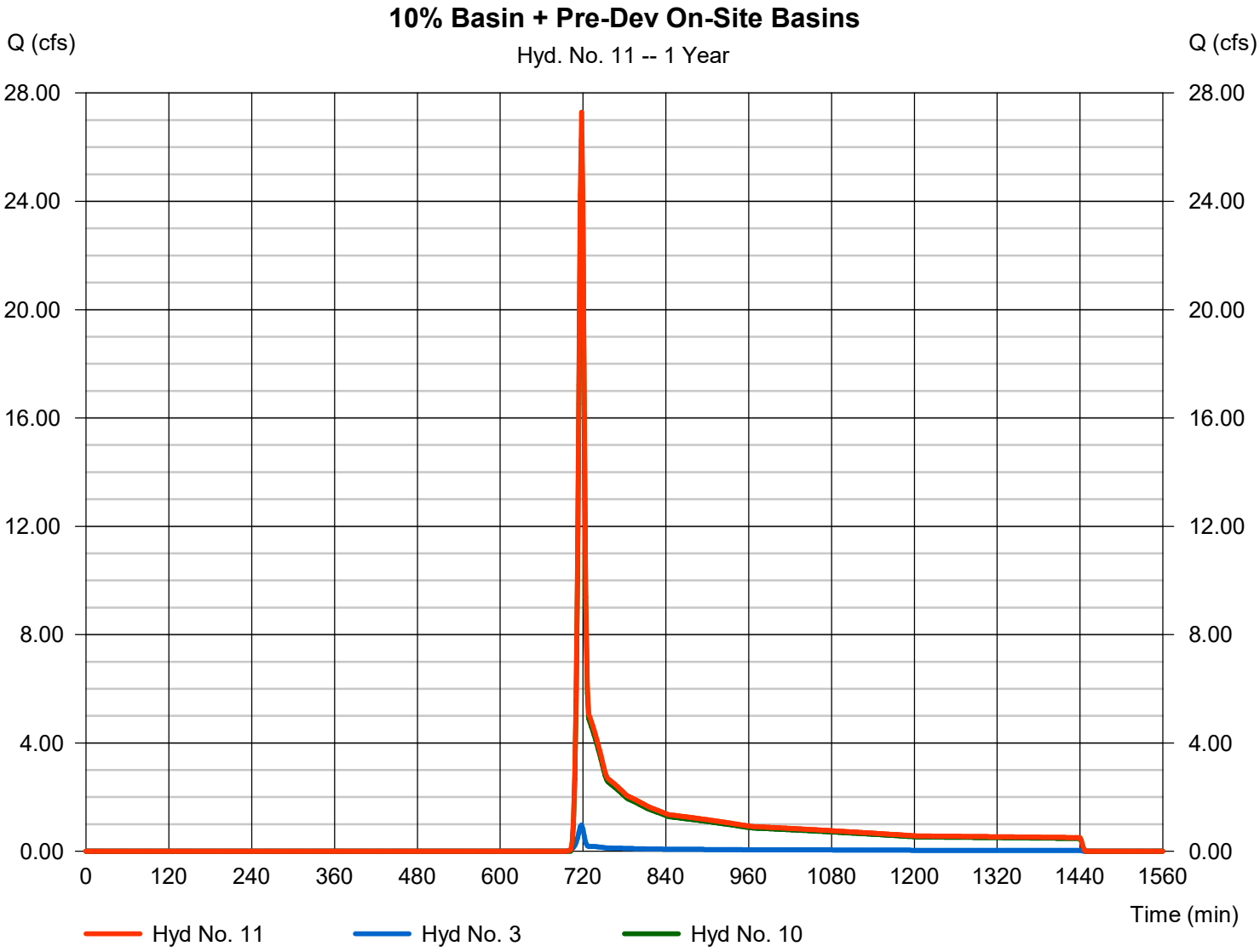


Hydrograph Report

Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

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

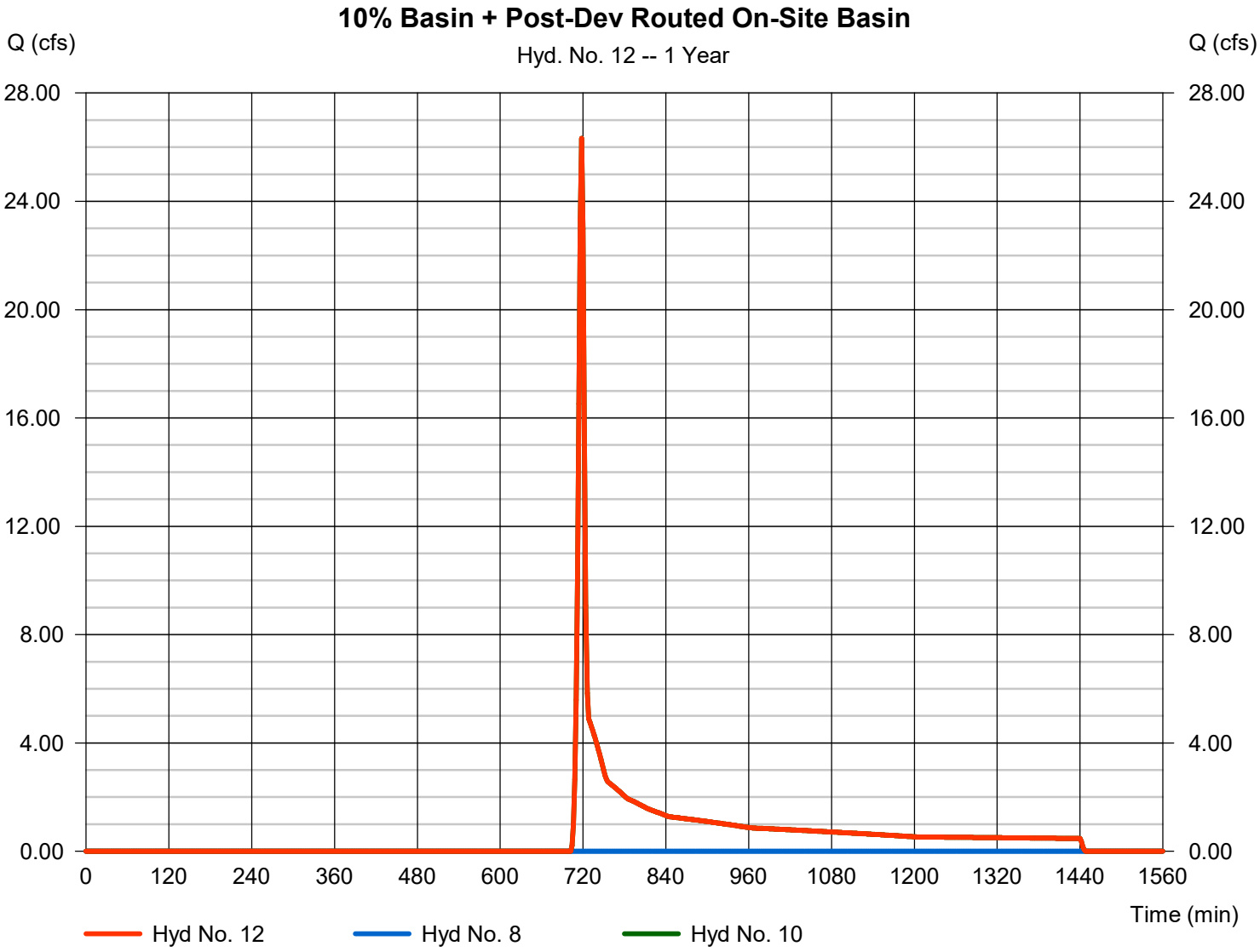


Hydrograph Report

Hyd. No. 12

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

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



Hydrograph Summary Report

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

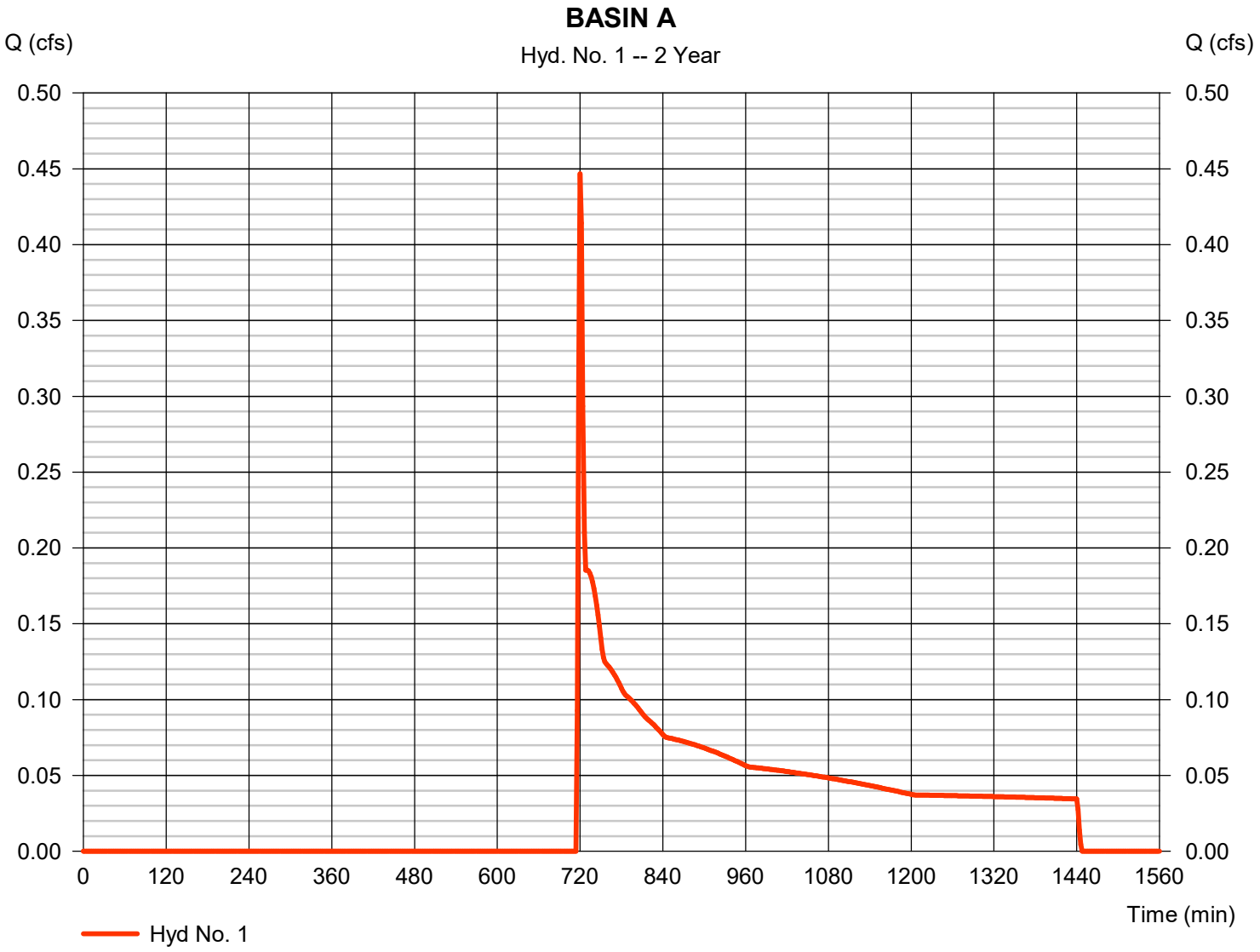
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	0.447	2	720	2,694	------	------	------	BASIN A
2	SCS Runoff	1.482	2	718	2,983	------	------	------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

Hydrograph Report

Hyd. No. 1

BASIN A

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



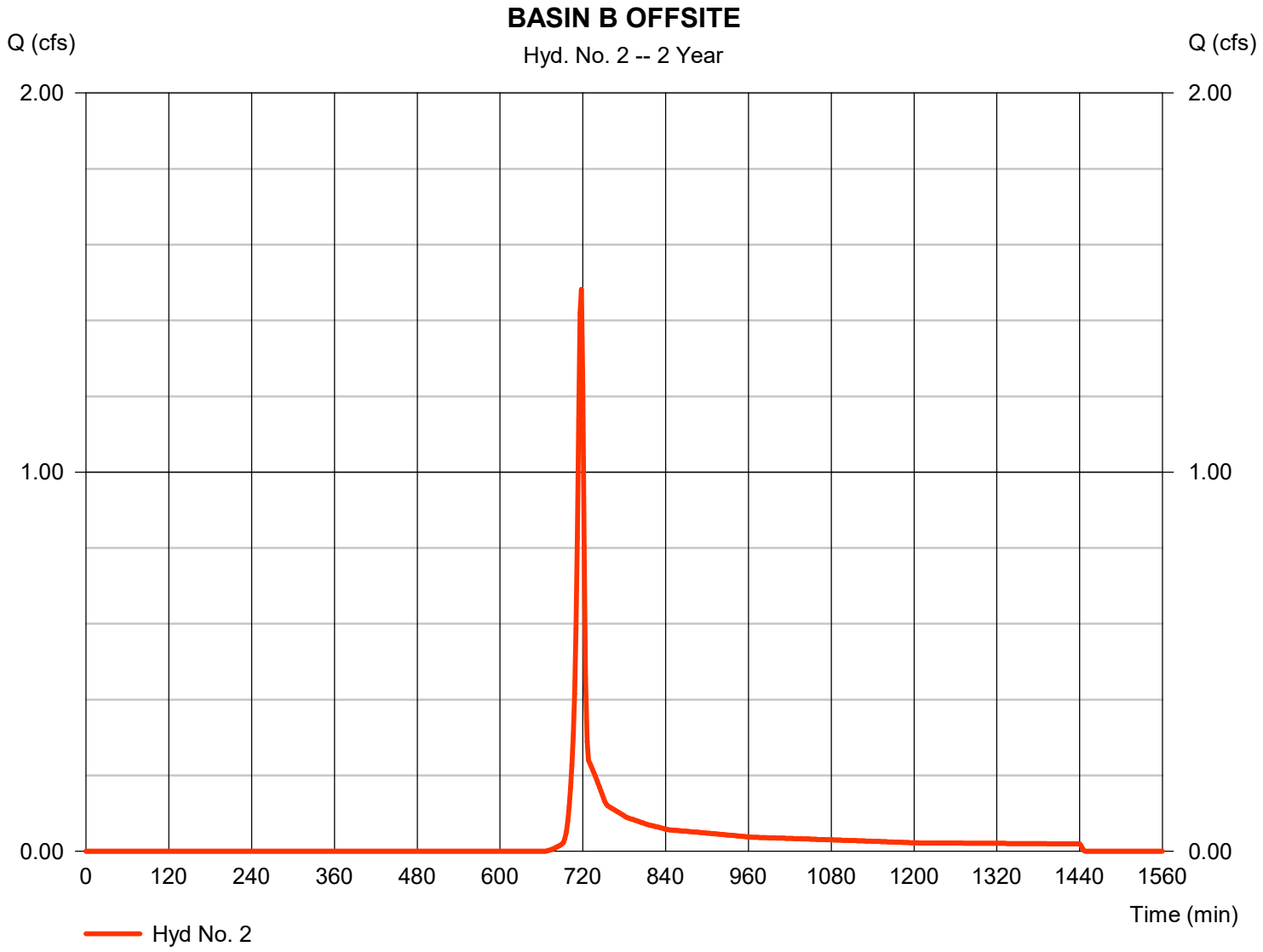
Hydrograph Report

Hyd. No. 2

BASIN B OFFSITE

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

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

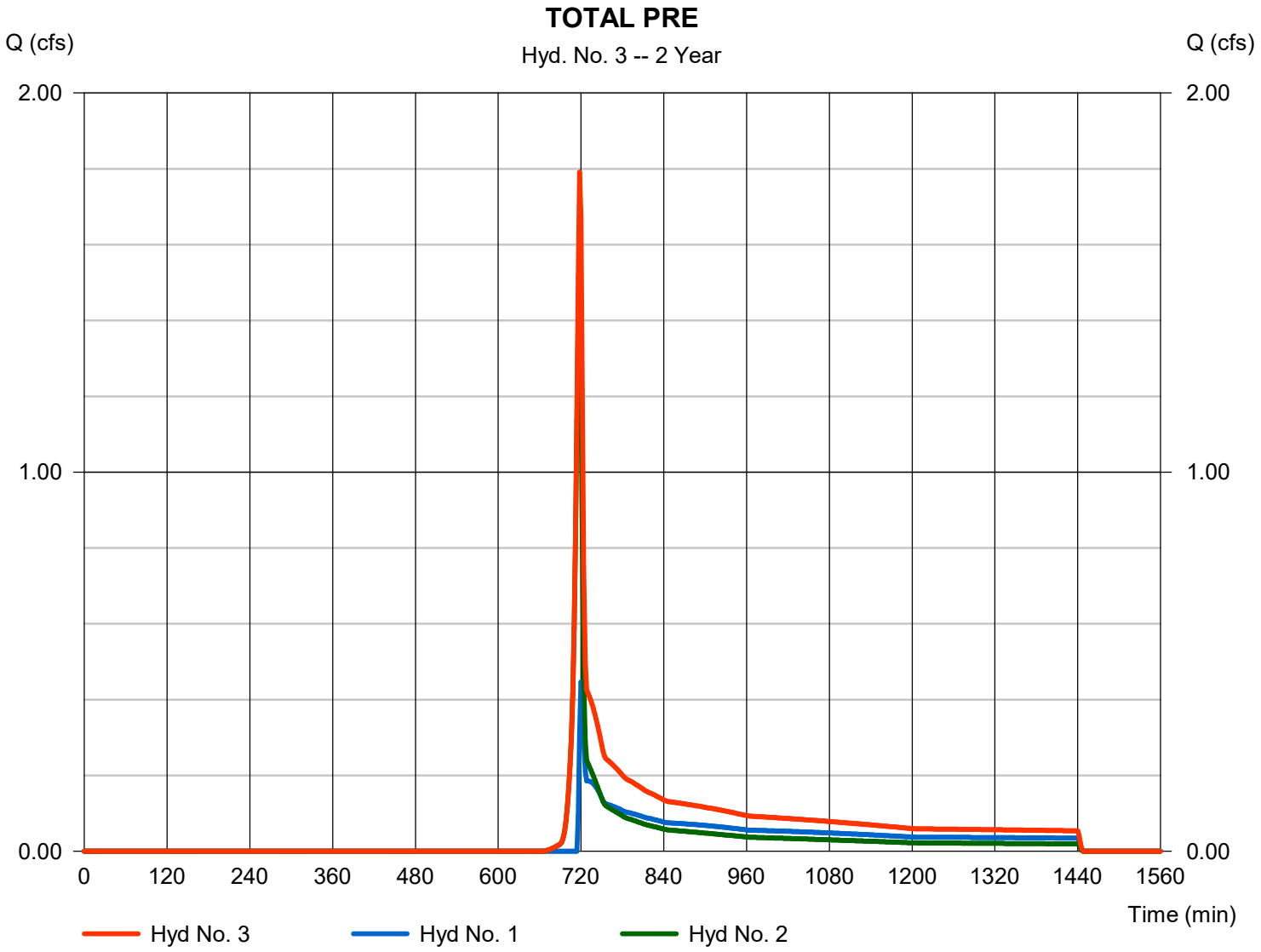


Hydrograph Report

Hyd. No. 3

TOTAL PRE

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



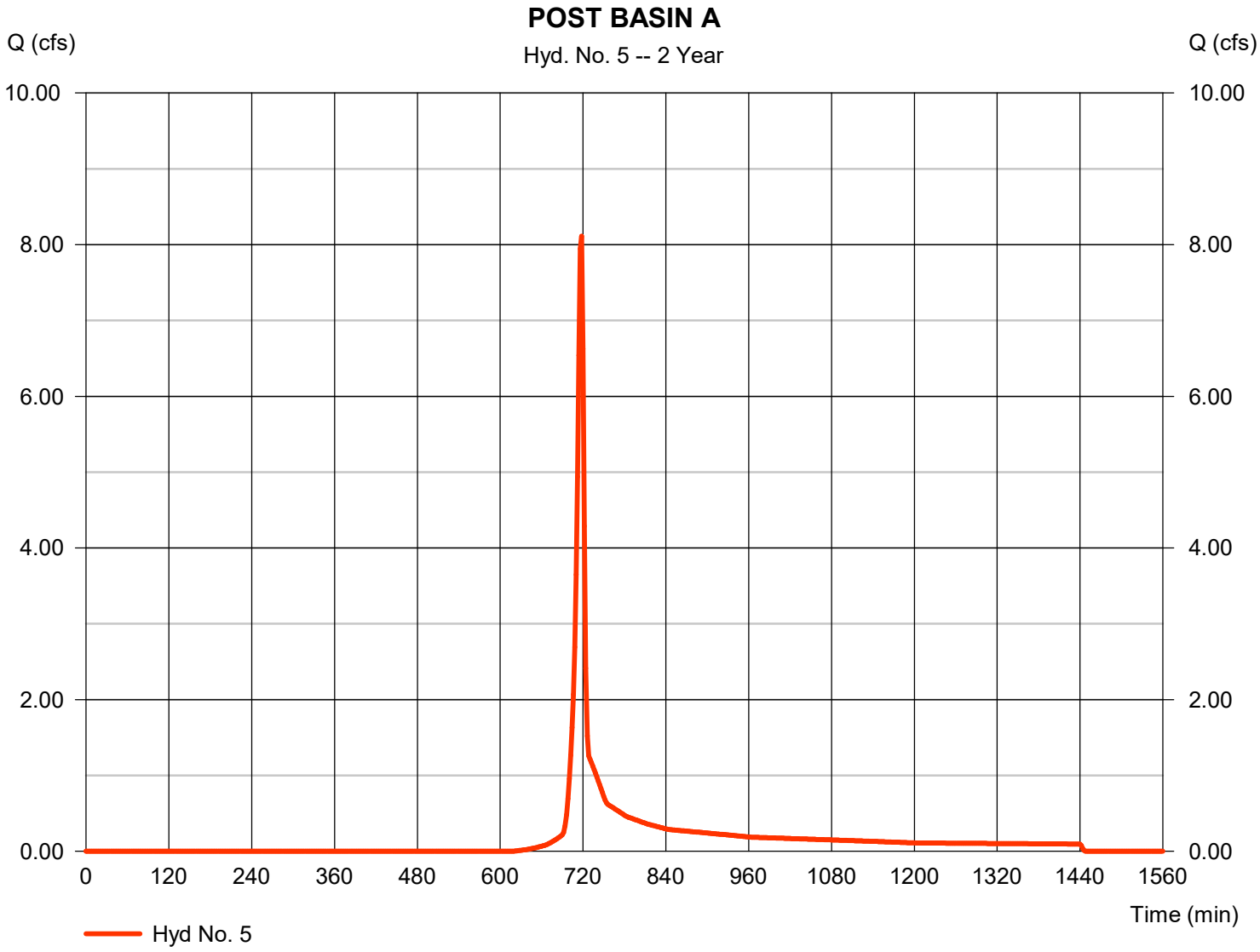
Hydrograph Report

Hyd. No. 5

POST BASIN A

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

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



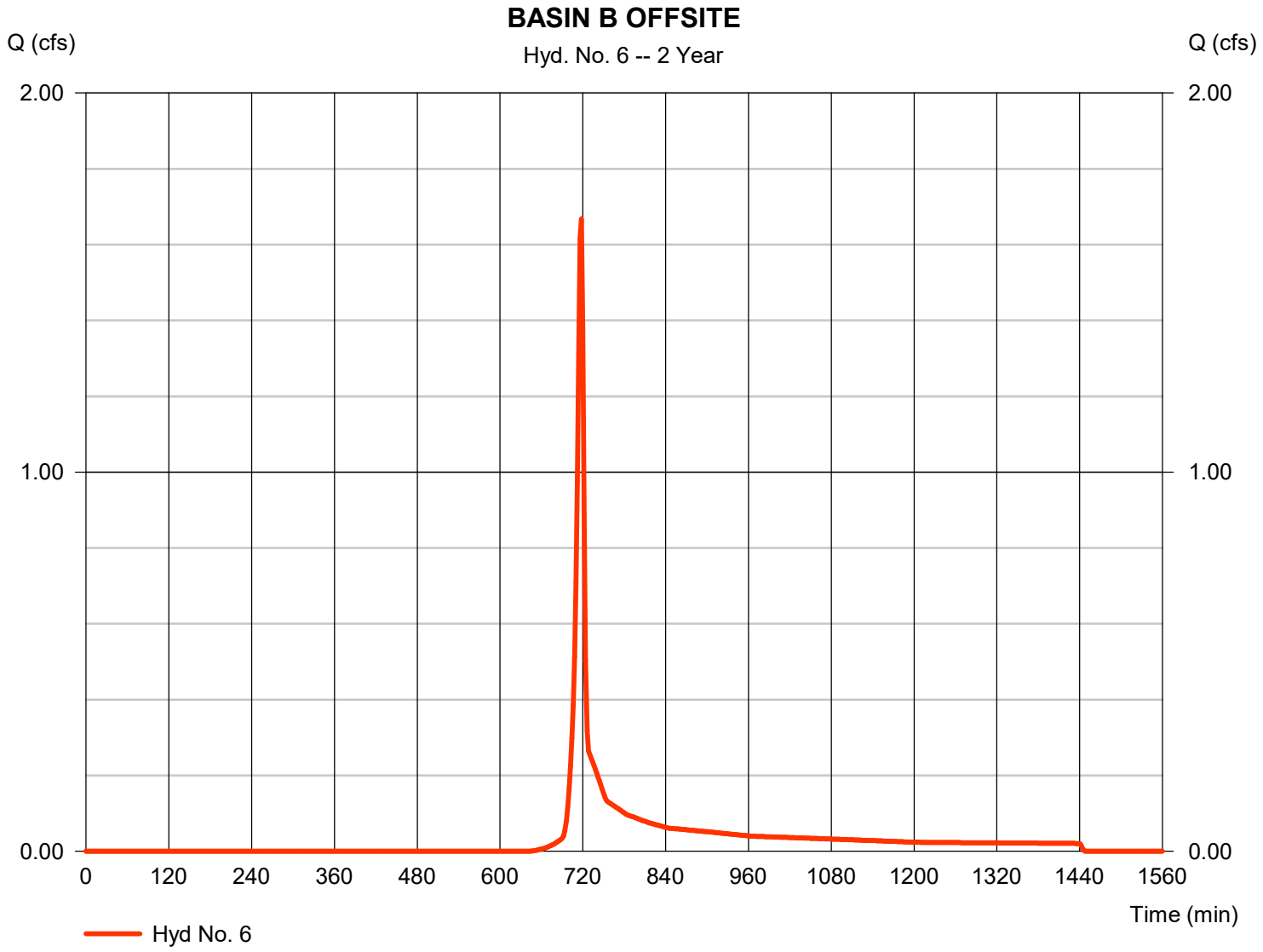
Hydrograph Report

Hyd. No. 6

BASIN B OFFSITE

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

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

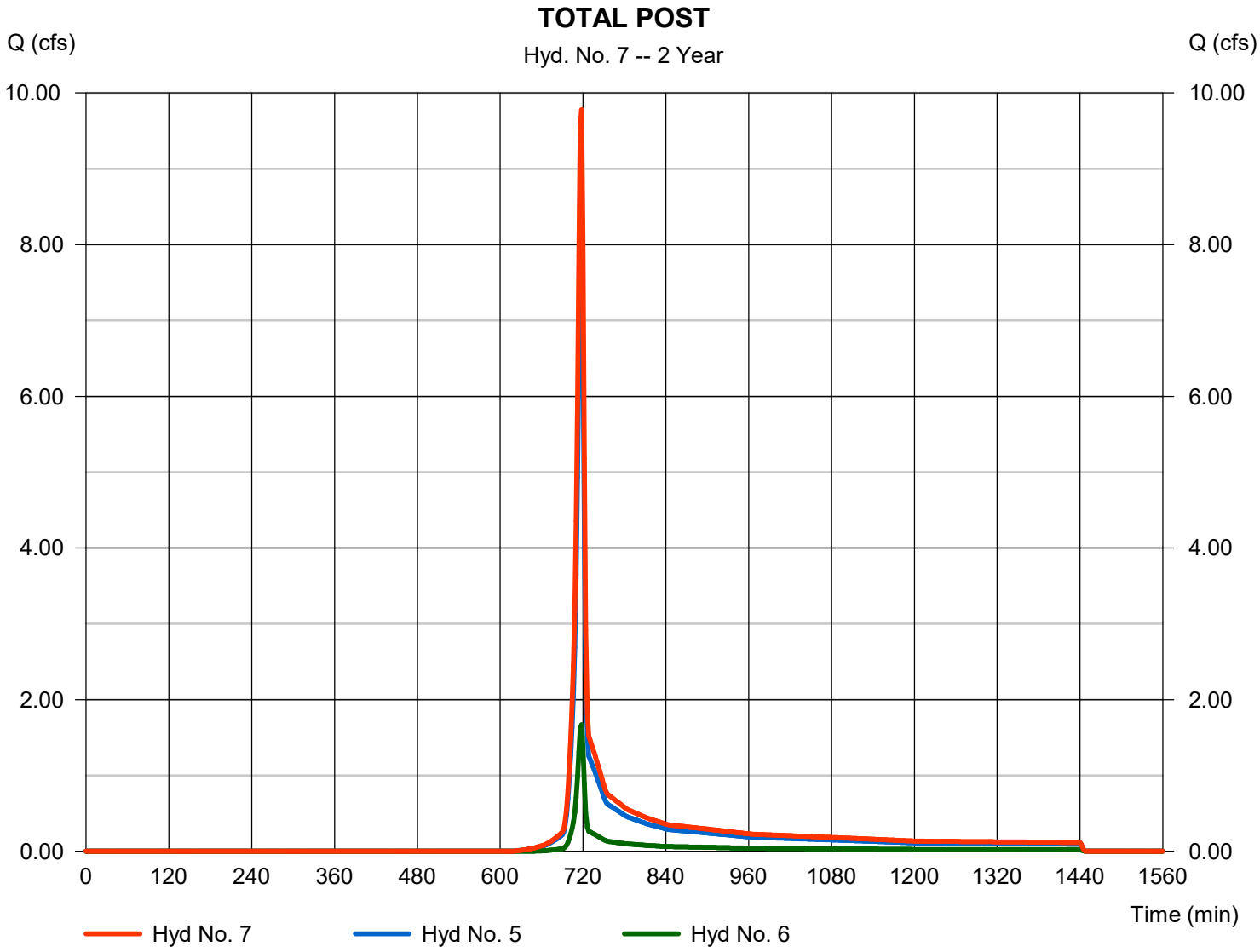


Hydrograph Report

Hyd. No. 7

TOTAL POST

Hydrograph type	= Combine	Peak discharge	= 9.781 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 19,563 cuft
Inflow hyds.	= 5, 6	Contrib. drain. area	= 5.360 ac



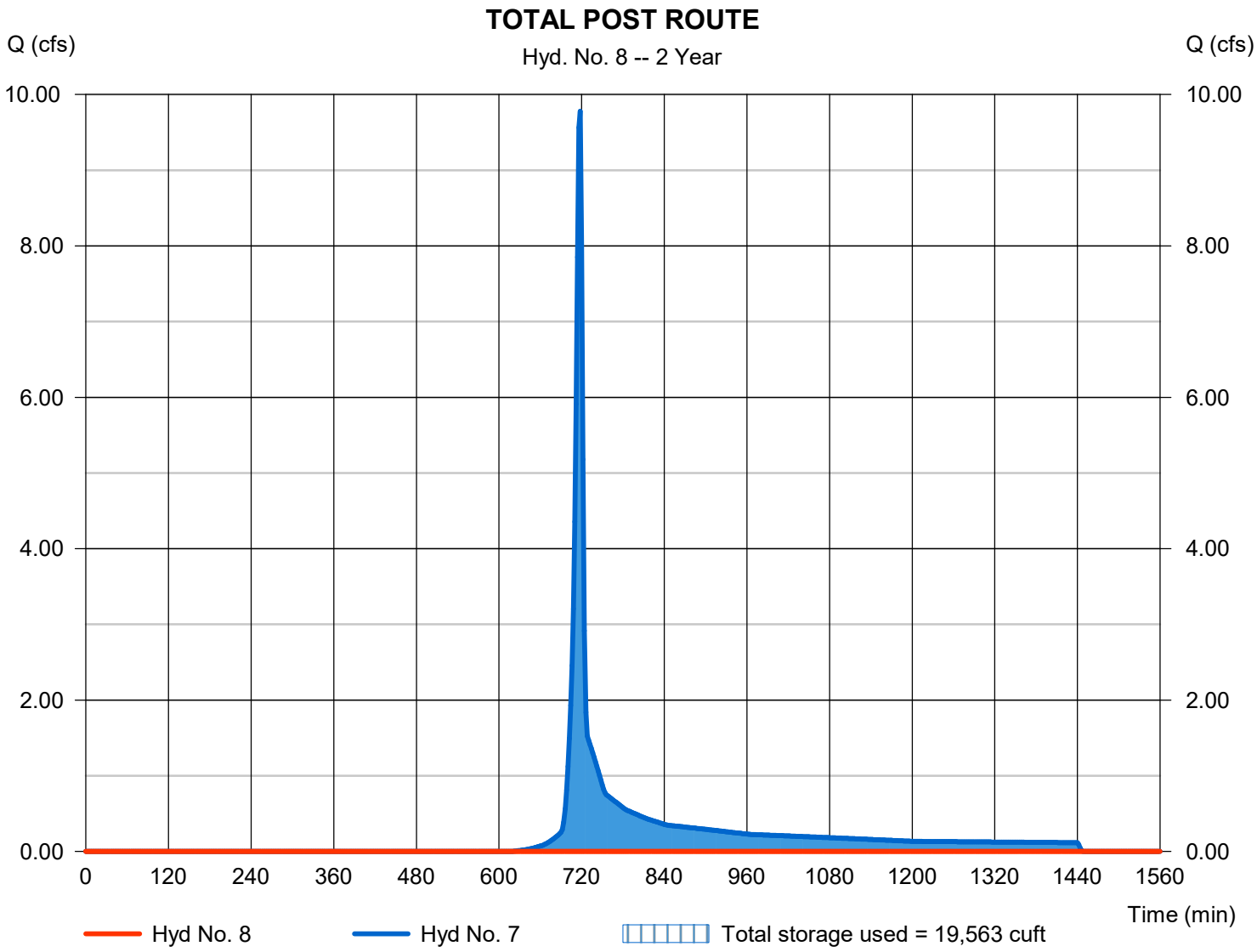
Hydrograph Report

Hyd. No. 8

TOTAL POST ROUTE

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

Storage Indication method used.

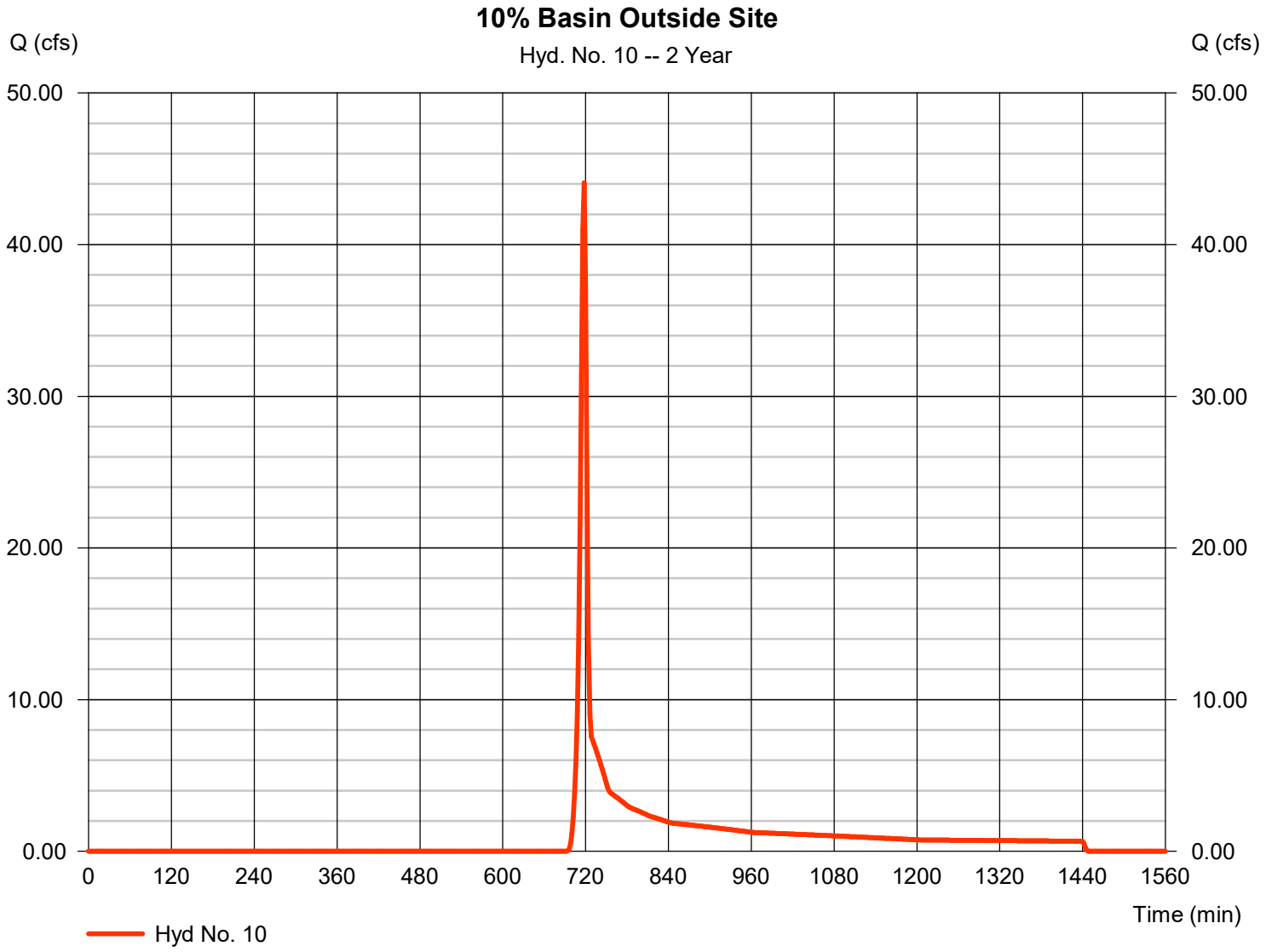


Hydrograph Report

Hyd. No. 10

10% Basin Outside Site

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

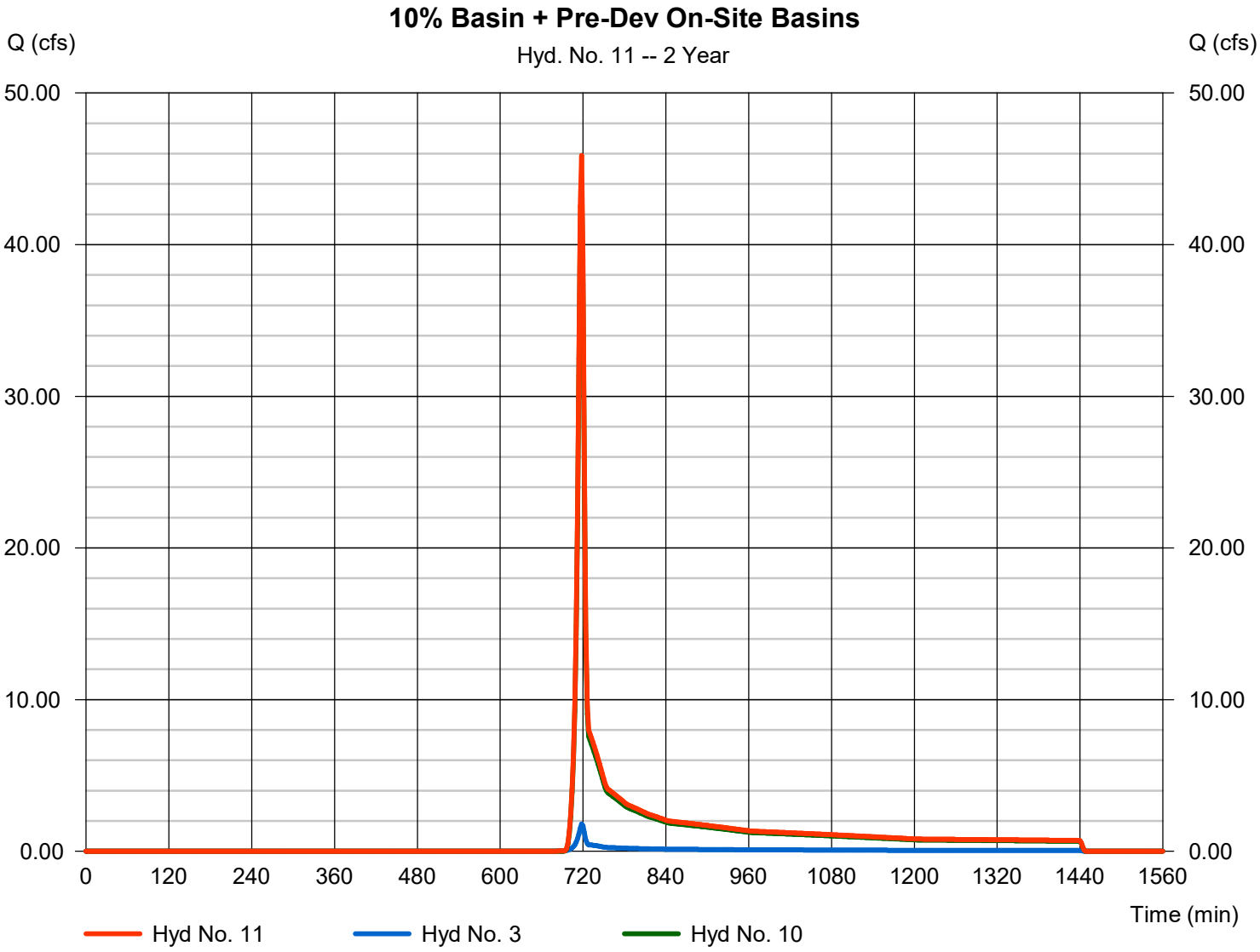


Hydrograph Report

Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

Hydrograph type	= Combine	Peak discharge	= 45.87 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 96,814 cuft
Inflow hyds.	= 3, 10	Contrib. drain. area	= 39.000 ac

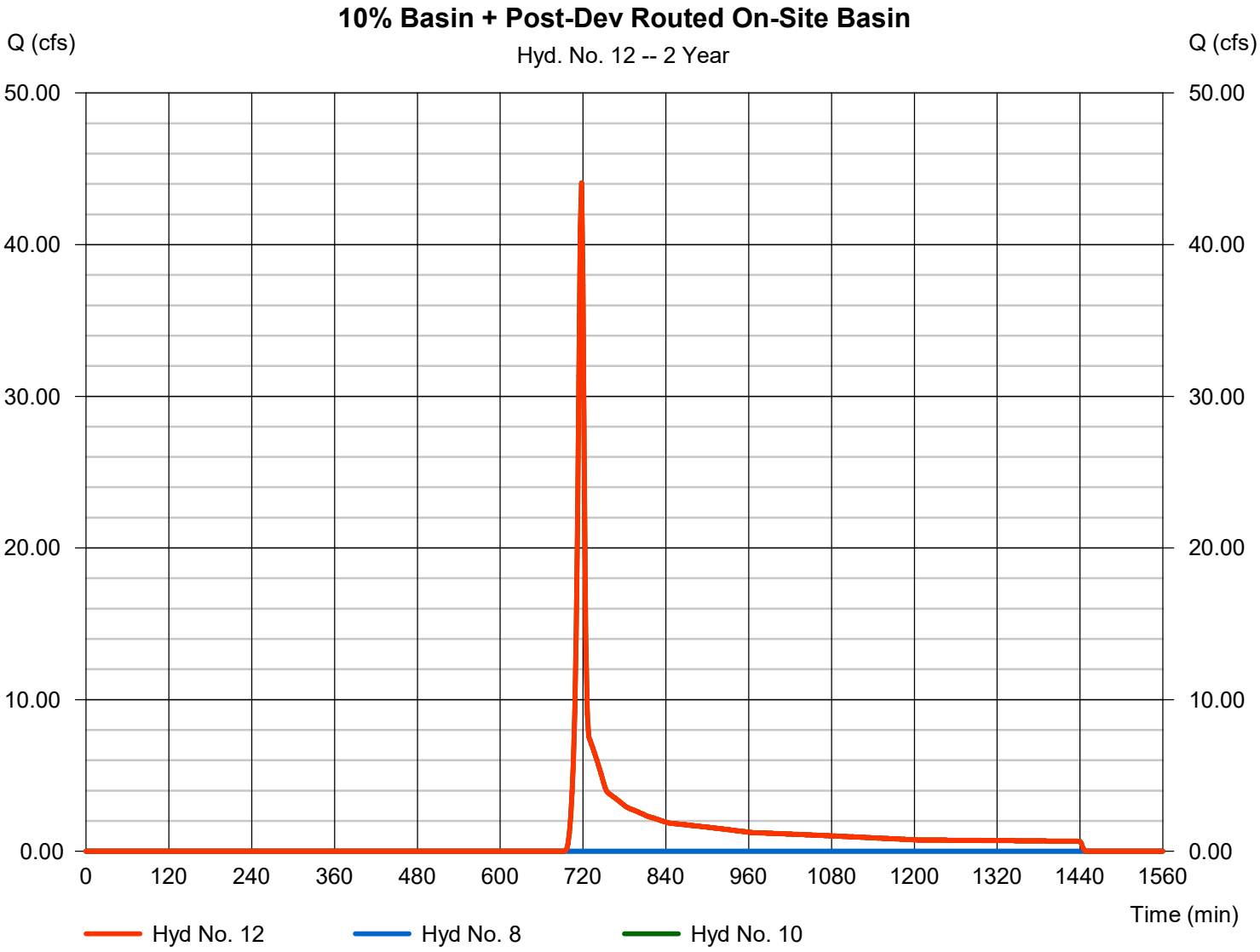


Hydrograph Report

Hyd. No. 12

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

Hydrograph type	= Combine	Peak discharge	= 44.08 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 91,136 cuft
Inflow hyds.	= 8, 10	Contrib. drain. area	= 39.000 ac



Hydrograph Summary Report

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

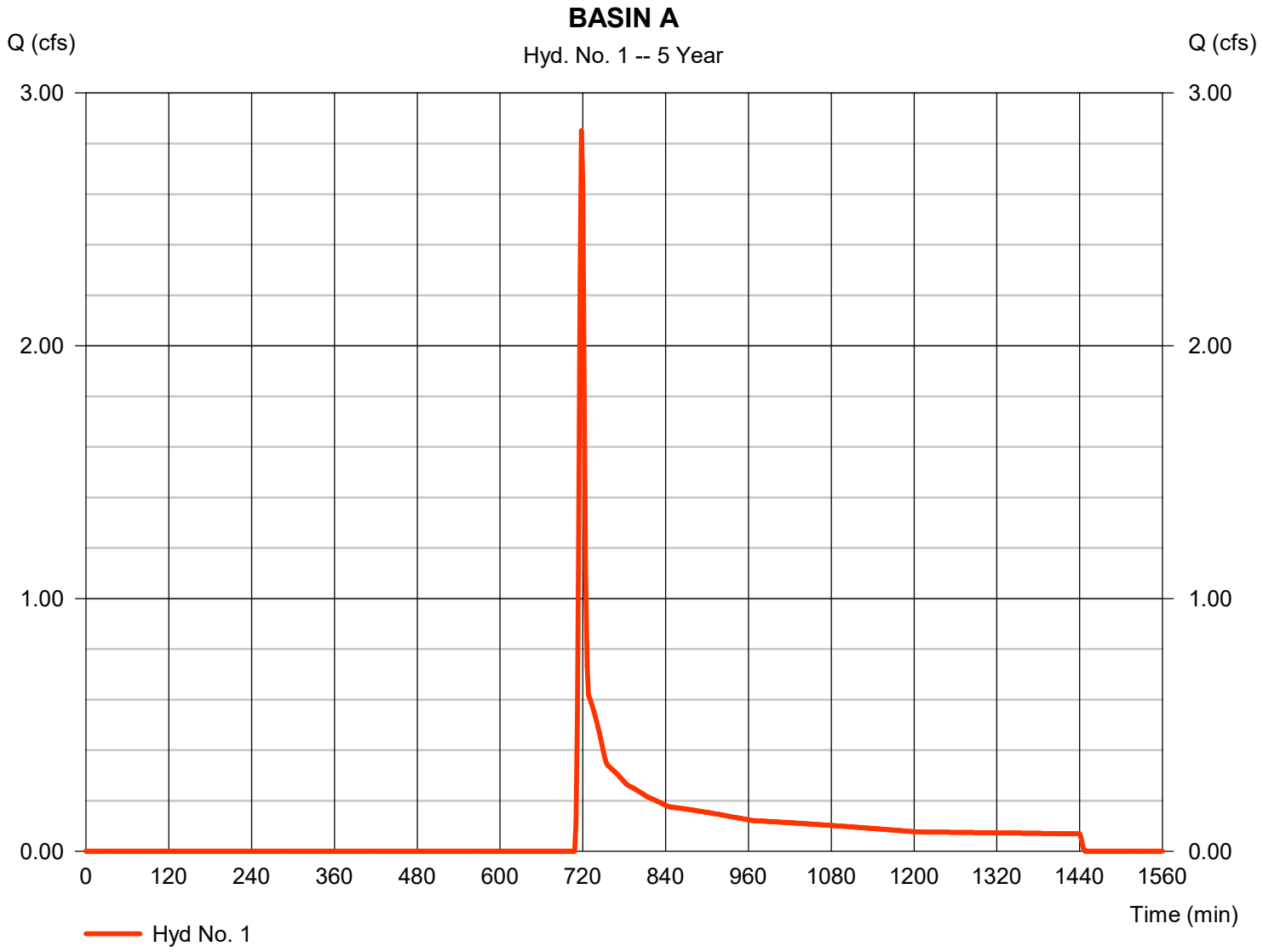
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	2.851	2	718	7,332	------	------	------	BASIN A
2	SCS Runoff	2.603	2	718	5,209	------	------	------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

Hydrograph Report

Hyd. No. 1

BASIN A

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



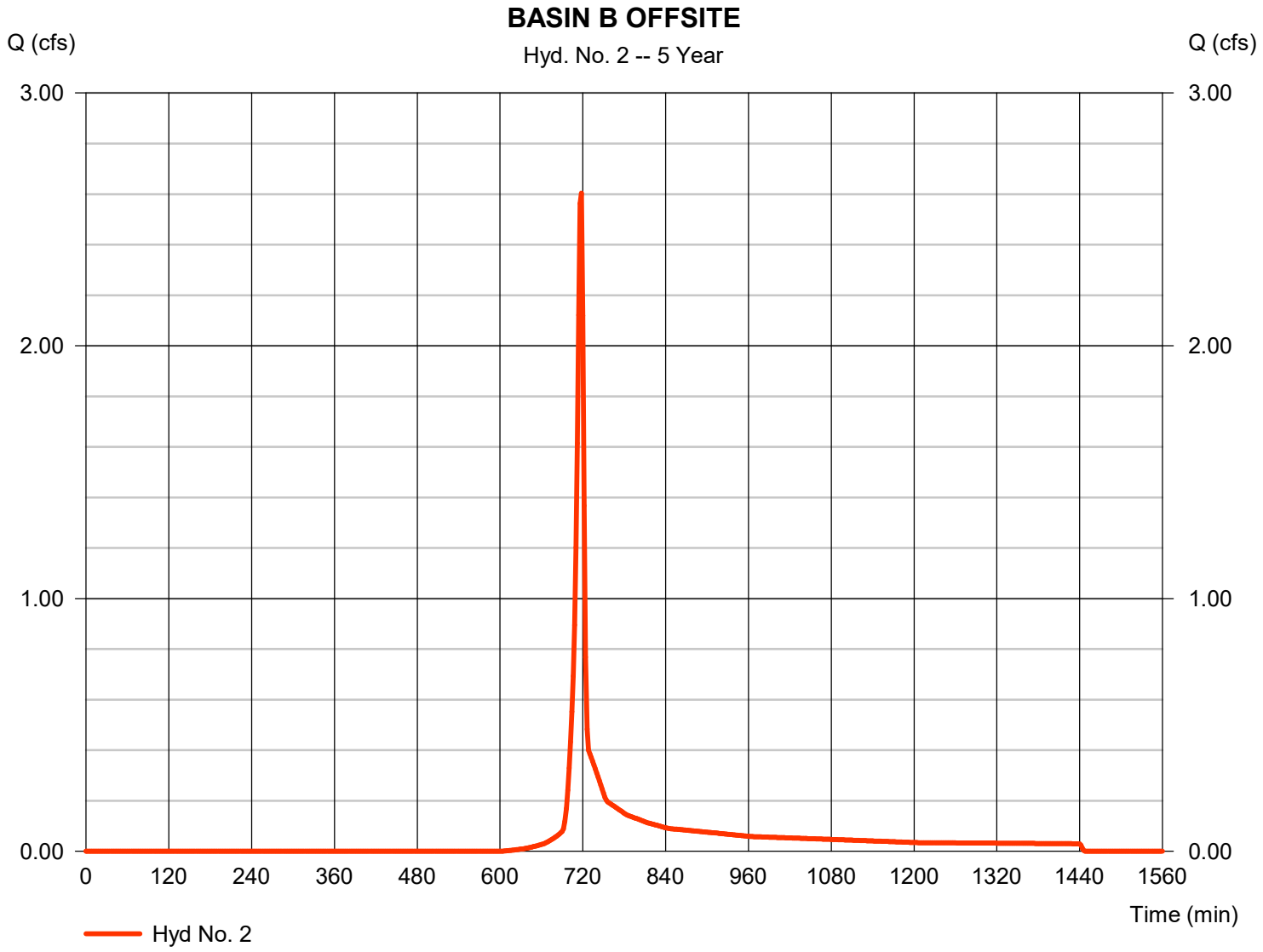
Hydrograph Report

Hyd. No. 2

BASIN B OFFSITE

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

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

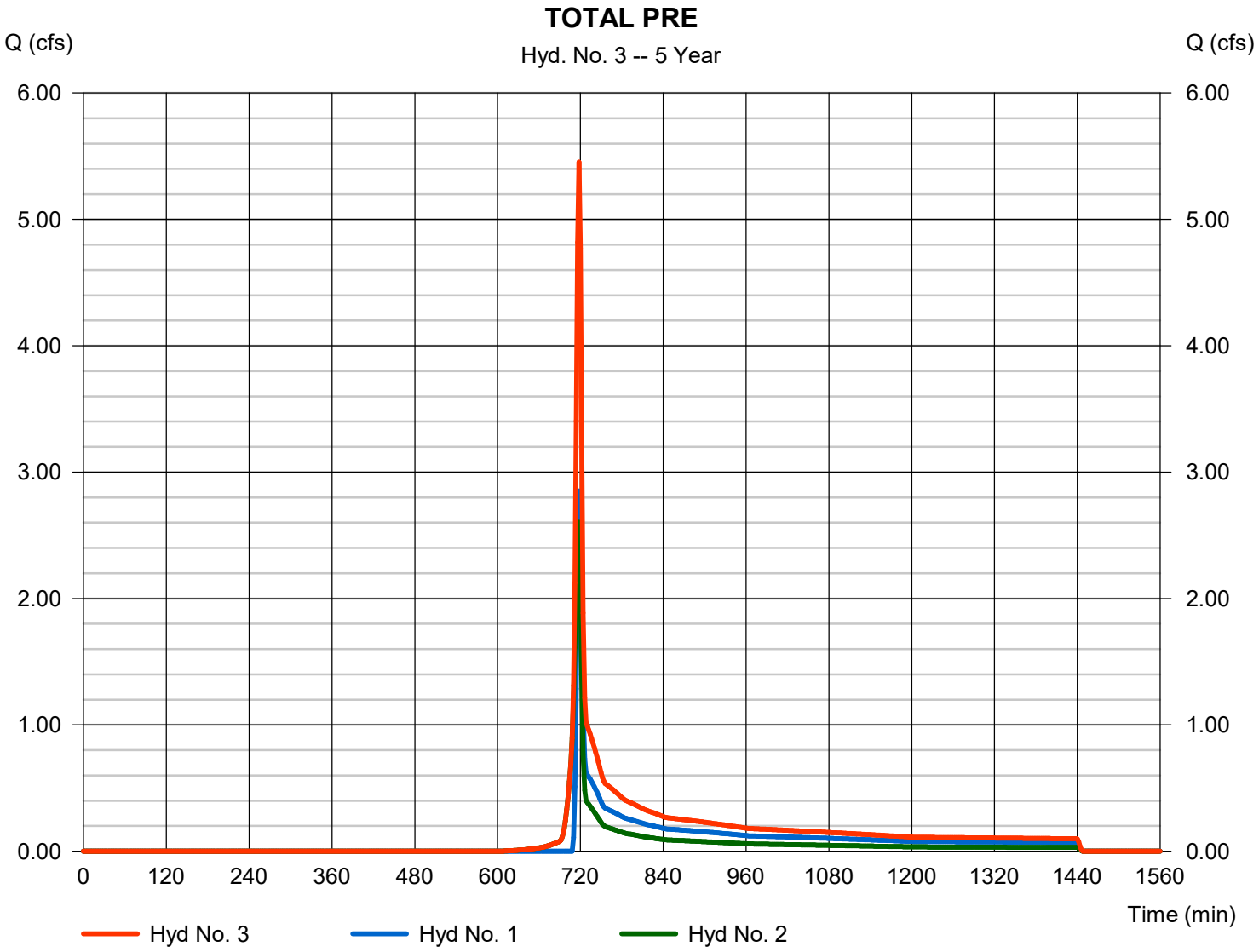


Hydrograph Report

Hyd. No. 3

TOTAL PRE

Hydrograph type	= Combine	Peak discharge	= 5.454 cfs
Storm frequency	= 5 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 12,541 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 5.360 ac



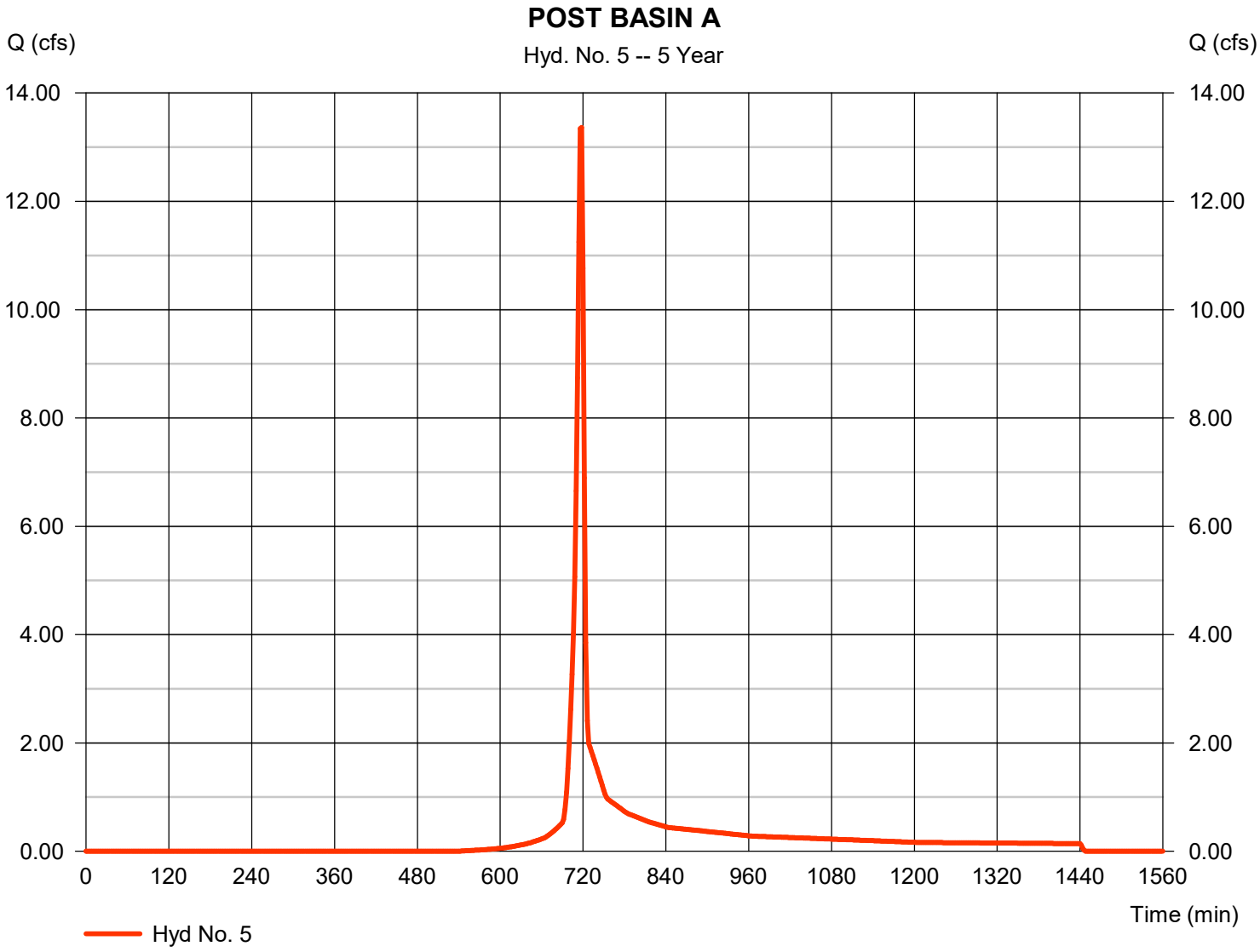
Hydrograph Report

Hyd. No. 5

POST BASIN A

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

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



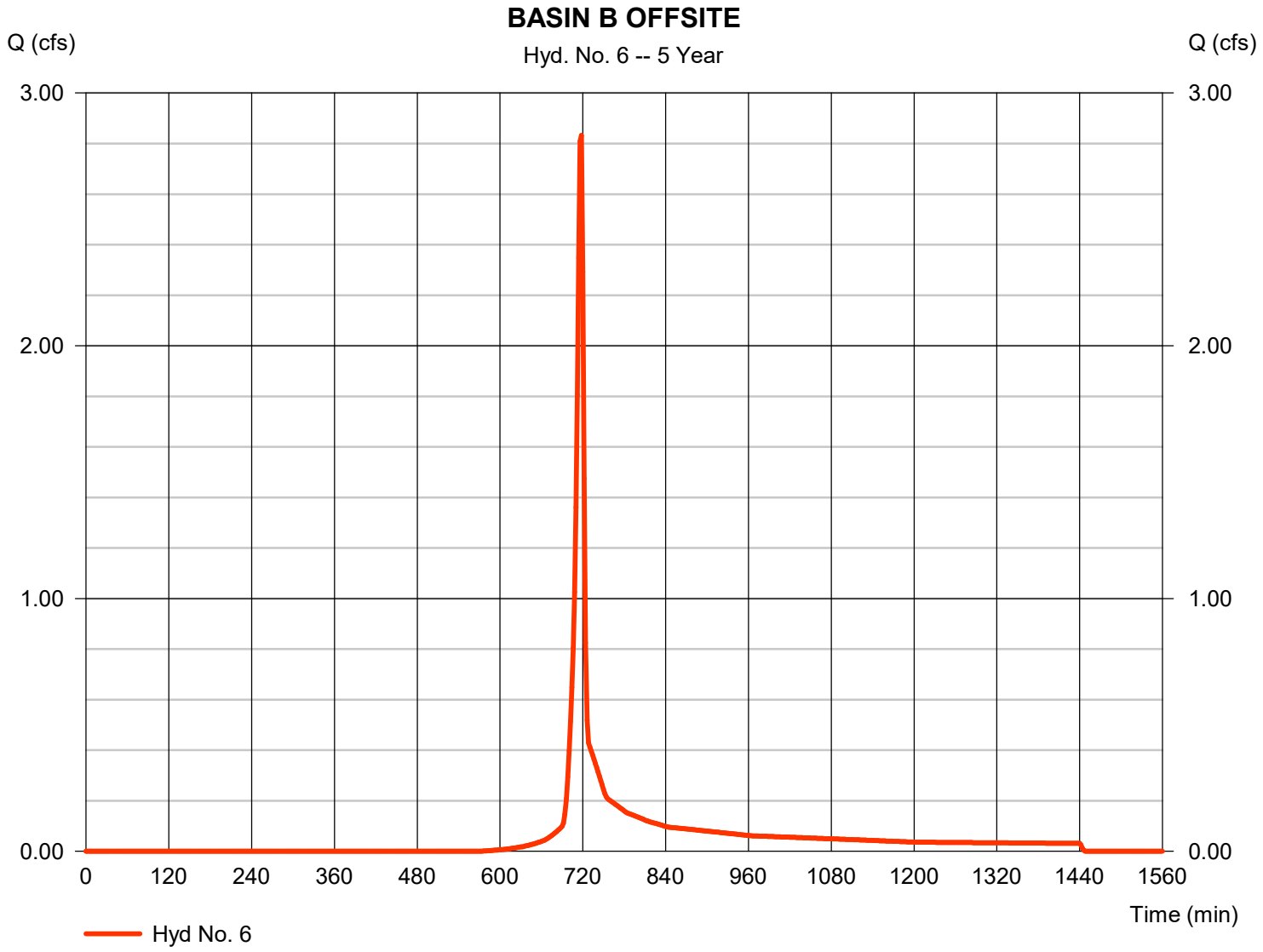
Hydrograph Report

Hyd. No. 6

BASIN B OFFSITE

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

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

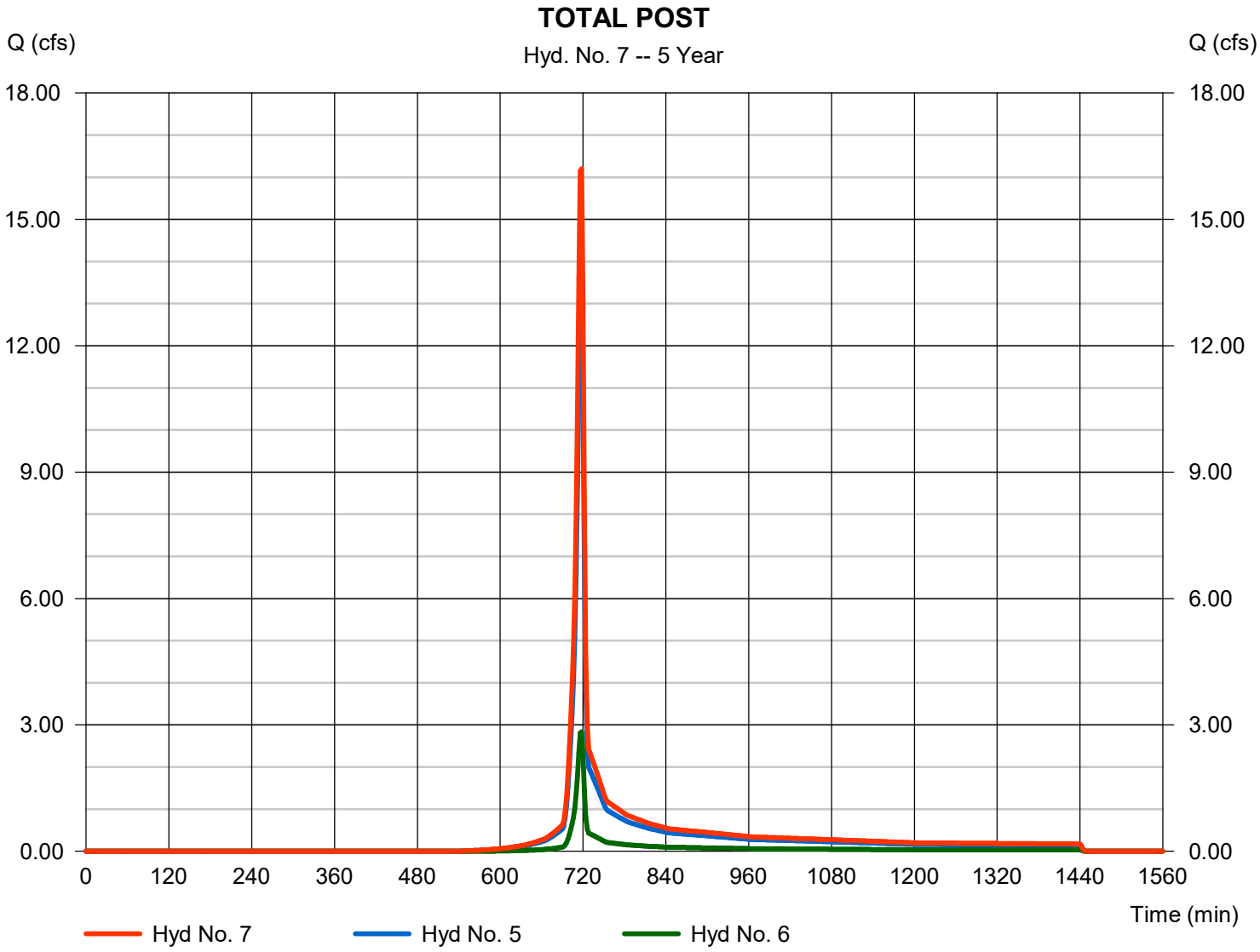


Hydrograph Report

Hyd. No. 7

TOTAL POST

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



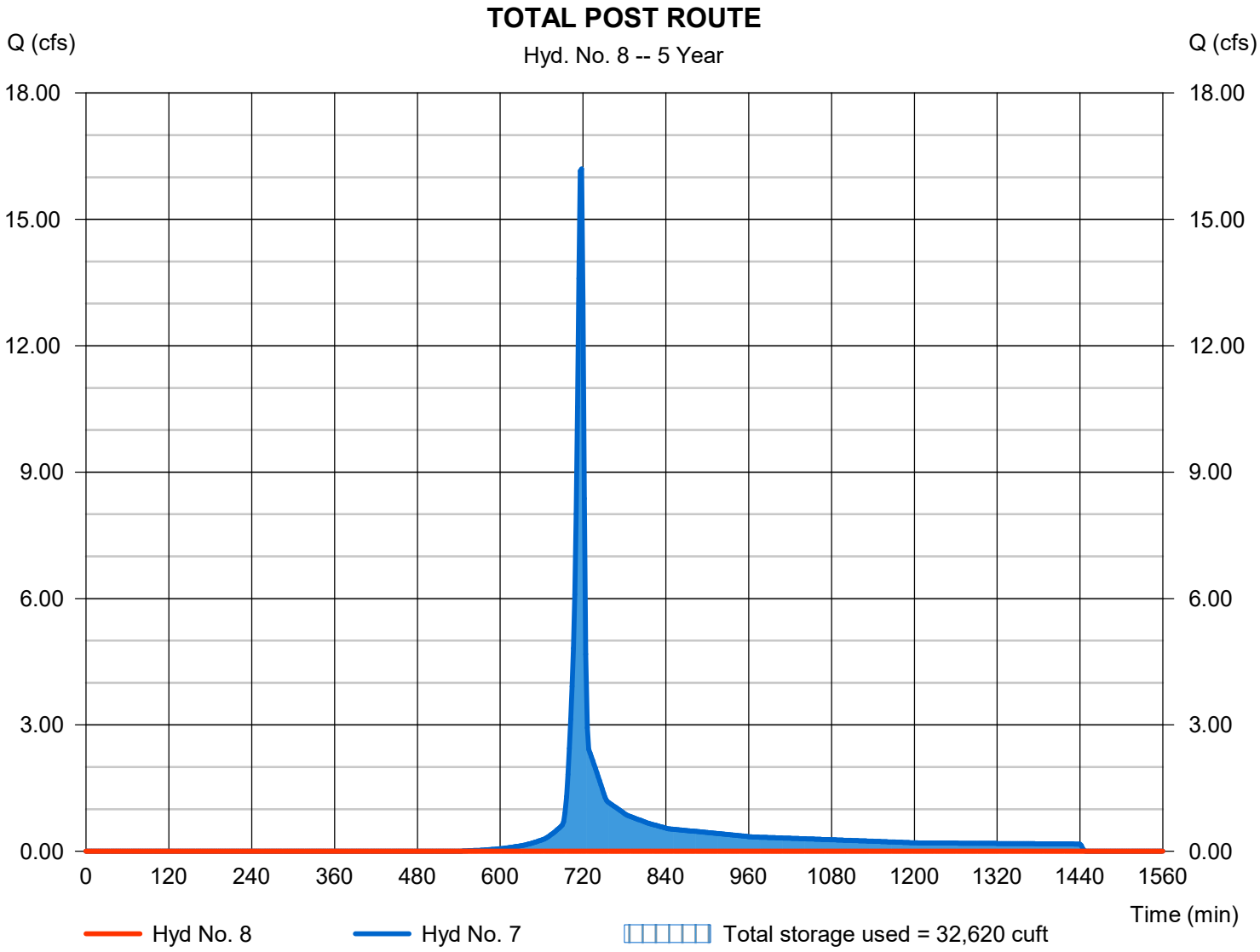
Hydrograph Report

Hyd. No. 8

TOTAL POST ROUTE

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

Storage Indication method used.

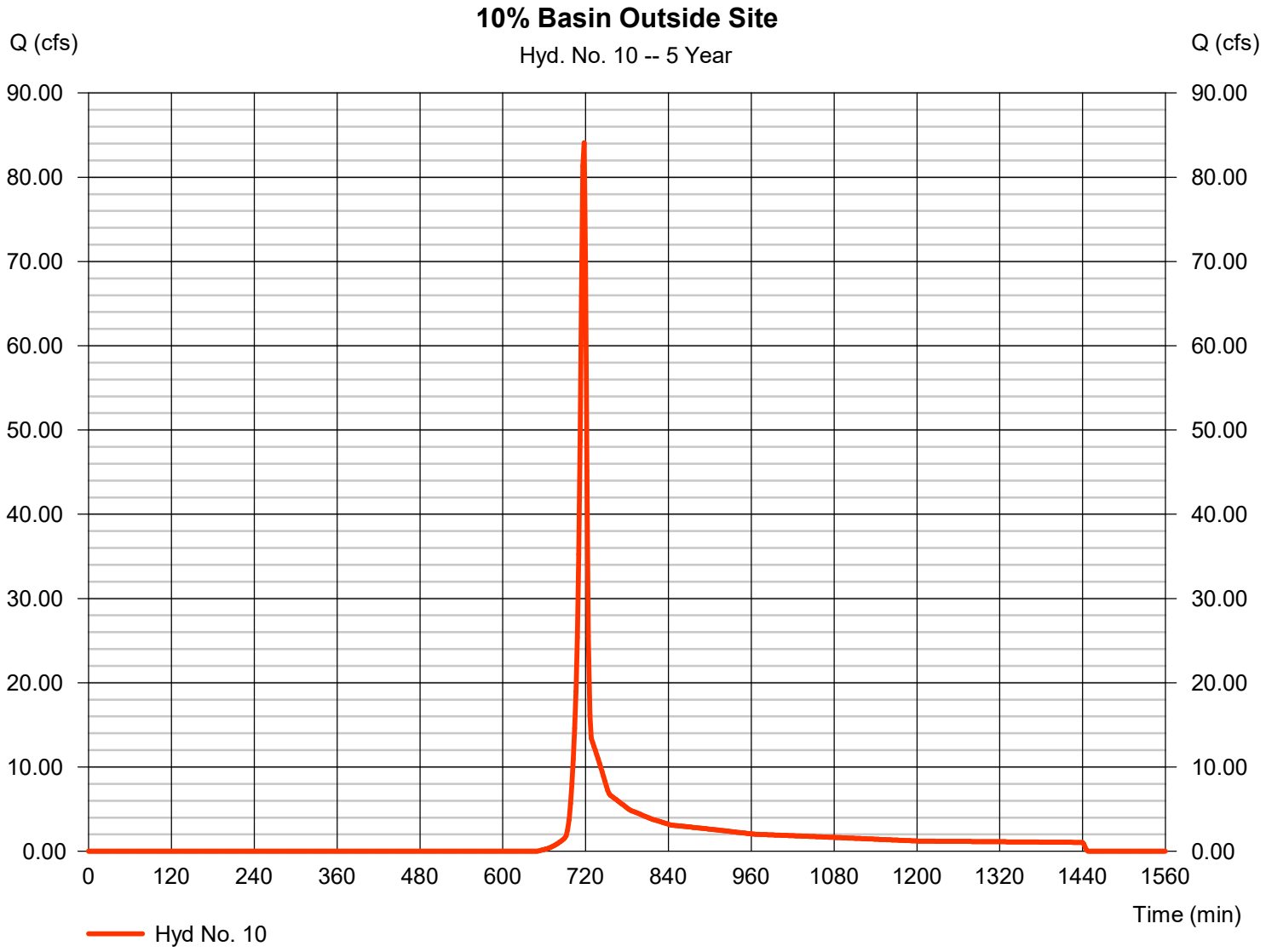


Hydrograph Report

Hyd. No. 10

10% Basin Outside Site

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

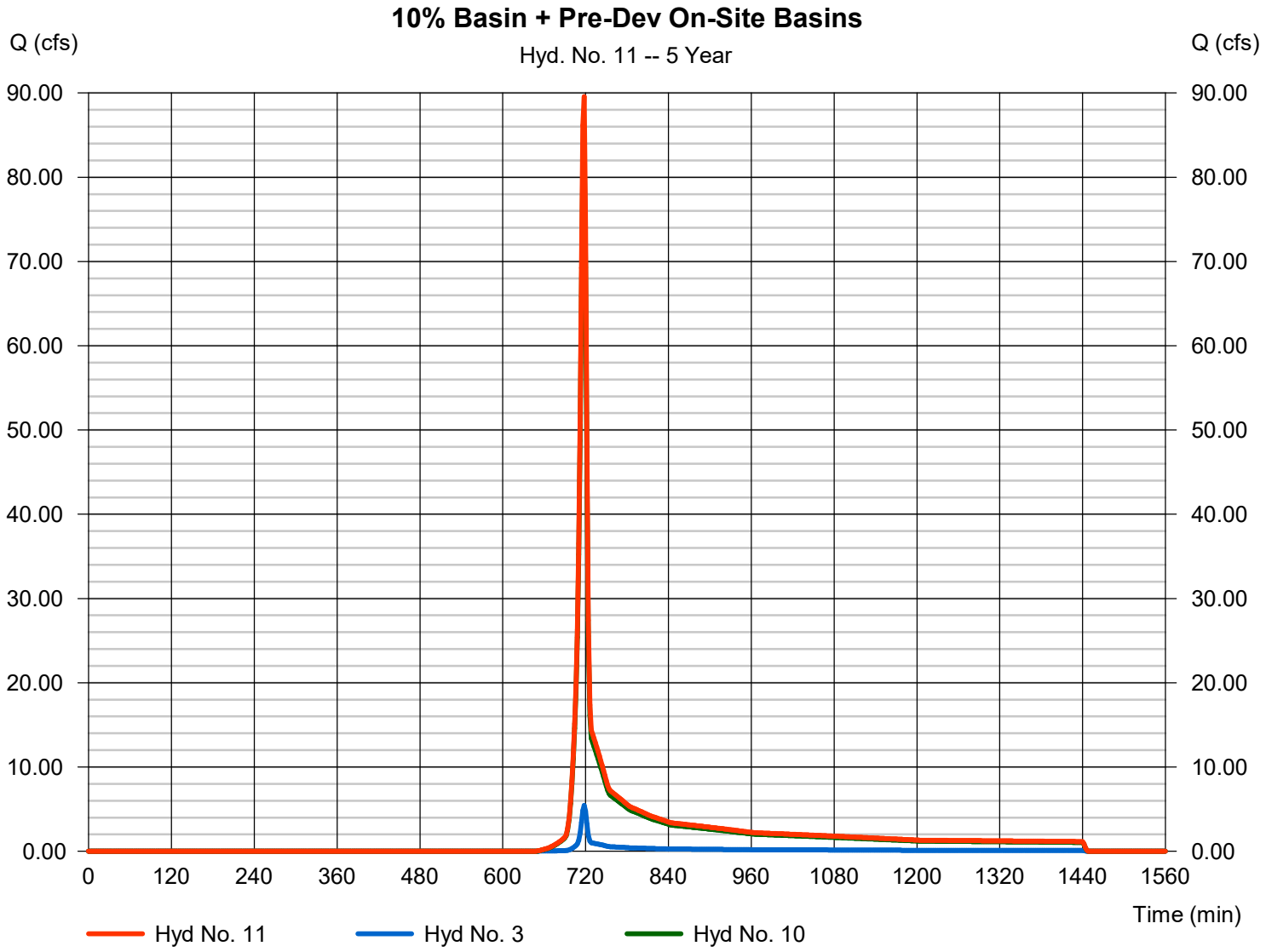


Hydrograph Report

Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

Hydrograph type	= Combine	Peak discharge	= 89.55 cfs
Storm frequency	= 5 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 181,097 cuft
Inflow hyds.	= 3, 10	Contrib. drain. area	= 39.000 ac

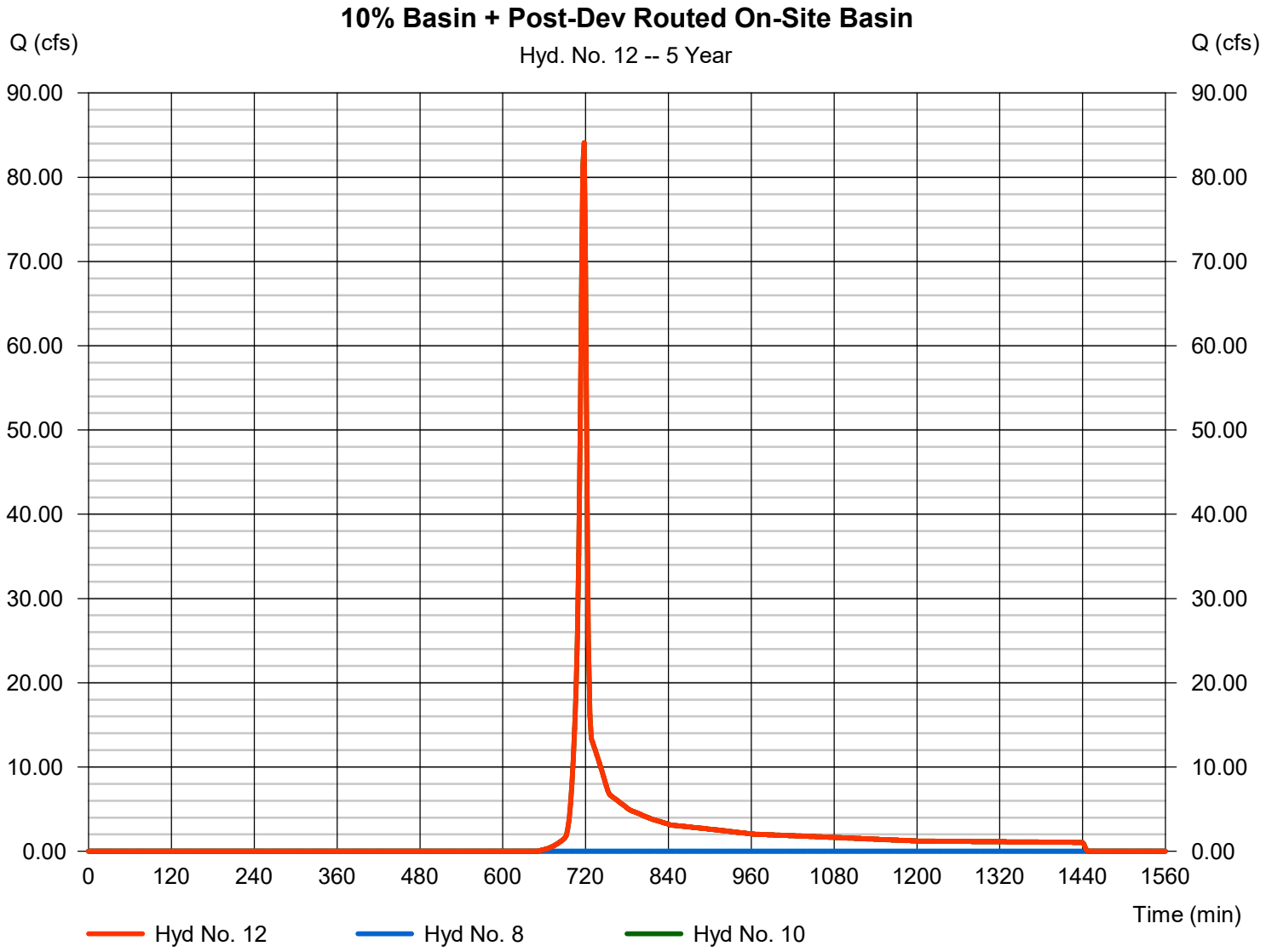


Hydrograph Report

Hyd. No. 12

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

Hydrograph type	= Combine	Peak discharge	= 84.10 cfs
Storm frequency	= 5 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 168,556 cuft
Inflow hyds.	= 8, 10	Contrib. drain. area	= 39.000 ac



Hydrograph Summary Report

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

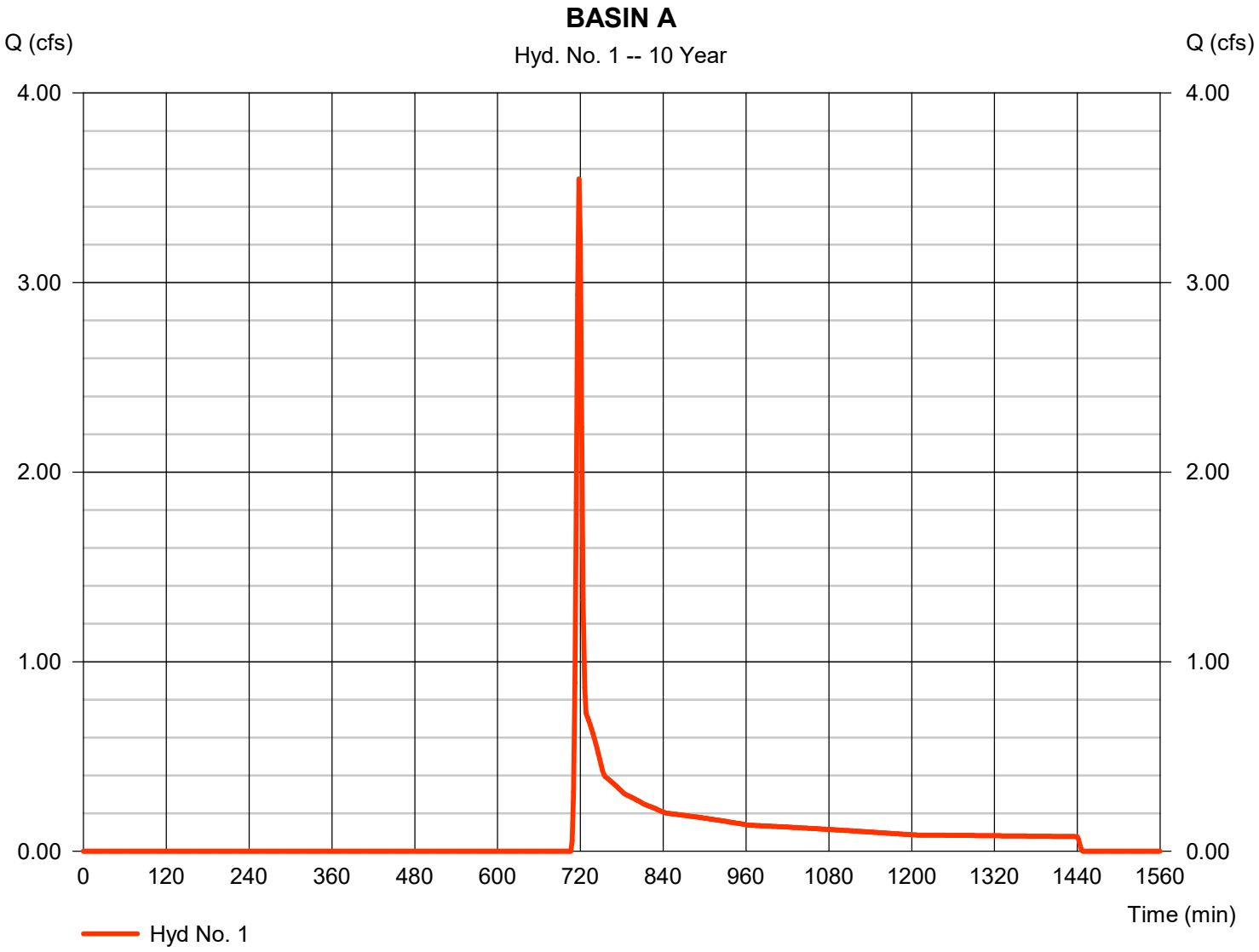
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	3.547	2	718	8,581	------	------	------	BASIN A
2	SCS Runoff	2.863	2	718	5,734	------	------	------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

Hydrograph Report

Hyd. No. 1

BASIN A

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



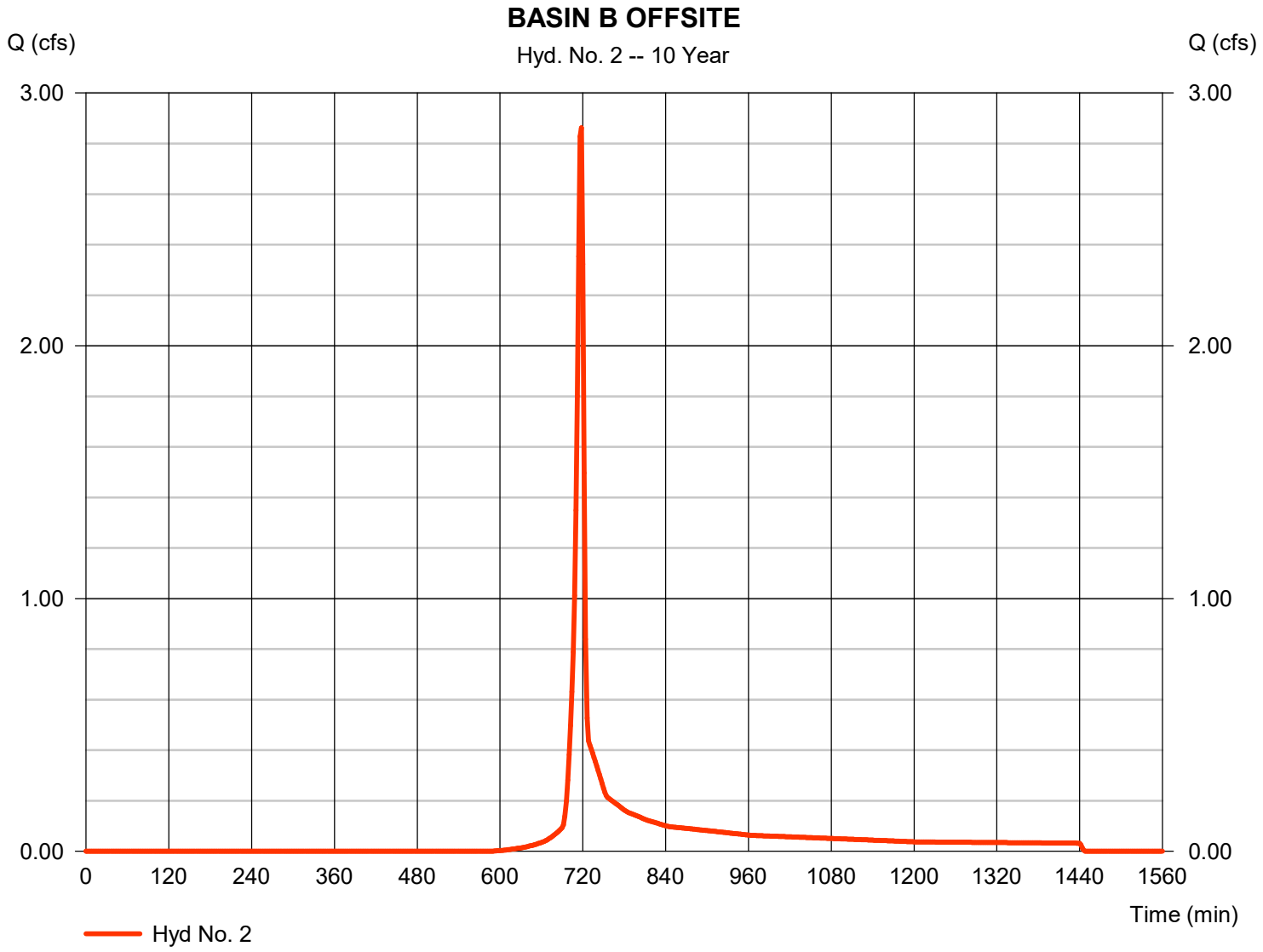
Hydrograph Report

Hyd. No. 2

BASIN B OFFSITE

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

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

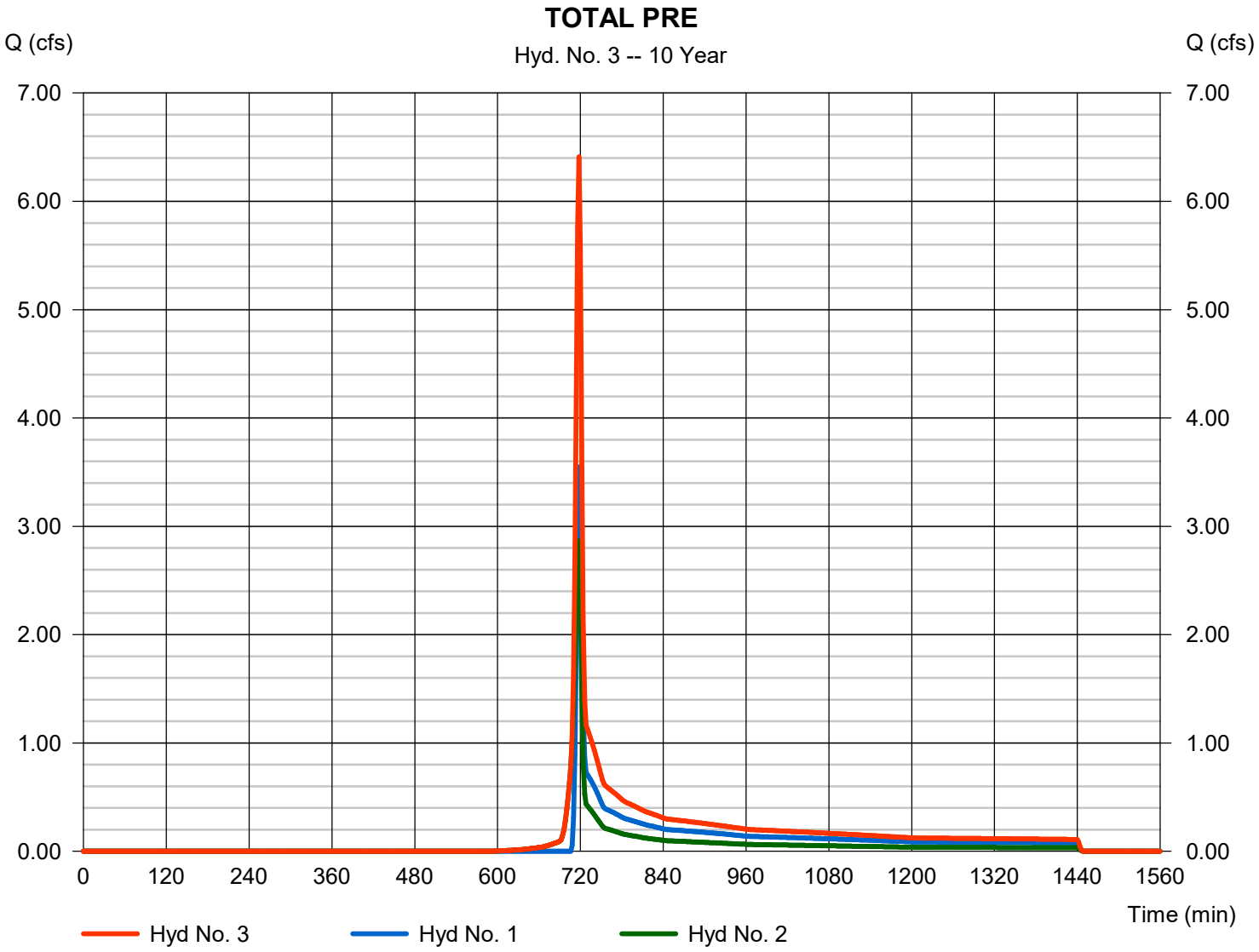


Hydrograph Report

Hyd. No. 3

TOTAL PRE

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



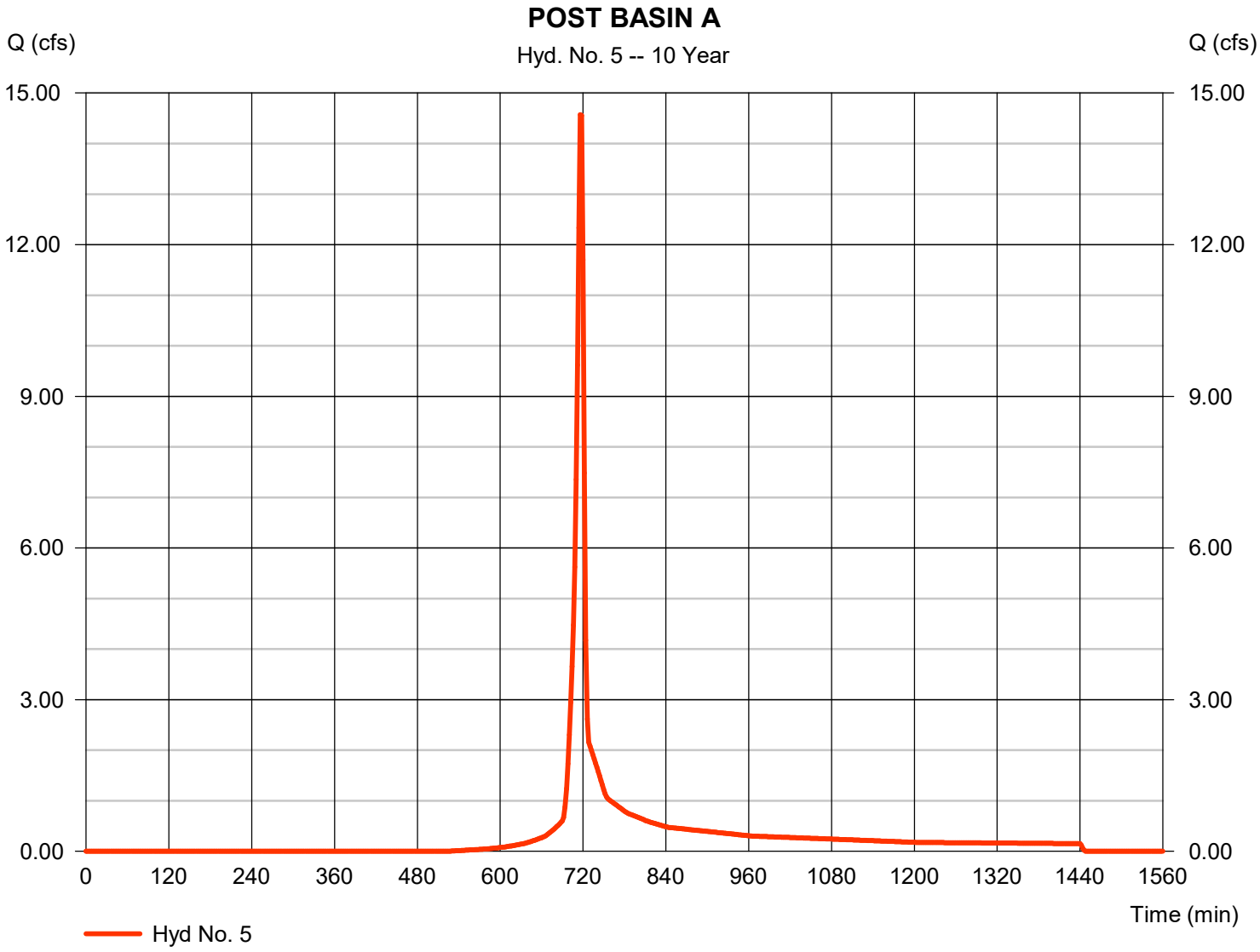
Hydrograph Report

Hyd. No. 5

POST BASIN A

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

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



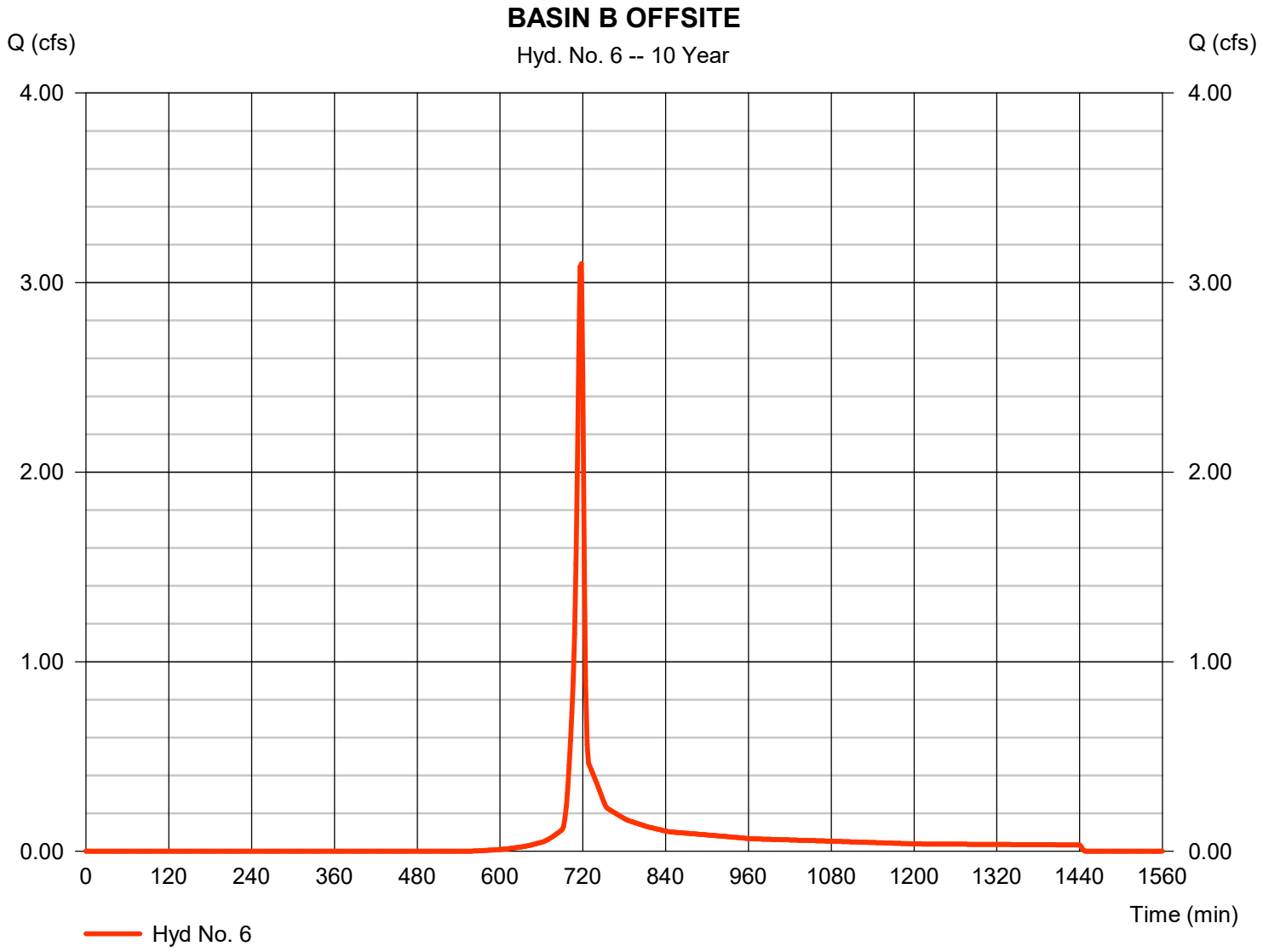
Hydrograph Report

Hyd. No. 6

BASIN B OFFSITE

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

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

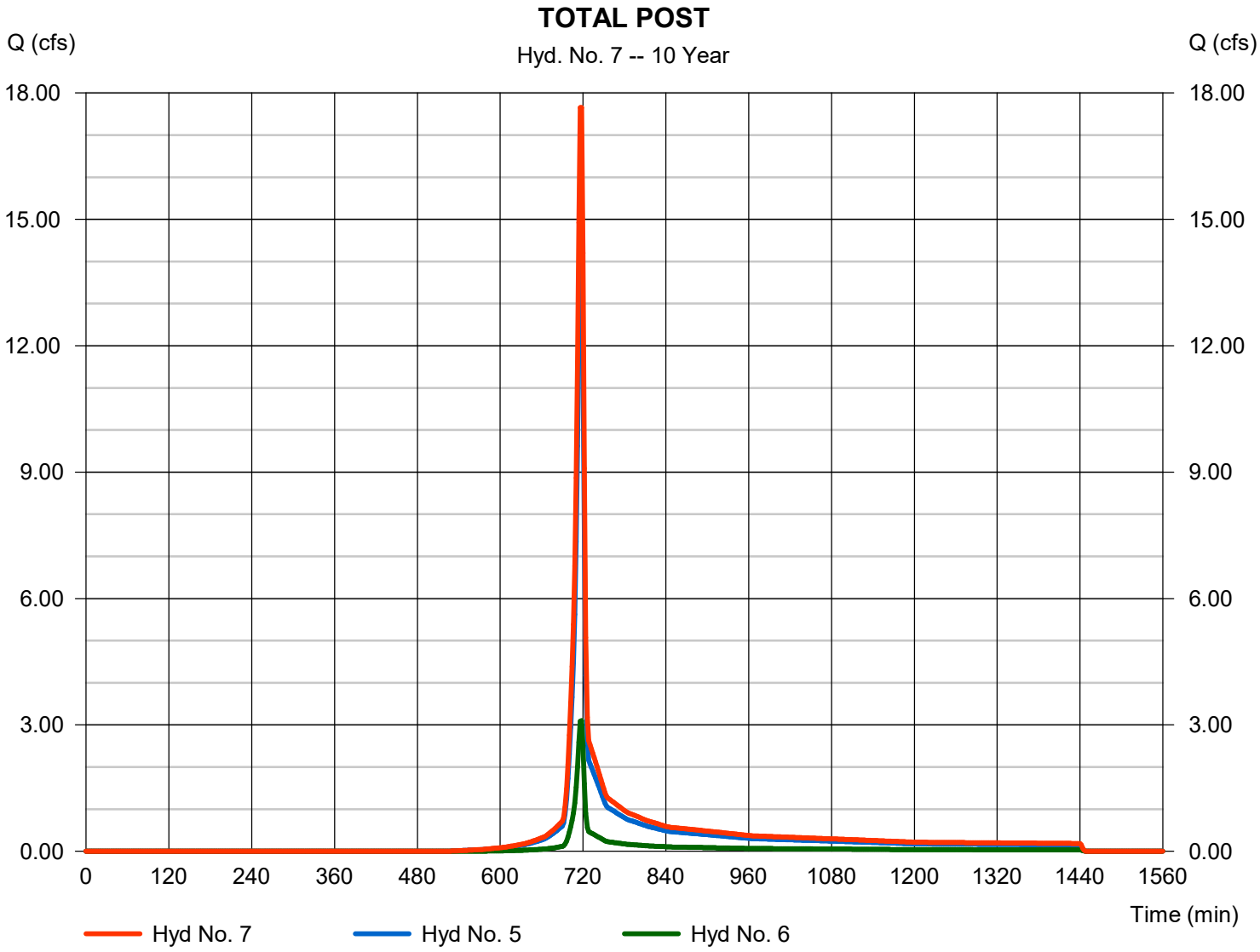


Hydrograph Report

Hyd. No. 7

TOTAL POST

Hydrograph type	= Combine	Peak discharge	= 17.66 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 35,654 cuft
Inflow hyds.	= 5, 6	Contrib. drain. area	= 5.360 ac



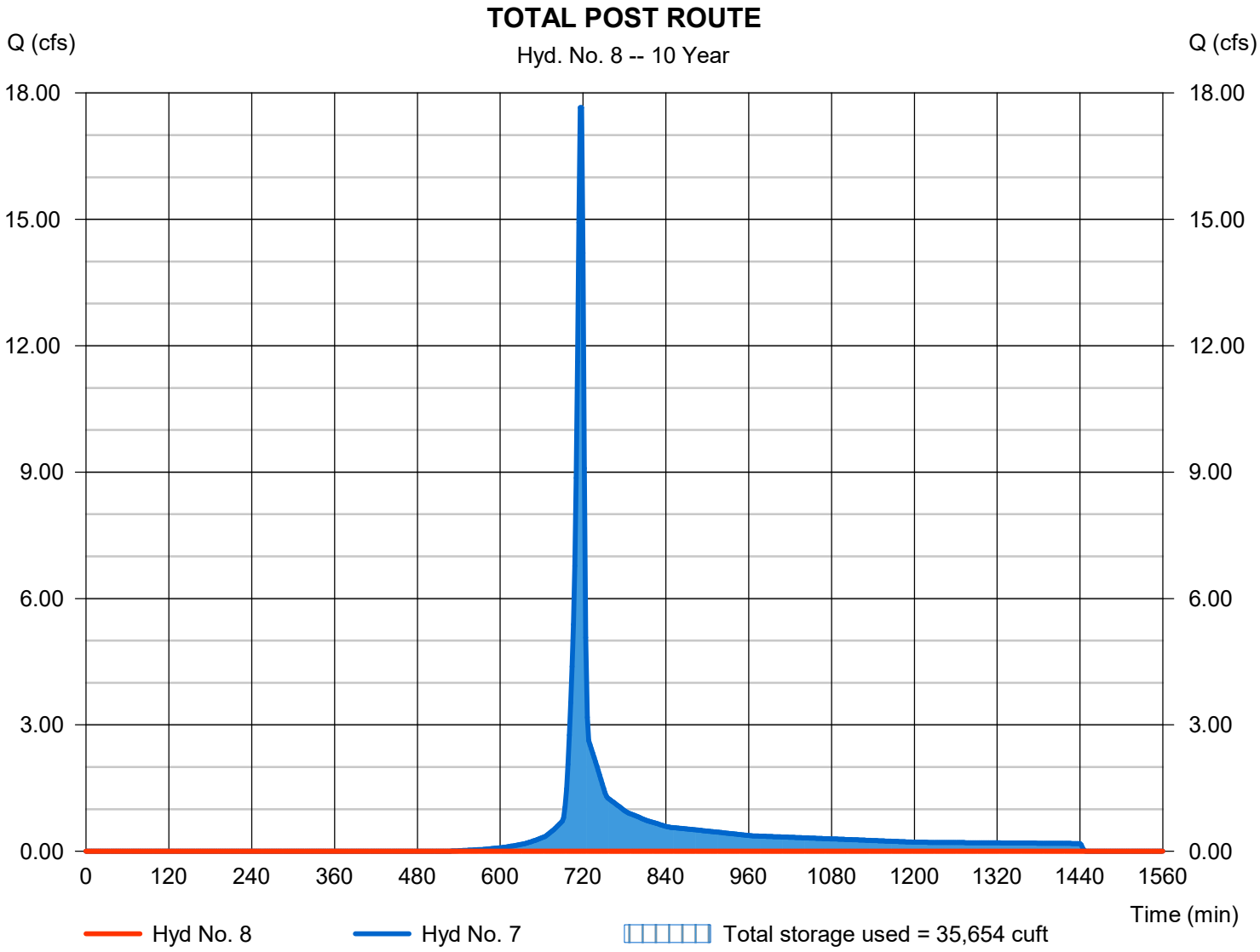
Hydrograph Report

Hyd. No. 8

TOTAL POST ROUTE

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

Storage Indication method used.

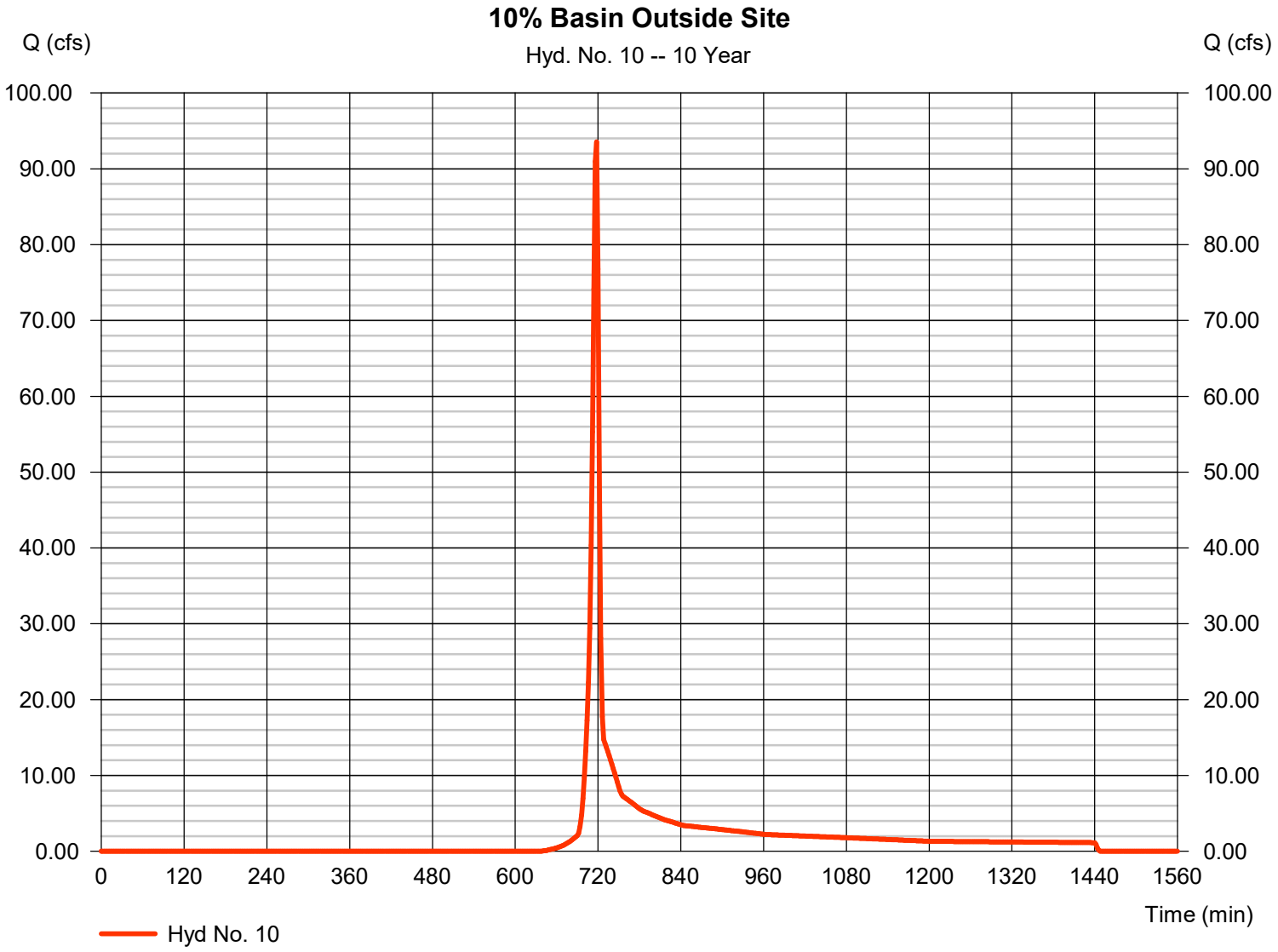


Hydrograph Report

Hyd. No. 10

10% Basin Outside Site

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

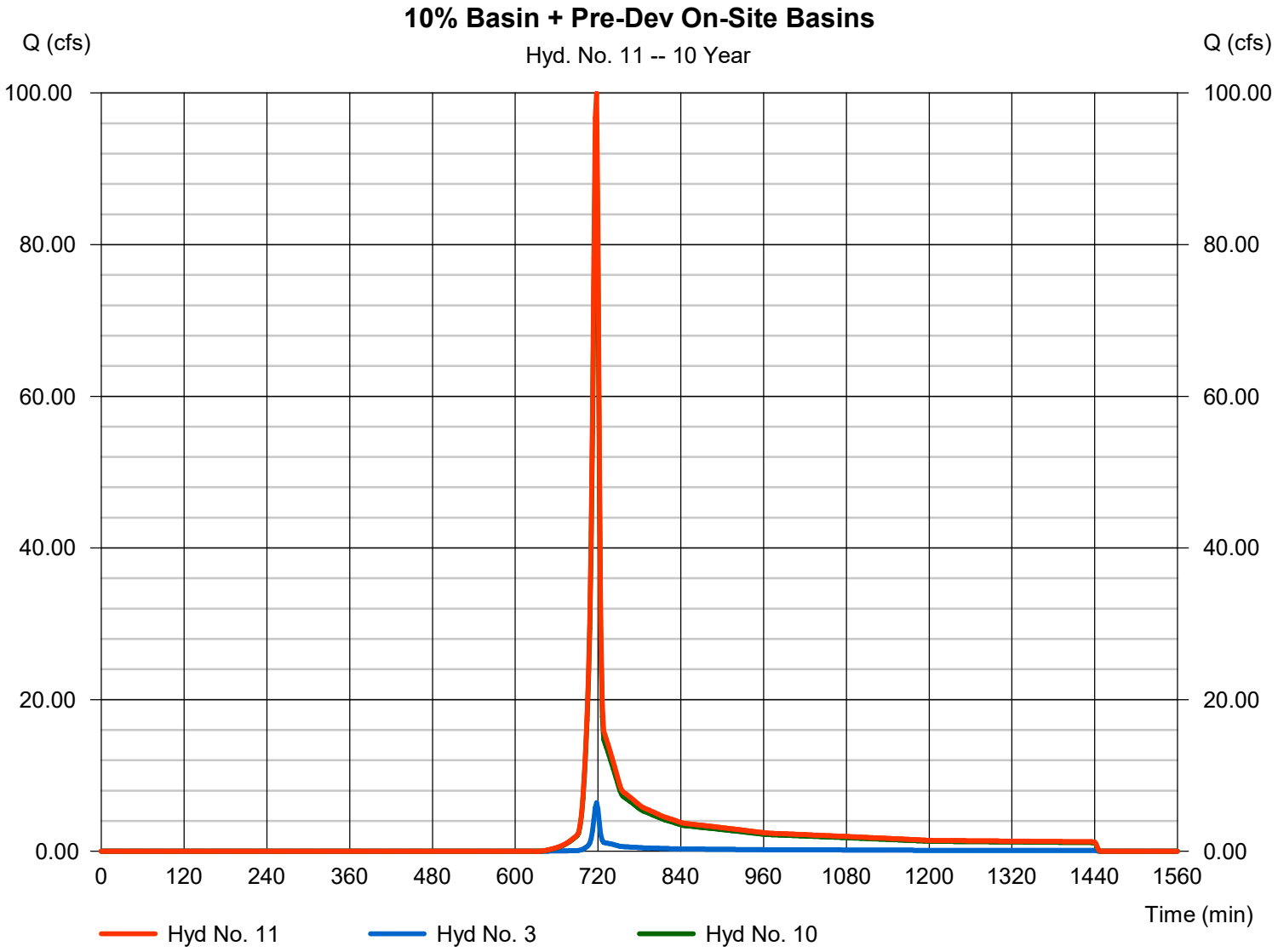


Hydrograph Report

Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

Hydrograph type	= Combine	Peak discharge	= 99.95 cfs
Storm frequency	= 10 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 201,501 cuft
Inflow hyds.	= 3, 10	Contrib. drain. area	= 39.000 ac

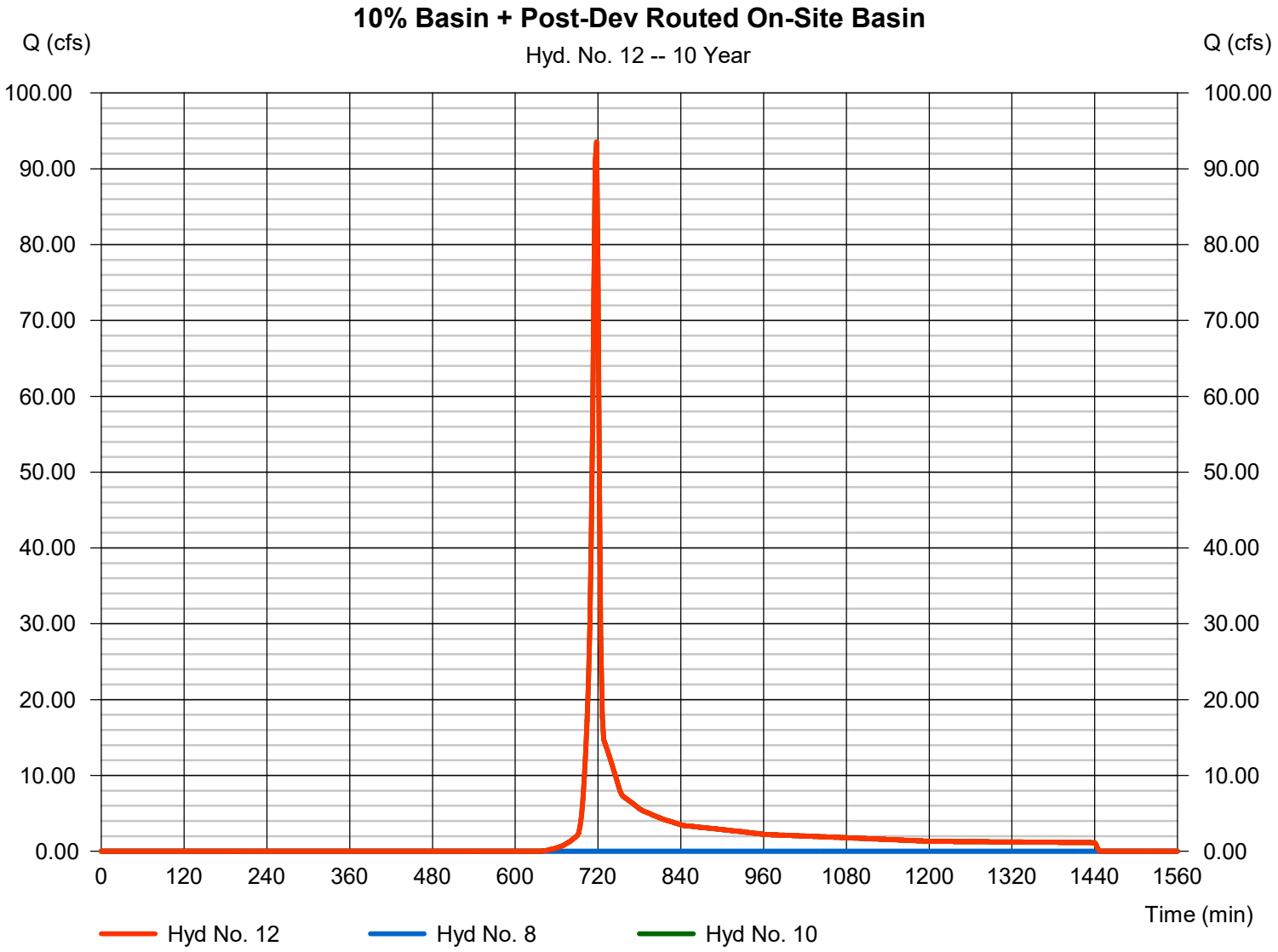


Hydrograph Report

Hyd. No. 12

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

Hydrograph type	= Combine	Peak discharge	= 93.54 cfs
Storm frequency	= 10 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 187,186 cuft
Inflow hyds.	= 8, 10	Contrib. drain. area	= 39.000 ac



Hydrograph Summary Report

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

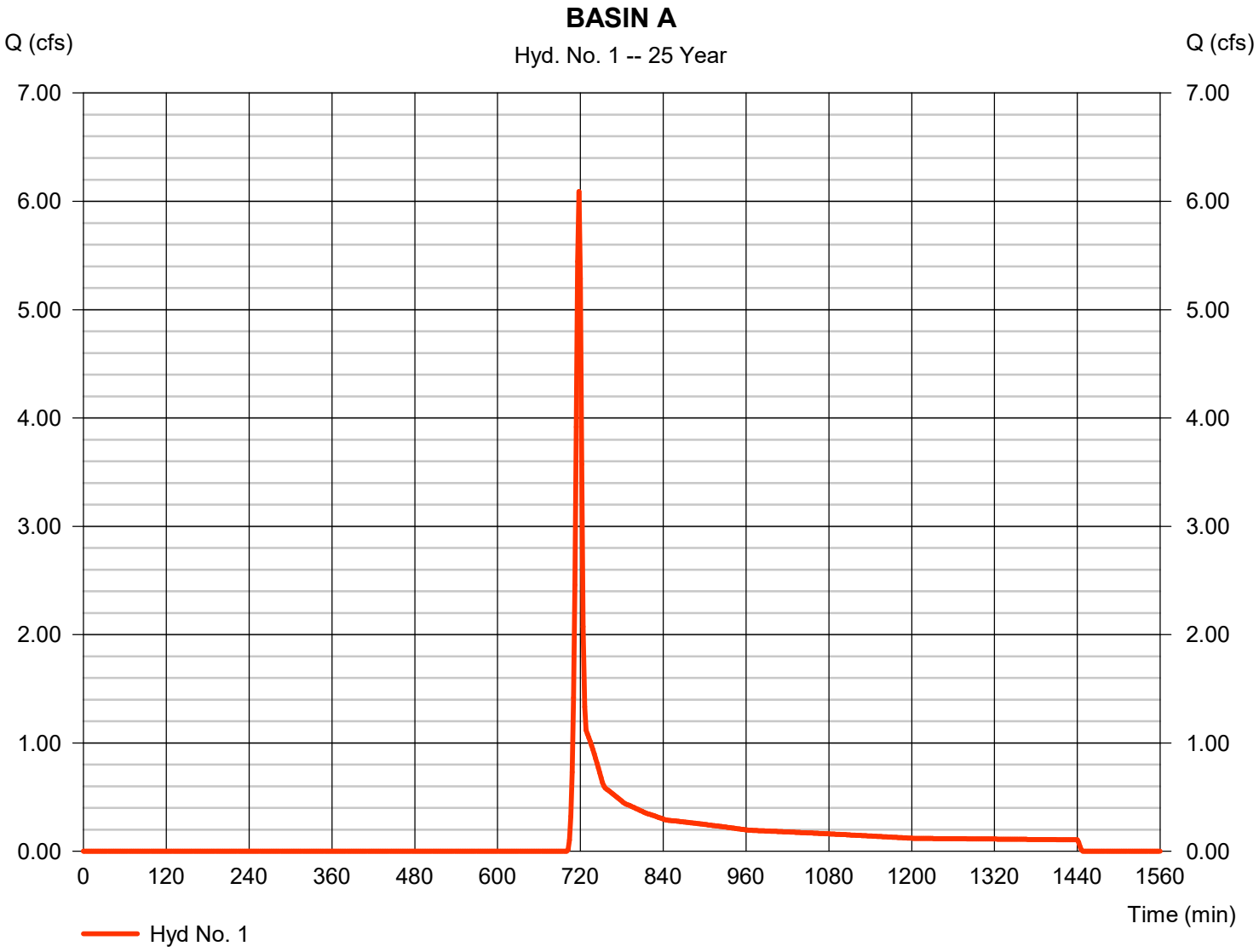
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	6.091	2	718	13,231	------	------	------	BASIN A
2	SCS Runoff	3.752	2	718	7,560	------	------	------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

Hydrograph Report

Hyd. No. 1

BASIN A

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



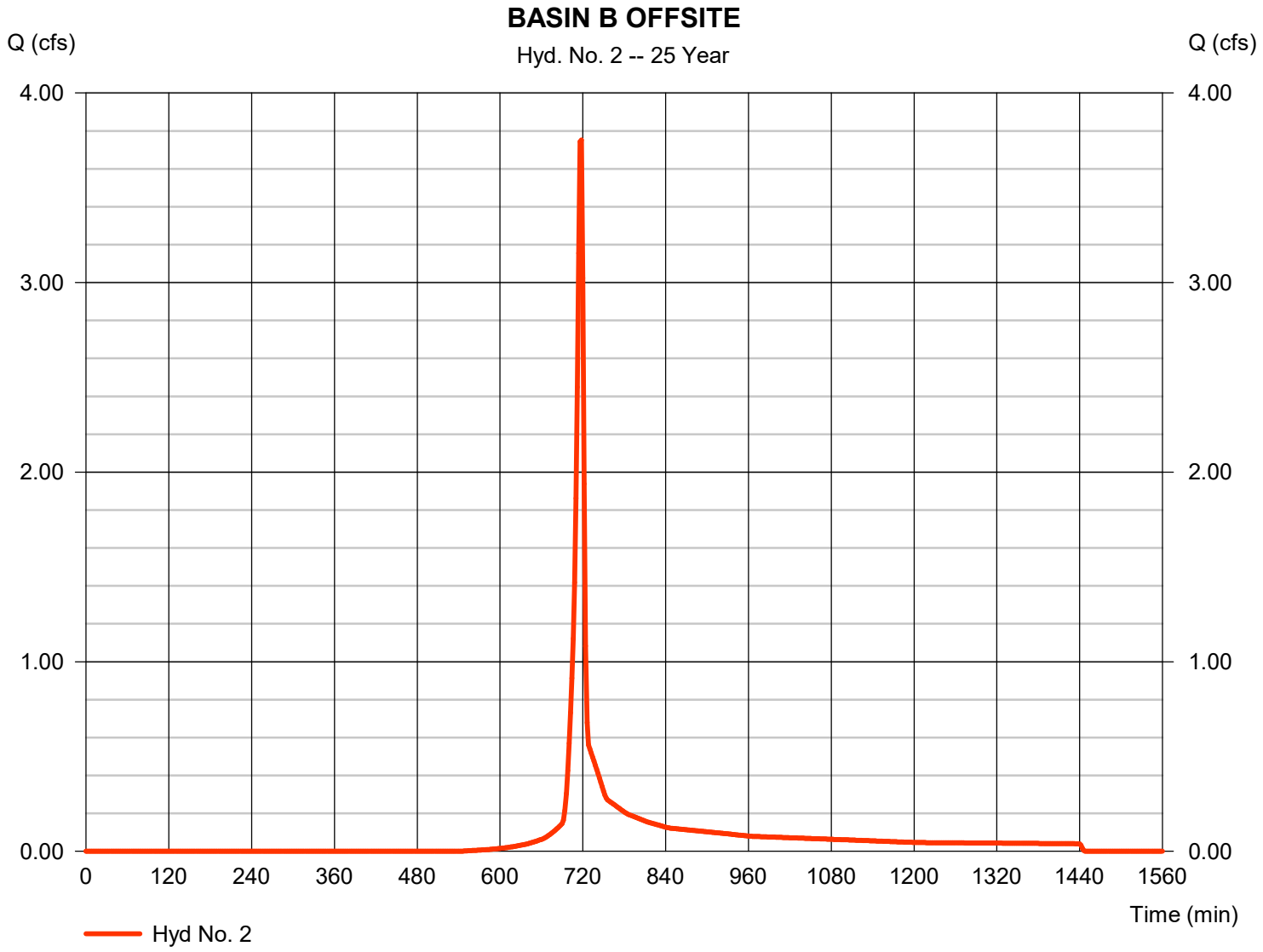
Hydrograph Report

Hyd. No. 2

BASIN B OFFSITE

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

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

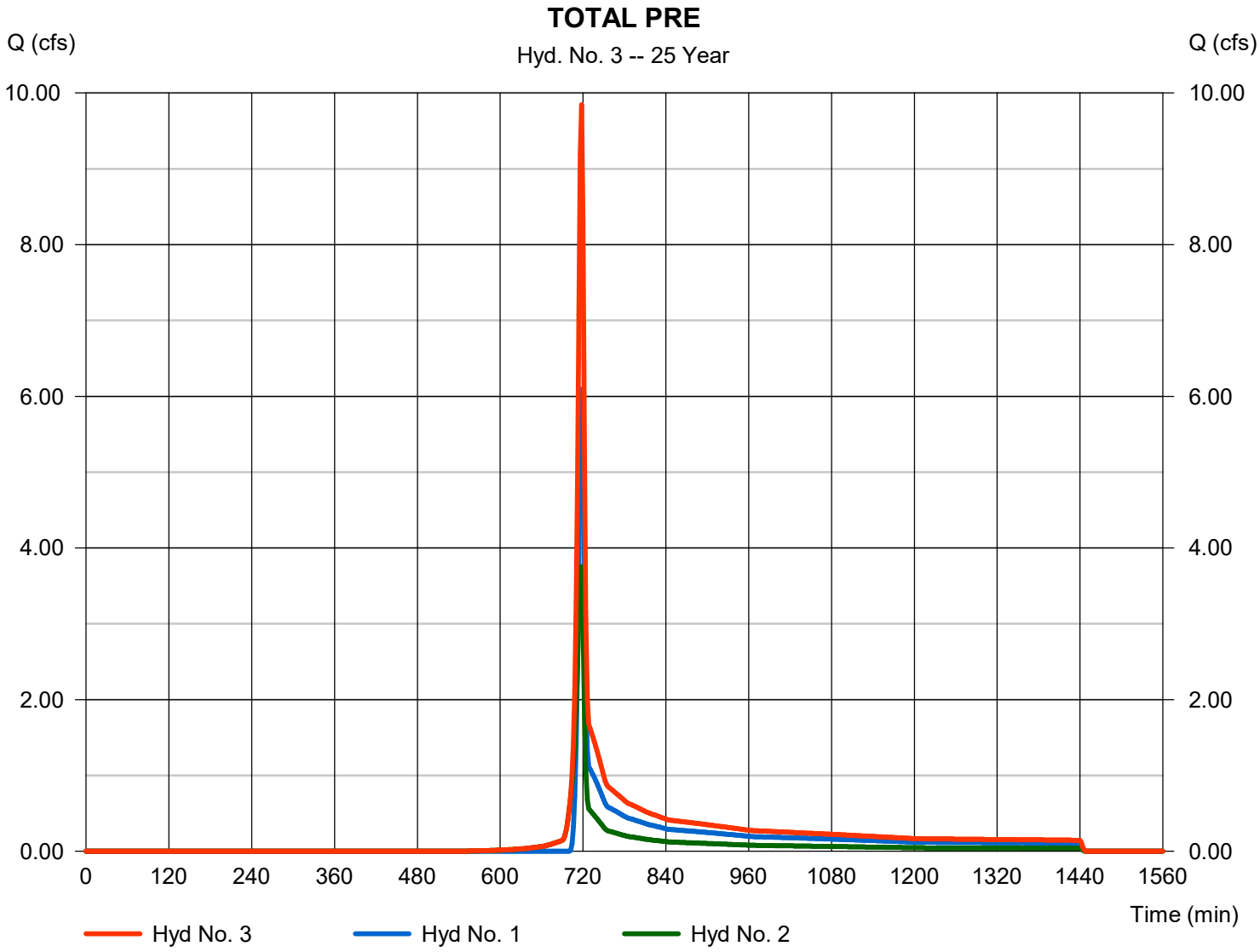


Hydrograph Report

Hyd. No. 3

TOTAL PRE

Hydrograph type	= Combine	Peak discharge	= 9.843 cfs
Storm frequency	= 25 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 20,792 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 5.360 ac



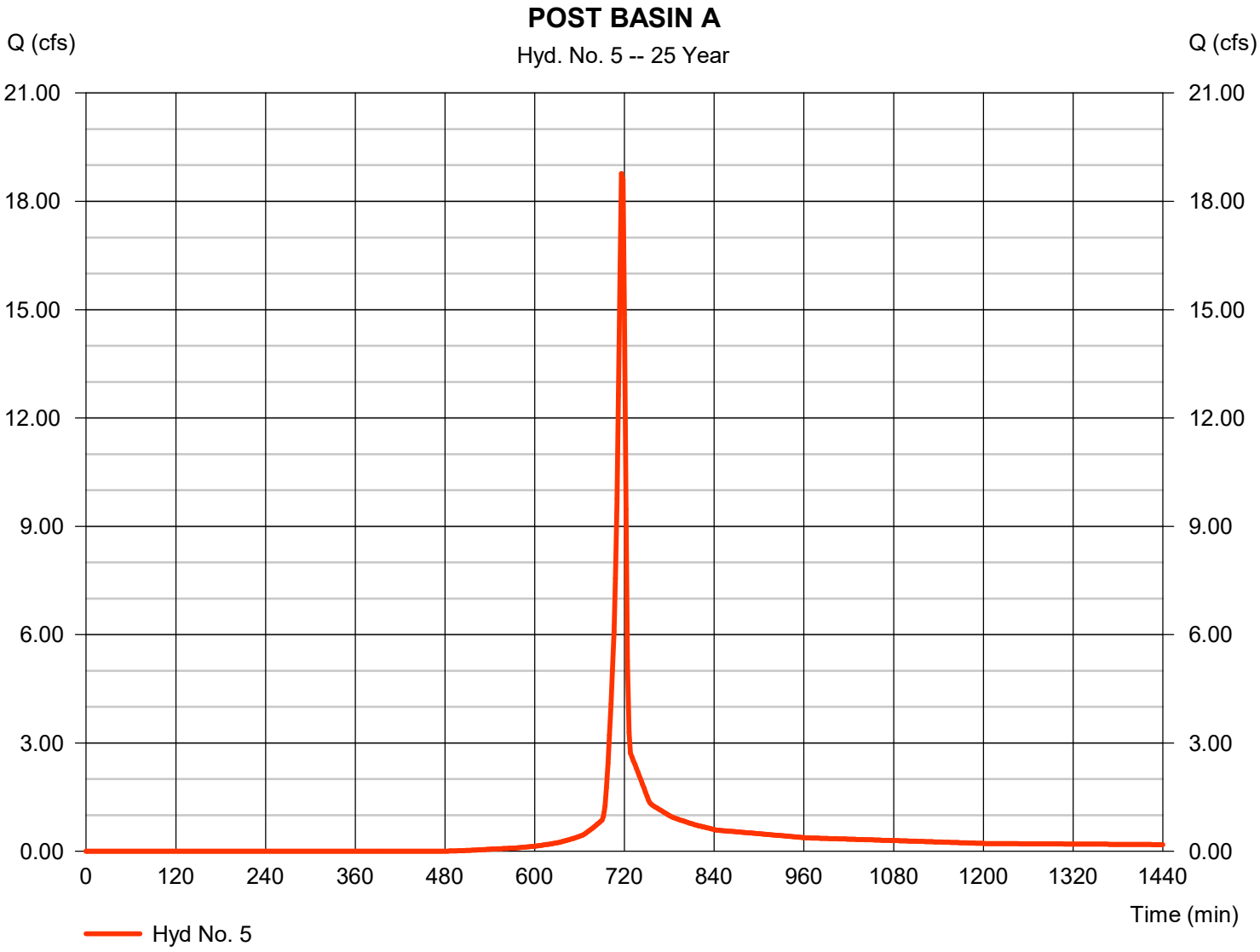
Hydrograph Report

Hyd. No. 5

POST BASIN A

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

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



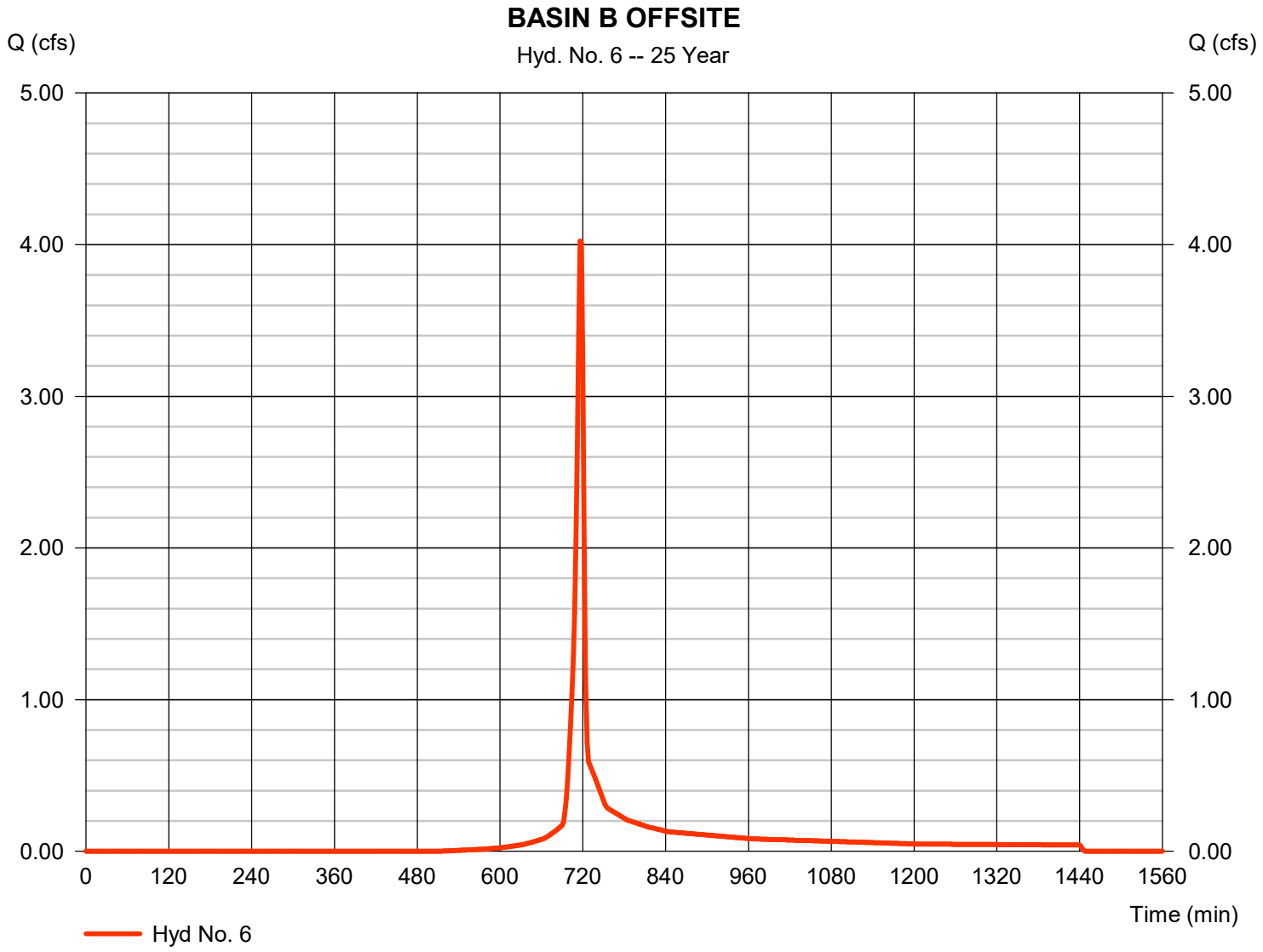
Hydrograph Report

Hyd. No. 6

BASIN B OFFSITE

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

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

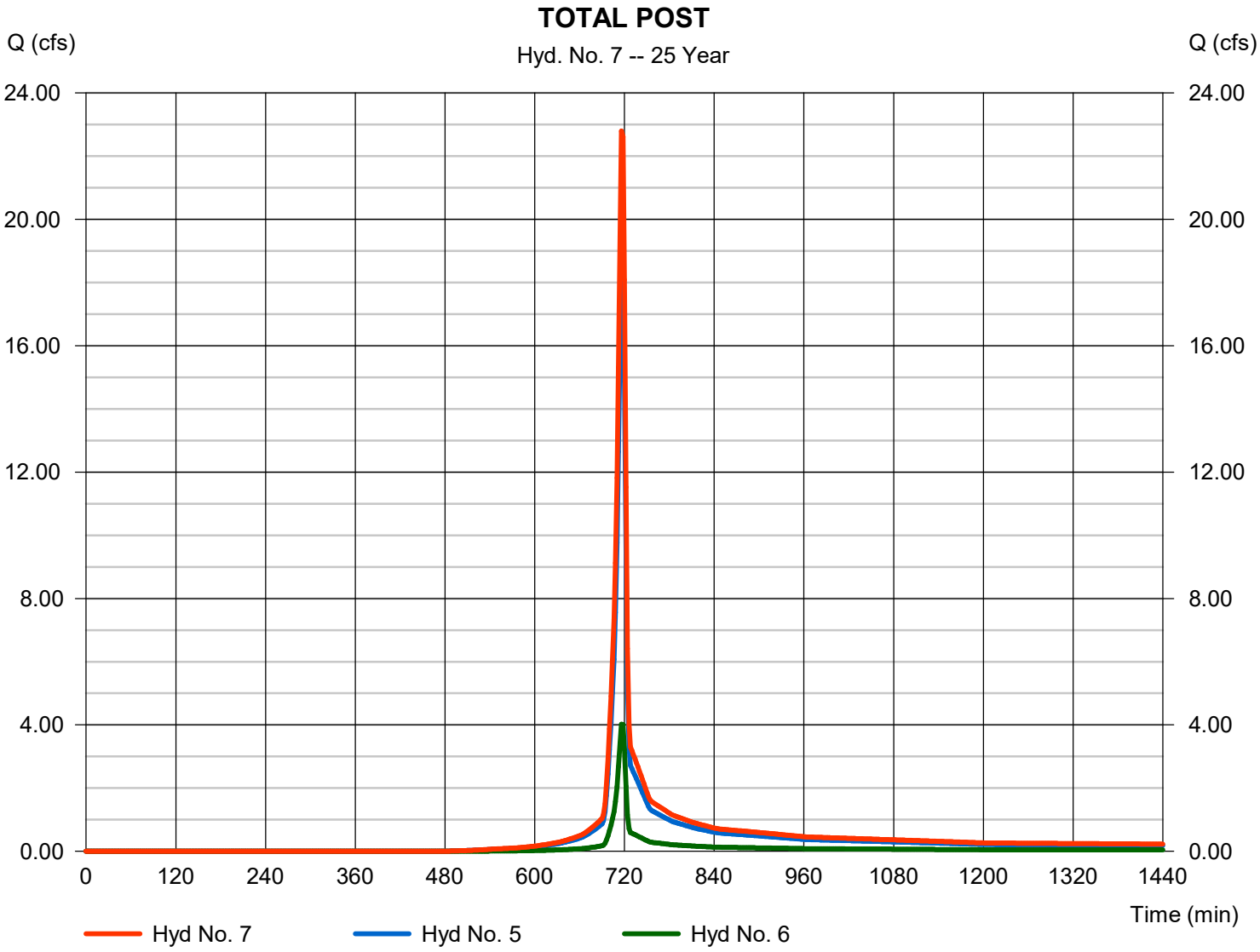


Hydrograph Report

Hyd. No. 7

TOTAL POST

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



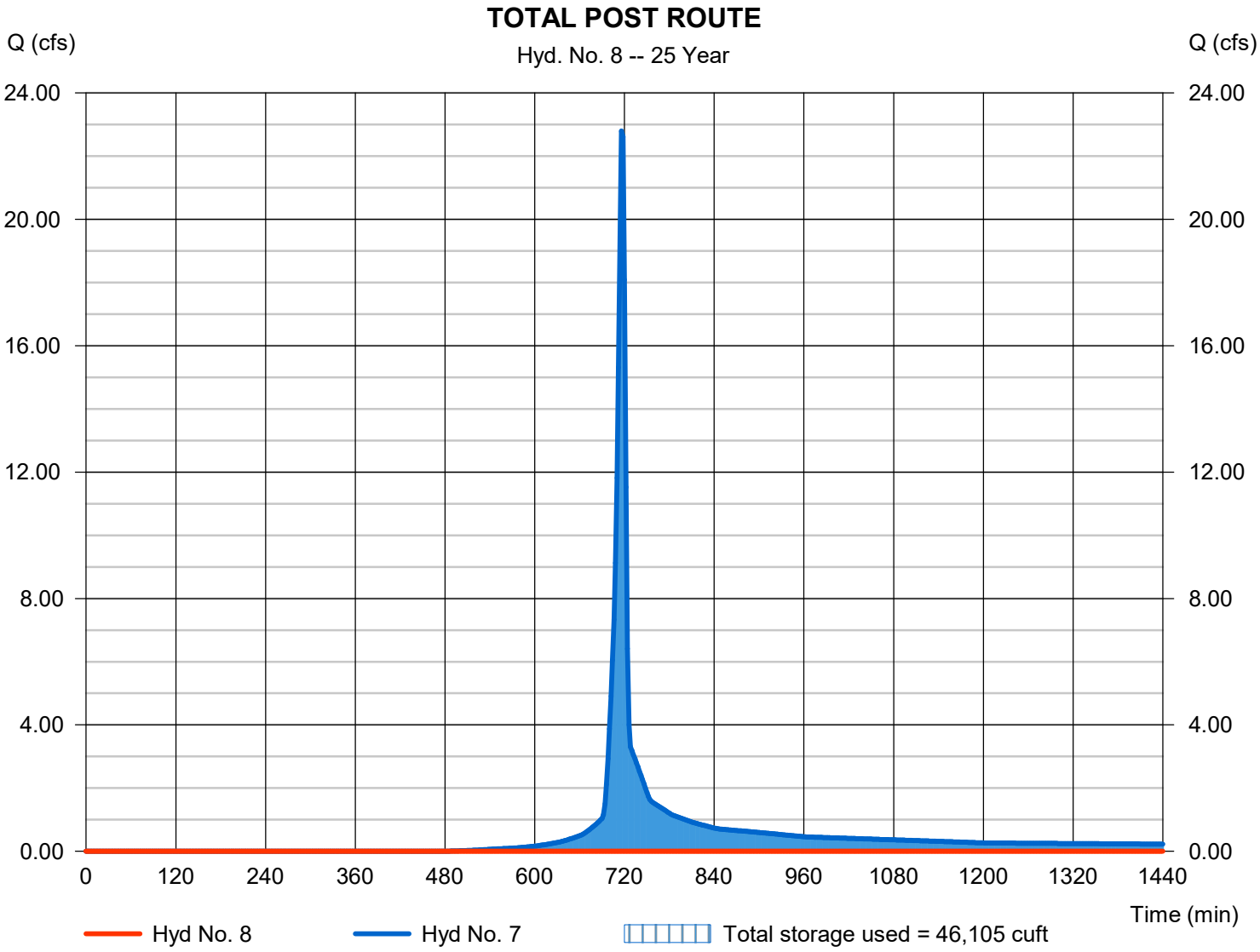
Hydrograph Report

Hyd. No. 8

TOTAL POST ROUTE

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

Storage Indication method used.

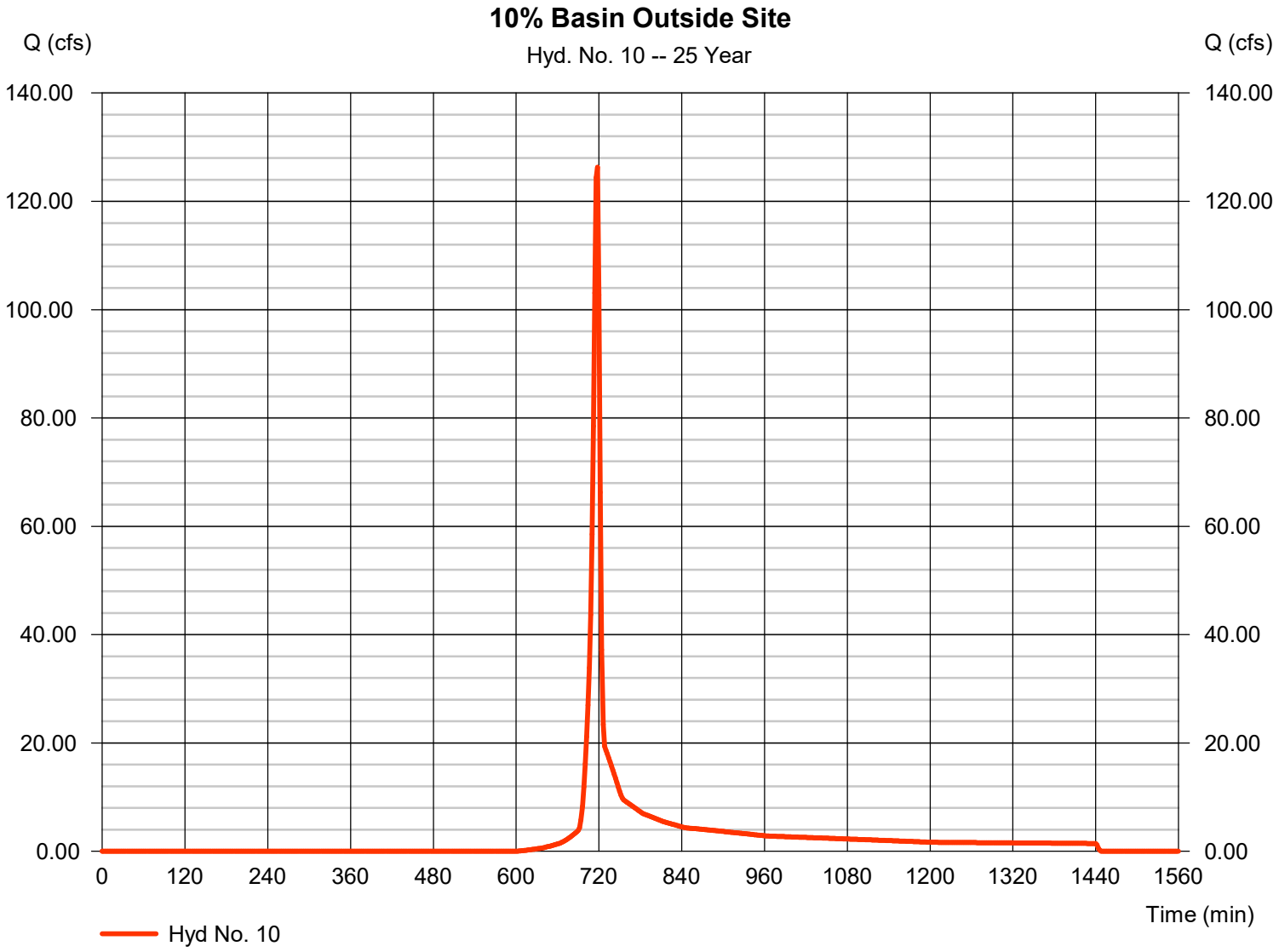


Hydrograph Report

Hyd. No. 10

10% Basin Outside Site

Hydrograph type	=	SCS Runoff	Peak discharge	=	126.27 cfs
Storm frequency	=	25 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	252,685 cuft
Drainage area	=	39.000 ac	Curve number	=	70
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	4.82 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

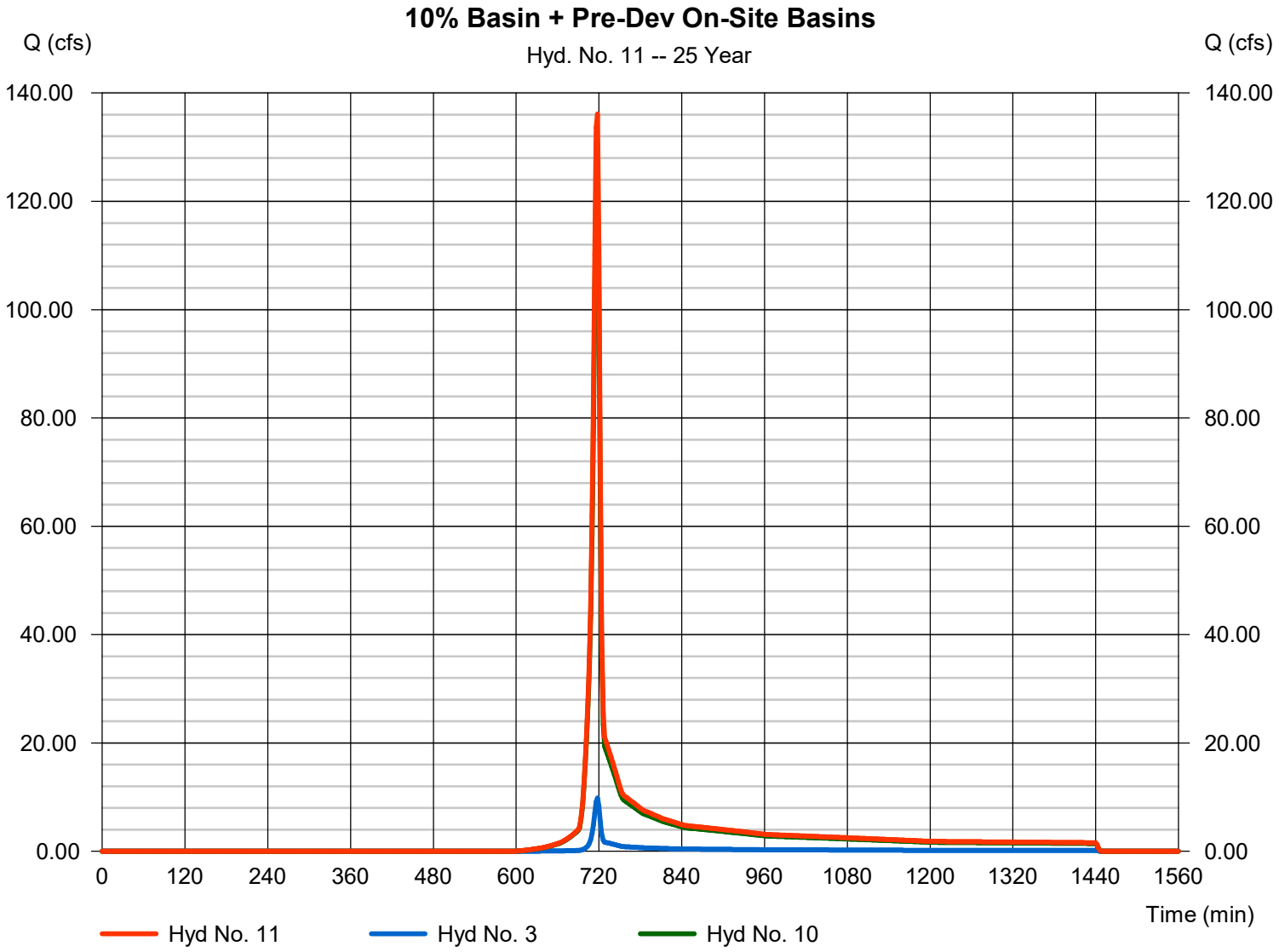


Hydrograph Report

Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

Hydrograph type	= Combine	Peak discharge	= 136.11 cfs
Storm frequency	= 25 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 273,477 cuft
Inflow hyds.	= 3, 10	Contrib. drain. area	= 39.000 ac

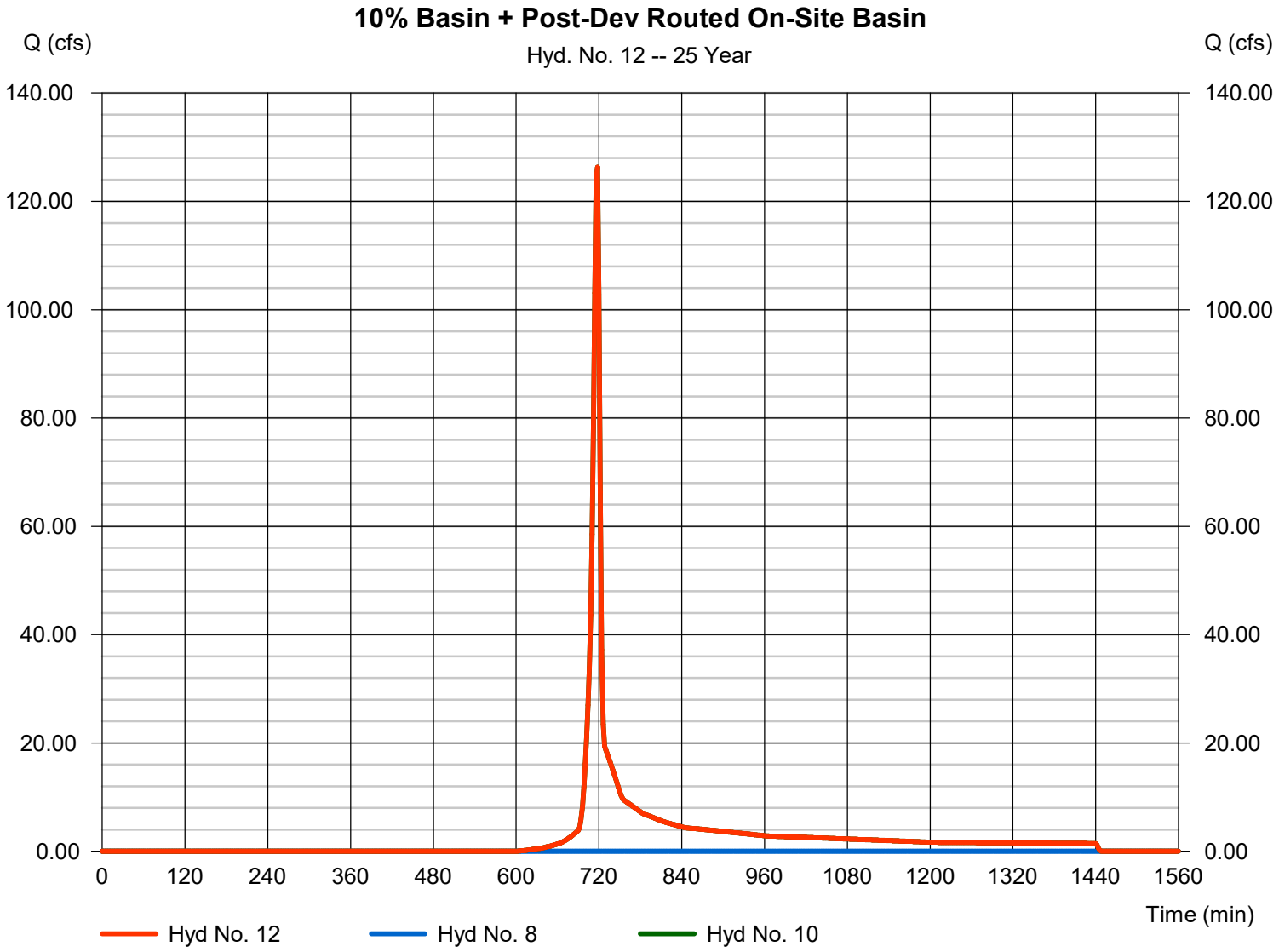


Hydrograph Report

Hyd. No. 12

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

Hydrograph type	= Combine	Peak discharge	= 126.27 cfs
Storm frequency	= 25 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 252,685 cuft
Inflow hyds.	= 8, 10	Contrib. drain. area	= 39.000 ac



Hydrograph Summary Report

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

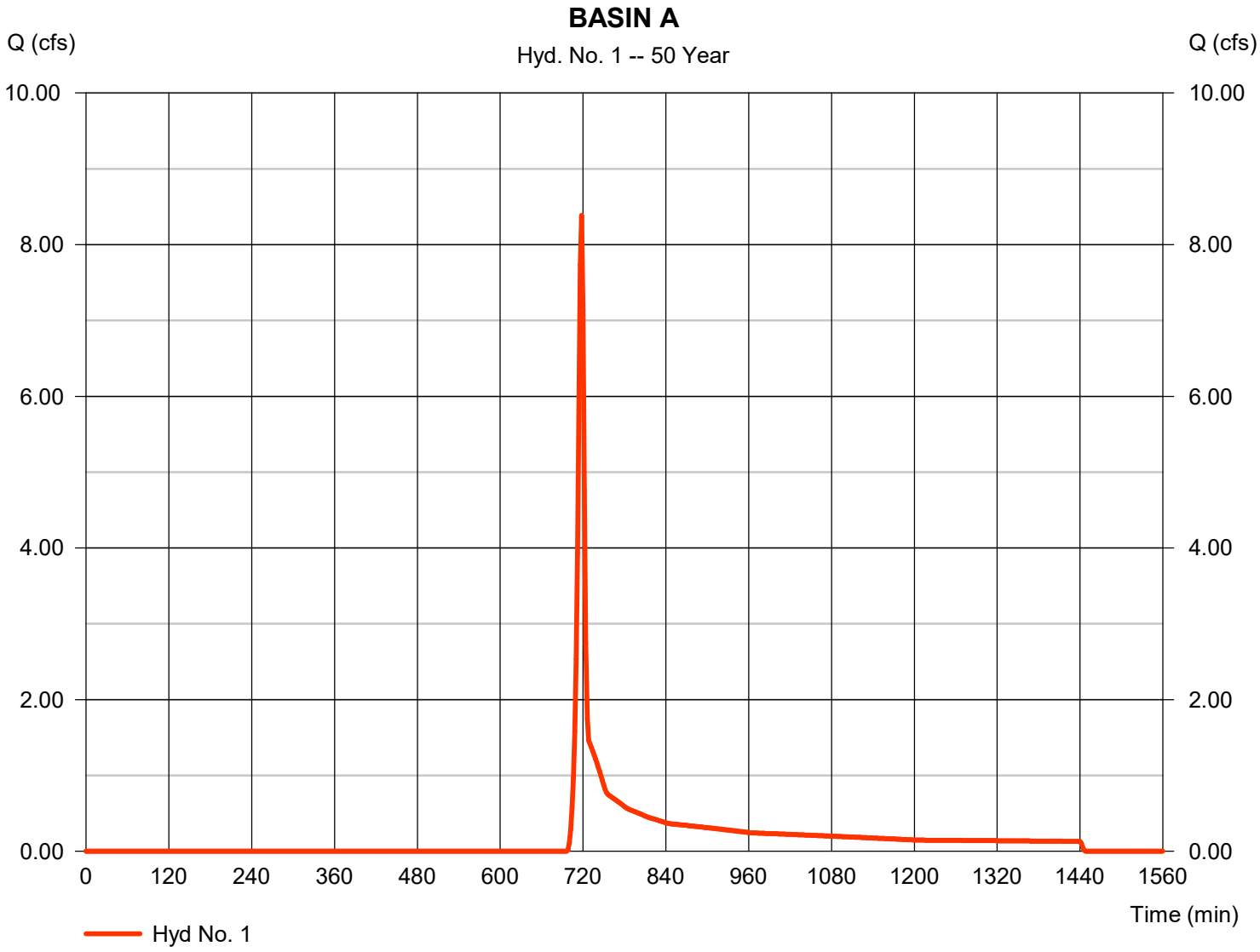
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	8.383	2	718	17,515	------	------	------	BASIN A
2	SCS Runoff	4.514	2	716	9,117	------	------	------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

Hydrograph Report

Hyd. No. 1

BASIN A

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



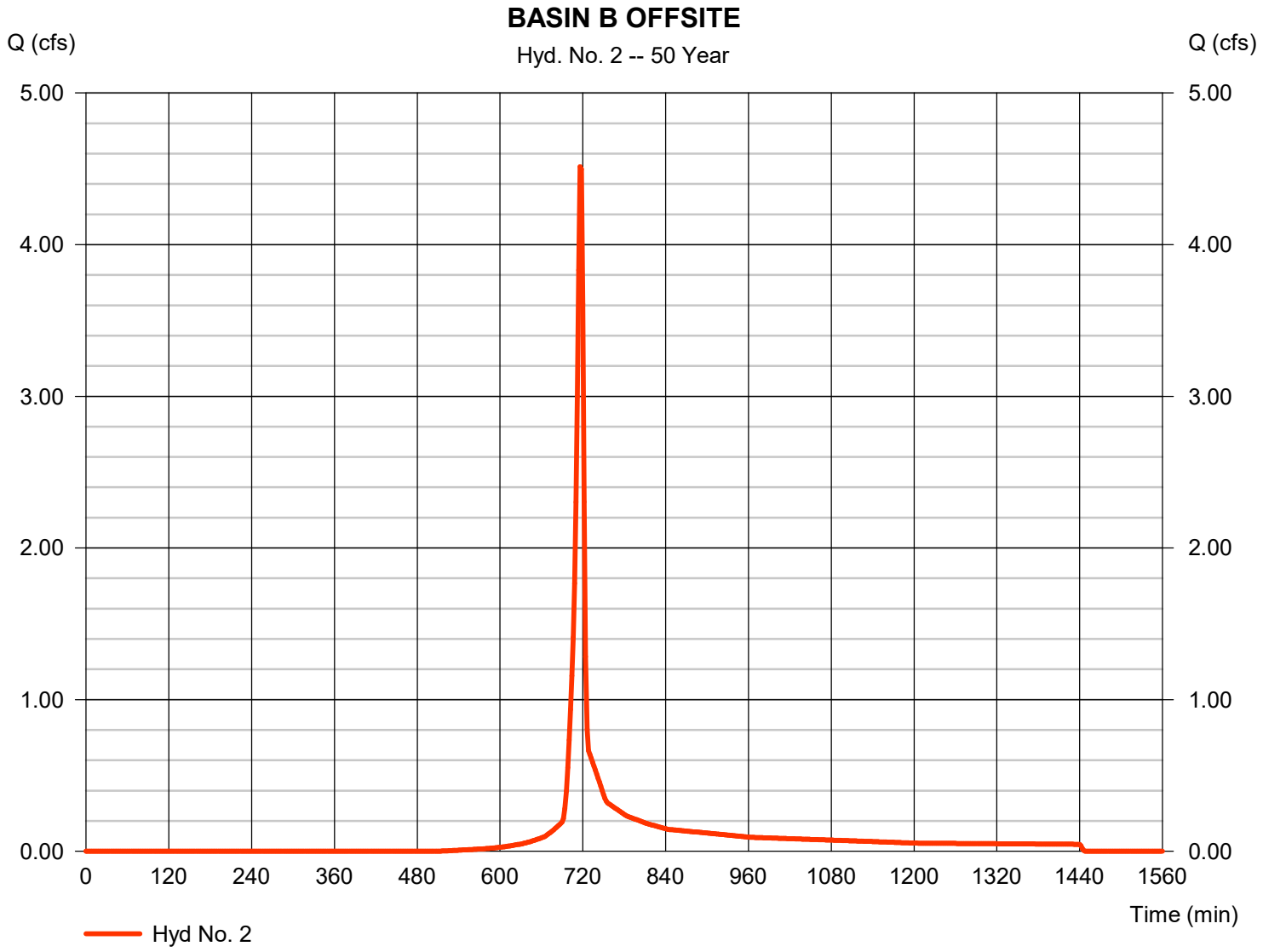
Hydrograph Report

Hyd. No. 2

BASIN B OFFSITE

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

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

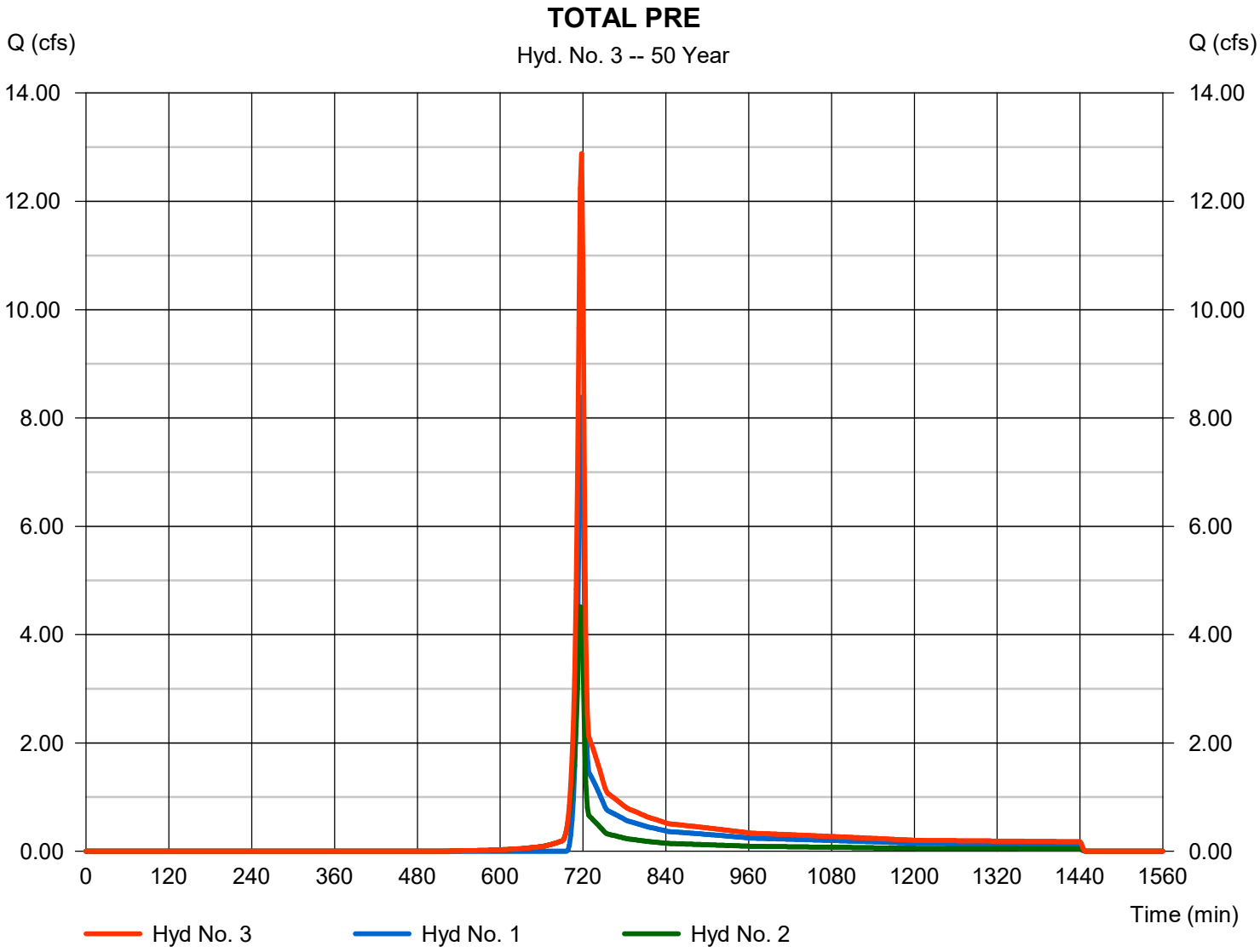


Hydrograph Report

Hyd. No. 3

TOTAL PRE

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



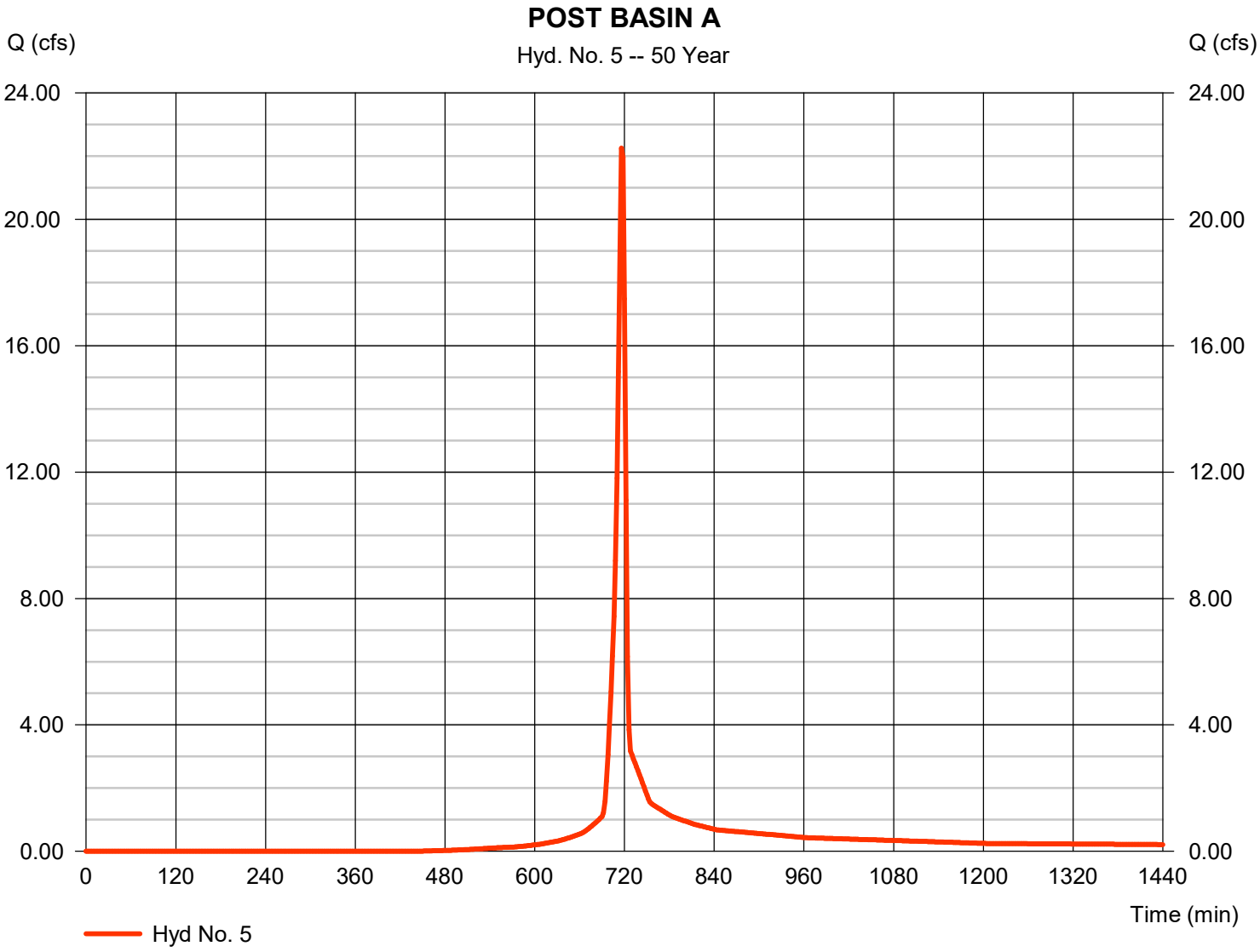
Hydrograph Report

Hyd. No. 5

POST BASIN A

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

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



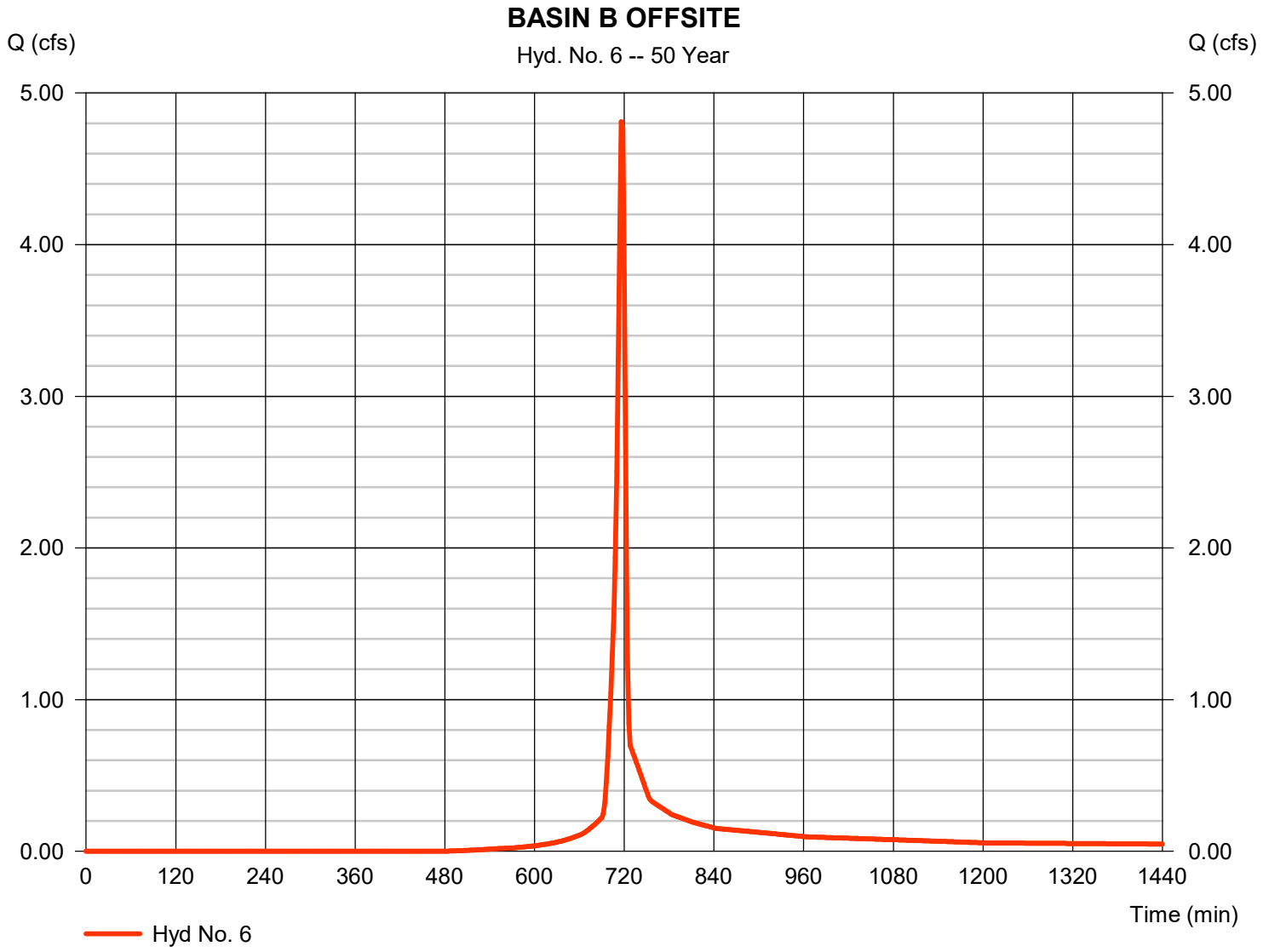
Hydrograph Report

Hyd. No. 6

BASIN B OFFSITE

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

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

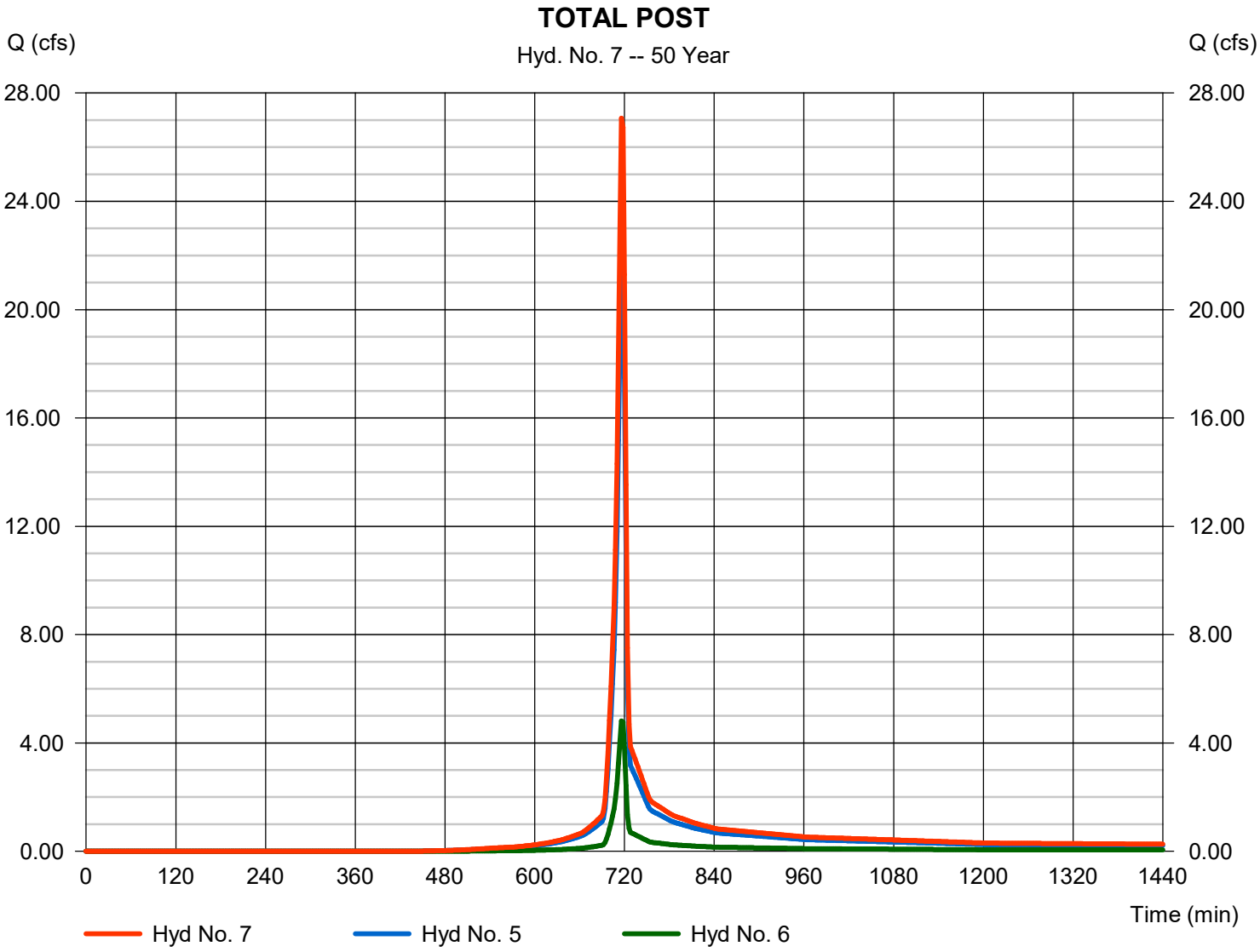


Hydrograph Report

Hyd. No. 7

TOTAL POST

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



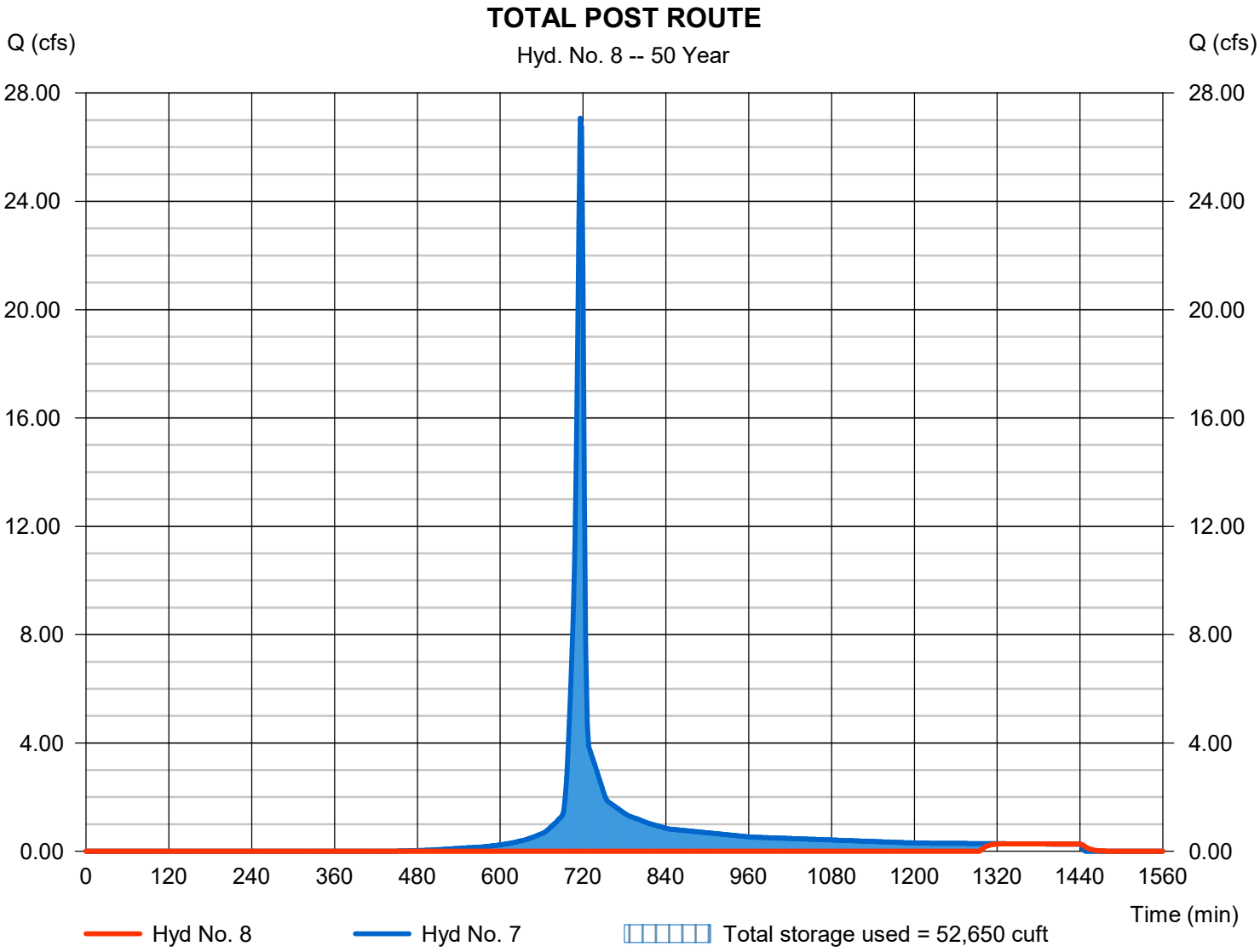
Hydrograph Report

Hyd. No. 8

TOTAL POST ROUTE

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

Storage Indication method used.

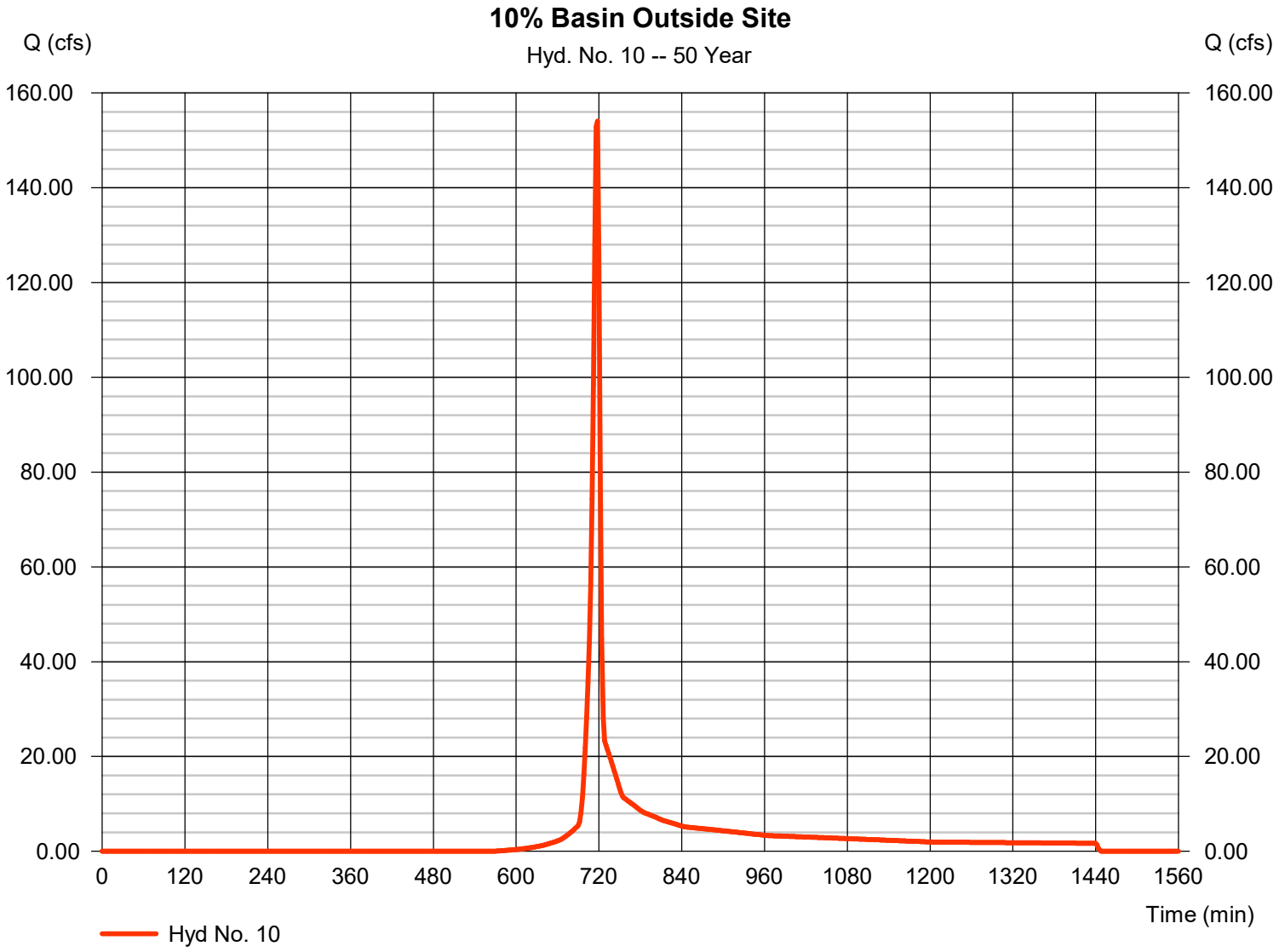


Hydrograph Report

Hyd. No. 10

10% Basin Outside Site

Hydrograph type	=	SCS Runoff	Peak discharge	=	154.05 cfs
Storm frequency	=	50 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	309,235 cuft
Drainage area	=	39.000 ac	Curve number	=	70
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	5.39 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

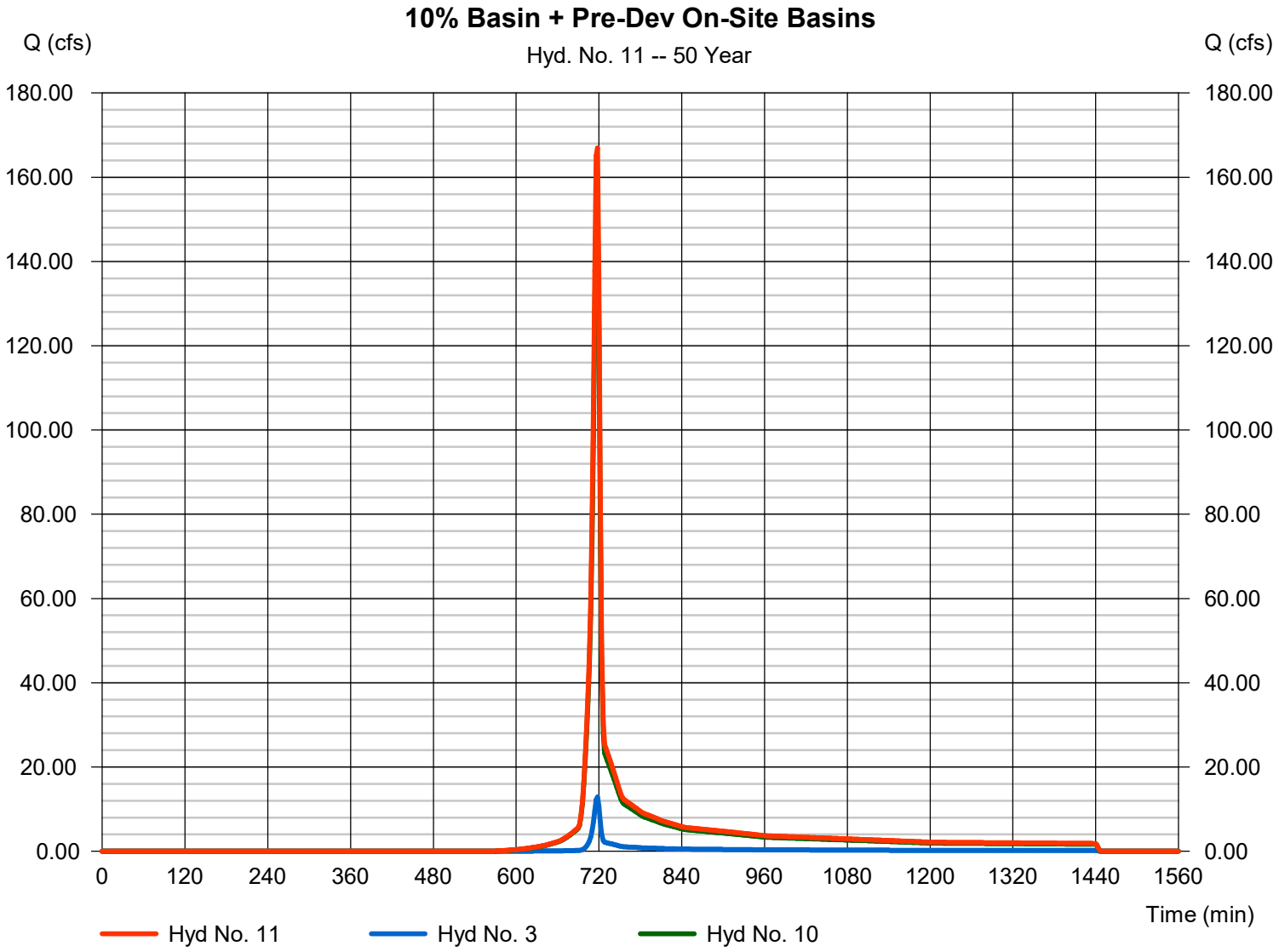


Hydrograph Report

Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

Hydrograph type	= Combine	Peak discharge	= 166.94 cfs
Storm frequency	= 50 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 335,867 cuft
Inflow hyds.	= 3, 10	Contrib. drain. area	= 39.000 ac

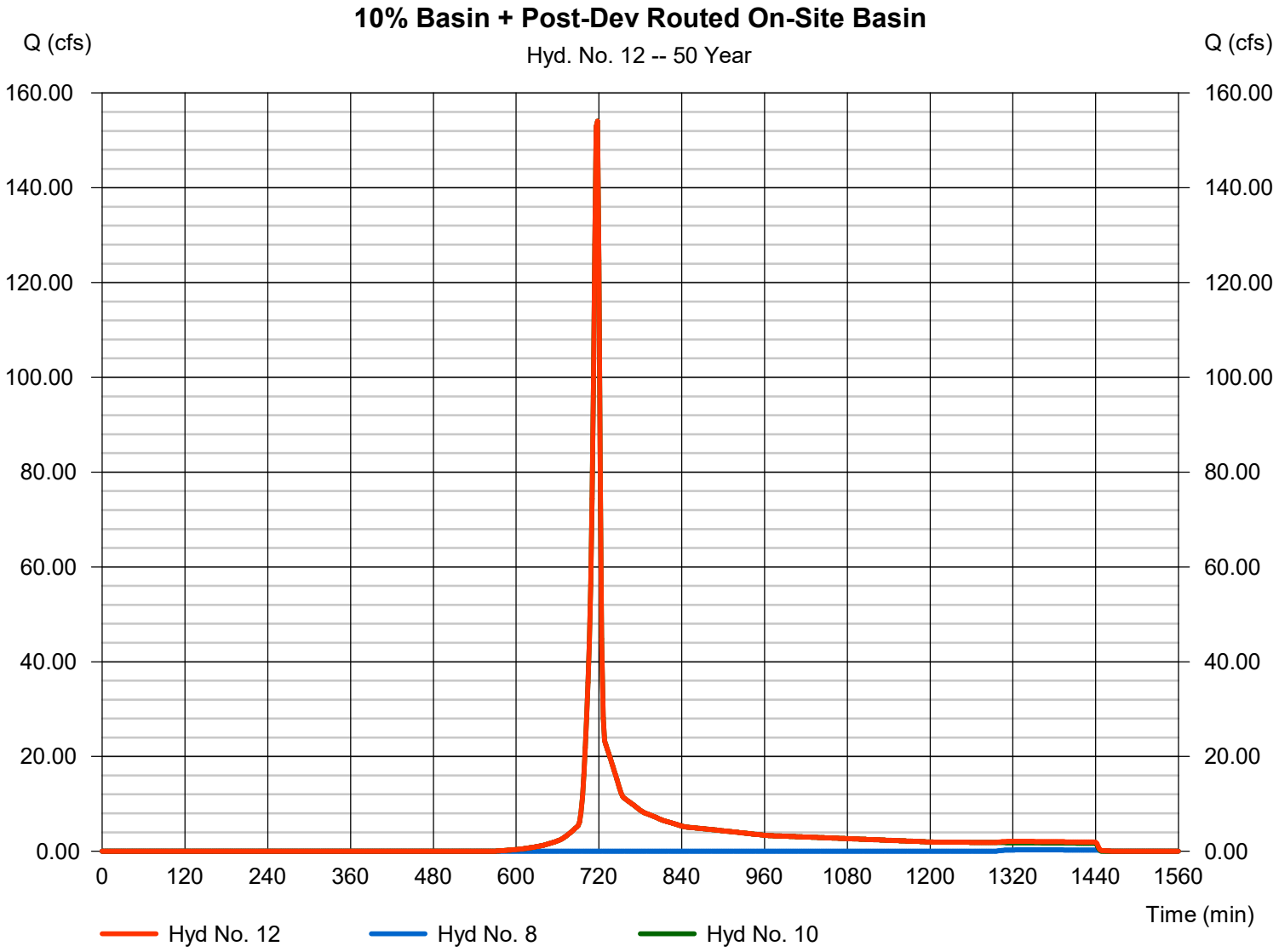


Hydrograph Report

Hyd. No. 12

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

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



Hydrograph Summary Report

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

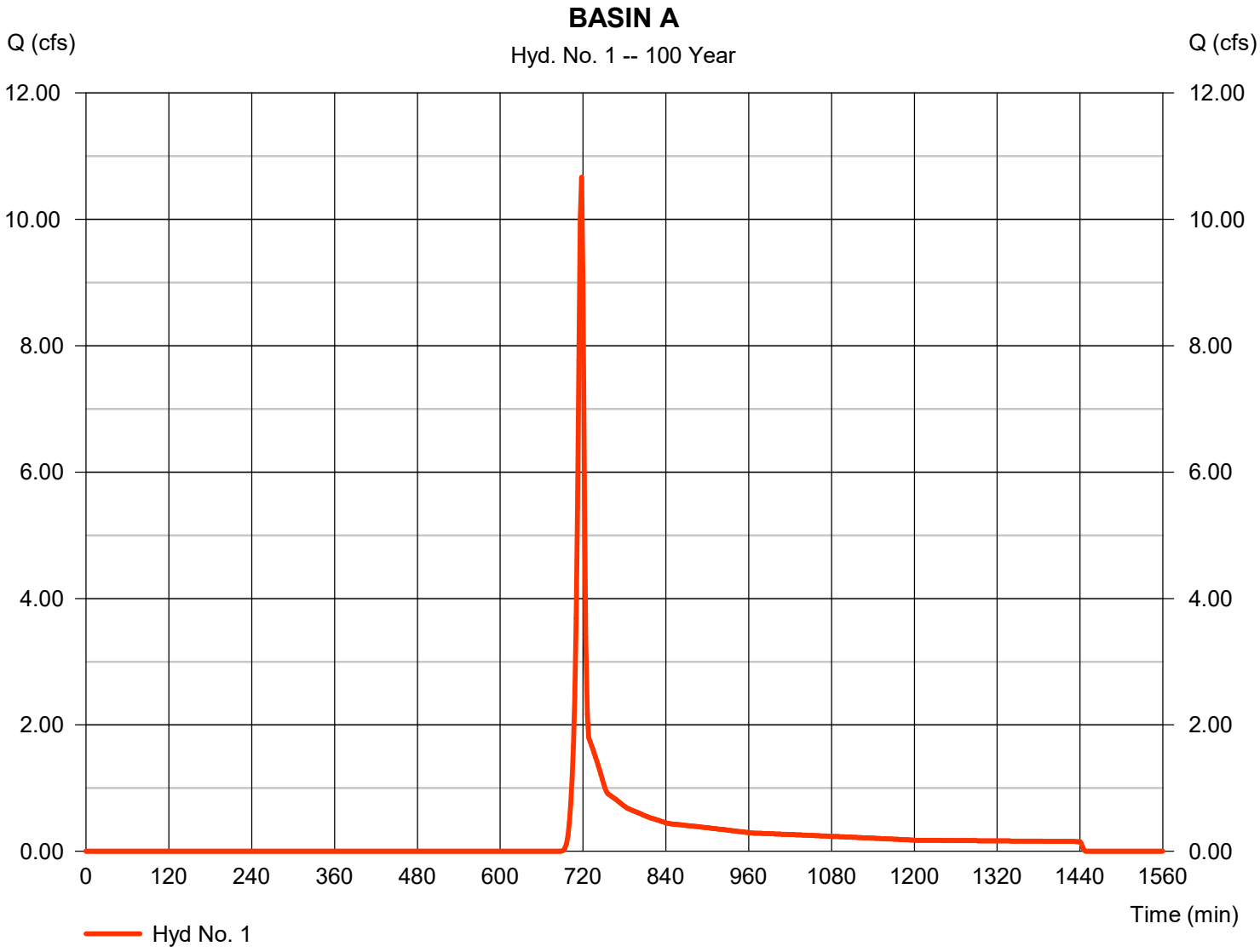
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	10.66	2	718	21,841	------	------	------	BASIN A
2	SCS Runoff	5.245	2	716	10,610	------	------	------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

Hydrograph Report

Hyd. No. 1

BASIN A

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



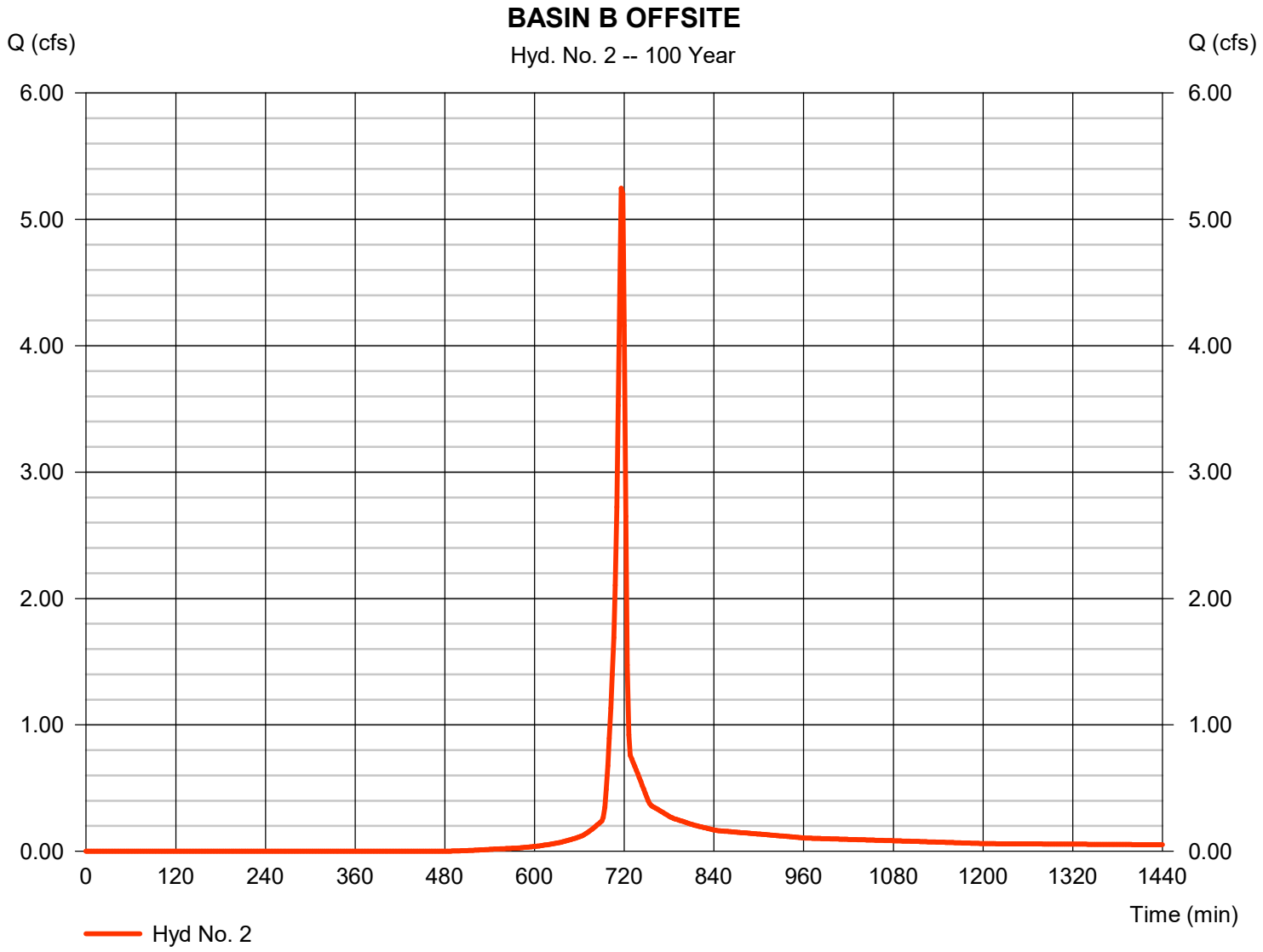
Hydrograph Report

Hyd. No. 2

BASIN B OFFSITE

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

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

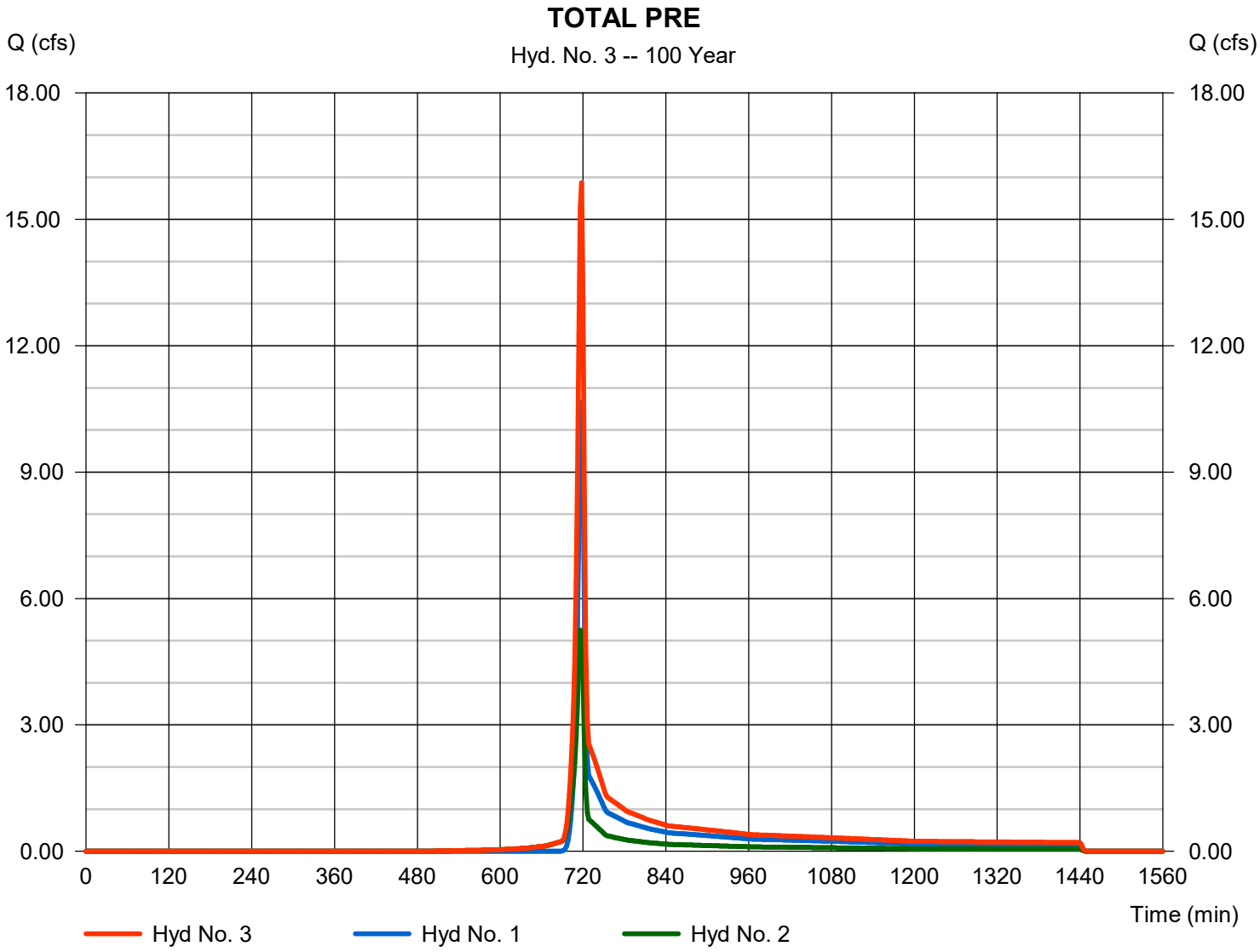


Hydrograph Report

Hyd. No. 3

TOTAL PRE

Hydrograph type	= Combine	Peak discharge	= 15.87 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 32,451 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 5.360 ac



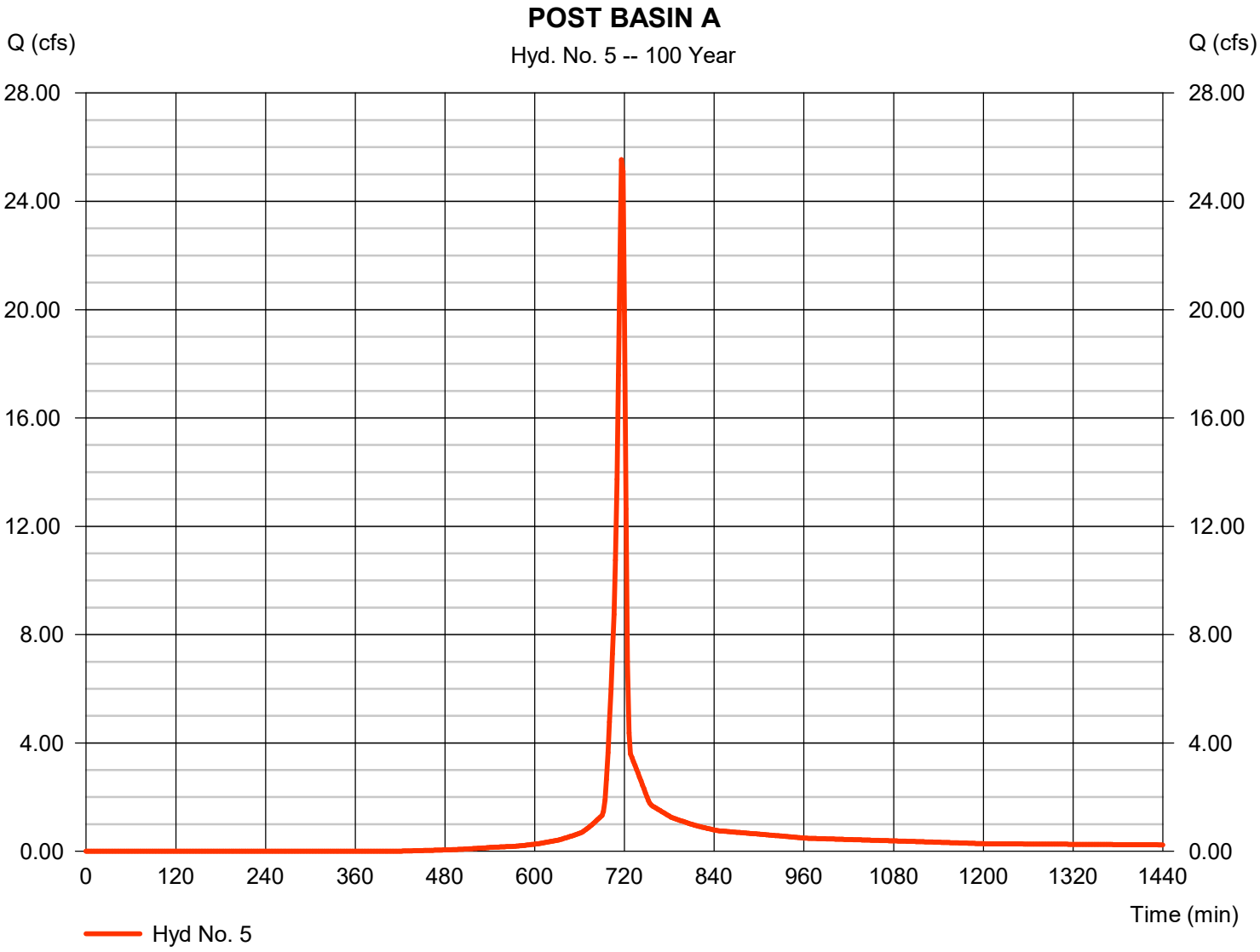
Hydrograph Report

Hyd. No. 5

POST BASIN A

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

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



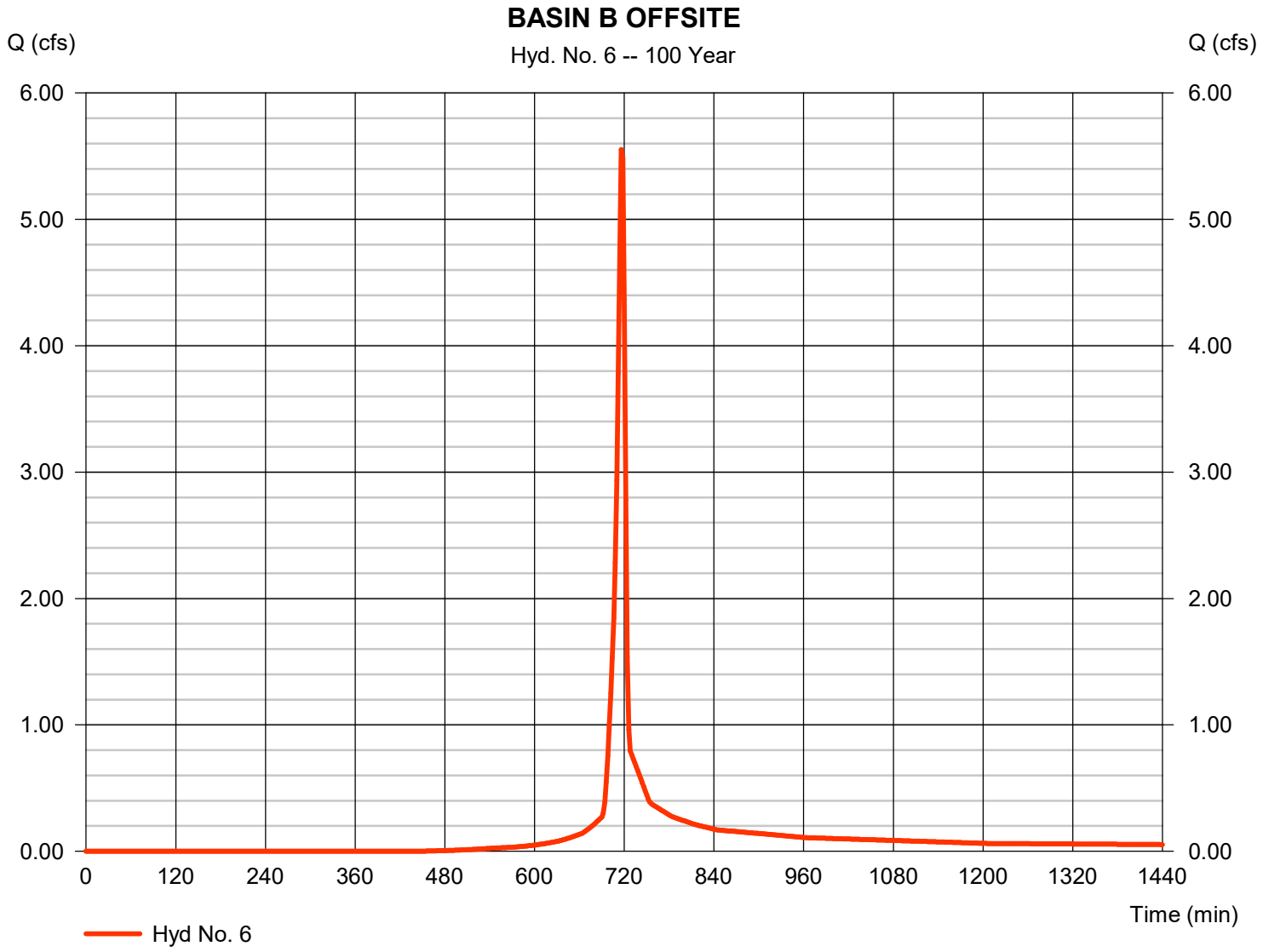
Hydrograph Report

Hyd. No. 6

BASIN B OFFSITE

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

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

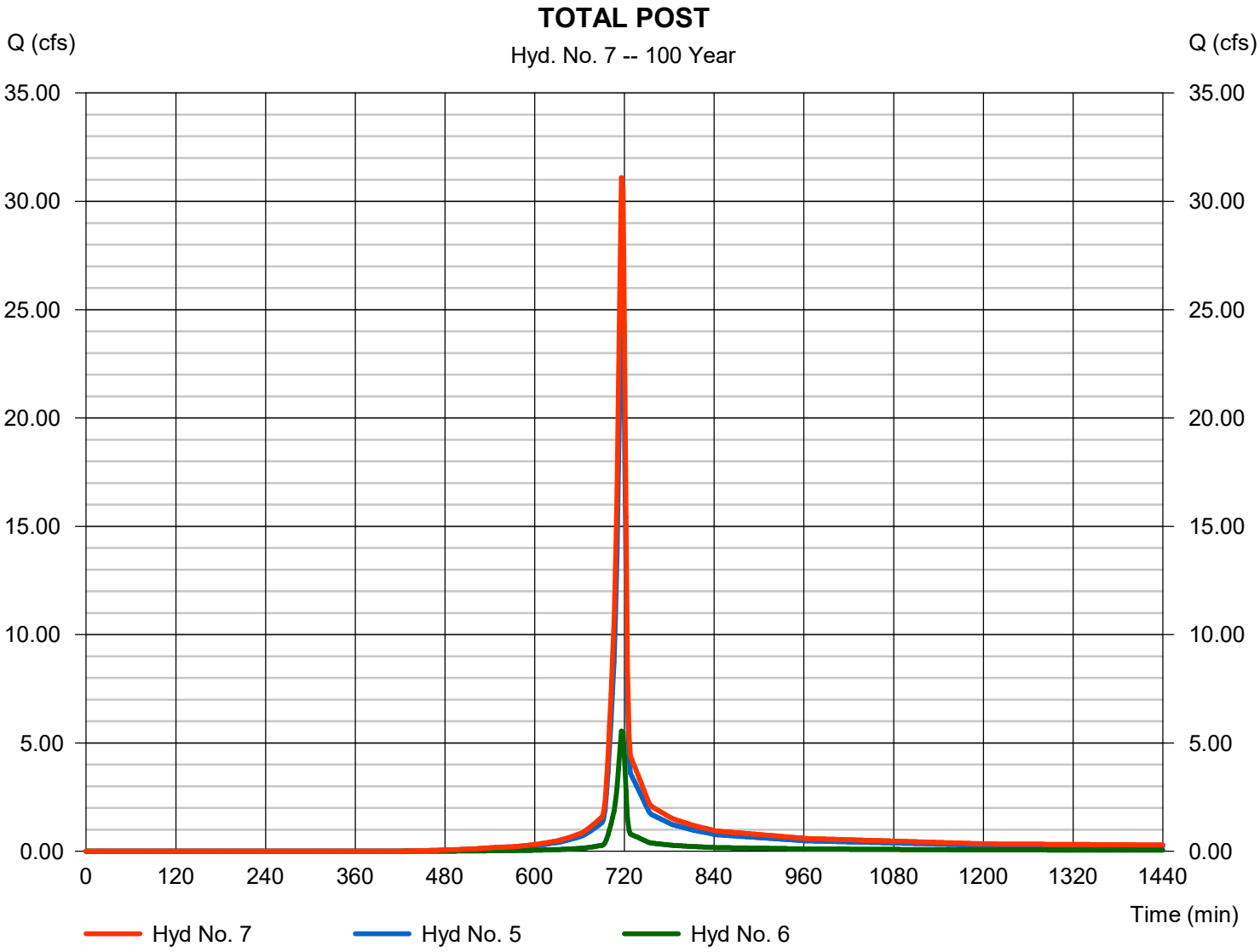


Hydrograph Report

Hyd. No. 7

TOTAL POST

Hydrograph type	= Combine	Peak discharge	= 31.09 cfs
Storm frequency	= 100 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 63,324 cuft
Inflow hyds.	= 5, 6	Contrib. drain. area	= 5.360 ac



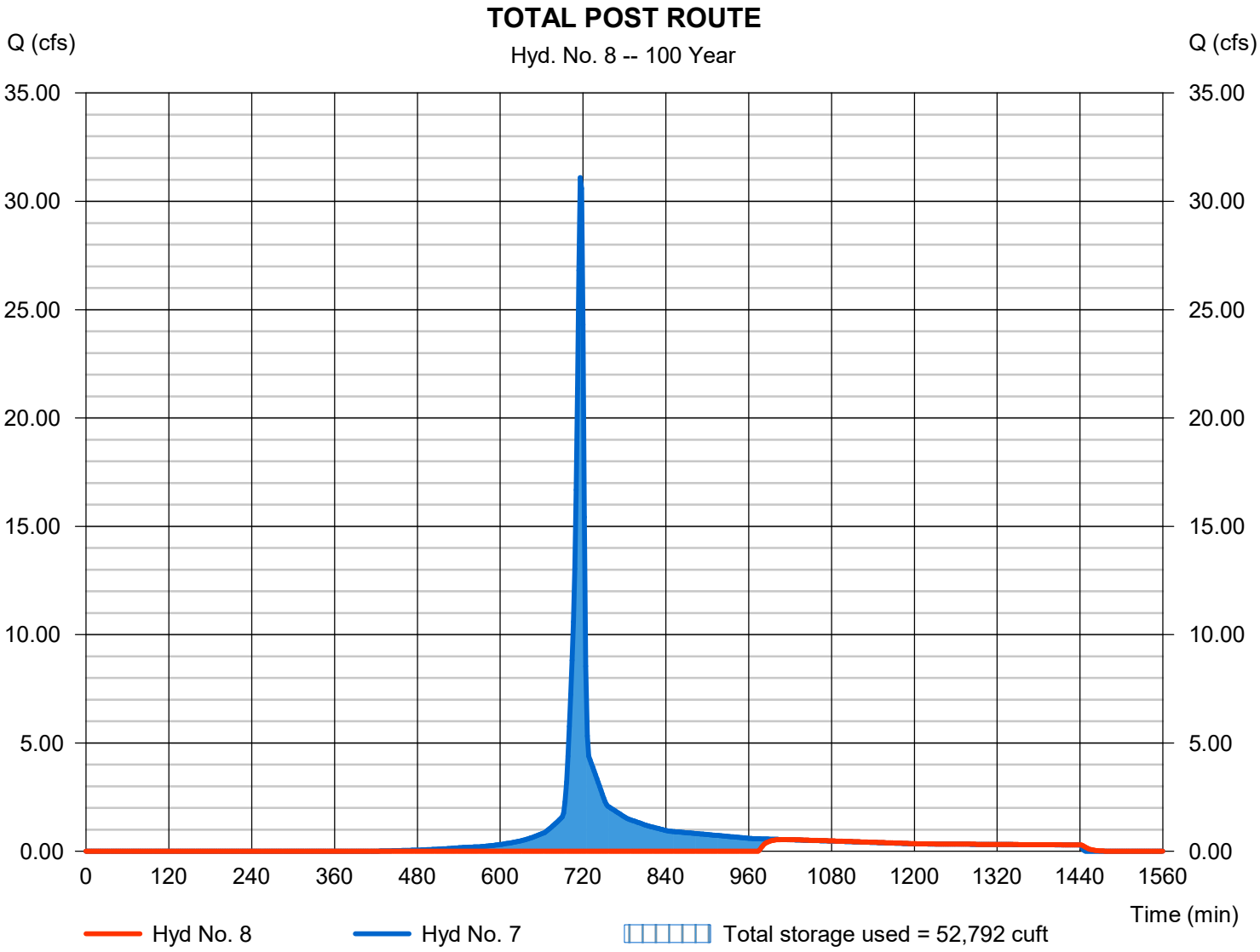
Hydrograph Report

Hyd. No. 8

TOTAL POST ROUTE

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

Storage Indication method used.

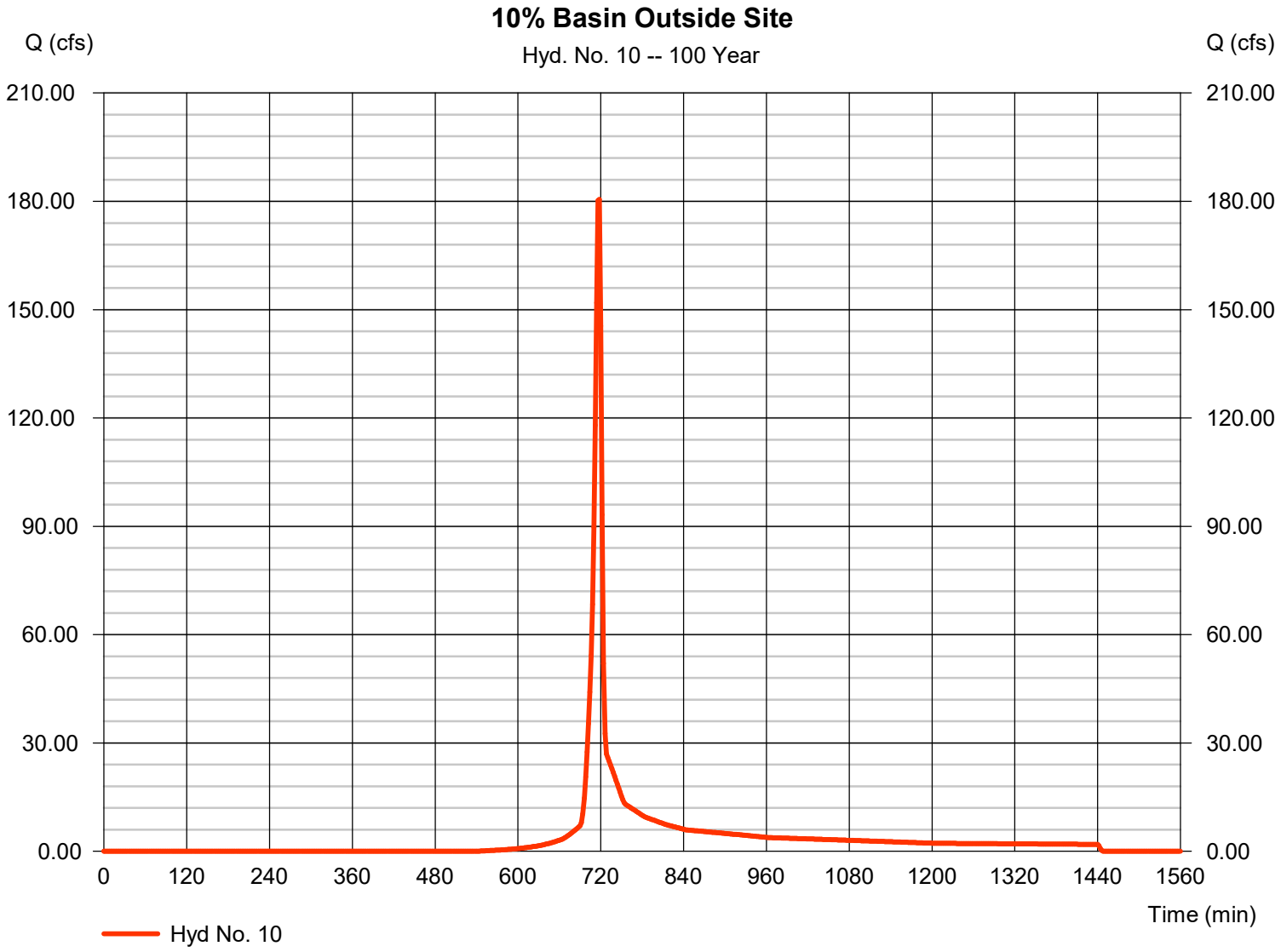


Hydrograph Report

Hyd. No. 10

10% Basin Outside Site

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

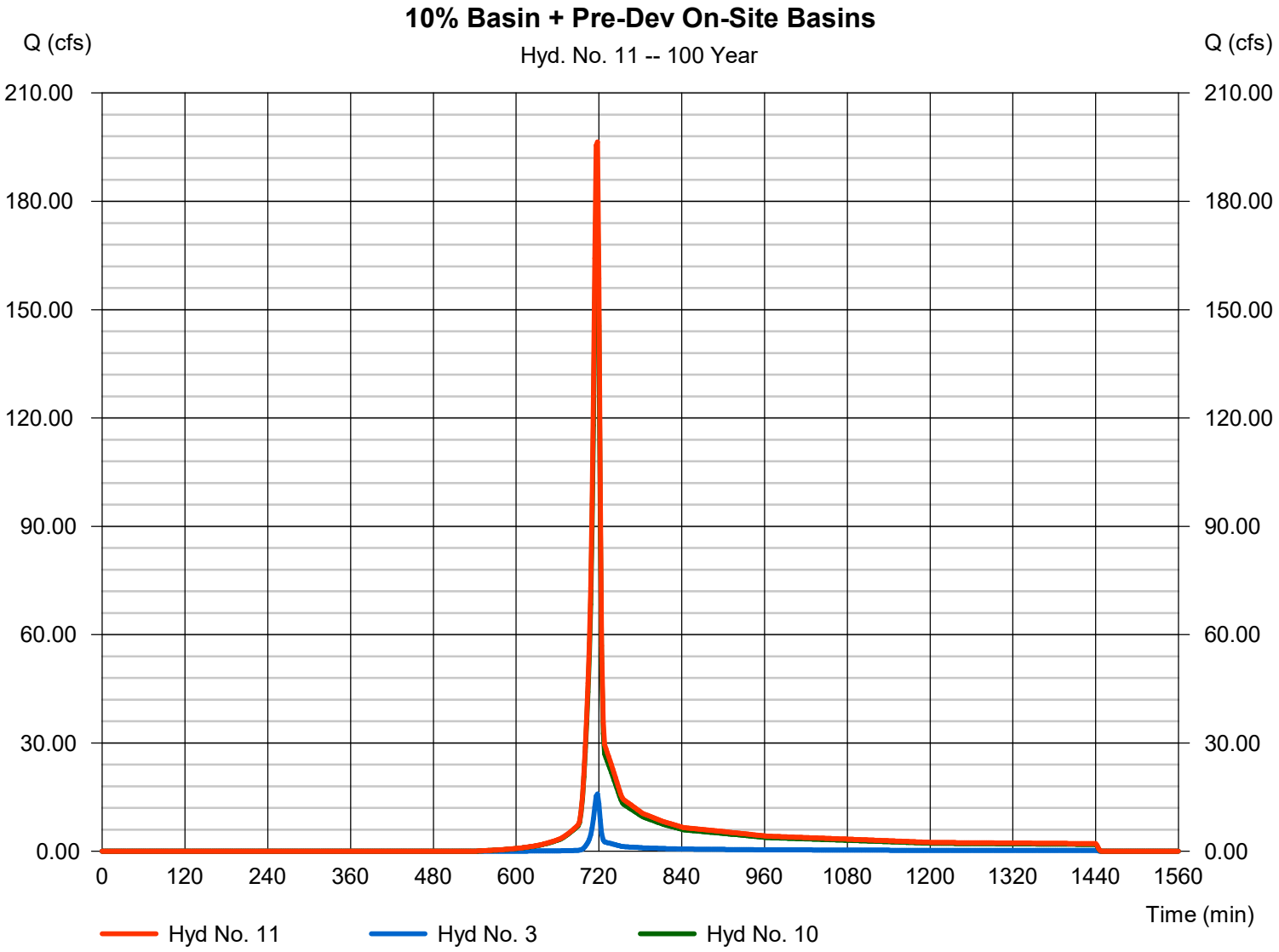


Hydrograph Report

Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

Hydrograph type	= Combine	Peak discharge	= 196.43 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 396,357 cuft
Inflow hyds.	= 3, 10	Contrib. drain. area	= 39.000 ac

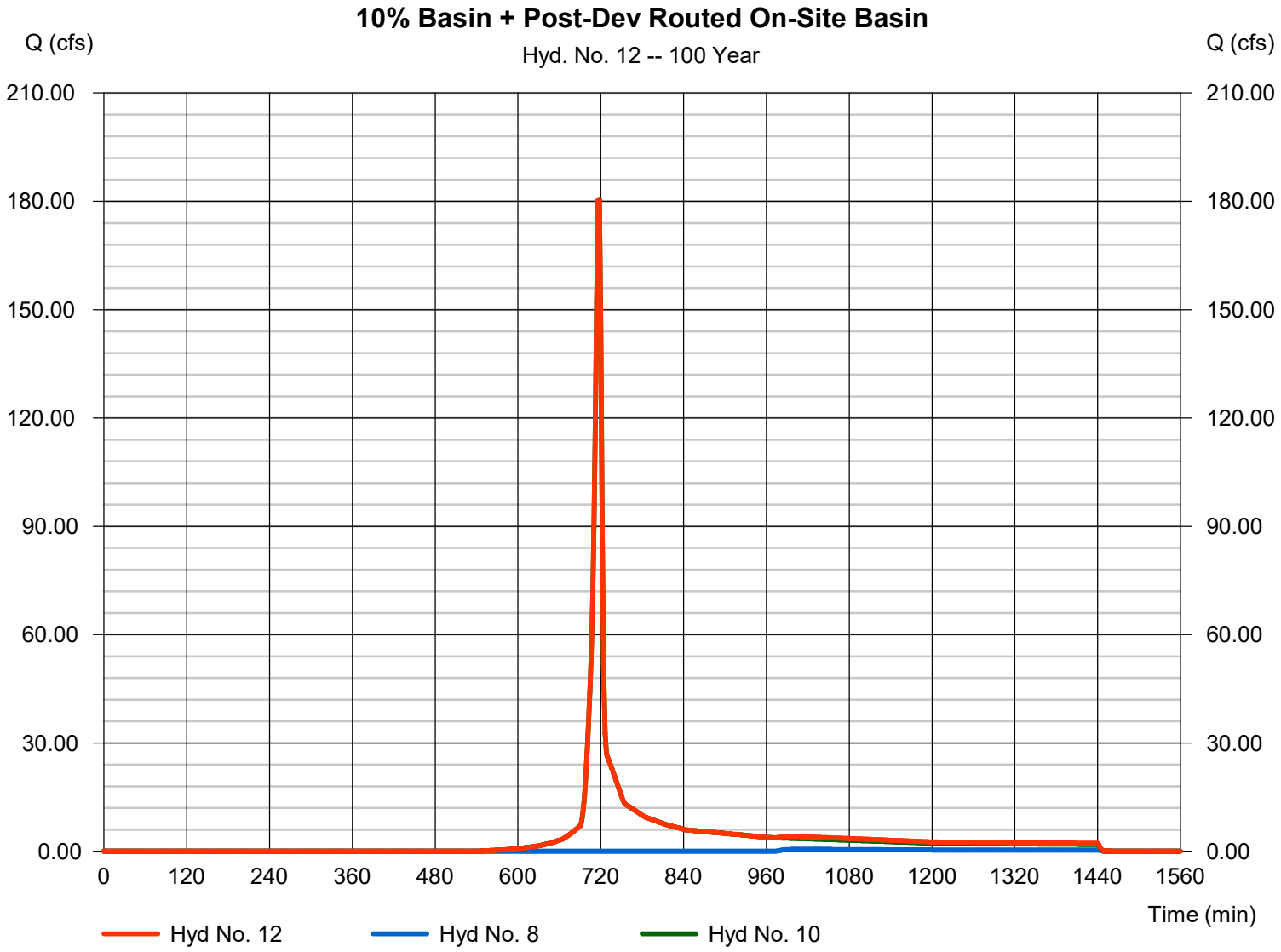


Hydrograph Report

Hyd. No. 12

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

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



Plot Date: Thursday, August 1, 2024 8:31:05 AM



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		QTY
TREES							
	ACE AMS	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG FREEMAN MAPLE	2.5" CAL.	B&B		5
	CER CAN	CERCIS CANADENSIS VAR. TEXENSIS	TEXAS REDBUD	2.5" CAL.	B&B		1
	COR FLO	CORNUS KOUSA	KOUSA DOGWOOD	2.5" CAL.	B&B		1
	CUP XCN	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	6` HT.	B&B		10
	LAG WHI	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE MULTI-TRUNK	6` HT.	B&B		1
	QUE PHE	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.	B&B		1
SHRUBS							
	DIS VTJ	DISTYLIUM X 'VINTAGE JADE'	FIRST EDITIONS® VINTAGE JADE DISTYLIUM	3 GAL.	POT		39
	LOR R38	LOROPETALUM CHINENSE RUBRUM 'RUBY'	RUBY FRINGE FLOWER	3 GAL.	POT		29
	PAN SMN	PANICUM VIRGATUM 'SHAWNEE'	SHAWNEE SWITCH GRASS	2` HT.	POT		25
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
GROUND COVERS							
	HEM HAP	HEMEROCALLIS X 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL.	POT	18" o.c.	57
	OPH JAP	OPHIOPOGON JAPONICUS	MONDO GRASS	FLAT	PLUG	4" o.c.	5,247

LJA
130 E. MAIN STREET, STE 204
CANTON, GA 30114
404-863-1070

NO.	DESCRIPTION	DATE	BY	CHK	APV

LANDSCAPE RENDERING
ROCK QUARRY ROAD C-STORE SPECIAL USE
ROCK QUARRY RD STOCKBRIDGE, GA 30281
13 ~ DISTRICT 6, PARCEL # 032-01030012

GMI2, INC
1876 INDEPENDENCE SQ, SUITE D, DUNWOODY, GA 30338
MEHTA BHARTI 678.458.5185

ISSUE DATE
08/01/24

DRAWING NUMBER

PROJECT NUMBER
2024-033

SHEET TITLE
LANDSCAPE RENDERING

SHEET NUMBER

File Location: s:\landarchive_01-civil_projects\03-projects_canton_ga_official_assigned_lja\2024-033 rock quarry road retail stockbridge ga\cad\by_others\landscape rendering\landscape rendering

EXHIBIT "A"

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

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

TOGETHER WITH:

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

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

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

WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

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

HAROLD BUCKLEY, JR.

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

TELEPHONE
(404) 853-5050

FACSIMILE
(404) 853-1812

August 2, 2024

VIA HAND DELIVERY

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

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

Dear Keedra:

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

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

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

General Background

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

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

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

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

Conditional Use Permit Approval Standards

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

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

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

[1] Comprehensive Plan, p. 44.

roadways.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6. The Proposed Use Will Have Appropriate Open Space

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

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

7. The Proposed Use Will Have Appropriate Protective Screening

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

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

8. Hours and Manner of Operation

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

9. The Proposed Use Will Have Exceptional Outdoor Lighting

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

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

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

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

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

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

11. Constitutional Objections and Conclusion.

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

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

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

Sincerely,

WILSON BROCK & IRBY, L.L.C.

Harold Buckley Jr.

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

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

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

Plot Date: Monday, July 15, 2024 4:53:07 PM



VICINITY MAP

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

CORNER SIGHT DISTANCE FOR COMMERCIAL SITE

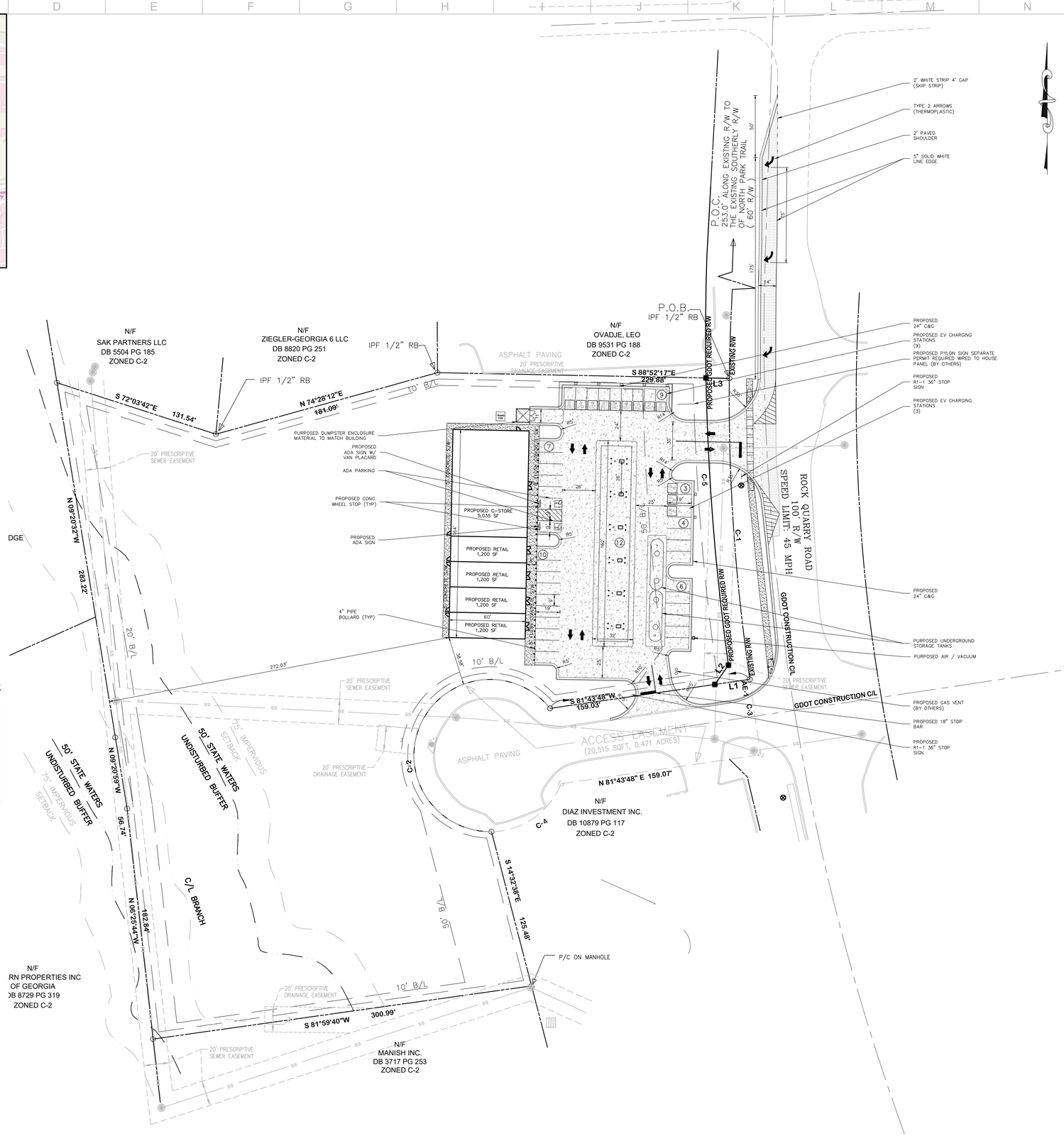
I, THE UNDERSIGNED , HEREBY CERTIFY THAT THE PROPOSED ENTRANCE(S) FOR THE PROPOSED PROJECT ARE DESIGNED WITH ADEQUATE CORNER SIGHT DISTANCE IN THE LEFT DIRECTION. THE REGULATED SPEED LIMIT AT THE ENTRANCE IS 45 MILES PER HOUR. THE SIGHT DISTANCE PROVIDED AT THE ENTRANCE IS 500 FEET OF SIGHT DISTANCE REQUIRED IN THE UNIFIED DEVELOPMENT ORDINANCE. SIGHT DISTANCE IS MEASURED WITH DRIVERS EYE HEIGHT OF 3.5 FEET AT THE DISTANCE OF 15 FEET FROM THE NEAREST THROUGH LANE TO THE CENTER OF EACH TRAVEL LANE.

SIGNED E. Boomer DATE 07/15/2024

LEGEND

PROPOSED

- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVING
- PROPOSED HEAVY DUTY ASPHALT PAVING
- PROPOSED STANDARD DOT PAVING
- GDOT PAVING
- LANDSCAPE STRIP/SETBACK LINE
- PROPERTY LINE
- CURB & GUTTER
- WATER METER (W)
- TRANSFORMER PAD (T)
- ADA RAMP
- SIGN
- CONCRETE WHEEL STOP
- ADA PARKING SYMBOL
- DIRECTIONAL ARROWS
- 24" STOP BAR
- PROPOSED LIGHT POLE



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

SITE AREA CALCULATIONS

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

SITE DATA

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

BUILDING DATA

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

BUILDING COVERAGE: ± 5.29%

MAX BUILDING HEIGHT (BY CODE): 35 FEET

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

PROPOSED PARKING DATA

CITY PARKING REQUIRED:
FOOD MART WITH FUEL SALES (5,035 SF)
RETAIL UPPER LEVEL (4,800 SF)

5 SPACE FOR EACH 1,000 SQUARE	50 SPACES
TOTAL PARKING REQUIRED	50 SPACES
PROVIDED PARKING	
STANDARD SPACES 9'x19'	25 SPACES
FUEL PUMP SPACES	12 SPACES
E.V. CHARGING SPACES	12 SPACES
ACCESSIBLE SPACES 9'x19' (REQUIRED)	2 SPACES
TOTAL PARKING PROVIDED	51 SPACES

SITE NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.

2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.

3. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY: IRONSTONE SURVEYING

4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.

5. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.

6. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA.

7. ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.

8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.

9 SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES, FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.

10. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.

11. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.

12. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.

13. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.

14. ALL CONCRETE SHALL BE 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.

15. PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

16. ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.

17. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE FOR WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).

18. ALL TRAFFIC MARKINGS SHALL BE THERMOPLASTIC AND MEET GDOT SPECIFICATIONS.

LJA
130 E. MAIN STREET
CANTON, GA 30114
470-863-1070

GEORGIA REGISTERED No. 27020 PROFESSIONAL ENGINEER TERRY S. BOOMER
07/11/2024
ENGINEER OF RECORD

NO.	DATE	DESCRIPTION	BY	CHK	APV

CIVIL PLANS
ROCK QUARRY ROAD C-STORE SPECIAL USE
ROCK QUARRY RD STOCKBRIDGE, GA 30281
13 - DISTRICT 6, PARCEL # 032-01030012

GMI2, INC
1876 INDEPENDENCE SQ., SUITE D, DUNWOODY, GA 30338
MEHTA BHARTI 678.458.5185

0 40' 60' 80'
SCALE: 1"=40'

ISSUE DATE 06-26-2024
PROJECT NUMBER 2024-033
SHEET TITLE SITE PLAN
SHEET NUMBER C1

File Location: s:\sed\archive_01-civil_projects\03-projects_canton_ga_office_assigned_ljs\2024-033 rock quarry road retail stockbridge (jatcdpe)\ rock quarry road

SITE ADDRESS: 0 ROCK QUARRY ROAD, STOCKBRIDGE, GEORGIA 30281

BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

GEORGIA811 www.Georgia811.com Contact 811 before you dig.

SANITARY SEWER CHART			
NUMBER	STRUCTURE	TOP ELEV.	INVERT ELEV.
①	SSMH	753.92'	744.67'
②	SSMH	754.66'	739.33'
③	SSMH	755.02'	740.83'
④	SSMH	757.35'	744.75'
⑤	SSMH	733.59'	
⑥	SSMH	753.02'	733.62'
⑦	SSMH	738.63'	
⑧	SSMH	746.60'	

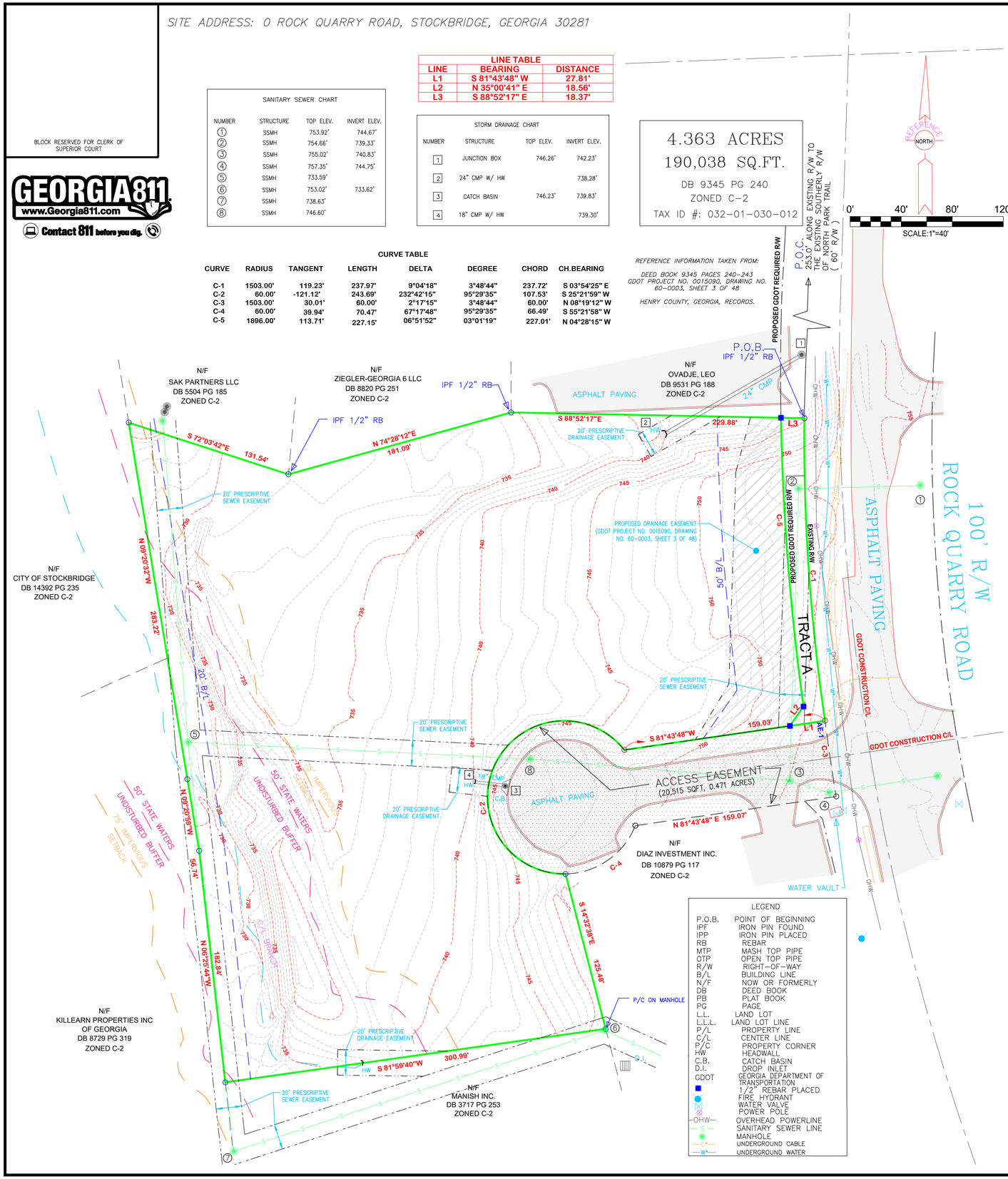
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 81°43'48" W	27.81'
L2	N 35°00'41" E	18.56'
L3	S 88°52'17" E	18.37'

STORM DRAINAGE CHART			
NUMBER	STRUCTURE	TOP ELEV.	INVERT ELEV.
1	JUNCTION BOX	746.26'	742.23'
2	24" CMP W/ HW		738.28'
3	CATCH BASIN	746.23'	739.83'
4	18" CMP W/ HW		739.30'

4.363 ACRES
190,038 SQ.FT.
DB 9345 PG 240
ZONED C-2
TAX ID #: 032-01-030-012

CURVE TABLE							
CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	1503.00'	119.23'	237.97'	9°04'18"	3°48'44"	237.72'	S 03°54'25" E
C-2	60.00'	-121.12'	243.69'	232°42'15"	95°29'35"	107.53'	S 25°21'59" W
C-3	1503.00'	30.01'	60.00'	2°17'15"	3°48'44"	60.00'	N 08°19'12" W
C-4	60.00'	39.94'	70.47'	67°17'48"	95°29'35"	66.49'	S 55°21'58" W
C-5	1896.00'	113.71'	227.15'	06°51'52"	03°01'19"	227.01'	N 04°28'15" W

REFERENCE INFORMATION TAKEN FROM:
DEED BOOK 9345 PAGES 240–243
GDOT PROJECT NO. 0015090, DRAWING NO. 60–0003, SHEET 3 OF 48
HENRY COUNTY, GEORGIA, RECORDS.



LEGEND	
P.O.B.	POINT OF BEGINNING
IPF	IRON PIN FOUND
IPP	IRON PIN PLACED
RB	REBAR
MTP	MASH TOP PIPE
OTP	OPEN TOP PIPE
R/W	RIGHT-OF-WAY
B/L	BUILDING LINE
N/F	NOW OR FORMERLY
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
L.L.	LAND LOT
L.L.L.	LAND LOT LINE
P/L	PROPERTY LINE
C/L	CENTER LINE
P/C	PROPERTY CORNER
HW	HEADWALL
C.B.	CATCH BASIN
D.I.	DROP INLET
GDOT	GEORGIA DEPARTMENT OF TRANSPORTATION
■	1/2" REBAR PLACED
●	FIRE HYDRANT
⋈	WATER VALVE
⊗	POWER POLE
—OHW—	OVERHEAD POWERLINE
—S—	SANITARY SEWER LINE
◉	MANHOLE
—C—	UNDERGROUND CABLE
—W—	UNDERGROUND WATER

LEGAL DESCRIPTION (AS PER TITLE COMMITMENT)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA, CONTAINING 4.3664 ACRES, MORE OR LESS, AS SHOWN AND DELINEATED ON A PLAT OF SURVEY PREPARED BY FOR EAGLES LANDING FAMILY PRACTICE, BY ROLAND MCCANN, GEORGIA REGISTERED LAND SURVEYOR, DATED 5/14/02, REVISED MAY 16, 2002, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIN LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD, 253.1 FEET SOUTHERLY AS MEASURED ALONG SAID RIGHT-OF-WAY LINE FROM THE POINT FORMED BY THE INTERSECTION OF SAID RIGHT-OF-WAY WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH PARK TRAIL; THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD AND FOLLOWING THE CURVATURE THEREOF, 237.97 FEET TO AN IRON PIN; THENCE SOUTH 81 DEGREES 43 MINUTES 48 SECONDS WEST, 159.03 FEET TO AN IRON PIN; THENCE ALONG AN ARC A DISTANCE OF 243.68 FEET WITH SAID ARC HAVING A RADIUS OF 60.00 ALONG A BEARING OF SOUTH 25 DEGREES 21 MINUTES 59 SECONDS WEST AND A CHORD DISTANCE OF 107.53 FEET TO AN IRON PIN; THENCE SOUTH 14 DEGREES 32 MINUTES 38 SECONDS EAST, 125.48 FEET TO AN IRON PIN; THENCE SOUTH 81 DEGREES 59 MINUTES 40 SECONDS WEST, 300.99 FEET TO AN IRON PIN; THENCE NORTH 06 DEGREES 25 MINUTES 44 SECONDS WEST, 182.84 FEET TO AN IRON PIN; THENCE NORTH 09 DEGREES 20 MINUTES 32 SECONDS WEST, 283.22 FEET TO AN IRON PIN; THENCE SOUTH 72 DEGREES 03 MINUTES 42 SECONDS EAST, 131.54 FEET TO AN IRON PIN; THENCE NORTH 74 DEGREES 28 MINUTES 12 SECONDS EAST, 181.09 FEET TO AN IRON PIN; THENCE SOUTH 88 DEGREES 53 MINUTES 25 SECONDS EAST, 229.64 FEET TO AN IRON PIN LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD AND THE POINT OF BEGINNING.

TOGETHER WITH:
AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA, BEING DESIGNATED AS ACCESS EASEMENT CONTAINING 0.4 710 ACRES, MORE OR LESS, AS SHOWN AND DELINEATED ON A PLAT OF SURVEY PREPARED FOR EAGLES LANDING FAMILY PRACTICE BY ROLAND MCCANN, REGISTERED LAND SURVEYOR, DATED 5/14/02, REVISED 5/16/02 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIN LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD, 491.07 FEET SOUTHERLY AS MEASURED ALONG SAID RIGHT-OF-WAY LINE FROM THE POINT FORMED BY THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH PARK TRAIL; THENCE CONTINUING SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD AND FOLLOWING THE CURVATURE THEREOF, 60.00 FEET TO AN IRON PIN; THENCE SOUTH 81 DEGREES 43 MINUTES 48 SECONDS WEST 159.07 FEET TO AN IRON PIN; THENCE ALONG AN ARC A DISTANCE OF 314.16 FEET WITH SAID ARC HAVING A RADIUS OF 60.00 TO A POINT; THENCE NORTH 81 DEGREES 43 MINUTES 48 SECONDS EAST 159.03 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (AS SURVEYED)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FORMED BY THE EXISTING SOUTHERLY RIGHT-OF-WAY OF NORTH PARK TRAIL (60' R/W) AND THE EXISTING WESTERLY RIGHT-OF-WAY OF ROCK QUARRY ROAD (100' R/W); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY 253.00 FEET TO A POINT AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY ALONG A CURVE HEREBY KNOWN AS "C-1", TURNING TO THE LEFT WITH AN ARC LENGTH OF 237.97', WITH A RADIUS OF 1503.00', BEING SUBTENDED BY A CHORD BEARING OF S03°54'25"E, WITH A CHORD LENGTH OF 237.72', TO A POINT HEREBY KNOWN AS "AE-1"; THENCE S81°43'48"W A DISTANCE OF 159.03 FEET TO A POINT; THENCE ALONG A CURVE HEREBY KNOWN AS "C-2", TURNING TO THE LEFT WITH AN ARC LENGTH OF 243.69', WITH A RADIUS OF 60.00', BEING SUBTENDED BY A CHORD BEARING OF S25°21'59"W, WITH A CHORD LENGTH OF 107.53', TO A POINT; THENCE S14°32'38"E A DISTANCE OF 125.48 FEET TO A POINT; THENCE S81°59'40"W A DISTANCE OF 300.99 FEET TO A POINT; THENCE N06°25'44"W A DISTANCE OF 182.84 FEET TO A POINT; THENCE N09°20'59"W A DISTANCE OF 56.74 FEET TO A POINT; THENCE N09°20'32"W A DISTANCE OF 283.22 FEET TO A POINT; THENCE S72°03'42"E A DISTANCE OF 131.54 FEET TO A POINT; THENCE N74°28'12"E A DISTANCE OF 181.09 FEET TO A POINT; THENCE S88°52'17"E A DISTANCE OF 229.88 FEET TO A POINT, WHICH IS THE POINT OF BEGINNING. SAID LAND HAVING AN AREA OF A 4.363 ACRES, MORE OR LESS.

TOGETHER WITH:
AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA, BEING DESIGNATED AS ACCESS EASEMENT CONTAINING 0.471 ACRES, MORE OR LESS, AS SHOWN AND DELINEATED ON A PLAT OF SURVEY PREPARED FOR EAGLES LANDING FAMILY PRACTICE BY ROLAND MCCANN, REGISTERED LAND SURVEYOR, DATED 5/14/02, REVISED 5/16/02 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT PREVIOUSLY DESCRIBED AS "AE-1", LOCATED ON THE EXISTING WESTERLY RIGHT-OF-WAY OF ROCK QUARRY ROAD, 490.97 FEET SOUTHERLY AS MEASURED ALONG SAID RIGHT-OF-WAY LINE FROM THE POINT FORMED BY THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH PARK TRAIL; THENCE DEPARTING SAID RIGHT-OF-WAY S81°43'48"W A DISTANCE OF 159.03 FEET TO A POINT; THENCE ALONG A CURVE PREVIOUSLY DESCRIBED AS "C-2", TURNING TO THE LEFT, WITH AN ARC LENGTH OF 243.69', WITH A RADIUS OF 60.00', BEING SUBTENDED BY A CHORD BEARING OF S25°21'59"W, WITH A CHORD LENGTH OF 107.53' TO A POINT; THENCE ALONG A COMPOUND CURVE HEREBY KNOWN AS "C-4", TURNING TO THE LEFT, WITH AN ARC LENGTH OF 70.47', WITH A RADIUS OF 60.00', BEING SUBTENDED BY A CHORD BEARING OF N55°21'58"E, WITH A CHORD LENGTH OF 66.49' TO A POINT; THENCE N81°43'48"E A DISTANCE OF 159.07 FEET TO A POINT ON THE EXISTING RIGHT-OF-WAY OF ROCK QUARRY ROAD; THENCE NORTHWESTERLY ALONG A CURVE HEREBY KNOWN AS "C-3", TURNING TO THE RIGHT WITH AN ARC LENGTH OF 60.00', WITH A RADIUS OF 1503.00', BEING SUBTENDED BY A CHORD BEARING OF N08°19'12"W, WITH A CHORD LENGTH OF 60.00', TO A POINT, WHICH IS THE POINT OF BEGINNING. SAID LAND HAVING AN AREA OF 0.471 ACRES, MORE OR LESS.

LESS "TRACT A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA, AS SHOWN ON THAT CERTAIN SET OF GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) PLANS FOR PROJECT NUMBER 0015090, TITLED "RIGHT OF WAY OF PROPOSED ROCK QUARRY ROAD WIDENING HENRY COUNTY" APPROVED ON 06/16/2020 AND LAST UPDATED ON 04/01/2022 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FORMED BY THE SOUTHERLY RIGHT-OF-WAY OF NORTH PARK TRAIL (60' R/W) AND THE EXISTING WESTERLY RIGHT-OF-WAY OF ROCK QUARRY ROAD (100' R/W); THENCE ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY 253.00 FEET TO A POINT AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY ALONG A CURVE HEREBY KNOWN AS "C-1". TURNING TO THE LEFT WITH AN ARC LENGTH OF 237.97', WITH A RADIUS OF 1503.00', BEING SUBTENDED BY A CHORD BEARING OF S03°54'25"E, WITH A CHORD LENGTH OF 237.72', TO A POINT HEREBY KNOWN AS "AE-1"; THENCE DEPARTING SAID RIGHT-OF-WAY S81°43'48"W A DISTANCE OF 27.81 FEET TO A POINT ON THE PROPOSED WESTERLY RIGHT-OF-WAY OF ROCK QUARRY ROAD; THENCE ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY N35°00'41"E A DISTANCE OF 18.56 FEET TO A POINT. THENCE CONTINUING ALONG SAID PROPOSED RIGHT-OF-WAY ALONG A CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 227.15', A RADIUS OF 1,896.00', BEING SUBTENDED BY A CHORD BEARING OF N04°28'15"W, WITH A CHORD LENGTH OF 227.01' TO A POINT; THENCE DEPARTING SAID PROPOSED RIGHT-OF-WAY S88°52'17"E A DISTANCE OF 18.37 FEET TO A POINT ON THE EXISTING RIGHT-OF-WAY OF ROCK QUARRY ROAD, SAID POINT BEING THE POINT OF BEGINNING.
SAID LAND HAVING OR 0.090 ACRES, MORE OR LESS.

SCHEDULE B-II EXCEPTIONS

1–6 – STANDARD EXCEPTIONS. NOT ADDRESSED.

7 – DECLARATION OF COVENANTS AND RESTRICTIONS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM KILLEARN, INC. TO ARCHWAY HOMES, INC., DATED MARCH 3, 2000, FILED MARCH 16, 2000, AND RECORDED IN DEED BOOK 3639, PAGE 253, RECORDS OF HENRY COUNTY, GEORGIA.
AFFECTS THE PROPERTY. INCLUDES A BLANKET STATEMENT OF EASEMENT FOR UTILITIES, DRAINAGE, AND ACCESS AND A RESERVATION FOR A FUTURE 10' EASEMENT "...ALONG ONE SIDE OF EACH LOT". NOTHING HEREIN WAS PLOTTABLE BY DESCRIPTION. A PRESCRIPTIVE 20' EASEMENT IS SHOWN HEREON ALONG ALL SURVEYED SEWER LINES AND DRAINAGE LINES CENTERED ON THE CENTER OF EACH STRUCTURE.

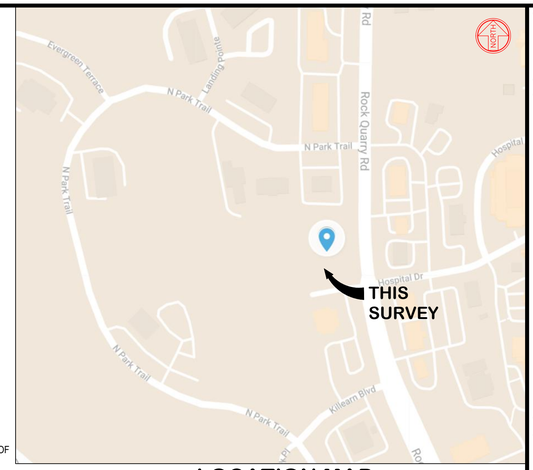
8– EASEMENTS IN FAVOR OF GEORGIA POWER COMPANY RECORDED IN THE FOLLOWING RECORDS OF HENRY COUNTY, GEORGIA:
(A) FROM MRS. NELLIE STEWART DEAN, DATED DECEMBER 18, 1947, AND RECORDED IN DEED BOOK 39, PAGE 330;
(B) FROM H.E. DEAN, JR.; DATED JULY XX, 1963, AND RECORDED IN DEED BOOK 76, PAGE 542;
(C) FROM MRS. NELLIE STEWART DEAN AND H.E. DEAN, JR., DATED OCTOBER 4, 1951, AND RECORDED IN DEED BOOK 45, PAGE 467; AND
(D) FROM MRS. NELLIE STEWART DEAN AND H.E. DEAN, JR., DATED OCTOBER 4, 1951, AND RECORDED IN DEED BOOK 45, PAGE 469.
AFFECTS THE PROPERTY. EASEMENTS ARE BLANKET IN NATURE AND NOT PLOTTABLE. ALL VISIBLE ELECTRICAL UTILITIES AND SERVICES WERE FIELD LOCATED AND ARE SHOWN ON THE SURVEY.

9 – RIGHT OF WAY DEED FORM SK PROPERTY HOLDINGS I, LLC N/K/A CNW PROPERTY HOLDINGS I, LLC AND JOAN C. STEELE TO HENRY COUNTY, GEORGIA, DATED MARCH 28, 2022, FILED APRIL 4, 2022, AND RECORDED IN DEED BOOK 19014, PAGE 31, AFORESAID RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THE SURVEY.

10 – PERMANENT CONSTRUCTION AND MAINTENANCE EASEMENT FROM SK PROPERTY HOLDINGS I, LLC N/K/A CNW PROPERTY HOLDINGS I, LLC AND JOAN C. STEELE TO HENRY COUNTY, GEORGIA, DATED MARCH 28, 2022, FILED APRIL 4, 2022, AND RECORDED IN DEED BOOK 19014, PAGE 35, AFORESAID RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THE SURVEY.

11 – THE POLICY OF TITLE INSURANCE TO BE ISSUED IN CONNECTION WITH THIS COMMITMENT WILL AFFORD ASSURANCES AS TO THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY, BUT WILL NOT ENSURE THE ENGINEERING CALCULATIONS IN COMPUTING THE EXACT AMOUNT OF ACREAGE CONTAINED THEREIN.
ALL FOUND AND SET MONUMENTS ALONG THE BOUNDARY OF SUBJECT PROPERTY ARE SHOWN HEREON.

NOTE: REFERENCES TO RECORDED DOCUMENTS HEREIN REFER TO SUCH DOCUMENTS RECORDED IN THE CLERK'S OFFICE FOR THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA.



LOCATION MAP
NOT TO SCALE

NOTES:

- BEARINGS HEREIN ARE BASED ON NAD83/GEORGIA WEST STATE PLANE COORDINATES.
- NO ZONING REPORT WAS PROVIDED BY THE CLIENT. THIS FIRM RECOMMENDS THAT THE CLIENT OBTAIN A CERTIFIED ZONING VERIFICATION LETTER FROM THE CITY, COUNTY OR AGENCY RESPONSIBLE FOR ZONING CLASSIFICATION FOR THE PARCEL.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.
- LEGAL DESCRIPTION AS PER FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT NO. 72112–2601(REVISED) WITH AN EFFECTIVE DATE OF 04/06/2022. NO CLAIMS AS TO OWNERSHIP ARE MADE OR IMPLIED.
- SITE CONTAINS NO MARKED REGULAR PARKING SPACES & NO HANDICAPPED SPACES.
- ALL ADJOINING OWNER INFORMATION IS TAKEN FROM THE HENRY COUNTY TAX ASSESSOR'S WEBSITE.
- LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY: OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.IV. PER ALTA/NSPS.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT–OF–WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.
- BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA. PANEL #13151C0088C EFFECTIVE DATE: 05/16/2006
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 714,807 FEET.
- THE EQUIPMENT USED TO MAKE THIS SURVEY WAS A TOPCON GPT–3005LW TOTAL STATION.
- THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,441 FEET AND ANGULAR ERROR OF 00°00'03" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES RULE.
- THE CURRENT PROPERTY OWNER IS JOAN C. STEELE AND SK PROPERTY HOLDINGS I, LLC PER DEED BOOK 9345, PAGE 240 OF HENRY COUNTY, GEORGIA RECORDS.
- PROPERTY IS LOCATED IN THE BIG COTTON/LITTLE COTTON INDIAN CREEK WATER SHED PROTECTION DISTRICT.
- PROPERTY IS NOT PART OF A SUBDIVISION.
- A PORTION OF THIS PROPERTY IS LOCATED IN A WETLAND AREA.
- PROPERTY IS SERVED BY COUNTY WATER.
- THIS PROPERTY DOES INCLUDE BODIES OF WATER ON THE PROPERTY.
- PROPERTY IS LOCATED ON A PAVED ASPHALT ROAD.
- 1/2" REBAR IRON PINS PLACED AT ALL CORNERS UNLESS OTHERWISE NOTED.
- NO BUILDINGS PRESENT ON SITE AT TIME OF SURVEY.

CERTIFY TO:
GMI 2, INC.
JOAN C. STEELE
CNW PROPERTY HOLDINGS 1 LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
COLONY BANK AND OR ITS SUCCESSORS OR ASSIGNS AS THEIR INTERESTS MAY APPEAR

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 13, 14, 16, 17, 19, AND 20 OF TABLE A THEREOF.

THE ORIGINAL FIELDWORK WAS COMPLETED ON: 04/27/2021
FIELD WORK WAS LAST UPDATED ON: *1/10/2022*
DATE OF PLAT OR MAP: 05/03/2021

JONATHAN B. PRINCE , R.L.S. #3244

05/02/2022
DATE

GEORGIA REGISTERED LAND SURVEYOR NO. 3244 JONATHAN B. PRINCE

THIS DRAWING IS THE PROPERTY OF IRONSTONE SURVEYING AND IS AN INSTRUMENT OF SERVICE, NOT TO BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN PERMISSION OF SAME.

No.	JOB No.	DESCRIPTION OF REVISION	DATE
2	210145	REVISED TITLE COMMITMENT	5/2/22
1	210145	UPDATE SURVEY FOR ALTA	1/10/22

IRONSTONE SURVEYING
96 Ernest Biles Drive, Jackson, Georgia 30233
Phone 770-957-4614 / Email office@ironstonesurveying.com

ALTA/NSPS LAND TITLE SURVEY
FOR GMI 2, INC.
IN LAND LOT 13, DISTRICT 6, HENRY COUNTY, GEORGIA

ORIGINAL PLAT DATE	05/03/2021
SCALE	1" = 40'
DRAWN BY	RCL/SJL
CHECKED BY	JBP
ORIGINAL FIELD DATE	04/27/2021
CREW	RL/AL
FIELD BOOK	FIELD SKETCH
JOB NO.	210145
DWG NO.	210145-RCL-A
SHEET	1 of 1

Henry County Water Authority
Engineering Division

July 12, 2024

Re: Water and Sewer Services - Availability

Proposed Development:	**Food Mart with Fuel Sales**
Property Information:	**Off Rock Quarry Road, Parcel No. 032-01030012**
	LL 13; District 6; 4.36+/- acres
Zoning:	**C-2 (City of Stockbridge)**
Sewer Basin:	**Walnut Creek**
Watershed Basin:	**Big Cotton Indian Creek**

TO WHOM IT MAY CONCERN:

You have requested that this Authority provide you with information concerning the present availability of water and sewer services to the above-described property. This letter is being provided for informational purposes only and will not act to reserve water capacity to you or the property and will not create any liability to the Authority. The information contained in this letter will remain in effect for a period of **365** days from the date of this letter unless subsequently notified in writing by the Authority. The information provided herein is based upon the above-stated zoning of the property. Any deviation in zoning that would increase density or usage above that evaluated by the Authority will automatically void the information provided herein and will require a separate re-evaluation by this Authority.

Water service is available to the property described above. A fire flow test calculated in the area revealed the following data:

Static:	124	psi
Residual:	114	psi
Flow	1635	gpm
Calculated Flow @ 20 psi:	5790	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 1000 gpm for said proposed commercial development as established by the Henry County Board of Commissioners.

Sewage **treatment** and sewer line **capacity** are presently available to the property.

The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Site Plan dated 06/10/2024 prepared by LJA.

Digitally signed
by Scott Sage, P.E.
Date: 2024.07.12
13:35:04 -04'00'

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

City of Stockbridge

AGENDA ITEM

MEETING DATE

DECEMBER 9, 2024

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

FUNDING SOURCE

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

SPECIAL USE PERMIT CASE #SP-2024-01. Consideration of a Special Use Permit Request to allow a gas station and convenience store on Parcel #032-01030012 on the west side of Rock Quarry Road, across from Hospital Drive. Applicant: GMI, 2 Inc. Agent: Harold Buckley, Jr., Esq. of the Law Firm of Wilson, Brock & Irby. The property contains 4.26 +/- acres. The applicant proposes to build a retail center having a convenience store, gas pumps, electric charging stations, and four tenant spaces. Original staff recommendation--denial since the gas station distance requirement was not met. Revised staff recommendation—Approval after a revised TX-2024-06 is approved by Council for a reduced distance requirement. Current recommendation—Deferral.

BACKGROUND INFORMATION:

September 19 PC Meeting—Board granted the applicant's request for a 60-day deferral to allow time to consider the gas station distance requirement. October 17 PC Meeting--Board recommend-mended denial. The Staff also originally recommended denial since the distance requirement was not met. But now, since Text Amendment Case #TX-2024-06 proposes to reduce the gas station distance requirement to only 800 feet, the Staff recommends approval with conditions if TX-2024-06 is first approved. Applicant submitted a letter for an indefinite deferral on 11/21/24.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

GRANTS ADMIN._____

ATTACHMENTS:

ITEM/PROJECT/EVENT:

SP-2024-01 for PARCEL #032-01030012 ON ROCK QUARRY ROAD.

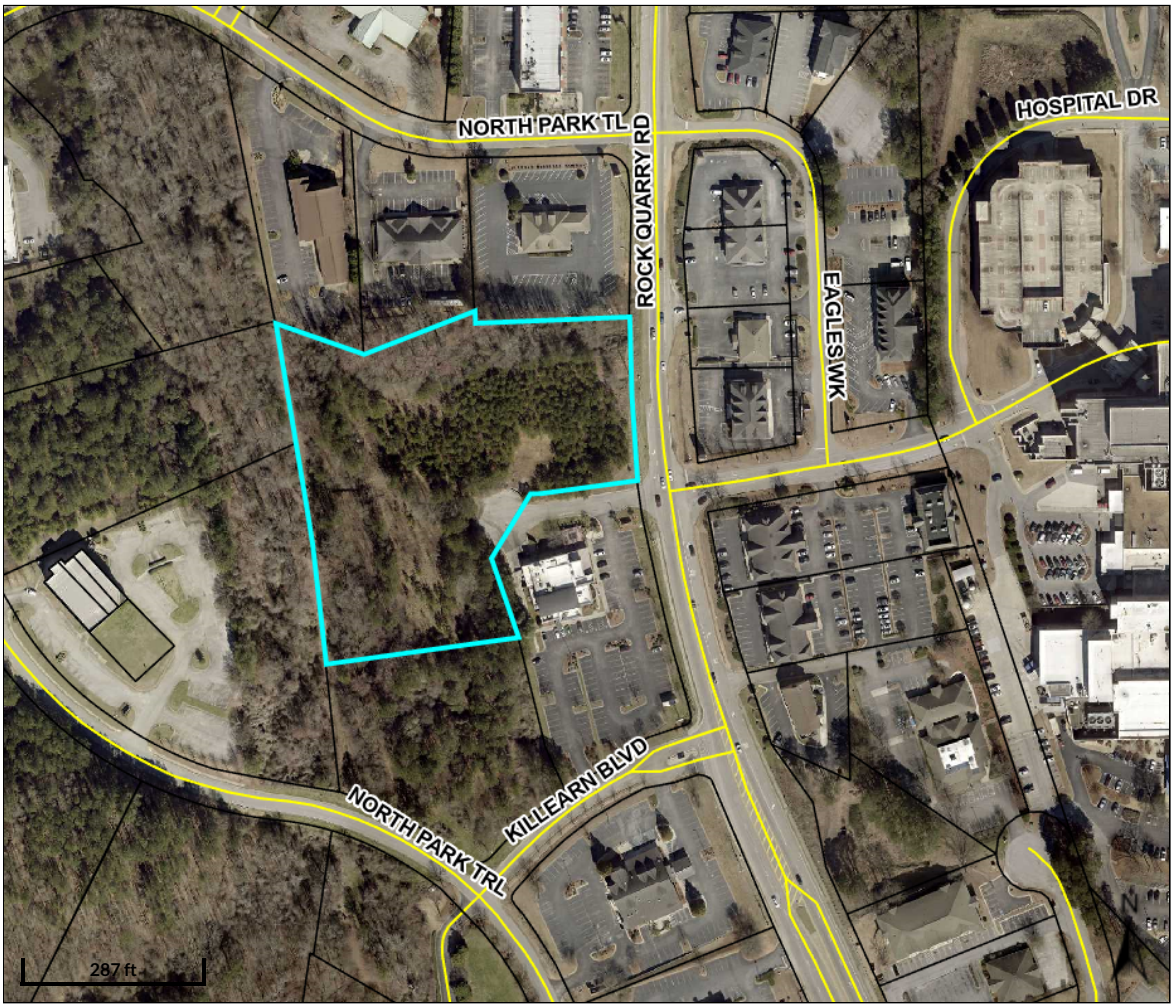
BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

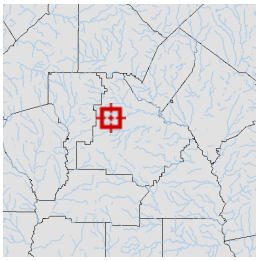
DEFERRAL UNTIL TX-2024-06 IS FIRST APPROVED BY CITY COUNCIL.

Staff Signature_____

Henry County, GA



Overview



Legend

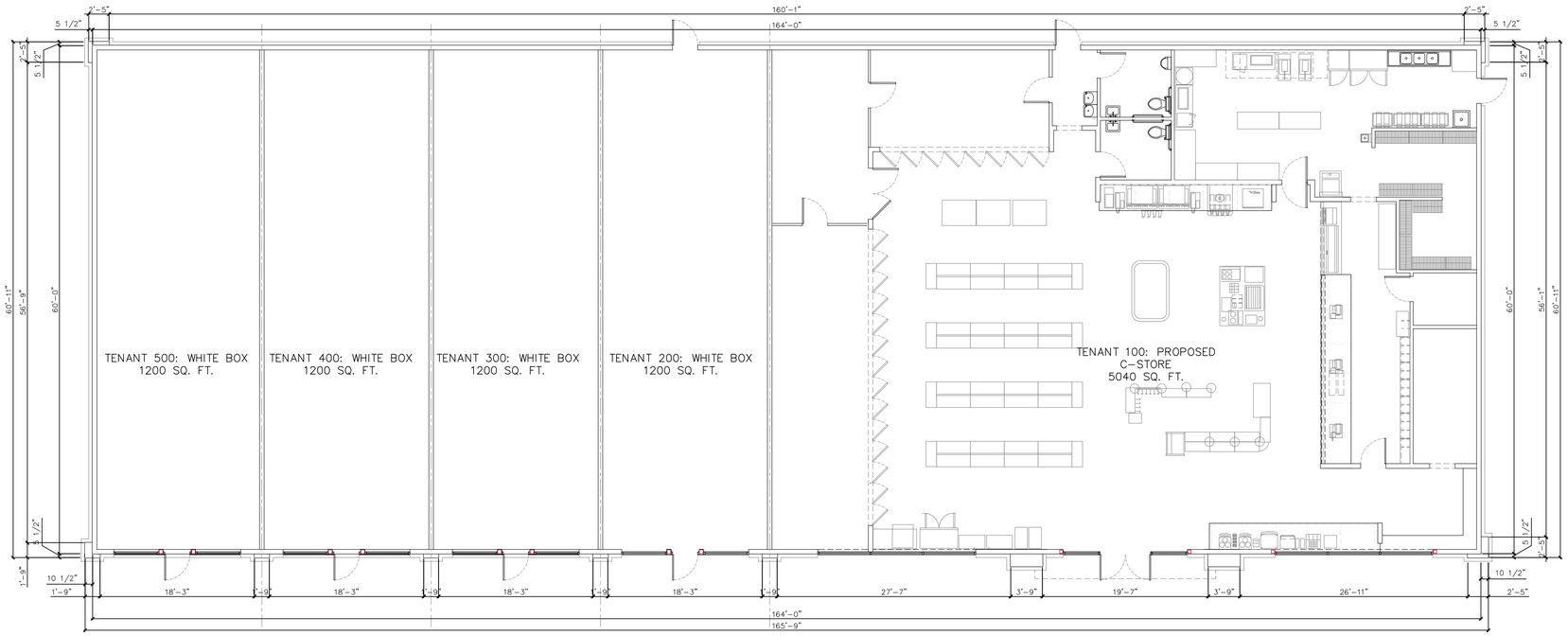
- Parcels
- Roads

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

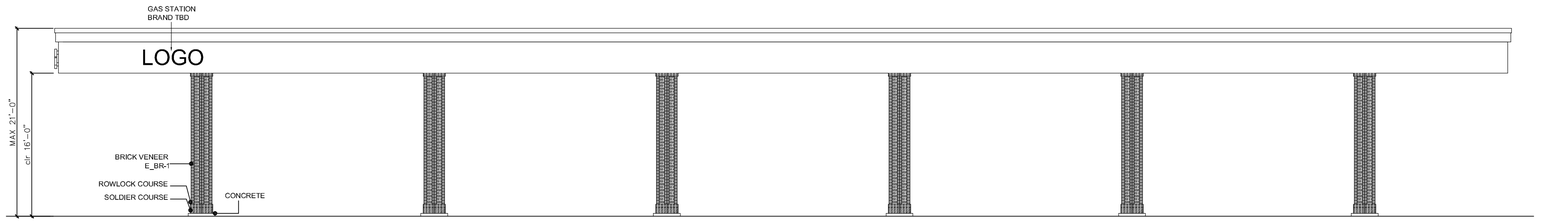
Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed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

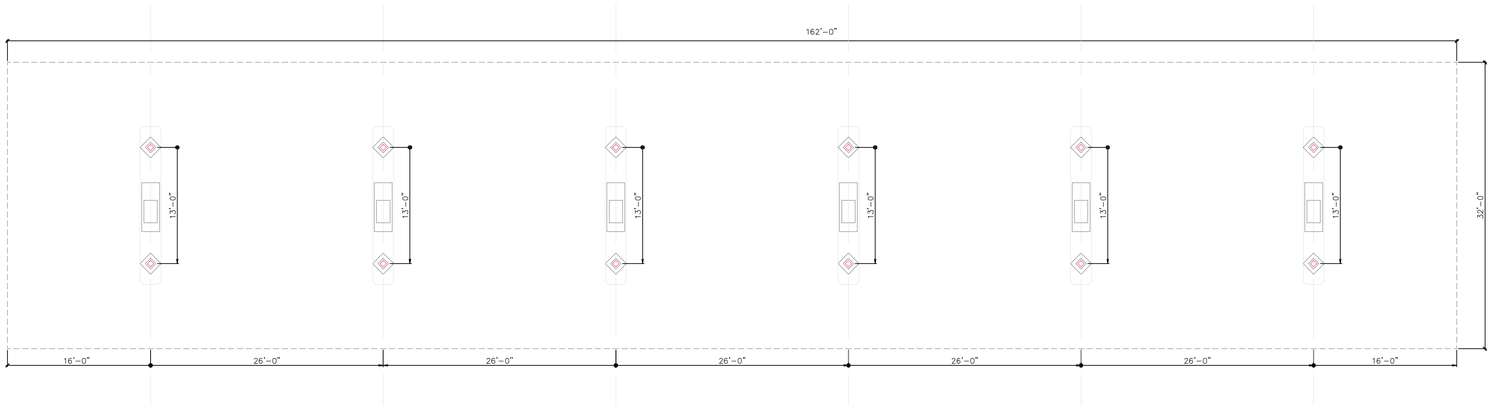
Date created: 8/28/2024
Last Data Uploaded: 8/28/2024 11:54:39 AM

Developed by Schneider GEOSPATIAL

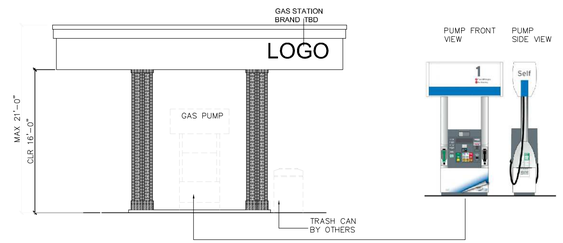


1 PROPOSED BUILDING PLAN SCALE: 1/4"=1'-0"





2 GAS PUMPS CANOPY PLAN AND ELEVATIONS SCALE: 1/8"=1'-0"



3 GAS PUMPS CANOPY PLAN AND ELEVATIONS SCALE: 1/8"=1'-0"

EXTERIOR FINISHES

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



E_PT-1



E_BR-1



E_BR-2

4 EXTERIOR FINISHES

DESIGN TODAY
2035 SUGAR PEAK RD
WOODSTOCK, GA
30189
PH: 404-954-4865
DARTHREG@AOL.COM
WWW.DT-ARCH.COM

PLAN NORTH

ROCK QUARRY RD C-STORE SPECIAL USE

ROCK QUARRY RD, STOCKBRIDGE GEORGIA 30281

:No:	:Date:	:Remarks:
1.	07.24.24	ISSUE FOR REVIEW

:REVISIONS:

STATE OF GEORGIA
DARIA TREINIS
CERTIFICATE NO. RA025337
REGISTERED ARCHITECT

This drawing is the property of D. Treinis and is not to be reproduced or copied in whole or in part. It is not to be used on any other project and is to be returned upon request. Scales as stated herein are for reference only as normal reproduction processes may alter the accuracy of original drawings.
DESIGN TODAY 2005

:DRAWING TITLE:
PROPOSED BUILDING PLAN AND GAS CANOPY DETAILS

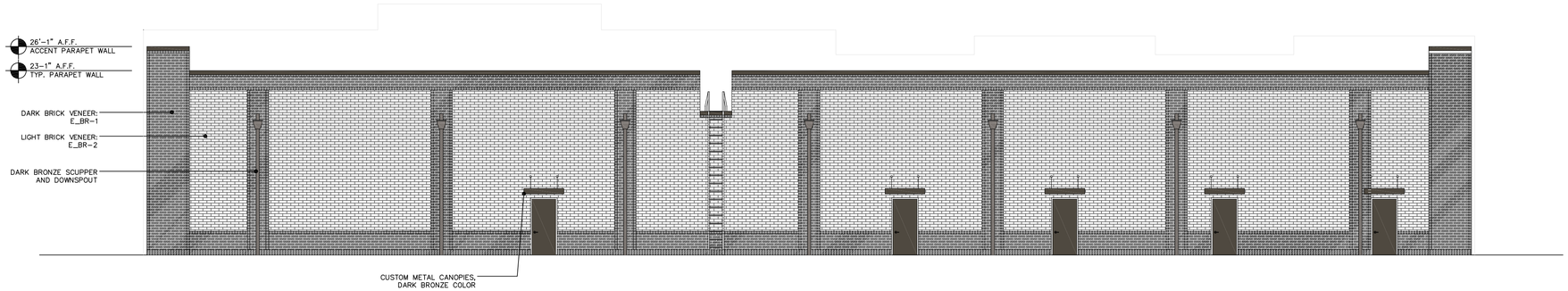
:ISSUE DATE:

:DRAWN BY:
DT

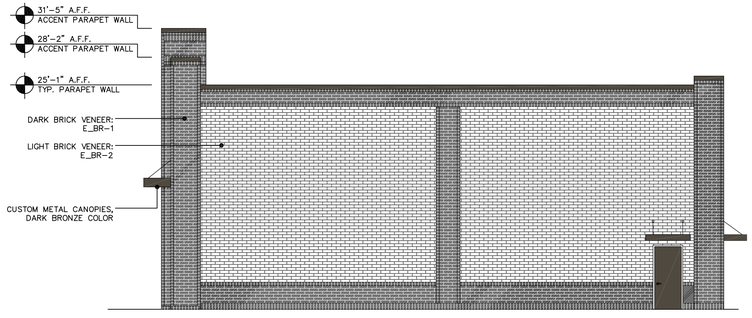
:SHEET NUMBER:
A1.00



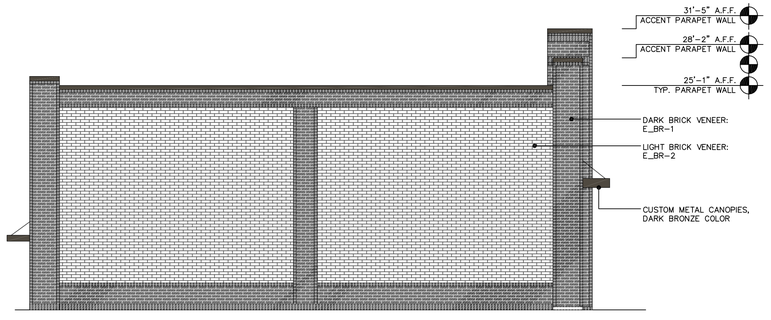
1 PROPOSED FRONT BUILDING ELEVATION — SCALE: 1/4"=1'-0"



2 PROPOSED BACK BUILDING ELEVATION — SCALE: 1/4"=1'-0"



3 PROPOSED FRONT BUILDING ELEVATION — SCALE: 1/8"=1'-0"



4 PROPOSED LEFT BUILDING ELEVATION — SCALE: 1/8"=1'-0"



EXTERIOR FINISHES

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


E_PT-1


E_BR-1


E_BR-2

5 EXTERIOR FINISHES

DESIGN TODAY
2005 SUGAR PINE RD
WOODSTOCK, GA
30189
PH: 404-954-4866
DARCTHIS@GMAIL.COM
WWW.DARCTHIS.COM

PLAN NORTH

ROCK QUARRY RD C-STORE SPECIAL USE

ROCK QUARRY RD, STOCKBRIDGE GEORGIA 30281

:No:	:Date:	:Remarks:
1.	07.24.24	ISSUE FOR REVIEW

:REVISIONS:

STATE OF GEORGIA
DARIA TREINIS
CERTIFICATE NO. 036033
REGISTERED ARCHITECT

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DESIGN TODAY 2005

:DRAWING TITLE:
PROPOSED BUILDING EXTERIOR ELEVATIONS

:ISSUE DATE:

:DRAWN BY:
DT

:SHEET NUMBER:
A1.01

WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

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ATLANTA, GEORGIA 30339
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HAROLD BUCKLEY, JR.

hbuckley@wbilegal.com
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TELEPHONE
(404) 853-5050

FACSIMILE
(404) 853-1812

November 21, 2024

VIA HAND DELIVERY

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

Re: Deferral Request for Application by GMI 2, Inc. For a Comprehensive Plan Amendment.

Dear Keedra:

Thank you for letting me know that the city council deferred its consideration of the text amendment to reduce the distance requirements for automotive service stations. Given that it is unlikely that the city would approve this application without its prior approval of the text amendment, GMI respectfully requests a deferral of its comprehensive plan amendment application to allow the city council to consider it after a final decision is made on the pending text amendment.

Please don't hesitate to let me know if I may provide any additional information or clarification.

Sincerely,

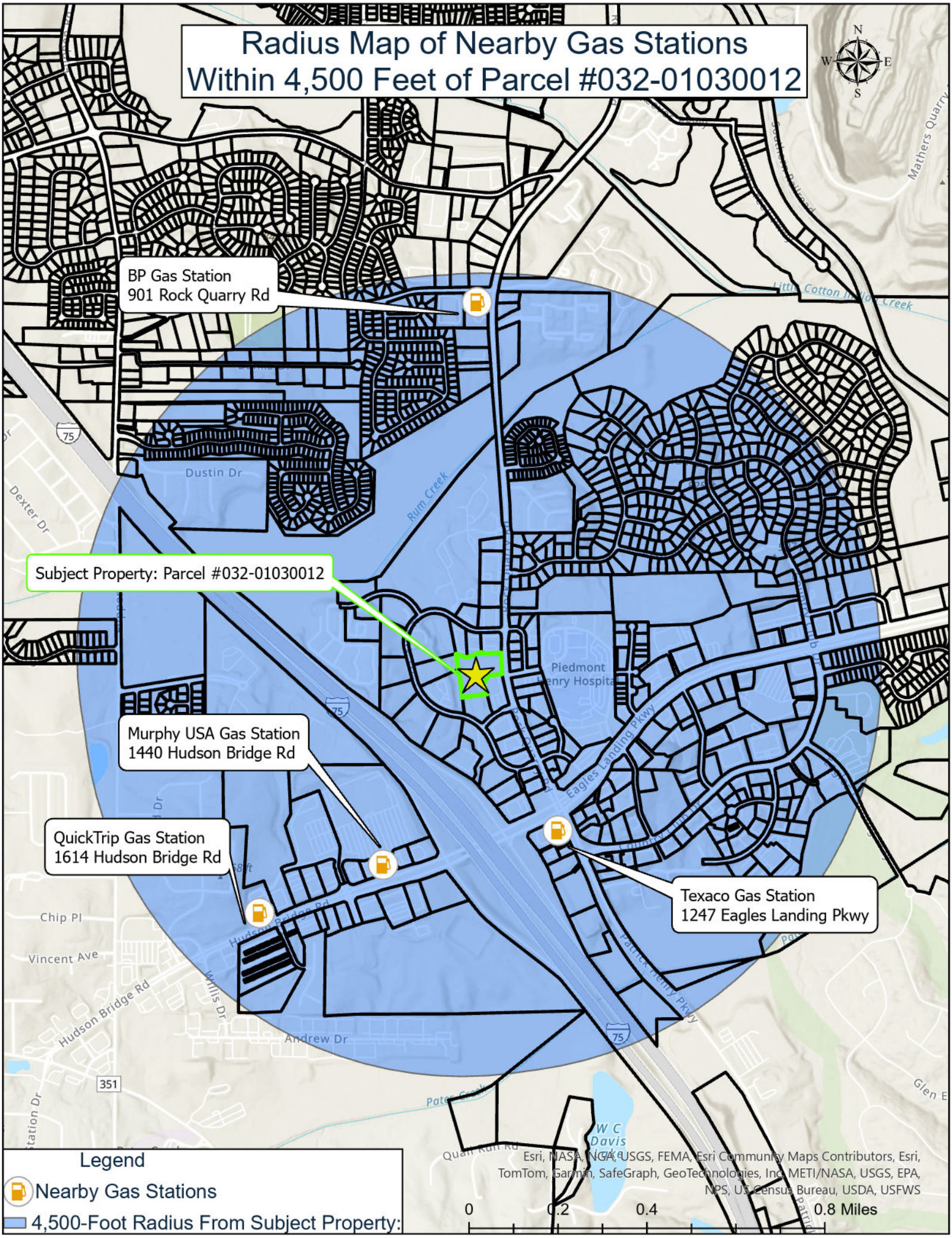
WILSON BROCK & IRBY, L.L.C.

Harold Buckley Jr.

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

103093.2 211992-000001
1015627.1 242193-000001


Gas Station Distance Map
Banks Rd
BP Gas Station
901 Rock Quarry Road
4,060 feet
Rock Quarry Rd
Subject Property: Parcel #032-01030012
1,706 feet
Texaco Gas Station
1247 Eagles Landing Parkway
Eagles Landing Pkwy
Hudson Bridge Rd
Mickie D Cochran Park
Banks Dr
Halley Way
Goldfinch Way
Rum Creek
Landing Pt
Ivy Mnr
Windsong Dr
Ashland Grv
Willow Trce
Country Club Dr
N Park Trl
N Park Pl
Piedmont Henry Hospital
Medical Blvd
Hospital Dr
Eagles Pointe
Walmart Supercenter
Outback Steakhouse
Mellow Mushroom
Bank of America
Arby's
Saint Ives Ct
75
224
Legend
Nearby Gas Stations:
0
0.15
0.3
0.6 Miles



Radius Map of Nearby Gas Stations
Within 4,500 Feet of Parcel #032-01030012
BP Gas Station
901 Rock Quarry Rd
Subject Property: Parcel #032-01030012
Murphy USA Gas Station
1440 Hudson Bridge Rd
QuickTrip Gas Station
1614 Hudson Bridge Rd
Texaco Gas Station
1247 Eagles Landing Pkwy
Piedmont Henry Hospital
Dustin Dr
Dexter Dr
Rum Creek
Little Cotton Indian Creek
Eagles Landing Pkwy
Patrick Henry Pkwy
Hudson Bridge Rd
Chip Pl
Vincent Ave
Willis Dr
Andrew Dr
Pates Creek
W C Davis Lake
Mathers Quarry
Legend
Nearby Gas Stations
4,500-Foot Radius From Subject Property:
Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
0
0.2
0.4
0.8 Miles

HYDROLOGY REPORT

For Project:

Rock Quarry Road C-Store/Retail Development

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

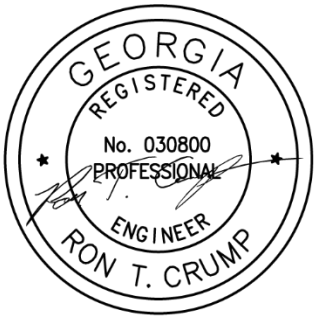
GMI 2, Inc.
1876 Independence Square, Suite D
Dunwoody, Georgia 30338
(678) 458-5185

October 14, 2022

Prepared by:

CONTINEO GROUP

755 Commerce Drive
Suite 800
Decatur, GA 30030
www.THECONTINEOGROUP.com



HYDROLOGY REPORT

Rock Quarry Road C-Store/Retail Development

Rock Quarry Road & Hospital Drive
Stockbridge, GA 30281

Table of Contents

Project Description 3
Methodology 4
Existing Conditions Hydrologic Analysis 5
Post-Developed Hydrologic Analysis 8
Data Summary 10
10% Downstream Analysis 14
Erosion & Sedimentation Control Plan 15
Landscaping Plan 15
Conclusion 15
APPENDIX 16

HYDROLOGY REPORT

Rock Quarry Road C-Store/Retail Development

Rock Quarry Road & Hospital Drive
Stockbridge, GA 30281

Project Description

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

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

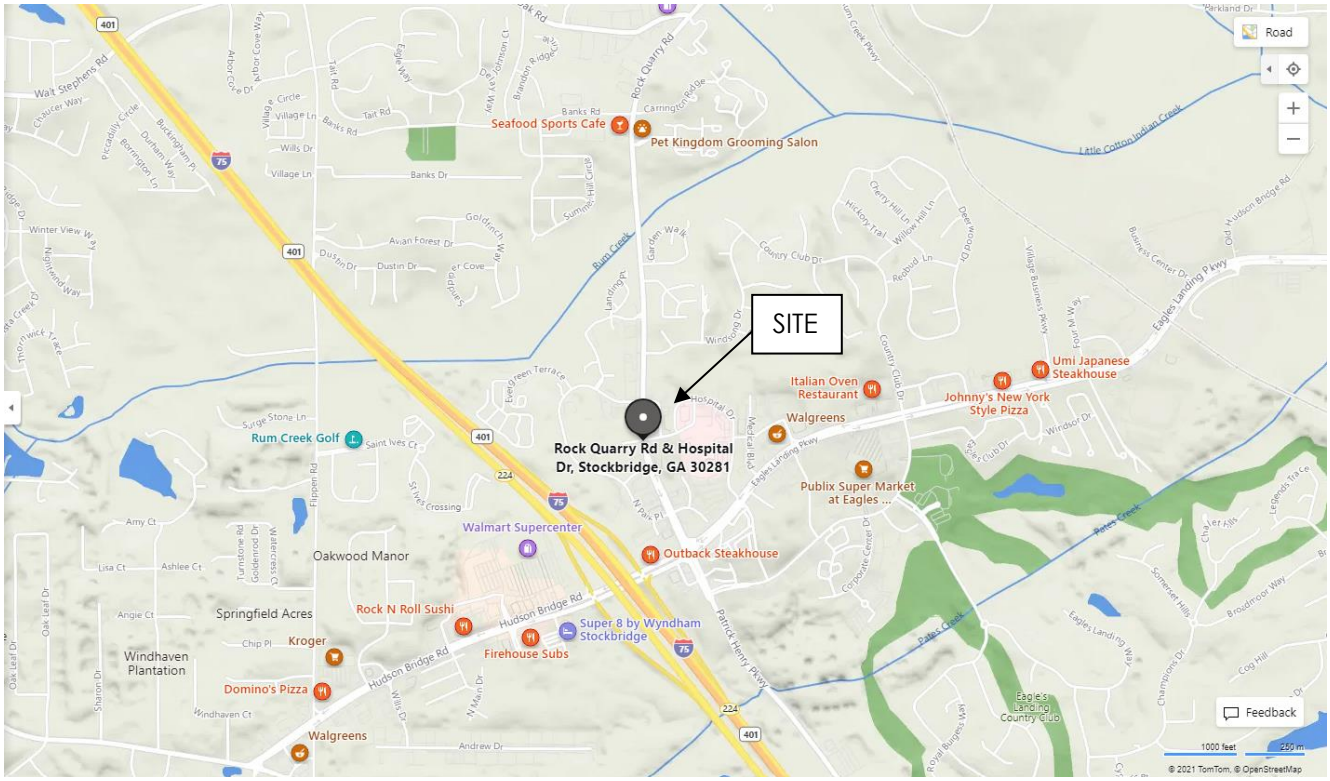


Figure 1. Vicinity Map

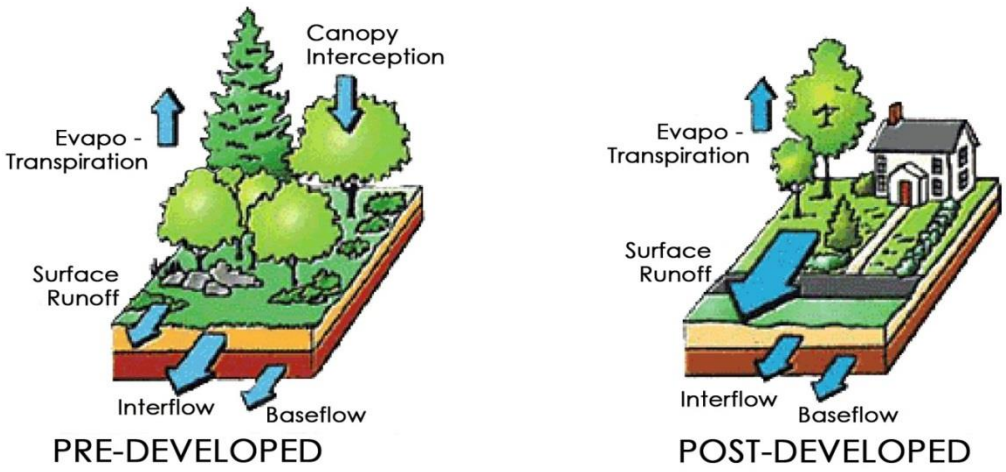
Methodology

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

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

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

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



Pre-Developed vs. Post-Developed Basins

Existing Conditions Hydrologic Analysis

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

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



Figure 2. Aerial Image

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

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

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

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

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

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

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

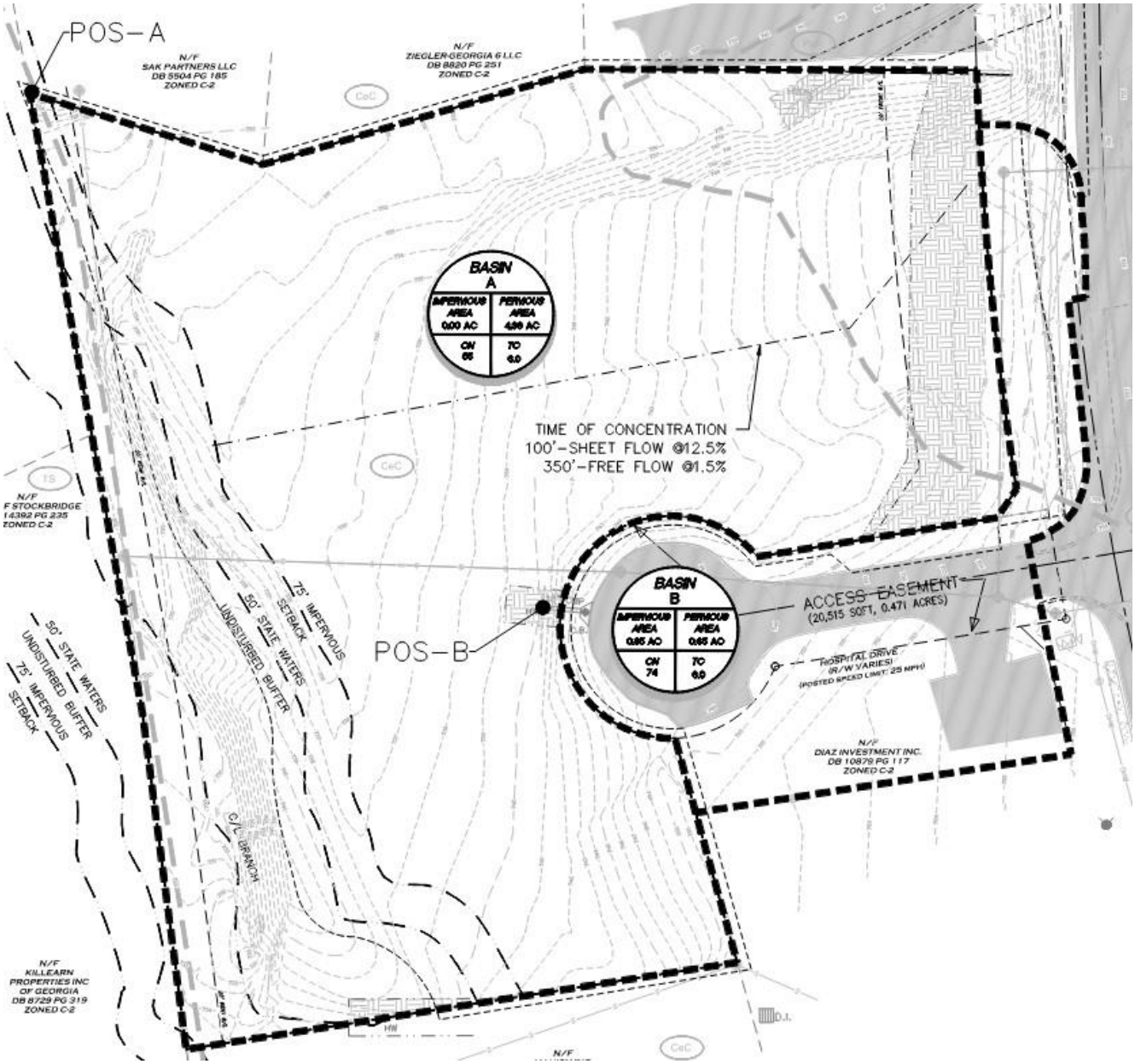


Figure 3. Pre-Developed Basin Map
(See appendix for more legible copy)

Post-Developed Hydrologic Analysis

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

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

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

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

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

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

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

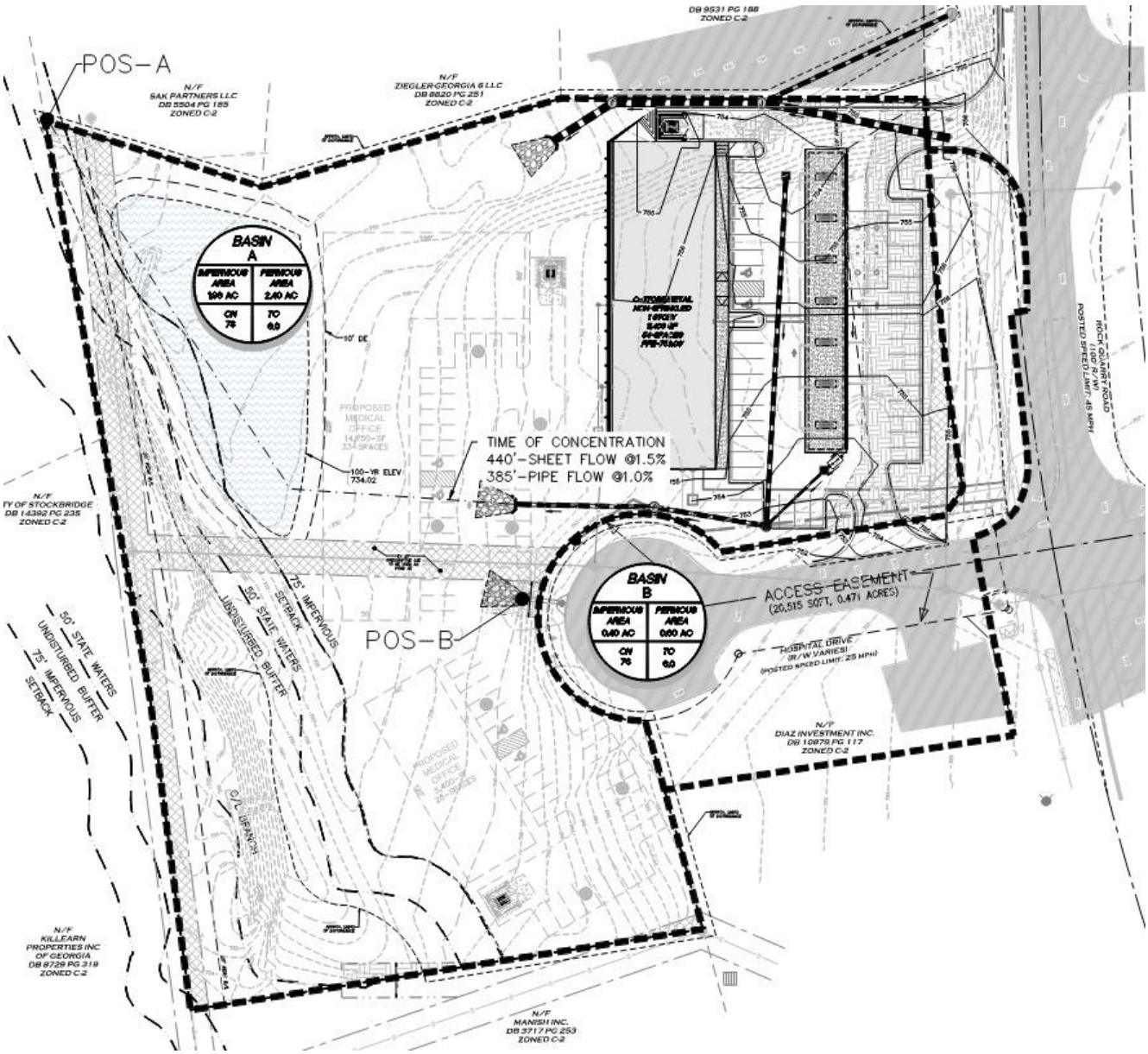


Figure 4. Post-Developed Basin Map
(See appendix for more legible copy)

Data Summary

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

Summary of Hydrograph Results

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

Water Quality (WQ_v)

Water Quality Volume Design

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

Water Quality Orifice Design

Draw Down Time (t) =		24	hours
$Q_{ALLOW} = WQ_V / t$ (in seconds)	Q_{ALLOW} =	0.10	cfs
Total Head (h) =		1.80	feet
Orifice Diameter Coefficient (C_d) = (where (C_d) is typically 0.6, but may be adjusted for non-standard orifices)		0.60	

Orifice equation: $Q_{ALLOW} = C_d \times A_O \times (2 \times g \times h/2)^{0.5}$

where (g) is gravity expressed as 32.2 ft/s

the average head method is used by calculating Total Head divided by 2

and A_O is the Area of the Orifice and converted from square feet to square inches

$A_O = Q_{ALLOW} / C_d \times (2 \times g \times h/2)^{0.5}$	A_O =	3.15	sq.in.
Circular Orifice Diameter is calculated as =		2.00	inches

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

Channel Protection (CP_V)

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

POND: Proposed Detention Pond

Channel Protection Volume Design

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

Total Volume Stacking Reduction

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

Channel Protection Orifice Design

Draw Down Time (t) =	24	hours
Q_{ALLOW} = Total Volume / t (in seconds) Q_{ALLOW} =	0.30	cfs
Total Head (h) =	1.3	feet
Orrifice Diameter Coefficient (C_d) =	0.60	

where (C_d) is typically 0.6, but may be adjusted for non-standard orifices

Orifice equation: $Q_{ALLOW} = C_d \times A_O \times (2 \times g \times h/2)^{0.5}$

where (g) is gravity expressed as 32.2 ft/s

the average head method is used by calculating Total Head divided by 2

and A_O is the Area of the Orifice and converted from square feet to square inches

$A_O = Q_{ALLOW} / C_d \times (2 \times g \times h/2)^{0.5}$	A_O =	11.07	sq.in.
Circular Orifice Diameter is calculated as =		3.75	inches

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

Overbank Flood Protection (Q_{P25})

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

Extreme Flood Protection (Q_f)

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

Total Suspended Solids (TSS) Removal

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

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool
Version 2.2

General Information

Name of Developer:	MG Enterprises 9	Date Submitted:	9/23/2022
Development Name:	Rock Quarry Road C-Store/Retail	Permit Number:	
Site Location / Address:	Rock Quarry Road & Hospital Drive Stockbridge, GA 30281	Developer Contact: Phone Number:	Sunny Mehta (404) 457-3919
		Name of Engineer(s):	Erick Garcia - Salas
Development Type:	Commercial/Retail	Maintenance Responsibility:	MG Enterprises 9

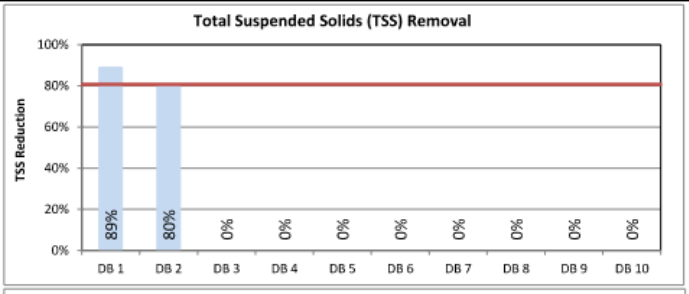
Site Summary

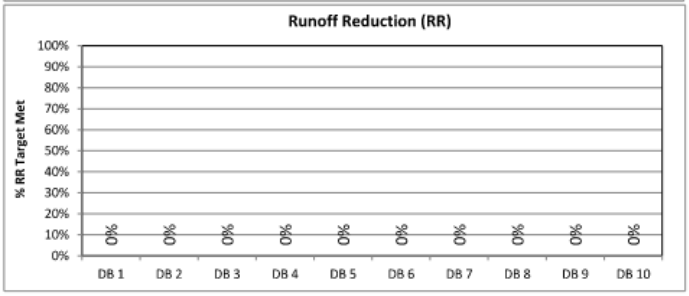
Total Pre-Development Area (ac):	5.36
Total Post-Development Area (ac):	5.36
Total Treated Area (ac):	5.58
Total Untreated Area (ac):	-0.22

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

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

Target Runoff Reduction Volume Achieved?	No
Target TSS Removal Achieved?	Yes
Total Target Runoff Reduction Volume (cf)	10,420
Runoff Reduction Volume Achieved (cf)	0
Total Target Water Quality Volume (cf)	10,420
% TSS Removal Achieved	88%





Official Use Only

Tracking #:		Conditions of Approval:	
Reviewed By:			
Date Approved:			

10% Downstream Analysis

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

Table 10. Storm Event Summary for 10% Downstream Analysis

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

The 10% downstream Basin Map is shown as below:

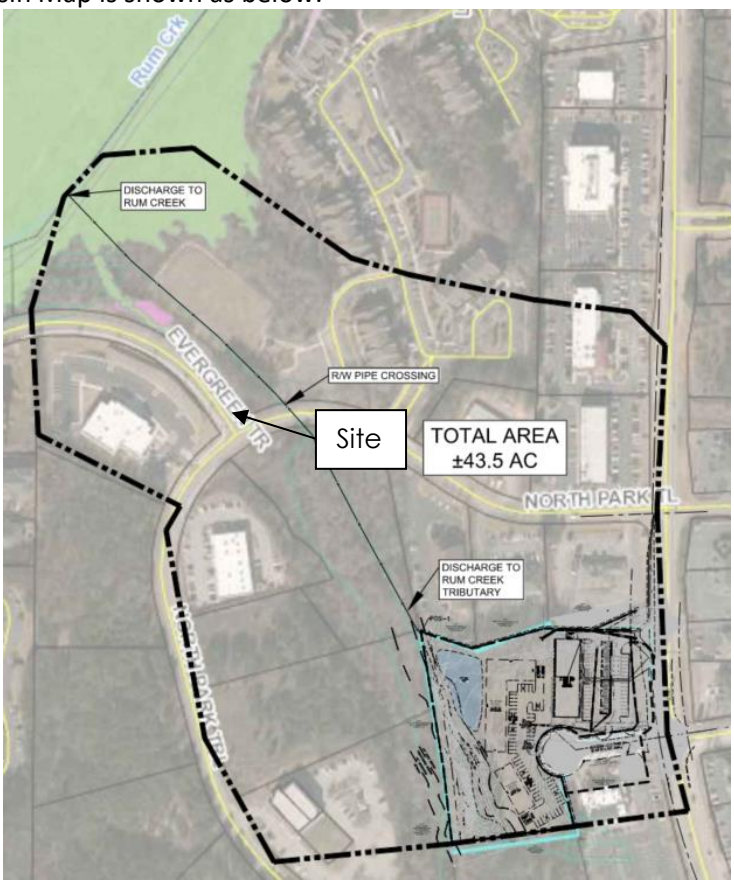


Figure 5. Designed Post-Developed Basin Map
(See appendix for more legible copy)

Erosion & Sedimentation Control Plan

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

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

Landscaping Plan

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

Conclusion

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

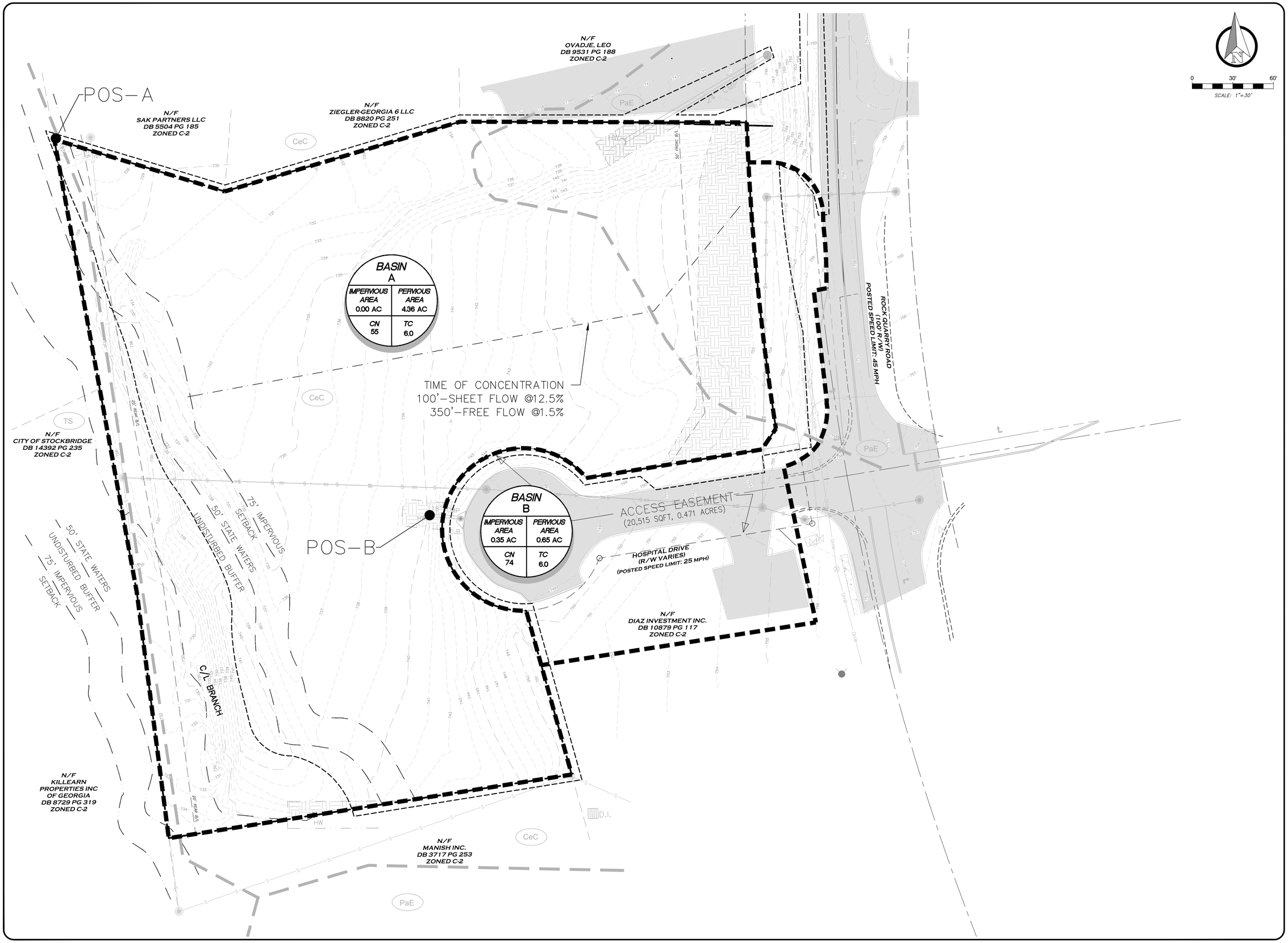
Should you have any additional questions, please feel free to contact us at your best convenience.

Respectfully,

Ron T. Crump, PE

GEORGIA REGISTERED No. 030800 PROFESSIONAL ENGINEER RON T. CRUMP

APPENDIX



GEORGIA REGISTERED No. 030800 PROFESSIONAL ENGINEER AARON T. CRUMP

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

10/14/22

CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA 30030
404.457.3919
www.tcg.engineer

GMI 2, INC.
1876 INDEPENDENCE SQUARE
SUITE D
DUNWOODY, GA 30338
BHARTI MEHTA
SUNNYOMSAI@YAHOO.COM
678.458.5185

ROCK QUARRY ROAD
C-STORE/RETAIL
DEVELOPMENT

ISSUED FOR: CONSTRUCTION

JURISDICTION: CITY OF STOCKBRIDGE

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

#	DATE	REVISIONS

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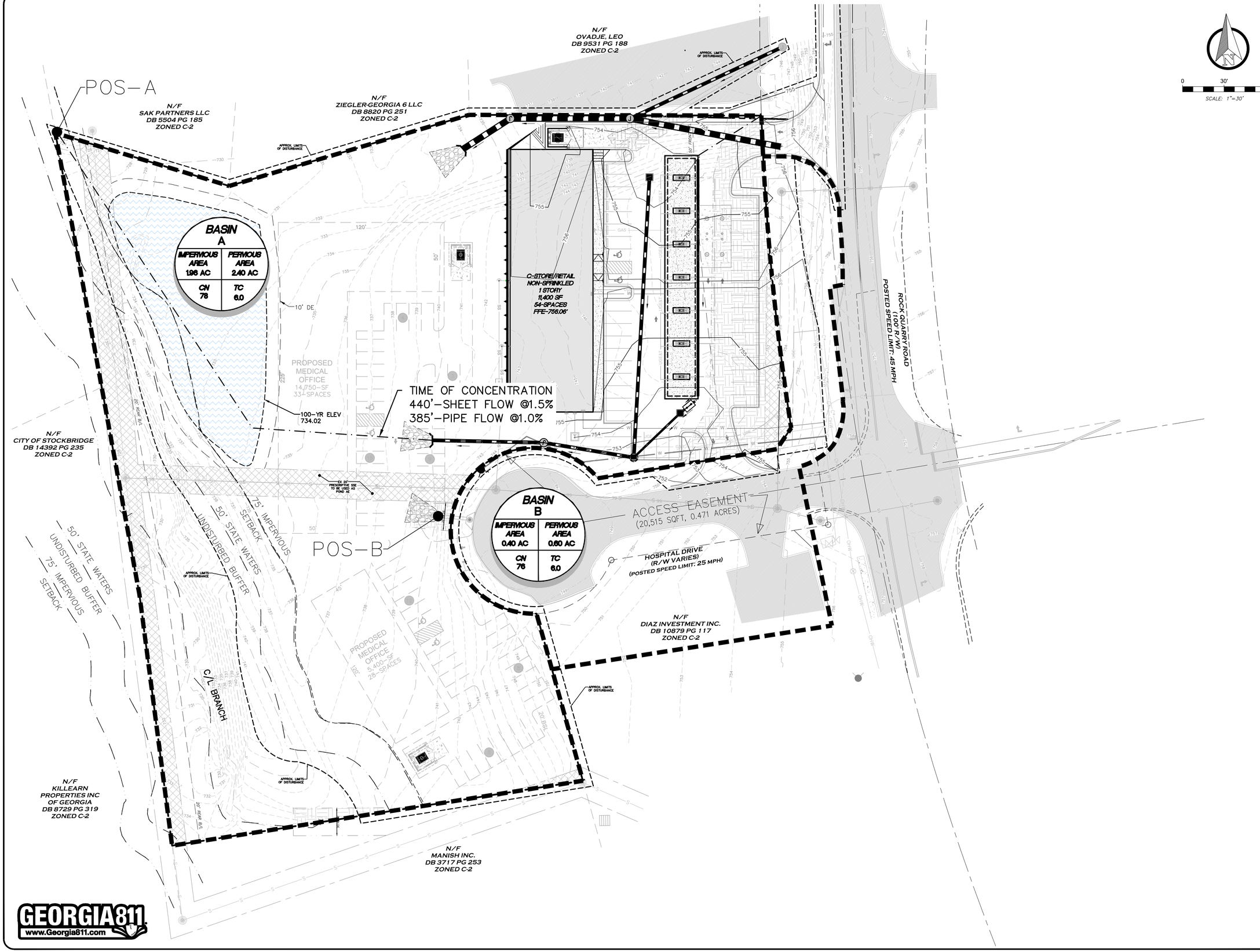
DRAWN:	CHECK:
KK	EGS
JOB NO:	DATE:
21-409	10/14/22

PRE DEVELOPED
BASIN MAP

SHEET PRE

C:\USERS\THECO\CONTINEO-MASTER DROPBOX\BRYAN RUSSELL (DROPBOX)\CONTINEO-MASTER\(P-DRIVE) PROJECTS\2021\21-409 - MGE - FUEL & MEDICAL - STOCKBRIDGE HENRY CTY GA\DRAWINGS



GEORGIA811
www.Georgia811.com

GEORGIA REGISTERED No. 030800 PROFESSIONAL ENGINEER AARON T. CRUMP
GSWCC LEVEL II CERTIFICATION NO. 14184 EXPIRES: 7/28/2024
10/14/22

CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA 30030
404.457.3919
www.tcg.engineer

GMI 2, INC.
1876 INDEPENDENCE SQUARE
SUITE D
DUNWOODY, GA 30338
BHARTI MEHTA
SUNNYOMSAI@YAHOO.COM
678.458.5185

ROCK QUARRY ROAD
C-STORE/RETAIL
DEVELOPMENT

ISSUED FOR: CONSTRUCTION
JURISDICTION: CITY OF STOCKBRIDGE
LOCATION: ROCK QUARRY ROAD & HOSPITAL DRIVE, STOCKBRIDGE, GA 30281

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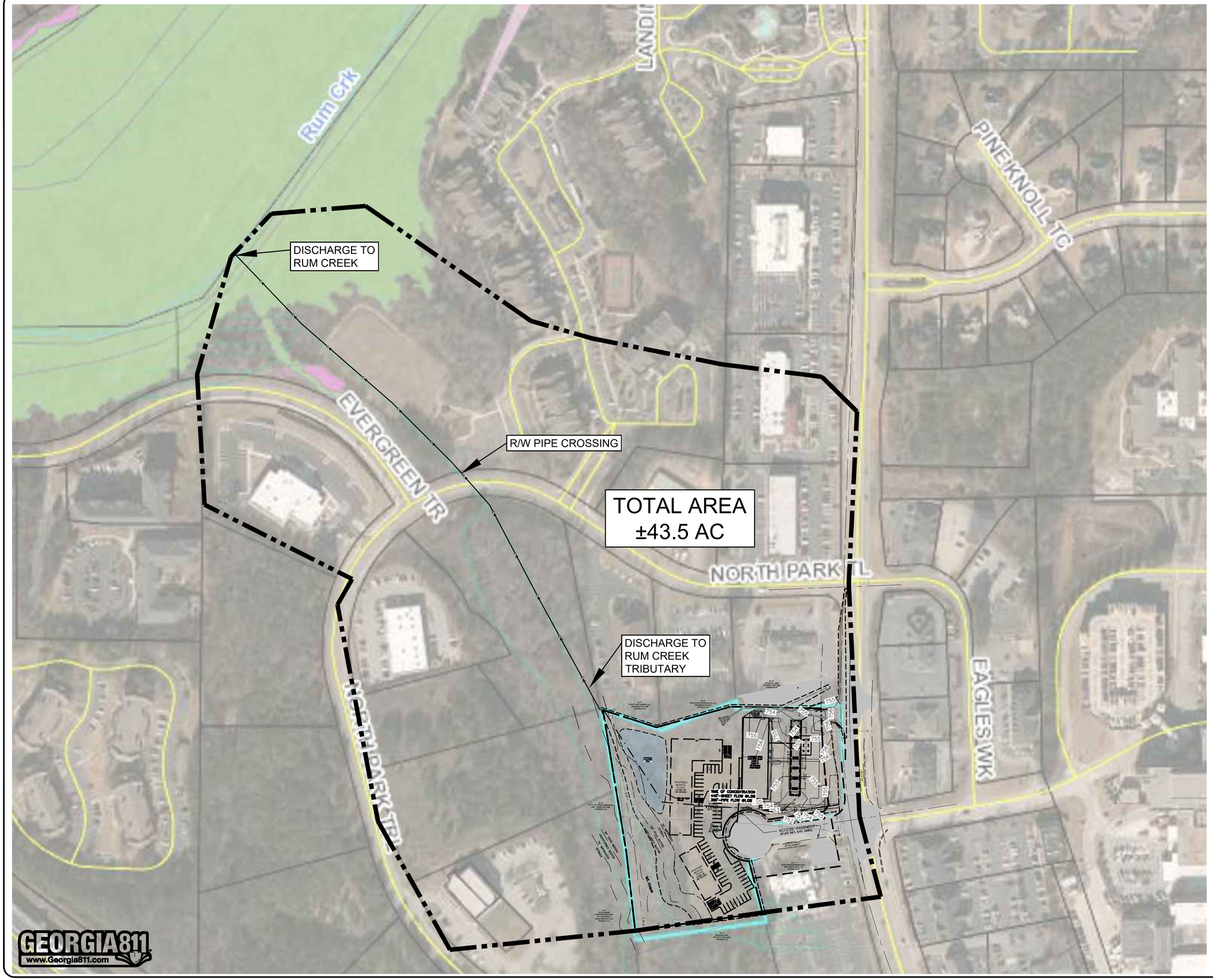
JOB NO:	DATE:
21-409	10/14/22

POST DEVELOPED BASIN MAP

SHEET POST

C:\USERS\THECO\CONTINEO-MASTER DROPBOX\BRYAN RUSSELL (DROPBOX)\CONTINEO-MASTER\(P-DRIVE) PROJECTS\2021\21-409 - MGE - FUEL & MEDICAL - STOCKBRIDGE HENRY CTY GA\DRAWINGS



0 100' 200'
SCALE: 1"=100'

GEORGIA REGISTERED No. 030800 PROFESSIONAL ENGINEER AARON T. CRUMP
GSWCC LEVEL II CERTIFICATION NO. 14184 EXPIRES: 7/28/2024
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DRAWN: KK	CHECK: EGS
JOB NO: 21-409	DATE: 10/14/22

HYDRO - DOWNSTREAM

SHEET 10%

C:\USERS\THECO\CONTINEO-MASTER DROPBOX\BRYAN RUSSELL (DROPBOX)\CONTINEO-MASTER\(P-DRIVE) PROJECTS\2021\21-409 - MGE - FUEL & MEDICAL - STOCKBRIDGE HENRY CTY GA\DRAWINGS

POND: **Proposed Detention Pond**

Water Quality Volume Design

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

Water Quality Orifice Design

Draw Down Time (t) =		24	hours
$Q_{ALLOW} = WQ_V / t$ (in seconds)	$Q_{ALLOW} =$	0.10	cfs
Total Head (h) =		1.80	feet
Orifice Diameter Coefficient (C_d) = (where (C_d) is typically 0.6, but may be adjusted for non-standard orifices)		0.60	

Orifice equation: $Q_{ALLOW} = C_d \times A_O \times (2 \times g \times h/2)^{0.5}$

where (g) is gravity expressed as 32.2 ft/s

the average head method is used by calculating Total Head divided by 2

and A_O is the Area of the Orifice and converted from square feet to square inches

$A_O = Q_{ALLOW} / C_d \times (2 \times g \times h/2)^{0.5}$	$A_O =$	3.15	sq.in.
Circular Orifice Diameter is calculated as =		2.00	inches

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

Water Quality Orifice Elevation

Elevation of Water Quality Orifice Location = 921.00

POND: **Proposed Detention Pond**

Channel Protection Volume Design

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

Total Volume Stacking Reduction

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

Channel Protection Orifice Design

Draw Down Time (t) =		**24**	**hours**
Q_{ALLOW} = Total Volume / t (in seconds)	**Q_{ALLOW} =**	**0.30**	**cfs**
Total Head (h) =		**1.3**	**feet**
Orrifice Diameter Coefficient (C_d) =		**0.60**	

where (C_d) is typically 0.6, but may be adjusted for non-standard orifices

Orifice equation: $Q_{ALLOW} = C_d \times A_O \times (2 \times g \times h/2)^{0.5}$

where (g) is gravity expressed as 32.2 ft/s

the average head method is used by calculating Total Head divided by 2

and A_O is the Area of the Orifice and converted from square feet to square inches

$A_O = Q_{ALLOW} / C_d \times (2 \times g \times h/2)^{0.5}$	**A_O =**	**11.07**	**sq.in.**
Circular Orifice Diameter is calculated as =		**3.75**	**inches**

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

POND: **Proposed Detention Pond**

Pond Storage Data

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

Channel Protection Orifice Elevation

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

Storm Event Detention System Weir Elevation

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

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool
Version 2.2

General Information

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

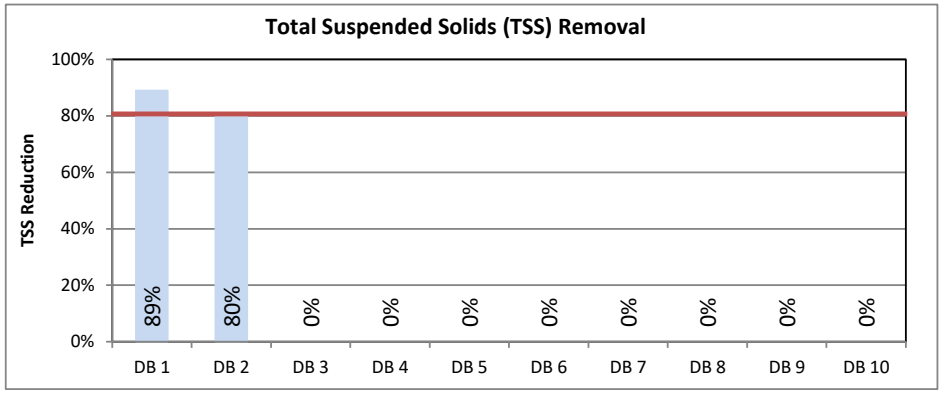
Site Summary

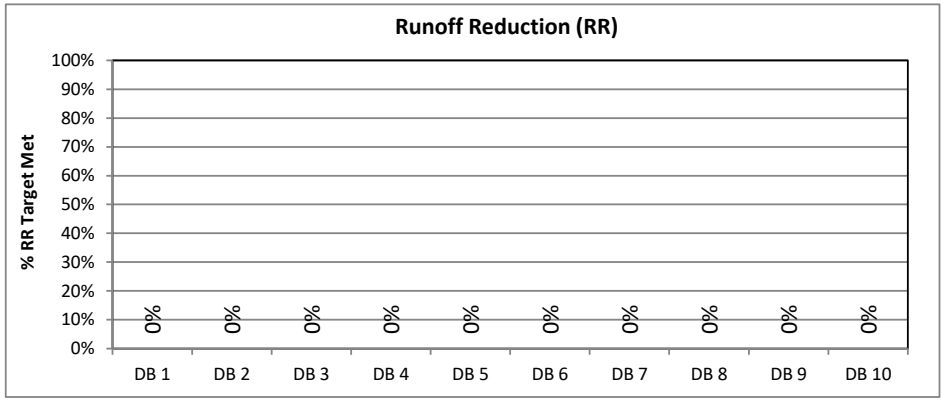
Total Pre-Development Area (ac):	**5.36**
Total Post-Development Area (ac):	**5.36**
Total Treated Area (ac):	**5.58**
Total Untreated Area (ac):	**-0.22**

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

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

Target Runoff Reduction Volume Achieved?	**No**
Target TSS Removal Achieved?	**Yes**
Total Target Runoff Reduction Volume (cf)	10,420
Runoff Reduction Volume Achieved (cf)	0
Total Target Water Quality Volume (cf)	10,420
% TSS Removal Achieved	88%





Official Use Only

Tracking #:		**Conditions of Approval:**	
Reviewed By:			
Date Approved:			

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

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

data input cells
calculation cells
constant values

Site Data

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

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

*HSG = hydrologic soil group

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

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

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

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

Conservation Area Credits

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Total Conservation Area Credit (acres) 0.00

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

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

data input cells
calculation cells
constant values

Water Quality Goals

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

Select BMPs for Runoff Reduction and Water Quality

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

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

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

Channel and Flood Protection Calculations

	1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm
Target Rainfall Event (in)	3.32	3.78	6.27	7.93

1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

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

data input cells
calculation cells
constant values

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

*See Stormwater Management Standards to Determine Detention Requirements.

Comments

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

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

data input cells
calculation cells
constant values

Site Data

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

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

*HSG = hydrologic soil group

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

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

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

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

Conservation Area Credits

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Total Conservation Area Credit (acres) **0.00**

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

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

data input cells
calculation cells
constant values

Water Quality Goals

Target Runoff Reduction Storm (in): 1.20

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

Select BMPs for Runoff Reduction and Water Quality

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

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

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

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

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

data input cells
calculation cells
constant values

Channel and Flood Protection Calculations

	1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm
Target Rainfall Event (in)	3.32	3.78	6.27	7.93

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

*See Stormwater Management Standards to Determine Detention Requirements.

Comments



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

N

Meters
0 25 50 100 150

Feet
0 50 100 200 300

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

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Clayton, Fayette, and Henry Counties, Georgia
Survey Area Data: Version 15, Sep 13, 2021

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

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

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

Map Unit Legend

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

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

POINT PRECIPITATION FREQUENCY ESTIMATES

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

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

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

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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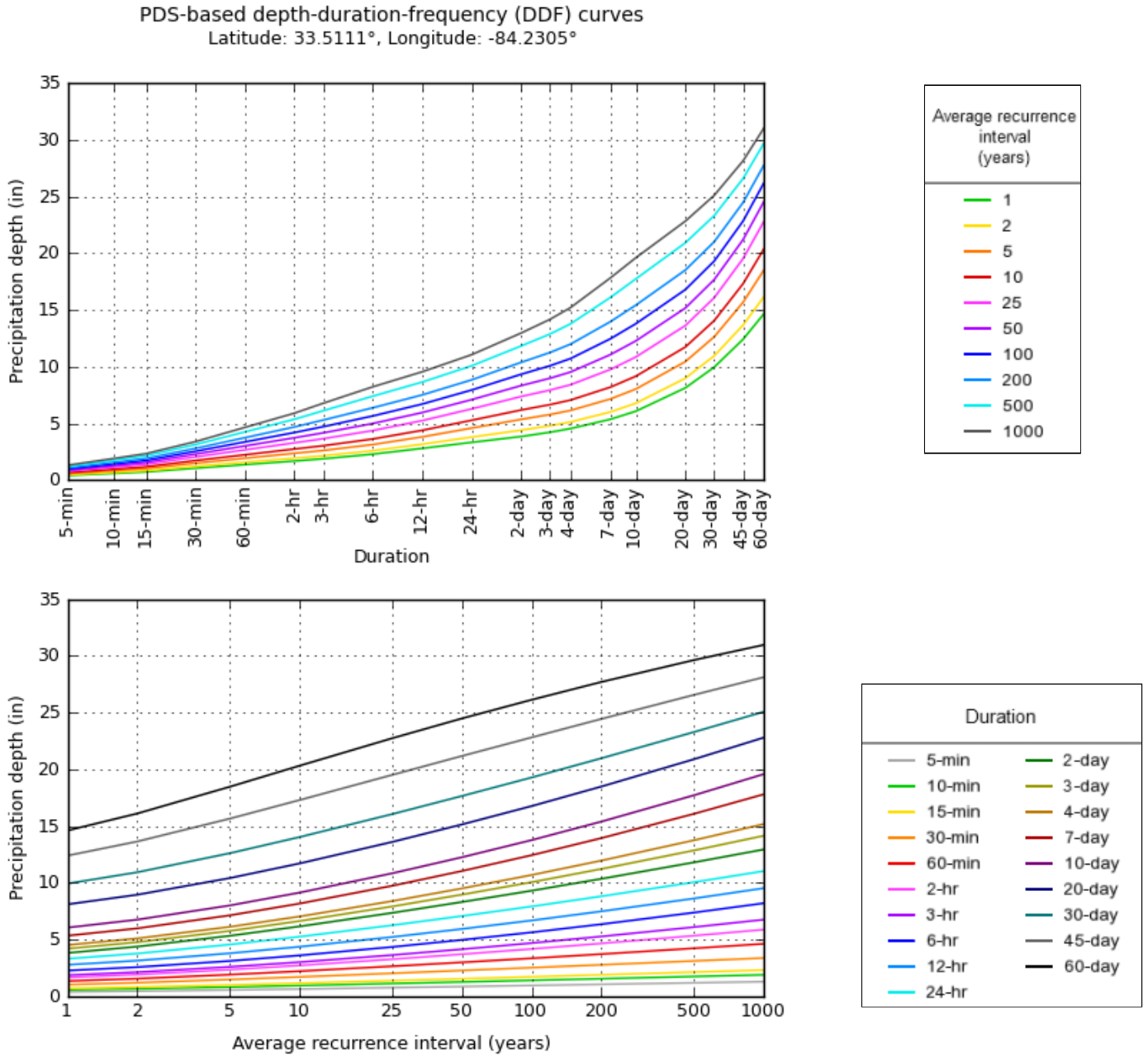
PF graphical



NOAA Atlas 14, Volume 9, Version 2

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

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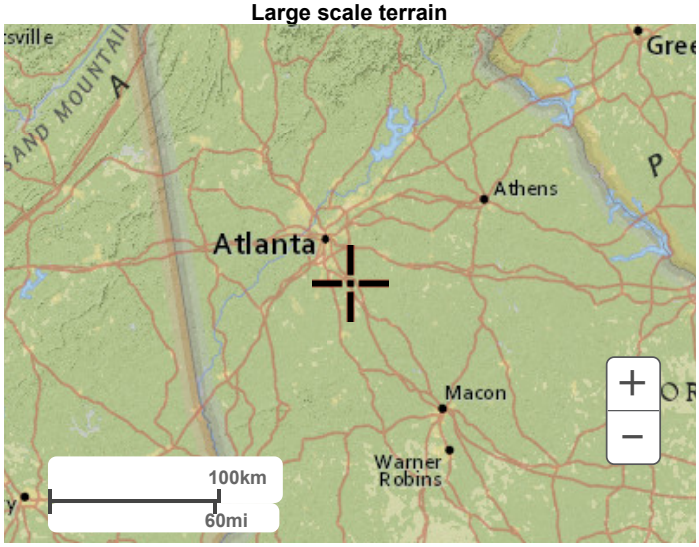
Maps & aerials

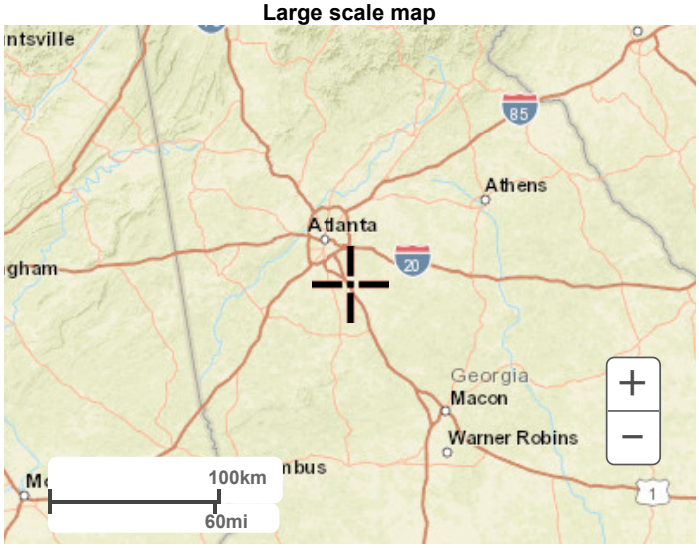
Small scale terrain



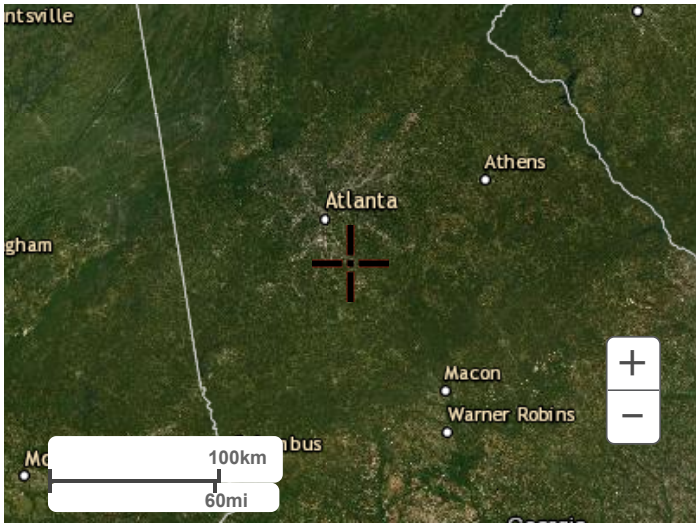
Large scale terrain



Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

Hydrograph Return Period Recap

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

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

Hydrograph Summary Report

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

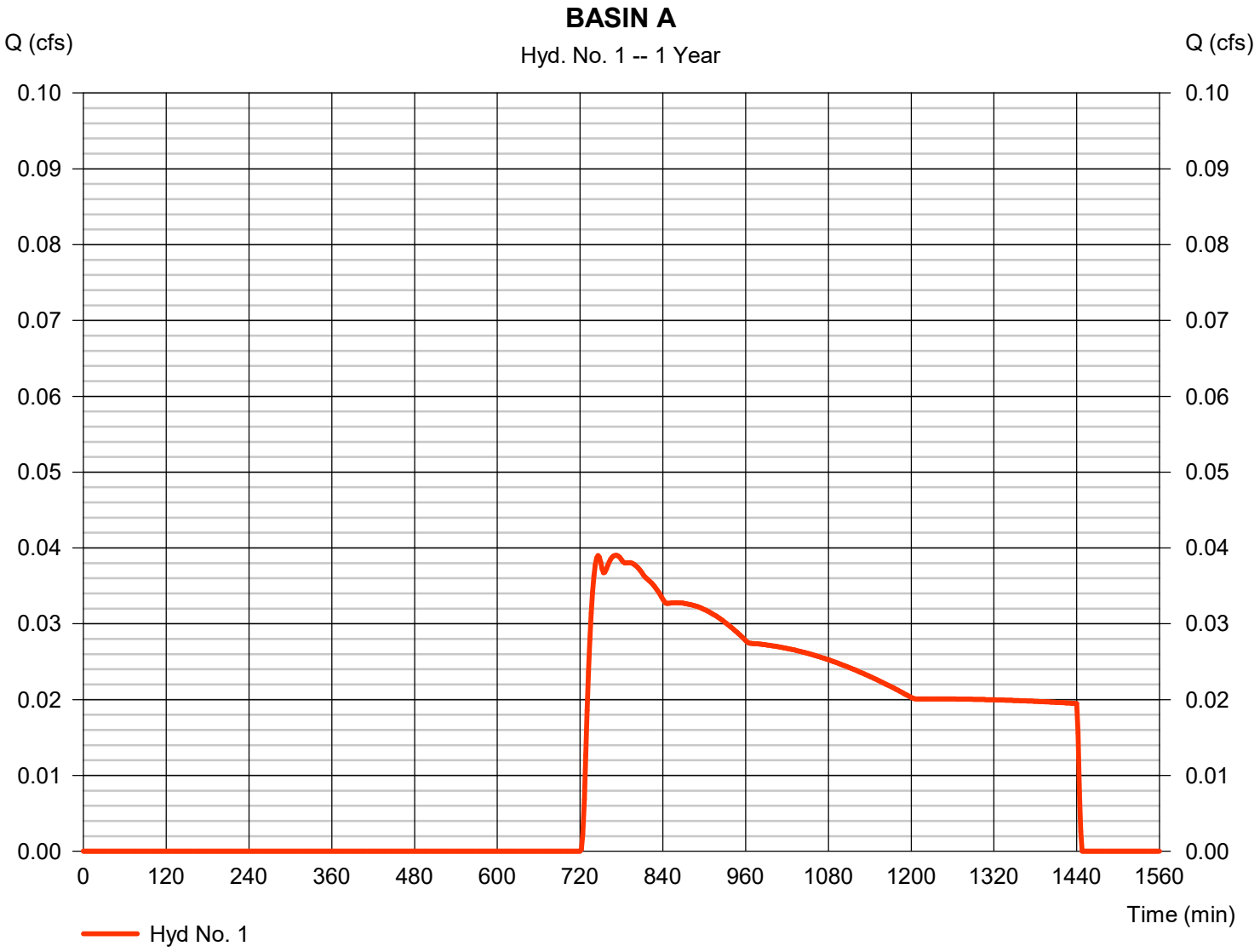
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	0.039	2	772	1,118	------	------	------	BASIN A
2	SCS Runoff	0.968	2	718	1,994	------	------	------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

Hydrograph Report

Hyd. No. 1

BASIN A

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



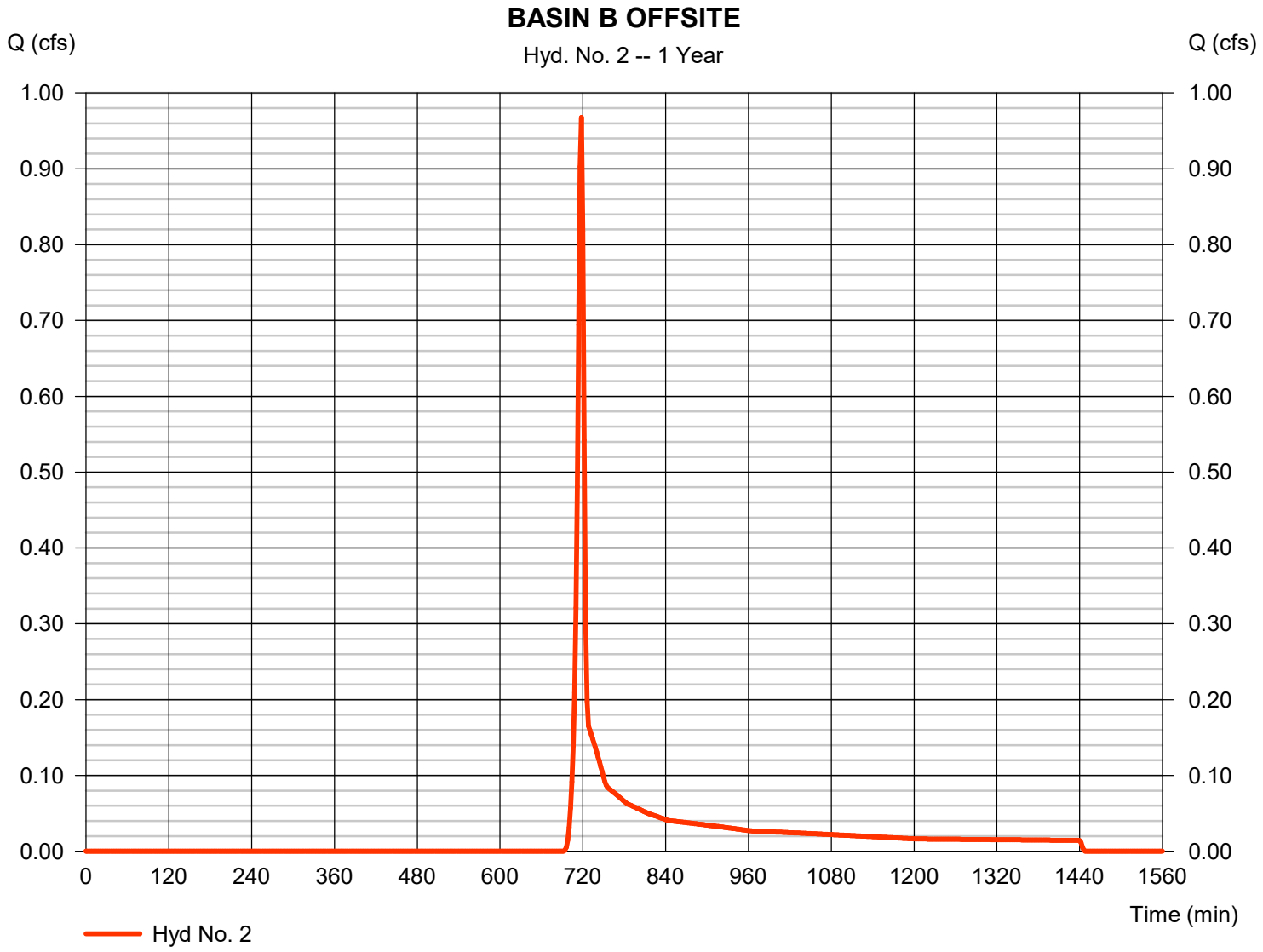
Hydrograph Report

Hyd. No. 2

BASIN B OFFSITE

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

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

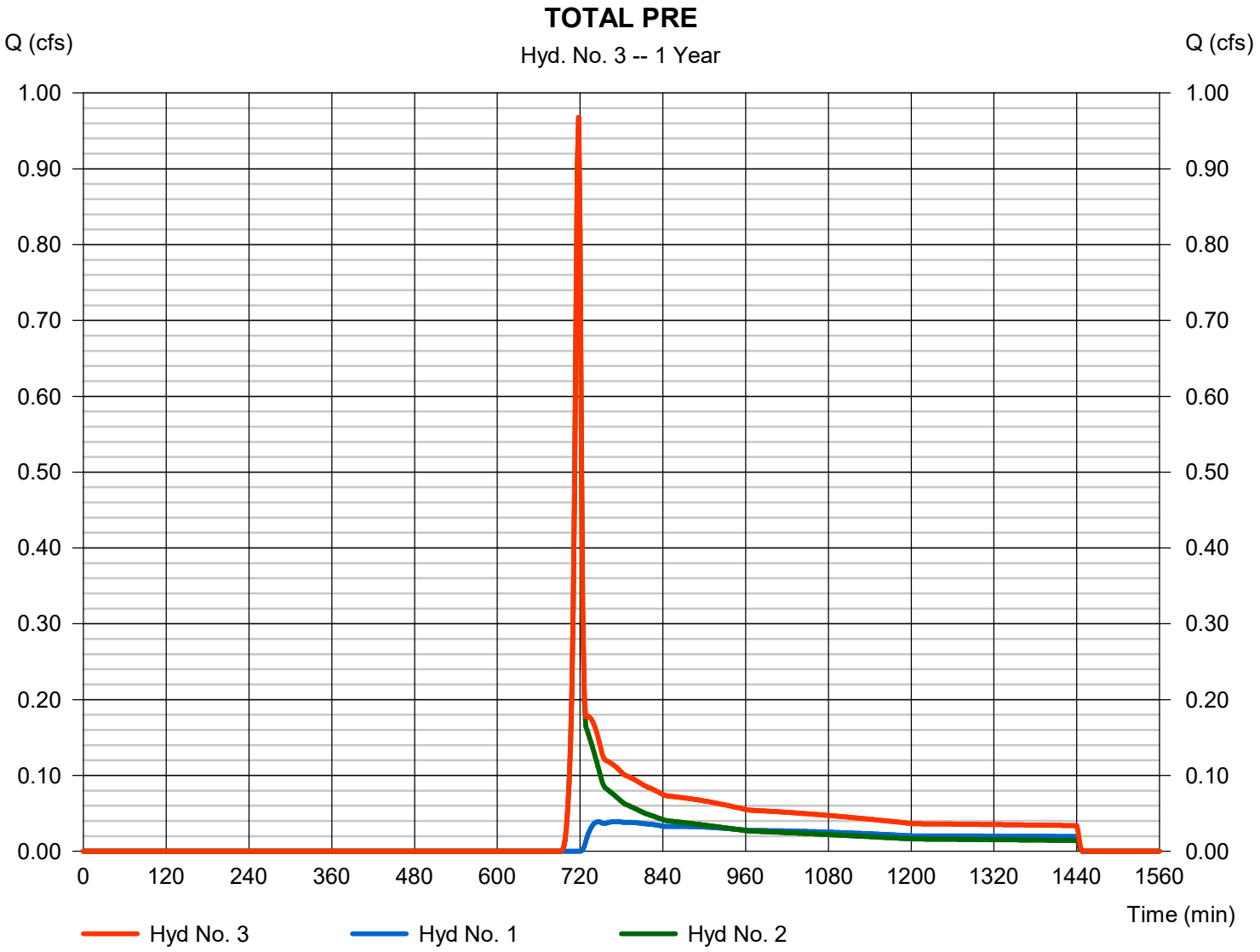


Hydrograph Report

Hyd. No. 3

TOTAL PRE

Hydrograph type	= Combine	Peak discharge	= 0.968 cfs
Storm frequency	= 1 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 3,111 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 5.360 ac



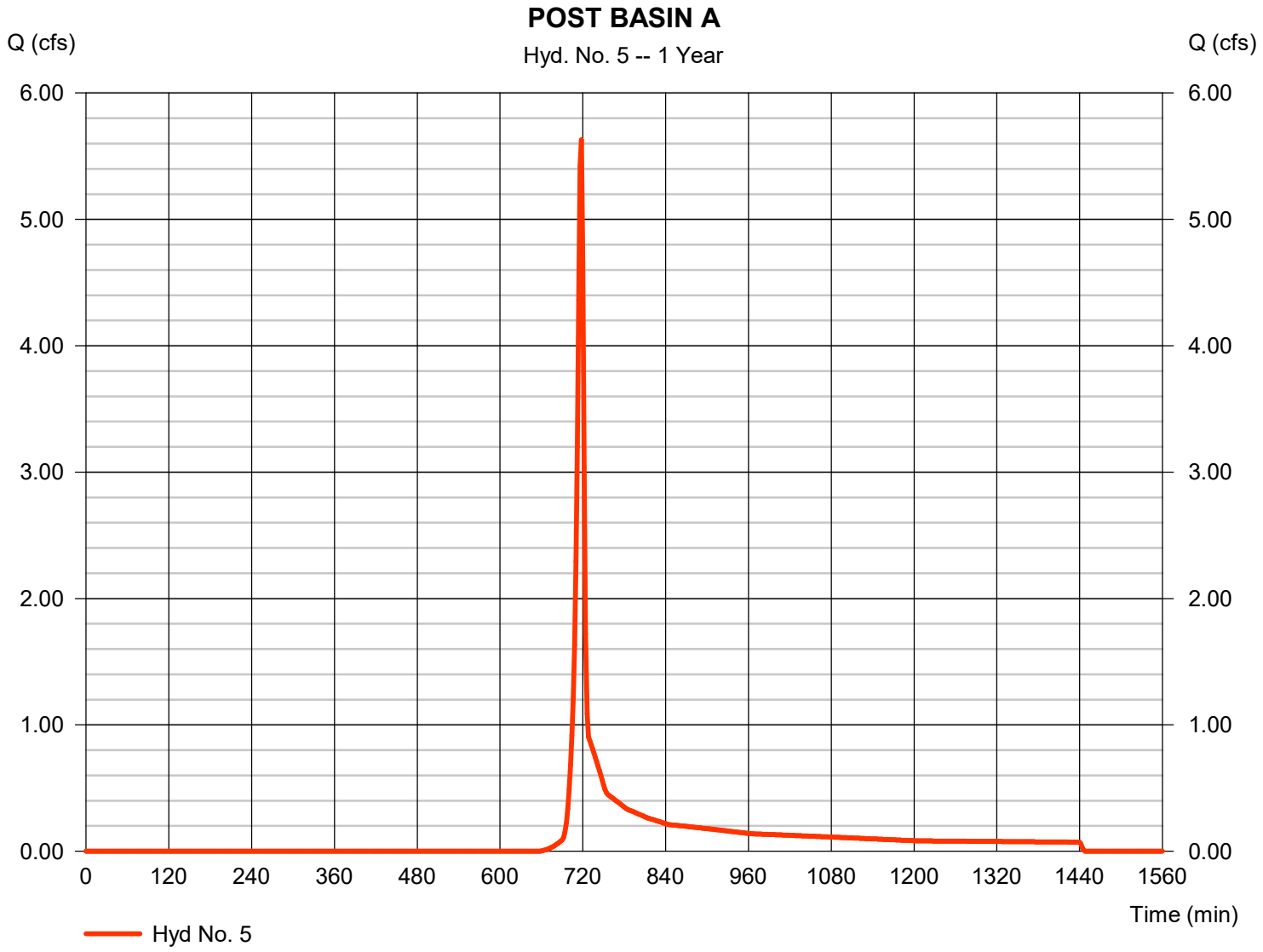
Hydrograph Report

Hyd. No. 5

POST BASIN A

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

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



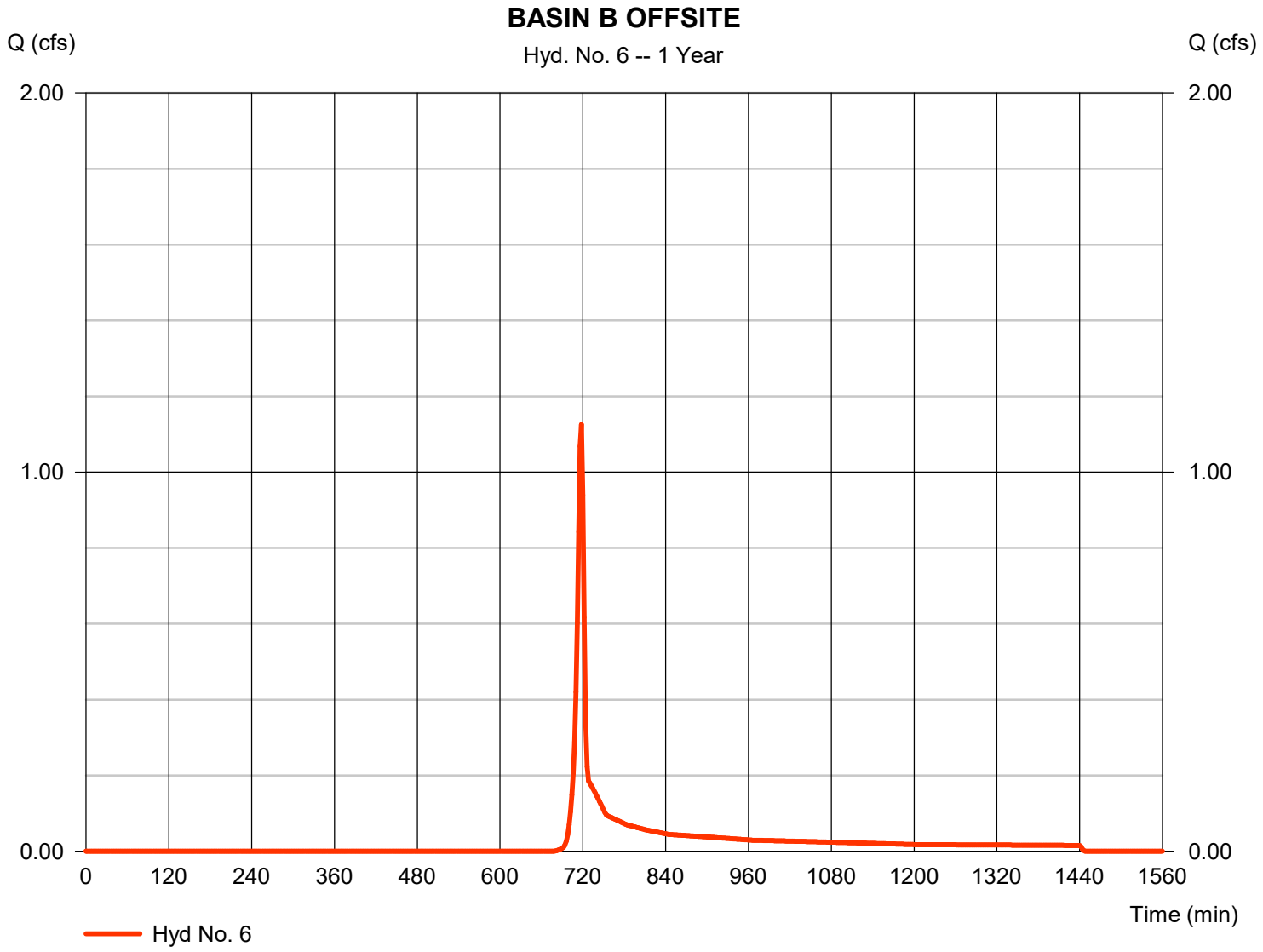
Hydrograph Report

Hyd. No. 6

BASIN B OFFSITE

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

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

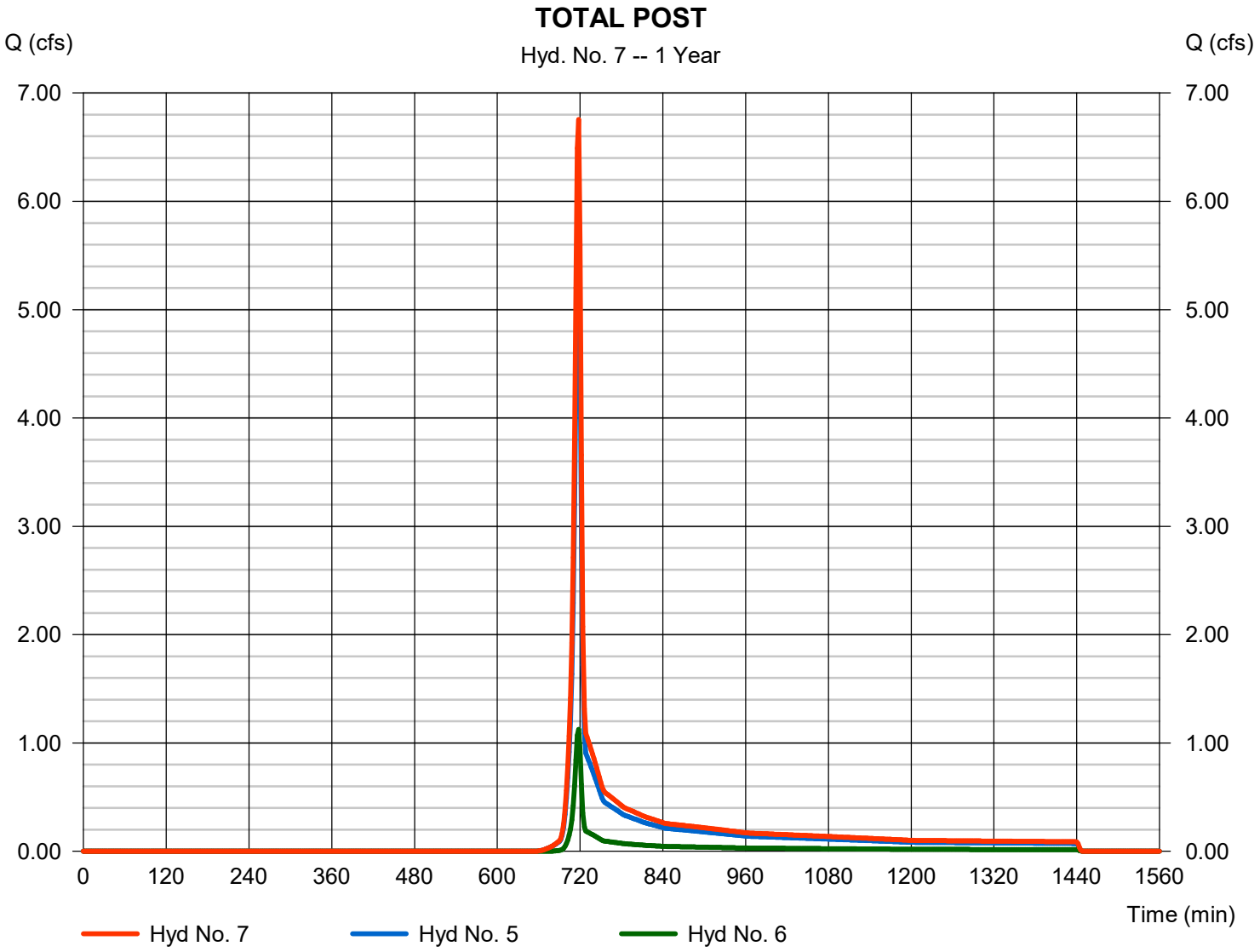


Hydrograph Report

Hyd. No. 7

TOTAL POST

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



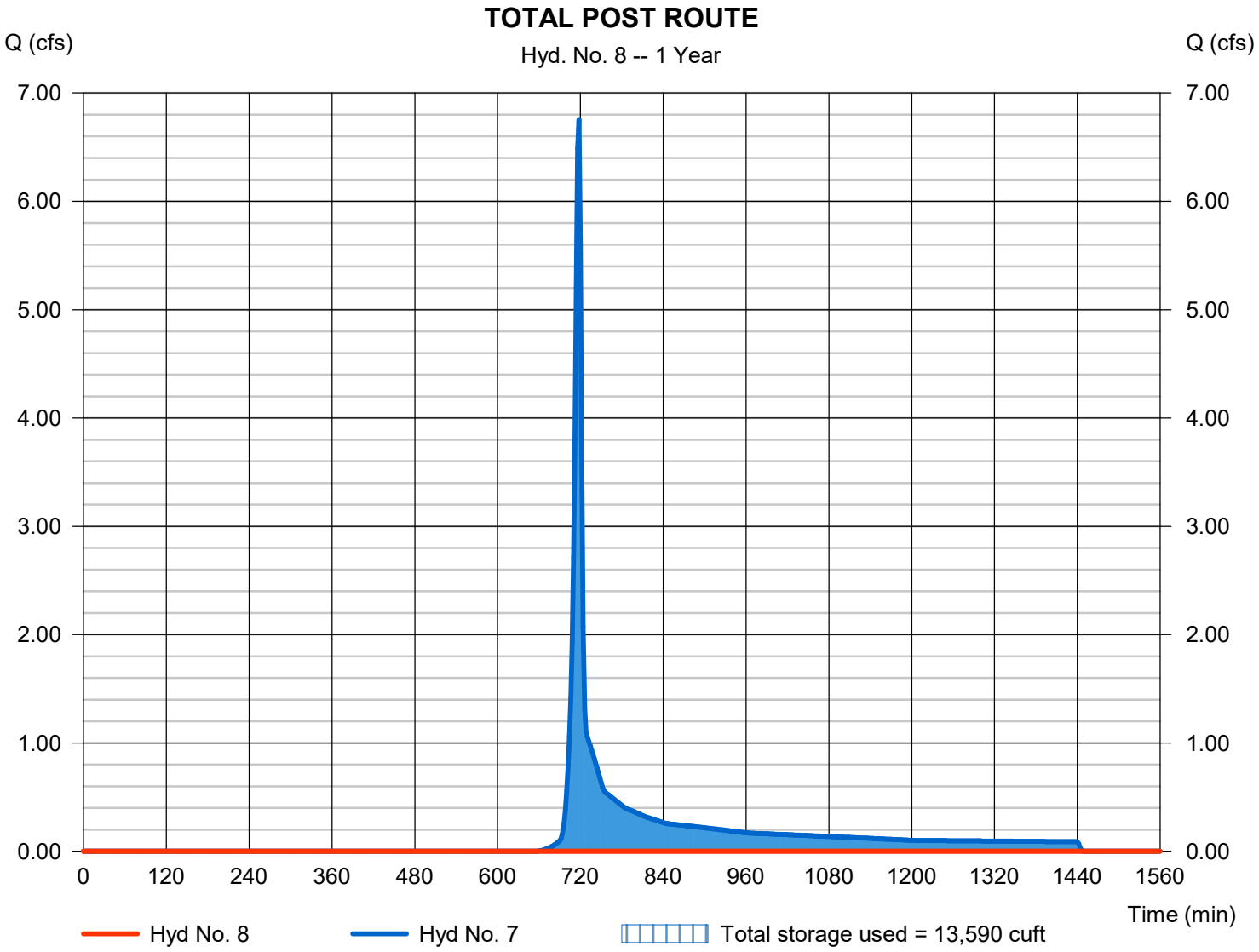
Hydrograph Report

Hyd. No. 8

TOTAL POST ROUTE

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

Storage Indication method used.



Pond Report

Pond No. 1 - POND

Pond Data

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

Stage / Storage Table

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

Culvert / Orifice Structures

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

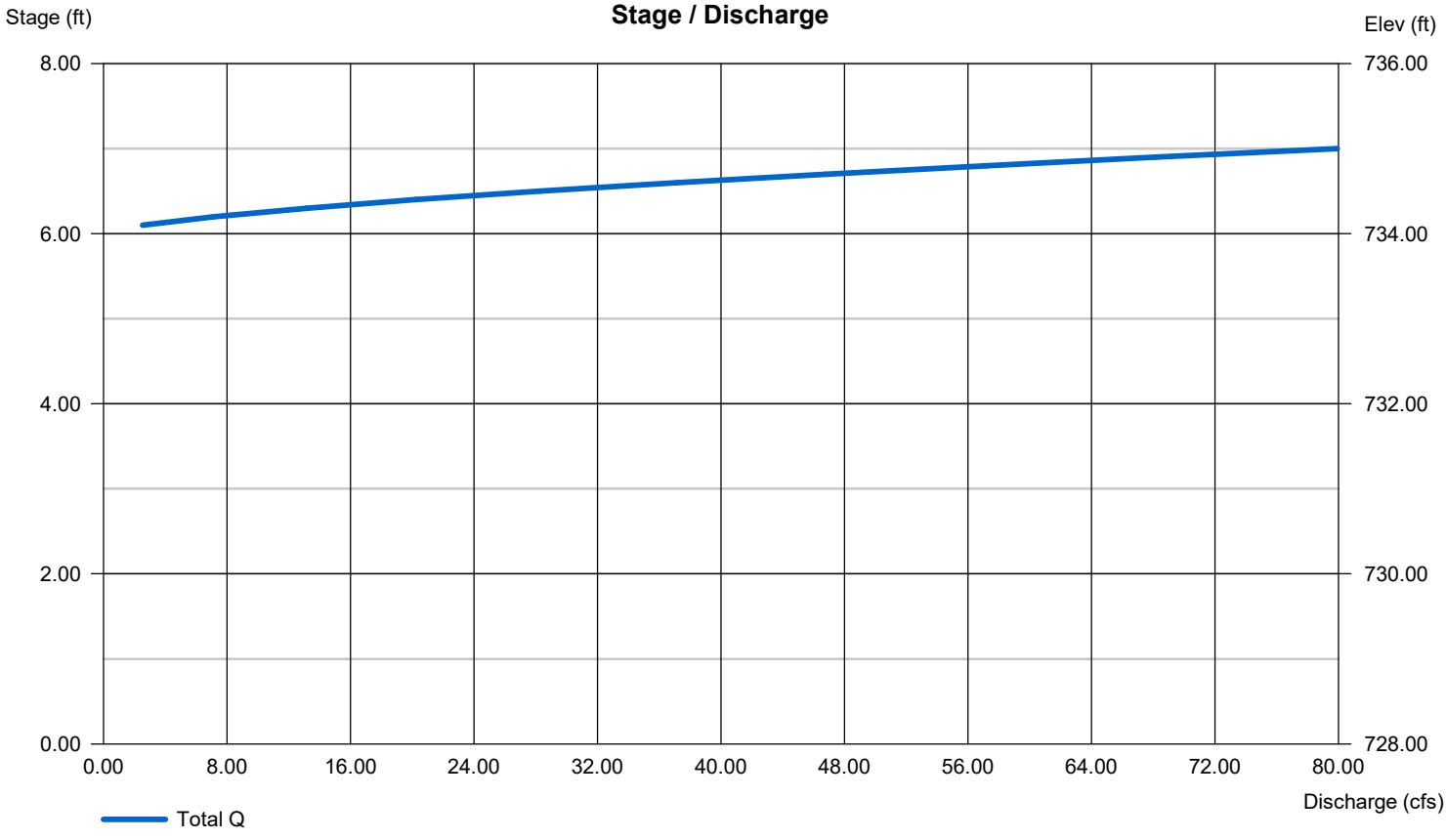
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 24.00	0.00	0.00	0.00
Crest El. (ft)	= 734.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	---	---	---
Multi-Stage	= Yes	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

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

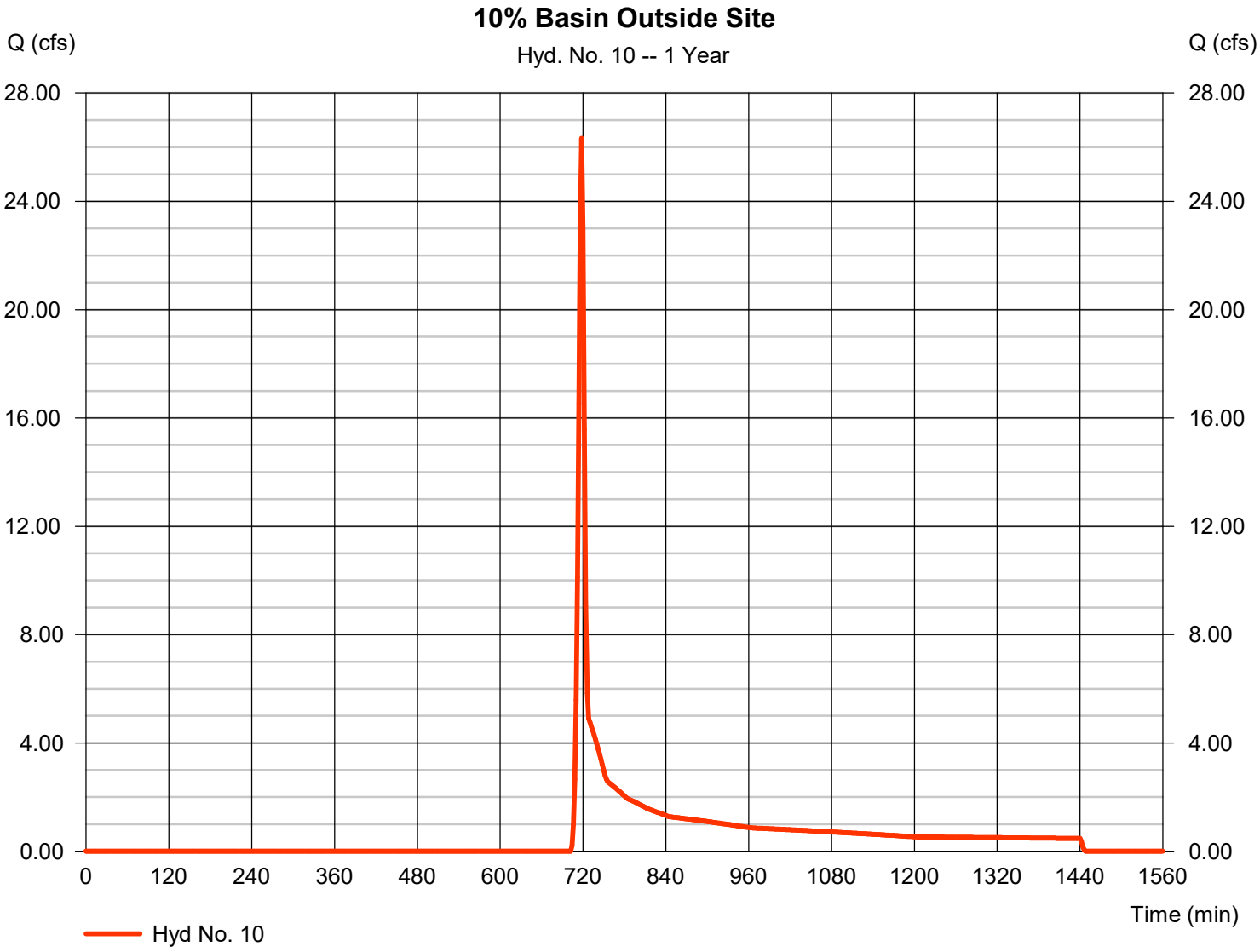


Hydrograph Report

Hyd. No. 10

10% Basin Outside Site

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

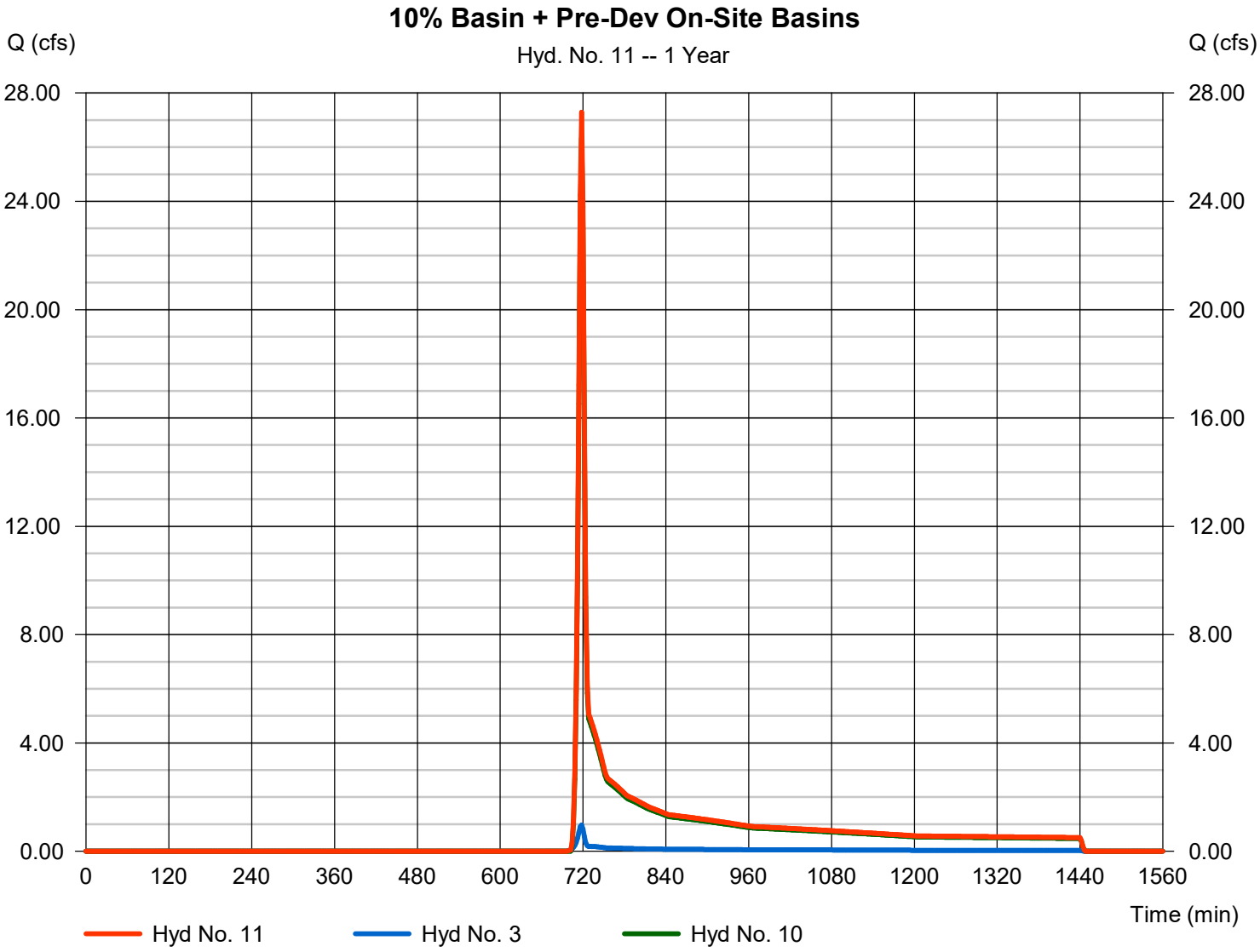


Hydrograph Report

Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

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

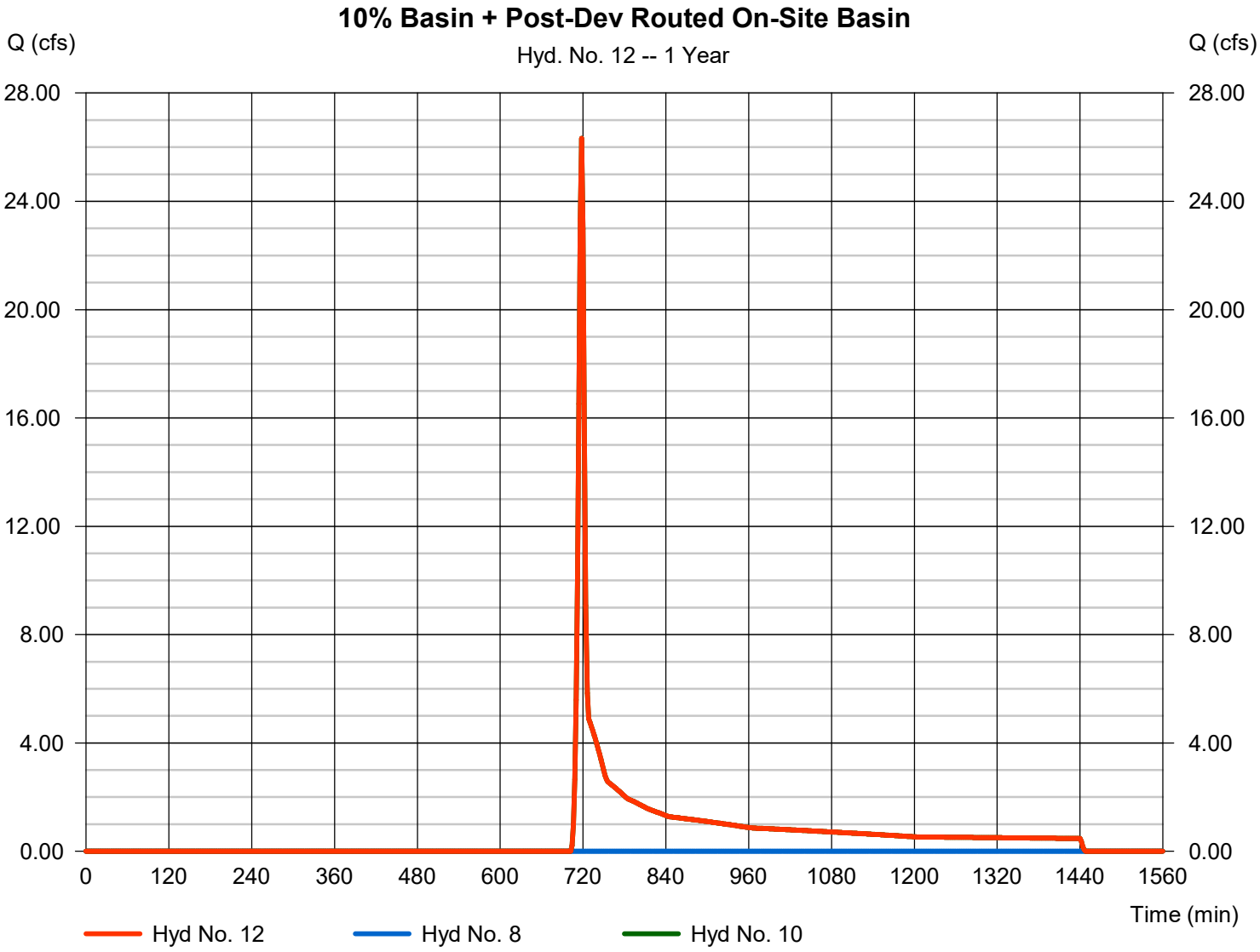


Hydrograph Report

Hyd. No. 12

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

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



Hydrograph Summary Report

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

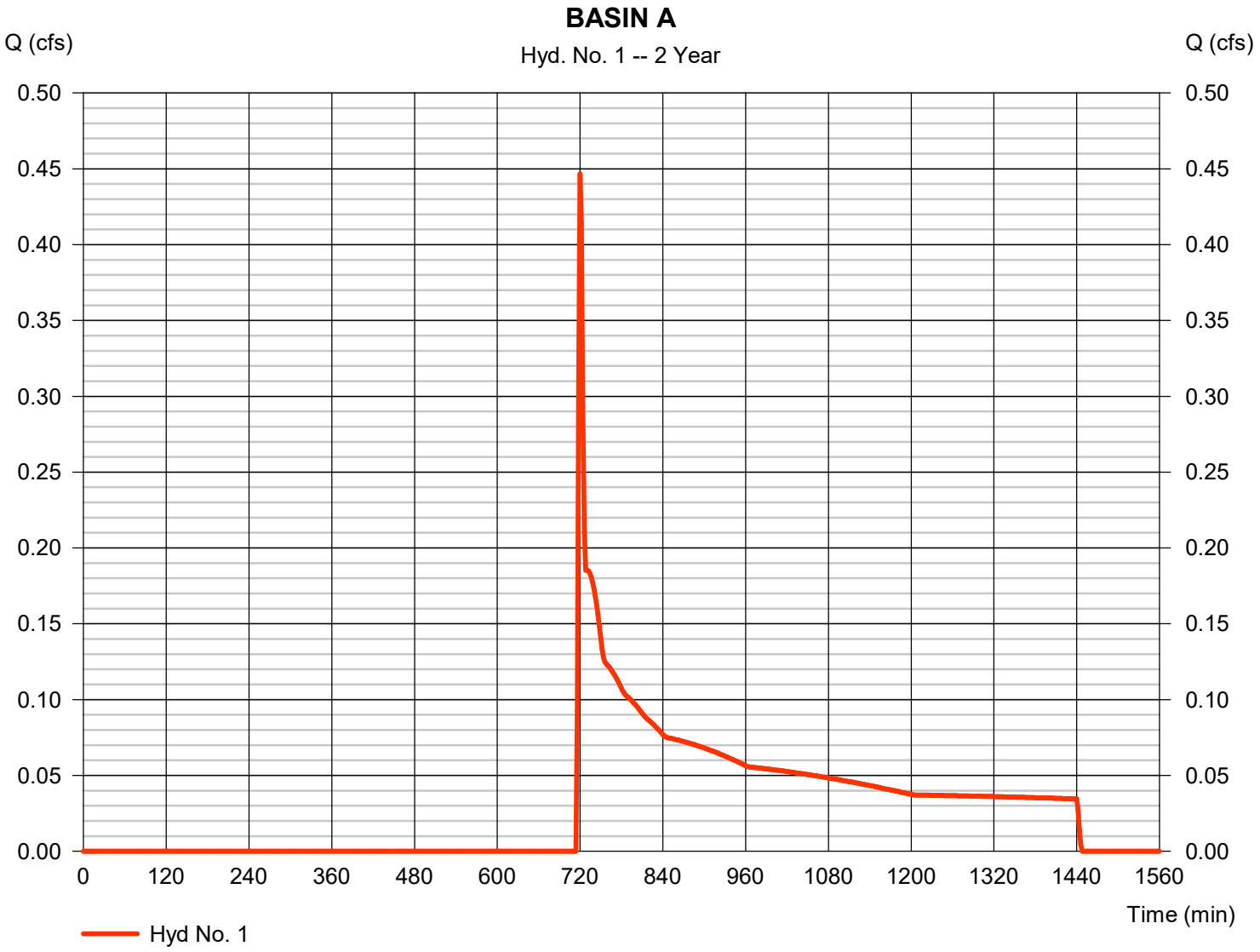
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	0.447	2	720	2,694	------	------	------	BASIN A
2	SCS Runoff	1.482	2	718	2,983	------	------	------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

Hydrograph Report

Hyd. No. 1

BASIN A

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



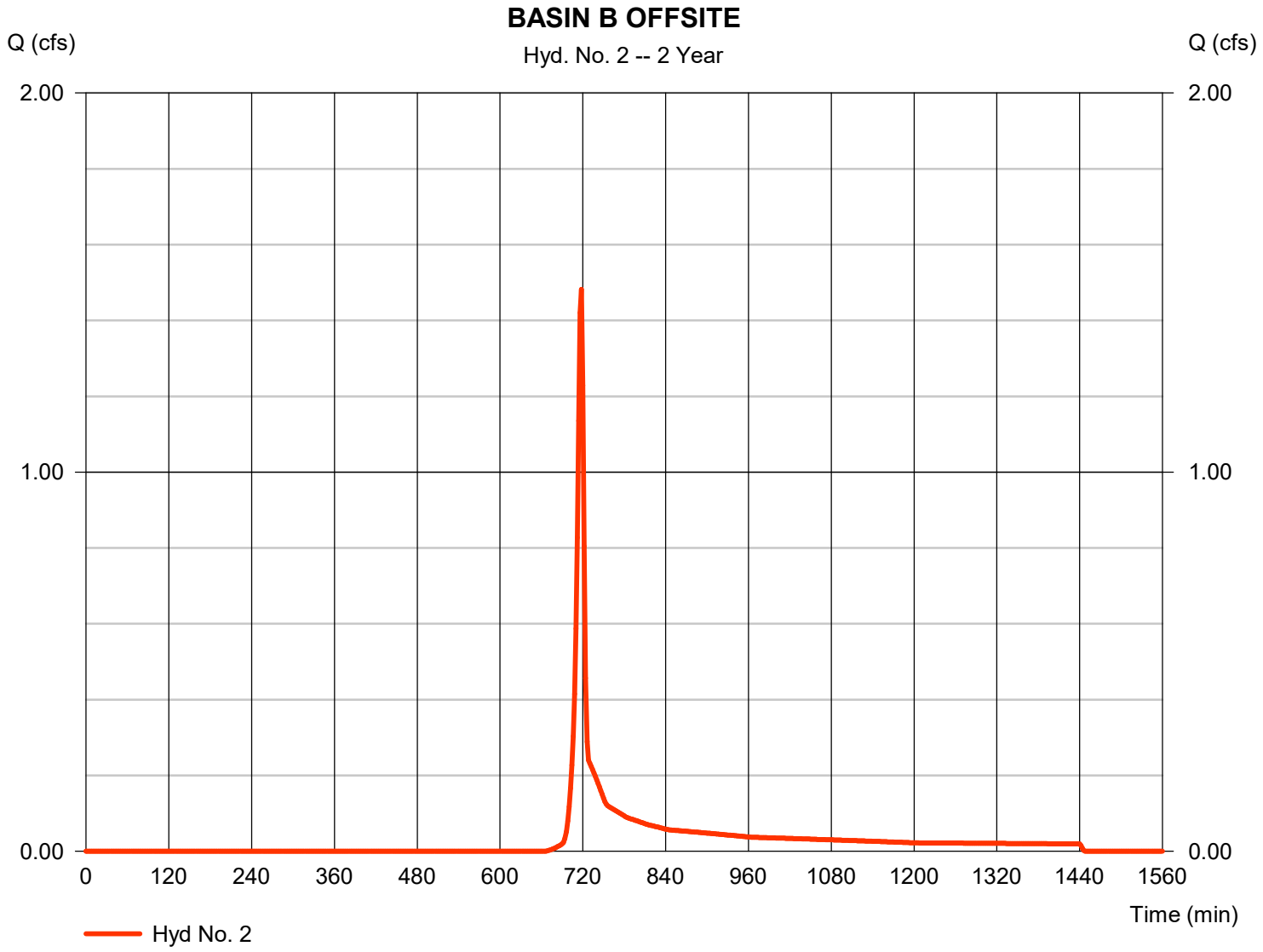
Hydrograph Report

Hyd. No. 2

BASIN B OFFSITE

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

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

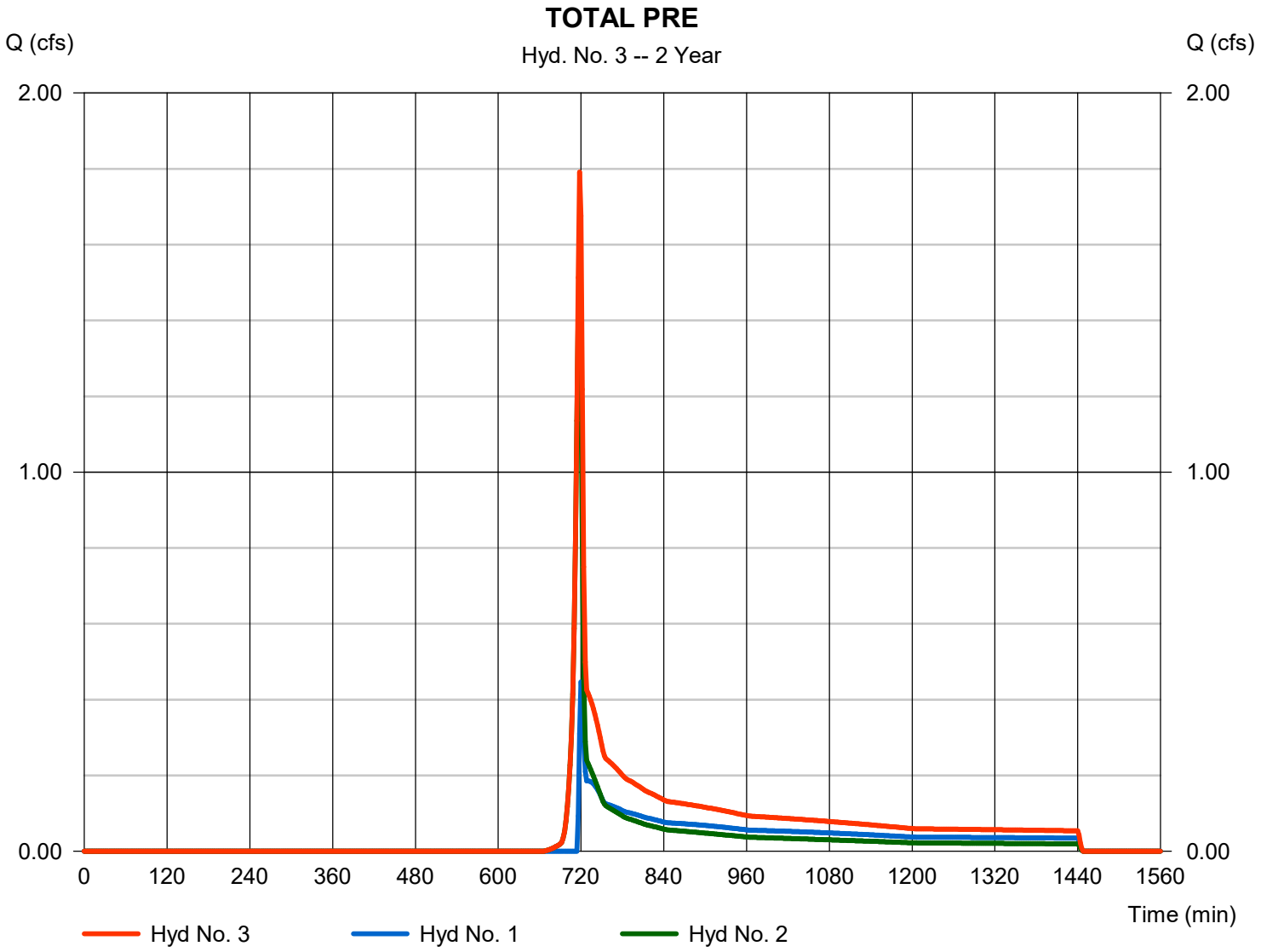


Hydrograph Report

Hyd. No. 3

TOTAL PRE

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



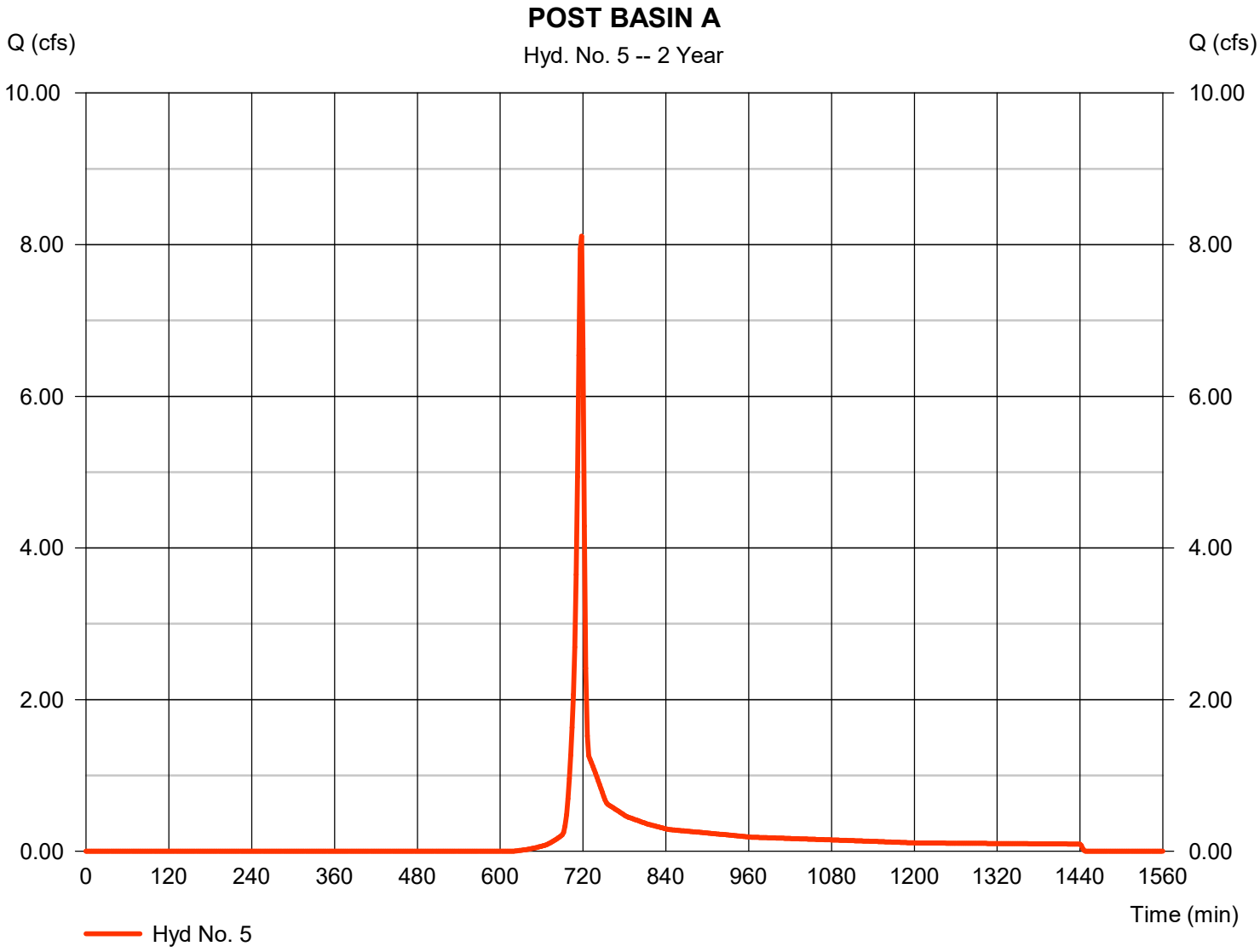
Hydrograph Report

Hyd. No. 5

POST BASIN A

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

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



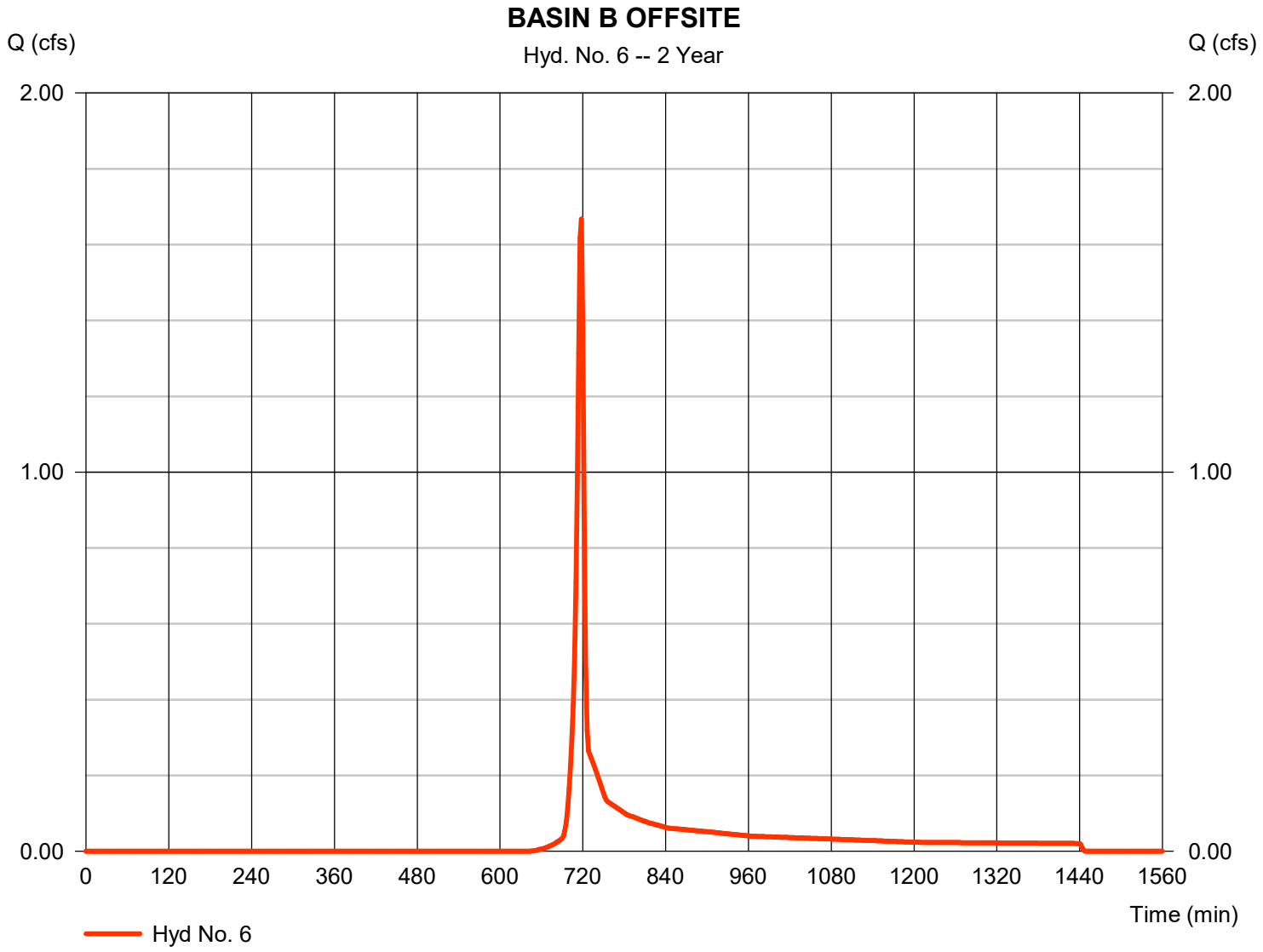
Hydrograph Report

Hyd. No. 6

BASIN B OFFSITE

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

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

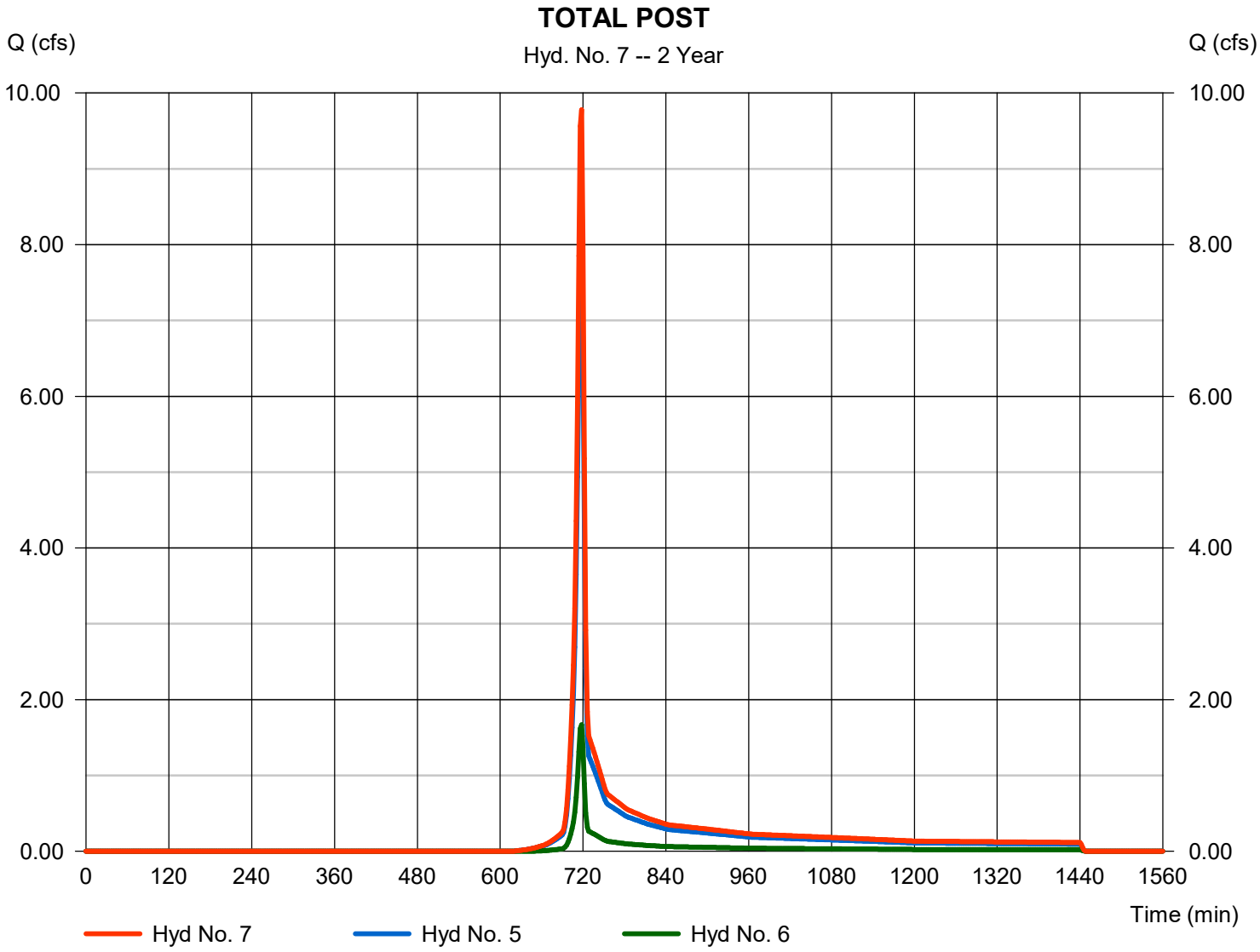


Hydrograph Report

Hyd. No. 7

TOTAL POST

Hydrograph type	= Combine	Peak discharge	= 9.781 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 19,563 cuft
Inflow hyds.	= 5, 6	Contrib. drain. area	= 5.360 ac



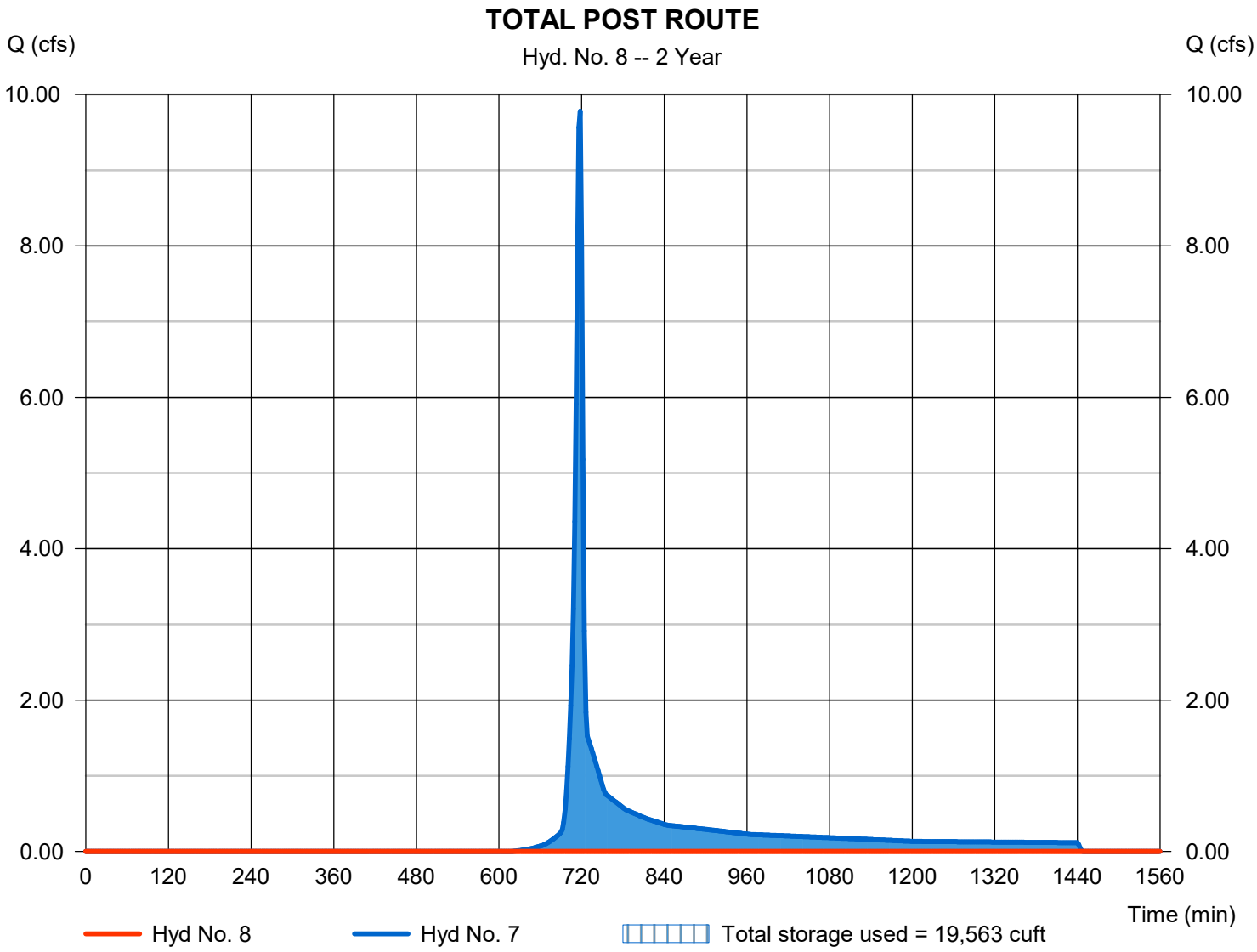
Hydrograph Report

Hyd. No. 8

TOTAL POST ROUTE

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

Storage Indication method used.

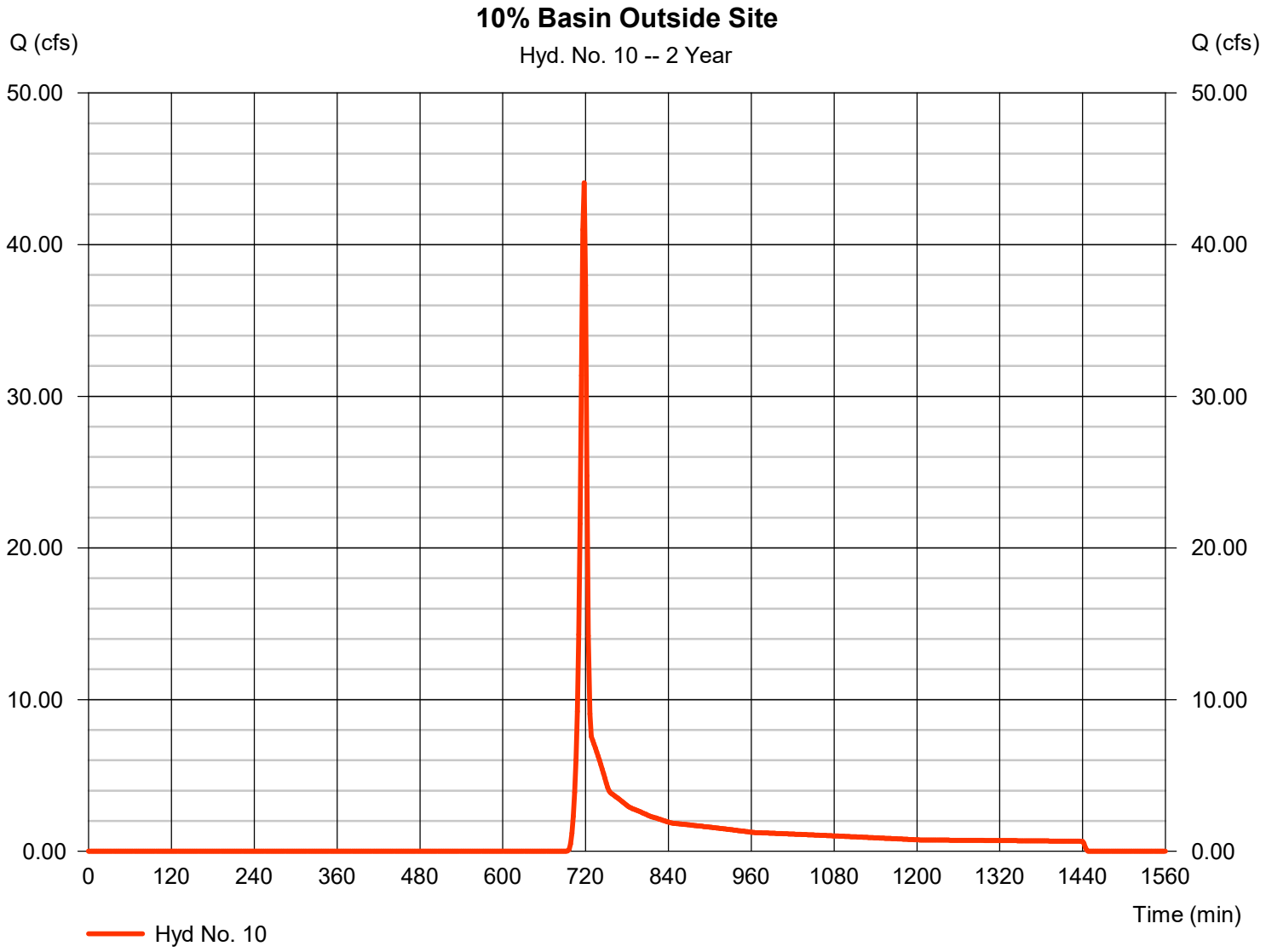


Hydrograph Report

Hyd. No. 10

10% Basin Outside Site

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

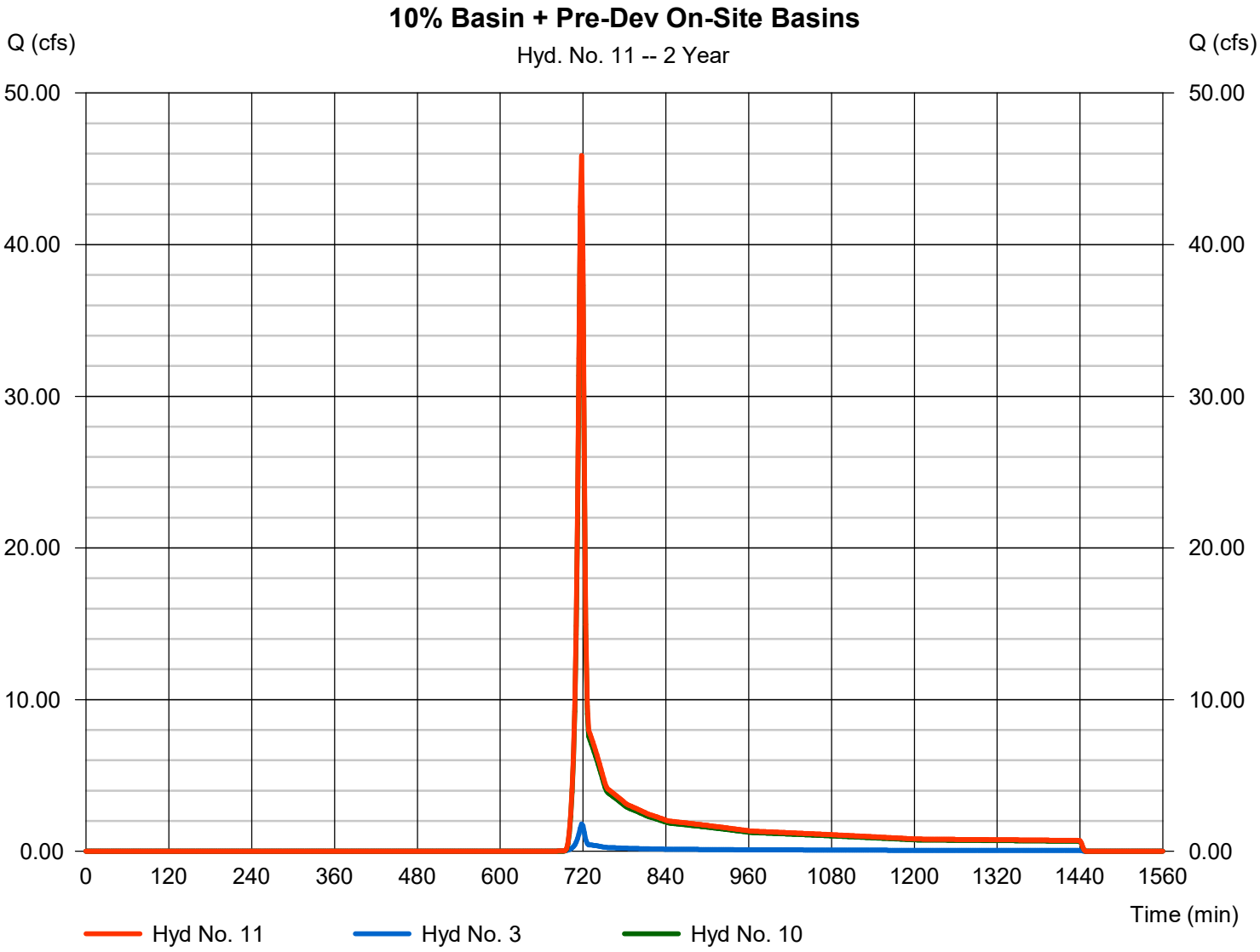


Hydrograph Report

Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

Hydrograph type	= Combine	Peak discharge	= 45.87 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 96,814 cuft
Inflow hyds.	= 3, 10	Contrib. drain. area	= 39.000 ac

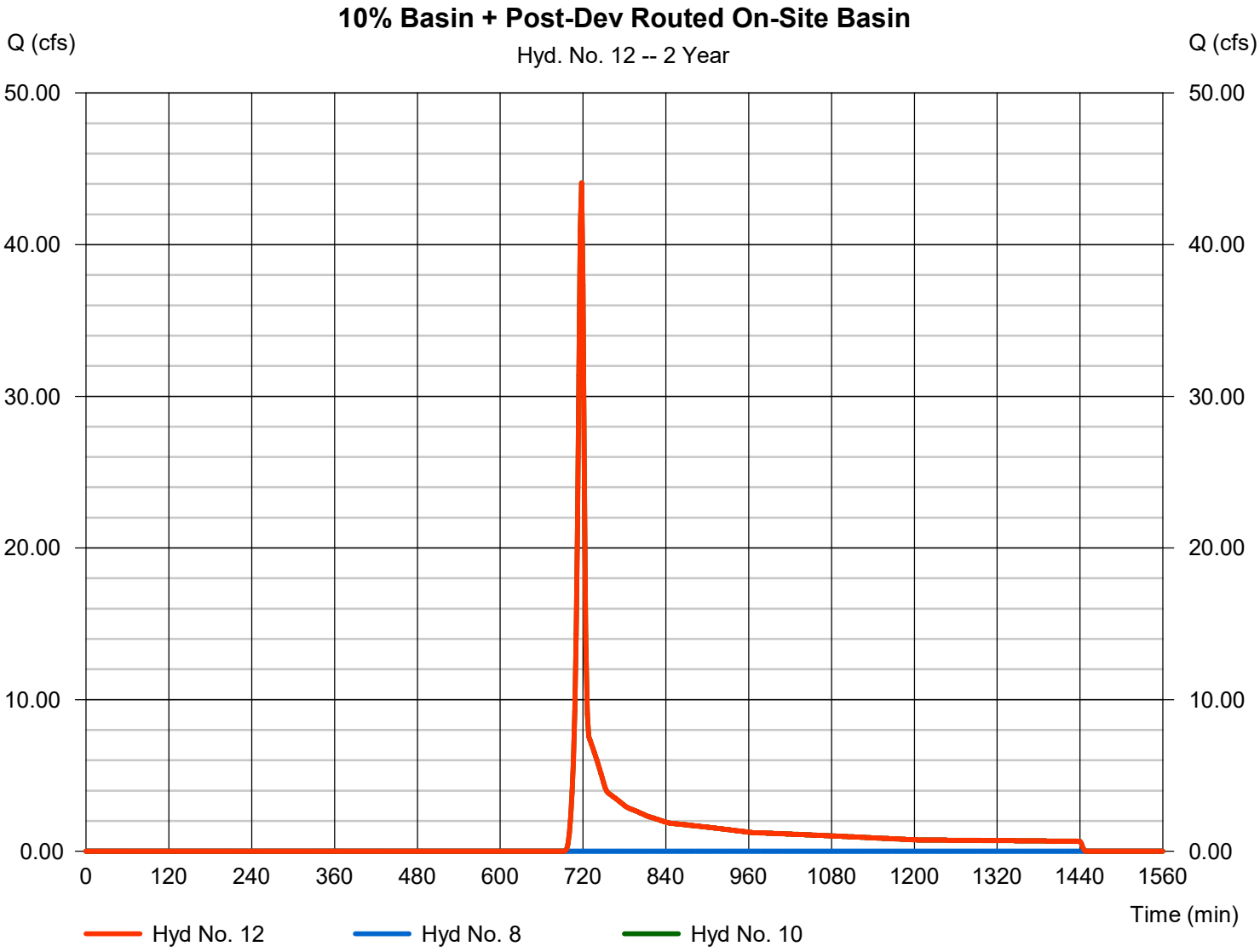


Hydrograph Report

Hyd. No. 12

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

Hydrograph type	= Combine	Peak discharge	= 44.08 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 91,136 cuft
Inflow hyds.	= 8, 10	Contrib. drain. area	= 39.000 ac



Hydrograph Summary Report

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

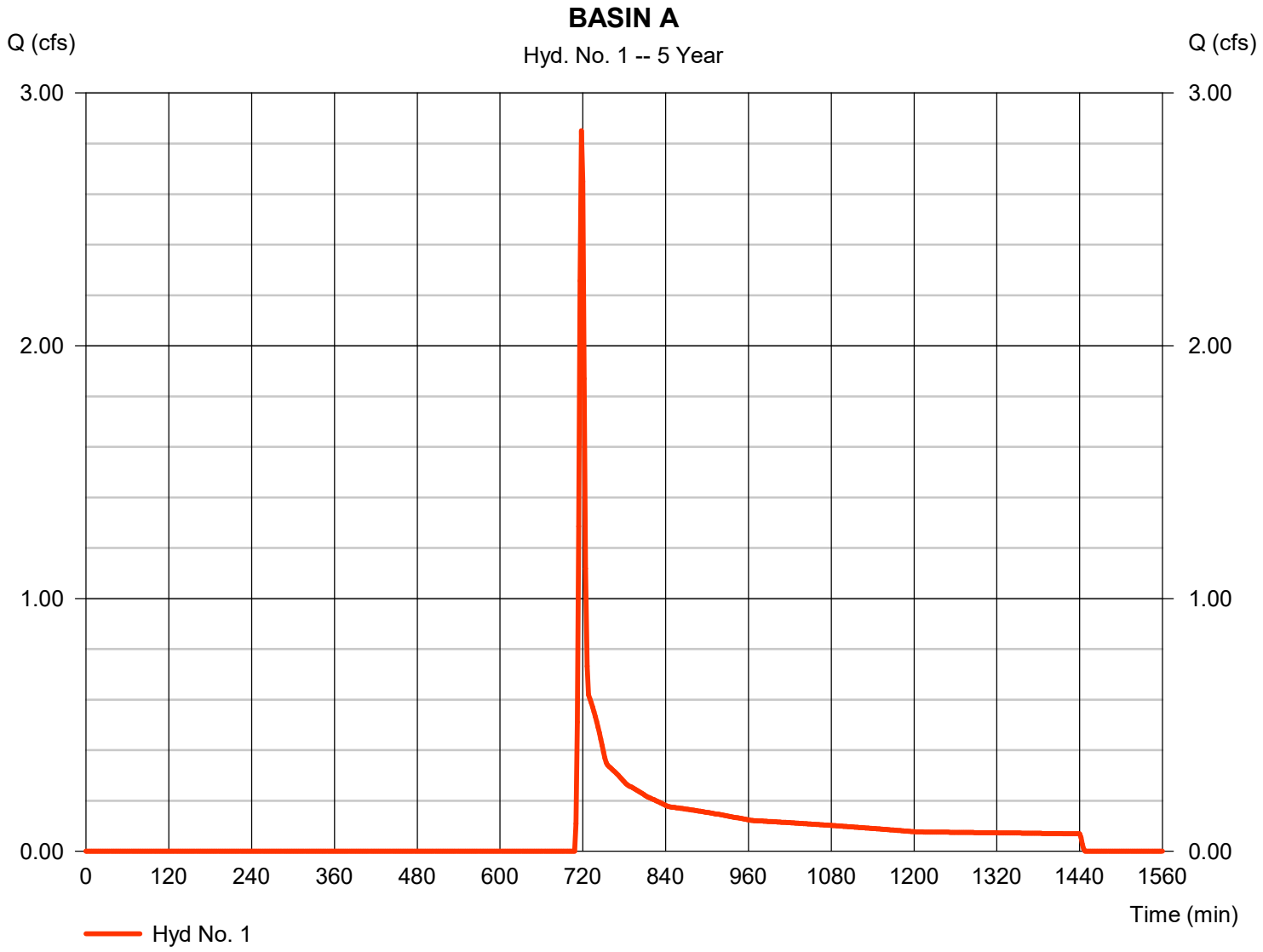
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	2.851	2	718	7,332	------	------	------	BASIN A
2	SCS Runoff	2.603	2	718	5,209	------	------	------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

Hydrograph Report

Hyd. No. 1

BASIN A

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



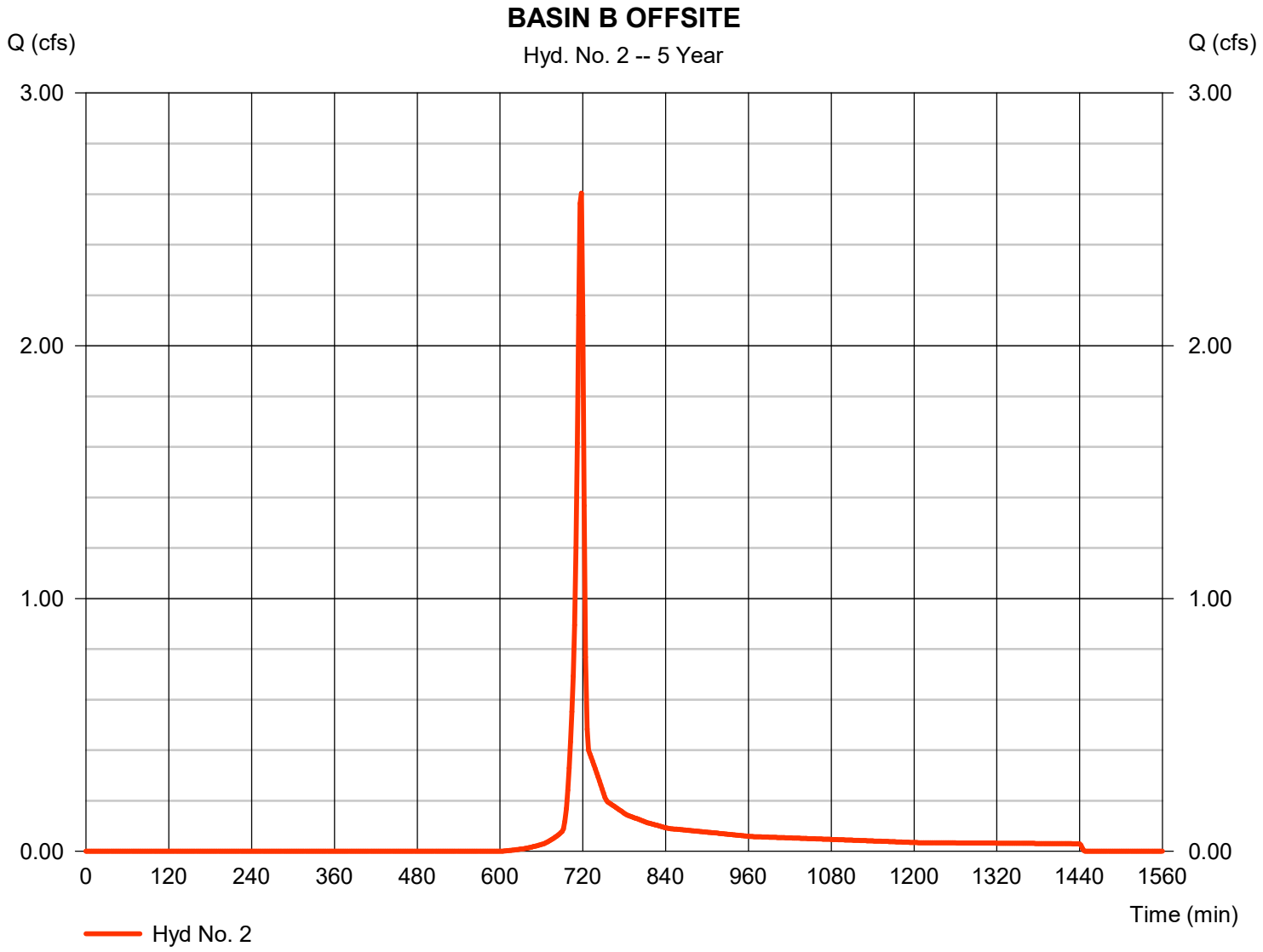
Hydrograph Report

Hyd. No. 2

BASIN B OFFSITE

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

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

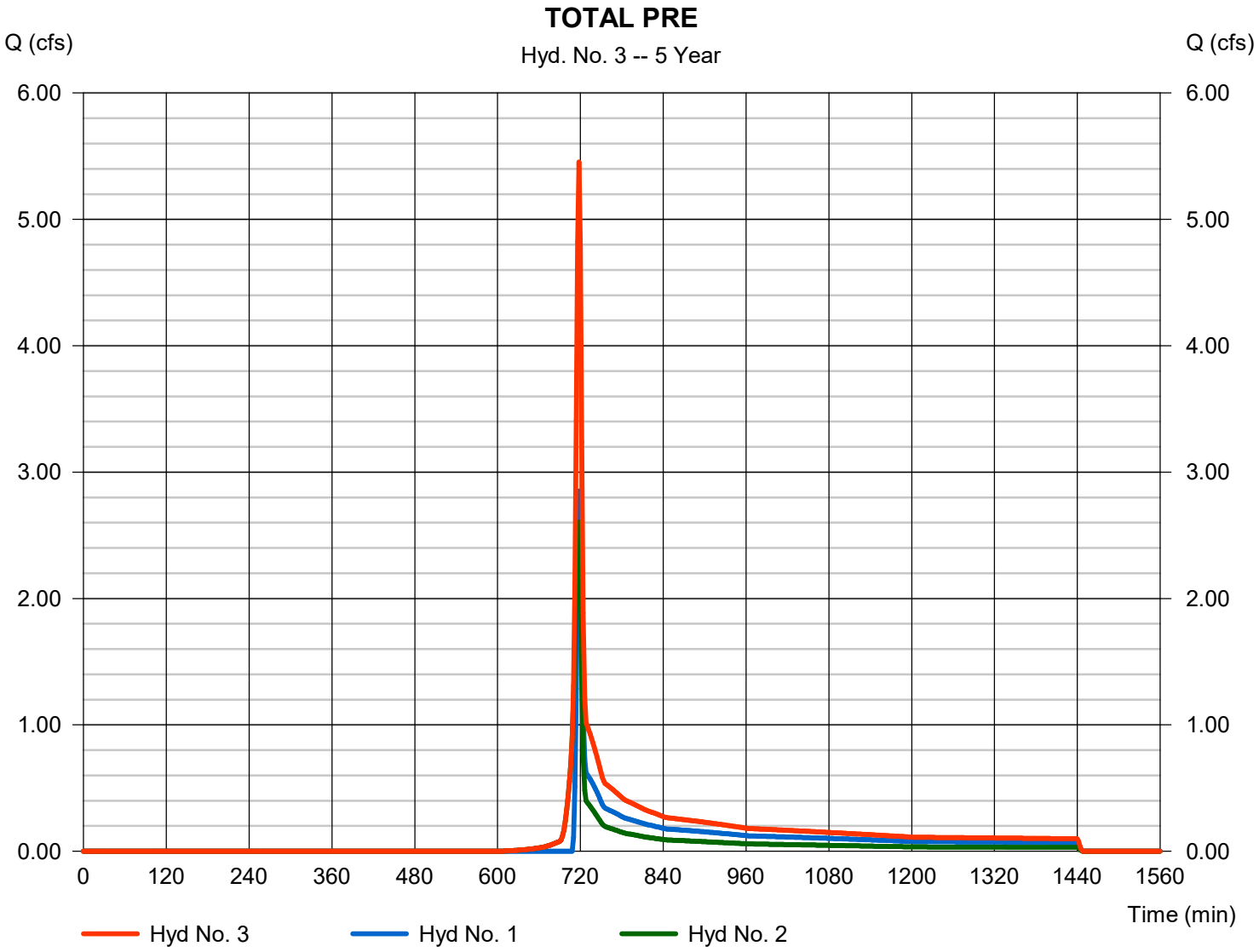


Hydrograph Report

Hyd. No. 3

TOTAL PRE

Hydrograph type	= Combine	Peak discharge	= 5.454 cfs
Storm frequency	= 5 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 12,541 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 5.360 ac



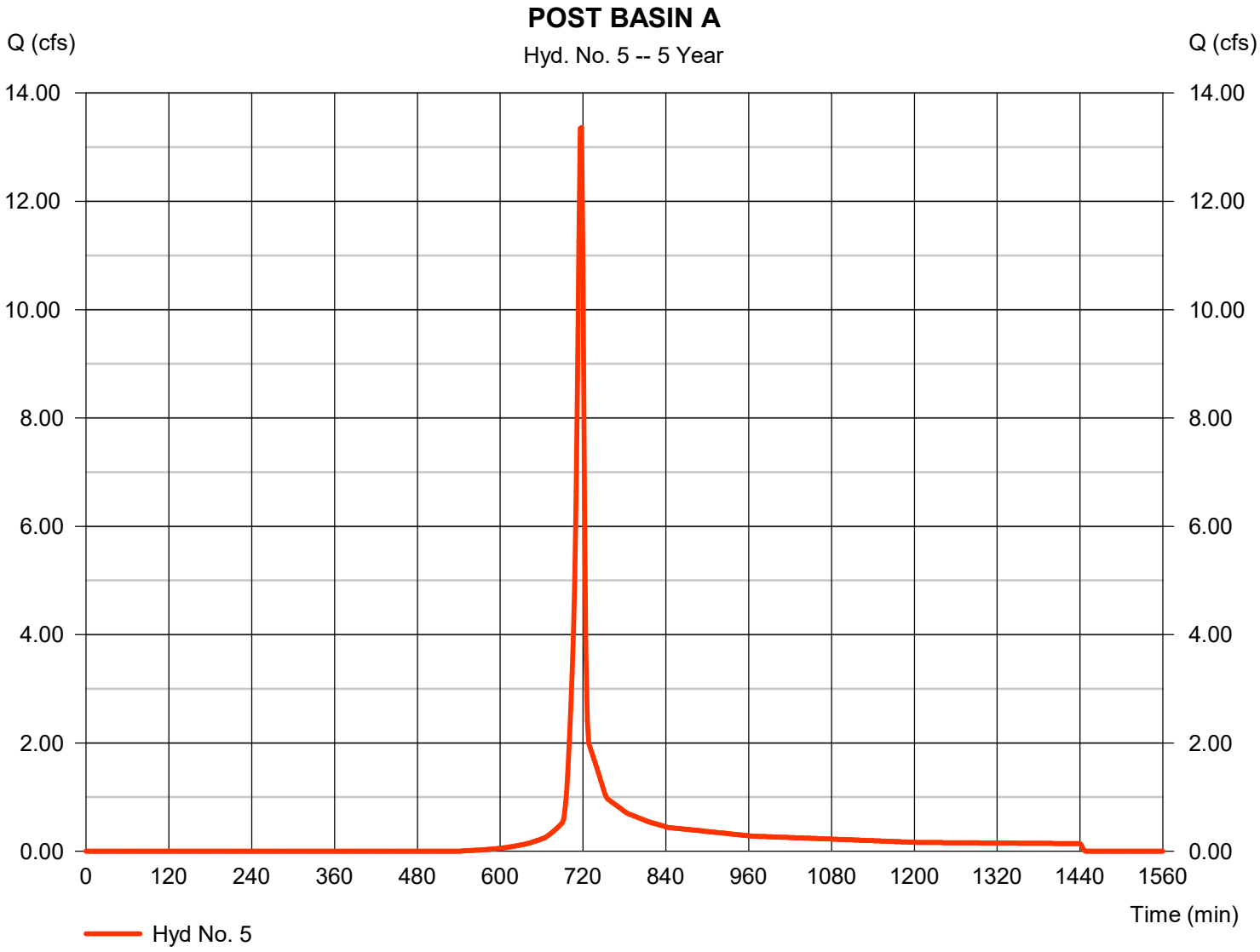
Hydrograph Report

Hyd. No. 5

POST BASIN A

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

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



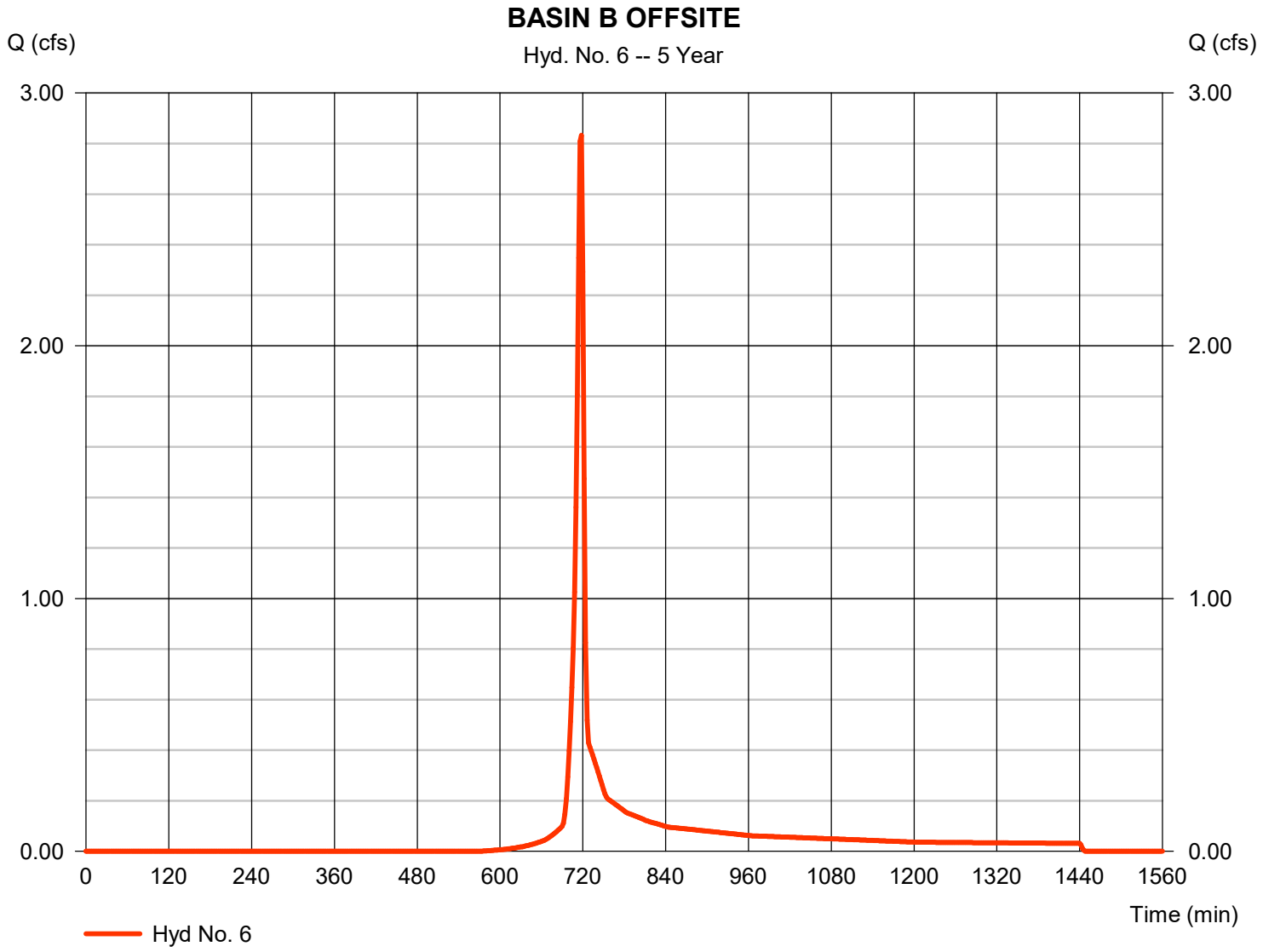
Hydrograph Report

Hyd. No. 6

BASIN B OFFSITE

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

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

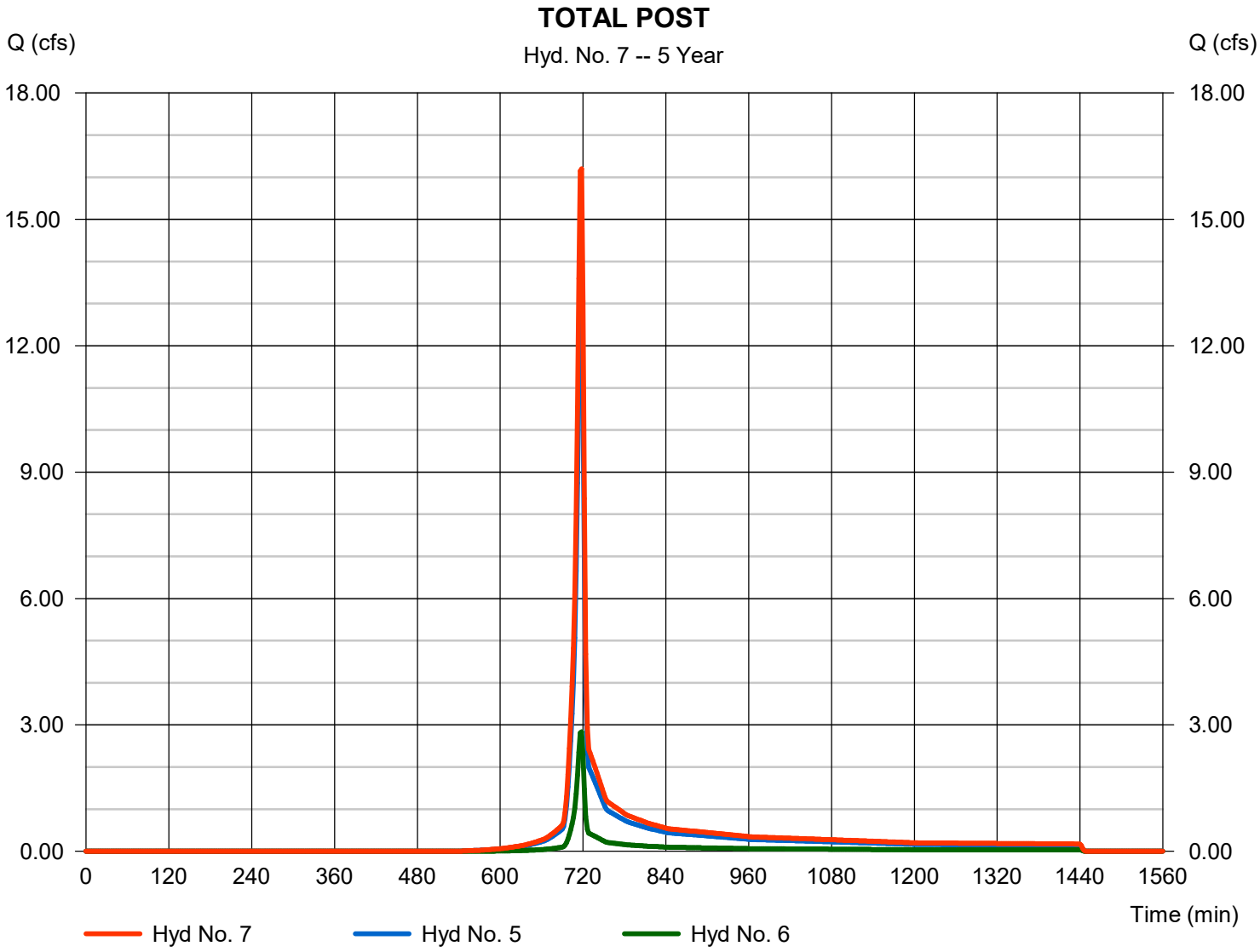


Hydrograph Report

Hyd. No. 7

TOTAL POST

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



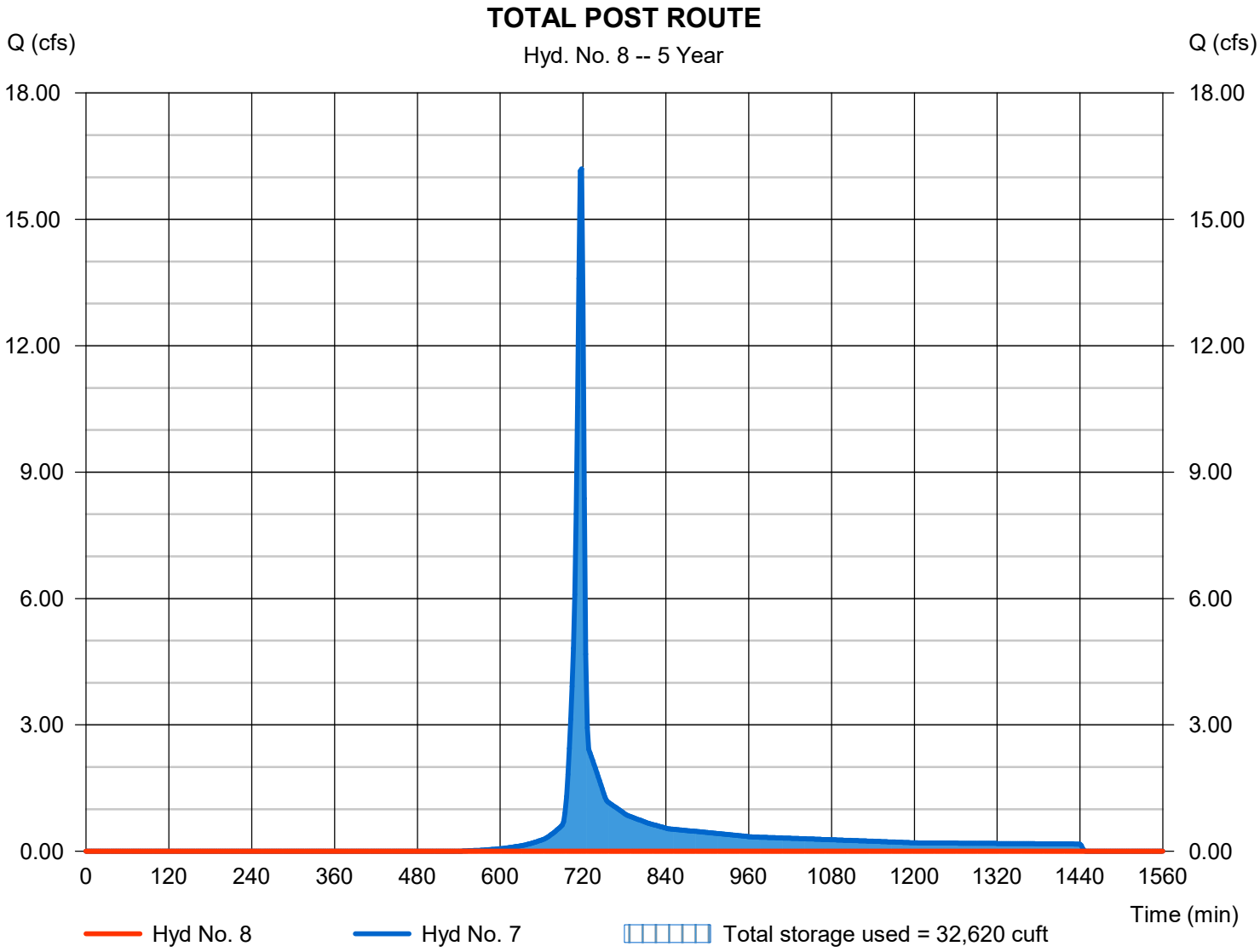
Hydrograph Report

Hyd. No. 8

TOTAL POST ROUTE

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

Storage Indication method used.

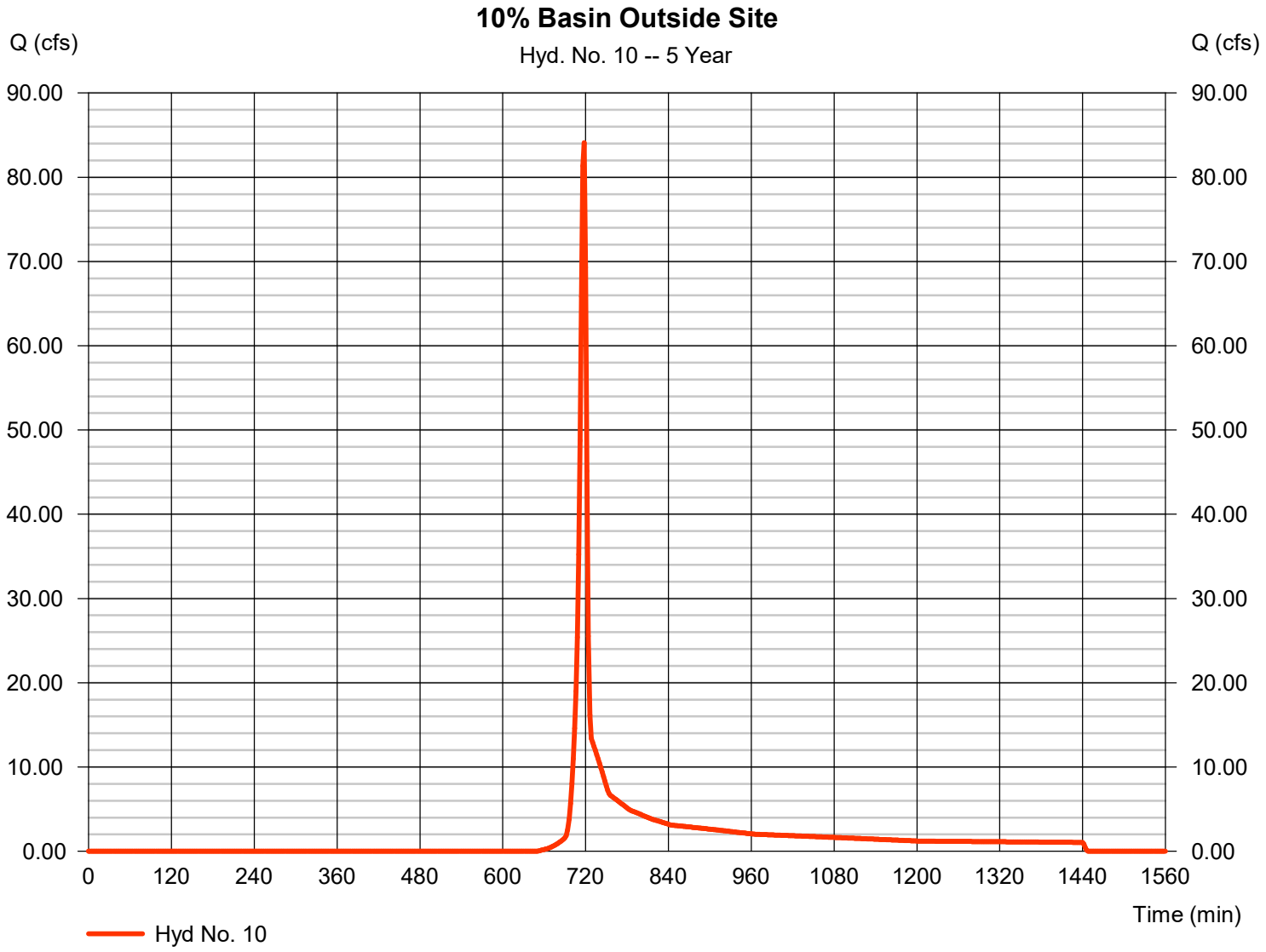


Hydrograph Report

Hyd. No. 10

10% Basin Outside Site

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

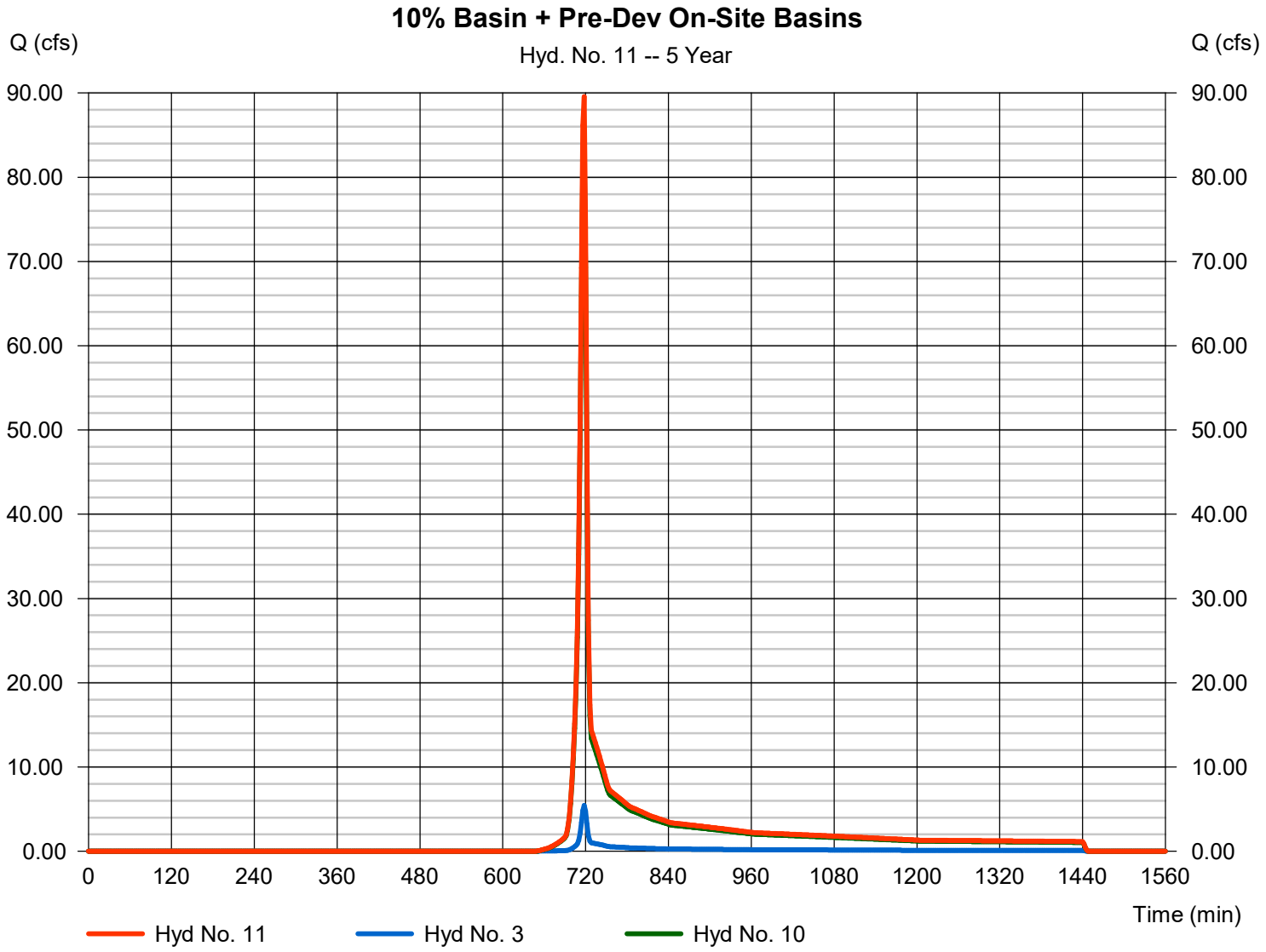


Hydrograph Report

Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

Hydrograph type	= Combine	Peak discharge	= 89.55 cfs
Storm frequency	= 5 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 181,097 cuft
Inflow hyds.	= 3, 10	Contrib. drain. area	= 39.000 ac

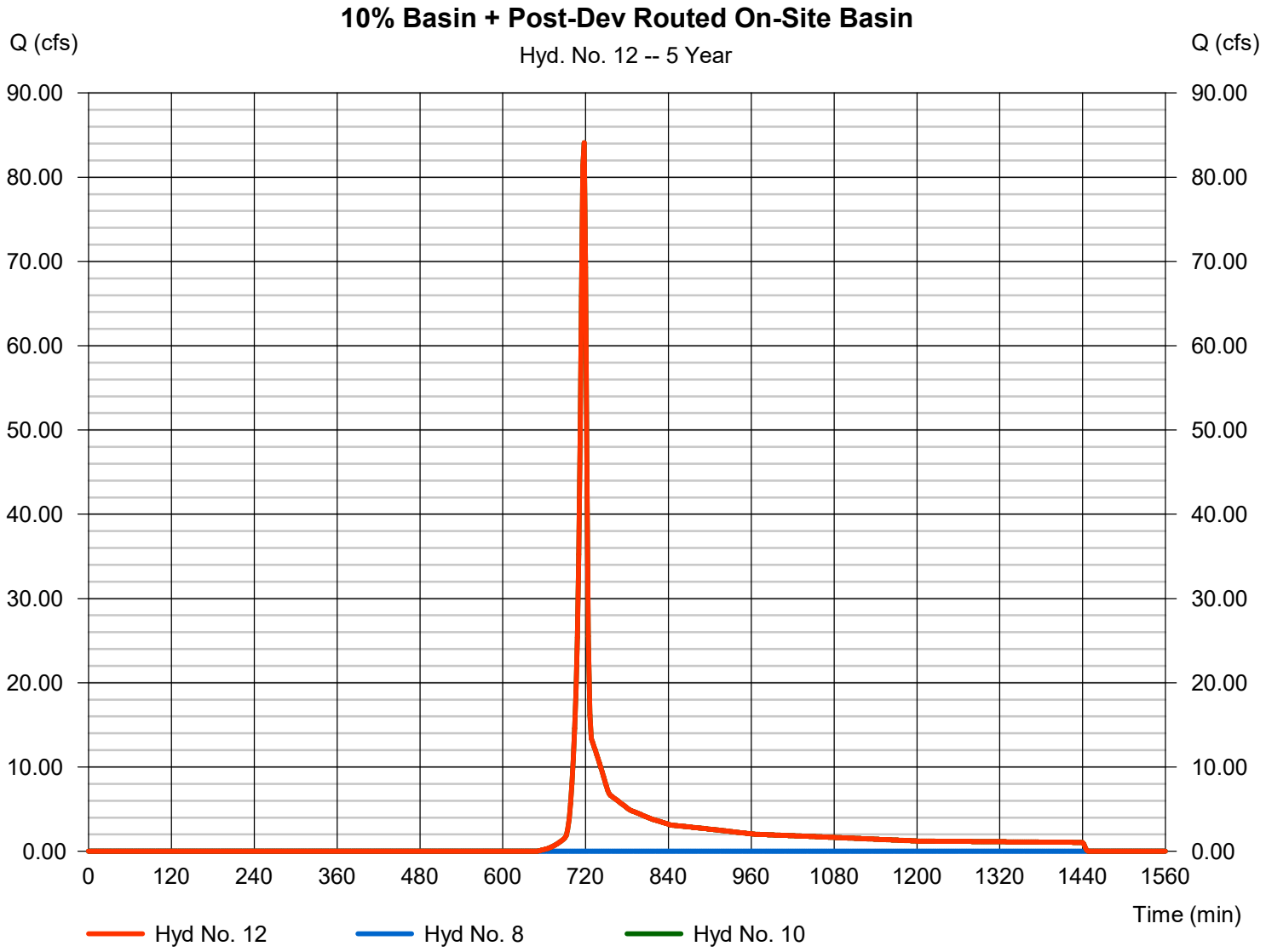


Hydrograph Report

Hyd. No. 12

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

Hydrograph type	= Combine	Peak discharge	= 84.10 cfs
Storm frequency	= 5 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 168,556 cuft
Inflow hyds.	= 8, 10	Contrib. drain. area	= 39.000 ac



Hydrograph Summary Report

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

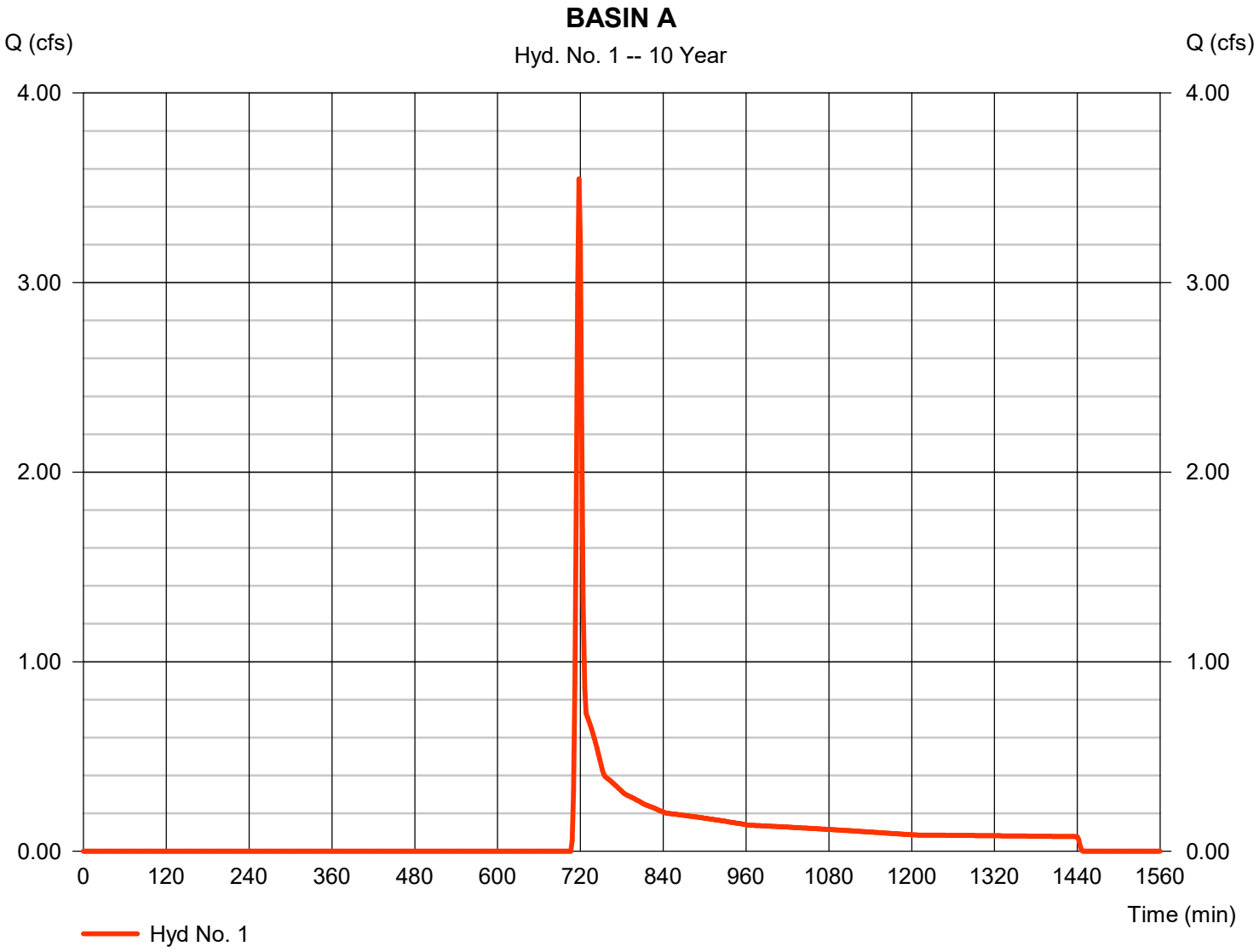
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	3.547	2	718	8,581	------	------	------	BASIN A
2	SCS Runoff	2.863	2	718	5,734	------	------	------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

Hydrograph Report

Hyd. No. 1

BASIN A

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



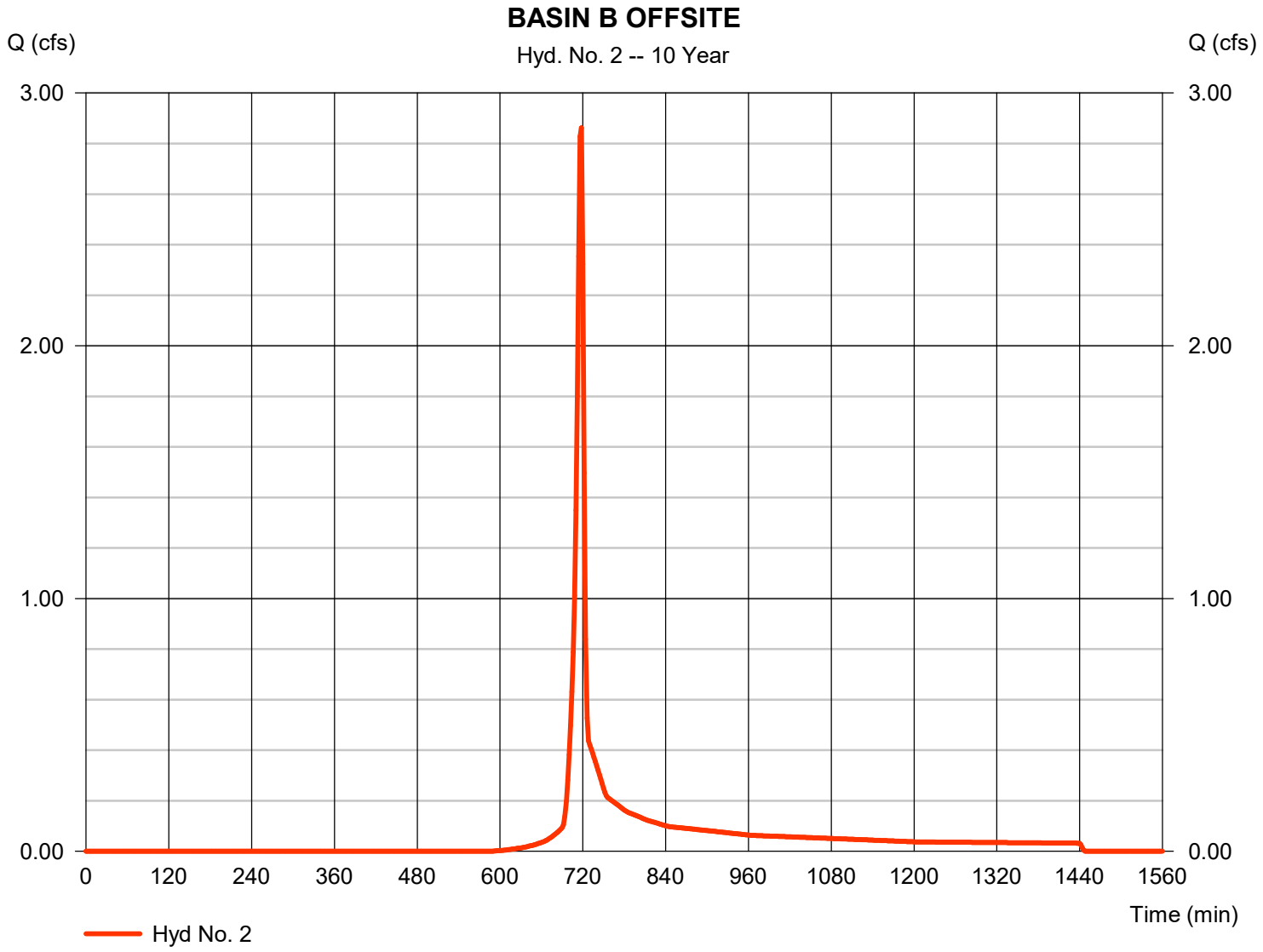
Hydrograph Report

Hyd. No. 2

BASIN B OFFSITE

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

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

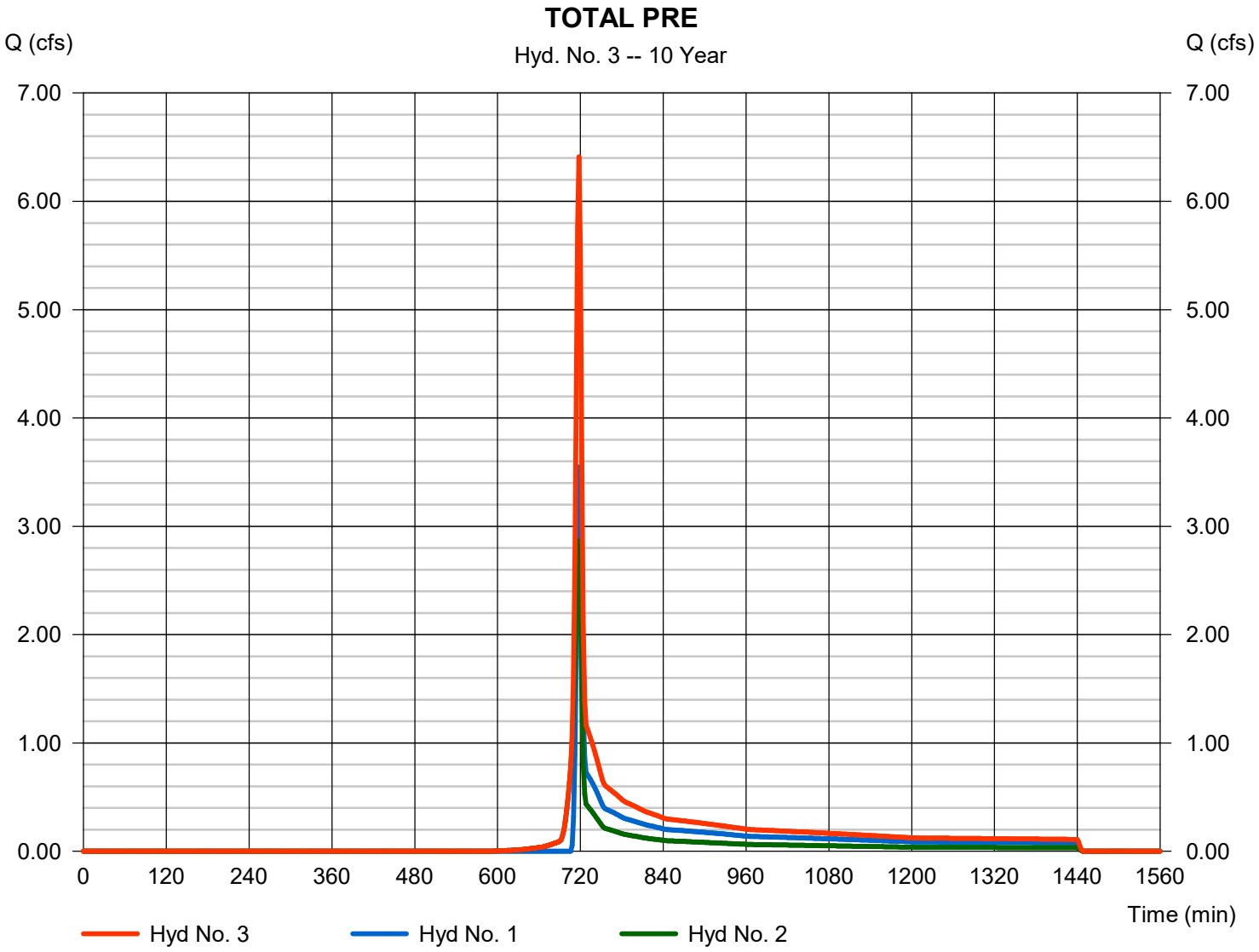


Hydrograph Report

Hyd. No. 3

TOTAL PRE

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



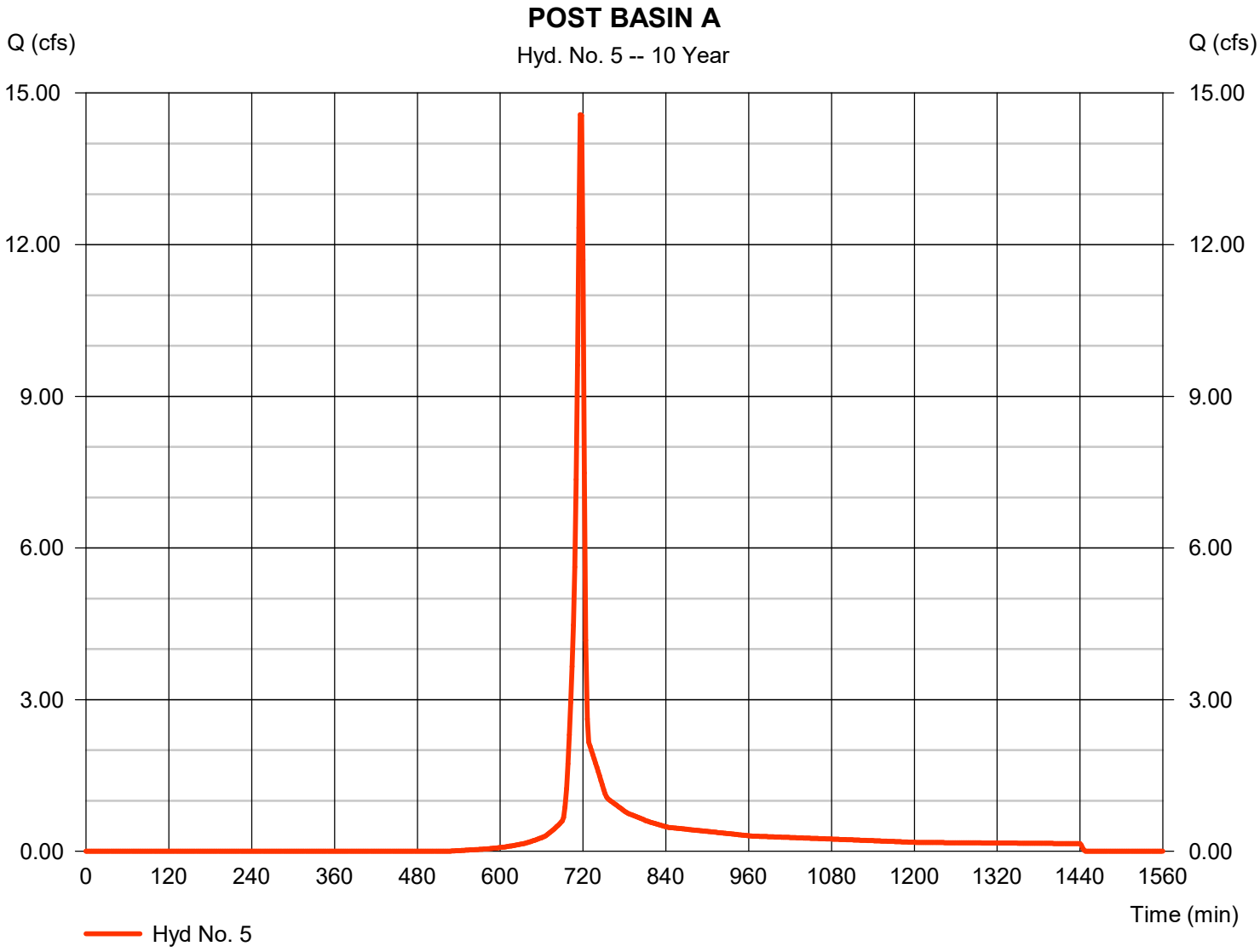
Hydrograph Report

Hyd. No. 5

POST BASIN A

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

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



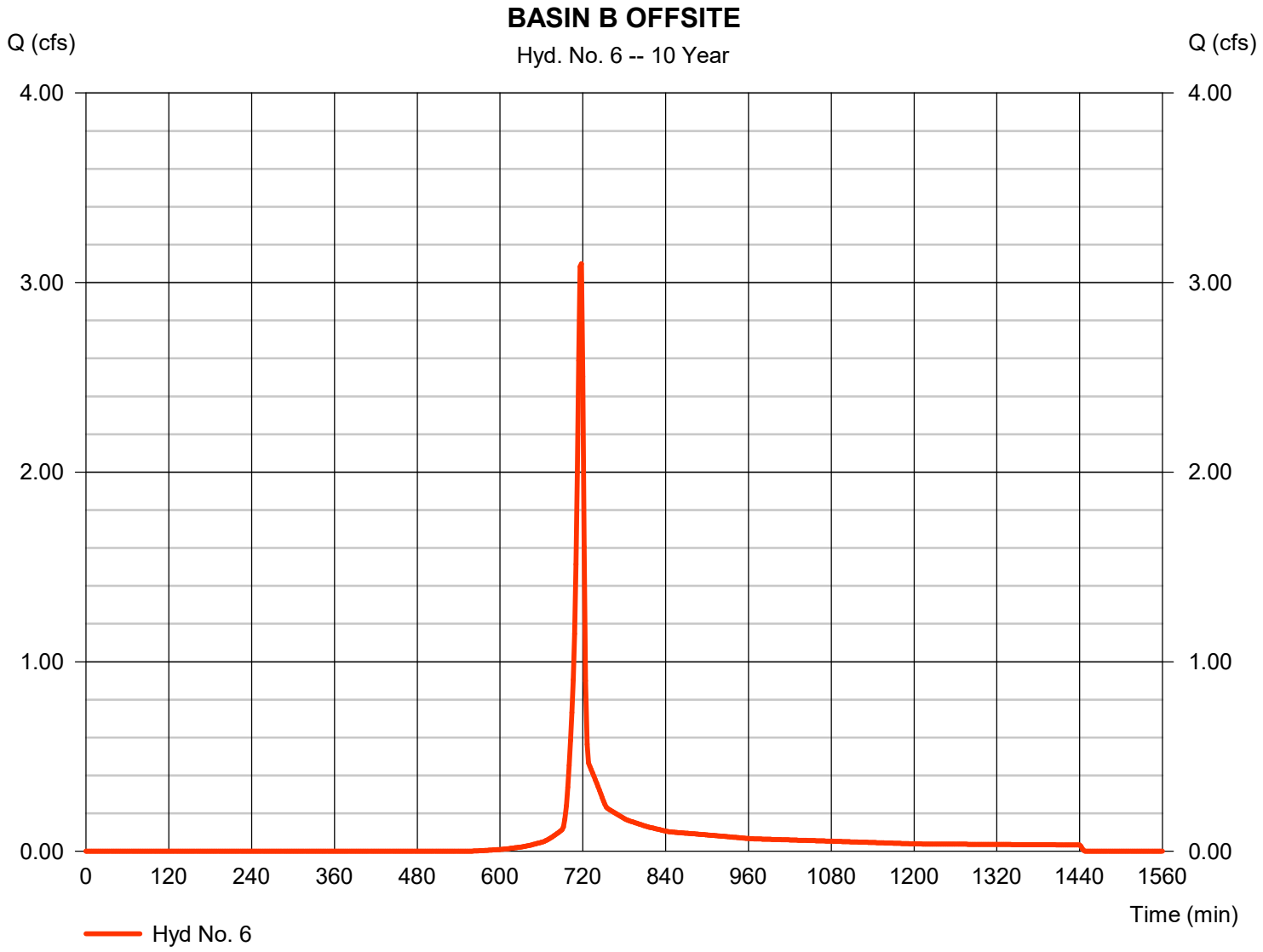
Hydrograph Report

Hyd. No. 6

BASIN B OFFSITE

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

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

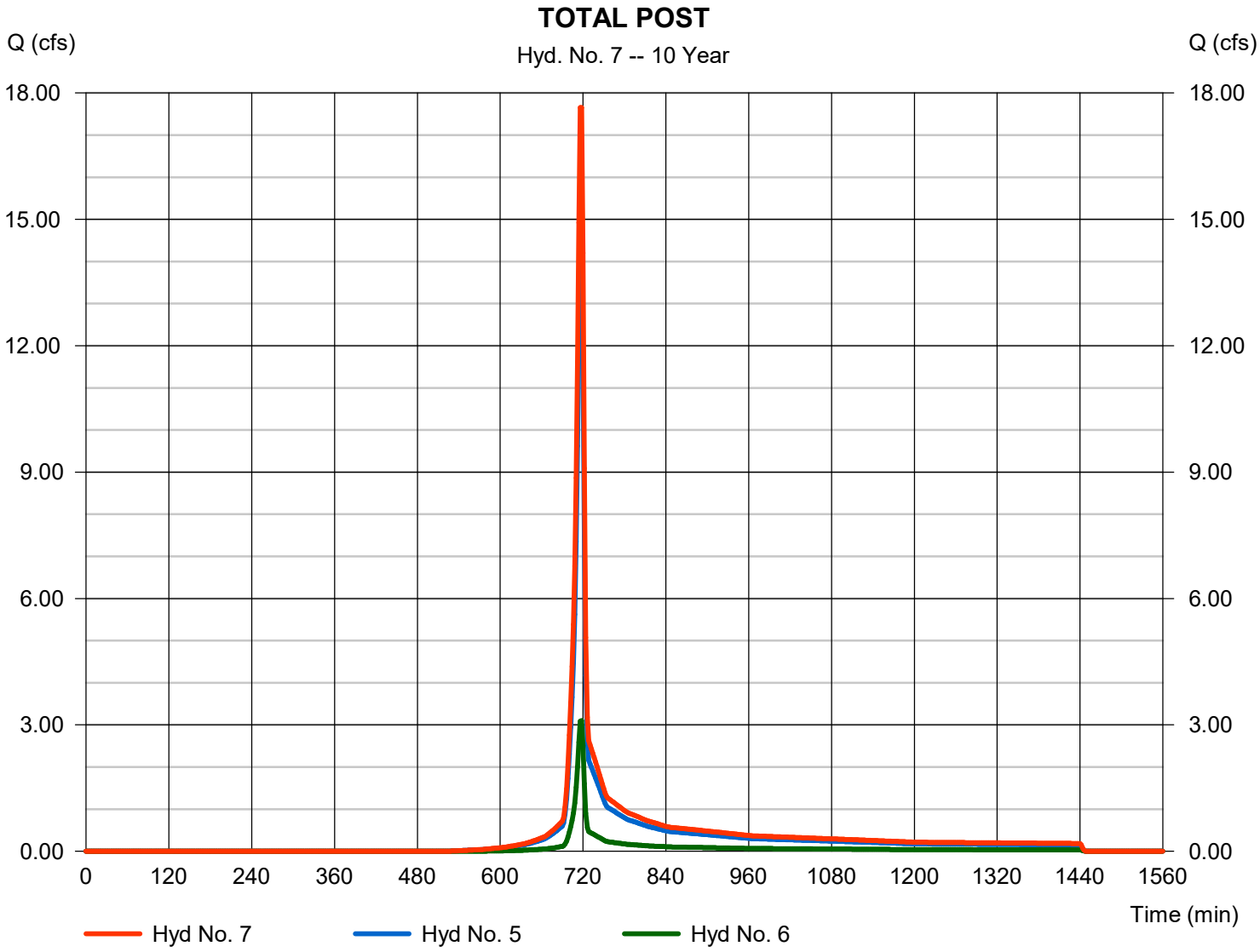


Hydrograph Report

Hyd. No. 7

TOTAL POST

Hydrograph type	= Combine	Peak discharge	= 17.66 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 35,654 cuft
Inflow hyds.	= 5, 6	Contrib. drain. area	= 5.360 ac



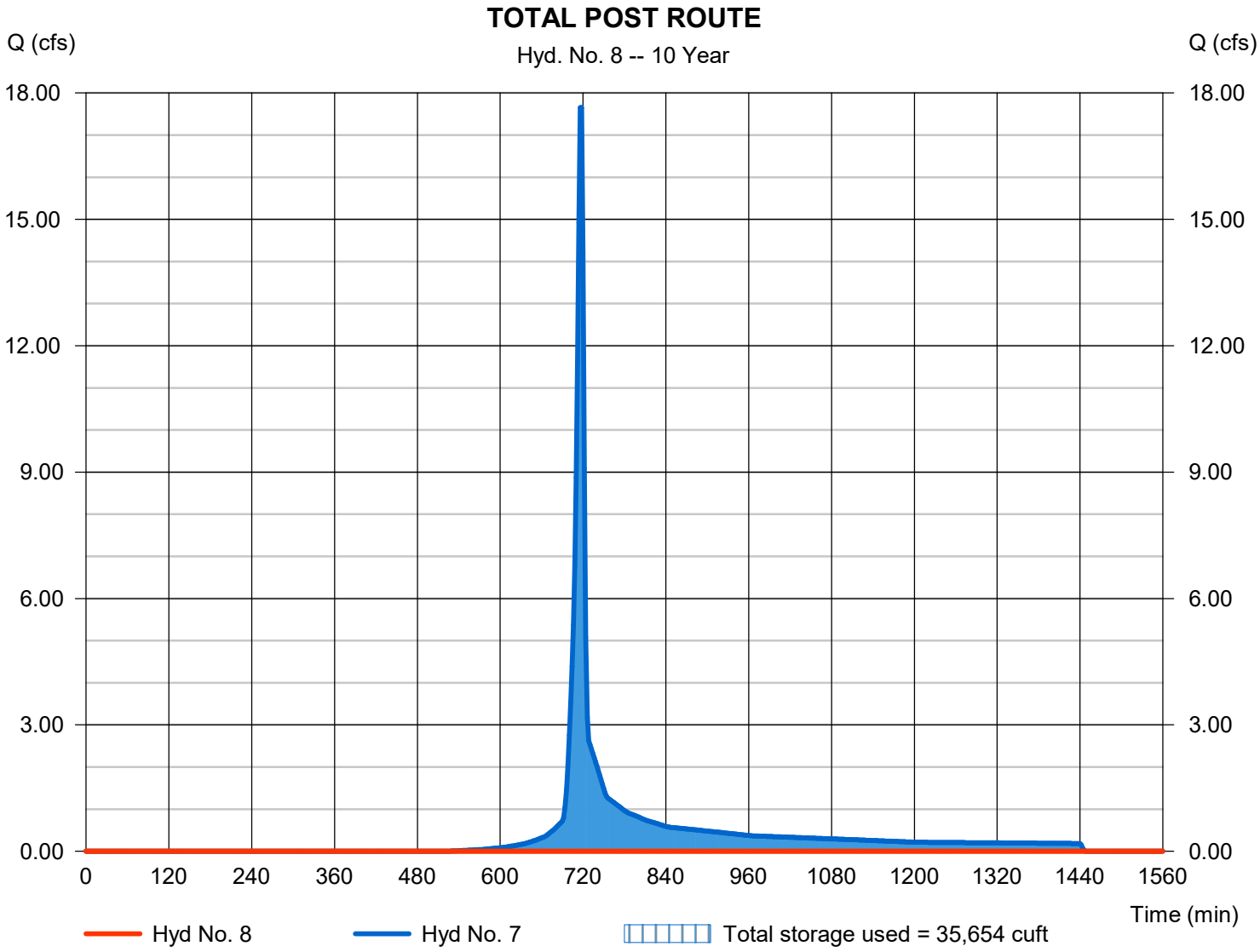
Hydrograph Report

Hyd. No. 8

TOTAL POST ROUTE

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

Storage Indication method used.

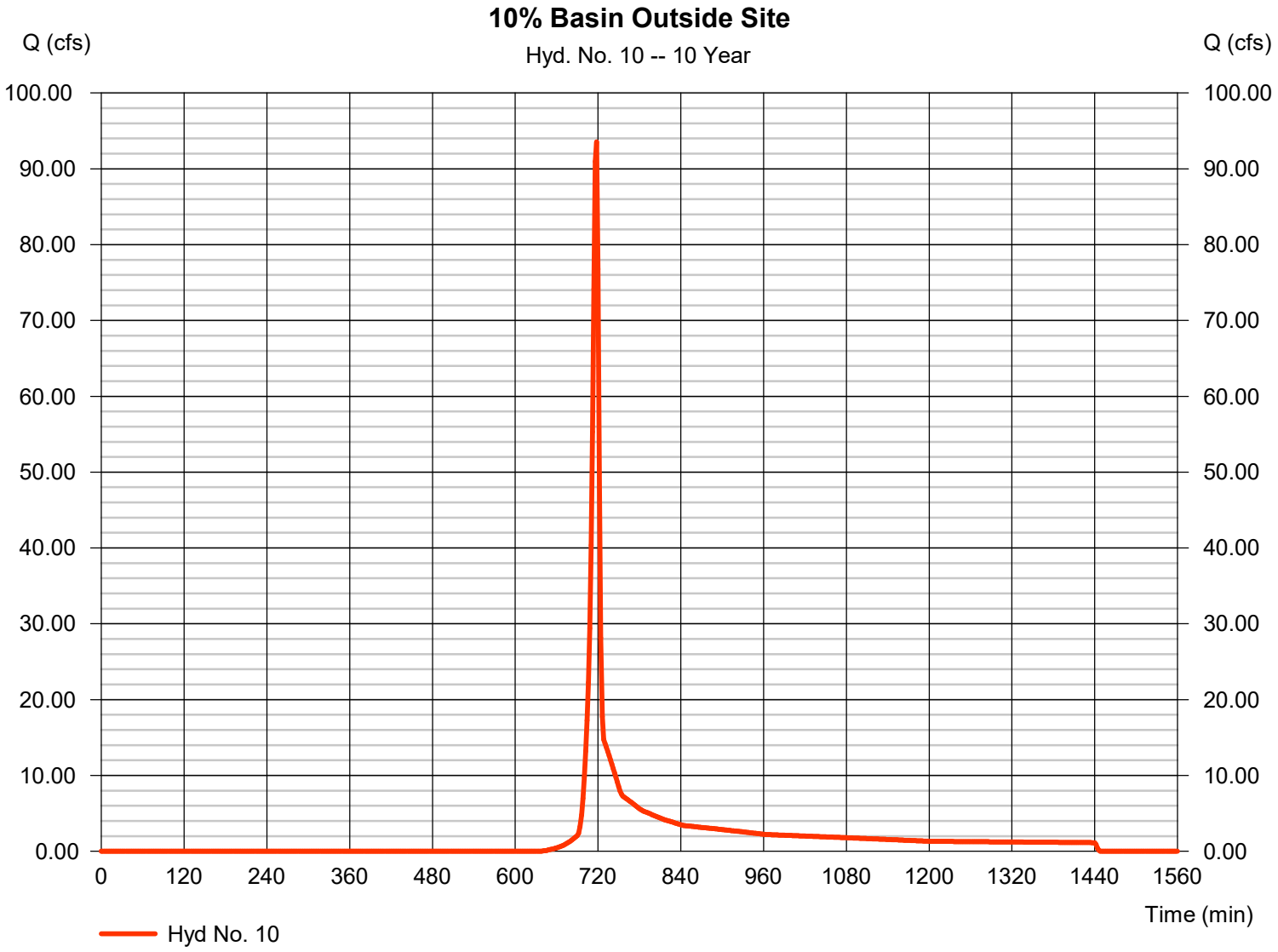


Hydrograph Report

Hyd. No. 10

10% Basin Outside Site

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

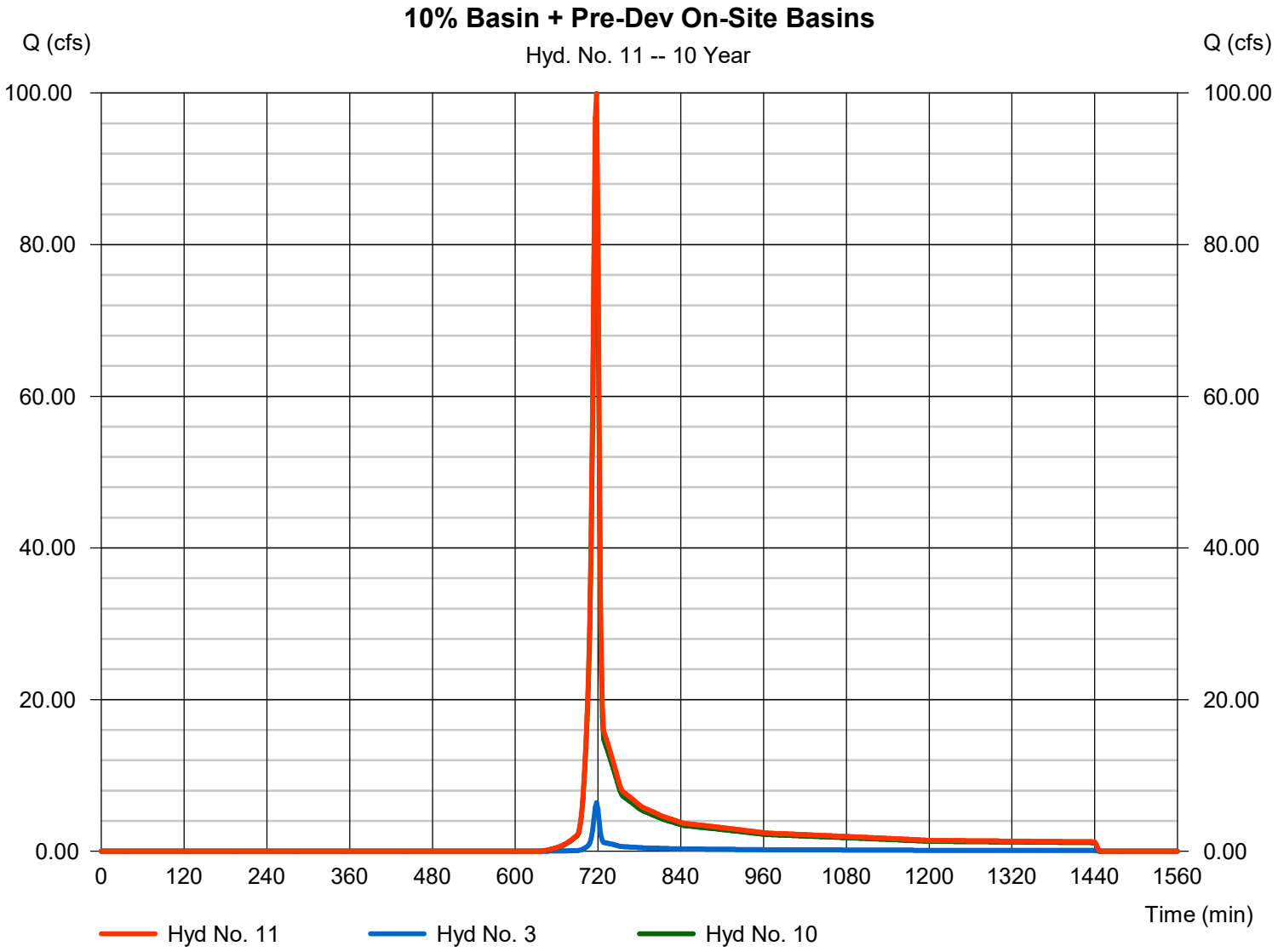


Hydrograph Report

Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

Hydrograph type	= Combine	Peak discharge	= 99.95 cfs
Storm frequency	= 10 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 201,501 cuft
Inflow hyds.	= 3, 10	Contrib. drain. area	= 39.000 ac

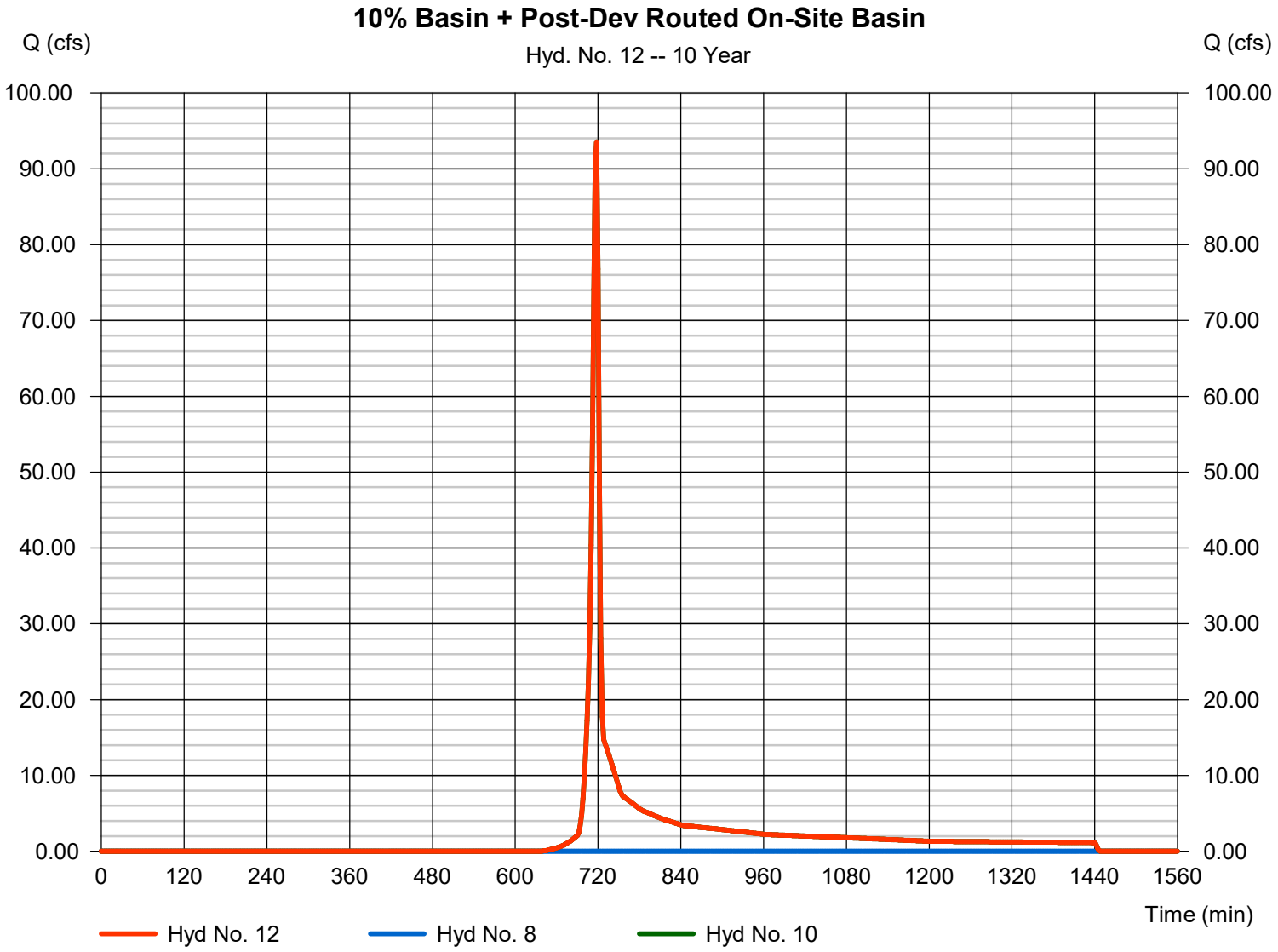


Hydrograph Report

Hyd. No. 12

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

Hydrograph type	= Combine	Peak discharge	= 93.54 cfs
Storm frequency	= 10 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 187,186 cuft
Inflow hyds.	= 8, 10	Contrib. drain. area	= 39.000 ac



Hydrograph Summary Report

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

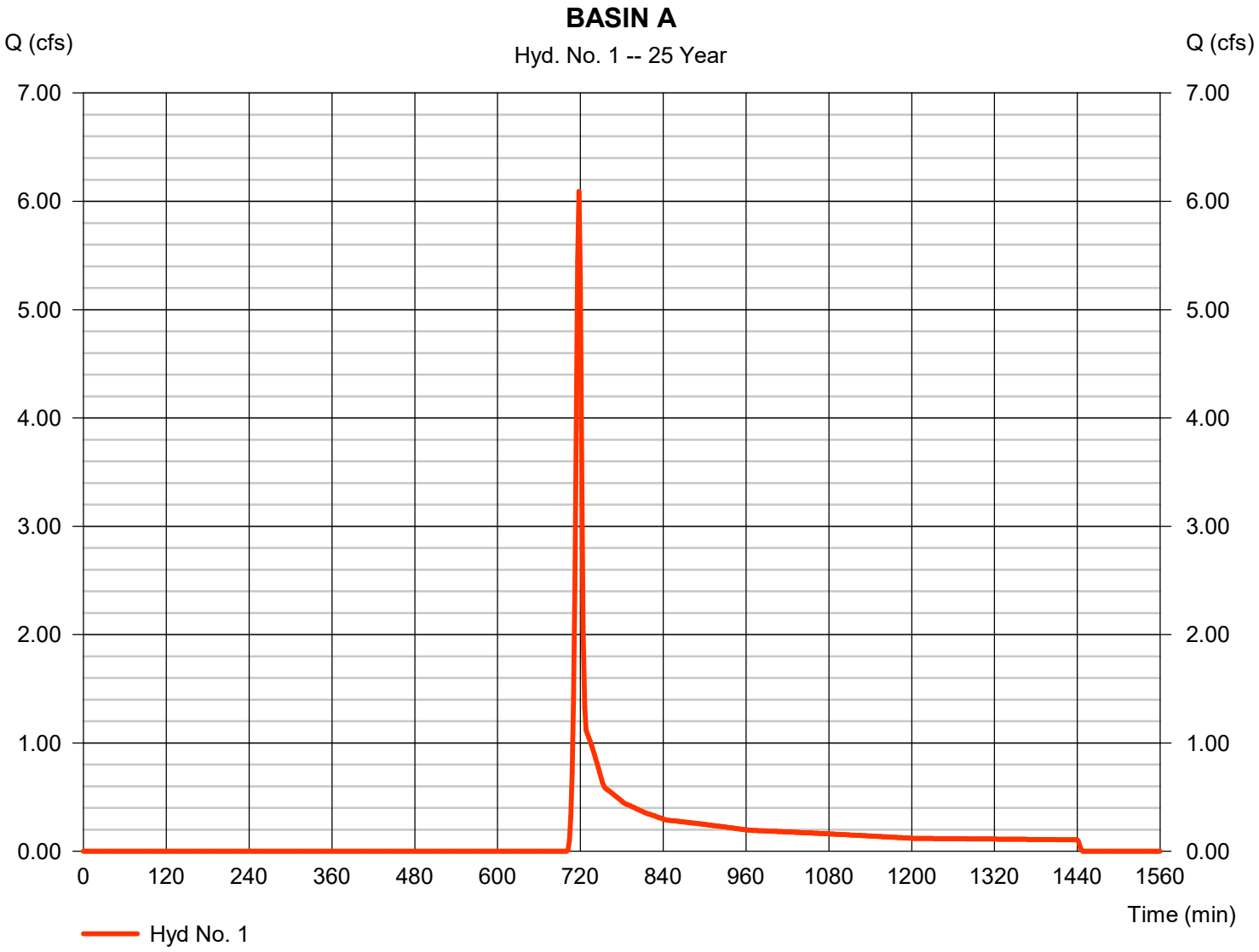
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	6.091	2	718	13,231	------	------	------	BASIN A
2	SCS Runoff	3.752	2	718	7,560	------	------	------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

Hydrograph Report

Hyd. No. 1

BASIN A

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



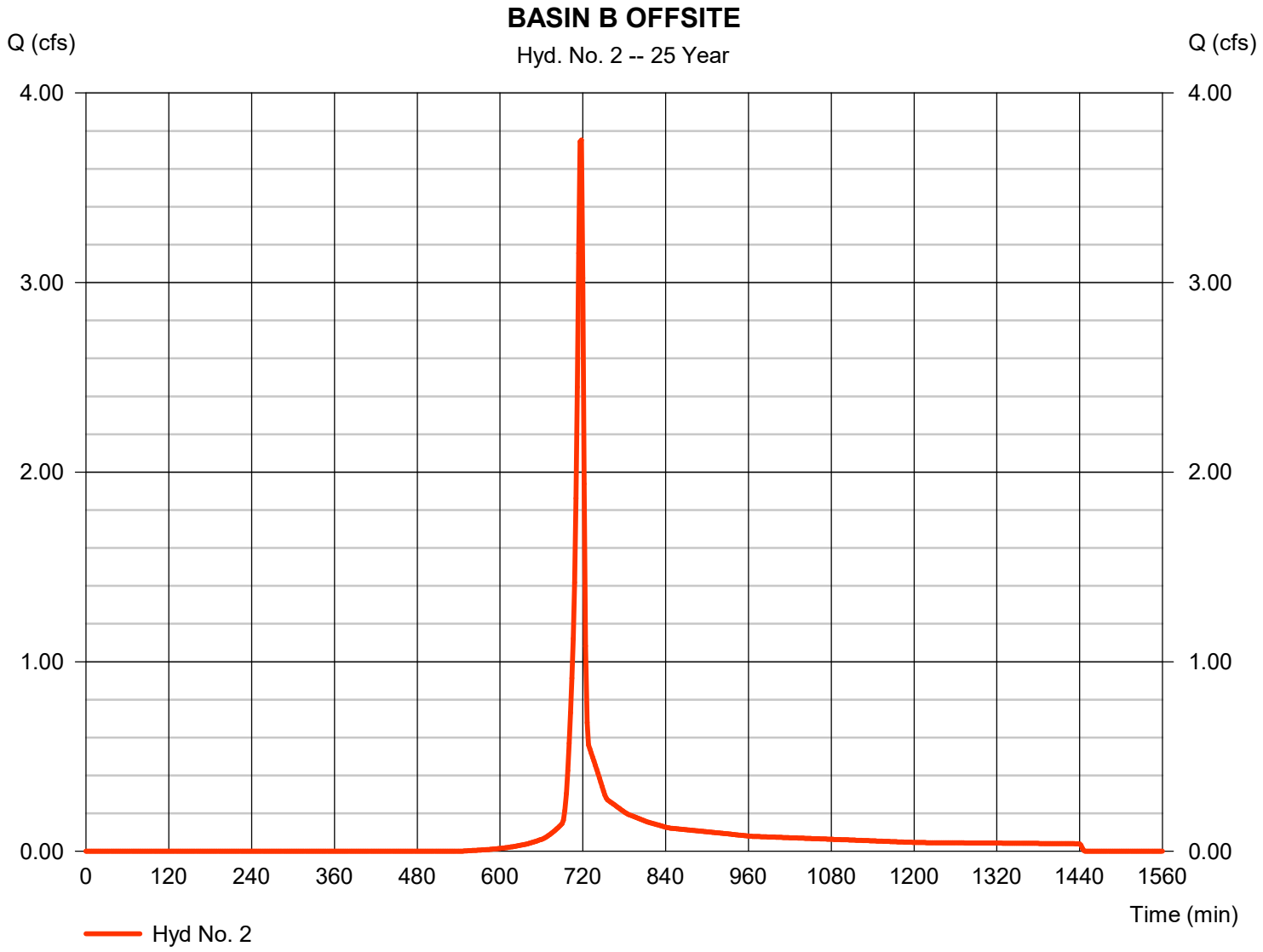
Hydrograph Report

Hyd. No. 2

BASIN B OFFSITE

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

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

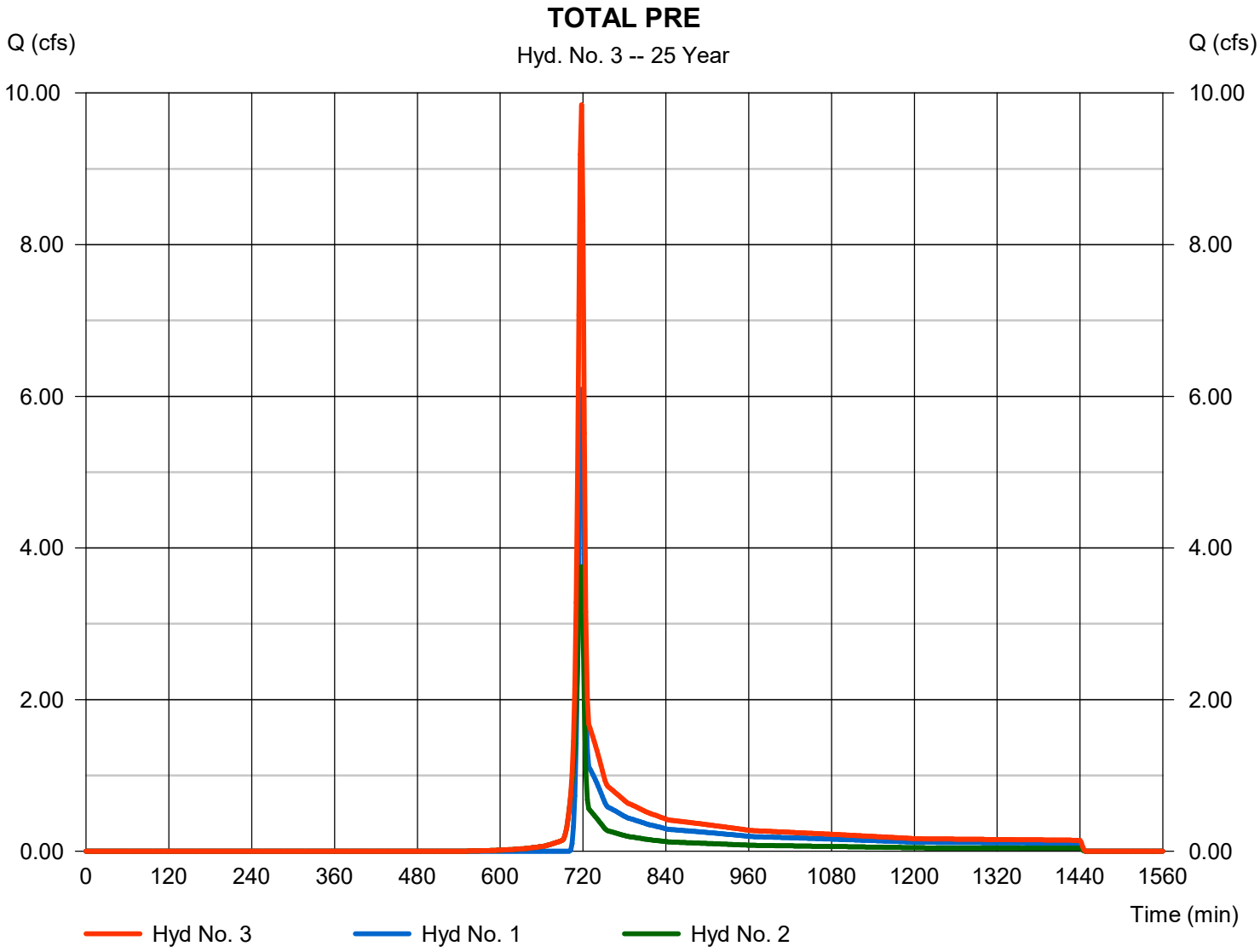


Hydrograph Report

Hyd. No. 3

TOTAL PRE

Hydrograph type	= Combine	Peak discharge	= 9.843 cfs
Storm frequency	= 25 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 20,792 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 5.360 ac



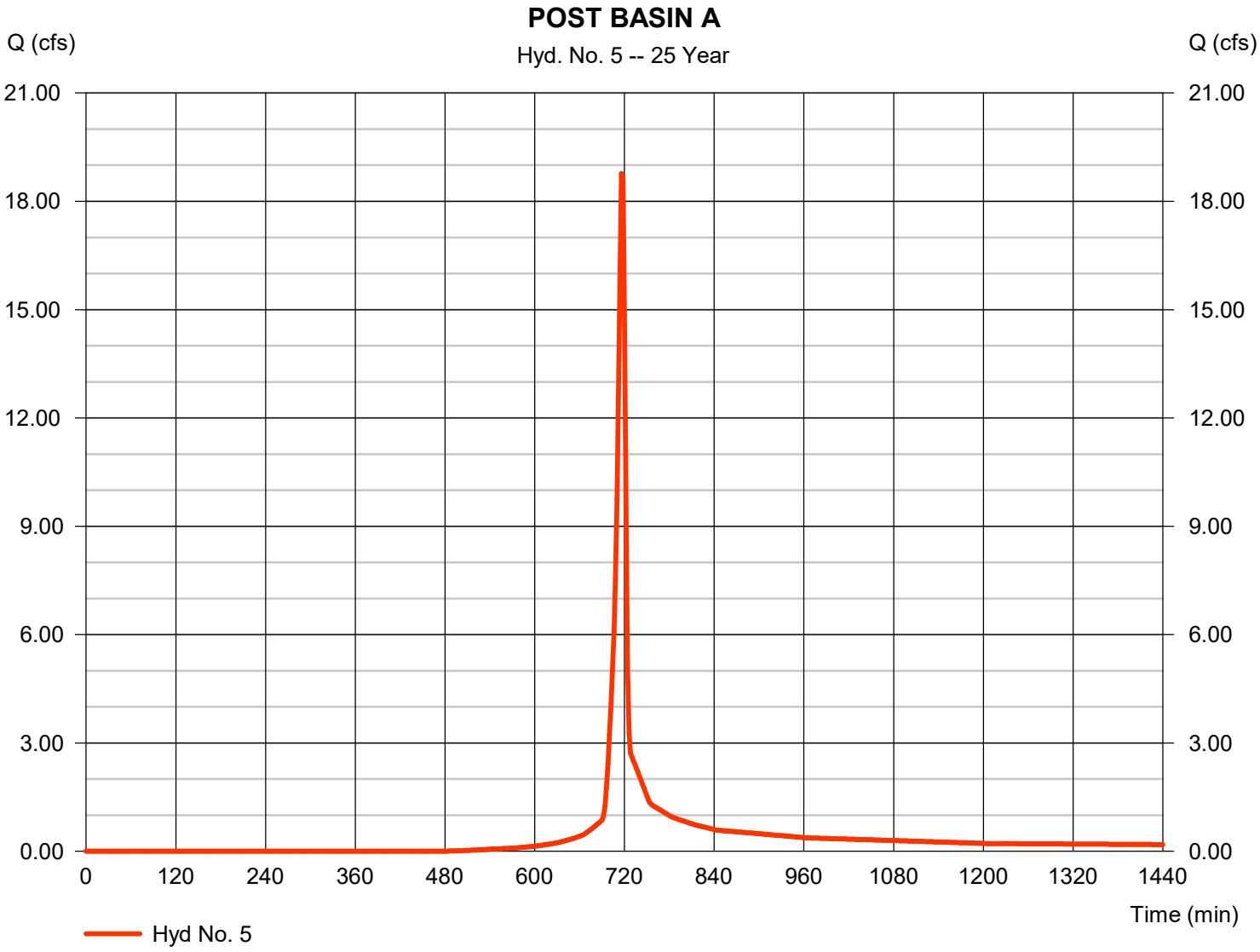
Hydrograph Report

Hyd. No. 5

POST BASIN A

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

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



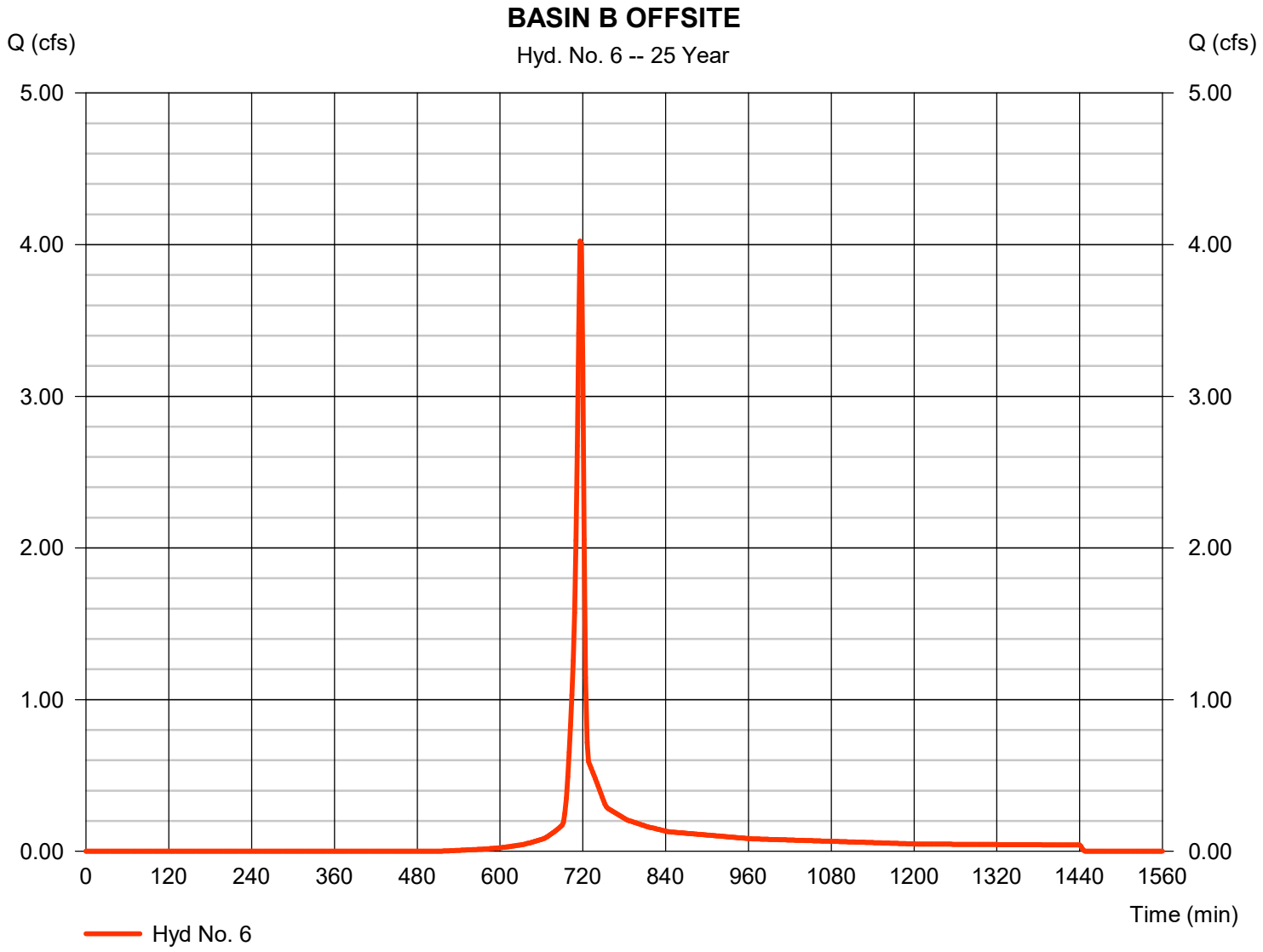
Hydrograph Report

Hyd. No. 6

BASIN B OFFSITE

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

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

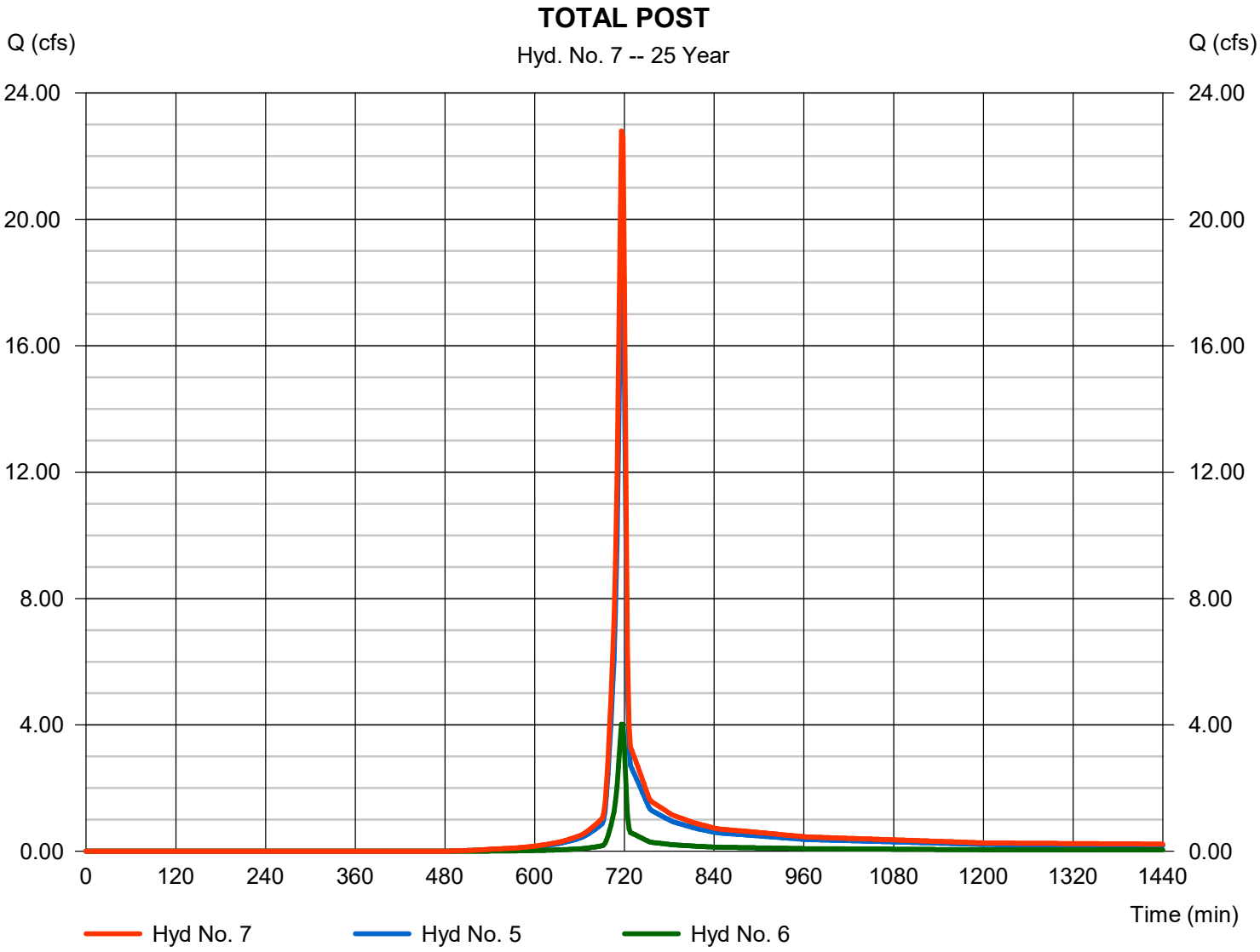


Hydrograph Report

Hyd. No. 7

TOTAL POST

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



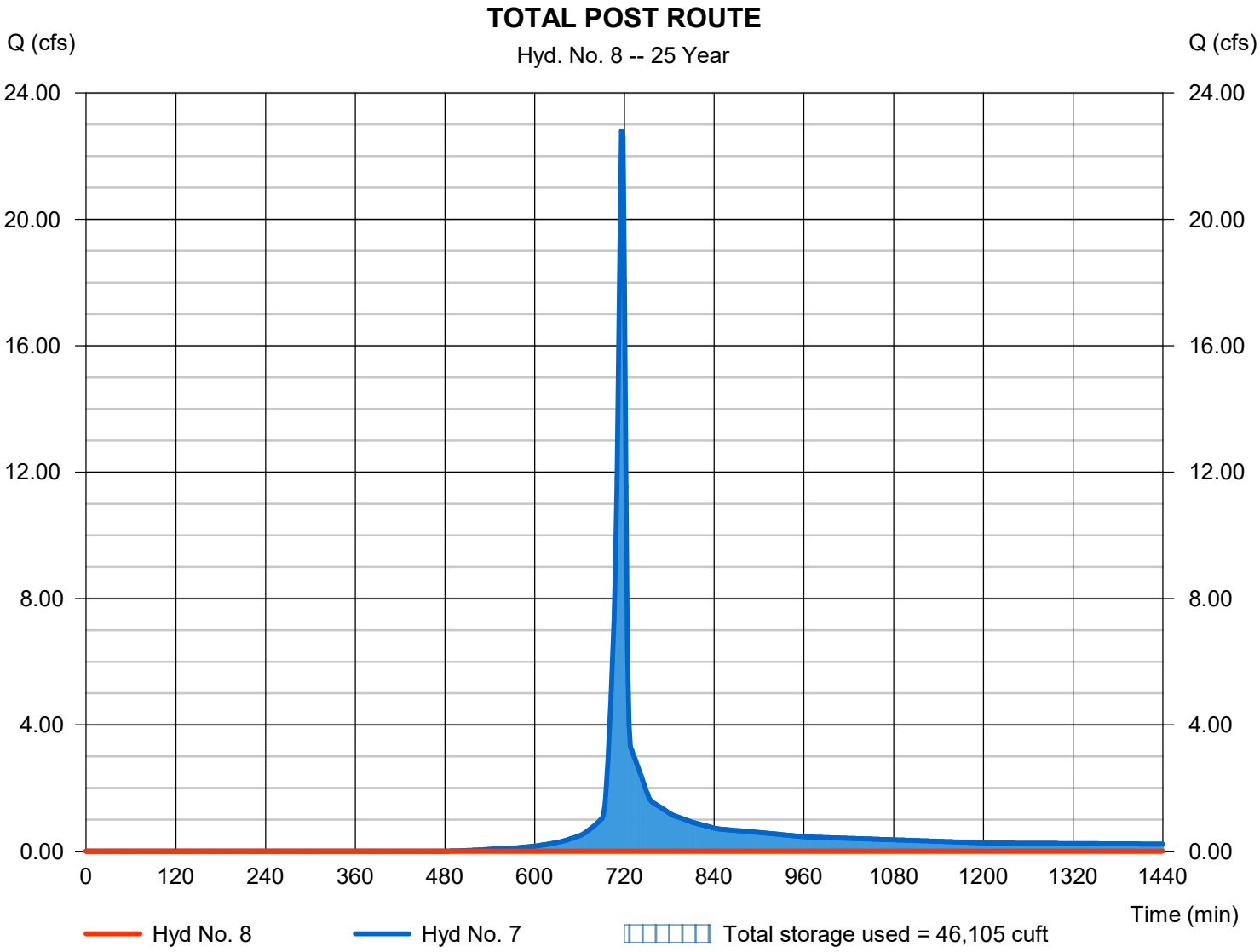
Hydrograph Report

Hyd. No. 8

TOTAL POST ROUTE

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

Storage Indication method used.

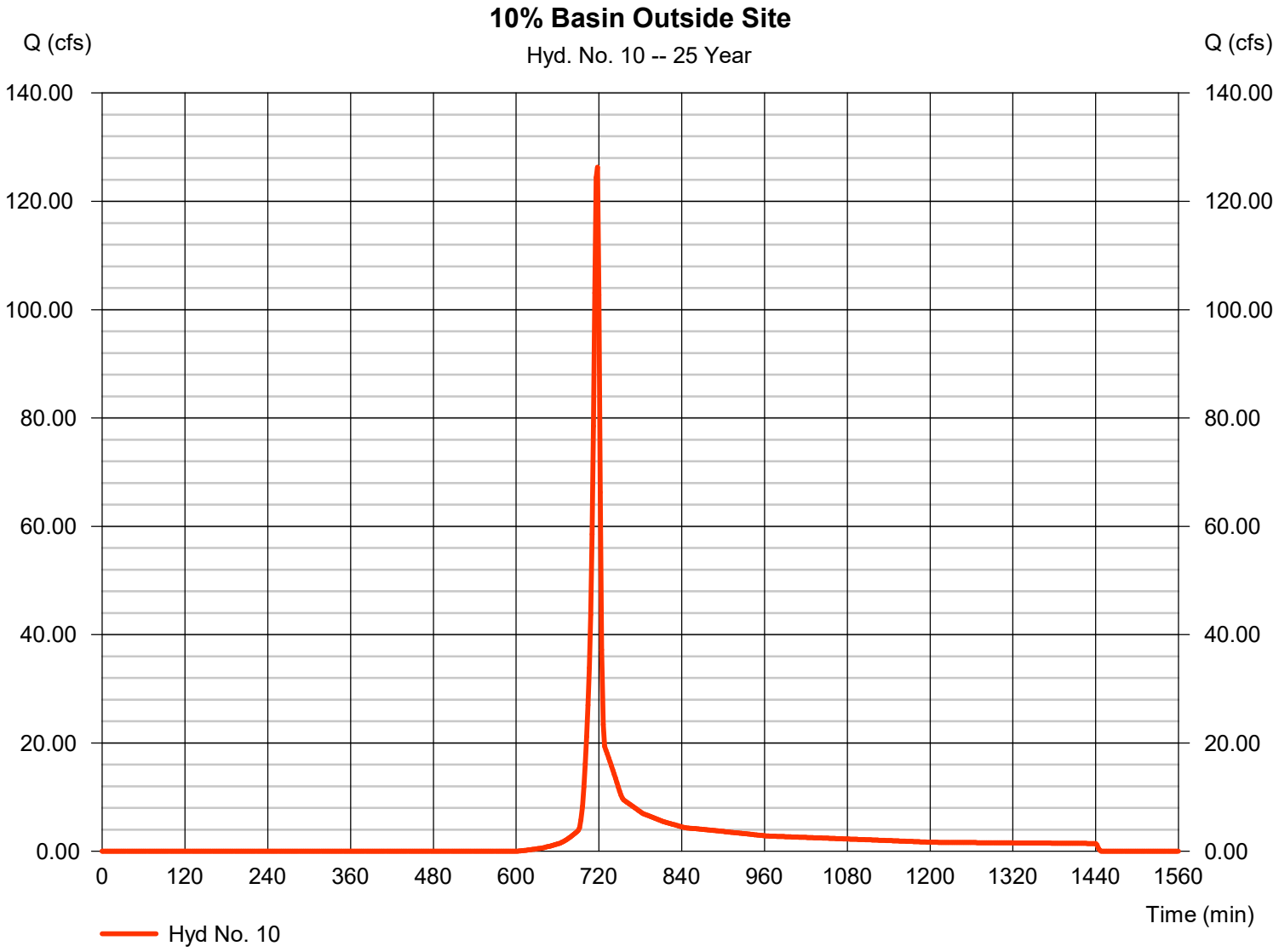


Hydrograph Report

Hyd. No. 10

10% Basin Outside Site

Hydrograph type	=	SCS Runoff	Peak discharge	=	126.27 cfs
Storm frequency	=	25 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	252,685 cuft
Drainage area	=	39.000 ac	Curve number	=	70
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	4.82 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

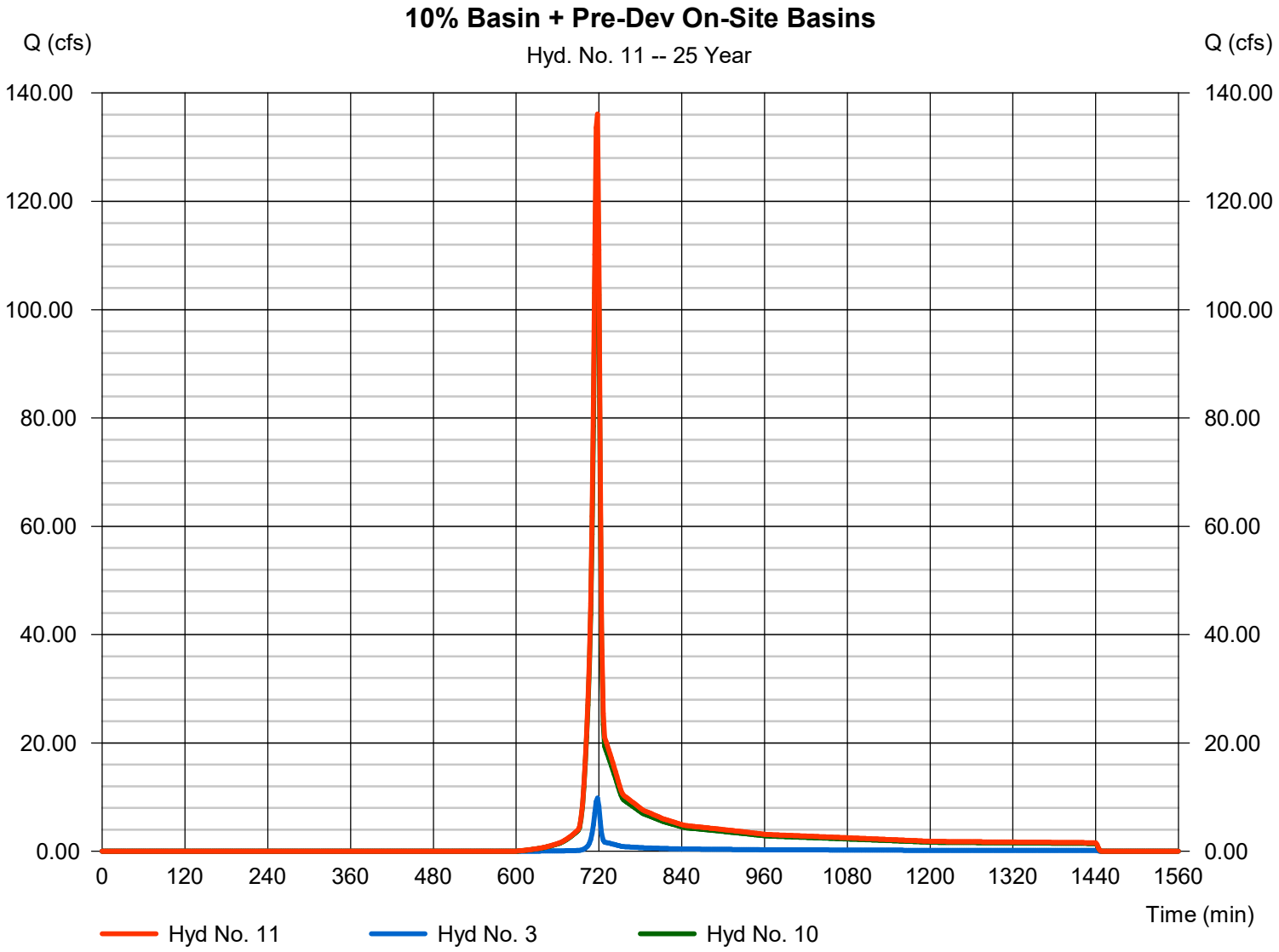


Hydrograph Report

Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

Hydrograph type	= Combine	Peak discharge	= 136.11 cfs
Storm frequency	= 25 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 273,477 cuft
Inflow hyds.	= 3, 10	Contrib. drain. area	= 39.000 ac

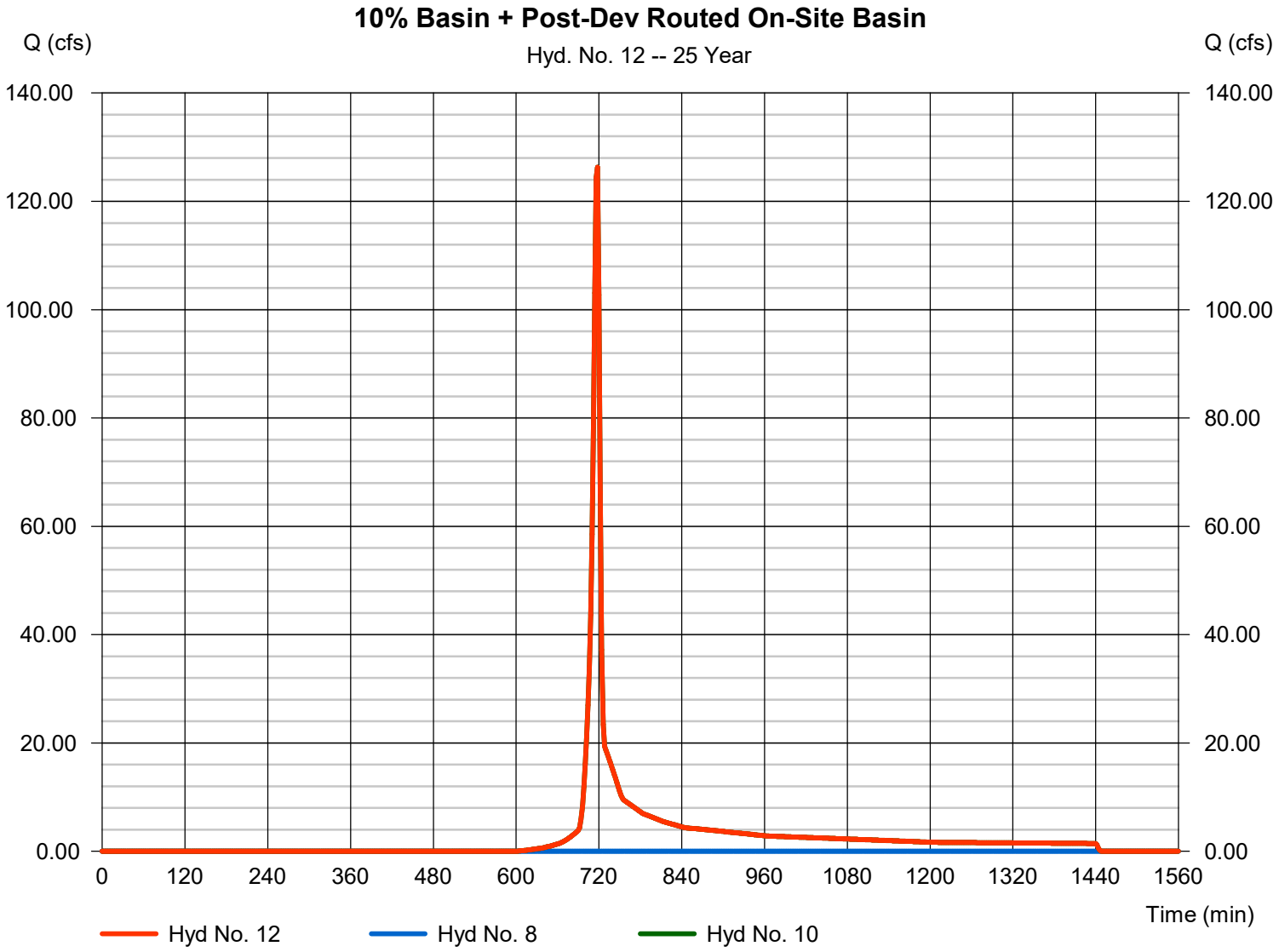


Hydrograph Report

Hyd. No. 12

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

Hydrograph type	= Combine	Peak discharge	= 126.27 cfs
Storm frequency	= 25 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 252,685 cuft
Inflow hyds.	= 8, 10	Contrib. drain. area	= 39.000 ac



Hydrograph Summary Report

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

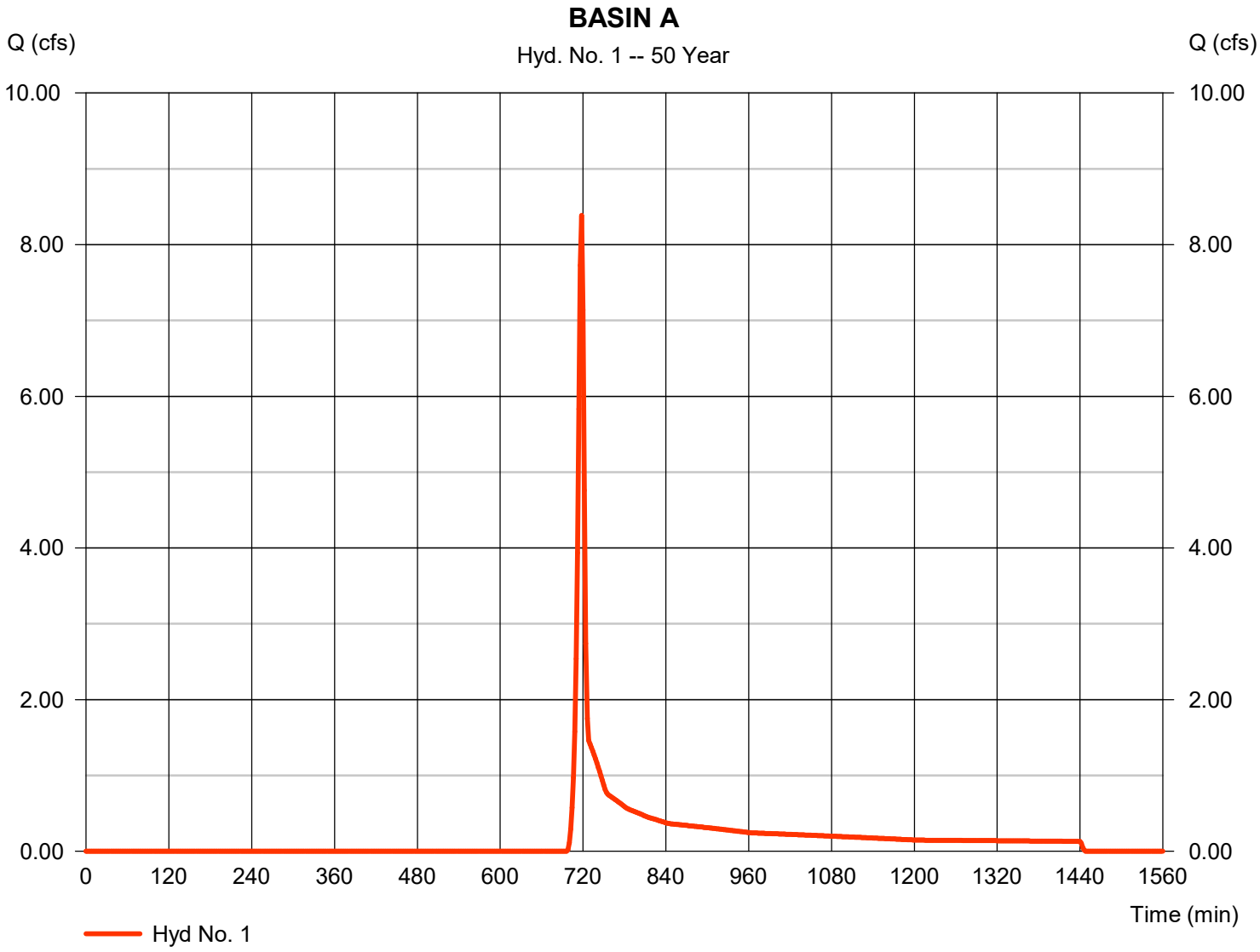
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	8.383	2	718	17,515	------	------	------	BASIN A
2	SCS Runoff	4.514	2	716	9,117	------	------	------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

Hydrograph Report

Hyd. No. 1

BASIN A

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



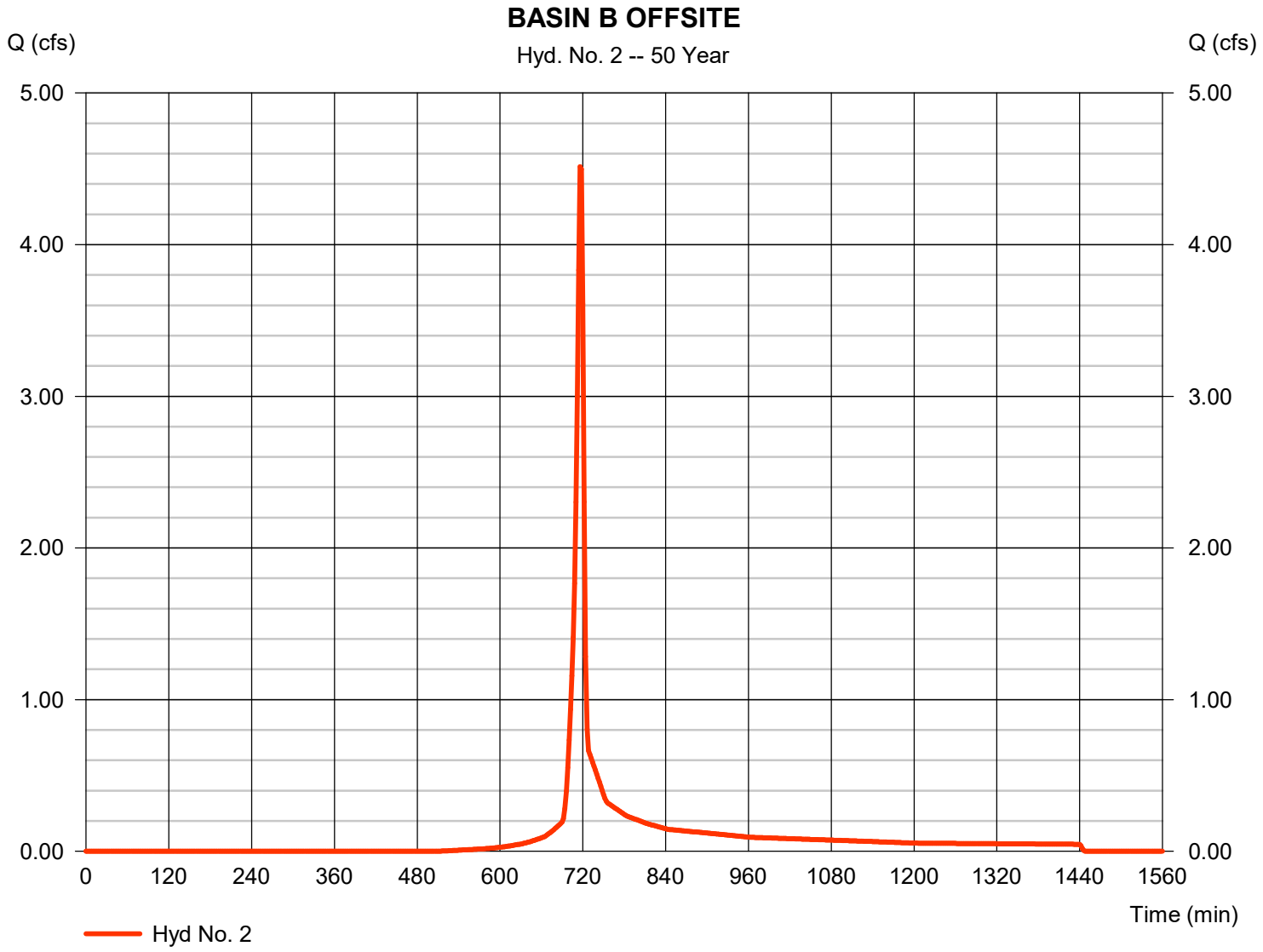
Hydrograph Report

Hyd. No. 2

BASIN B OFFSITE

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

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

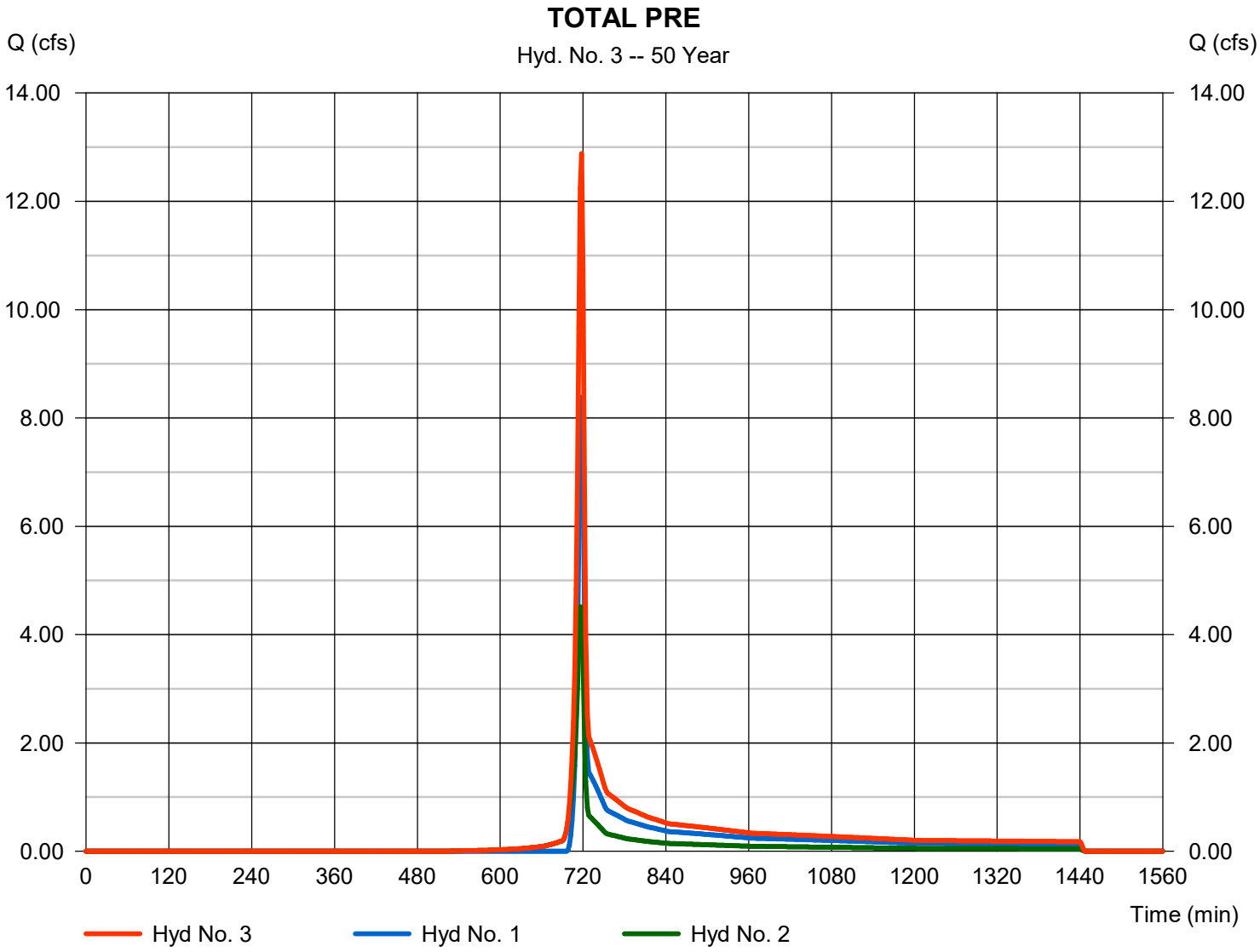


Hydrograph Report

Hyd. No. 3

TOTAL PRE

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



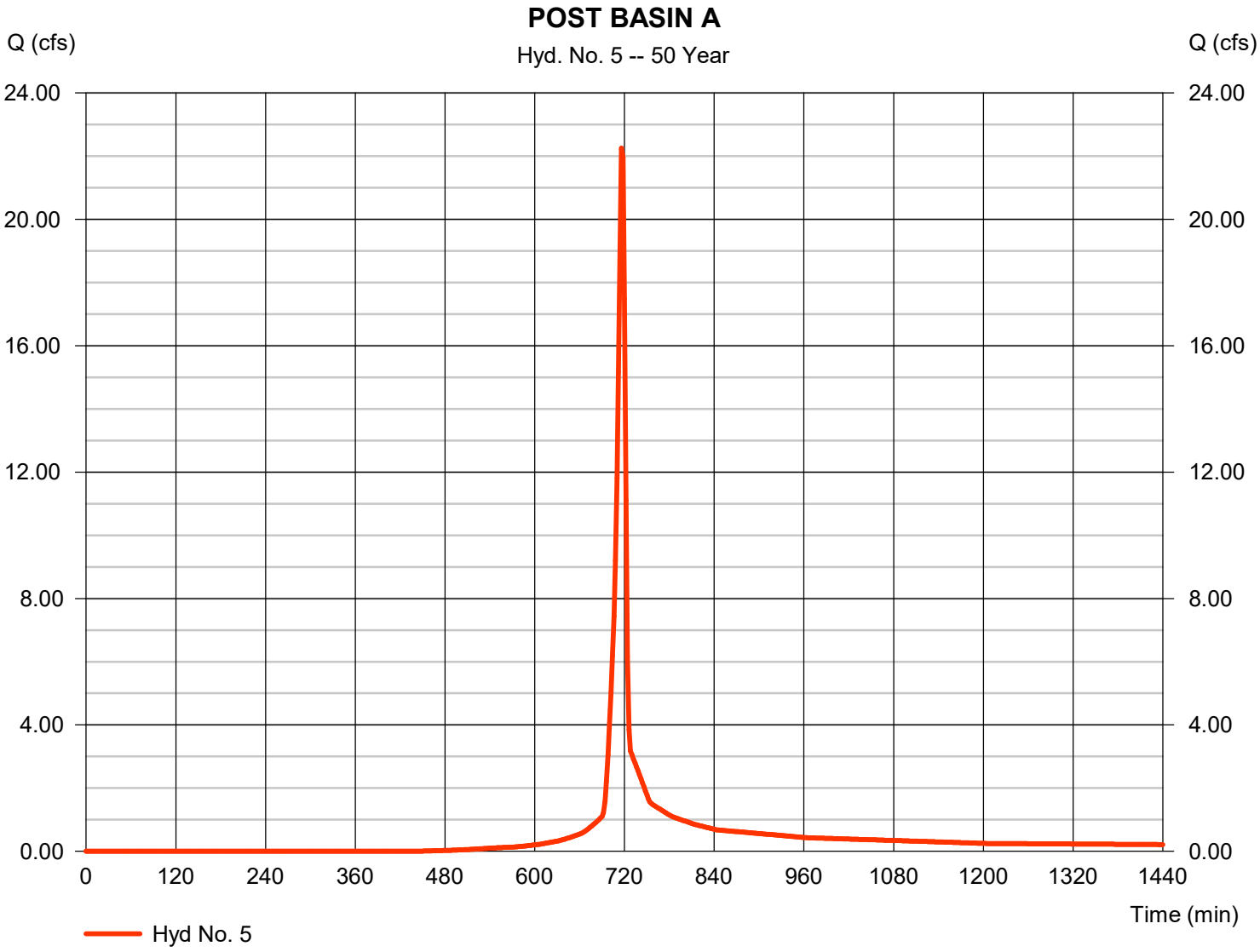
Hydrograph Report

Hyd. No. 5

POST BASIN A

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

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



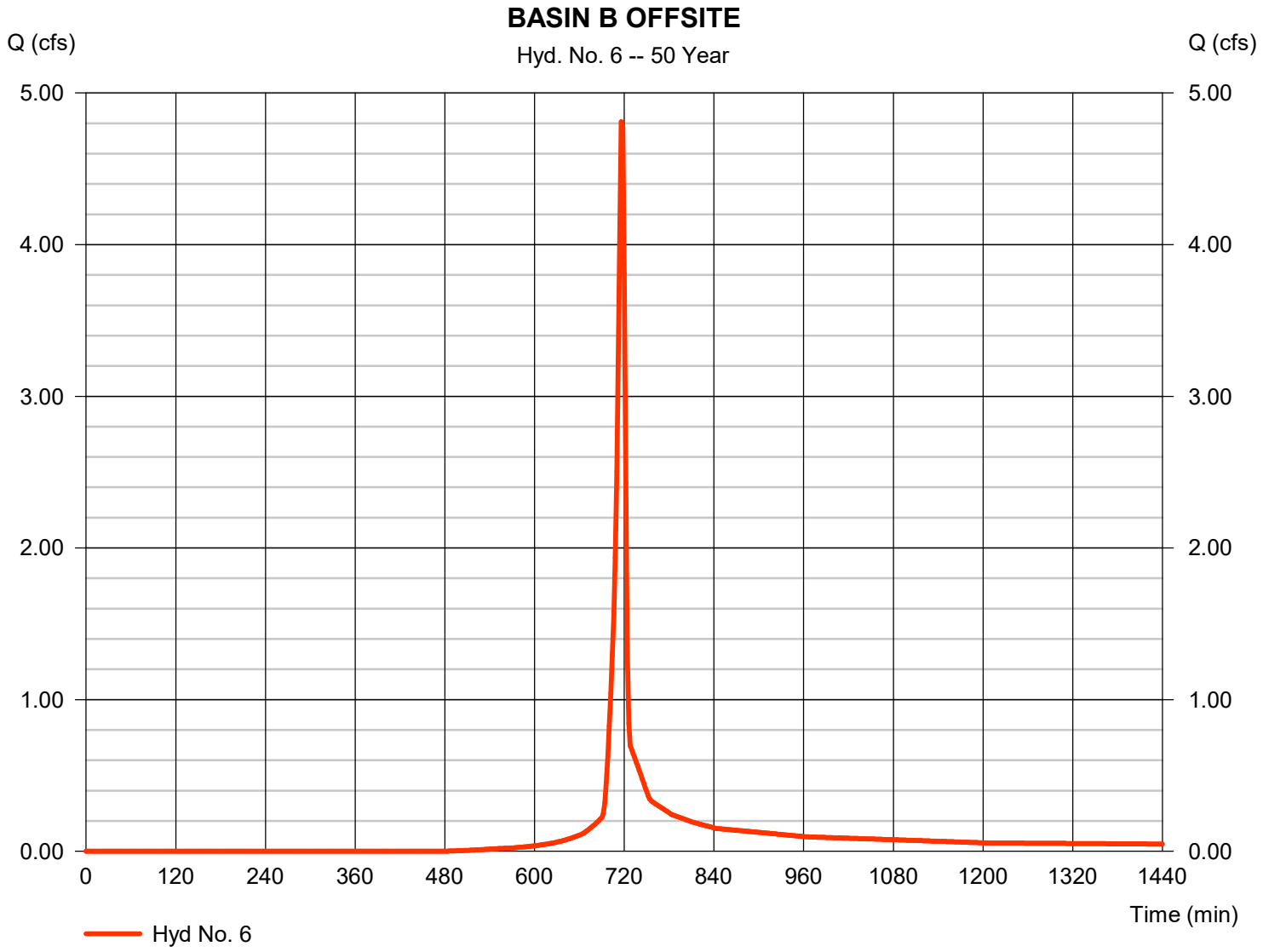
Hydrograph Report

Hyd. No. 6

BASIN B OFFSITE

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

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

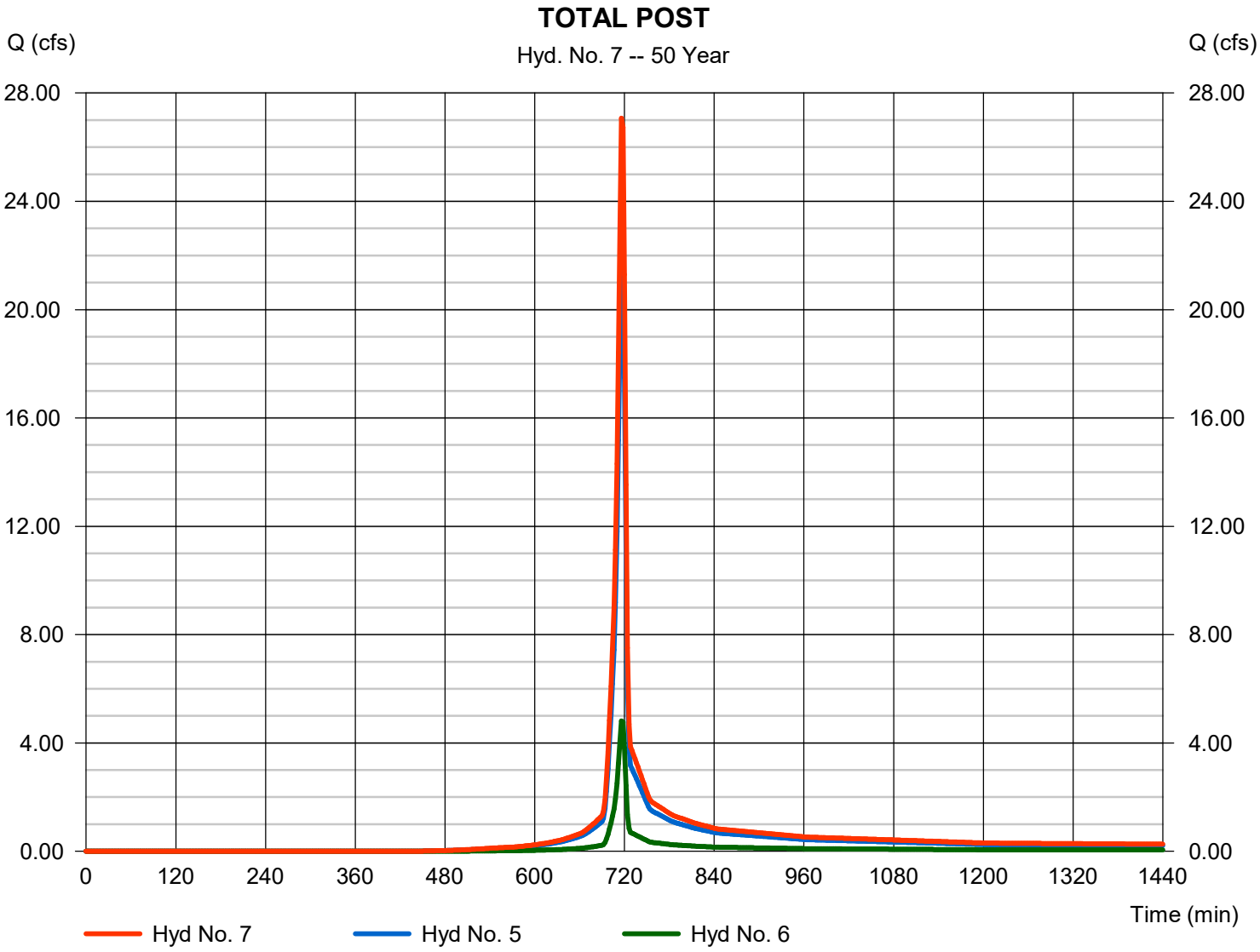


Hydrograph Report

Hyd. No. 7

TOTAL POST

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



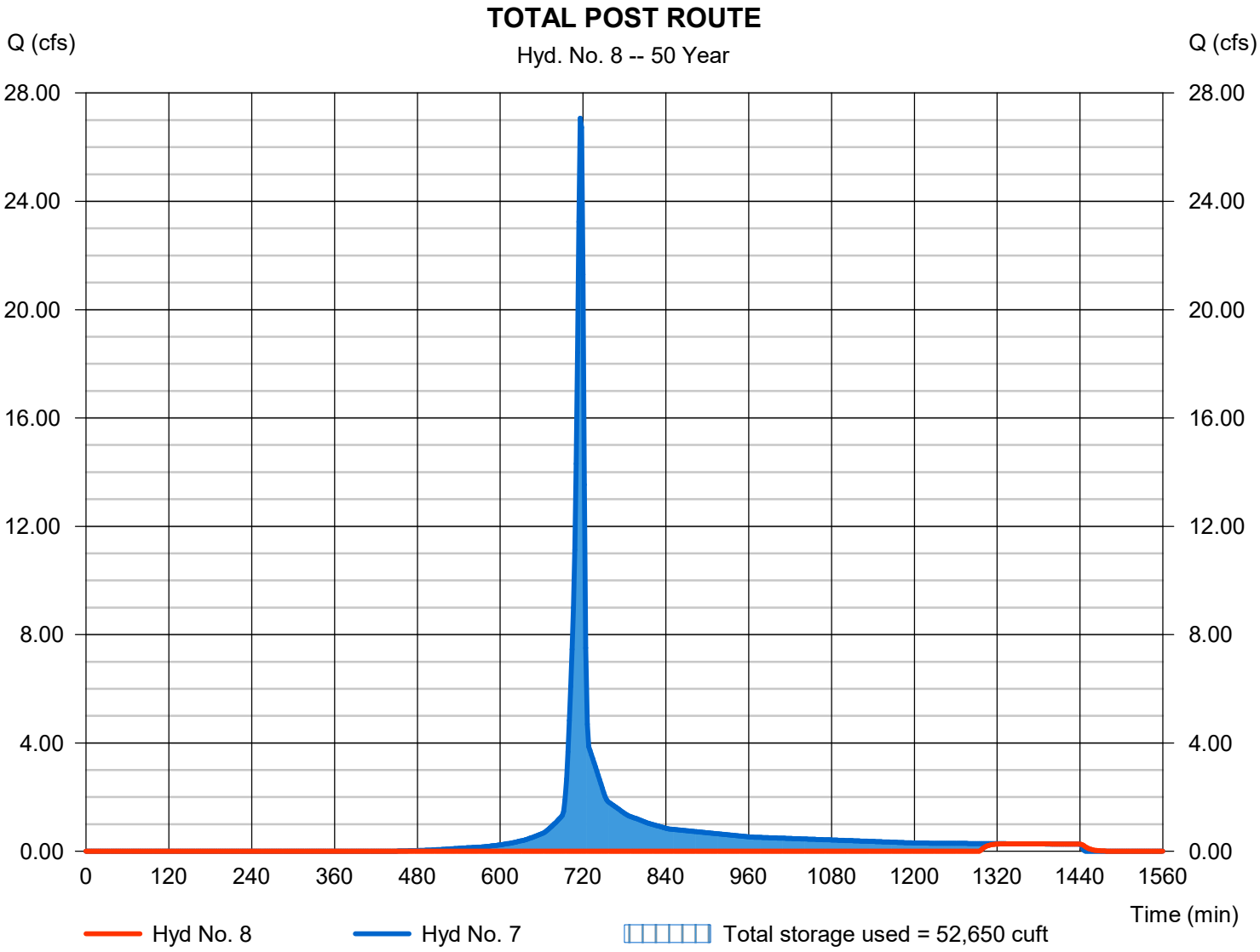
Hydrograph Report

Hyd. No. 8

TOTAL POST ROUTE

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

Storage Indication method used.

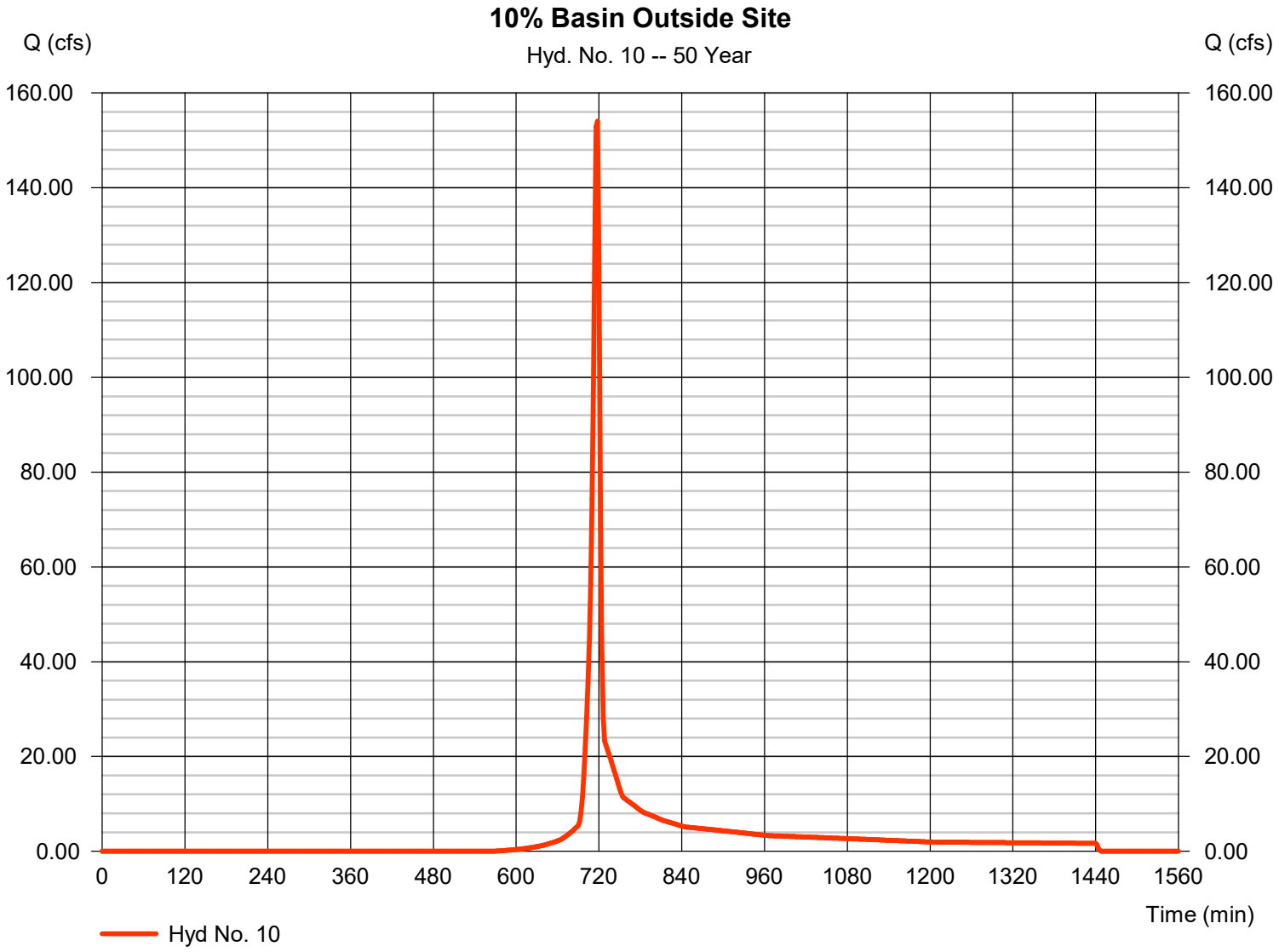


Hydrograph Report

Hyd. No. 10

10% Basin Outside Site

Hydrograph type	=	SCS Runoff	Peak discharge	=	154.05 cfs
Storm frequency	=	50 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	309,235 cuft
Drainage area	=	39.000 ac	Curve number	=	70
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	5.39 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

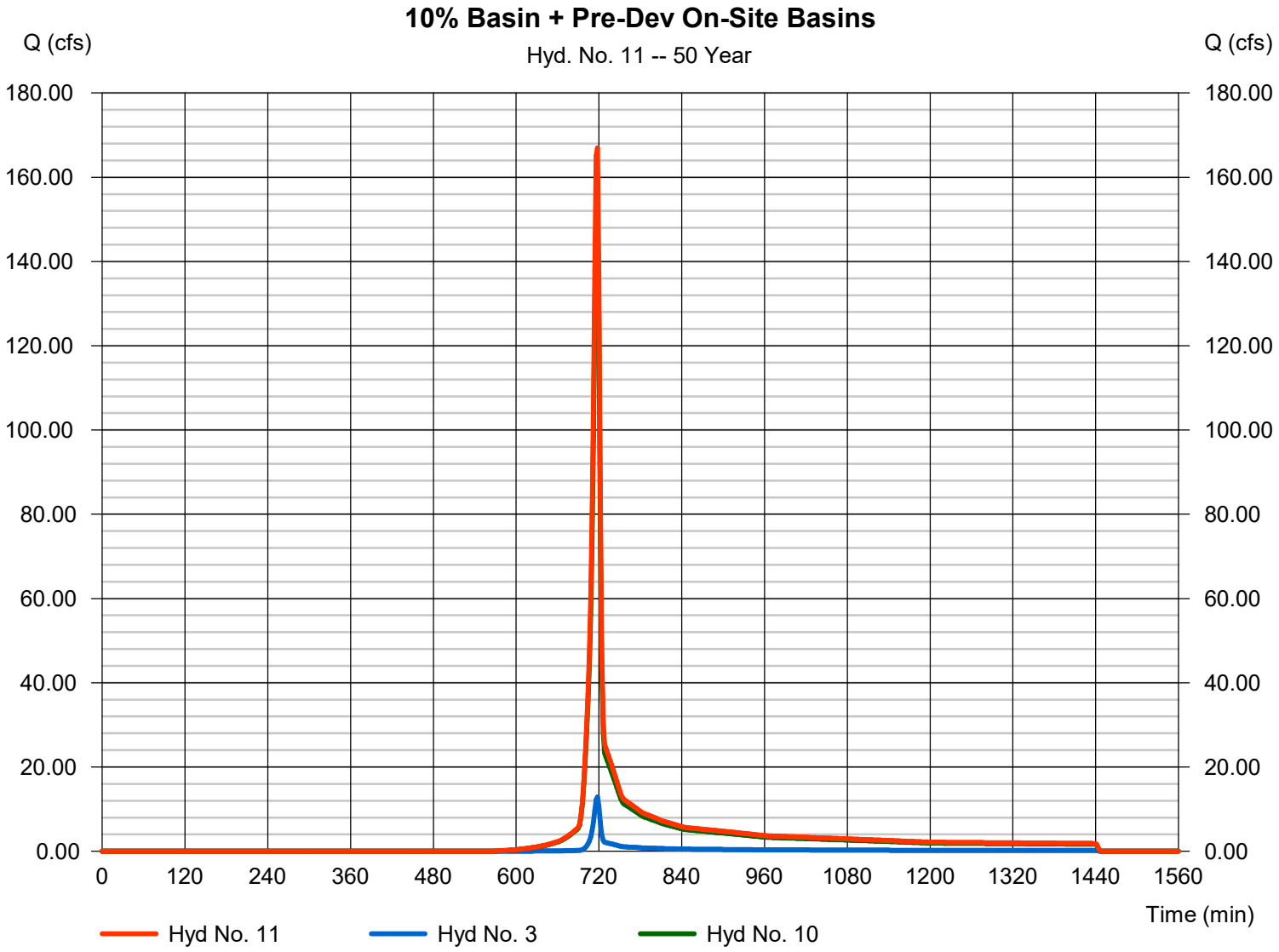


Hydrograph Report

Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

Hydrograph type	= Combine	Peak discharge	= 166.94 cfs
Storm frequency	= 50 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 335,867 cuft
Inflow hyds.	= 3, 10	Contrib. drain. area	= 39.000 ac

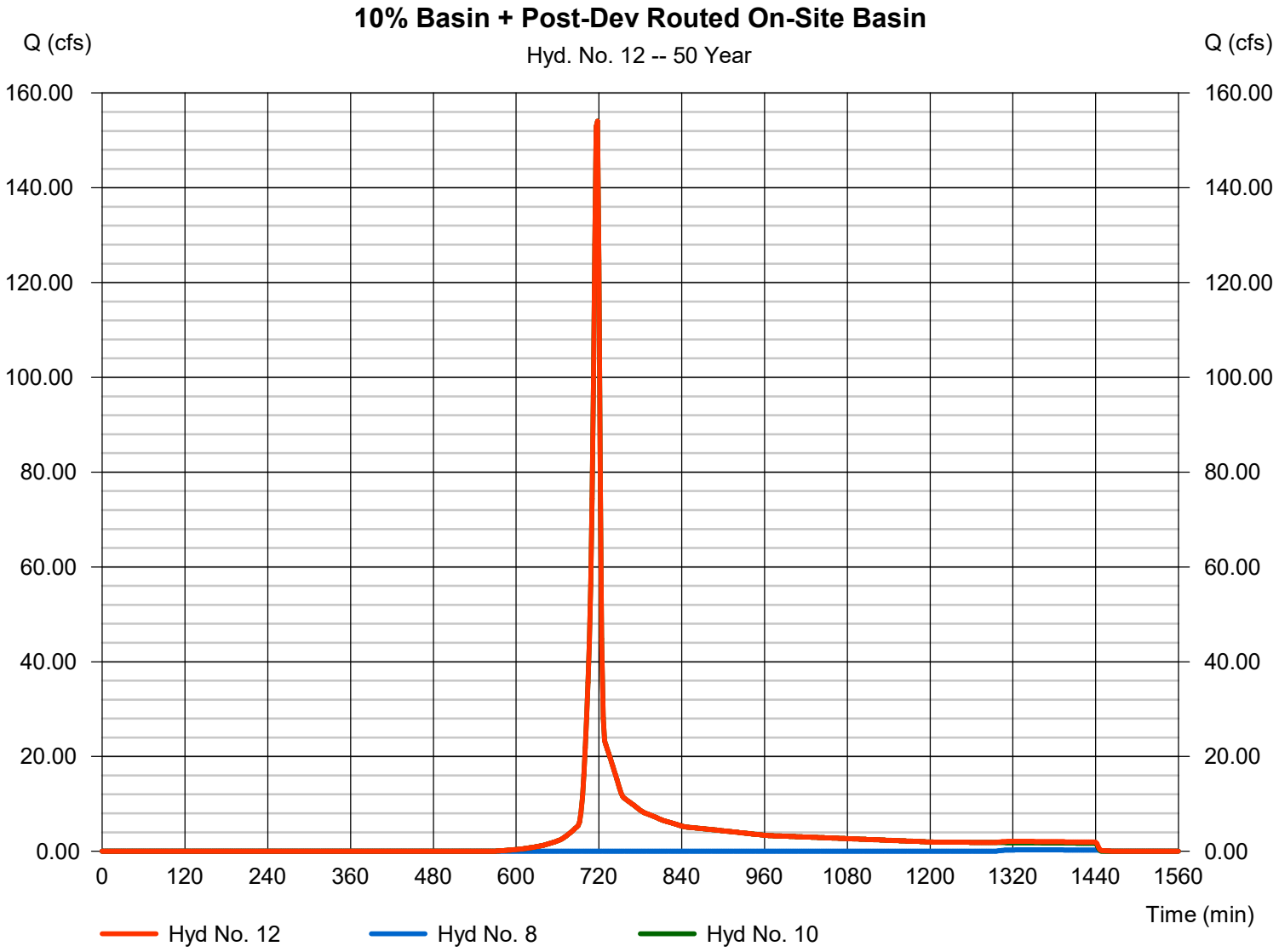


Hydrograph Report

Hyd. No. 12

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

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



Hydrograph Summary Report

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

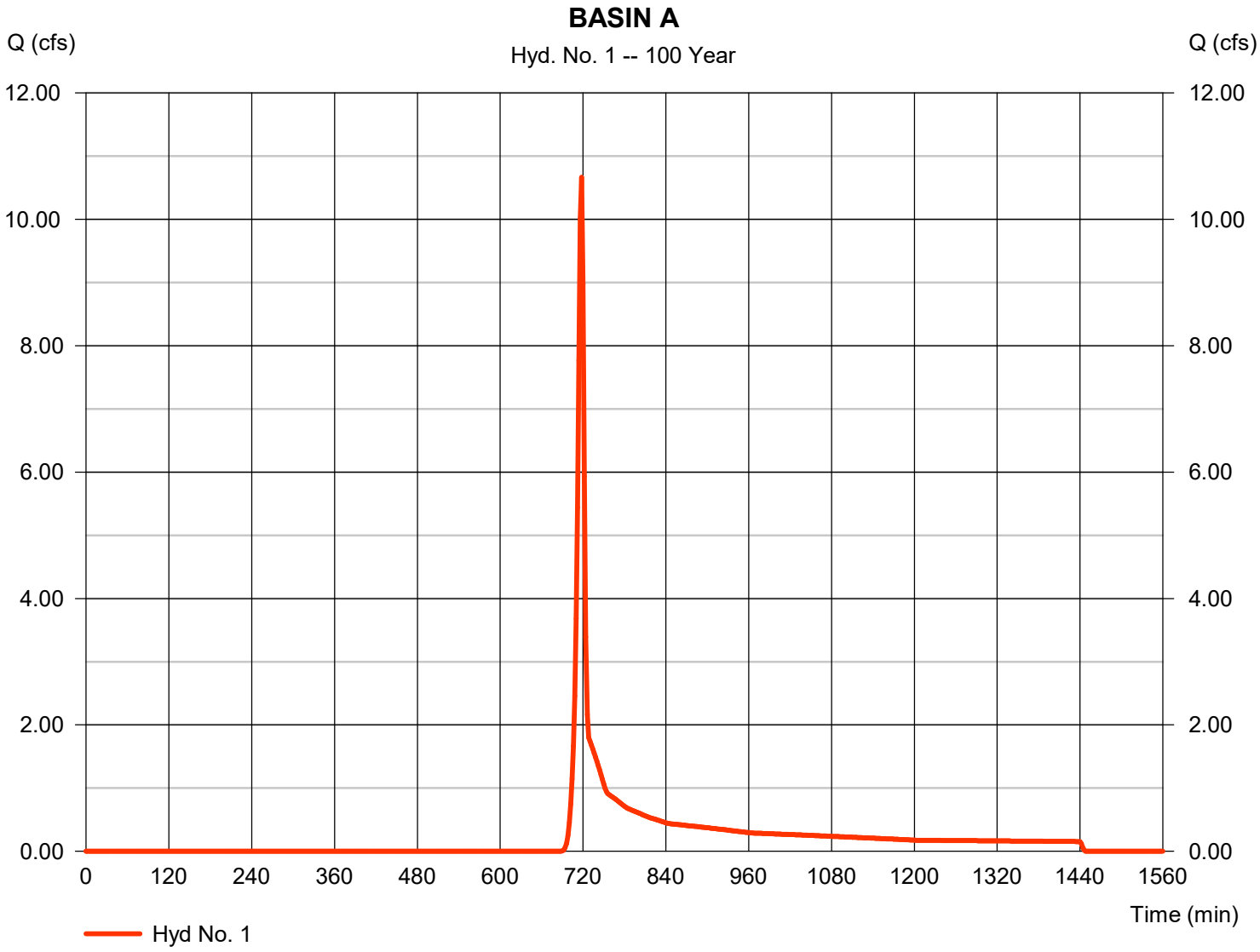
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	10.66	2	718	21,841	------	------	------	BASIN A
2	SCS Runoff	5.245	2	716	10,610	------	------	------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

Hydrograph Report

Hyd. No. 1

BASIN A

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



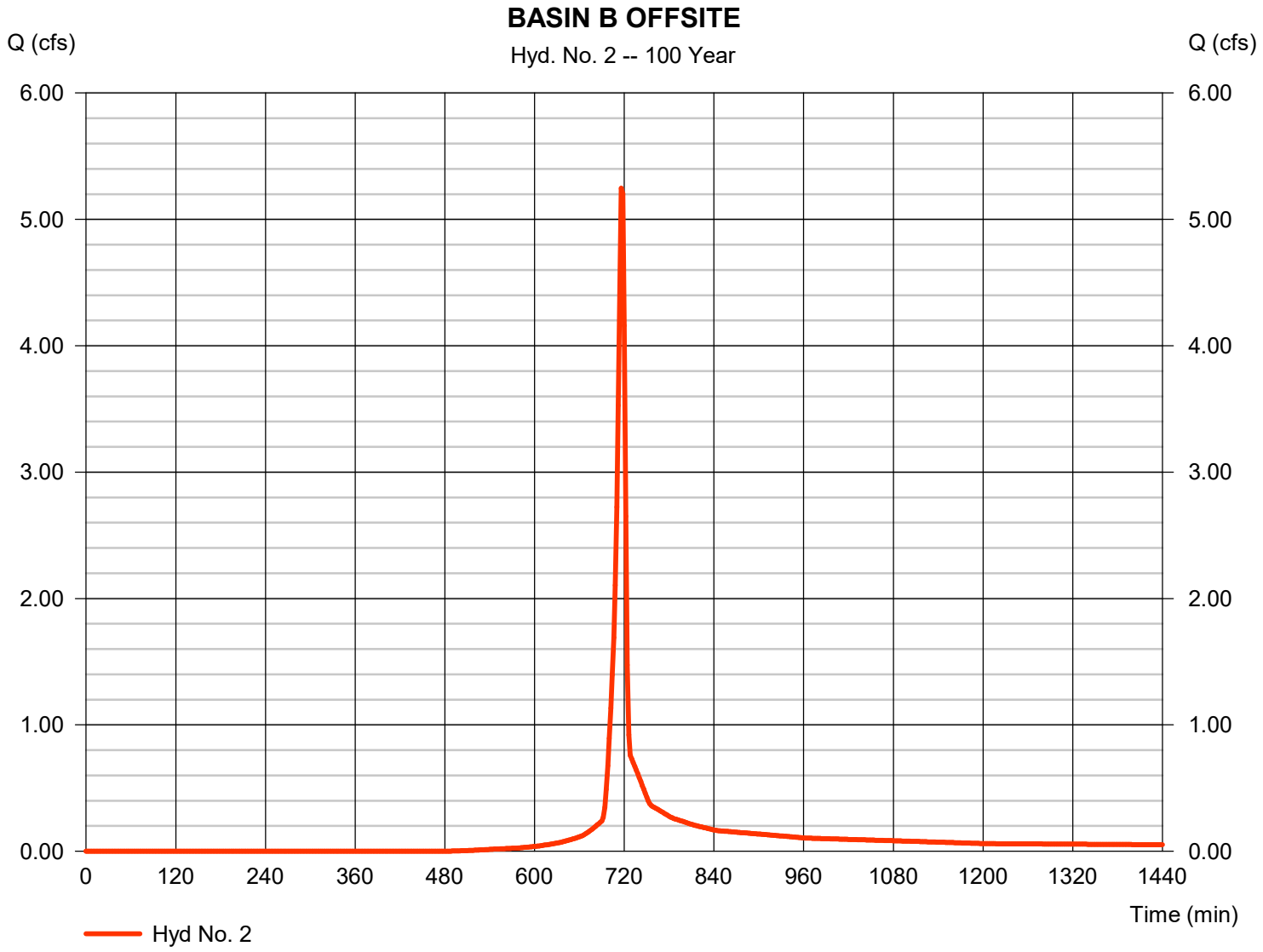
Hydrograph Report

Hyd. No. 2

BASIN B OFFSITE

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

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

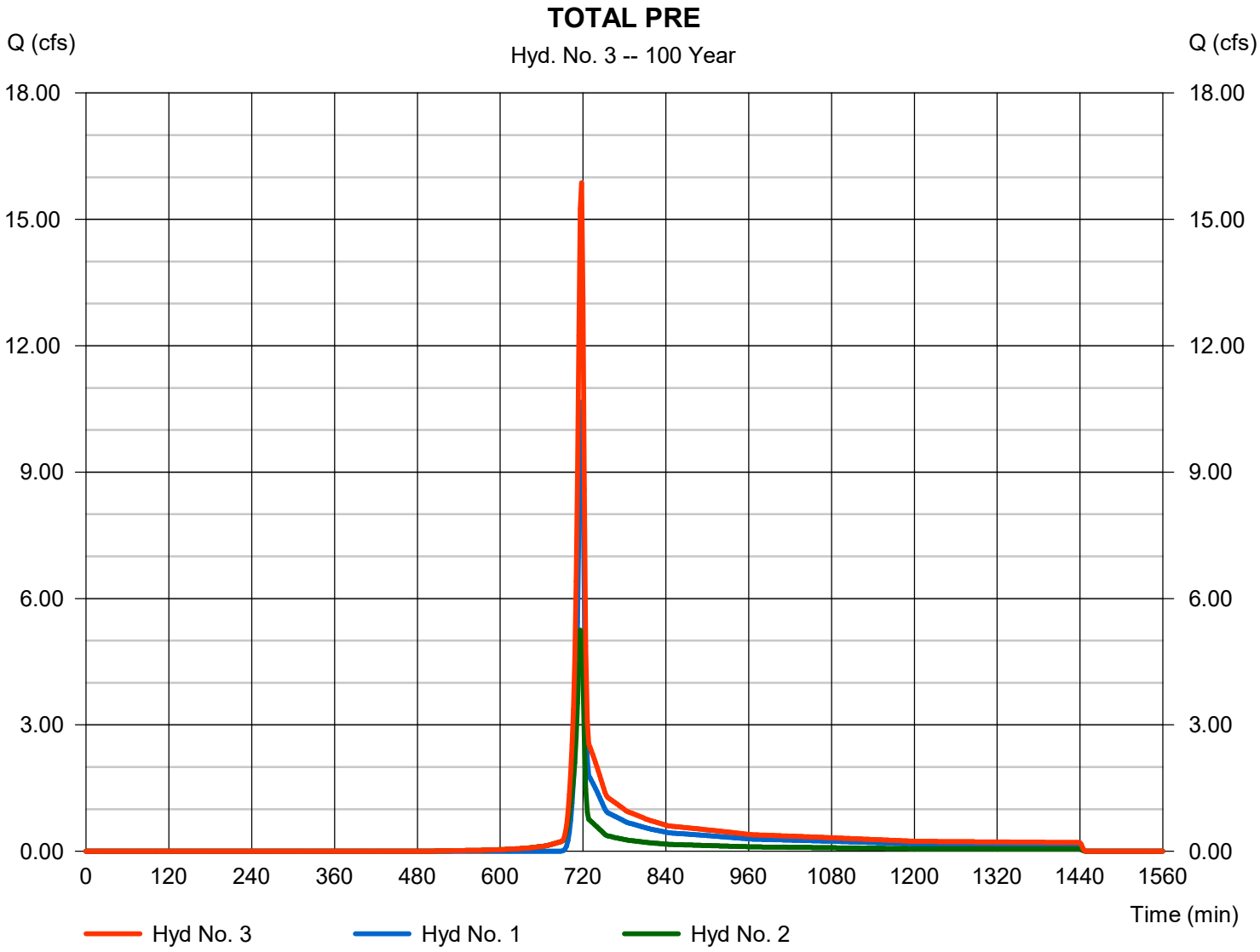


Hydrograph Report

Hyd. No. 3

TOTAL PRE

Hydrograph type	= Combine	Peak discharge	= 15.87 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 32,451 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 5.360 ac



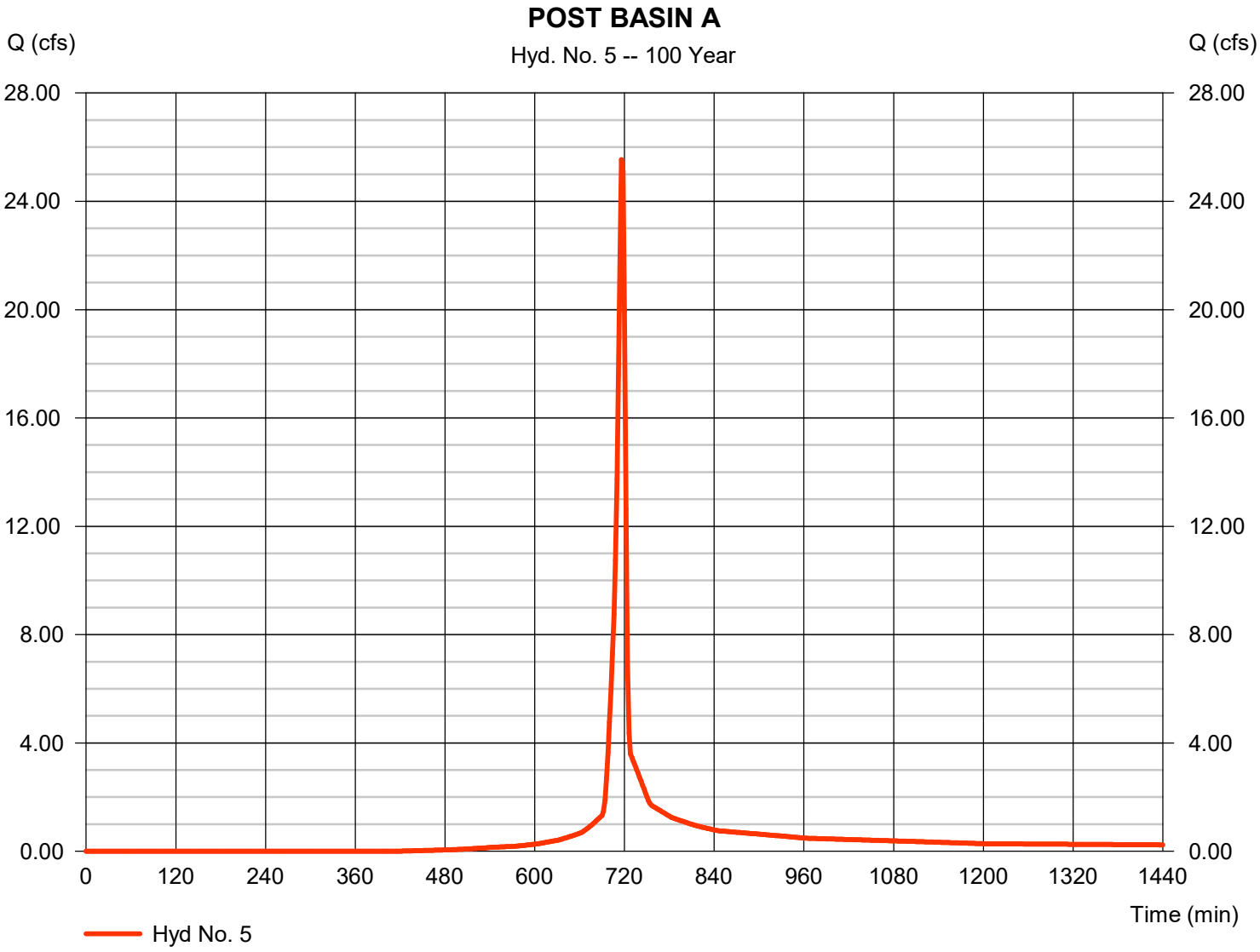
Hydrograph Report

Hyd. No. 5

POST BASIN A

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

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



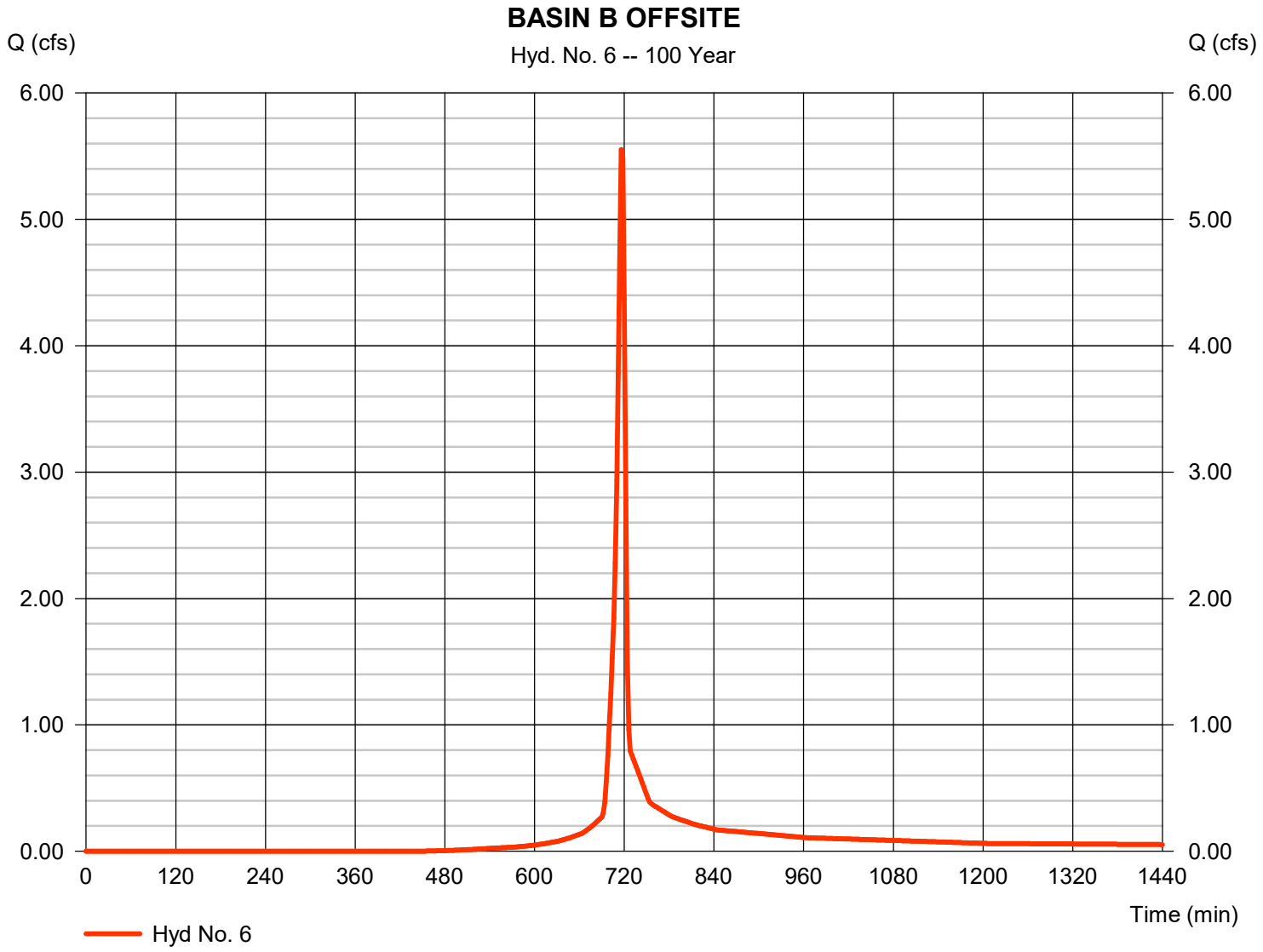
Hydrograph Report

Hyd. No. 6

BASIN B OFFSITE

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

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

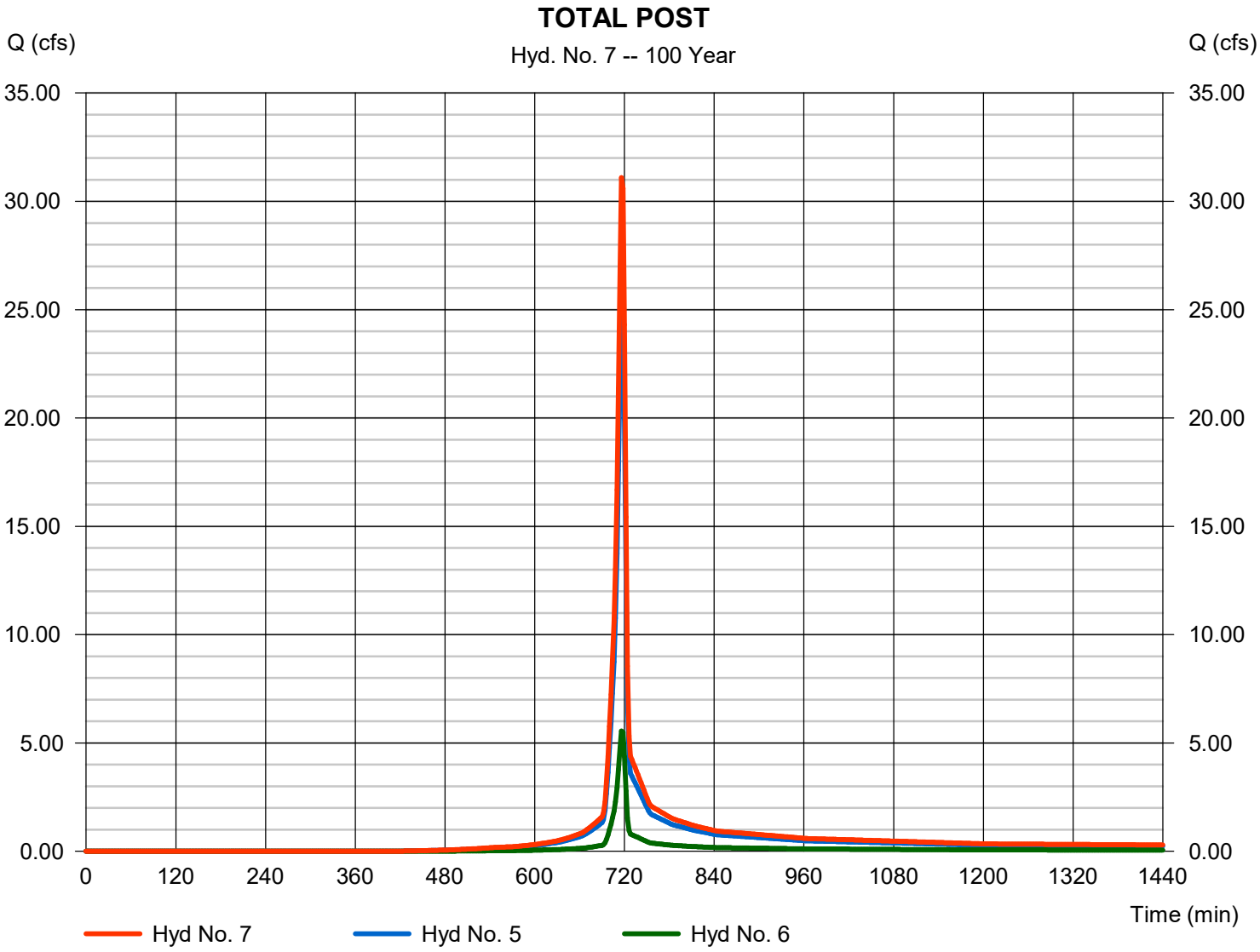


Hydrograph Report

Hyd. No. 7

TOTAL POST

Hydrograph type	= Combine	Peak discharge	= 31.09 cfs
Storm frequency	= 100 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 63,324 cuft
Inflow hyds.	= 5, 6	Contrib. drain. area	= 5.360 ac



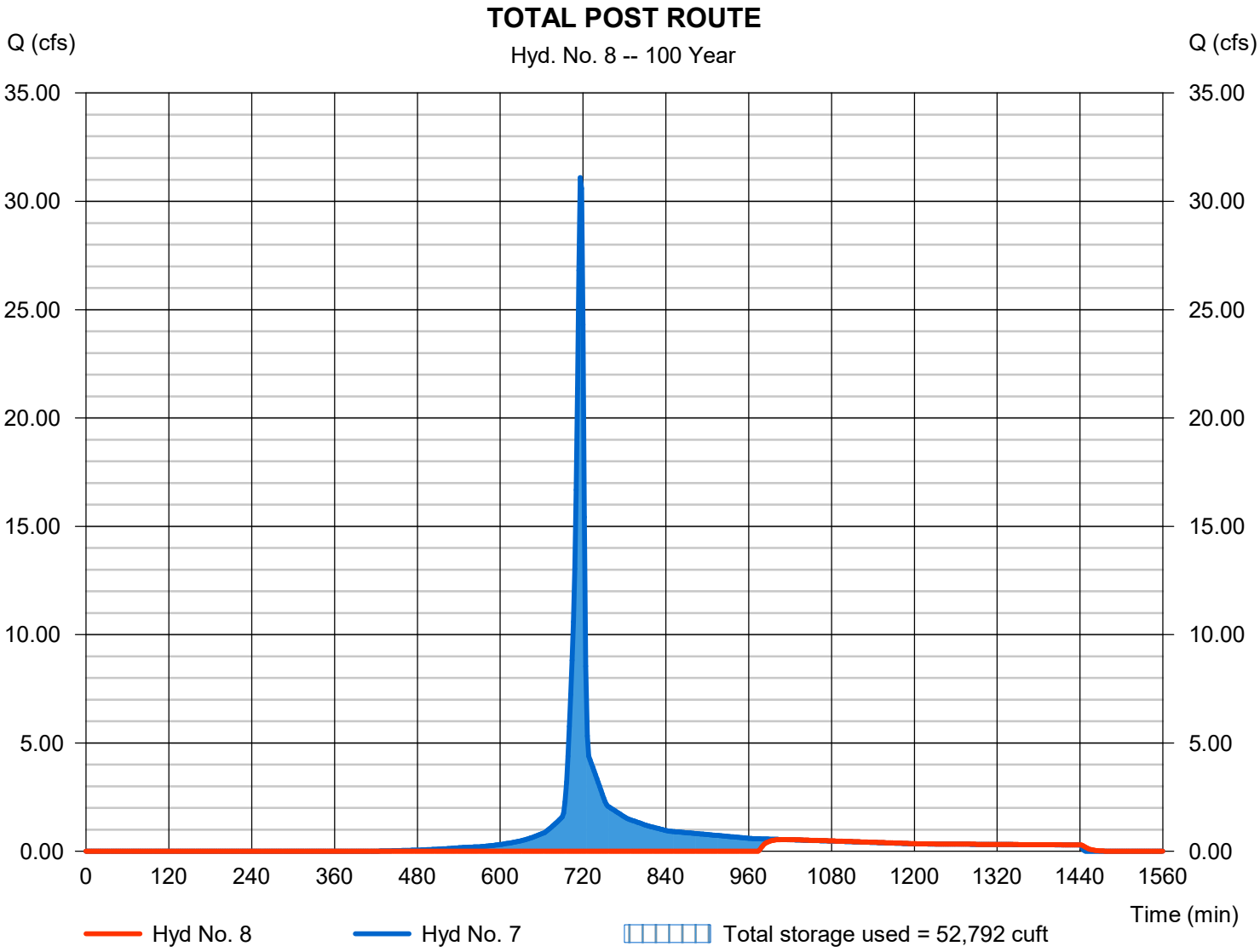
Hydrograph Report

Hyd. No. 8

TOTAL POST ROUTE

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

Storage Indication method used.

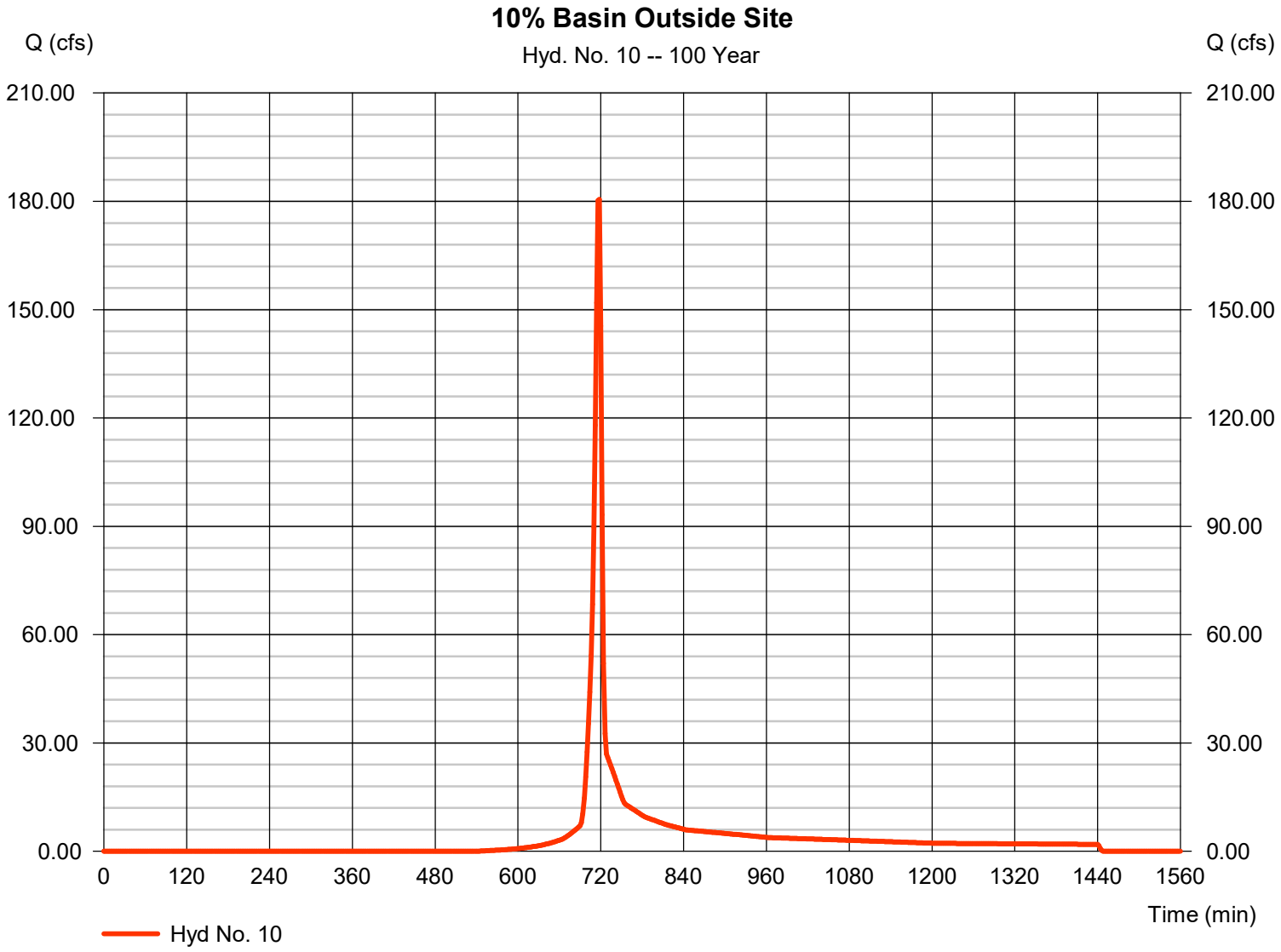


Hydrograph Report

Hyd. No. 10

10% Basin Outside Site

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

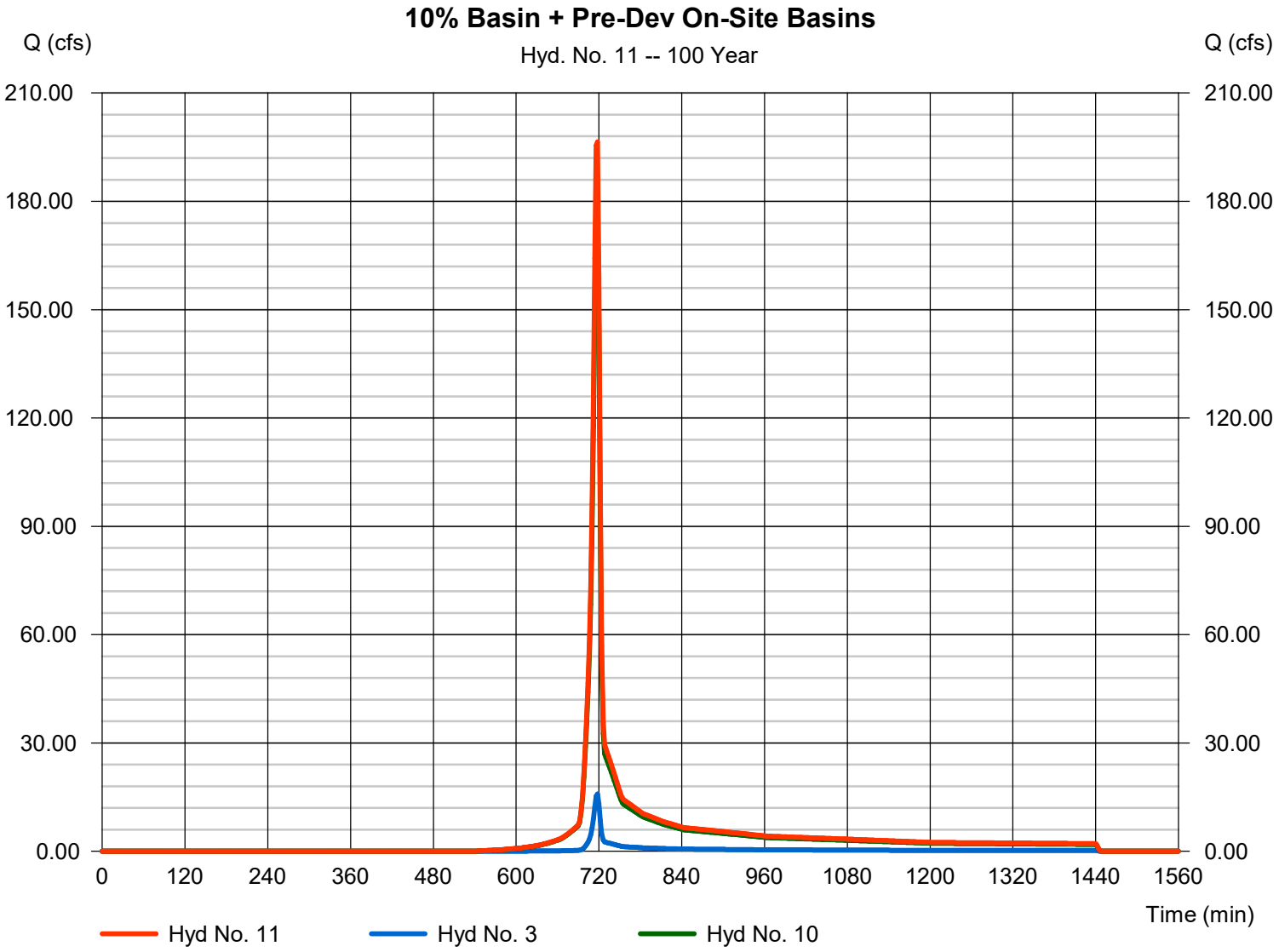


Hydrograph Report

Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

Hydrograph type	= Combine	Peak discharge	= 196.43 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 396,357 cuft
Inflow hyds.	= 3, 10	Contrib. drain. area	= 39.000 ac

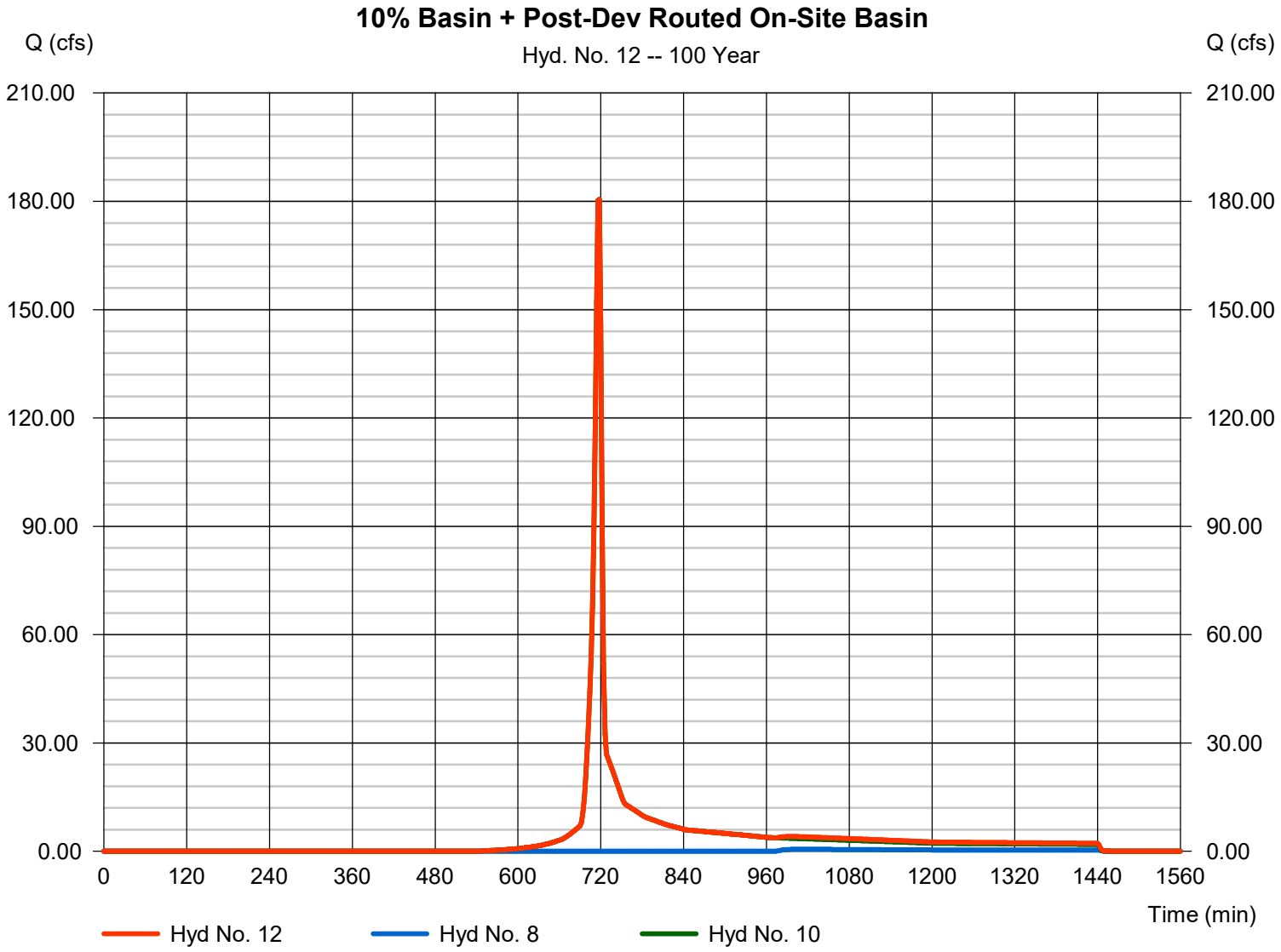


Hydrograph Report

Hyd. No. 12

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

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



Plot Date: Thursday, August 1, 2024 8:31:05 AM



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		QTY
TREES							
	ACE AMS	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG FREEMAN MAPLE	2.5" CAL.	B&B		5
	CER CAN	CERCIS CANADENSIS VAR. TEXENSIS	TEXAS REDBUD	2.5" CAL.	B&B		1
	COR FLO	CORNUS KOUSA	KOUSA DOGWOOD	2.5" CAL.	B&B		1
	CUP XCN	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	6` HT.	B&B		10
	LAG WHI	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE MULTI-TRUNK	6` HT.	B&B		1
	QUE PHE	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.	B&B		1
SHRUBS							
	DIS VTJ	DISTYLIUM X 'VINTAGE JADE'	FIRST EDITIONS® VINTAGE JADE DISTYLIUM	3 GAL.	POT		39
	LOR R38	LOROPETALUM CHINENSE RUBRUM 'RUBY'	RUBY FRINGE FLOWER	3 GAL.	POT		29
	PAN SMN	PANICUM VIRGATUM 'SHAWNEE'	SHAWNEE SWITCH GRASS	2` HT.	POT		25
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
GROUND COVERS							
	HEM HAP	HEMEROCALLIS X 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL.	POT	18" o.c.	57
	OPH JAP	OPHIOPOGON JAPONICUS	MONDO GRASS	FLAT	PLUG	4" o.c.	5,247

LJA
130 E. MAIN STREET, STE 204
CANTON, GA 30114
404-863-1070

NO.	DESCRIPTION	DATE	BY	CHK	APV

LANDSCAPE RENDERING
ROCK QUARRY ROAD C-STORE SPECIAL USE
ROCK QUARRY RD STOCKBRIDGE, GA 30281
13 ~ DISTRICT 6, PARCEL # 032-01030012

GMI2, INC
1876 INDEPENDENCE SQ, SUITE D, DUNWOODY, GA 30338
MEHTA BHARTI 678.458.5185

ISSUE DATE
08/01/24

DRAWING NUMBER

PROJECT NUMBER
2024-033

SHEET TITLE
LANDSCAPE RENDERING

SHEET NUMBER

File Location: s:\landarchive_01-civil_projects\03-projects_canton_ga_official_assigned_lja\2024-033 rock quarry road retail stockbridge ga\cad\by_others\landscape rendering\landscape rendering

WILSON BROCK & IRBY, L.L.C.

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(404) 853-1812

August 2, 2024

VIA HAND DELIVERY

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

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

Dear Keedra:

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

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

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

General Background

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

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

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

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

Conditional Use Permit Approval Standards

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

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

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

[1] Comprehensive Plan, p. 44.

roadways.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6. The Proposed Use Will Have Appropriate Open Space

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

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

7. The Proposed Use Will Have Appropriate Protective Screening

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

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

8. Hours and Manner of Operation

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

9. The Proposed Use Will Have Exceptional Outdoor Lighting

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

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

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

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

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

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

11. Constitutional Objections and Conclusion.

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

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

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

Sincerely,

WILSON BROCK & IRBY, L.L.C.

Harold Buckley Jr.

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

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

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

Plot Date: Monday, July 15, 2024 4:53:07 PM



VICINITY MAP

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

CORNER SIGHT DISTANCE FOR COMMERCIAL SITE

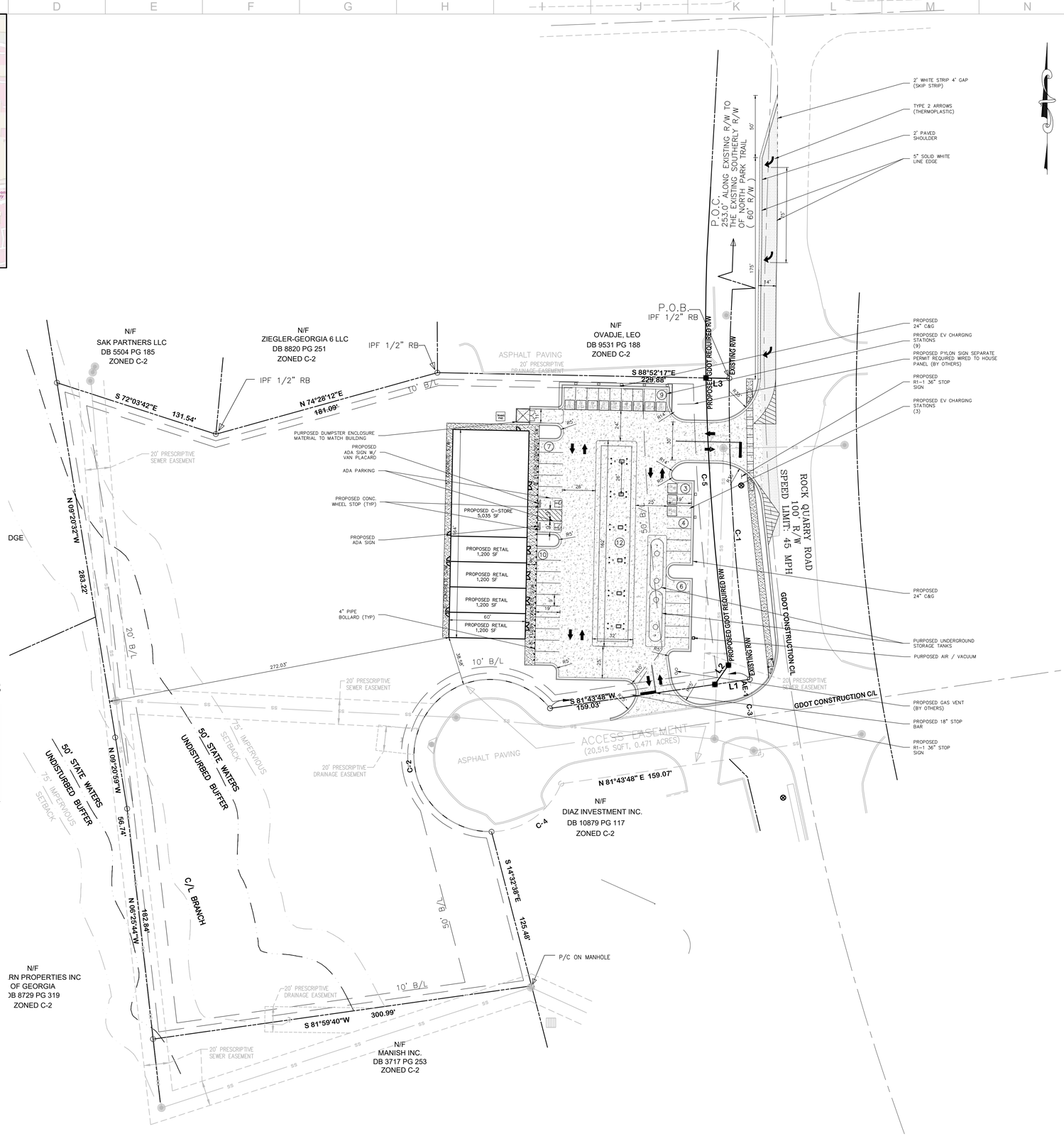
I, THE UNDERSIGNED , HEREBY CERTIFY THAT THE PROPOSED ENTRANCE(S) FOR THE PROPOSED PROJECT ARE DESIGNED WITH ADEQUATE CORNER SIGHT DISTANCE IN THE LEFT DIRECTION. THE REGULATED SPEED LIMIT AT THE ENTRANCE IS 45 MILES PER HOUR. THE SIGHT DISTANCE PROVIDED AT THE ENTRANCE IS 500 FEET OF SIGHT DISTANCE REQUIRED IN THE UNIFIED DEVELOPMENT ORDINANCE. SIGHT DISTANCE IS MEASURED WITH DRIVERS EYE HEIGHT OF 3.5 FEET AT THE DISTANCE OF 15 FEET FROM THE NEAREST THROUGH LANE TO THE CENTER OF EACH TRAVEL LANE.

SIGNED E. Boomer DATE 07/15/2024

LEGEND

PROPOSED

- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVING
- PROPOSED HEAVY DUTY ASPHALT PAVING
- PROPOSED STANDARD DOT PAVING
- GDOT PAVING
- LANDSCAPE STRIP/SETBACK LINE
- PROPERTY LINE
- CURB & GUTTER
- WATER METER (W)
- TRANSFORMER PAD (T)
- ADA RAMP
- SIGN
- CONCRETE WHEEL STOP
- ADA PARKING SYMBOL
- DIRECTIONAL ARROWS
- 24" STOP BAR
- PROPOSED LIGHT POLE



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

SITE AREA CALCULATIONS

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

SITE DATA

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

BUILDING DATA

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

BUILDING COVERAGE: ± 5.29%

MAX BUILDING HEIGHT (BY CODE): 35 FEET

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

PROPOSED PARKING DATA

CITY PARKING REQUIRED:
FOOD MART WITH FUEL SALES (5,035 SF)
RETAIL UPPER LEVEL (4,800 SF)

5 SPACE FOR EACH 1,000 SQUARE	50 SPACES
TOTAL PARKING REQUIRED	50 SPACES
PROVIDED PARKING	
STANDARD SPACES 9'x19'	25 SPACES
FUEL PUMP SPACES	12 SPACES
E.V. CHARGING SPACES	12 SPACES
ACCESSIBLE SPACES 9'x19' (REQUIRED)	2 SPACES
TOTAL PARKING PROVIDED	51 SPACES

SITE NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.

2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.

3. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY: IRONSTONE SURVEYING

4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.

5. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.

6. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA.

7. ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.

8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.

9 SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES, FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.

10. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.

11. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.

12. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.

13. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.

14. ALL CONCRETE SHALL BE 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.

15. PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

16. ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.

17. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE FOR WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).

18. ALL TRAFFIC MARKINGS SHALL BE THERMOPLASTIC AND MEET GDOT SPECIFICATIONS.

LJA
130 E. MAIN STREET
CANTON, GA 30114
470-863-1070

GEORGIA REGISTERED No. 27020 PROFESSIONAL ENGINEER TERRY S. BOOMER
07/11/2024
ENGINEER OF RECORD

NO.	DATE	DESCRIPTION	BY	CHK	APV

CIVIL PLANS
ROCK QUARRY ROAD C-STORE SPECIAL USE
ROCK QUARRY RD STOCKBRIDGE, GA 30281
13 - DISTRICT 6, PARCEL # 032-01030012

GMI2, INC
1876 INDEPENDENCE SQ., SUITE D, DUNWOODY, GA 30338
MEHTA BHARTI 678.458.5185

0 40' 60' 80'
SCALE: 1"=40'

ISSUE DATE 06-26-2024
PROJECT NUMBER 2024-033
SHEET TITLE SITE PLAN
SHEET NUMBER C1

File Location: s:\sed\archive_01-civil_projects\03-projects_canton_ga_office_assigned_ljs\2024-033 rock quarry road retail stockbridge (jatcdpe)\ rock quarry road

Special Use Permit Application

City of Stockbridge, Georgia

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

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

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

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

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

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

City of Stockbridge Planning and Zoning Division
Conditional Use Permit Application

Name of Applicant: GMI 2, Inc. Phone: 678-457-5185 Date:

Address Applicant: 1876 Independence Square, Ste D Fax N/A Cell #

City: Dunwoody State: GA Zip 3030338 E-mail: sunnyomsai@yahoo.com

Name of Agent Harold Buckley, Jr., Esq. Phone: 770-803-3707 Date: 6/28/24

Address Agent: 2849 Paces Ferry Rd, Suite 700 Fax 404-853-1812 Cell #

City: Atlanta State: GA Zip: 30339 E-mail: hbuckley@wbilegal.com

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

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

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

Acknowledgement

Address of Property: 0 Rock Quarry Road

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

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

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

Witness' Signature

Signature of Applicant B.A. mehta

Suzy Lee
Printed Name of Witness

Bhasth. mehta -
Printed Name of Applicant

Notary

Signature of Agent

NOTARY STAMP:

KEMI ZHU
NOTARY PUBLIC
COMMISSION EXPIRES
JULY 17, 2027
GWINNETT COUNTY, GEORGIA

(For Office Use Only)

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

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

Pre-application meeting: Date:

Planning Commission Decision:

City Council Decision:

Community Development Director's Signature: Date:

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

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

THE APPLICANT IS THE PROPRRTY OWNER

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

Name of Property Owner: _____

Property Owner's Address: _____

Telephone: _____ E-mail: _____

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

Signature: _____ Date: _____

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

Name(s) of Applicant(s): _____

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: _____

_____

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

B. A. mehta

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

6/26/24

Date

Signature of Notary Public

Kumi Zhu

Printed Name of Notary Public

6/26/2024

Date

Notary Public's Seal or Stamp:

KUMI ZHU NOTARY PUBLIC GWINNETT COUNTY, GEORGIA COMMISSION EXPIRES JULY 17, 2027

Applicant Campaign Disclosure Form

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

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

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

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

We certify that the foregoing information is true and correct, this_____day of_____, _____

Bhasti mehta
Applicant's Name - Printed

B. Amehta
Signature of Applicant/Property Owner/Agent

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

Signature of Applicant's Attorney, if applicable

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

Notary Public

GRICELDA MEDRANO NOTARY PUBLIC GWINNETT COUNTY GA EXPIRES GEORGIA February 5, 2027

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

WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

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

HAROLD BUCKLEY, JR.

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

TELEPHONE
(404) 853-5050

FACSIMILE
(404) 853-1812

August 2, 2024

VIA HAND DELIVERY

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

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

Dear Keedra:

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

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

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

General Background

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

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

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roadways.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6. The Proposed Use Will Have Appropriate Open Space

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

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

7. The Proposed Use Will Have Appropriate Protective Screening

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

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

8. Hours and Manner of Operation

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

9. The Proposed Use Will Have Exceptional Outdoor Lighting

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

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

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

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

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

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

11. Constitutional Objections and Conclusion.

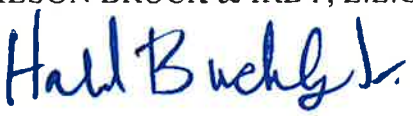
Georgia courts have long held that a zoning applicant must present any potential constitutional objections to the local government during the zoning review process. Applicants who fail to do so substantially deprive themselves of a legal basis to appeal adverse zoning decisions. [3] Therefore, GMI respectfully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

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

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

Sincerely,

WILSON BROCK & IRBY, L.L.C.



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

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

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

EXHIBIT "A"

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

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

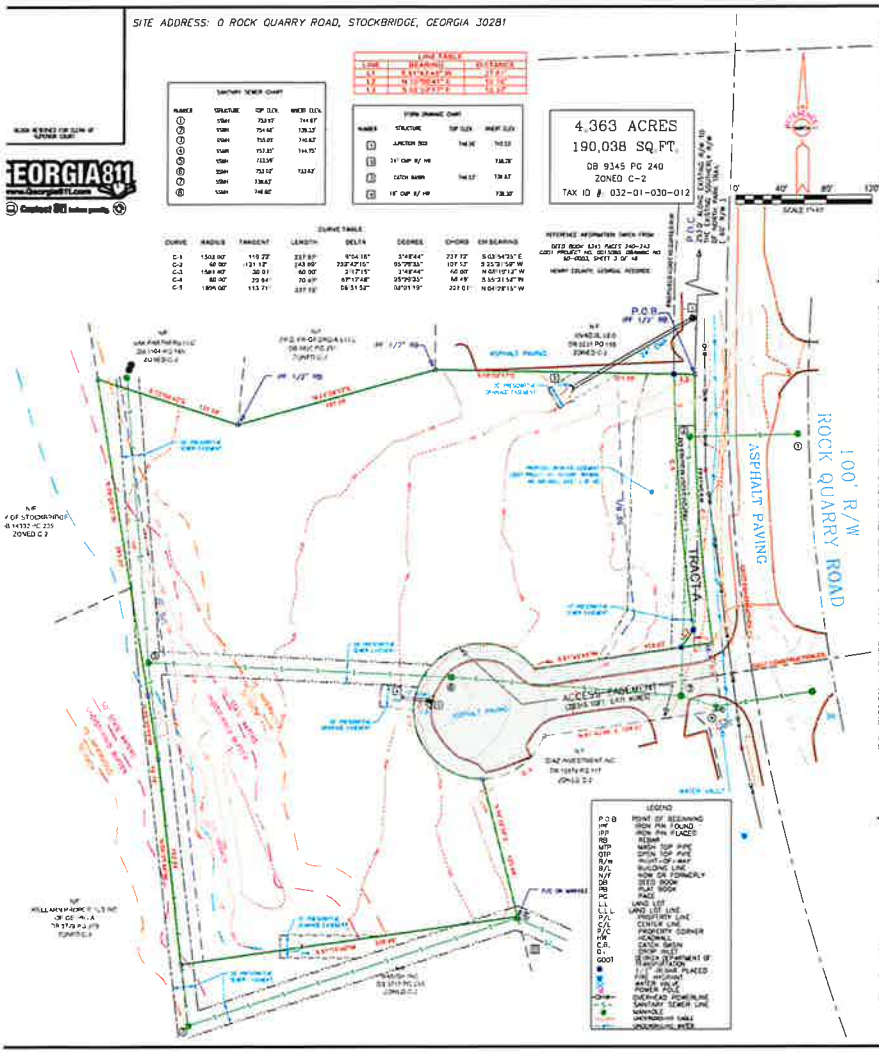
TOGETHER WITH:

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

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

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

SITE ADDRESS: 0 ROCK QUARRY ROAD, STOCKBRIDGE, GEORGIA 30281



LEGAL DESCRIPTION (AS PER TITLE COMMITMENT)

LEGAL DESCRIPTION (AS SURVEYED)

SCHEDULE B-II EXCEPTIONS



LOCATION MAP

NOT TO SCALE

NOTES:

CERTIFY TO
GMI 2, INC.
JOHN C. STEELE
CWA PROPERTY HOLDINGS I LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
COLONY BANK AND ON ITS SUCCESSORS OR ASSIGNS AS THEIR INTERESTS MAY APPEAR

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 13, 14, 16, 17, 18, AND 20 OF TABLE A THEREOF.

THE ORIGINAL FIELDWORK WAS COMPLETED ON 04/27/2021
FIELD WORK WAS LAST UPDATED ON 1/10/2022
DATE OF PLAT OR MAP: 05/02/2021

JONATHAN B. PRINCE , R.L.S #3244

05/02/2022
DATE

IRONSTONE SURVEYING

ALTA/NSPS LAND TITLE SURVEY
FOR GMI 2, INC.



EV CANOPY
PROPOSED C-STORE & RETAIL
FUEL CANOPY
ROCK QUARRY ROAD
20 SEWER ESMT
20 SEWER ESMT
10 B.S.L.
10 B.S.L.
20 B.S.L.
LANDSCAPE RENDERING
ROCK QUARRY ROAD C-STORE SPECIAL USE
ROCK QUARRY RD STOCKBRIDGE, GA 30281
13 - DISTRICT 8, PARCEL # 052 01030012
08/01/
LANDSC
RENDERI



VICINITY MAP

THIS PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD (X) AS SHOWN ON FIRM COMMUNITY PANEL NUMBER 13135C0088G DATED 10-08-2018

SITE AREA CALCULATIONS

	SQUARE FOOTAGE	ACRES	PERCENTAGE
TOTAL SITE AREA	184,999	4.27	100.0
EXISTING ONSITE IMPERVIOUS AREA	0	0.00	0.0
EXISTING PERVIOUS AREA	184,999	4.27	100.0
PROPOSED ONSITE IMPERVIOUS AREA	102,240	1.22	28.6
BUILDING(S)	9,846	0.23	5.3
SIDEWALK	3,595	0.08	1.9
PAVEMENT/DRIVEWAYS/GRAVEL	78,865	0.82	19.5
PROPOSED PERVIOUS AREA	143,859	3.35	78.4
TOTAL DISTURBED AREA	51,197	1.18	N/A
PROPOSED OFFSITE IMP.	0.00	0.00	N/A

SITE DATA

PARCEL ID (REFERENCE)	027 3N030 I
EXISTING LAND USE	VACANT
PROPOSED LAND USE	CONVENIENCE STORE WITH FUEL SALES AND RETAIL
CURRENT ZONING CLASSIFICATION	C-1 (GENERAL COMMERCIAL DISTRICT
PROPOSED ZONING CLASSIFICATION	C-1 (GENERAL COMMERCIAL DISTRICT
OVERLAY DISTRICT	PMA PARKWAY HEAD USE
CURRENT LEGAL JURISDICTION	CITY OF VINING GRADE
FLOOD ZONE CLASSIFICATION	X
SPECIAL USE REQUEST TO ALLOW FOOD SUITE WITH FUEL PUMPS	

BUILDING DATA

BUILDING AREA

GROSS FLOOR AREA	9,846 SQ.FT.
BUILDING COVERAGE	5.32%
MAX BUILDING HEIGHT (BY CODE)	35 FEET

DIRECTION	REQUIRED SETBACK	PROPOSED SETBACK
FRONT (EAST)	50 FEET	107.68'
REAR (WEST)	30 FEET	278.86'
SIDE (NORTH)	15 FEET	24.92'
SIDE (SOUTH)	15 FEET	20.96'

PROPOSED PARKING DATA

OFF PARKING REQUIRED

FOOD MART WITH FUEL SALES (1,515 SF)	
RETAIL SPACE USES (1,400 SF)	
1 SPACE FOR EACH 1,000 SQUARE	10 SPACES
TOTAL PARKING REQUIRED	10 SPACES
PROPOSED PARKING	
STANDARD SPACES 9'x18'	25 SPACES
FUEL PUMP SPACES	12 SPACES
E.V. CHARGING SPACES	12 SPACES
ACCESSIBLE SPACES 9'x18' (REQUIRED)	2 SPACES
TOTAL PARKING PROVIDED	39 SPACES

SITE NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.

2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOORS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.

3. TOPOGRAPHIC BOUNDARY SURVEY PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE IMPROVEMENTS WITH SPOT ELEVATIONS, TIE TO NEARBY PHYSICAL UTILITIES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY: PROPERTIONS SURVEYING.

4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.

5. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.

6. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA.

7. ALL STRIPING OR CURBED PAINT SHALL BE 6 UNLESS OTHERWISE NOTED.

8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.

9. SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES, FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.

10. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.

11. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.

12. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.

13. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.

14. ALL CONCRETE SHALL BE 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.

15. PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

16. ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.

17. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE FOR WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).

18. ALL TRAFFIC MARKINGS SHALL BE THERMOPLASTIC AND MEET DOT SPECIFICATIONS.

SIGHT DISTANCE FOR COMMERCIAL SITE

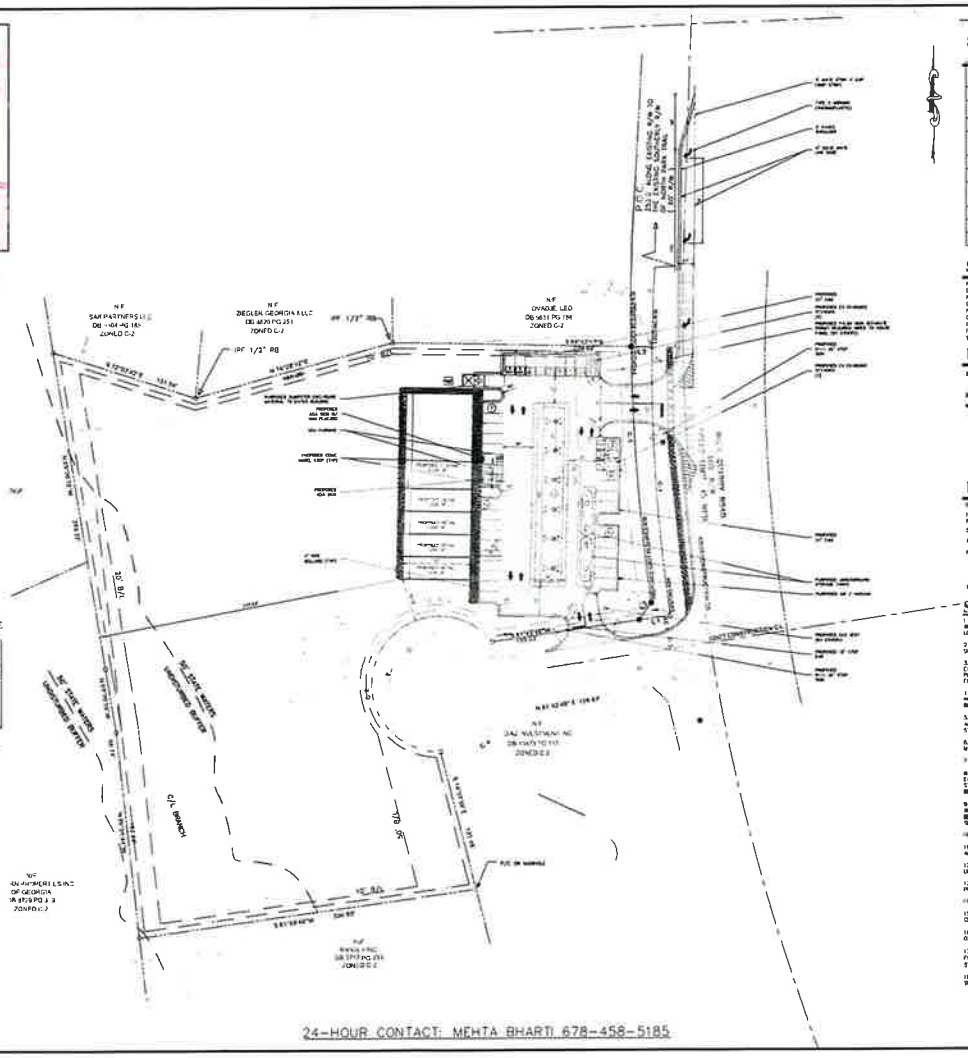
UNDERSIGNED HEREBY CERTIFY THAT THE PROPERTY ENTRANCE(S) FOR PROPOSED PROJECT ARE DESIGNED WITH ADEQUATE CORNER SIGHT DISTANCE & SET BACK FROM THE REGULATED SPEED LIMIT AT THE ENTRANCE 3.5 PER HOUR (THE SIGHT DISTANCE PROVIDED AT THE ENTRANCE IS 500 FEET SIGHT DISTANCE REQUIRED BY THE UNIFIED DEVELOPMENT ORDINANCE. SIGHT LINE IS MEASURED WITH DRIVERS EYE HEIGHT OF 3.5 FEET AT THE DISTANCE 3 FEET FROM THE NEAREST THROUGH LANE TO THE CENTER OF EACH EL. LANE.

DATE: 07/11/2024

LEGEND

PROPOSED

- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVING
- PROPOSED HEAVY DUTY ASPHALT PAVING
- PROPOSED STANDARD DUTY PAVING
- LIGHT PAVING
- LANDSCAPE STRIP/BEACH LINE
- PROPERTY LINE
- CURB & GUTTER
- WATER METER
- FLAM'S BRANCH PAD
- ADA RAMP
- SIGN
- CONCRETE WHEEL STOP
- ADA PARKING SYMBOL
- DIRECTIONAL ARROWS
- 24" STOP BAR
- PROPOSED LIGHT POLE

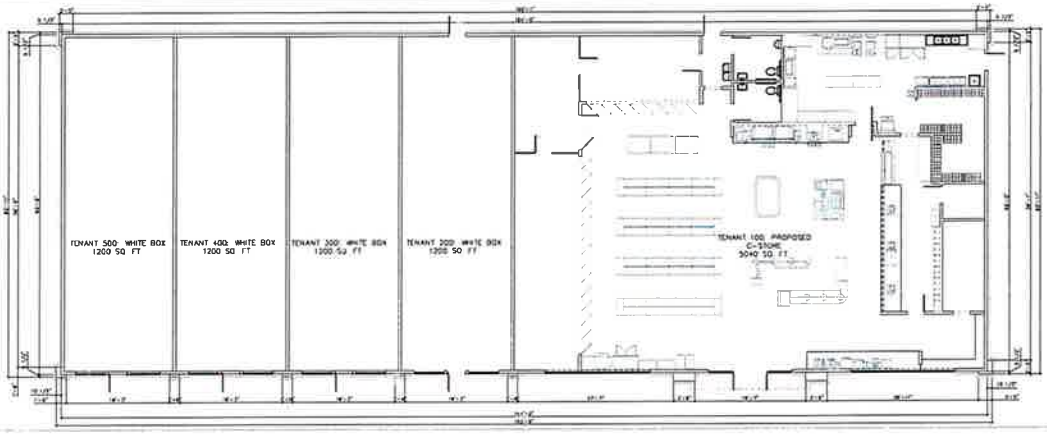


LJI

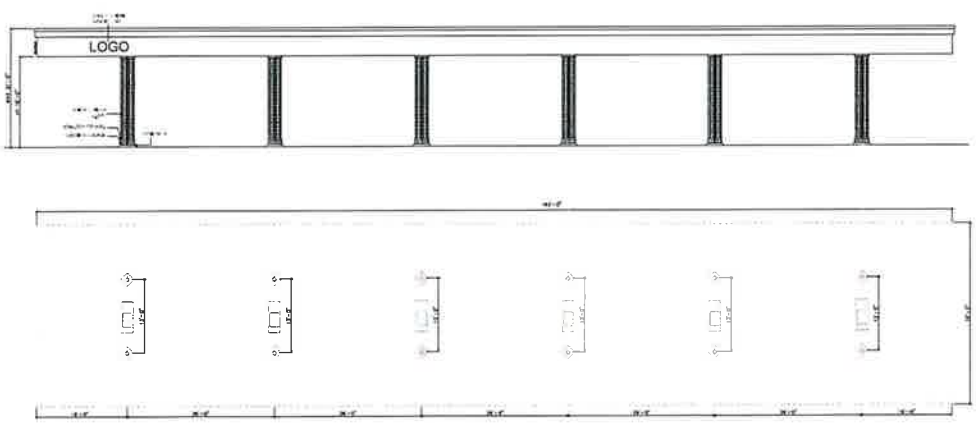
CIVIL PLANS
ROCK QUARRY ROAD C-STORE SPECIAL USE
ROCK QUARRY RD STOCKBRIDGE, GA 30281
13 - 051NIC1 6, PARCEL # 027-01060012

SITE PLAN

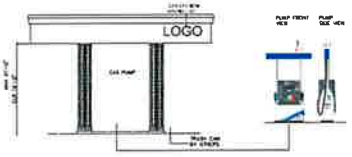
C1



1 PROPOSED BUILDING PLAN SCALE: 1/4"=1'-0"



2 GAS PUMPS CANOPY PLAN AND ELEVATIONS SCALE: 1/8"=1'-0"



3 GAS PUMPS CANOPY PLAN AND ELEVATIONS SCALE: 1/8"=1'-0"

EXTERIOR FINISHES

SYMBOL	DESCRIPTION	MANUFACTURER	SPECS
E_PT-1	Exterior paint FOR BACK SCRIPS & FRAME	Sherwin Williams	[illegible]
E_BR-2	Brick Veneer Quarrel size light color	CO - [illegible]	MAGNO A TAP WHITE GROUT
E_BR-1	Brick Veneer Quarrel size Dark color	GENERAL STAIR	MIDNIGHT ST WHITE GROUT



4 EXTERIOR FINISHES

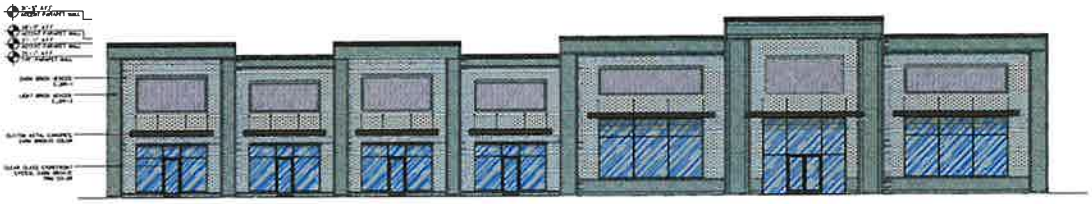
PLAN NORTH

ROCK QUARRY R
C-STORE SPECIA
USE

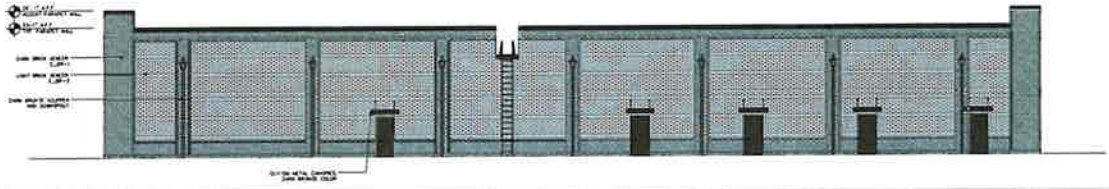
ROCK QUARRY R
STOCKBRIDGE
GEORGIA 30281

PROPOSED BUILDING
PLAN AND
GAS CANOPY DETAILS

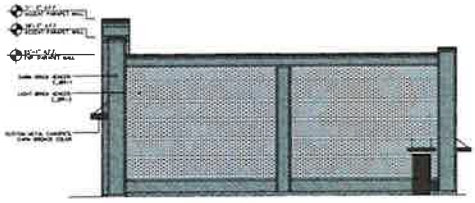
A1.00



1 PROPOSED FRONT BUILDING ELEVATION — SCALE: 1/4"=1'-0"

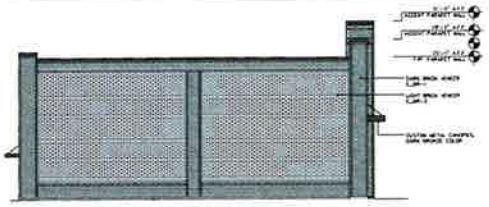


2 PROPOSED BACK BUILDING ELEVATION — SCALE: 1/4"=1'-0"

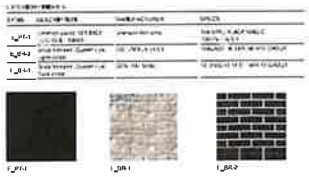


3 PROPOSED FRONT BUILDING ELEVATION — SCALE 1/8"=1'-0"





4 PROPOSED LEFT BUILDING ELEVATION — SCALE: 1/8"=1'-0"



5 EXTERIOR FINISHES

PLAN NORTH

ROCK QUARRY R
C-STORE SPECIA
USE

ROCK QUARRY R
STOCKBRIDGE
GEORGIA 30281

PROPOSED BUILDING
EXTERIOR
ELEVATIONS

A1.01






LOGO
LOGO

Henry County Water Authority
Engineering Division

July 12, 2024

Re: Water and Sewer Services - Availability

Proposed Development:	**Food Mart with Fuel Sales**
Property Information:	**Off Rock Quarry Road, Parcel No. 032-01030012**
	LL 13; District 6; 4.36+/- acres
Zoning:	**C-2 (City of Stockbridge)**
Sewer Basin:	**Walnut Creek**
Watershed Basin:	**Big Cotton Indian Creek**

TO WHOM IT MAY CONCERN:

You have requested that this Authority provide you with information concerning the present availability of water and sewer services to the above-described property. This letter is being provided for informational purposes only and will not act to reserve water capacity to you or the property and will not create any liability to the Authority. The information contained in this letter will remain in effect for a period of **365** days from the date of this letter unless subsequently notified in writing by the Authority. The information provided herein is based upon the above-stated zoning of the property. Any deviation in zoning that would increase density or usage above that evaluated by the Authority will automatically void the information provided herein and will require a separate re-evaluation by this Authority.

Water service is available to the property described above. A fire flow test calculated in the area revealed the following data:

Static:	124	psi
Residual:	114	psi
Flow	1635	gpm
Calculated Flow @ 20 psi:	5790	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 1000 gpm for said proposed commercial development as established by the Henry County Board of Commissioners.

Sewage **treatment** and sewer line **capacity** are presently available to the property.

The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Site Plan dated 06/10/2024 prepared by LJA.

Digitally signed
by Scott Sage, P.E.
Date: 2024.07.12
13:35:04 -04'00'

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

Linda Logan

From: Terry Boomer <tboomer@lja.com>
Sent: Thursday, June 27, 2024 3:19 PM
To: Gordon Linton; Terry A. Boomer; Marissa Bridges; Ryan Anderson; Keedra Jackson; Linda Logan; James Price; Mark Whitley
Cc: Sunny Mehta; Sunny Mehta; Harold Buckley; Ashia Nowlin; melissa.collum@hcwa.com
Subject: RE: Gas Station Development Discussion on Rock Quarry Road
Attachments: Stockbridge Ga pre app notes.docx

All,

During this meeting we discussed the intent, need, and briefly a history of the property and prior submissions by others. Our takeaway from the meeting was positive and want to than al that attended. One item that we are looking for and I believe Keedra you indicate that you may be able to provide, is the comments from all departments for the plans previously submitted by others. The plans were issued prior to the moratorium or text amendment against convenience stores. Another item I want to verify, per our notes, we were not going to be penalized for the EV stations an that these spaces could count as parking spaces, please confirm. Lastly in order for us to proceed further, your group had indicated that we need a letter of availability from Henry County Water.

Please make sure that I recapped the highlights and if you have anything to add, we welcome input.

Thank you again for hosting the meeting and look forward to our next step.

Terry Boomer PE | Director Site / Civil
Land Development
C: 678-462-4072
130 East Main Street, Suite 204
Canton, GA 30114

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-----Original Appointment-----
From: Gordon Linton <Glinton@stockbridgega.org>
Sent: Thursday, June 6, 2024 11:01 AM
To: Gordon Linton; Terry Boomer; Terry A. Boomer; Marissa Bridges; Ryan Anderson; Keedra Jackson; Linda Logan; James Price; Mark Whitley
Subject: Gas Station Development Discussion on Rock Quarry Road
When: Thursday, June 6, 2024 11:00 AM-12:00 PM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

[EXTERNAL EMAIL]

-----Original Appointment-----
From: Gordon Linton <Glinton@stockbridgega.org>
Sent: Tuesday, June 4, 2024 4:32 PM
To: Gordon Linton; Terry A. Boomer; Marissa Bridges; Ryan Anderson; Keedra Jackson; Linda Logan; James Price; Mark Whitley
Subject: Gas Station Development Discussion on Rock Quarry Road
When: Thursday, June 6, 2024 11:00 AM-12:00 PM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

[EXTERNAL EMAIL]

Meeting to discuss a potential gas station and convenience store on the west side of Rock Quarry Road, across from Hospital Drive. The parcel ID number is #032-0103001. The people we are meeting with are as follows:

- Terry Boomer tboomer@lja.com
- Alex Boomer taboomer@lja.com
- Marissa Bridges mbridges@lja.com

The site plan is attached.

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 288 001 393 930

Passcode: 55eNwo

For organizers: Meeting options

[EXTERNAL EMAIL] Exercise caution. Do not open attachments or click links from unknown senders or unexpected email

[EXTERNAL EMAIL] Exercise caution. Do not open attachments or click links from unknown senders or unexpected email

Stockbridge Ga pre app notes

Text amendment to allow special use for convenience stores

4 sided brick

Equal number of electric number pumps

Charging stations will not affect parking count

Face a major arterial road which it does

Run off reduction

5,000 sqft cstore

6,400 retail

July 1st submittal dead line

August 5th submittal dead line

Jordan Edwards

THE GALLOWAY LAW GROUP

4062 Peachtree Road NE, Suite A 330 | Atlanta, GA 30319
O (404) 965-3680 | D (404) 965-3682
Associate | jordan@glawgp.com
www.glawgp.com

March 14, 2023

VIA ELECTRONIC MAIL

Brecca R. Carter, Director
Department of Community Development
City of Stockbridge
Municipal Court Building
4602 North Henry Boulevard
Stockbridge, GA 30281

Re: Rock Quarry Rd at Hospital Drive, Parcel No. 032-01030012

Ms. Carter,

I hope this letter finds you well. When we last spoke on February 21, 2023, we discussed the efforts Sunny Mehta and his team have made to develop a convenience store and gas station on the undeveloped property referenced above. You may remember the central issue is that they only purchased the property after meeting with Stockbridge Department of Community Development staff and receiving assurance that gas station was an allowed use on the property; however, the Department failed to inform my client during that meeting that within a week the zoning ordinance then in effect would be replaced by a new Unified Development Code (UDC) following a vote by the City Council. Under the new UDC, a gas station is no longer an allowed use on the property. In reliance on what he was told by the Department, though, my client purchased the property at a higher price point that reflected a gas station use. And following the purchase, my client proceeded with permitting review, submitting full engineering plans for a gas station development and receiving rounds of comments from multiple City departments. It was not until last month, nearly a full year after the UDC's adoption, that Community Development staff informed my client that the proposed use was not allowed as a matter of zoning. By this point, of course, my client had invested tens of thousands of dollars in pursuit costs, not to mention the purchase price of the property.

At our meeting in February, you requested that we provide a timeline showing the steps taken in the good faith pursuit of development permitting, and I have enclosed the timeline that we pulled together. Based on the time and capital he has invested in the project, my client believes he has vested his right to develop the property for a gas station. This conclusion not only seems legally sound, but also the fairest and most equitable determination given the circumstances. It also presents the most

straightforward way to resolve the issue. After you have a chance to review this timeline, we would be happy to schedule another meeting to discuss this further and determine the best steps to take next.

Sincerely,

THE GALLOWAY LAW GROUP, LLC

Jordan Edwards

cc: Ryan Anderson
Erick Garcia Salas
William Woodson Galloway

Timeline Schedule of Events

Dates:	Events:
05/14/2021	Gordon Linton (Planner I) from Stockbridge issues Zoning Certification Letter to Mr. Mehta (The "Owner") stating that a gas station is a permitted use in the relevant C-2 Zoning district.
11/16/2021	Owner commissions due diligence, research and concept plan from his engineering team, The Contineo Group.
11/16/2021	Contineo Group receives Georgia Department of Transportation (GDOT) plans that indicate the ROW take and easement. Trip Wilhoit (property seller's broker) shared the drawings and information.
01/06/2022	Owner commissions jurisdictional coordination, pre-application meeting and GDOT coordination
01/27/2022	Contineo Group meets with City of Stockbridge SPLOST Transportation Project Director Roque Romero and Henry County DOT Director David Simmons to evaluate access for the proposed development of a gas station.
03/09/2022	Owner and Contineo Group attend pre-application meeting with representatives of City of Stockbridge, at which City staff concluded the proposed gas station development was permittable. Attending staff included: - Demetries Wells, Fire Marshal - Linda Logan, Senior Planner - Gordon Linton, Planner I - Joseph Stapleton, City Engineer
3/22/2022	Owner commissions full engineering plans for a gas station development
4/21/2022	Owner agrees on proposed concept plan after pre-application meeting and internal modifications.
05/02/2022	Owner receives updated survey.
05/06/2022	Owner closes on the property.
07/18/2022	Contineo Group submits application and plans to City of Stockbridge Permitting Office for a Land Disturbance Permit (LDP). Contineo Group also submits plans to Georgia Soil and Water Conservation Commission (GSWCC).
07/21/2022	Contineo Group makes initial submittal to GDOT for preliminary review.
07/25/2022	GDOT informs Contineo Group that the roadway is outside GDOT's jurisdiction.
08/18/2022	Contineo Group contacts Henry County DOT to coordinate driveway access plan submittal.
09/26/2022	City notifies Contineo Group that the LDP application is incomplete and provides new forms to be filled out and signed by Owner. City indicates that, due to lack of personnel, the review time is longer than usual.

	The forms that the City requests to be used and signed include: - ROW Facility Encroachment Application - Land Development Permit Packet
10/14/2022	Contineo Group receives signed documents from Owner.
10/18/2022	GSWCC provides Erosion and Sediment Control comments on initial submittal made 07/18/2022. Comments made by Josh Jackwood, GSWCC Conservation Regional Manager.
10/20/2022	Contineo Group resubmits initial LDP submittal using the forms provided by the City on 9/26/2022.
11/22/2022	Contineo Group calls Christine Chavis, Building Permit Coordinator, for an update on the LDP review. Christine Chavis states she would send Contineo Group an invoice. Over next weeks, Contineo Group makes several follow-up telephone calls that the City did not return.
12/06/2022	Following City's previous commitment that comments would be ready by 12/04/2022, Contineo Group meets Brecca Carter, Director of the City's Department of Community Development, in person to obtain comments. Only comments from Planning and Zoning were available at this time, however. These Planning and Zoning comments did not indicate the proposed use was not allowed.
12/07/2022	City requests payment of LDP plan review fees (request made by email from Ashlee Smith to Contineo Group).
12/13/2022	Contineo Group provides payment for the LDP plan review fee amount and receives a payment receipt by email. City informs Contineo Group there is a 10-business-day review period.
12/19/2022	Contineo Group submits updated set of plans to Henry County Water Authority (HCWA) per City request.
12/20/2022	HCWA issues comments.
01/05/2023	Contineo Group calls City, is told comments are expected on 01/09/2023.
01/06/2023	Contineo Group makes follow-up calls to City for comments – no response.
01/11/2023	Contineo Group makes additional follow-up calls to City for comments – no response.
01/18/2023	Contineo Group sends follow-up email to City for comments – no response.
01/20/2023	Contineo Group travels to Stockbridge personally to obtain comments; City provides comments.
02/06/2023 & 02/07/2023	Contineo Group submits set of LDP plans to Henry County DOT (David Simmons).
02/10/2023	The Department of Community Development informs Contineo Group via email from Ashlee Smith that the property's zoning prohibits a convenience store/gas station use on the property.

02/14/2023	Contineo Group meets with Ryan Anderson (Chief Planner) and Gordon Linton (Planner I) to discuss zoning comments.
02/21/2023	Owner, Contineo Group, and Owner's Counsel meet with Department of Community Development staff, including Brecca Carter, Ryan Anderson, Gordon Linton and Christine Chavis. Staff requests a timeline of Owner's permitting efforts.

TO: Stockbridge Mayor and City Council
Stockbridge Planning Commission

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

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

DATE: November 21, 2024, and December 9, 2024

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

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I. PURPOSE

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

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

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

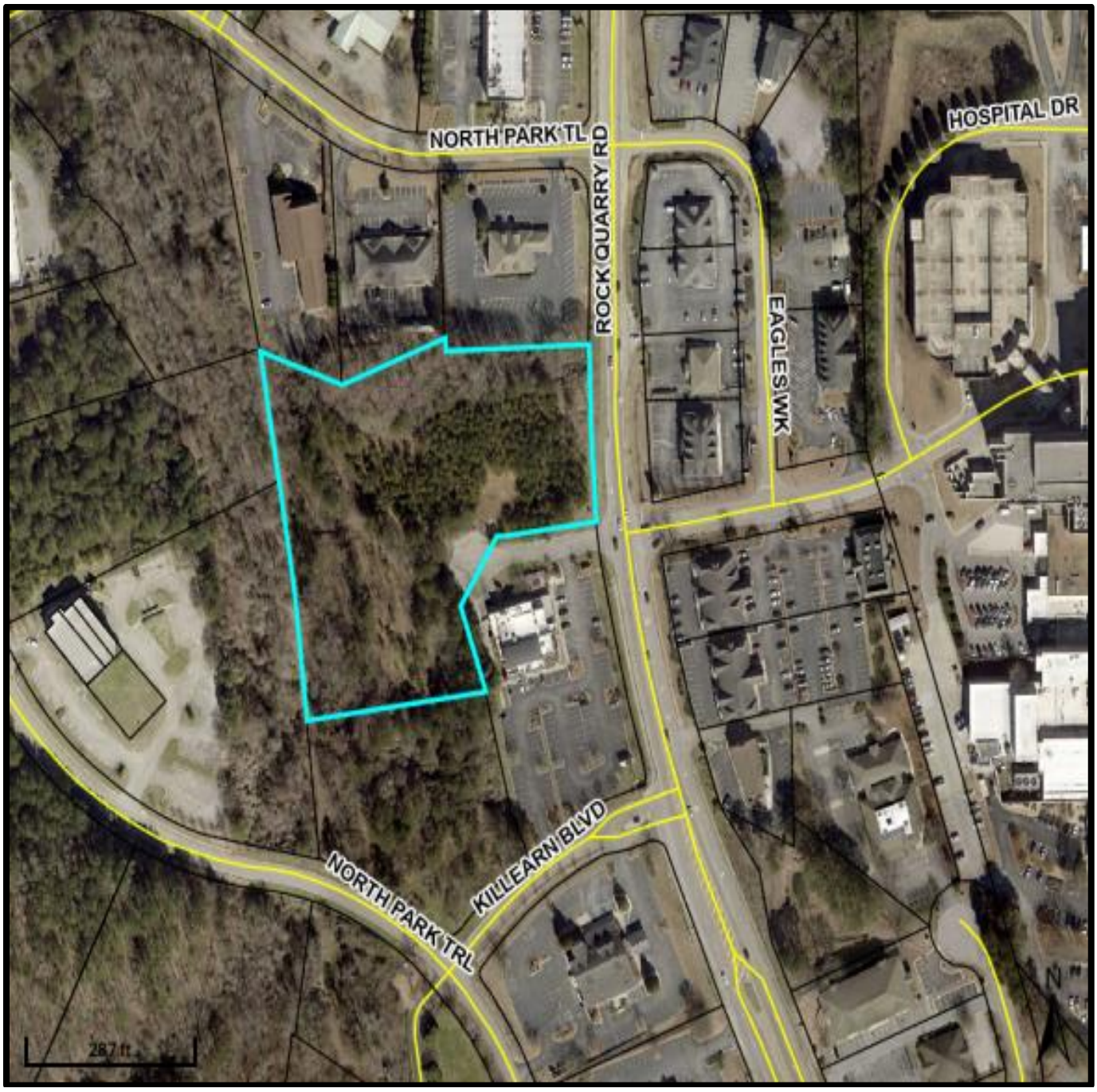
1. Requirements for "select uses" from Section 2.5.2.(C)(2) of the UDC for the Parkway Mixed-Use (PMU) Overlay District.
2. Requirements for gasoline stations from Section 3.2.14 of the UDC.
3. Requirements for special use permits from Section 9.2.5 of the UDC (staff

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

II. CASE FACTS

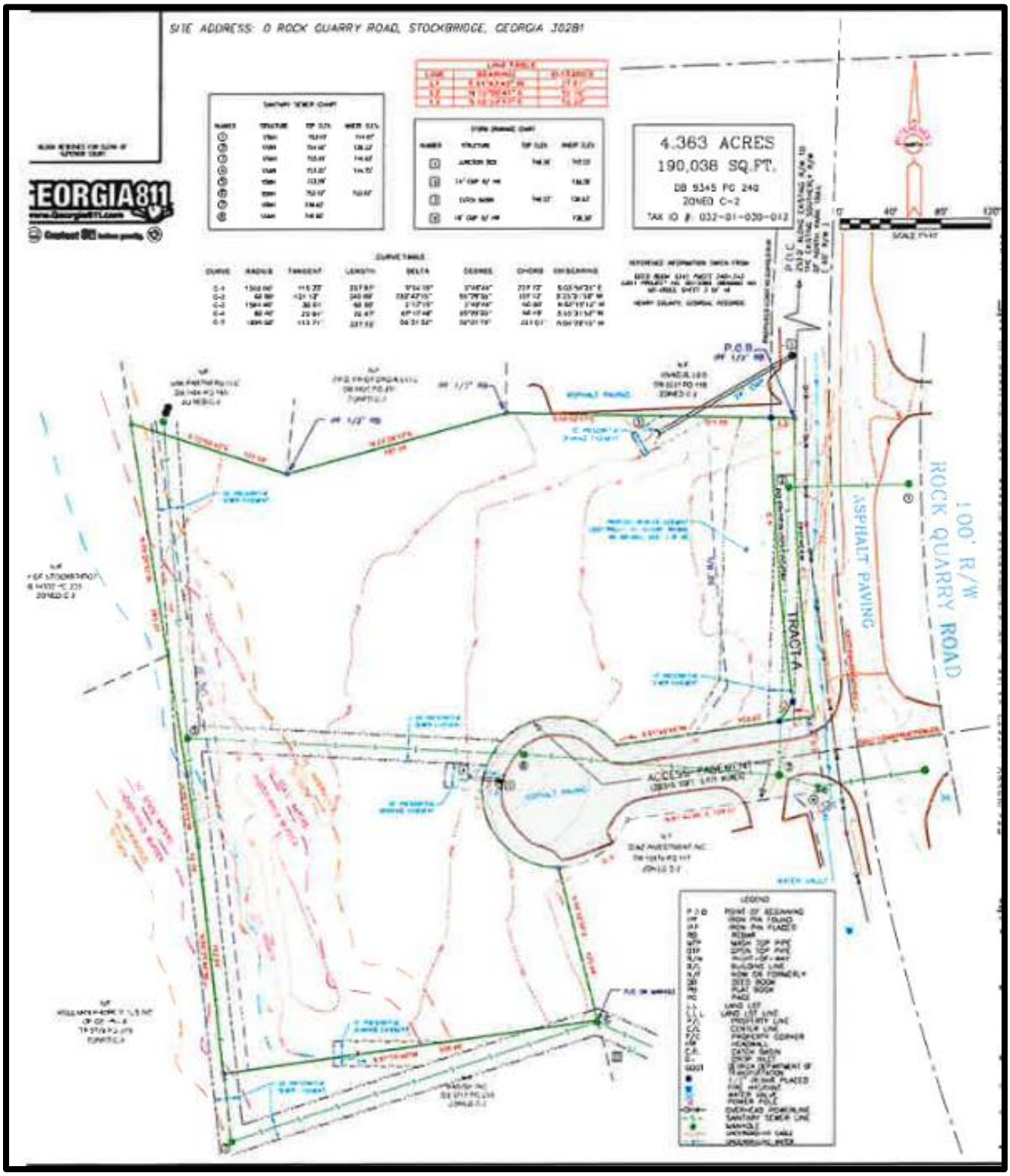
DESCRIPTIVE FACTOR	**RESEARCH FINDINGS**
Proposed Use:	Gas station and a retail building containing a convenience store plus four retail tenants.
Property Address:	N/A. Parcel #032-01030012 on Rock Quarry Road. The parcel is a corner lot, and it contains two tracts.
Parcel Acreage:	4.37 +/- acres.
Land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

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

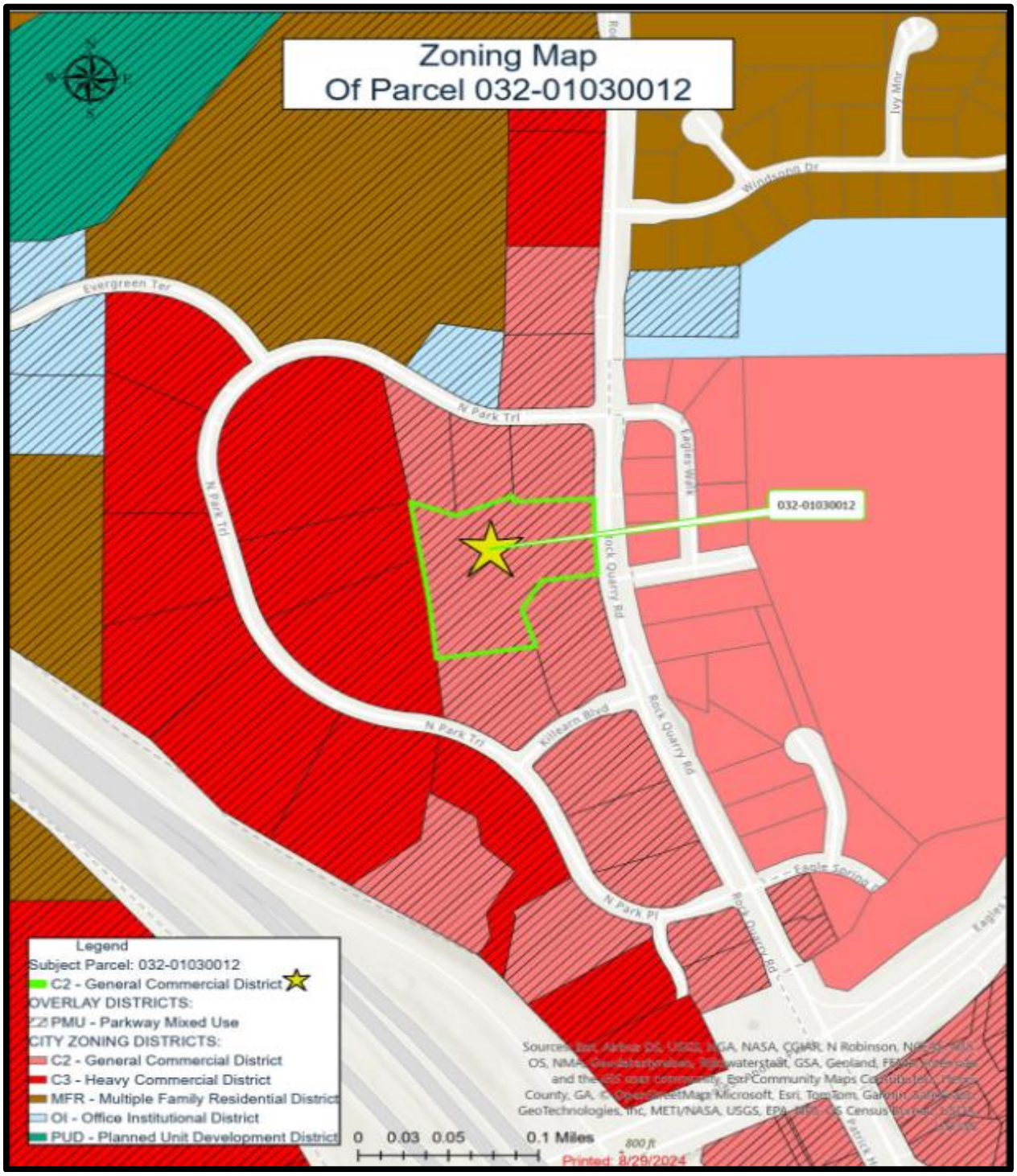


LAND TITLE SURVEY OF THE PROPERTY (ENLARGEMENT)

(Prepared by Alta NSPS Land Title for GMI 2, LLC) on 05/02/22)



CITY OF STOCKBRIDGE ZONING MAP
Showing Parcel #032-01030012 on Rock Quarry Road



CITY OF STOCKBRIDGE FUTURE LAND USE MAP

Showing Parcel #032-01030012 on Rock Quarry Road



III. PROPOSED DEVELOPMENT

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

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

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

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

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

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

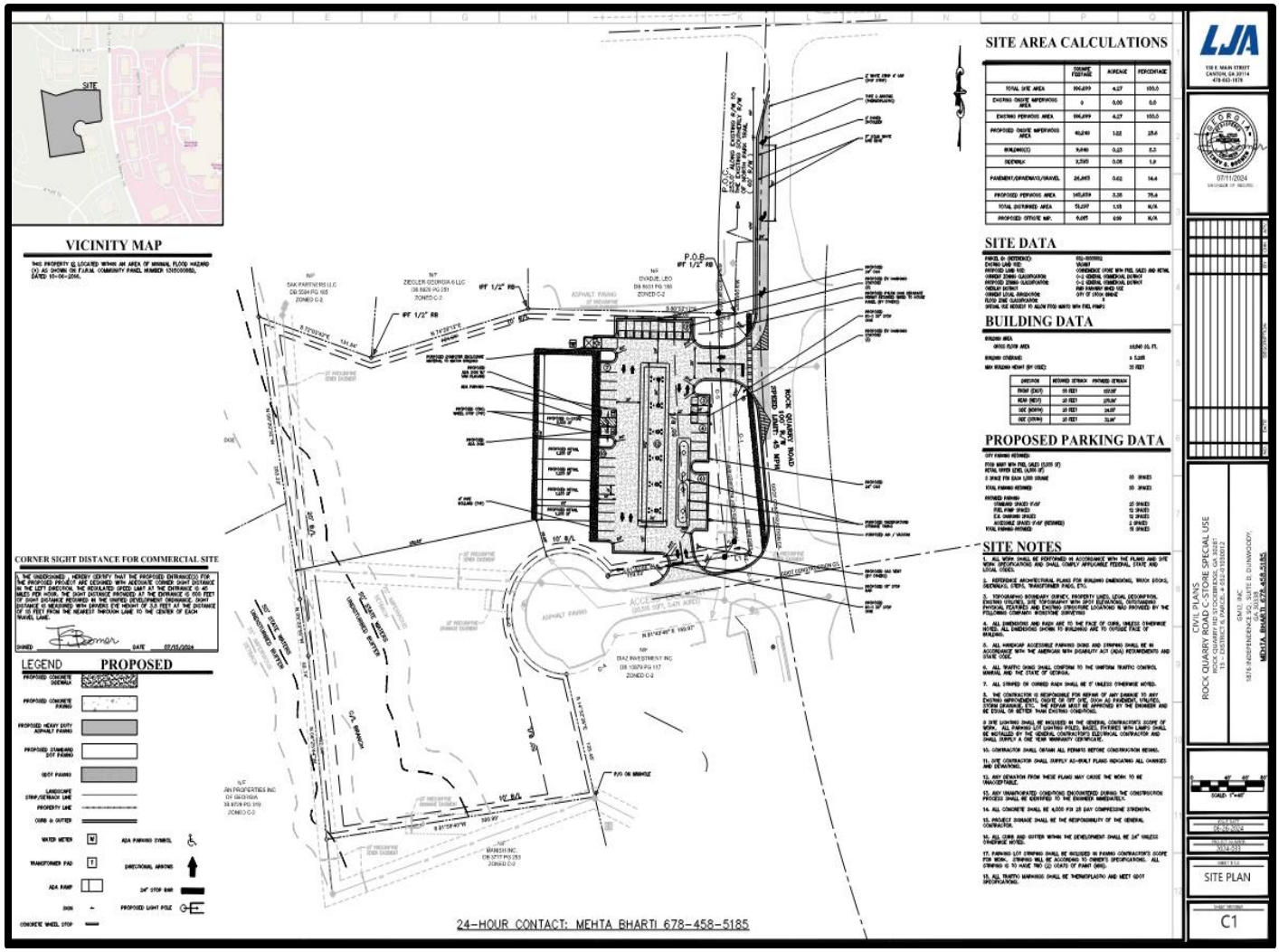
LANDSCAPE RENDERING

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

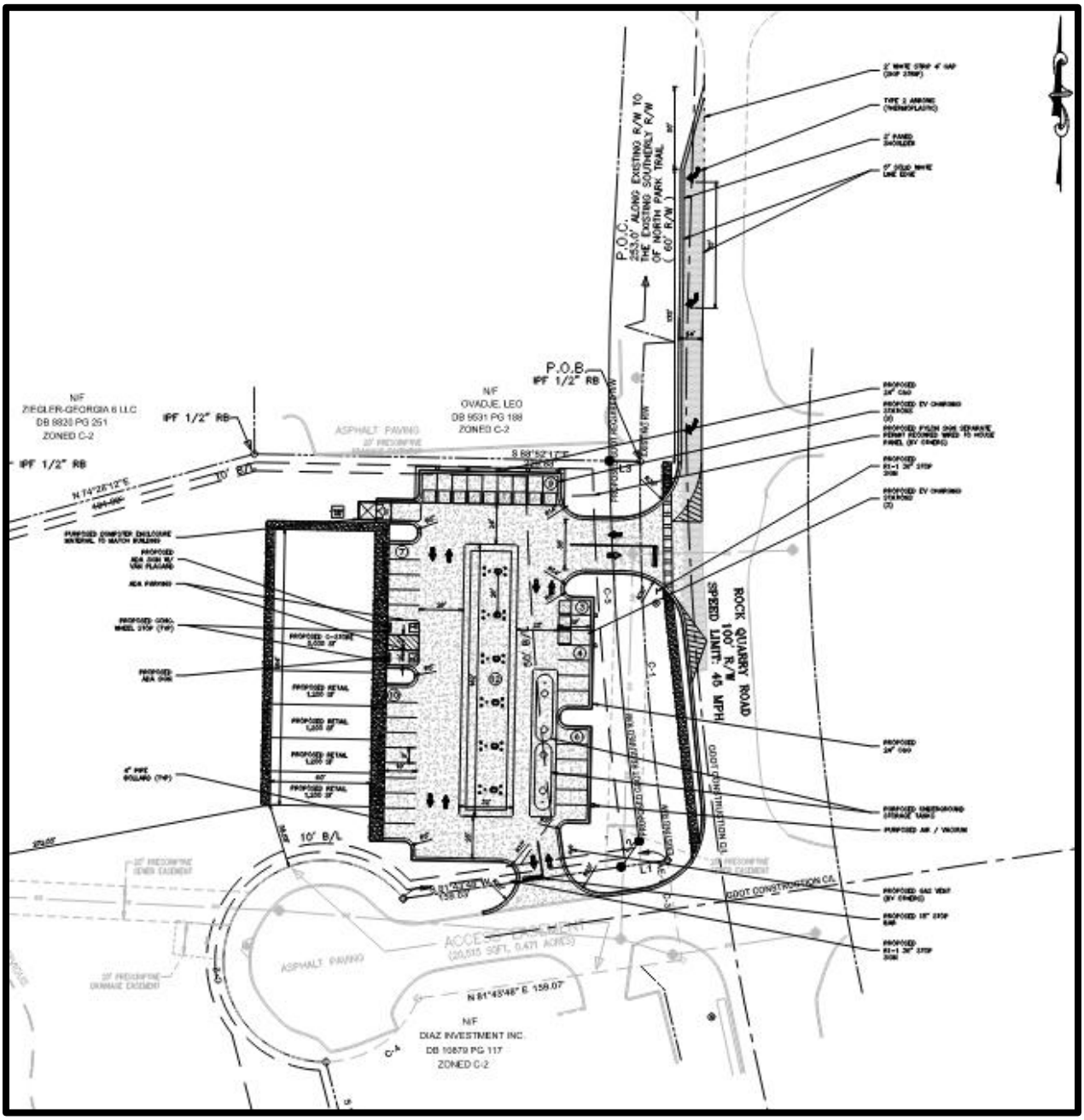


PROPOSED SITE PLAN

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



SITE PLAN ENLARGEMENT



ARCHITECTURAL RENDERINGS







ELEVATION DRAWINGS
(Front and Rear Building Elevations)



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

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

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

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

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

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

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

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

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

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

The subject property is currently undeveloped.

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

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

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

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

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

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

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

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

i. The required buffers must be provided.

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

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

No other special requirements have been determined at this time.

V. ANALYSIS #2—REQUIREMENTS FOR GASOLINE STATIONS

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

3.2.14 Gasoline service stations.

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

B. Gasoline service stations may include the following activities: sale of fuel, oil, lubricants, and similar products; minor repair; sale of small automotive accessories; sale of food and sundries; convenience store; restaurant drive-up windows; inspection stations for emissions; or car washes. Gasoline service stations shall not include game rooms, game arcades, major repair shops, body shops, paint shops, or paint booths.

C. Gasoline service stations shall maintain a separation distance of four thousand five hundred (4,500) feet. This distance requirements shall be measured from property line to property line of another gasoline service station.

D. Design standards for gasoline service stations are shown in the table below.

Standards for Gasoline Service Stations

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

Analysis of Section 3.2.14 Requirements for Gas Stations:

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

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

B. Types of Activities to Be Included

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

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

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

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

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

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

Within the Rock Quarry Road / Eagles Landing Parkway Corridor:

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

Within the Hudson Bridge Road Corridor:

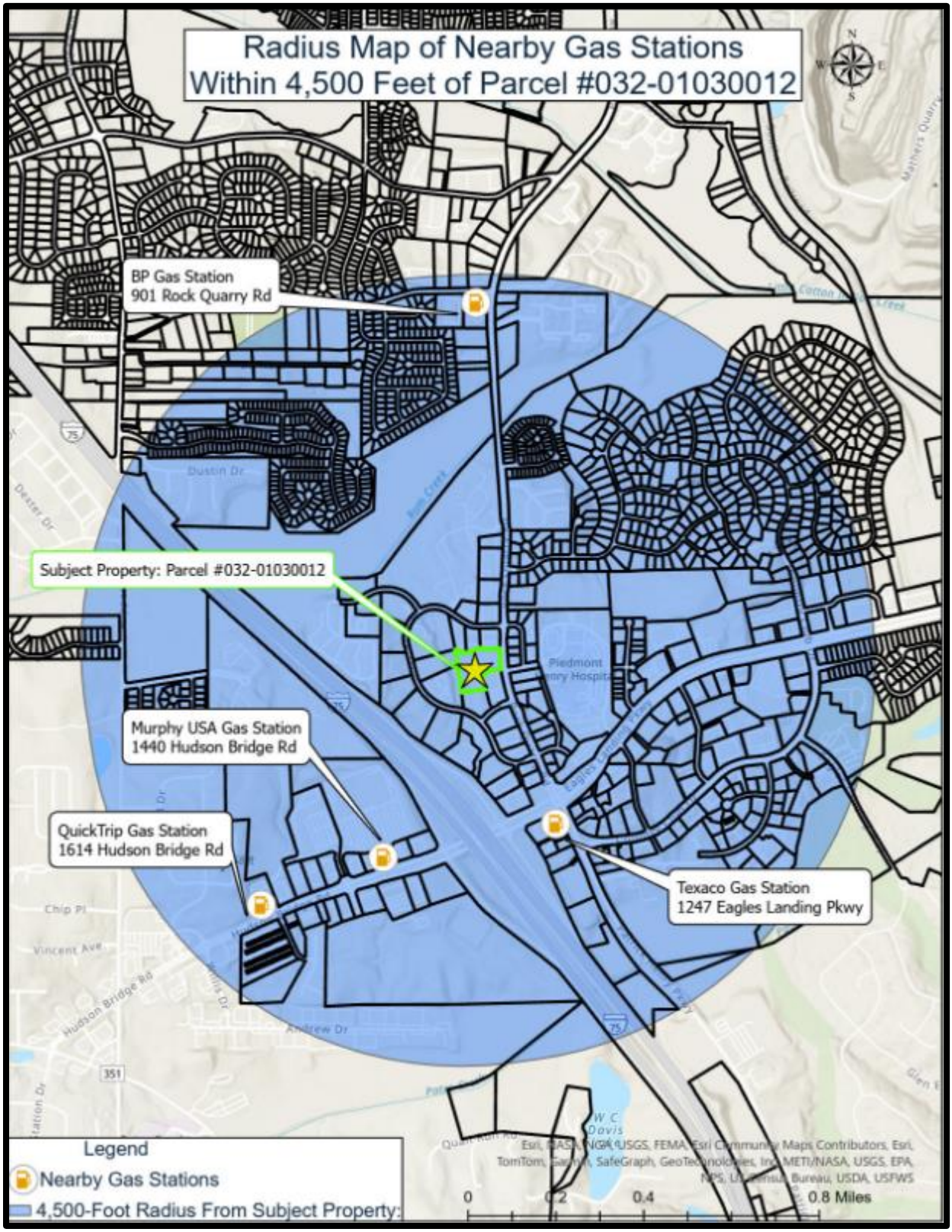
- Murphy gas station – Located approximately 2,055 feet from the subject property.
- QuikTrip gas station – Located approximately 3,315 feet from the subject property.

Based on these measured distances, the subject property is located less than the required 4,500 feet from all four of the existing gas stations within the 4,500-foot radius. However, Text Amendment Case #TX-2024-06 proposes to reduce the required separation distance between gas stations to 800 feet. No other gas station is currently located within 800 feet of the subject property. TX-2024-06 is listed on the same November 12, 2024 City Council meeting agenda as SP-2024-01. Therefore, if TX-2024-06 is first approved, then it would be possible for SP-2024-01 to also be approved, provided that other requirements were also met.

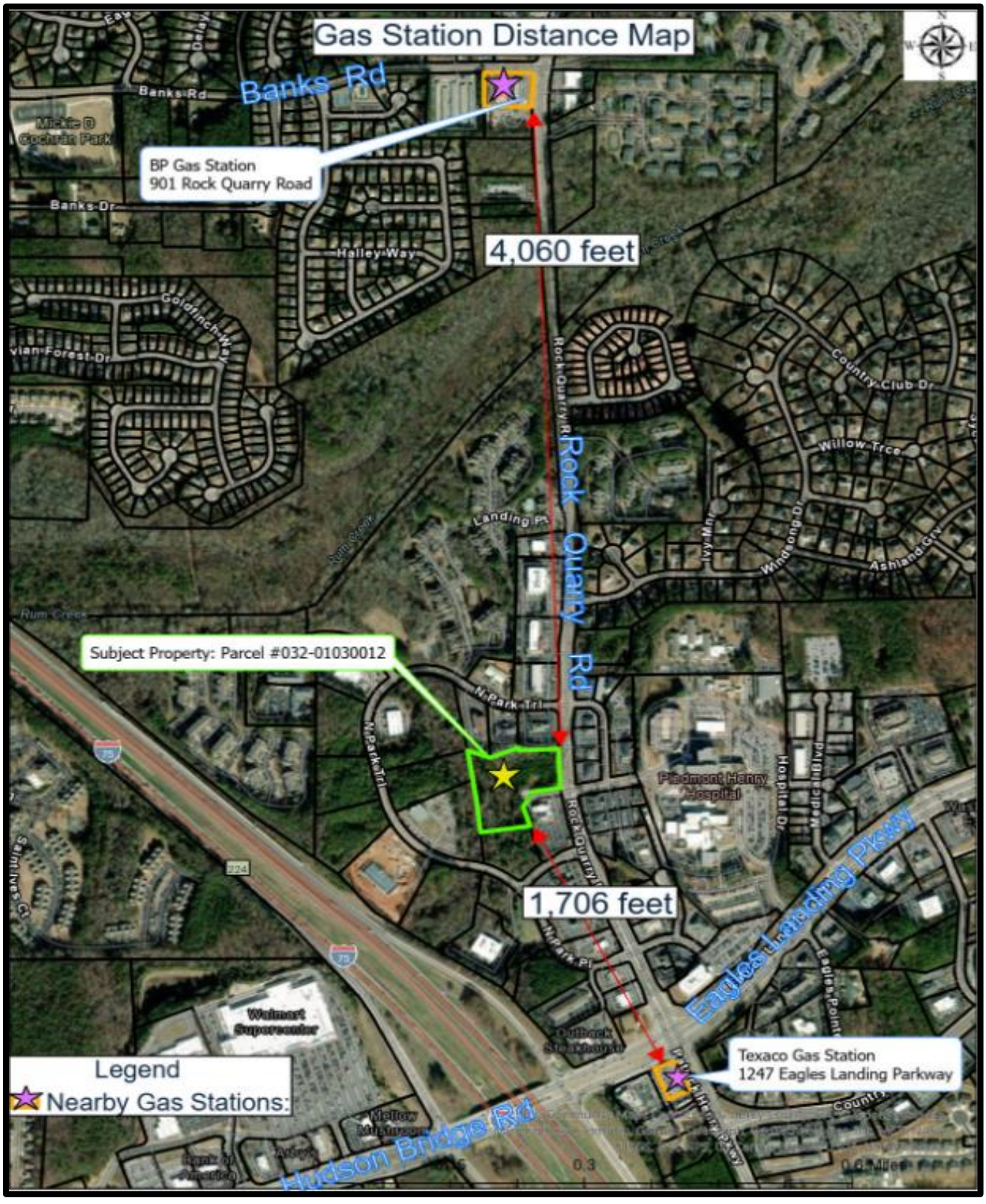
D. Design Standards for Gas Stations

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

GAS STATION RADIUS MAP



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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VII. ANALYSIS #4—USE PERMIT CONSIDERATIONS

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

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

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

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

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

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

No such violations have been identified.

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

The forthcoming widening of Rock Quarry Road should serve to improve traffic flow within the vicinity, and to provide pedestrian access.

5. The location and number of off-street parking spaces;

The applicant plans to provide one more parking space than is required, for a total of 51 spaces. This would include parking spaces in front of the convenience store, at the pumps, and close to Rock Quarry Road.

6. The amount and location of open space;

The proposed pervious area (open space) would be 78.4 percent, according to the data on the site plan. This would exceed the required 30 percent for the C-2 district.

7. Protective screening;

The applicant's letter of intent states that screening would be provided around the proposed trash dumpster, which would be fully enclosed with opaque gates.

8. Hours and manner of operation;

The proposed gas station and convenience store would be open for twenty-four hours per day. This is not anticipated to be a problem since no residential uses are located next to the subject property.

9. Outdoor lighting; and

The applicant's letter of intent states that generous outdoor lighting systems would be used for the safety and security of the patrons and employees, and that measures would be taken to ensure that no unreasonable glare would be emitted to the surrounding area.

10. Ingress and egress to the property.

Since the subject property is located on a corner lot with a cul-de-sac turnaround, and since a secondary access would also be provided, no traffic congestion emanating from the proposed uses is anticipated.

VIII. STAFF CONCLUSIONS

As a result of the foregoing three types of analyses, the Planning & Zoning Staff makes the following conclusions:

1. **Facades—**The submitted architectural renderings suggest that the proposed building would be constructed of brick, but it is not clear as to whether all four sides would be brick, as is required by Section 2.5.2(C)(2) of the UDC for Select Uses within the PMU Parkway Overlay District.

2. **Canopies—**The submitted architectural renderings show that the gasoline pumps would have a covered canopy over them, but that the electric charging stations would not have one. Both types of facilities are required to have a canopy, in compliance with the requirements of Section 2.5.2(C)(2) of the UDC for Select Uses within the PMU Overlay District.

3. **Access Requirements—**To meet the access requirements of Section 3.2.14 of the UDC, access driveways must be located at least 20 feet from the intersection of street right-of-way lines.

4. **Buffers--**The 25-foot buffers which are required by Section 3.2.14 of the UDC for gas stations that are located next to non-residentially-zoned properties have not been indicated on the submitted site plan.

5. **Separation Distance Requirements—**The proposed gas station would not be located within the minimum separation distance of 4,500 feet away from two other gas stations within the vicinity, as is required by Section 3.2.14 of the UDC for gas stations. However, as was previously mentioned, if Text Amendment Case #TX-2024-06 is first approved to reduce the required separation distance between gas stations to 800 feet, then SP-2024-01 could also be approved (provided that other requirements are also met) since no other gas station is currently located within 800 feet of the subject property.

6. **Types of Uses—**Gas stations, convenience stores, and retail shops are all permitted types of uses within the C-2 zoning district. The specific types of retail tenants to be included within the proposed retail center would need to be allowable uses within the PMU Overlay District, and not be subject to any distance or numerical restrictions.

IX. STAFF RECOMMENDATIONS

In view of the aforementioned conclusions for SP-2024-01 on Parcel #032-01030012 on Rock Quarry Road, although Conclusions #1, #2, and #3 could possibly be rectified, Conclusion #4 cannot be rectified as long as the four existing gas stations within the 4,500-foot radius continue to operate at their current locations. However, if TX-2024-06 is first approved to reduce the required gas station separation distance to only 800 feet, then SP-2024-01 could be approved. Therefore, the Planning & Zoning Staff recommends **APPROVAL WITH CONDITIONS** for SP-2024-01, with the following conditions:

1. **Prior Approval of TX-2024-06--**Text Amendment Case #TX-2024-06 to reduce the required gas station separation distance to 800 feet must first be approved.

2. **Comprehensive Plan Amendment Approval--**The applicant shall apply and be approved for a Comprehensive Plan Amendment to change the subject property's future land use designation from High-Density Residential to Medium-Density Mixed-Use.

3. **Façade Materials--**The proposed building shall be constructed of brick on all four sides, in compliance with the requirements of Section 2.5.2(C)(2) of the UDC for Select Uses within the PMU Overlay District.

4. **Property Access--**The access requirements of Section 3.2.14 of the UDC shall be met.

SITE ADDRESS: 0 ROCK QUARRY ROAD, STOCKBRIDGE, GEORGIA 30281

BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

GEORGIA811 www.Georgia811.com Contact 811 before you dig.

SANITARY SEWER CHART			
NUMBER	STRUCTURE	TOP ELEV.	INVERT ELEV.
①	SSMH	753.92'	744.67'
②	SSMH	754.66'	739.33'
③	SSMH	755.02'	740.83'
④	SSMH	757.35'	744.75'
⑤	SSMH	733.59'	
⑥	SSMH	753.02'	733.62'
⑦	SSMH	738.63'	
⑧	SSMH	746.60'	

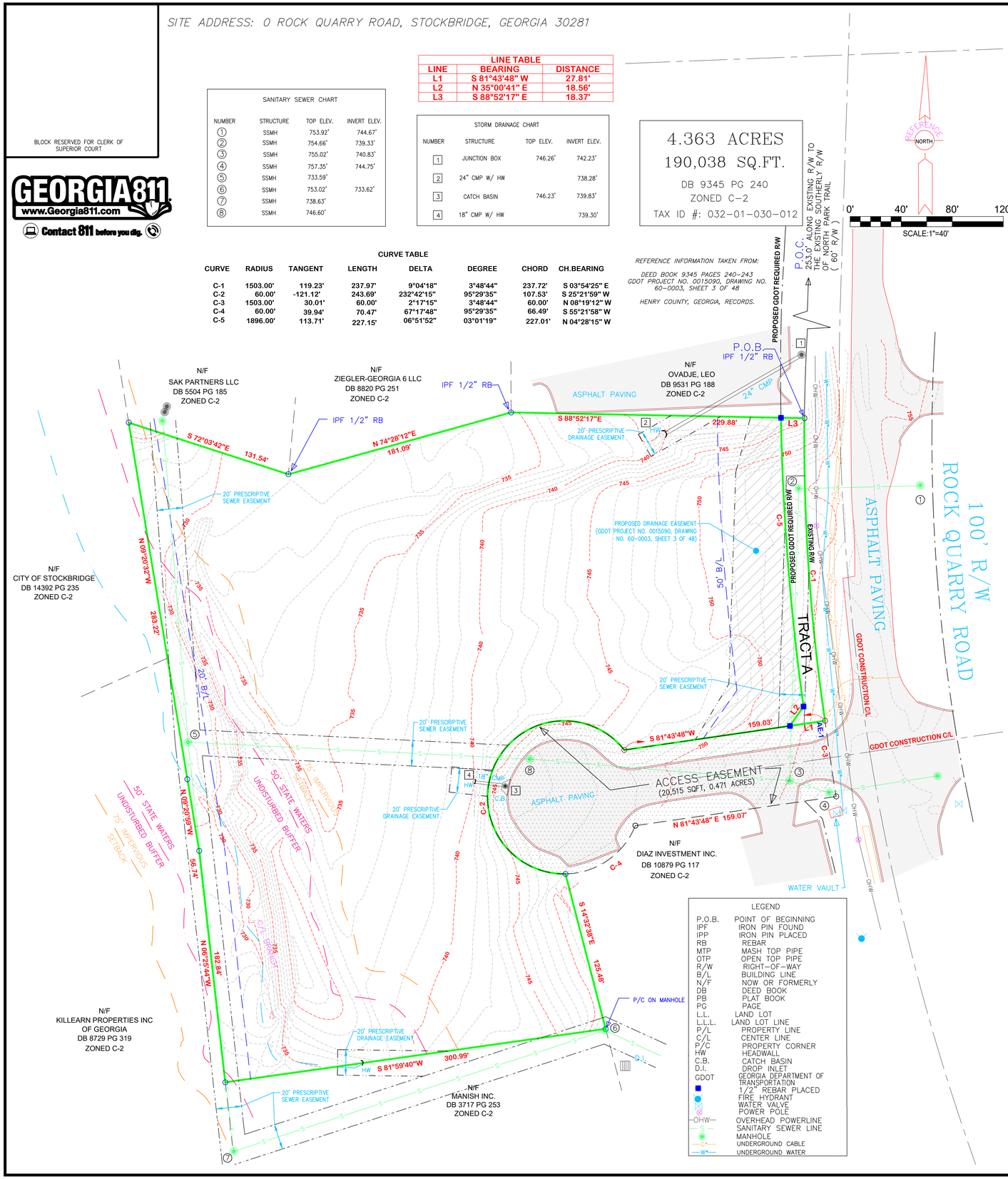
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 81°43'48" W	27.81'
L2	N 35°00'41" E	18.56'
L3	S 88°52'17" E	18.37'

STORM DRAINAGE CHART			
NUMBER	STRUCTURE	TOP ELEV.	INVERT ELEV.
1	JUNCTION BOX	746.26'	742.23'
2	24" CMP W/ HW		738.28'
3	CATCH BASIN	746.23'	739.83'
4	18" CMP W/ HW		739.30'

4.363 ACRES
190,038 SQ.FT.
DB 9345 PG 240
ZONED C-2
TAX ID #: 032-01-030-012

CURVE TABLE							
CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	1503.00'	119.23'	237.97'	9°04'18"	3°48'44"	237.72'	S 03°54'25" E
C-2	60.00'	-121.12'	243.69'	232°42'15"	95°29'35"	107.53'	S 25°21'59" W
C-3	1503.00'	30.01'	60.00'	2°17'15"	3°48'44"	60.00'	N 08°19'12" W
C-4	60.00'	39.94'	70.47'	67°17'48"	95°29'35"	66.49'	S 55°21'58" W
C-5	1896.00'	113.71'	227.15'	06°51'52"	03°01'19"	227.01'	N 04°28'15" W

REFERENCE INFORMATION TAKEN FROM:
DEED BOOK 9345 PAGES 240–243
GDOT PROJECT NO. 0015090, DRAWING NO. 60–0003, SHEET 3 OF 48
HENRY COUNTY, GEORGIA, RECORDS.



LEGEND	
P.O.B.	POINT OF BEGINNING
IPF	IRON PIN FOUND
IPP	IRON PIN PLACED
RB	REBAR
MTP	MASH TOP PIPE
OTP	OPEN TOP PIPE
R/W	RIGHT-OF-WAY
B/L	BUILDING LINE
N/F	NOW OR FORMERLY
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
L.L.	LAND LOT
L.L.L.	LAND LOT LINE
P/L	PROPERTY LINE
C/L	CENTER LINE
P/C	PROPERTY CORNER
HW	HEADWALL
C.B.	CATCH BASIN
D.I.	DROP INLET
GDOT	GEORGIA DEPARTMENT OF TRANSPORTATION
■	1/2" REBAR PLACED
●	FIRE HYDRANT
⋈	WATER VALVE
⊗	POWER POLE
—OHW—	OVERHEAD POWERLINE
—S—	SANITARY SEWER LINE
◉	MANHOLE
—C—	UNDERGROUND CABLE
—W—	UNDERGROUND WATER

LEGAL DESCRIPTION (AS PER TITLE COMMITMENT)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA, CONTAINING 4.3664 ACRES, MORE OR LESS, AS SHOWN AND DELINEATED ON A PLAT OF SURVEY PREPARED BY FOR EAGLES LANDING FAMILY PRACTICE, BY ROLAND MCCANN, GEORGIA REGISTERED LAND SURVEYOR, DATED 5/14/02, REVISED MAY 16, 2002, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIN LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD, 253.1 FEET SOUTHERLY AS MEASURED ALONG SAID RIGHT-OF-WAY LINE FROM THE POINT FORMED BY THE INTERSECTION OF SAID RIGHT-OF-WAY WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH PARK TRAIL; THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD AND FOLLOWING THE CURVATURE THEREOF, 237.97 FEET TO AN IRON PIN; THENCE SOUTH 81 DEGREES 43 MINUTES 48 SECONDS WEST, 159.03 FEET TO AN IRON PIN; THENCE ALONG AN ARC A DISTANCE OF 243.68 FEET WITH SAID ARC HAVING A RADIUS OF 60.00 ALONG A BEARING OF SOUTH 25 DEGREES 21 MINUTES 59 SECONDS WEST AND A CHORD DISTANCE OF 107.53 FEET TO AN IRON PIN; THENCE SOUTH 14 DEGREES 32 MINUTES 38 SECONDS EAST, 125.48 FEET TO AN IRON PIN; THENCE SOUTH 81 DEGREES 59 MINUTES 40 SECONDS WEST, 300.99 FEET TO AN IRON PIN; THENCE NORTH 06 DEGREES 25 MINUTES 44 SECONDS WEST, 182.84 FEET TO AN IRON PIN; THENCE NORTH 09 DEGREES 20 MINUTES 32 SECONDS WEST, 283.22 FEET TO AN IRON PIN; THENCE SOUTH 72 DEGREES 03 MINUTES 42 SECONDS EAST, 131.54 FEET TO AN IRON PIN; THENCE NORTH 74 DEGREES 28 MINUTES 12 SECONDS EAST, 181.09 FEET TO AN IRON PIN; THENCE SOUTH 88 DEGREES 53 MINUTES 25 SECONDS EAST, 229.64 FEET TO AN IRON PIN LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD AND THE POINT OF BEGINNING.

TOGETHER WITH:
AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA, BEING DESIGNATED AS ACCESS EASEMENT CONTAINING 0.4 710 ACRES, MORE OR LESS, AS SHOWN AND DELINEATED ON A PLAT OF SURVEY PREPARED FOR EAGLES LANDING FAMILY PRACTICE BY ROLAND MCCANN, REGISTERED LAND SURVEYOR, DATED 5/14/02, REVISED 5/16/02 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIN LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD, 491.07 FEET SOUTHERLY AS MEASURED ALONG SAID RIGHT-OF-WAY LINE FROM THE POINT FORMED BY THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH PARK TRAIL; THENCE CONTINUING SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD AND FOLLOWING THE CURVATURE THEREOF, 60.00 FEET TO AN IRON PIN; THENCE SOUTH 81 DEGREES 43 MINUTES 48 SECONDS WEST 159.07 FEET TO AN IRON PIN; THENCE ALONG AN ARC A DISTANCE OF 314.16 FEET WITH SAID ARC HAVING A RADIUS OF 60.00 TO A POINT; THENCE NORTH 81 DEGREES 43 MINUTES 48 SECONDS EAST 159.03 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (AS SURVEYED)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FORMED BY THE EXISTING SOUTHERLY RIGHT-OF-WAY OF NORTH PARK TRAIL (60' R/W) AND THE EXISTING WESTERLY RIGHT-OF-WAY OF ROCK QUARRY ROAD (100' R/W); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY 253.00 FEET TO A POINT AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY ALONG A CURVE HEREBY KNOWN AS "C-1", TURNING TO THE LEFT WITH AN ARC LENGTH OF 237.97', WITH A RADIUS OF 1503.00', BEING SUBTENDED BY A CHORD BEARING OF S03°54'25"E, WITH A CHORD LENGTH OF 237.72', TO A POINT HEREBY KNOWN AS "AE-1"; THENCE S81°43'48"W A DISTANCE OF 159.03 FEET TO A POINT; THENCE ALONG A CURVE HEREBY KNOWN AS "C-2", TURNING TO THE LEFT WITH AN ARC LENGTH OF 243.69', WITH A RADIUS OF 60.00', BEING SUBTENDED BY A CHORD BEARING OF S25°21'59"W, WITH A CHORD LENGTH OF 107.53', TO A POINT; THENCE S14°32'38"E A DISTANCE OF 125.48 FEET TO A POINT; THENCE S81°59'40"W A DISTANCE OF 300.99 FEET TO A POINT; THENCE N06°25'44"W A DISTANCE OF 182.84 FEET TO A POINT; THENCE N09°20'59"W A DISTANCE OF 56.74 FEET TO A POINT; THENCE N09°20'32"W A DISTANCE OF 283.22 FEET TO A POINT; THENCE S72°03'42"E A DISTANCE OF 131.54 FEET TO A POINT; THENCE N74°28'12"E A DISTANCE OF 181.09 FEET TO A POINT; THENCE S88°52'17"E A DISTANCE OF 229.88 FEET TO A POINT, WHICH IS THE POINT OF BEGINNING. SAID LAND HAVING AN AREA OF A 4.363 ACRES, MORE OR LESS.

TOGETHER WITH:
AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA, BEING DESIGNATED AS ACCESS EASEMENT CONTAINING 0.471 ACRES, MORE OR LESS, AS SHOWN AND DELINEATED ON A PLAT OF SURVEY PREPARED FOR EAGLES LANDING FAMILY PRACTICE BY ROLAND MCCANN, REGISTERED LAND SURVEYOR, DATED 5/14/02, REVISED 5/16/02 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT PREVIOUSLY DESCRIBED AS "AE-1", LOCATED ON THE EXISTING WESTERLY RIGHT-OF-WAY OF ROCK QUARRY ROAD, 490.97 FEET SOUTHERLY AS MEASURED ALONG SAID RIGHT-OF-WAY LINE FROM THE POINT FORMED BY THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH PARK TRAIL; THENCE DEPARTING SAID RIGHT-OF-WAY S81°43'48"W A DISTANCE OF 159.03 FEET TO A POINT; THENCE ALONG A CURVE PREVIOUSLY DESCRIBED AS "C-2", TURNING TO THE LEFT, WITH AN ARC LENGTH OF 243.69', WITH A RADIUS OF 60.00', BEING SUBTENDED BY A CHORD BEARING OF S25°21'59"W, WITH A CHORD LENGTH OF 107.53' TO A POINT; THENCE ALONG A COMPOUND CURVE HEREBY KNOWN AS "C-4", TURNING TO THE LEFT, WITH AN ARC LENGTH OF 70.47', WITH A RADIUS OF 60.00', BEING SUBTENDED BY A CHORD BEARING OF N55°21'58"E, WITH A CHORD LENGTH OF 66.49' TO A POINT; THENCE N81°43'48"E A DISTANCE OF 159.07 FEET TO A POINT ON THE EXISTING RIGHT-OF-WAY OF ROCK QUARRY ROAD; THENCE NORTHWESTERLY ALONG A CURVE HEREBY KNOWN AS "C-3", TURNING TO THE RIGHT WITH AN ARC LENGTH OF 60.00', WITH A RADIUS OF 1503.00', BEING SUBTENDED BY A CHORD BEARING OF N08°19'12"W, WITH A CHORD LENGTH OF 60.00', TO A POINT, WHICH IS THE POINT OF BEGINNING. SAID LAND HAVING AN AREA OF 0.471 ACRES, MORE OR LESS.

LESS "TRACT A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA, AS SHOWN ON THAT CERTAIN SET OF GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) PLANS FOR PROJECT NUMBER 0015090, TITLED "RIGHT OF WAY OF PROPOSED ROCK QUARRY ROAD WIDENING HENRY COUNTY" APPROVED ON 06/16/2020 AND LAST UPDATED ON 04/01/2022 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FORMED BY THE SOUTHERLY RIGHT-OF-WAY OF NORTH PARK TRAIL (60' R/W) AND THE EXISTING WESTERLY RIGHT-OF-WAY OF ROCK QUARRY ROAD (100' R/W); THENCE ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY 253.00 FEET TO A POINT AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY ALONG A CURVE HEREBY KNOWN AS "C-1". TURNING TO THE LEFT WITH AN ARC LENGTH OF 237.97', WITH A RADIUS OF 1503.00', BEING SUBTENDED BY A CHORD BEARING OF S03°54'25"E, WITH A CHORD LENGTH OF 237.72', TO A POINT HEREBY KNOWN AS "AE-1"; THENCE DEPARTING SAID RIGHT-OF-WAY S81°43'48"W A DISTANCE OF 27.81 FEET TO A POINT ON THE PROPOSED WESTERLY RIGHT-OF-WAY OF ROCK QUARRY ROAD; THENCE ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY N35°00'41"E A DISTANCE OF 18.56 FEET TO A POINT. THENCE CONTINUING ALONG SAID PROPOSED RIGHT-OF-WAY ALONG A CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 227.15', A RADIUS OF 1,896.00', BEING SUBTENDED BY A CHORD BEARING OF N04°28'15"W, WITH A CHORD LENGTH OF 227.01' TO A POINT; THENCE DEPARTING SAID PROPOSED RIGHT-OF-WAY S88°52'17"E A DISTANCE OF 18.37 FEET TO A POINT ON THE EXISTING RIGHT-OF-WAY OF ROCK QUARRY ROAD, SAID POINT BEING THE POINT OF BEGINNING.
SAID LAND HAVING OR 0.090 ACRES, MORE OR LESS.

SCHEDULE B-II EXCEPTIONS

1–6 – STANDARD EXCEPTIONS. NOT ADDRESSED.

7 – DECLARATION OF COVENANTS AND RESTRICTIONS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM KILLEARN, INC. TO ARCHWAY HOMES, INC., DATED MARCH 3, 2000, FILED MARCH 16, 2000, AND RECORDED IN DEED BOOK 3639, PAGE 253, RECORDS OF HENRY COUNTY, GEORGIA.
AFFECTS THE PROPERTY. INCLUDES A BLANKET STATEMENT OF EASEMENT FOR UTILITIES, DRAINAGE, AND ACCESS AND A RESERVATION FOR A FUTURE 10' EASEMENT "...ALONG ONE SIDE OF EACH LOT". NOTHING HEREIN WAS PLOTTABLE BY DESCRIPTION. A PRESCRIPTIVE 20' EASEMENT IS SHOWN HEREON ALONG ALL SURVEYED SEWER LINES AND DRAINAGE LINES CENTERED ON THE CENTER OF EACH STRUCTURE.

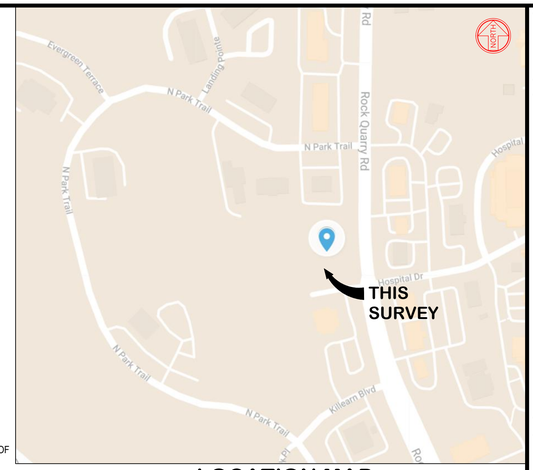
8– EASEMENTS IN FAVOR OF GEORGIA POWER COMPANY RECORDED IN THE FOLLOWING RECORDS OF HENRY COUNTY, GEORGIA:
(A) FROM MRS. NELLIE STEWART DEAN, DATED DECEMBER 18, 1947, AND RECORDED IN DEED BOOK 39, PAGE 330;
(B) FROM H.E. DEAN, JR.; DATED JULY XX, 1963, AND RECORDED IN DEED BOOK 76, PAGE 542;
(C) FROM MRS. NELLIE STEWART DEAN AND H.E. DEAN, JR., DATED OCTOBER 4, 1951, AND RECORDED IN DEED BOOK 45, PAGE 467; AND
(D) FROM MRS. NELLIE STEWART DEAN AND H.E. DEAN, JR., DATED OCTOBER 4, 1951, AND RECORDED IN DEED BOOK 45, PAGE 469.
AFFECTS THE PROPERTY. EASEMENTS ARE BLANKET IN NATURE AND NOT PLOTTABLE. ALL VISIBLE ELECTRICAL UTILITIES AND SERVICES WERE FIELD LOCATED AND ARE SHOWN ON THE SURVEY.

9 – RIGHT OF WAY DEED FORM SK PROPERTY HOLDINGS I, LLC N/K/A CNW PROPERTY HOLDINGS I, LLC AND JOAN C. STEELE TO HENRY COUNTY, GEORGIA, DATED MARCH 28, 2022, FILED APRIL 4, 2022, AND RECORDED IN DEED BOOK 19014, PAGE 31, AFORESAID RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THE SURVEY.

10 – PERMANENT CONSTRUCTION AND MAINTENANCE EASEMENT FROM SK PROPERTY HOLDINGS I, LLC N/K/A CNW PROPERTY HOLDINGS I, LLC AND JOAN C. STEELE TO HENRY COUNTY, GEORGIA, DATED MARCH 28, 2022, FILED APRIL 4, 2022, AND RECORDED IN DEED BOOK 19014, PAGE 35, AFORESAID RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THE SURVEY.

11 – THE POLICY OF TITLE INSURANCE TO BE ISSUED IN CONNECTION WITH THIS COMMITMENT WILL AFFORD ASSURANCES AS TO THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY, BUT WILL NOT ENSURE THE ENGINEERING CALCULATIONS IN COMPUTING THE EXACT AMOUNT OF ACREAGE CONTAINED THEREIN.
ALL FOUND AND SET MONUMENTS ALONG THE BOUNDARY OF SUBJECT PROPERTY ARE SHOWN HEREON.

NOTE: REFERENCES TO RECORDED DOCUMENTS HEREIN REFER TO SUCH DOCUMENTS RECORDED IN THE CLERK'S OFFICE FOR THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA.



LOCATION MAP
NOT TO SCALE

NOTES:

- BEARINGS HEREIN ARE BASED ON NAD83/GEORGIA WEST STATE PLANE COORDINATES.
- NO ZONING REPORT WAS PROVIDED BY THE CLIENT. THIS FIRM RECOMMENDS THAT THE CLIENT OBTAIN A CERTIFIED ZONING VERIFICATION LETTER FROM THE CITY, COUNTY OR AGENCY RESPONSIBLE FOR ZONING CLASSIFICATION FOR THE PARCEL.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.
- LEGAL DESCRIPTION AS PER FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT NO. 72112–2601(REVISED) WITH AN EFFECTIVE DATE OF 04/06/2022. NO CLAIMS AS TO OWNERSHIP ARE MADE OR IMPLIED.
- SITE CONTAINS NO MARKED REGULAR PARKING SPACES & NO HANDICAPPED SPACES.
- ALL ADJOINING OWNER INFORMATION IS TAKEN FROM THE HENRY COUNTY TAX ASSESSOR'S WEBSITE.
- LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY: OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.IV. PER ALTA/NSPS.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT–OF–WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.
- BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA. PANEL #13151C0088C EFFECTIVE DATE: 05/16/2006
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 714,807 FEET.
- THE EQUIPMENT USED TO MAKE THIS SURVEY WAS A TOPCON GPT–3005LW TOTAL STATION.
- THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,441 FEET AND ANGULAR ERROR OF 00°00'03" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES RULE.
- THE CURRENT PROPERTY OWNER IS JOAN C. STEELE AND SK PROPERTY HOLDINGS I, LLC PER DEED BOOK 9345, PAGE 240 OF HENRY COUNTY, GEORGIA RECORDS.
- PROPERTY IS LOCATED IN THE BIG COTTON/LITTLE COTTON INDIAN CREEK WATER SHED PROTECTION DISTRICT.
- PROPERTY IS NOT PART OF A SUBDIVISION.
- A PORTION OF THIS PROPERTY IS LOCATED IN A WETLAND AREA.
- PROPERTY IS SERVED BY COUNTY WATER.
- THIS PROPERTY DOES INCLUDE BODIES OF WATER ON THE PROPERTY.
- PROPERTY IS LOCATED ON A PAVED ASPHALT ROAD.
- 1/2" REBAR IRON PINS PLACED AT ALL CORNERS UNLESS OTHERWISE NOTED.
- NO BUILDINGS PRESENT ON SITE AT TIME OF SURVEY.

CERTIFY TO:
GMI 2, INC.
JOAN C. STEELE
CNW PROPERTY HOLDINGS 1 LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
COLONY BANK AND OR ITS SUCCESSORS OR ASSIGNS AS THEIR INTERESTS MAY APPEAR

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 13, 14, 16, 17, 19, AND 20 OF TABLE A THEREOF.

THE ORIGINAL FIELDWORK WAS COMPLETED ON: 04/27/2021
FIELD WORK WAS LAST UPDATED ON: *1/10/2022*
DATE OF PLAT OR MAP: 05/03/2021

JONATHAN B. PRINCE , R.L.S. #3244

05/02/2022
DATE

GEORGIA REGISTERED LAND SURVEYOR NO. 3244 JONATHAN B. PRINCE

THIS DRAWING IS THE PROPERTY OF IRONSTONE SURVEYING AND IS AN INSTRUMENT OF SERVICE, NOT TO BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN PERMISSION OF SAME.

No.	JOB No.	DESCRIPTION OF REVISION	DATE
2	210145	REVISED TITLE COMMITMENT	5/2/22
1	210145	UPDATE SURVEY FOR ALTA	1/10/22

IRONSTONE SURVEYING
96 Ernest Biles Drive, Jackson, Georgia 30233
Phone 770-957-4614 / Email office@ironstonesurveying.com

ALTA/NSPS LAND TITLE SURVEY
FOR GMI 2, INC.
IN LAND LOT 13, DISTRICT 6, HENRY COUNTY, GEORGIA

ORIGINAL PLAT DATE	05/03/2021
SCALE	1" = 40'
DRAWN BY	RCL/SJL
CHECKED BY	JBP
ORIGINAL FIELD DATE	04/27/2021
CREW	RL/AL
FIELD BOOK	FIELD SKETCH
JOB NO.	210145
DWG NO.	210145-RCL-A
SHEET	1 of 1

Henry County Water Authority
Engineering Division

July 12, 2024

Re: Water and Sewer Services - Availability

Proposed Development:	**Food Mart with Fuel Sales**
Property Information:	**Off Rock Quarry Road, Parcel No. 032-01030012**
	LL 13; District 6; 4.36+/- acres
Zoning:	**C-2 (City of Stockbridge)**
Sewer Basin:	**Walnut Creek**
Watershed Basin:	**Big Cotton Indian Creek**

TO WHOM IT MAY CONCERN:

You have requested that this Authority provide you with information concerning the present availability of water and sewer services to the above-described property. This letter is being provided for informational purposes only and will not act to reserve water capacity to you or the property and will not create any liability to the Authority. The information contained in this letter will remain in effect for a period of **365** days from the date of this letter unless subsequently notified in writing by the Authority. The information provided herein is based upon the above-stated zoning of the property. Any deviation in zoning that would increase density or usage above that evaluated by the Authority will automatically void the information provided herein and will require a separate re-evaluation by this Authority.

Water service is available to the property described above. A fire flow test calculated in the area revealed the following data:

Static:	124	psi
Residual:	114	psi
Flow	1635	gpm
Calculated Flow @ 20 psi:	5790	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 1000 gpm for said proposed commercial development as established by the Henry County Board of Commissioners.

Sewage **treatment** and sewer line **capacity** are presently available to the property.

The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Site Plan dated 06/10/2024 prepared by LJA.

Digitally signed
by Scott Sage, P.E.
Date: 2024.07.12
13:35:04 -04'00'

Scott Sage, P. E.
Engineering Division Manager
Henry County Water Authority

City of Stockbridge

AGENDA ITEM

MEETING DATE

DECEMBER 9, 2024

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

FUNDING SOURCE

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☒ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-03. Consideration of a Comprehensive Plan Amendment request to change the future land use designation of Parcel #S07-01006000 on the east side of Brush Creek Court from Low-Density Mixed-Use to Medium-Density Residential to allow for a townhome development with 20 units. The development would represent Phase 2 of the Brush Creek Commons development on Parcel #S07A01100000 on the west side of Brush Creek Court. Applicant: Pivotal Enterprises, LLC, c/o Battle Law, P.C.

BACKGROUND INFORMATION:

Phase 1 of the Brush Creek Commons townhome development, which will have 41 units, is currently under construction. Staff recommendation—Approval. Planning Commission action on November 21, 2024—Approval.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

GRANTS ADMIN._____

ATTACHMENTS:

ITEM/PROJECT/EVENT:

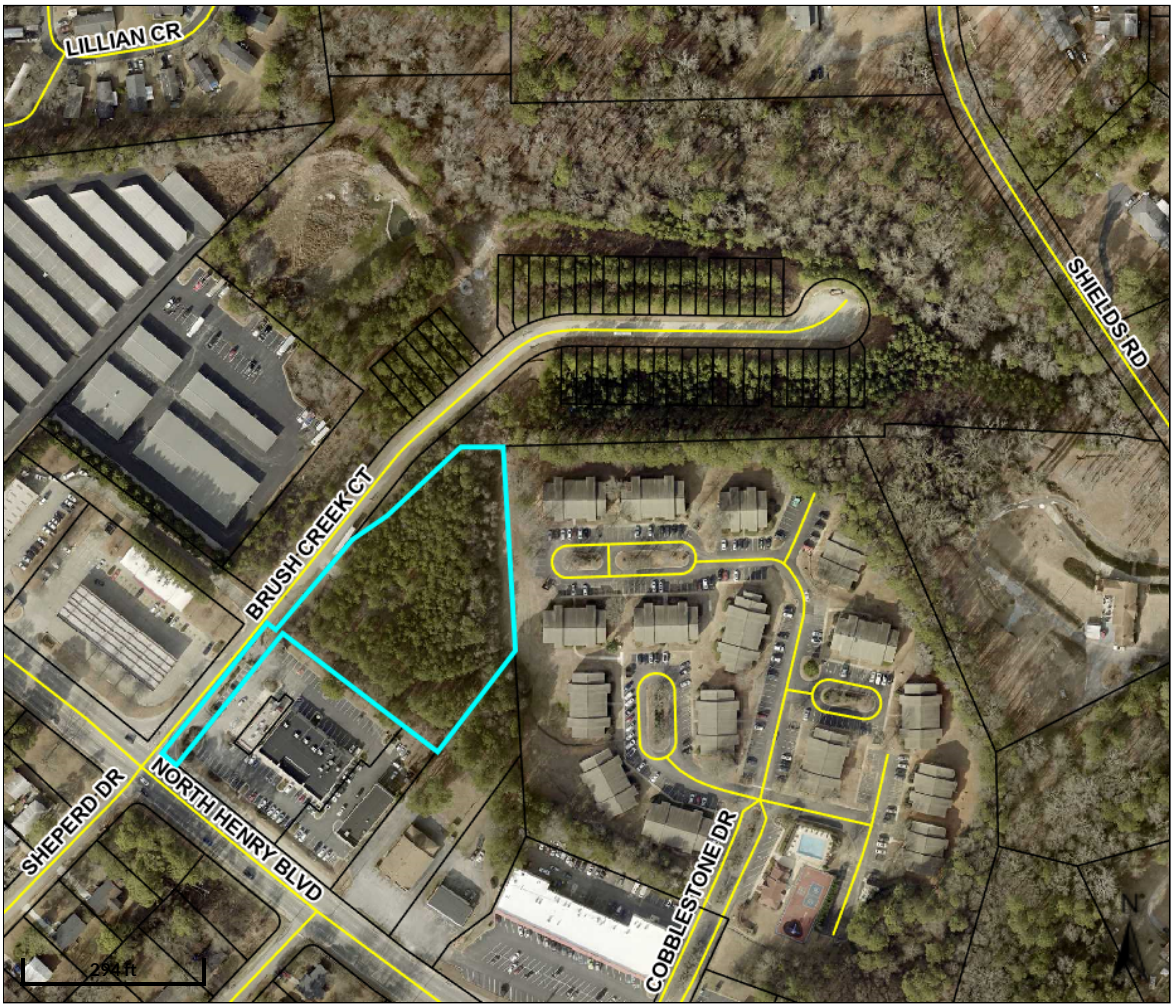
CP-2024-03 for PARCEL #S07-01006000 ON THE EAST SIDE OF BRUSH CREEK COURT.

BACKGROUND INFORMATION:

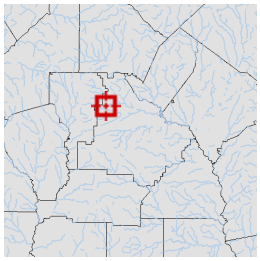
STAFF RECOMMENDATION: APPROVAL.

Staff Signature_____

Henry County, GA



Overview



Legend

- Parcels
- Roads

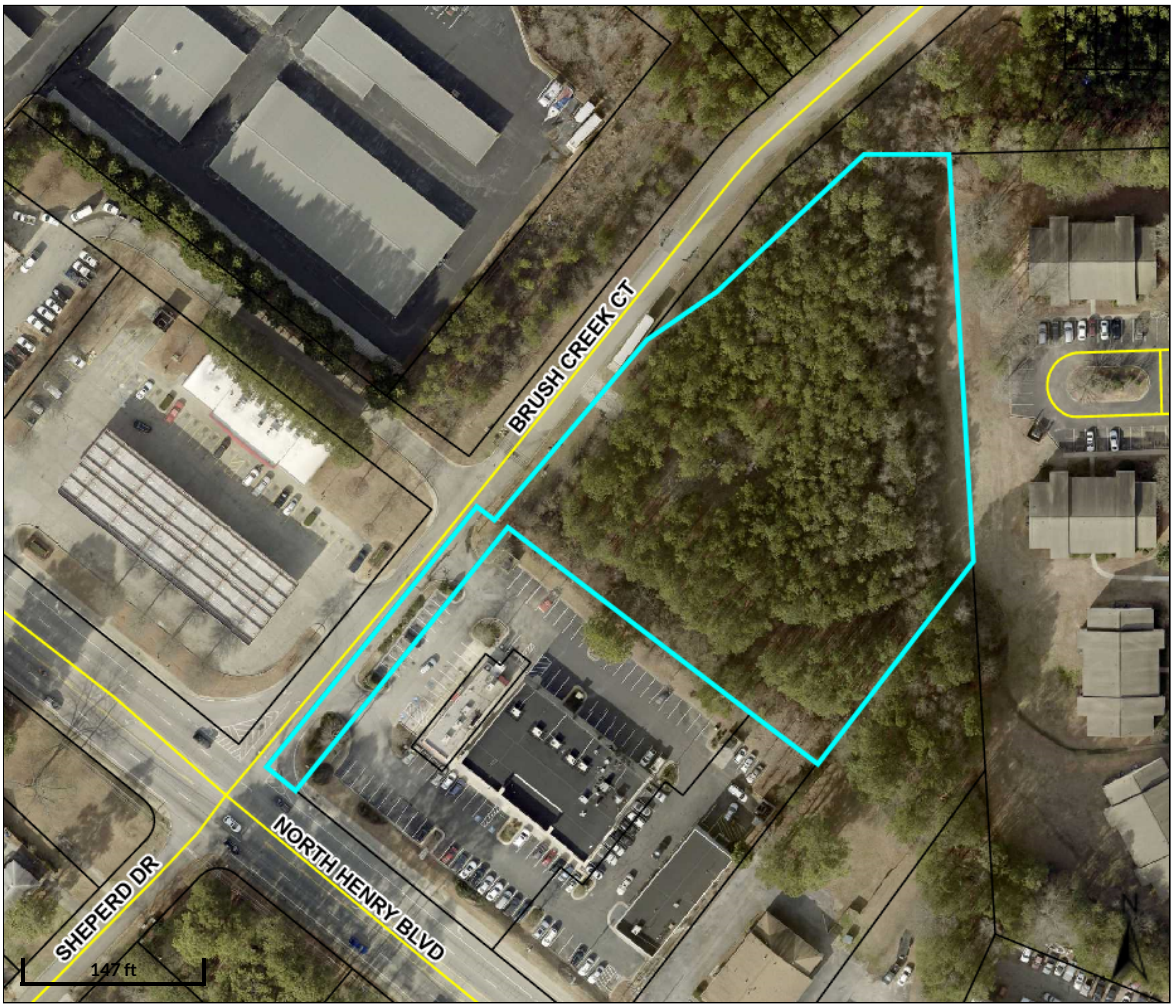
Parcel ID	S07-01006000	**Class**	C	**Owner**	PIVOTAL ENTERPRISES LLC	**Land Value:**	$126,500				
Property Address		**Acreage**	2.53	**Address**	1705 ENTERPRISE WAY STE S-100 MARIETTA GA 30067	**Building Value:**	$0	**Last 2 Sales**			
District	City/Stockbridge					**Misc Value:**	$0	**Date**	**Price**	**Reason**	**Qual**
						Total Value:	$126,500	3/22/2021	$387,000	MULTI PARCEL	U
								12/17/2013	$57,500	PART INT	U

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

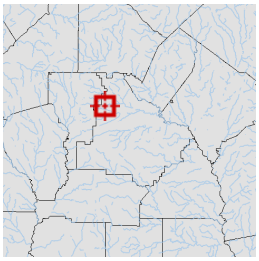
Date created: 10/23/2024
Last Data Uploaded: 10/23/2024 1:12:28 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



Overview



Legend

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- Roads

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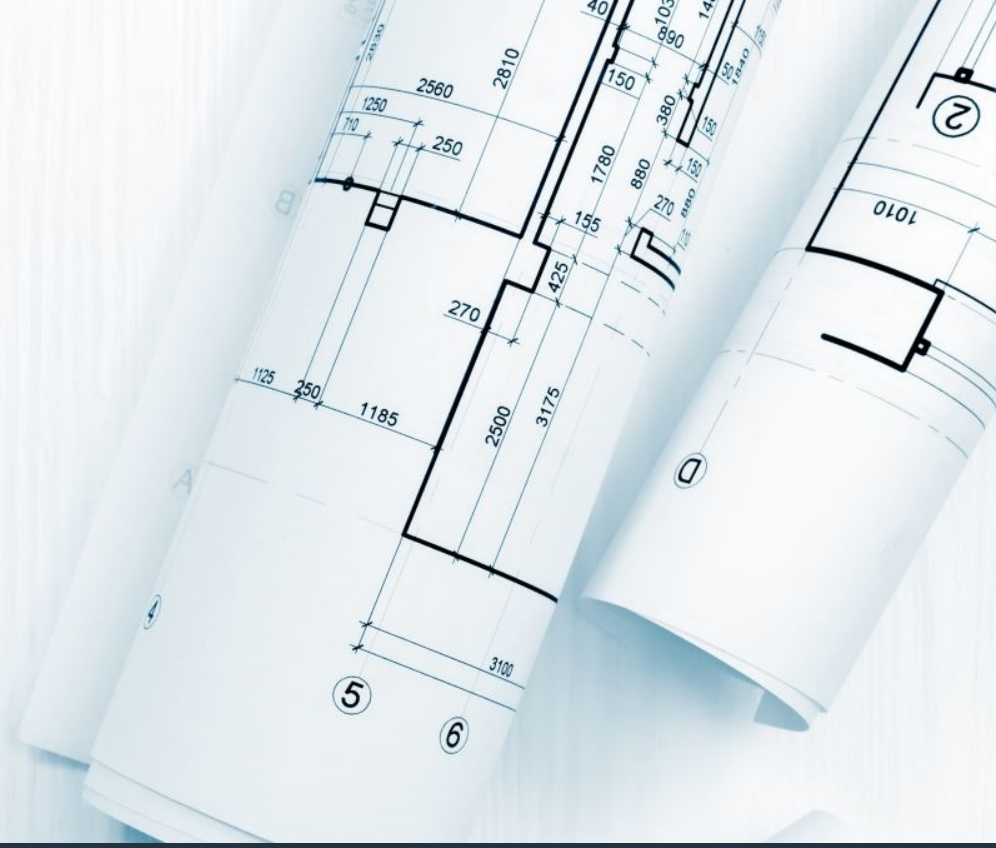
Date created: 10/23/2024
Last Data Uploaded: 10/23/2024 1:12:28 AM

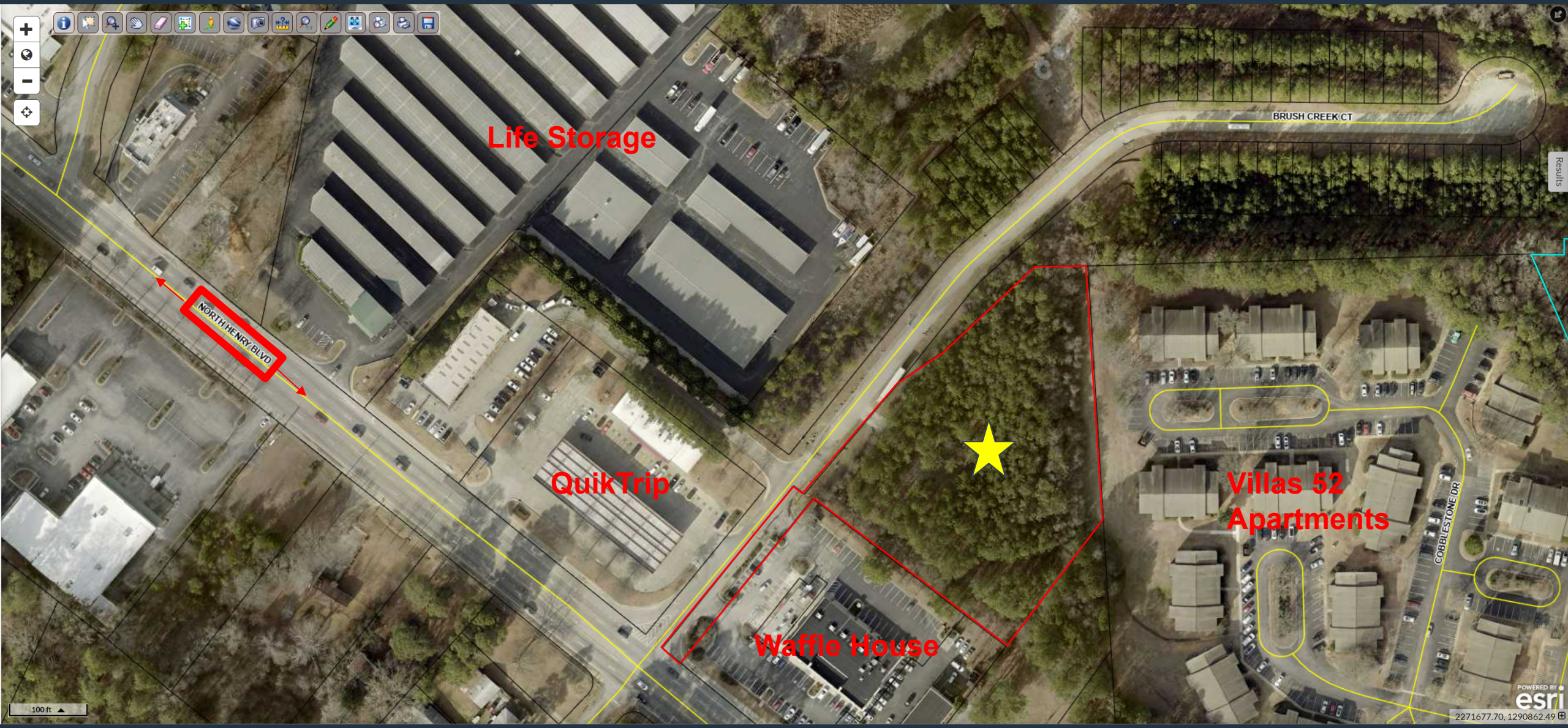
Developed by SCHNEIDER GEOSPATIAL

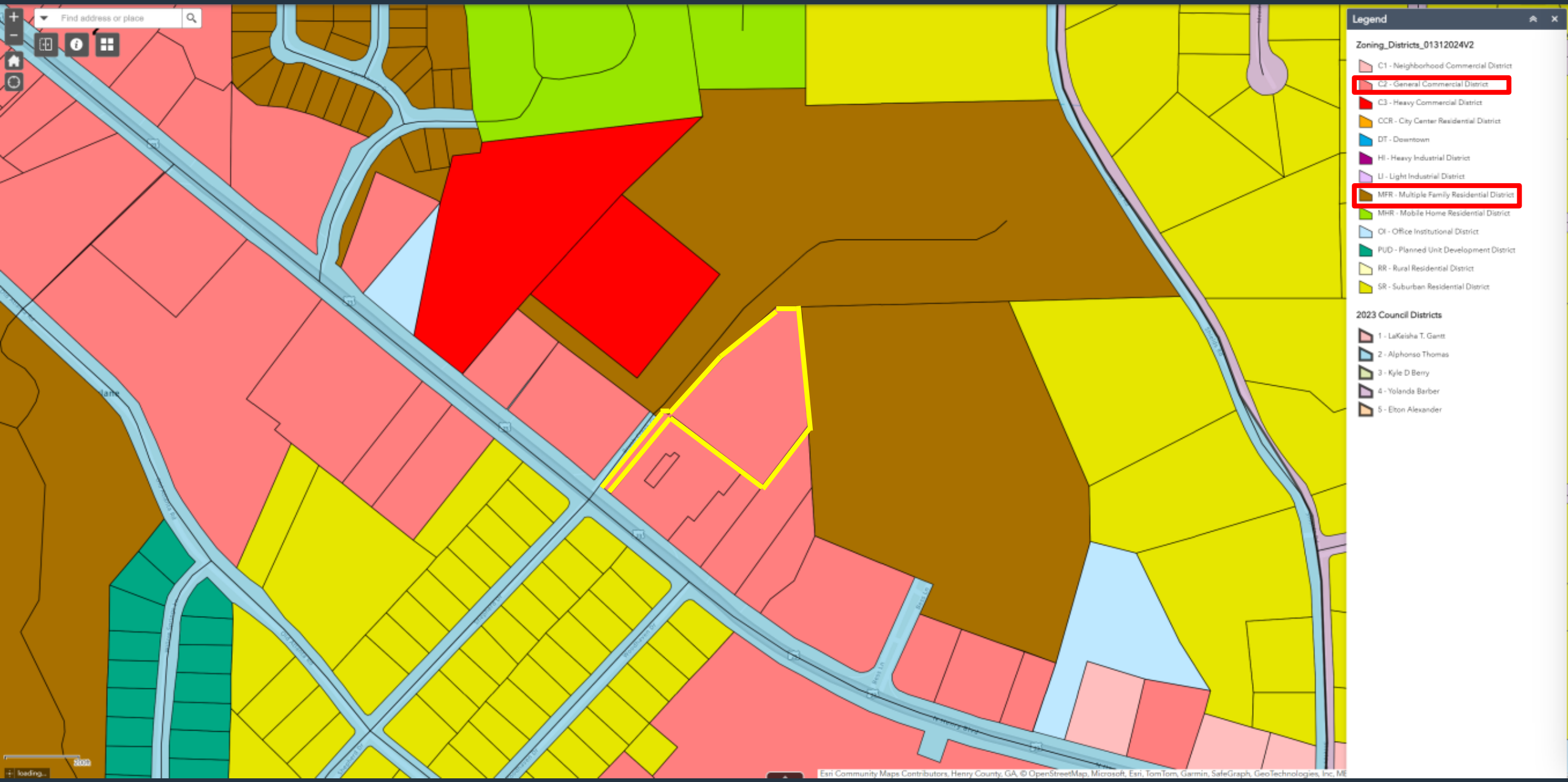
Battle Law

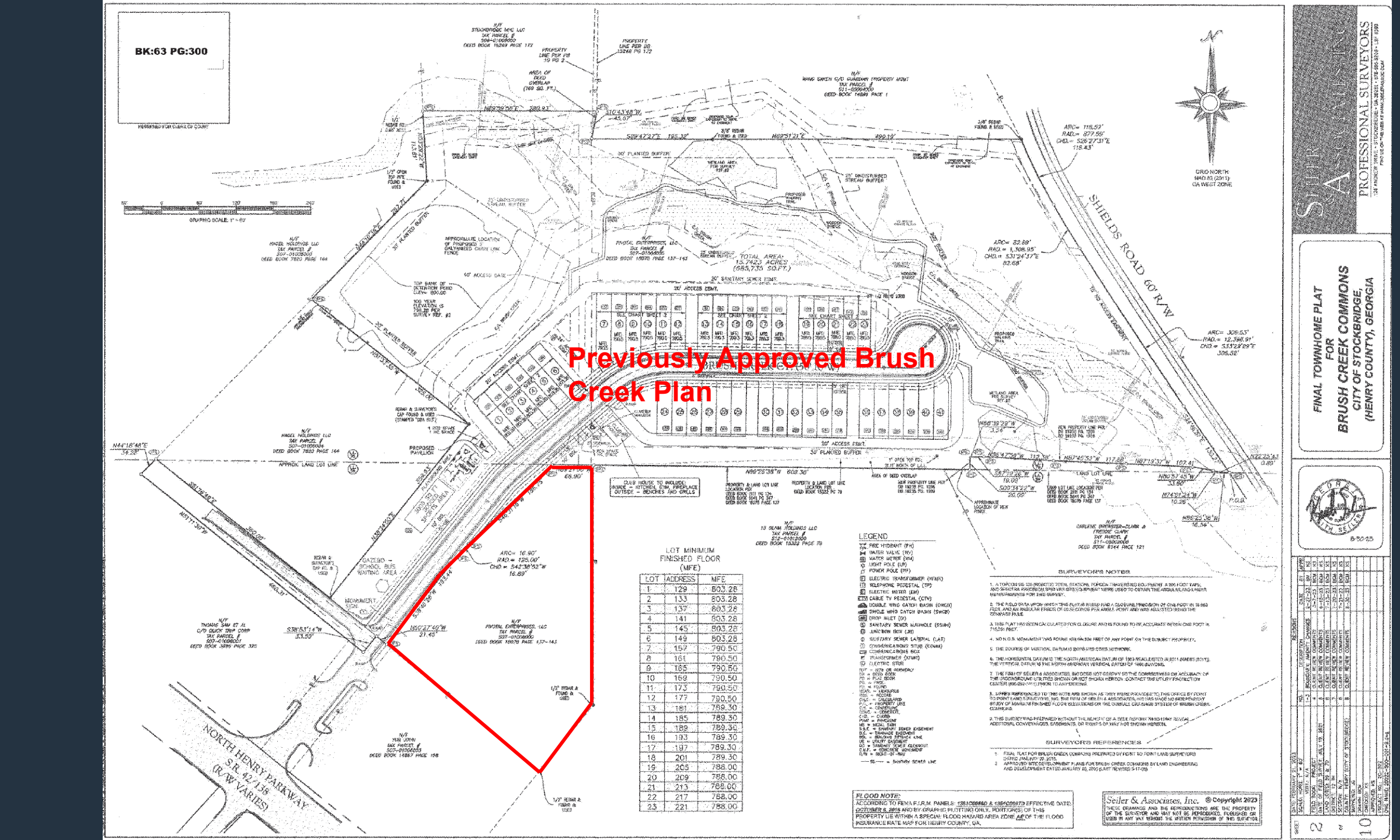


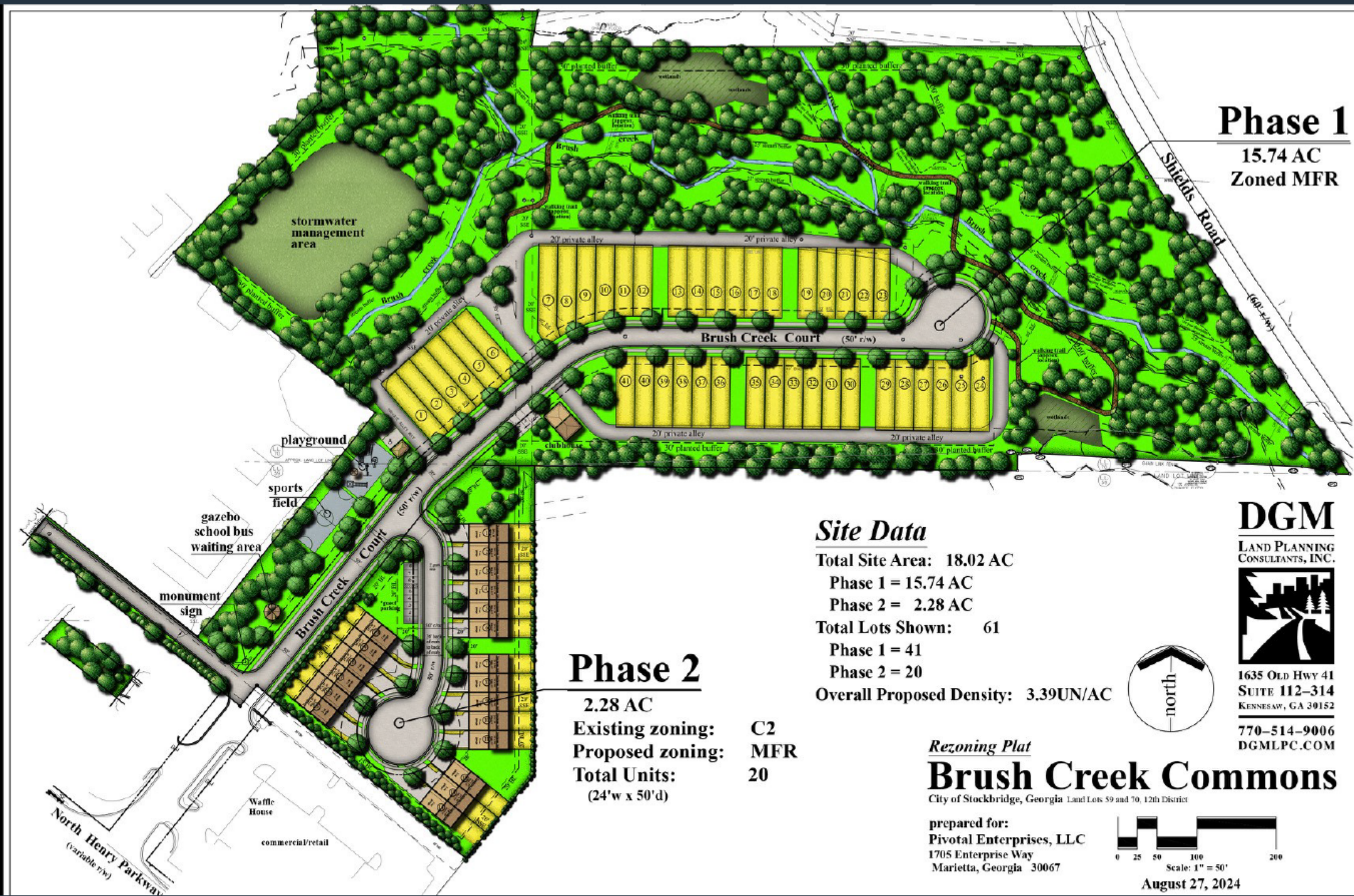
BRUSH CREEK COURT
S07-01006000

Comprehensive Plan Amendment, Rezoning, and Zoning Modification to allow for 19 Townhome Units


Life Storage
BRUSH CREEK CT
NORTH HENRY BLVD
QuikTrip
Waffle House
Villas 52
Apartments
COBBLESTONE DR
100 ft
2271677.70, 1290862.49


Find address or place
Legend
Zoning_Districts_01312024V2
C1 - Neighborhood Commercial District
C2 - General Commercial District
C3 - Heavy Commercial District
CCR - City Center Residential District
DT - Downtown
HI - Heavy Industrial District
LI - Light Industrial District
MFR - Multiple Family Residential District
MHR - Mobile Home Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
RR - Rural Residential District
SR - Suburban Residential District
2023 Council Districts
1 - LaKeisha T. Gantt
2 - Alphonso Thomas
3 - Kyle D Berry
4 - Yolanda Barber
5 - Elton Alexander
Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, ME


BK:63 PG:300
Previously Approved Brush Creek Plan
SHIELDS ROAD 60' R/W
NORTH HENRY PARKWAY S.R. 42/138 (R/W VARIES)
LOT MINIMUM FINISHED FLOOR (MFE)
LEGEND
SURVEYOR'S NOTES
SURVEYOR'S REFERENCES
FLOOD NOTE:
Seiler & Associates, Inc. © Copyright 2023
FINAL TOWNHOME PLAT FOR BRUSH CREEK COMMONS CITY OF STOCKBRIDGE, (HENRY COUNTY), GEORGIA
PROFESSIONAL SURVEYORS


Phase 1
15.74 AC
Zoned MFR
Shields Road
(60' r/w)
stormwater management area
Brush Creek Court (50' r/w)
20' private alley
30' planted buffer
clubhouse
playground
sports field
gazebo
school bus waiting area
monument sign
Brush Creek Court (50' r/w)
Phase 2
2.28 AC
Existing zoning: C2
Proposed zoning: MFR
Total Units: 20
(24'w x 50'd)
Waffle House
commercial/retail
North Henry Parkway
(variable r/w)
Site Data
Total Site Area: 18.02 AC
Phase 1 = 15.74 AC
Phase 2 = 2.28 AC
Total Lots Shown: 61
Phase 1 = 41
Phase 2 = 20
Overall Proposed Density: 3.39UN/AC
north
DGM
Land Planning Consultants, Inc.
1635 Old Hwy 41
Suite 112-314
Kennesaw, GA 30152
770-514-9006
DGMLPC.COM
Rezoning Plat
Brush Creek Commons
City of Stockbridge, Georgia Land Lots 59 and 70, 12th District
prepared for:
Pivotal Enterprises, LLC
1705 Enterprise Way
Marietta, Georgia 30067
0 25 50 100 200
Scale: 1" = 50'
August 27, 2024



City of Stockbridge Planning and Zoning Division

Application for an Amendment to the Comprehensive Plan

Name of Applicant Pivotal Enterprises LLC c/o Battle Law P.C. Phone: 770-527-8582 Date: 5/2/2024

Address of Applicant: 1705 Enterprise Way Ste S-100 Cell # 770-480-1714

City: Marietta State: GA Zip: 30067 E-mail: olympiamike@bellsouth.net

Name of Agent Battle Law P.C. Phone: 404-601-7616 Date: 5/2/2024

Address of Agent: 3562 Habersham at Northlake, Bldg. J, Ste 100 Cell #

City: Tucker State: GA Zip: 30084 E-mail:

THE PERSONS NAMED ABOVE AFFIRM THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS THAT THE FOLLOWING AMENDMENT TO THE COMPREHENSIVE PLAN BE GRANTED:

The property will be POSTED with a City of Stockbridge Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen days prior to the Planning Commission and Mayor/City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason.

(Acknowledgement)

FROM: LDMU

TO: MDR

Property Address: None Assigned

Nearest intersection to the property: Brush Creek Court and N. Henry Blvd

Size of Tract: 2.28 acre(s). Land Lot Number(s): 59 . District(s): 12

Property Tax Parcel Number(s):

S07-010-060-00 **(Required)**

Pivotal Enterprises, LLC

By: -Eaman Fatemi member

Witness' Signature

Signature of Applicant

Elizabeth Escandon-Munoz

Pivotal Enterprises, LLC

Printed Name of Witness

Printed Name of Applicant

Notary

Signature of Agent

Notary Seal:

RHONDA Y. WHITEHEAD COMBS
MY COMMISSION EXPIRES
NOTARY
PUBLIC
02/25/2027
HENRY COUNTY, GEORGIA

(For Office Use Only)

Total Amount Paid $ Check # Credit Card # *(FEES ARE NON-REFUNDABLE)*

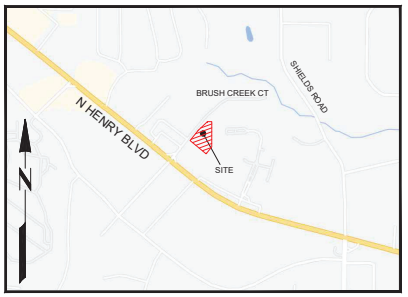
Application checked by: Date:

Pre-application meeting: Date:

Planning Commission Decision:

Mayor/City Council Decision:

Planning Director's Signature: Date:



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 59 AND OF THE 12TH LAND DISTRICT, CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA"); AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY LINE OF SHIELDS ROAD (60 FOOT RIGHT-OF-WAY) AND THE LINE COMMON TO LAND LOTS 59 AND 70;

THENCE LEAVING THE WESTERN RIGHT-OF-WAY LINE OF SHIELDS ROAD AND RUNNING ALONG SAID LINE COMMON TO LAND LOTS 59 AND 70, NORTH 89 DEGREES 25 MINUTES 38 SECONDS WEST, 16.54 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE LEAVING SAID LINE COMMON TO LAND LOTS 59 AND 70, NORTH 22 DEGREES 25 MINUTES 43 SECONDS WEST, 0.89 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 74 DEGREES 01 MINUTES 24 SECONDS WEST, 10.26 FEET TO A POINT;

THENCE NORTH 80 DEGREES 57 MINUTES 45 SECONDS WEST, 33.60 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 87 DEGREES 19 MINUTES 37 SECONDS WEST, 107.41 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 87 DEGREES 45 MINUTES 52 SECONDS WEST, 117.86 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 86 DEGREES 47 MINUTES 59 SECONDS WEST, 112.38 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE SOUTH 87 DEGREES 19 MINUTES 26 SECONDS WEST, 19.09 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 86 DEGREES 39 MINUTES 29 SECONDS WEST, 3.54 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");
THENCE SOUTH 00 DEGREES 34 MINUTES 22 SECONDS WEST, 20.09 FEET TO A 1/2" REBAR & SURVEYOR'S CAP (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA") SET ON THE LINE COMMON TO LAND LOTS 59 AND 70;

THENCE ALONG THE LINE COMMON TO LAND LOTS 59 AND 70, NORTH 89 DEGREES 25 MINUTES 38 SECONDS WEST, 609.38 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA") AND THE ***POINT OF BEGINNING***;

THENCE LEAVING SAID LINE COMMON TO LAND LOTS 59 AND 70, SOUTH 00 DEGREES 04 MINUTES 27 SECONDS WEST, 388.88 FEET TO A 1/2" REBAR FOUND;

THENCE SOUTH 39 DEGREES 01 MINUTES 07 SECONDS WEST, 137.44 FEET TO A 1/2" REBAR FOUND;

THENCE NORTH 50 DEGREES 27 MINUTES 40 SECONDS WEST, 321.53 FEET TO A 1/2" REBAR & SURVEYOR'S CAP (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA") SET ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BRUSH CREEK COURT (50 RIGHT OF WAY PER FINAL SUBDIVISION PLAT OF BRUSH CREEK COMMONS, PLAT BOOK 63 PAGE 299, HENRY COUNTY, GEORGIA RECORDS);

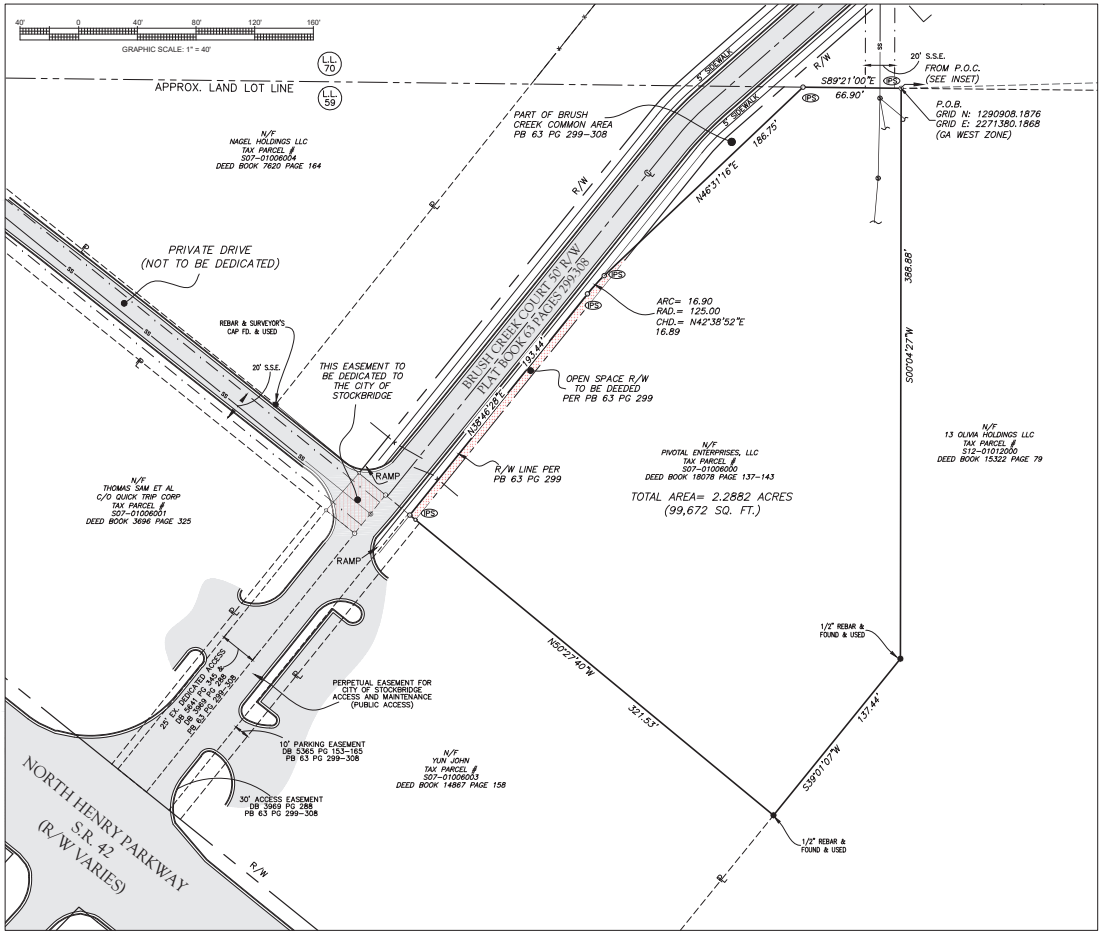
THENCE ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF BRUSH CREEK COURT, NORTH 38 DEGREES 46 MINUTES 28 SECONDS EAST, 193.44 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

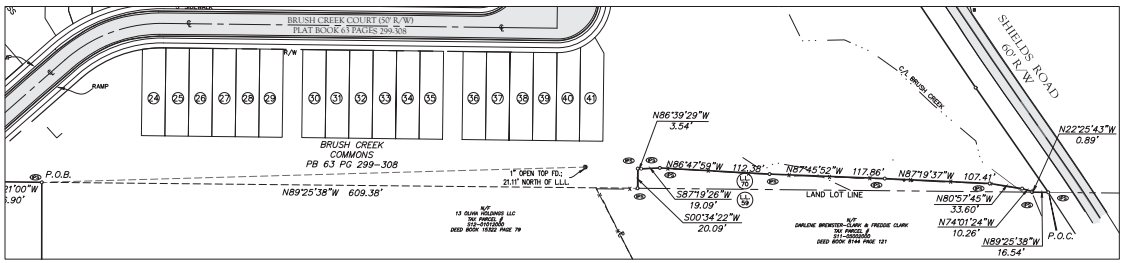
THENCE CONTINUING ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF BRUSH CREEK COURT, 16.90 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, (SAID CURVE HAVING A RADIUS OF 125.00 FEET AND A CHORD OF NORTH 42 DEGREES 38 MINUTES 52 SECONDS EAST, 16.89 FEET) TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE LEAVING THE SOUTHEASTERLY RIGHT OF WAY LINE OF BRUSH CREEK COURT, NORTH 46 DEGREES 31 MINUTES 16 SECONDS EAST, 186.75 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE SOUTH 89 DEGREES 21 MINUTES 00 SECONDS EAST, 66.90 FEET TO THE ***POINT OF BEGINNING.***

SAID TRACT OR PARCEL OF LAND CONTAINING 2.2882 ACRES (99,672 SQUARE FEET).





P.O.C INSET
SCALE 1" = 60'

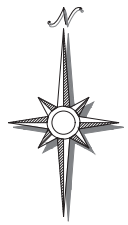
SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED No. 2388 PROFESSIONAL LAND SURVEYOR KEITH SEILER

KEITH R. SEILER — DATE 5-3-24

GEORGIA REGISTRATION NO. 2388
MEMBER NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS)
MEMBER SURVEYING & MAPPING SOCIETY OF GEORGIA (SAMSOG)



GRID NORTH
NAD 83 (2011)
GA WEST ZONE

SURVEYOR'S NOTES

1. A TOPCON DS 105 (ROBOTIC TOTAL STATION), TOPCON TRAVERSING EQUIPMENT, A 200 FOOT TAPE, AND SPECTRA PRECISION SP80 VRS GPS EQUIPMENT WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAD A CLOSURE PRECISION OF ONE FOOT IN 16,663 FEET, AND AN ANGULAR ERROR OF 09 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 536,313 FEET.
4. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
5. THE SOURCE OF VERTICAL DATUM IS EGPS VRS CORS NETWORK.
6. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83 (2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. THE FIRM OF SEILER & ASSOCIATES, INC DOES NOT CERTIFY TO THE CORRECTNESS OR ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER (800-282-7411) PRIOR TO ANY DIGGING.
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.

SURVEYOR'S REFERENCES

1. APPROVED SITE DEVELOPMENT PLANS FOR BRUSH CREEK COMMONS BY LAND ENGINEERING AND DEVELOPMENT DATED JANUARY 25, 2005 (LAST REVISED 3-17-05).
2. FINAL SUBDIVISION PLAT FOR BRUSH CREEK COMMONS PREPARED BY SEILER AND ASSOCIATES RECORDED IN PLAT BOOK 63 PAGES 299-308.

LEGEND

- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- LIGHT POLE (LP)
- POWER POLE (PP)
- ELECTRIC TRANSFORMER (XFMR)
- TELEPHONE PEDESTAL (TP)
- ELECTRIC METER (EM)
- CABLE TV PEDESTAL (CTV)
- DOUBLE WING CATCH BASIN (DWCB)
- SINGLE WING CATCH BASIN (SWCB)
- DROP INLET (DI)
- SANITARY SEWER MANHOLE (SSMH)
- JUNCTION BOX (JB)
- SANITARY SEWER LATERAL (LAT)
- COMMUNICATIONS STUB (COMM)
- COMMUNICATIONS BOX
- TRANSFORMER (XFMR)
- ELECTRIC STUB

N/F = NOW OR FORMERLY
DB = DEED BOOK
PB = PLAT BOOK
PG. = PAGE
FD. = FOUND
MEAS. = MEASURED
REC. = RECORD
CALC. = CALCULATED
P/L = PROPERTY LINE
C/L = CENTERLINE
CONC. = CONCRETE
CHD. = CHORD
PVMT. = PAVEMENT
MTL. = METAL
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
BSL = BUILDING SETBACK LINE
UE = UTILITY EASEMENT
CO = SANITARY SEWER CLEANOUT
C.M.F. = CONCRETE MONUMENT
R/W = RIGHT-OF-WAY
SS = SANITARY SEWER LINE

FLOOD NOTE:
ACCORDING TO FEMA F.I.R.M. PANELS: ***1351C0086D & 1351C0087D***
EFFECTIVE DATE: ***OCTOBER 6, 2016*** AND BY GRAPHIC PLOTTING ONLY, NO PORTION(S) OF THIS PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE ***AE*** OF THE FLOOD INSURANCE RATE MAP FOR HENRY COUNTY, GA.

Seiler & Associates, Inc. © Copyright 2024
THESE DRAWINGS AND THE REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

SEILER & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS
124 ANDREW DRIVE • STOCKBRIDGE • GA 30281 • 678-565-9200 • LSF #390
PROUDLY ON THE WEB AT: WWW.SEILERASSOC.COM

BOUNDARY SURVEY FOR PIVOTAL ENTERPRISES, LLC CITY OF STOCKBRIDGE, (HENRY COUNTY), GEORGIA

GEORGIA REGISTERED No. 2388 PROFESSIONAL LAND SURVEYOR KEITH SEILER
5-3-24

NO.	DESCRIPTION	DATE	BY	APPR.

DATE: MAY 3, 2024
SCALE: 1" = 40'
VERT.: N/A
FIELD BOOK: PROJECT
DATE OF FIELD SURVEY: JULY 19, 2021
LAND LOT: 59
DISTRICT: 12 TH
SECTION: N/A
COUNTY: HENRY (CITY OF STOCKBRIDGE)
SURVEYED: KS
DRAWN: BCM
CHECKED: KS
APPROVED: KS
JOB NO.: 20022-100-001
DWG NAME: 20022-100-001-Survey.dwg

SHEET 1 OF 1

C:\Users\bill\Seiler & Associates, Inc\Seiler & Associates, Inc - Documents\Technical\Land Projects-SA\20022\Data\20022-100-001-Survey_Sh_Rev_ May 03, 2024 - 3:41:56pm

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 59 AND OF THE 12TH LAND DISTRICT, CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA"); AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY LINE OF SHIELDS ROAD (60 FOOT RIGHT-OF-WAY) AND THE LINE COMMON TO LAND LOTS 59 AND 70;

THENCE LEAVING THE WESTERN RIGHT-OF-WAY LINE OF SHIELDS ROAD AND RUNNING ALONG SAID LINE COMMON TO LAND LOTS 59 AND 70, NORTH 89 DEGREES 25 MINUTES 38 SECONDS WEST, 16.54 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE LEAVING SAID LINE COMMON TO LAND LOTS 59 AND 70, NORTH 22 DEGREES 25 MINUTES 43 SECONDS WEST, 0.89 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 74 DEGREES 01 MINUTES 24 SECONDS WEST, 10.26 FEET TO A POINT;

THENCE NORTH 80 DEGREES 57 MINUTES 45 SECONDS WEST, 33.60 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 87 DEGREES 19 MINUTES 37 SECONDS WEST, 107.41 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 87 DEGREES 45 MINUTES 52 SECONDS WEST, 117.86 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 86 DEGREES 47 MINUTES 59 SECONDS WEST, 112.38 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE SOUTH 87 DEGREES 19 MINUTES 26 SECONDS WEST, 19.09 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 86 DEGREES 39 MINUTES 29 SECONDS WEST, 3.54 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE SOUTH 00 DEGREES 34 MINUTES 22 SECONDS WEST, 20.09 FEET TO A 1/2” REBAR & SURVEYOR'S CAP (STAMPED “SEILER & ASSOCIATES LSF #390 GEORGIA”) SET ON THE LINE COMMON TO LAND LOTS 59 AND 70;

THENCE ALONG THE LINE COMMON TO LAND LOTS 59 AND 70, NORTH 89 DEGREES 25 MINUTES 38 SECONDS WEST, 609.38 FEET TO A 1/2” REBAR & SURVEYOR'S CAP SET (STAMPED “SEILER & ASSOCIATES LSF #390 GEORGIA”) AND THE ***POINT OF BEGINNING***;

THENCE LEAVING SAID LINE COMMON TO LAND LOTS 59 AND 70, SOUTH 00 DEGREES 04 MINUTES 27 SECONDS WEST, 388.88 FEET TO A 1/2” REBAR FOUND;

THENCE SOUTH 39 DEGREES 01 MINUTES 07 SECONDS WEST, 137.44 FEET TO A 1/2” REBAR FOUND;

THENCE NORTH 50 DEGREES 27 MINUTES 40 SECONDS WEST, 321.53 FEET TO A 1/2” REBAR & SURVEYOR'S CAP (STAMPED “SEILER & ASSOCIATES LSF #390 GEORGIA”) SET ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BRUSH CREEK COURT (50 RIGHT OF WAY PER FINAL SUBDIVION PLAT OF BRUSH CREEK COMMONS, PLAT BOOK 63 PAGES 299-308, HENRY COUNTY, GEORGIA RECORDS);

THENCE ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF BRUSH CREEK COURT, NORTH 38 DEGREES 46 MINUTES 28 SECONDS EAST, 193.44 FEET TO A 1/2” REBAR & SURVEYOR'S CAP SET (STAMPED “SEILER & ASSOCIATES LSF #390 GEORGIA”);

THENCE CONTINUING ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF BRUSH CREEK COURT, 16.90 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, (SAID CURVE HAVING A RADIUS OF 125.00 FEET AND A CHORD OF NORTH 42 DEGREES 38 MINUTES 52 SECONDS EAST, 16.89 FEET) TO A 1/2” REBAR & SURVEYOR'S CAP SET (STAMPED “SEILER & ASSOCIATES LSF #390 GEORGIA”);

THENCE LEAVING THE SOUTHEASTERLY RIGHT OF WAY LINE OF BRUSH CREEK COURT, NORTH 46 DEGREES 31 MINUTES 16 SECONDS EAST, 186.75 FEET TO A 1/2” REBAR & SURVEYOR'S CAP SET (STAMPED “SEILER & ASSOCIATES LSF #390 GEORGIA”);

THENCE SOUTH 89 DEGREES 21 MINUTES 00 SECONDS EAST, 66.90 FEET TO THE ***POINT OF BEGINNING.***

SAID TRACT OR PARCEL OF LAND CONTAINING 2.2882 ACRES (99,672 SQUARE FEET).

BK:18078 PG:137-139
Filed and Recorded
Apr-30-2021 01:10 PM
DOC# 2021 - 017687
Real Estate Transfer Tax
Paid: $ 193.50
0752021004368
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: 6028630192

Please return to:
Sams & Cole, LLC
2809 Lassiter Road, Suite 100
Marietta, GA 30062
File #: 21-0028

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS INDENTURE made this 22nd day of March, 2021 between

TH41, LLC, a Georgia limited liability company, a 50% undivided interest

as party or parties of the first part, hereinafter called Grantor, and

Pivotal Enterprises, LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

See attached Exhibit "A" legal description

Address: Shields Road and N. Henry Blvd

Subject to covenants, restrictions, easements, right of way deeds, agreements, matters of plat, governmental ordinances and other lawful matters affecting said property

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

TH41, LLC, a Georgia limited liability company, a 50% undivided interest

(Seal)
John Hardy Jones, Member

(Seal)

Notary Public

[Affix Notary Seal]

LEIGH ANN GREEN
NOTARY PUBLIC
TROUP COUNTY, GEORGIA
MY COMMISSION EXPIRES JANUARY 29, 2022

Exhibit A

All that tract or parcel of land, containing 15.91 acres, more or less, lying and being in Land Lot 70 and 59 of the 12th District of Henry County, Georgia, as shown on preliminary plat by Bunn Grading Company, Inc., dated 6/14/04, and being more particularly described according to said plat as follows:

COMMENCING at the intersection of the centerline of Askew Road and the northern right of way line of State Route 42 and State 138; thence, Southeasterly a distance of 467.58 feet to an iron pin; thence, North 44 degrees 7 minutes 55 seconds East a distance of 225.72 feet to the POINT OF BEGINNING; thence, North 44 degrees 22 minutes 29 seconds East a distance of 34.28 feet to a point; thence South 51 degrees 13 minutes 8 seconds East a distance of 360.00 feet to a point; thence, North 38 degrees 35 minutes 37 seconds East a distance of 360.00 feet to a point; thence North 51 degrees 32 minutes 18 seconds West a distance of 325.00 feet to a point; thence, North 44 degrees 8 minutes 4 seconds East a distance of 267.48 feet to a point; thence, North 3 degrees 30 minutes 52 seconds West a distance of 113.75 feet to a point, thence; South 89 degrees 57 minutes 37 seconds East a distance of 280.97 feet to a point; thence South 10 degrees 43 minutes 44 seconds West a distance of 45.70 feet to a point; thence, North 89 degrees 58 minutes 34 seconds East a distance of 694.39 feet to a point on the western right of way line of Shields Drive; thence, along a curve having a radius of 793.27 feet, a chord bearing of South 8 degrees 19 minutes 12 seconds East a distance of 115.57 feet to a point; thence, South 31 degrees 10 minutes 46 seconds a distance of 82.49 feet to a point; thence, South 33 degrees 14 minutes 43 seconds East a distance of 306.52 feet to a point; thence South 35 degrees 31 minutes 23 seconds East a distance of 135.04 feet to a point; thence, North 89 degrees 4 minutes 1 second West a distance of 1098.72 feet to a point; thence, South 47 degrees 27 minutes 25 seconds West a distance of 186.88 feet to a point; thence along a curve to the Southwest having a radius of 125.00 feet and a length of 16.90 feet to a point; thence South 38 degrees 42 minutes 36 seconds East a distance of 223.55 feet to a point; thence, North 51 degrees 8 minutes 8 seconds West a distance of 25.00 feet to a point; thence, South 38 degrees 51 minutes 52 seconds West a distance of 28.67 feet to a point; thence North 51 degrees 8 minutes 8 seconds West a distance of 347.38 feet to a point; thence North 51 degrees 7 minutes 4 seconds West a distance of 134.84 feet to the POINT OF BEGINNING.

Parcel ID # S07-01006005 Henry County Georgia tax records and being the same property as conveyed at Deed Book 12441 Page 289 Henry County, Georgia records

EXHIBIT "A" *continued*

LEGAL DESCRIPTION

All that land or parcel lying in Land Lot 59 of the 12th District of Henry County, Georgia containing +/- 2.29 acres and being more particularly described as follows:

Commencing at the intersection of the northerly Land Lot Line of Land Lot 59 and the westerly right of way line of Shields Road (60' right of way) as referenced in deed book 8063 page 272 of the Henry County records; thence in a westerly direction along said Land Lot Line a distance of 1,031.72 feet to a point, said point being the true POINT OF BEGINNING; thence South 00°01'22" West, a distance of 388.88 feet to a point; thence South 38°56'20" West, a distance of 137.41 feet to a point; thence North 50°31'01" West, a distance of 321.51 feet to a point on the westerly right of way line of the proposed Brush Creek Court (50' right of way); thence continuing along said proposed right of way North 38°42'36" East, a distance of 193.44 feet to a point; thence continuing along said proposed right of way line to an arc of a curve to the right, arc distance of 16.90 feet, said arc having a radius of 125.00 feet and subtended by a chord of North 42°35'00" East and a chord distance of 16.89 feet to a point; thence continuing along said proposed right of way North 46°27'25" East, a distance of 186.74 feet to a point on the northerly Land Lot Line of Land Lot 59; thence leaving said proposed right of way and continuing along said Land Lot Line South 89°24'04" East, a distance of 66.90 feet to a point, said point being the true POINT OF BEGINNING.

Containing 99,752 square feet or 2.29 acres, more or less.

ALSO the following described property:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, BEGIN at the intersection of the Northeasterly r/w line of State Hwy. 42-138 (78.7' pave-r/w varies) with the center line of Askew Road, and run thence Southeasterly along the Northeasterly r/w line of State Hw. 42-138 a distance of 949.0 feet to a point the TRUE POINT OF BEGINNING.

FROM THE POINT THUS ARRIVED AT, run thence North 38 degrees 51 minutes 52 second East 255.00 feet to a point; thence South 51 degrees 08 minutes 08 East 30.00 feet to an iron pin placed; thence South 38 degrees 51 minutes 52 seconds West 254.99 feet to a point located on the Northeasterly r/w line of State Hwy. 42-138; thence North 51 degrees 08 minutes 08 seconds West 30.00 feet to the point of beginning.

Parcel Id # S07-01006000 Henry County tax records and being the same property as conveyed at Deed Book 13429 Page 204 Henry County Georgia records

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=53840466&key1=13429&key2=204&county=75&countyname=HENRY&userid=122196&app... 1/1

BK:18078 PG:140-143
Filed and Recorded
Apr-30-2021 01:10 PM
DOC# 2021 - 017688
Real Estate Transfer Tax
Paid: $ 193.50
0752021004367
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: 6028630192

Please return to:
Sams & Cole, LLC
2809 Lassiter Road, Suite 100
Marietta, GA 30062
File #: 21-0028

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS INDENTURE made this 22nd day of March, 2021 between

Tarzana Properties, LLC, a Georgia limited liability company, a 50% undivided interest

as party or parties of the first part, hereinafter called Grantor, and

Pivotal Enterprises, LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

See attached Exhibit "A" legal description

Address: Shields Road and N. Henry Blvd

Subject to covenants, restrictions, easements, right of way deeds, agreements, matters of plat, governmental ordinances and other lawful matters affecting said property

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Tarzana Properties, LLC, a Georgia limited liability company, a 50% undivided interest

(Seal)
Robert C. Baral, Member

(Seal)

Notary Public

[Attach Notary Seal]

Attached to and made a part of: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On Mar 1 22, 20 21 before me, S. Farzam, notary public, personally appeared Robert C. Baral who signed the above-referenced Instrument in my presence and who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within Instrument, and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature S. Farzam (Seal)
Name:

S. FARZAM
Notary Public - California
Los Angeles County
Commission # 2241815
My Comm. Expires Jun 5, 2022

Exhibit A

All that tract or parcel of land, containing 15.91 acres, more or less, lying and being in Land Lot 70 and 59 of the 12th District of Henry County, Georgia, as shown on preliminary plat by Bunn Grading Company, Inc., dated 6/14/04, and being more particularly described according to said plat as follows:

COMMENCING at the intersection of the centerline of Askew Road and the northern right of way line of State Route 42 and State 138; thence, Southeasterly a distance of 487.58 feet to an iron pin; thence, North 44 degrees 7 minutes 55 seconds East a distance of 225.72 feet to the POINT OF BEGINNING; thence, North 44 degrees 22 minutes 29 seconds East a distance of 34.28 feet to a point; thence South 51 degrees 13 minutes 8 seconds East a distance of 360.00 feet to a point; thence, North 38 degrees 35 minutes 37 seconds East a distance of 360.00 feet to a point; thence North 51 degrees 32 minutes 18 seconds West a distance of 325.00 feet to a point; thence, North 44 degrees 8 minutes 4 seconds East a distance of 267.48 feet to a point; thence, North 3 degrees 30 minutes 52 seconds West a distance of 113.75 feet to a point, thence; South 89 degrees 57 minutes 37 seconds East a distance of 280.97 feet to a point; thence South 10 degrees 43 minutes 44 seconds West a distance of 45.70 feet to a point; thence, North 89 degrees 58 minutes 34 seconds East a distance of 694.39 feet to a point on the western right of way line of Shields Drive; thence, along a curve having a radius of 793.27 feet, a chord bearing of South 8 degrees 19 minutes 12 seconds East a distance of 115.57 feet to a point; thence, South 31 degrees 10 minutes 46 seconds a distance of 82.49 feet to a point; thence, South 33 degrees 14 minutes 43 seconds East a distance of 306.52 feet to a point; thence South 35 degrees 31 minutes 23 seconds East a distance of 135.04 feet to a point; thence, North 89 degrees 4 minutes 1 second West a distance of 1098.72 feet to a point; thence, South 47 degrees 27 minutes 25 seconds West a distance of 186.88 feet to a point; thence along a curve to the Southwest having a radius of 125.00 feet and a length of 16.90 feet to a point; thence South 38 degrees 42 minutes 36 seconds East a distance of 223.55 feet to a point; thence, North 51 degrees 8 minutes 8 seconds West a distance of 25.00 feet to a point; thence, South 38 degrees 51 minutes 52 seconds West a distance of 28.67 feet to a point; thence North 51 degrees 8 minutes 8 seconds West a distance of 347.38 feet to a point; thence North 51 degrees 7 minutes 4 seconds West a distance of 134.84 feet to the POINT OF BEGINNING.

Parcel ID # S07-01006005 Henry County Georgia tax records and being the same property as conveyed at Deed Book 12441 Page 289 Henry County, Georgia records

EXHIBIT "A" *continued*

LEGAL DESCRIPTION

All that land or parcel lying in Land Lot 59 of the 12th District of Henry County, Georgia containing +/- 2.29 acres and being more particularly described as follows:

Commencing at the intersection of the northerly Land Lot Line of Land Lot 59 and the westerly right of way line of Shields Road (60' right of way) as referenced in deed book 8063 page 272 of the Henry County records; thence in a westerly direction along said Land Lot Line a distance of 1,031.72 feet to a point, said point being the true POINT OF BEGINNING; thence South 00°01'22" West, a distance of 388.88 feet to a point; thence South 38°56'20" West, a distance of 137.41 feet to a point; thence North 50°31'01" West, a distance of 321.51 feet to a point on the westerly right of way line of the proposed Brush Creek Court (50' right of way); thence continuing along said proposed right of way North 38°42'36" East, a distance of 193.44 feet to a point; thence continuing along said proposed right of way line to an arc of a curve to the right, arc distance of 16.90 feet, said arc having a radius of 125.00 feet and subtended by a chord of North 42°35'00" East and a chord distance of 16.89 feet to a point; thence continuing along said proposed right of way North 46°27'25" East, a distance of 186.74 feet to a point on the northerly Land Lot Line of Land Lot 59; thence leaving said proposed right of way and continuing along said Land Lot Line South 89°24'04" East, a distance of 66.90 feet to a point, said point being the true POINT OF BEGINNING.

Containing 99,752 square feet or 2.29 acres, more or less.

ALSO the following described property:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, BEGIN at the intersection of the Northeasterly r/w line of State Hwy. 42-138 (78.7' pave-r/w varies) with the center line of Askew Road, and run thence Southeasterly along the Northeasterly r/w line of State Hw. 42-138 a distance of 949.0 feet to a point the TRUE POINT OF BEGINNING.

FROM THE POINT THUS ARRIVED AT, run thence North 38 degrees 51 minutes 52 second East 255.00 feet to a point; thence South 51 degrees 08 minutes 08 East 30.00 feet to an iron pin placed; thence South 38 degrees 51 minutes 52 seconds West 254.99 feet to a point located on the Northeasterly r/w line of State Hwy. 42-138; thence North 51 degrees 08 minutes 08 seconds West 30.00 feet to the point of beginning.

Parcel Id # S07-01006000 Henry County tax records and being the same property as conveyed at Deed Book 13429 Page 204 Henry County Georgia records

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=63840498&key1=13429&key2=204&county=75&countyname=HENRY&userid=122198&app... 1/1

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=78542438&key1=18078&key2=137&county=75&countyname=HENRY&userid=251358&a... 7/13

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes_____No X

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 2nd day of May, 2024.

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Michele L. Battle

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 2nd day of May, 2024.

Notary Public

BATOYA CLEMENTS NOTARY PUBLIC GEORGIA GWINNETT COUNTY EXPIRES May 4, 2024

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes_____ No X

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 2nd day of May, 2024

Eaman Fatemi - Member
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Michele L. Battle
Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 2nd day of May, 2024

RHONDA Y WHITEHEAD COMBS NOTARY PUBLIC MY COMMISSION EXPIRES 02/25/2027 HENRY COUNTY, GEORGIA

Rhonda Y. Whitehead-Combs
Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at _____ [address], with Parcel Number S07-01006000, which is the subject of this application.

Name of Property Owner: Pivotal Enterprises LLC

Property Owner's Address: 1705 Enterprise Way Ste S-100 Marietta, GA 30067

Telephone: 770-527-8582 E-mail: olympiamike@bellsouth.net

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: _____ - Eamon Fitemi - Member Date: 3/25/2024

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): _____

Company/law firm (if applicable): Battle Law P.C.

Telephone, E-Mail, & Address: 404-601-7616 , mlb@battlelawpc.com, and

3562 Habersham at Northlake Bldg J, Suite 100 Tucker, GA 30084

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

_____ _____

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

Signature of Notary Public

RHONDA Y WHITEHEAD COMBS NOTARY PUBLIC HENRY COUNTY GEORGIA MY COMMISSION EXPIRES 02/25/2027

Rhonda Y. Whitehead-Combs

Printed Name of Notary Public

3/25/2024 3/25/2024

Date Date

Notary Public's Seal or Stamp:

playground

L.L. 70

APPROX. LAND LOT LINE

L.L. 59

sports field

gazebo
school bus
waiting area

monument sign

S.S.E.

Brush Creek Court

(50' r/w)

50'

20' BL

10'

*guest parking

2' grass strip

50' r/w

26' back of curb to back of curb

20'

20' SSE

15' BL

clubhouse

20' private alley

30' planted buffer

Waffle House

commercial/retail

Rezoning Plat

Brush Creek Commons

City of Stockbridge, Georgia Land Lots 59 and 70, 12th District

prepared for:
Pivotal Enterprises, LLC
1705 Enterprise Way
Marietta, Georgia 30067

0 25 50 100 200

Scale: 1" = 50'

DGM
LAND PLANNING CONSULTANTS, INC.
1635 OLD HWY 41
SUITE 112–314
KENNESAW, GA 30152
770–514–9006
DGMLPC.COM

Phase 2

2.28 AC

Existing zoning:	**C2**
Proposed zoning:	**MFR**
Total Units:	**20**
(24'w x 50'd)	



Battle Law

STATEMENT OF INTENT

and

Other Material Required by
Stockbridge Zoning Ordinance
For
A Future Land Use Amendment from LDMU to MDR
and
A Rezoning from C2 to MFR

of

Pivotal Enterprises, LLC
c/o Battle Law, P.C.

for

+/- 2.28 Acres of Land
Being Brush Creek Court
Stockbridge, Georgia and
Parcel Nos. S07-01006000

Submitted for Applicant by:

Michèle L. Battle, Esq.
Joshua S. Mahoney, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com

Battle Law

I. LETTER OF INTENT

Pivotal Enterprises, LLC (the "Applicant") is seeking to develop 19 townhome units on +/- 2.28 acres of land being Tax Parcel No. S07-01006000 having frontage on Brush Creek Court (the "Subject Property"). The Applicant is seeking a future land use map designation change to MDR and a rezoning of the Subject Property to MFR. These two changes will allow for the property to be unified with the existing adjacent Brush Creek Commons development. As currently zoned, the Subject Property has no reasonable economic use because the commercial requirements of its current zoning are not supported by its hidden position behind another commercial development. Adding 20 townhome units to the Brush Creek Commons HOA will spread the burden of maintaining the community's amenities. This document serves as a statement of intent and contains notice of constitutional allegations as a reservation of the Applicant's rights.

II. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONTITUTIONAL RIGHTS

The portions of the Stockbridge Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

Battle Law

A refusal by the Stockbridge City Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any future land use map amendment or rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the future land use map amendment or rezoning in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the future land use map amendment or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Henry County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant

CITY OF STOCKBRIDGE
4640 NORTH HENRY BOULEVARD
STOCKBRIDGE, GEORGIA 30281
PHONE 770 -389-7901 FAX 770-692-2690

April 10,2024

To Whom It May Concern:

This is to verify that the City of Stockbridge services water and sewer for Brush Creek Subdivision.

If you have any questions, please call the Utility Billing Department in City Hall at 770-389-7901.

Thank You

Kimberly Barnett
Utility Billing Supervisor

STAFF REPORT

TO: Mayor and City Council
Planning Commission

FROM: Linda M. Logan, Senior Planner, Planning and Zoning Division

CC: Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: November 21, 2024 and December 9, 2024

SUBJECT: **Staff Report for Comprehensive Plan Amendment Case #CP-2024-03: Brush Creek Commons, Phase 2, on the East Side of Brush Creek Court (Parcel #S07-01006000)**

I. PURPOSE

The applicant/developer, Pivotal Enterprises, LLC (represented by Battle Law, P.C.), requests a Comprehensive Plan Amendment for Parcel #S07-01006000, which is located on the east side of Brush Creek Court, for the purpose of changing the property's future land use designation from Low-Density Mixed-Use to Medium-Density Residential to allow for the development of twenty (20) townhomes on 2.28 acres via the approval of CP-2024-03. The applicant also seeks to designate Parcel #S07-01006000 as Phase 2 of the Brush Creek Commons townhome development on the west side of Brush Creek Court (Phase 1), which is currently under construction with forty-one (41) townhomes. The applicant wishes to add Phase 2 to the Phase 1 development in order to create one community. By having more homeowners to share in the cost of the HOA for Phase 1, this would reduce the tax burden of the Brush Creek Commons, Phase 1 residents. The applicant/developer had considered making the Phase 2 site an entirely separate development, but this would require that Phase 2 have its own amenities and its own HOA.

The applicant has also submitted two other relevant applications, as are listed below. If CP-2024-03 is approved, the property may also be rezoned via RZ-2024-03.

~ Rezoning Case #RZ-2024-03—The applicant requests that Parcel #S07-01006000 be rezoned from C-2 (General Commercial) to MFR (Multiple-Family Residential).

~ Zoning Modification Case #ZM-2024-01—The applicant requests that Parcel #S07-01006000 on the east side of Brush Creek Court (the Phase 2 parcel) becomes a part of the overall Brush Creek Commons townhome development by combining it with Parcel #S07A01100000 on the west side of Brush Creek

Court (the Phase 1 parcel). The approval of ZM-2024-01 would allow the Phase 2 parcel to be developed with 20 townhomes on 2.28 +/- acres as an addition to the 41 townhomes which are being constructed on the Phase 1 parcel, which has 15.74 +/- acres (excluding right-of-way areas). The combined development would have 61 total townhomes on 18.02 +/- acres, for an overall density of 3.39 units per acre.

The filing of the ZM-2024-01 application was necessary to request changes to the Brush Creek Commons development and site plan which had been approved by City Council on November 14, 2022 for the applicant's previous zoning modification case, #ZM-2022-01. The purpose of ZM-2022-01 was to allow various changes to the site plan and required amenities that were specified in the original rezoning of the property via Rezoning Case #RZ-03-04. The approval of ZM-2022-01 was based on a new site plan. A new final plat was approved by the Community Development Department and then officially recorded on September 12, 2003 (in Book 63, Pages 299-308) in Henry County Superior Court. An associated Amendment to a previously-approved Development Agreement was also approved as an agreement between the City of Stockbridge and the developer for how the property was to be developed, including certain conditions. The approval of ZM-2022-01 specified a maximum number of 41 units for Brush Creek Commons, along with a considerable number of required amenities. The applicant had applied for ZM-2022-01 for the purpose of reducing the number of amenities which were required by the original rezoning of the property under RZ-03-04 and its associated Development Agreement.

The approved site plan under ZM-2022-01 did not designate Parcel #S07-01006000 for future development as Phase 2. It was simply shown as vacant land on the Boundary Survey of the ZM-2022-01 application for Brush Creek Commons. The site plan for the Phase 1 development was officially recorded on September 12, 2023.

Now, Phase 1 is under construction, and the aerial photo of Parcel #S07A01100000 shows that an individual parcel has been created for each of the 41 approved townhome lots. (Prior to the creation of the townhome lots, the parent parcel was known as Parcel #S07-01006005.) Phase 2 would add 20 more units; thus, the entire development would have 61 units if ZM-2024-01 is approved.

The applicant's Letter of Intent states that the purpose of ZM-2024-01 is to modify the Conditions of the original rezoning of the Phase 1 property via RZ-03-04, subject to the Conditions from Exhibit A, to allow for and include the development of Phase 2. The approval of ZM-2024-01 would be followed by a third Amendment to the Development Agreement, which would also contain an amendment to the Declaration of Restrictive Covenants. The third Amendment to the Development Agreement would need to be approved by City Council. It would be drafted by the City Attorney or City Zoning Attorney and the applicant's attorney as an agreement between the City of Stockbridge and the applicant/developer. The purposes of the Third Amendment would be the following:

1. Allow the expansion of the boundaries of the previously-approved development for Brush Creek Commons to include Parcel #S07-01006000.

2. Allow the increase in the number of townhome lots and units from the previously-approved maximum of 41 units to 61 units to accommodate 20 more townhome lots and units to be constructed on Parcel #S07-01006000.
3. Allow the approval of a new overall site plan to include a design for Parcel #S07-1006000.
4. Allow the amenities which were previously-approved for the Phase 1 site plan to also be used by the residents of the Phase 2 site.
5. Allow the HOA which serves the Phase 1 site to also serve the Phase 2 site.
6. Provide exemptions for the Phase 2 site so that it would not be required to have its own separate amenities and HOA.

III. ZONING HISTORY

The Brush Creek Commons property was rezoned on July 14, 2003 via Rezoning Case #RZ-03-04, from R-2 (Single-Family Residential) to RM-2 (Residential Multifamily--Townhomes). Along with the rezoning was an approved Development Agreement, dated July 21, 2003 (between the City of Stockbridge and Royce Grant), which was approved via Ordinance #03-60, effective on March 10, 2003. The approval of the rezoning was not an approval of the conceptual site plan. Its boundaries, though, did show the inclusion of Parcel #S07-01006000, although it was not marked as Phase 2.

The original Development agreement listed twelve (12) Conditions of approval in Exhibit A. They specified the specific amenities which the developer was required to provide, as well as various architectural and other requirements. The developer was also required to meet the requirements of the RM-2 (Residential-Multifamily-Townhomes) zoning district. RM-2 was one of the previous zoning districts (along with RM-1 and RM-3) which merged to form the current MFR (Multifamily Residential) zoning district. Two Amendments to the Development later were approved for a new property owner, Timberline Group, LLC. The First Amendment, which was approved on December 3, 2004, imposed the maximum allowable number of townhome units to be built as forty-one (41). The Second Amendment, which was approved on August 13, 2007, allowed a variance to reduce the front yard setback requirement to ten (10) feet.

The Development Agreement made provisions for the future development of Brush Creek Commons. The original conceptual site plan included the Phase 2 parcel, without designating it as Phase 2. Paragraph 13, entitled “Future Changes in Development Standards”, states as follows:

13.

Future Changes in Development Standards

> All development regulations, guidelines, standards, rules, and conditions of the City in effect as of the date of this Agreement and the regulations, guidelines, standards, rules, and conditions of this Agreement shall control over any future changes in the City regulations, guidelines, standards, rules, and conditions.

Pivotal Enterprises became the new owner of the property, and it applied for a Zoning Modification via ZM-2022-01, which was approved by City Council on November 14, 2022 via Ordinance #ZM-2022-01. Its purpose was to allow various changes to the site plan and required amenities that were specified in the original rezoning of the property via Rezoning Case #RZ-03-04. The approval of ZM-2022-01 was based on a new site plan which the applicant had prepared. (The current UDC does not list required amenities for multifamily projects.) The applicant had cited the presence of floodplains and wetlands, which comprise 5.459 acres of the total 15.74-acre site, as being one of the reasons why some of the previously-required amenities could not be installed. Other reasons included the anticipated high HOA maintenance costs and impractical locations. The approval of ZM-2022-01 still required the development to comply with the remaining zoning conditions of the original RZ-03-04 rezoning and development agreements.

A more detailed zoning history of the subject property appears in the Appendix of this report.

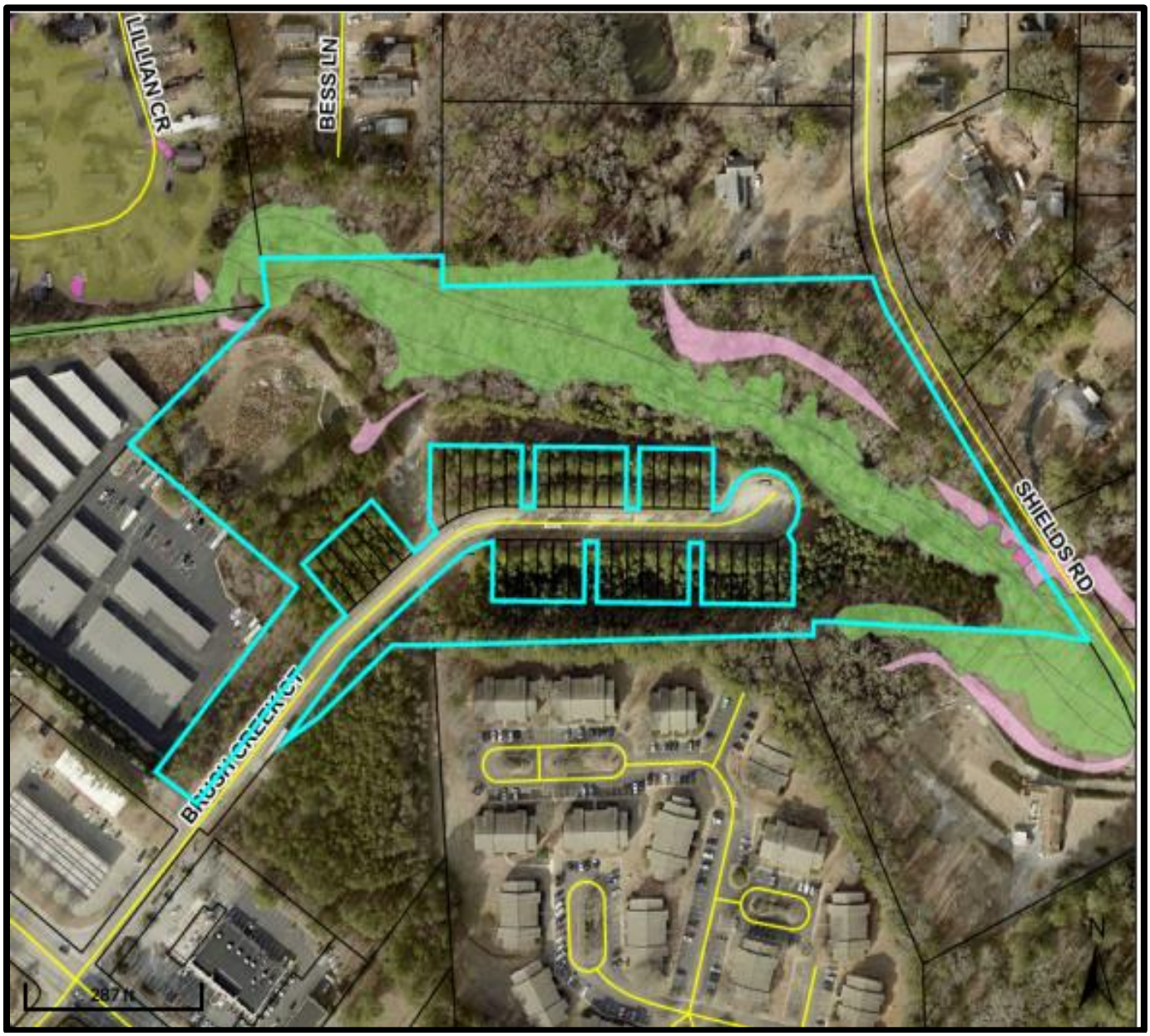
IV. PROPERTY DATA (TABLE 1)

Descriptive Factor	**Research Findings**
Applicant and Owner	Pivotal Enterprises, LLC.
Proposed Development	Expansion of the 41-unit Brush Creek Commons townhome development by adding an adjacent parcel and developing it with 20 more townhomes.
Parcel Identifications (no addresses)	• Phase 1 Parcel--S07A01100000 (previously known as Parcel #S07-01006005 prior to the creation of the 41 townhome lots). In Land Lots 59 & 71 of District 12. • Phase 2 Parcel—S07-01006000. In Land Lot 59 of District 12.
Parcel Acreage	• Brush Creek Commons, Phase 1 Parcel—Has 15.74 +/- acres, of which 5.459 acres lie within a floodplain. • Brush Creek Commons, Phase 2 Parcel--Has 2.28 +/- acres. • Combined Sites—18.02 +/- acres.
Environmental Conditions	• Brush Creek Commons, Phase 1 Parcel—Is fairly level. Floodplains and wetlands are present at the rear of the property near Brush Creek. Townhome construction is underway. • Brush Creek Commons, Phase 2 Parcel—Is fairly level, wooded, and vacant. Property access exists via a 30-foot Access Easement off North Henry Boulevard to Brush Creek Court.
Property Access	Brush Creek Court, off North Henry Boulevard.

Current City Zoning	Phase 1 Parcel—Zoned 'MFR' (Multiple Family Residential). Phase 2 Parcel—Zoned 'C-2' (General Commercial). Both Parcels--Are not located in the Parkway Mixed-Use Overlay District.
Surrounding Zoning	• North—MHR (Mobile Home Residential) and SR (Suburban Residential) districts. • South—C-2 (General Commercial), MFR (Multiple Family Residential), and SR (Suburban Residential) districts. • East—SR (Suburban Residential) district. • West—C-3 (Heavy Commercial) and C-2 (General Commercial) districts.
Future Land Use Designation	• Phase 1 Parcel—Medium-Density Residential. • Phase 2 Parcel—Low-Density Mixed-Use.
Surrounding Land Uses	• North—Two mobile home parks and Meadow Ridge Subdivision. • South—Commercial uses (QuikTrip and Waffle House) and an apartment community. • East—Meadow Ridge Subdivision and individual single-family residences. • West—Commercial uses.

AERIAL PHOTOGRAPH OF BRUSH CREEK COMMONS, PHASE 1 TOWNHOME DEVELOPMENT SITE
Parcel #S07A01100000

Frontages on Brush Creek Court and Shields Road
Accessed from Brush Creek Court Only



LEGEND: **Green—100-Year Flood** **Pink—500-Year Flood**

AERIAL PHOTOGRAPH OF BRUSH CREEK COMMONS, PHASE 2
PROPOSED TOWNHOME DEVELOPMENT SITE
Parcel #S07-01006000

Frontages on North Henry Boulevard and Brush Creek Court
Accessed from Brush Creek Court

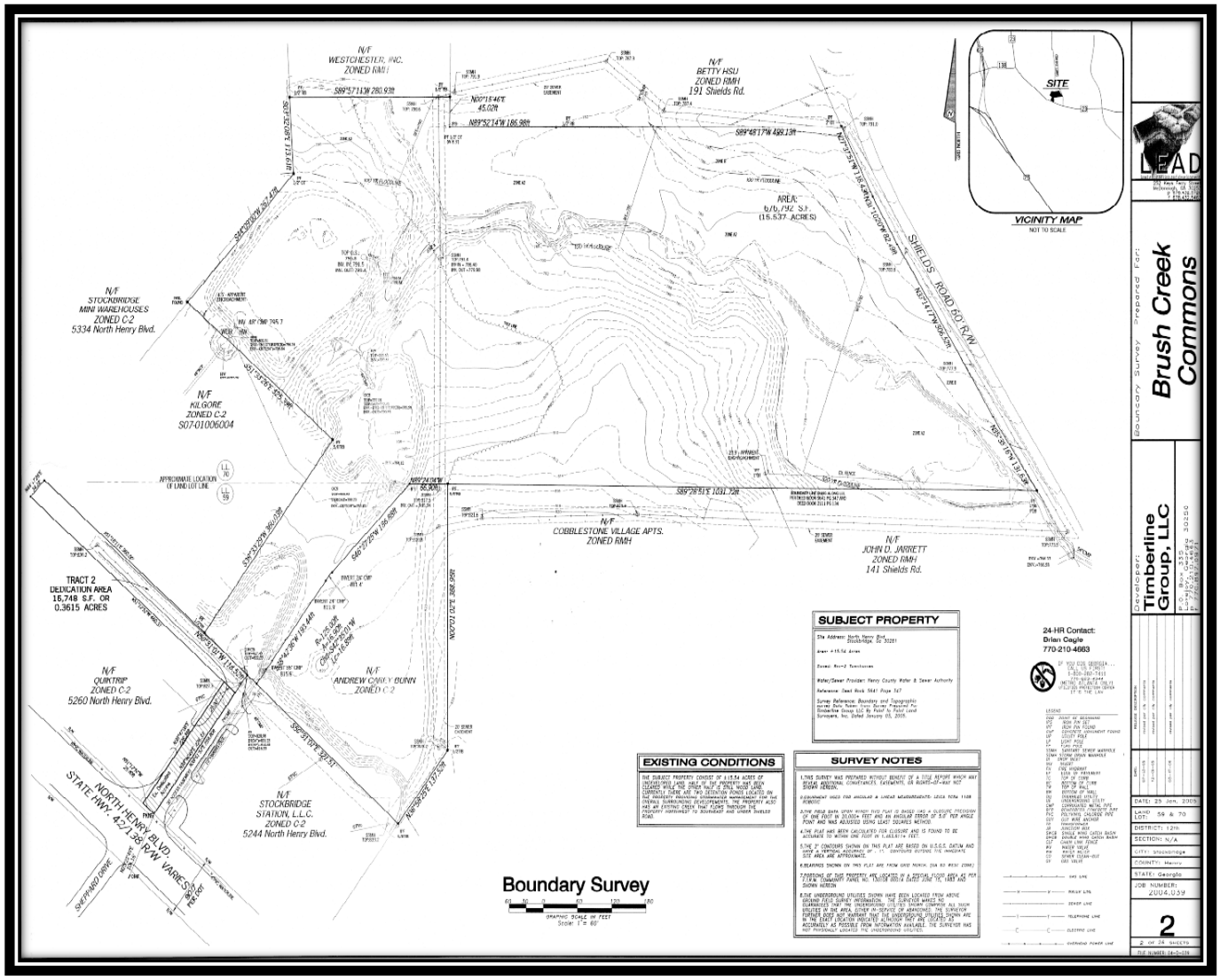
Green—100-Year Floodplain Area Pink—500-Year Floodplain Area



AERIAL PHOTOGRAPH WITH PROPOSED OVERALL BOUNDARY FOR PHASE 1 AND PHASE 2



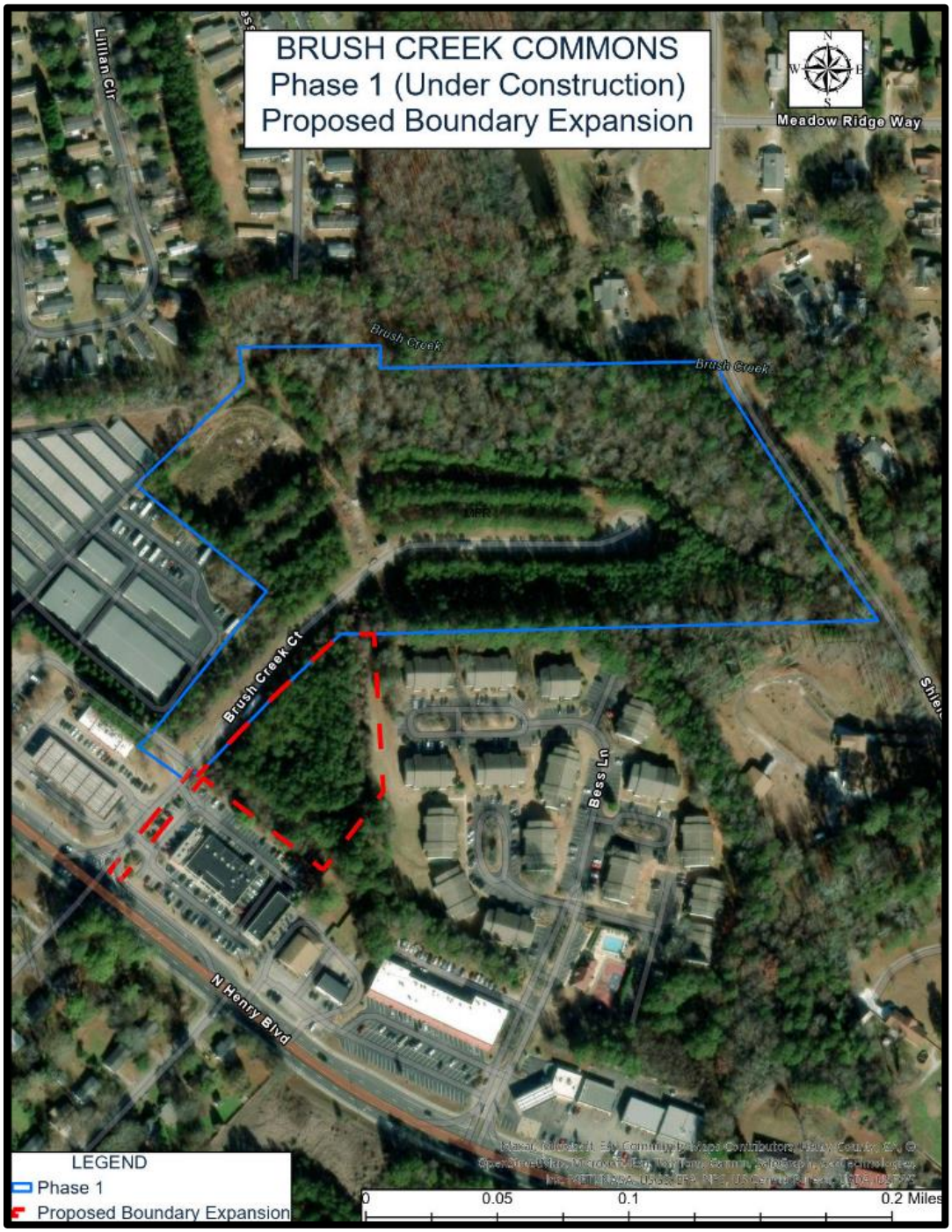
BOUNDARY SURVEY OF BRUSH CREEK COMMONS, PHASES 1 & 2



PROPOSED PHASE 2 ADDITION TO THE PHASE 1 BOUNDARY



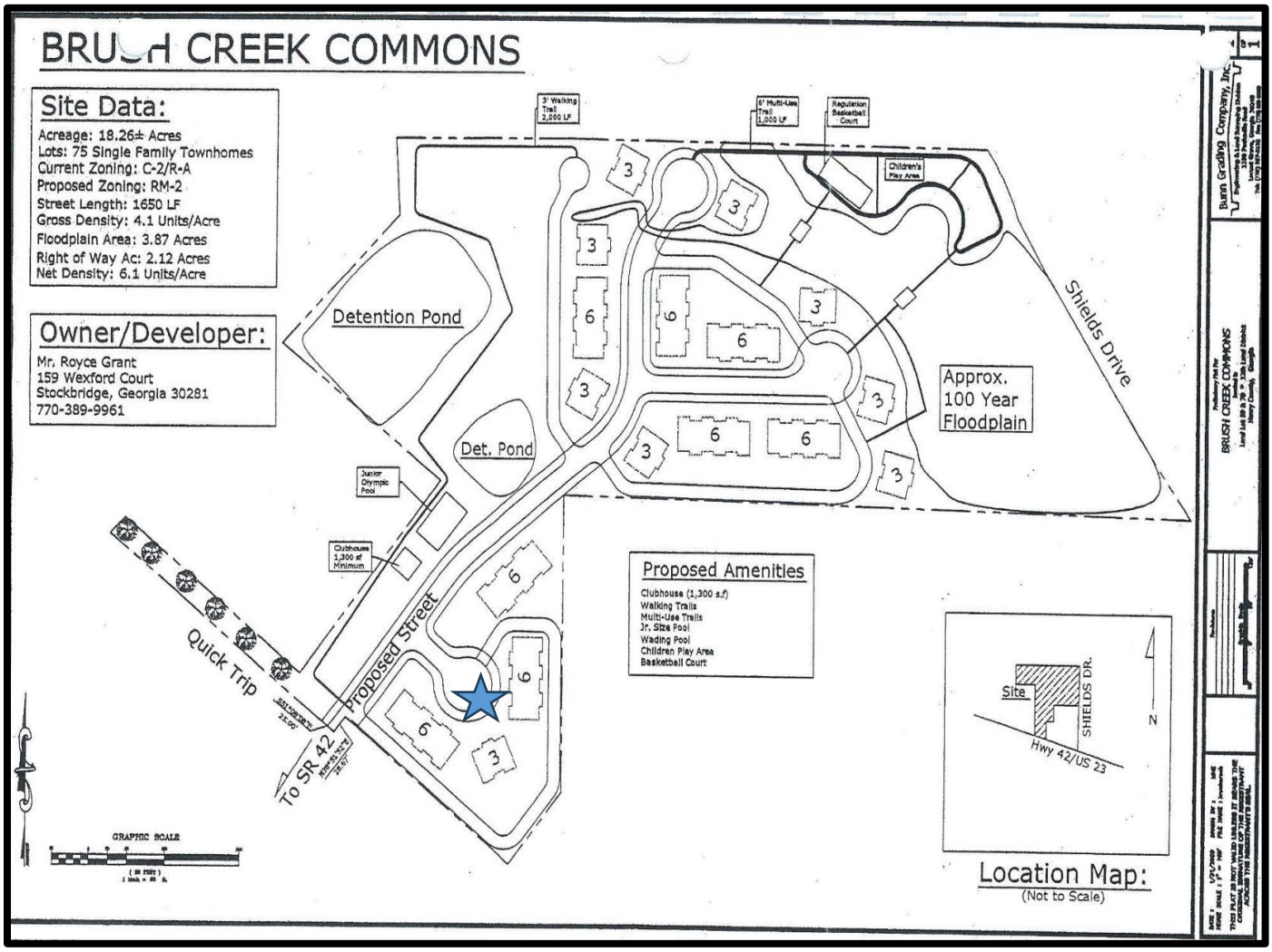
PHASE 1 PROPOSED BOUNDARY EXPANSION



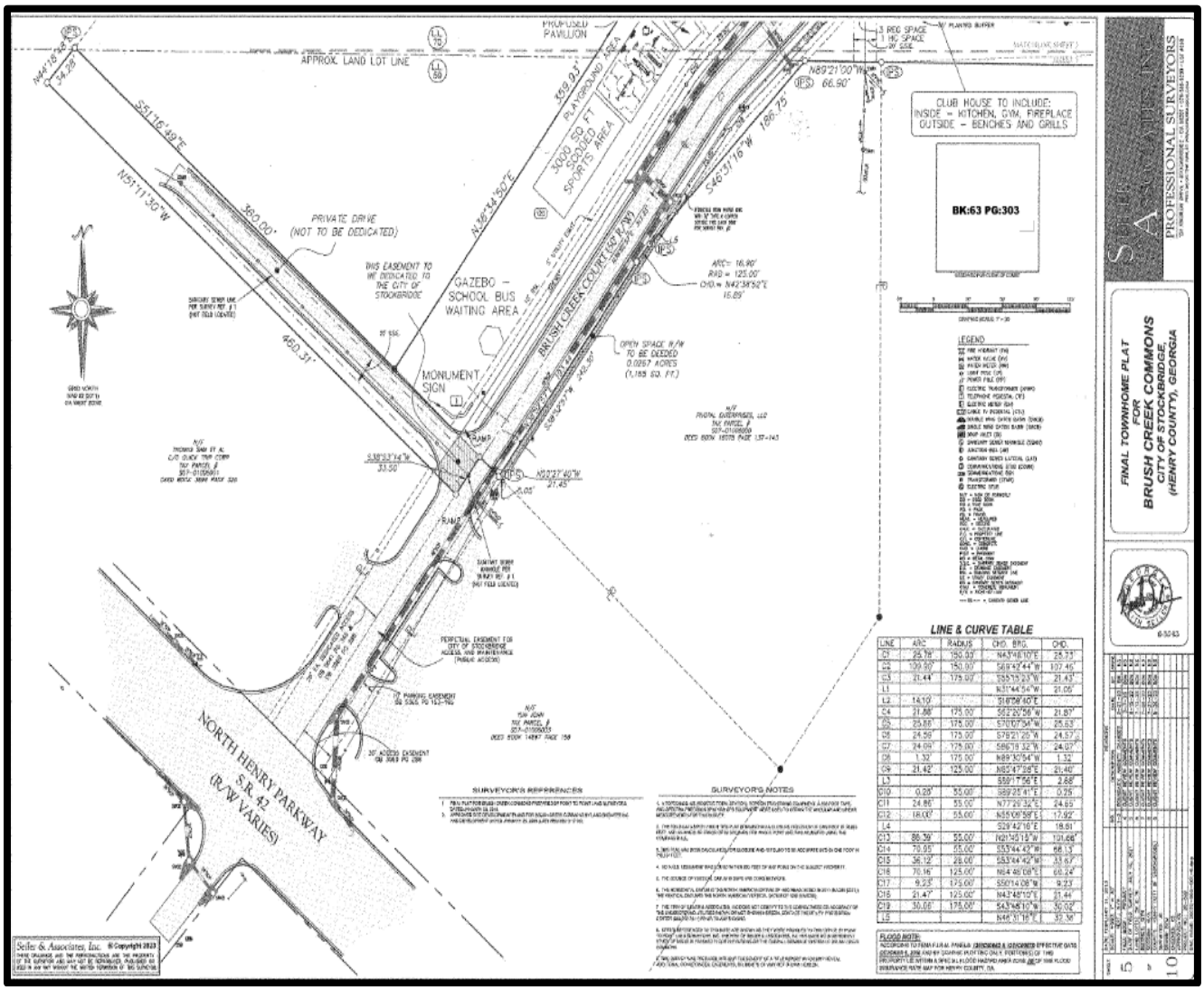
ORIGINAL CONCEPTUAL SITE PLAN FOR BRUSH CREEK COMMONS FROM 2003, SHOWING THE INCLUSION OF THE PHASE 2 PARCEL WITH THE PHASE 1 PARCEL

CONCEPTUAL SITE PLAN PREPARED BY BUNN GRADING COMPANY, INC. IN 2003

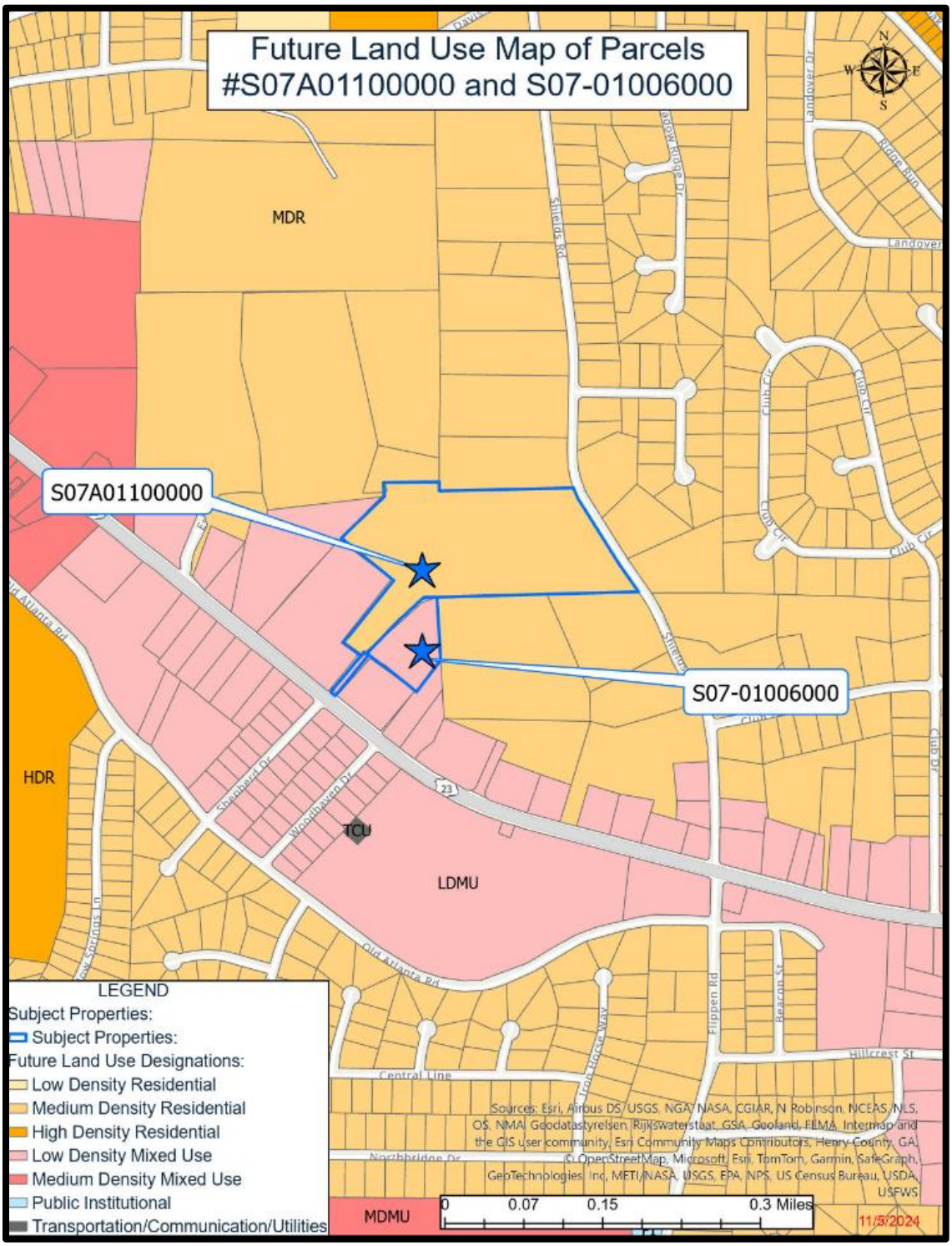
BLUE STAR—SITE OF BRUSH CREEK COMMONS, PHASE 2



CLOSEUP VIEW OF PROPERTY ACCESS FROM NORTH HENRY BOULEVARD AND BRUSH CREEK COURT

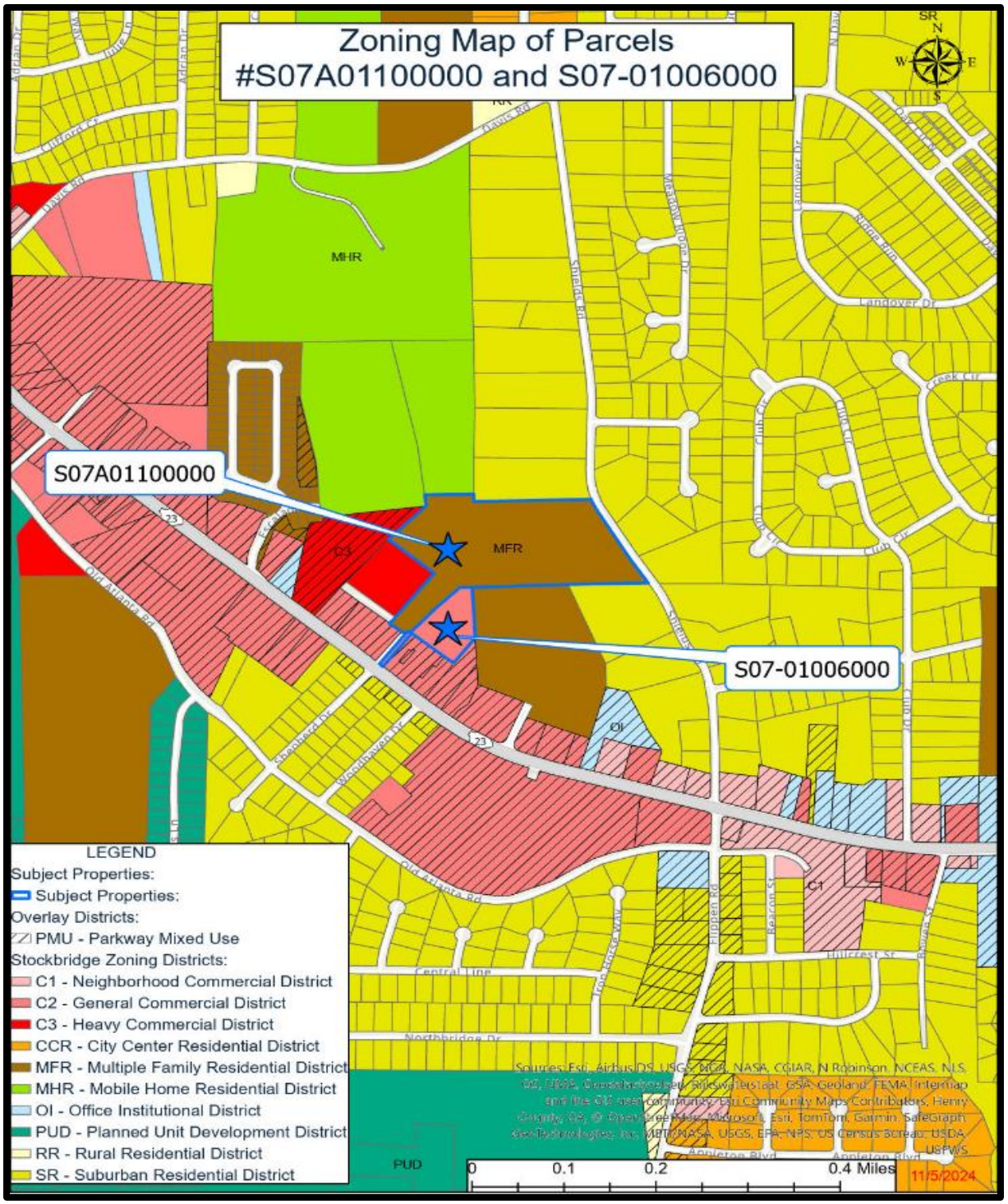


FUTURE LAND USE MAP FOR BRUSH CREEK COMMONS, PHASE 1 AND PHASE 2



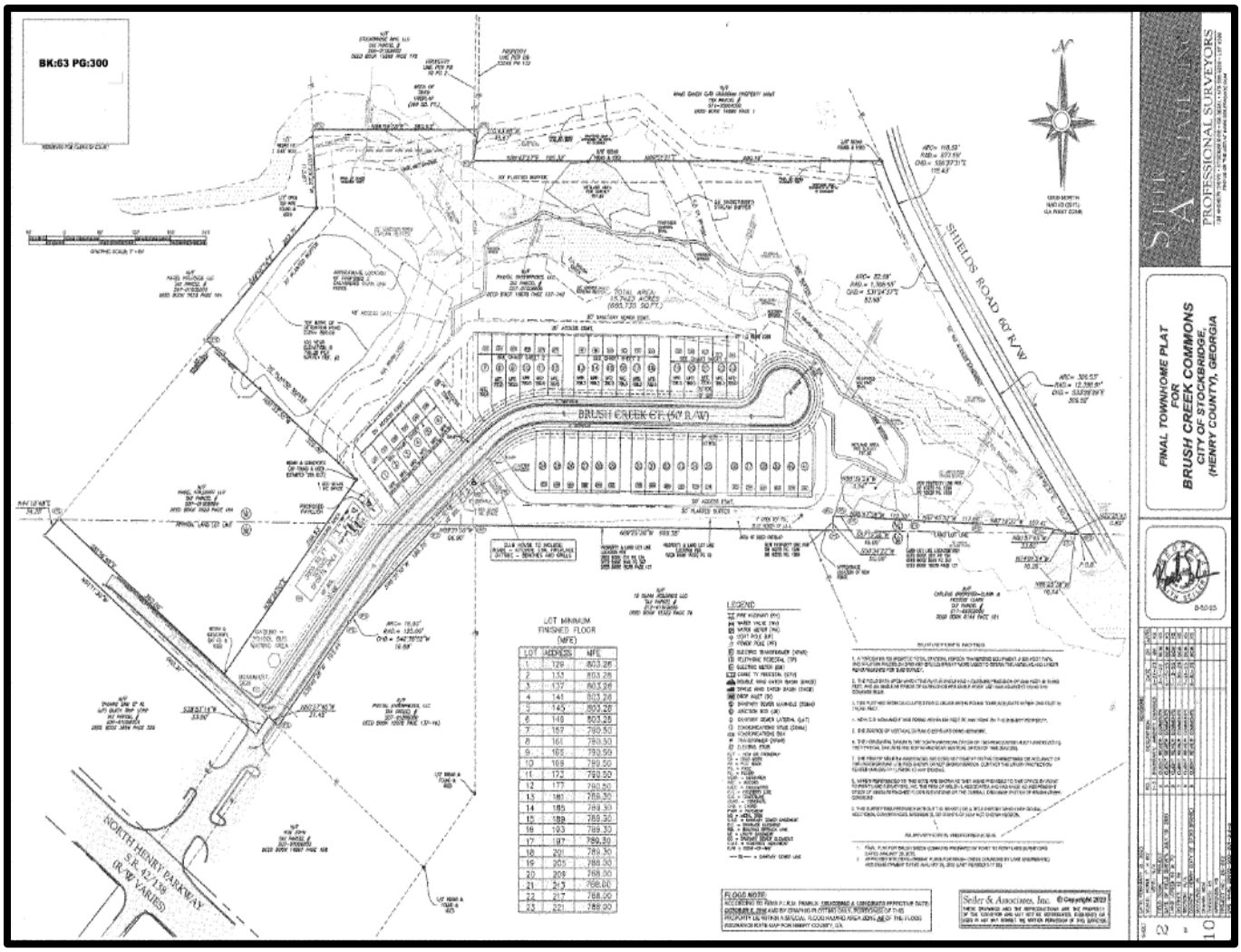
City of Stockbridge, Georgia Community Development Department; Nov. 21, 2024 and Dec. 9, 2024

ZONING MAP FOR BRUSH CREEK COMMONS, PHASE 1 AND PHASE 2



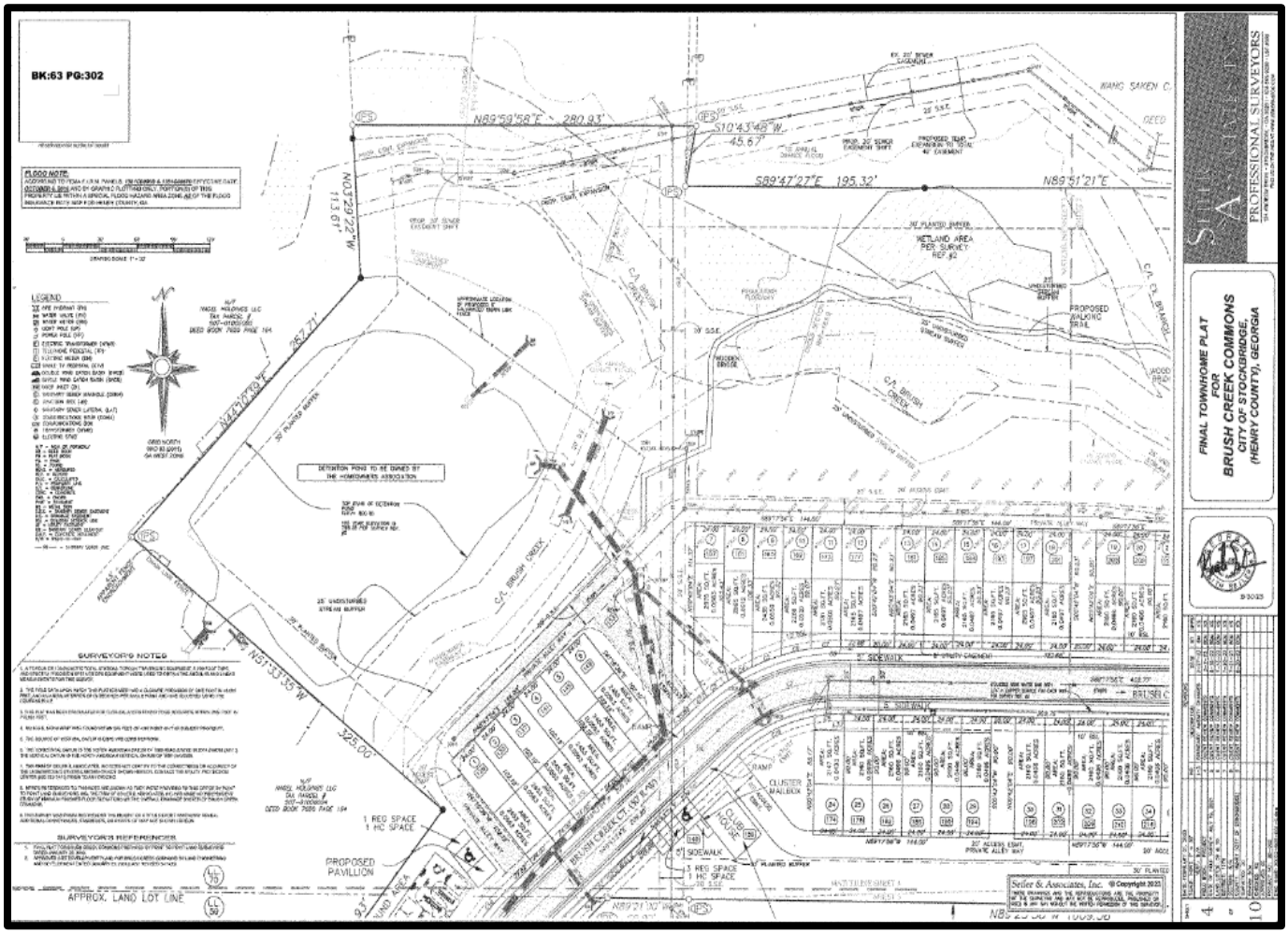
APPROVED AND RECORDED SITE PLAN FOR BRUSH CREEK COMMONS, PHASE 1 TOWNHOME DEVELOPMENT VIA ZM-2022-01

Recorded on September 12, 2023 in Book 63, Page 300



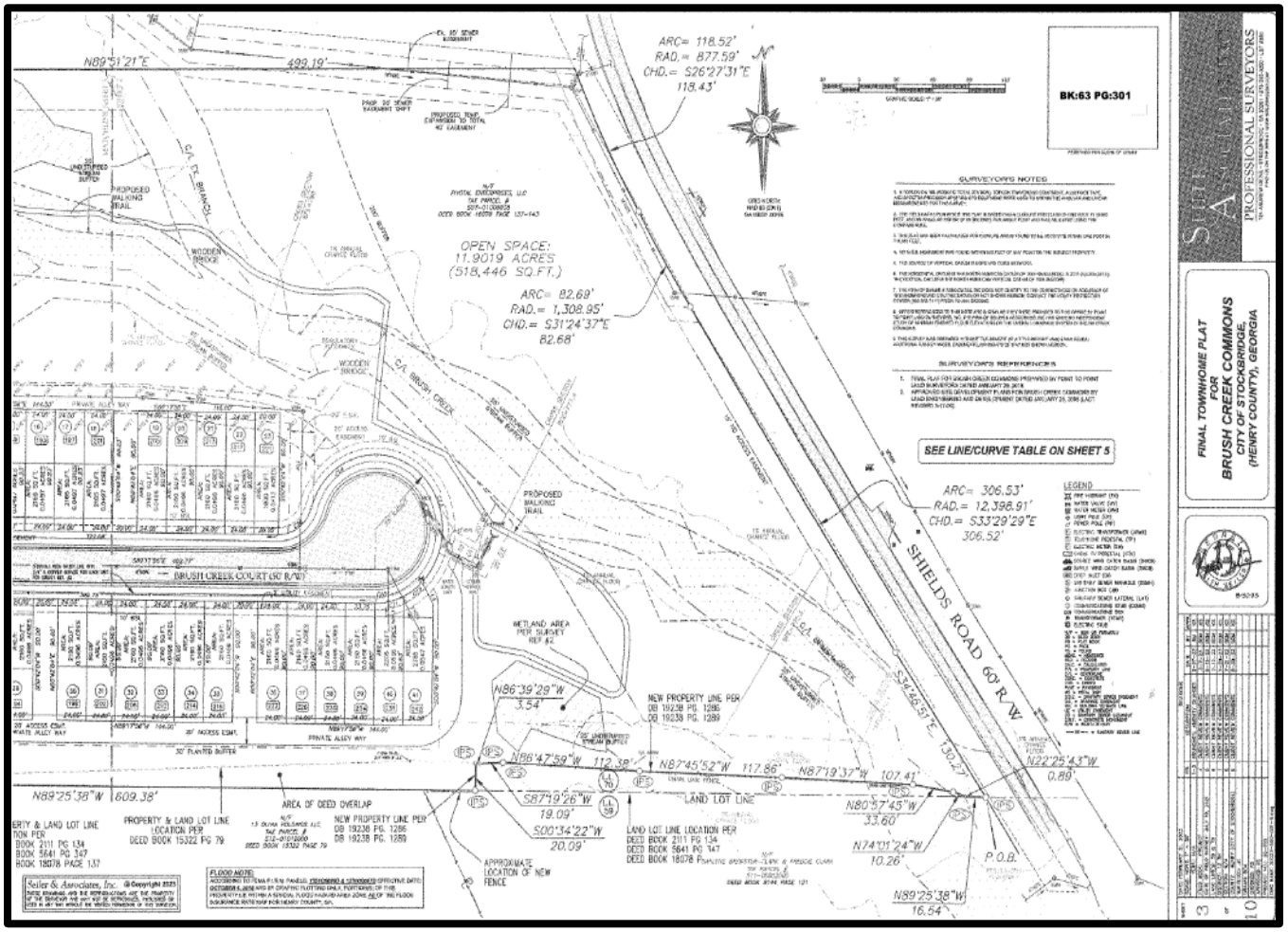
APPROVED SITE PLAN FOR BRUSH CREEK COMMONS, PHASE 1 TOWNHOME DEVELOPMENT VIA ZM-2022-01: <u>WESTERN SIDE</u>

Recorded on September 12, 2023 in Book 63, Page 302



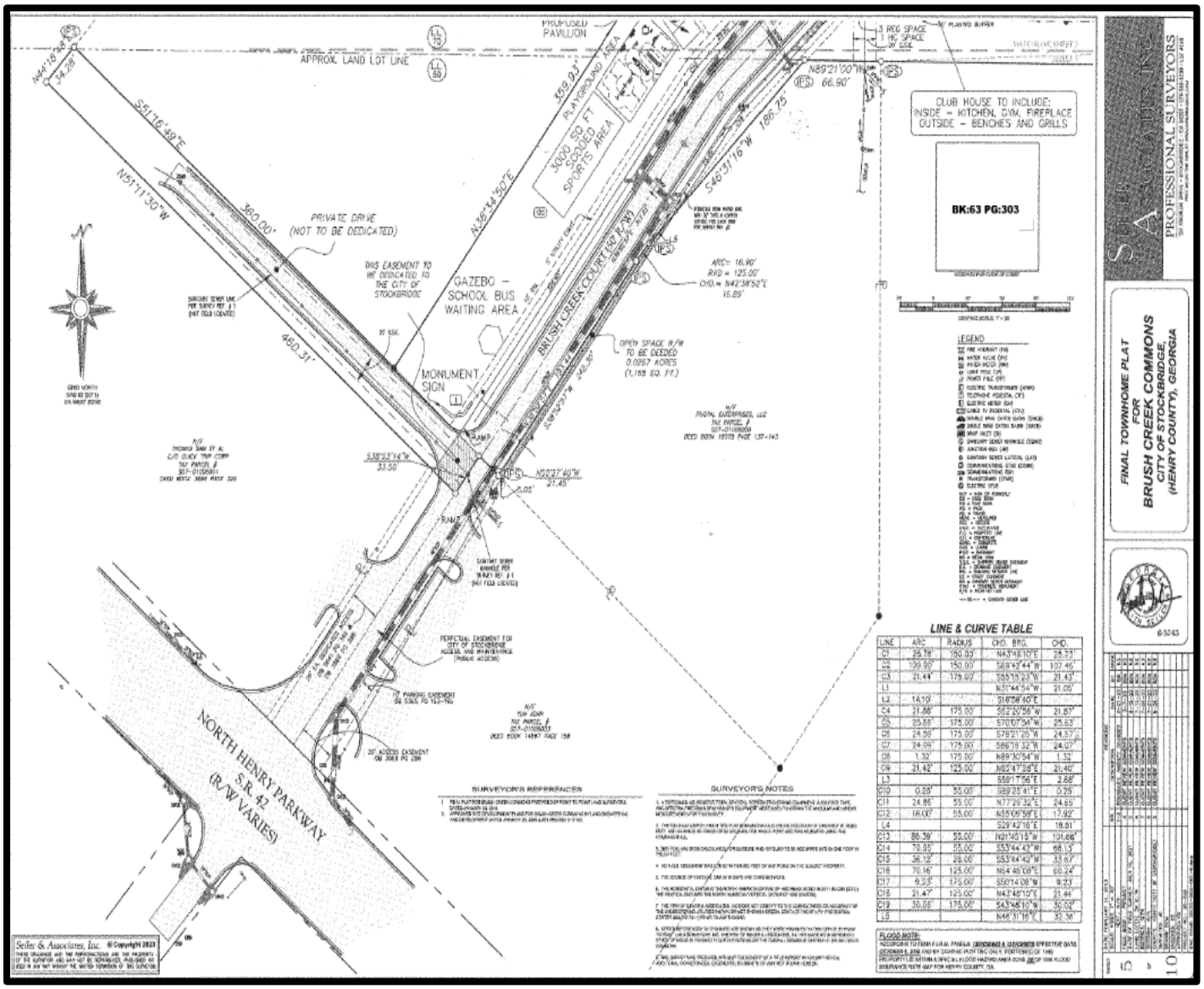
APPROVED SITE PLAN FOR BRUSH CREEK COMMONS, PHASE 1 TOWNHOME DEVELOPMENT VIA ZM-2022-01: EASTERN SIDE

Recorded on September 12, 2023 in Book 63, Page 301



CLOSEUP VIEW OF PROPERTY ACCESS FROM NORTH HENRY BOULEVARD AND BRUSH CREEK COURT

Recorded on September 12, 2023 in Book 63, Page 303



V. PROPOSED DEVELOPMENT

A. Intent. The applicant/developer requests to rezone Parcel #S07-01006000 on the east side of Brush Creek Court from C-2 (General Commercial) to MFR (Multiple-Family Residential) to allow for the development of twenty (20) townhomes on the property via RZ-2024-03. If the rezoning is approved, the applicant also wishes, via ZM-2024-01, to combine Parcel #S07-01006000 with Parcel #S07A01100000 on the west side of Brush Creek Court, where 41 townhomes are currently under construction as the "Brush Creek Commons" townhome development. Phase 1 is under construction for 41 townhomes on 15.74 +/- acres, for a density of 2.605 units per acre. Phase 2 would be developed with 20 townhomes on 2.28 +/- acres, for a density of 8.77 units per acre. The combined development of Phase 2 with Phase 1 would have 61 units on 18.02 +/- acres, for an overall density of 3.39 units per acre.

B. Property Conditions. Much of the Brush Creek Commons Phase 1 parcel lies within a floodplain due to the presence of the Brush Creek, and it is unbuildable. The property has rear frontage on Shields Road, but a zoning condition of Rezoning Case #RZ-03-04 prohibited any access from Shields Road. A locked gate is present today at the beginning of Brush Creek Court, off North Henry Boulevard, which is flanked by a QuikTrip station and a Waffle House Restaurant. The Phase 2 parcel is located directly behind the Waffle House Restaurant

C. Development of Phase 2. The applicant/developer proposes to develop 20 townhome lots and units on Parcel #S07-01006000 as Phase 2 of the Brush Creek Commons townhome development. For such purpose, the applicant has obtained a utility letter from the Department of Public Works, dated October 10, 2024. It states that water and sewer capacities are currently available to serve the proposed 20 townhomes to comprise Phase 2, but that if the developer does not submit construction plans within one year of that date, then the reservation of those capacities shall expire. In addition, the developer would be responsible for all associated connection costs and would be required to adhere to the City's Minimum Development Standards.

D. Proposed Site Plan for Phase 2. The applicant has submitted a site plan, entitled "Rezoning Plat: Brush Creek Commons, Phase 2", which was prepared by DGM Land Planning Consultants, Inc. for the development of 20 townhome lots on Phase 2. It provides the following acreages: 15.74 acres in Phase 1, 2.28 acres in Phase 2, and 18.02 total acres. The site plan shows that the Phase 2 development would be accessed from the east side of Brush Creek Court. An internal circular street with a cul-de-sac would then provide access to the individual townhome lots. The proposed 20 townhome units would be contained within four townhome buildings, which would have rear yard setbacks of 20 feet. Unlike the Phase 1 development, Phase 2 would not have rear alleys. A guest parking lot, a 30-foot buffer on the north side of the property, and green space would also be provided on the Phase 2 site. The site plans shows nearby amenities which are being developed on the Phase 1 site on the west side of Brush Creek Court. The applicant seeks permission via ZM-2024-01 to allow the Phase 2 residents to use the Phase 1 amenities.

E. Proposed Combined Site Plan for Phase 1 and Phase 2. The applicant has submitted a

proposed combined site plan to show an overall boundary for Phase 1 and Phase 2. Its title is "Rezoning Plat: Brush Creek Commons", and it was prepared by DGM Land Planning Consultants, LLC. The overall site would have 18.02 acres, with 15.74 acres in Phase 1 and 2.28 acres in Phase 2. The combined total of 61 townhome units would include 41 units in Phase 1 and 20 units in Phase 2.

G. Proposed Development Conditions. The applicant's Letter of Intent proposes the approval of sixteen (16) "Proposed Development Conditions" for Phase 2, as are listed below. However, two of them, Development Conditions "j" and "p", are of a general nature and seem to apply more to the proposed zoning modification for the entire development rather than to Phase 2 alone. Further, the language within these two development conditions would be appropriate to also include within the needed Amendment to the Development Agreement. The remaining fourteen (14) Development Conditions will be further discussed in this staff report.

EXHIBIT "A"

Proposed Development Conditions

1) The following conditions shall apply to Phase 2 of Brush Creek Commons

a) Phase 2 shall be developed in general conformity with the Phase 2 site plan submitted to the Stockbridge Planning Staff on September ___, 2024 and shall adhere to all City of Stockbridge MFR Ordinance requirements, except if there is a conflict between the MFR Ordinance requirements and the conditions set forth in the Development Agreement, as amended from time to time, the conditions set forth in the Development Agreement shall control.

b) Maximum building height shall be forty (40) feet.

c) All townhouses shall have a mixture of front facade consisting of covered entryway, porches, bay windows and/or balconies. Garages shall be accentuated with variations of design porticos.

d) Owner shall submit elevations of buildings to be approved by the City.

e) Each unit elevation per building shall be separate and distinct from the other and shall include variations in rooflines which may be accomplished with the use of dormers, gables and/or fireplaces.

f) Each unit shall have different brick, stucco and masonry theme from the other attached units.

g) Owner shall install street trees along all streets to be placed between the sidewalk and the front property lines, have a minimum two and one-half-inch (2.5") caliber (d.b.h), shall have a minimum twenty-four foot (24 sq. ft.) planting area and shall be spaced an average of forty- five feet (45') apart. Owner shall provide a list often (10) trees to be provided and subject to modification by the City.

h) A streetscaping plan shall be submitted to the City of Stockbridge Planning and Zoning Staff for comments and approved by the City to include sidewalks, street trees, landscaping, street lighting and street furniture.

i) Any flood plain alteration be supported by a certified engineer at the plan review stage.

j) The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.

k) The maximum units per building shall be no more than six (6) units per building.

l) The minimum distance between buildings shall be twenty (20) feet

m) The minimum front yard setback shall be twenty (20) feet

n) The minimum side yard setback shall be fifteen (15) feet

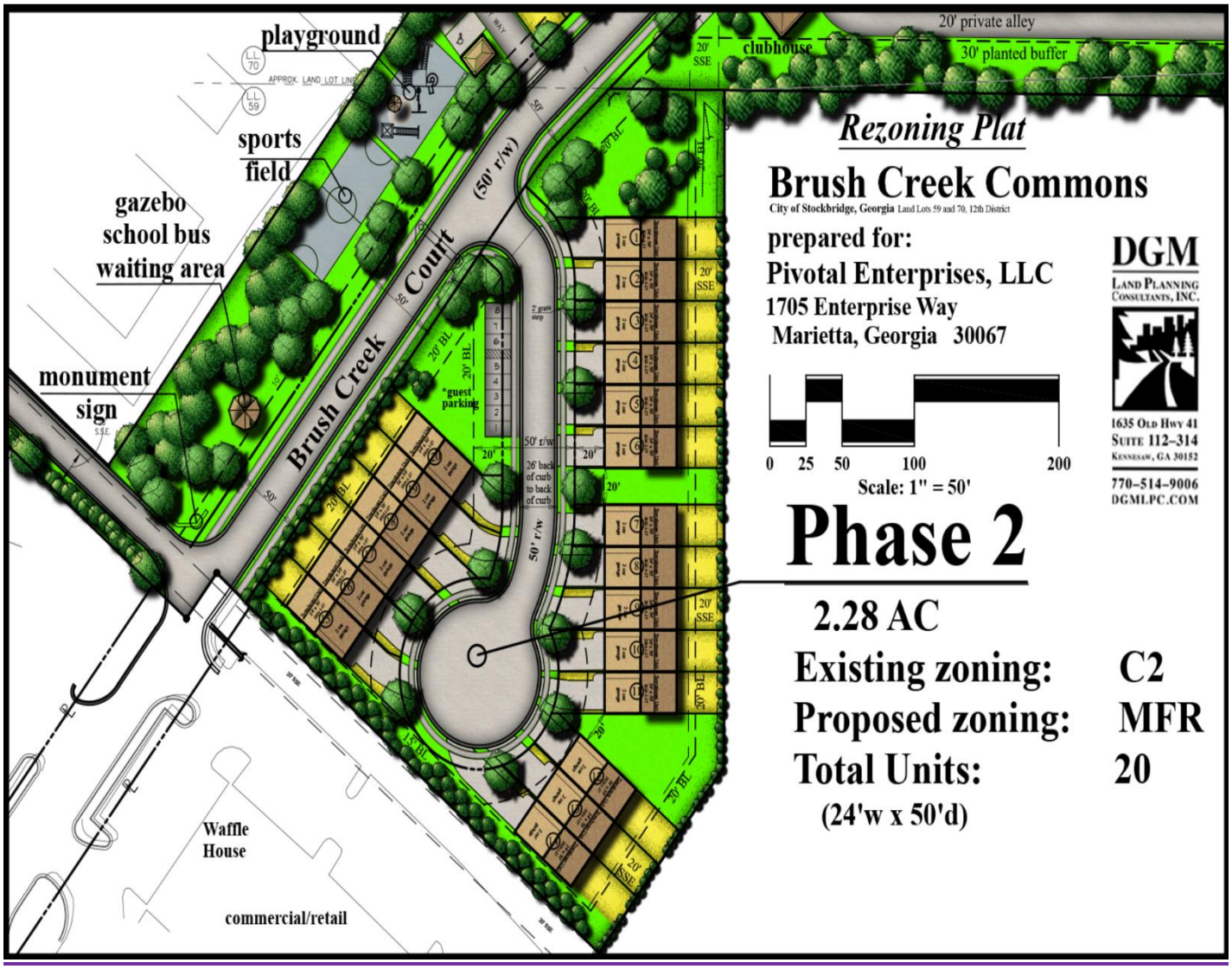
o) The minimum rear yard setback shall be twenty (20) fee

p) A Declaration of Restrictive Covenants for Phase 1 shall be amended and modified to incorporate Phase 2, and the units in Phase 2 shall have all of the same rights and privileges to use the common areas and amenities located within Phase 1.

PROPOSED SITE PLAN FOR BRUSH CREEK COMMONS, PHASE 2 TOWNHOMES

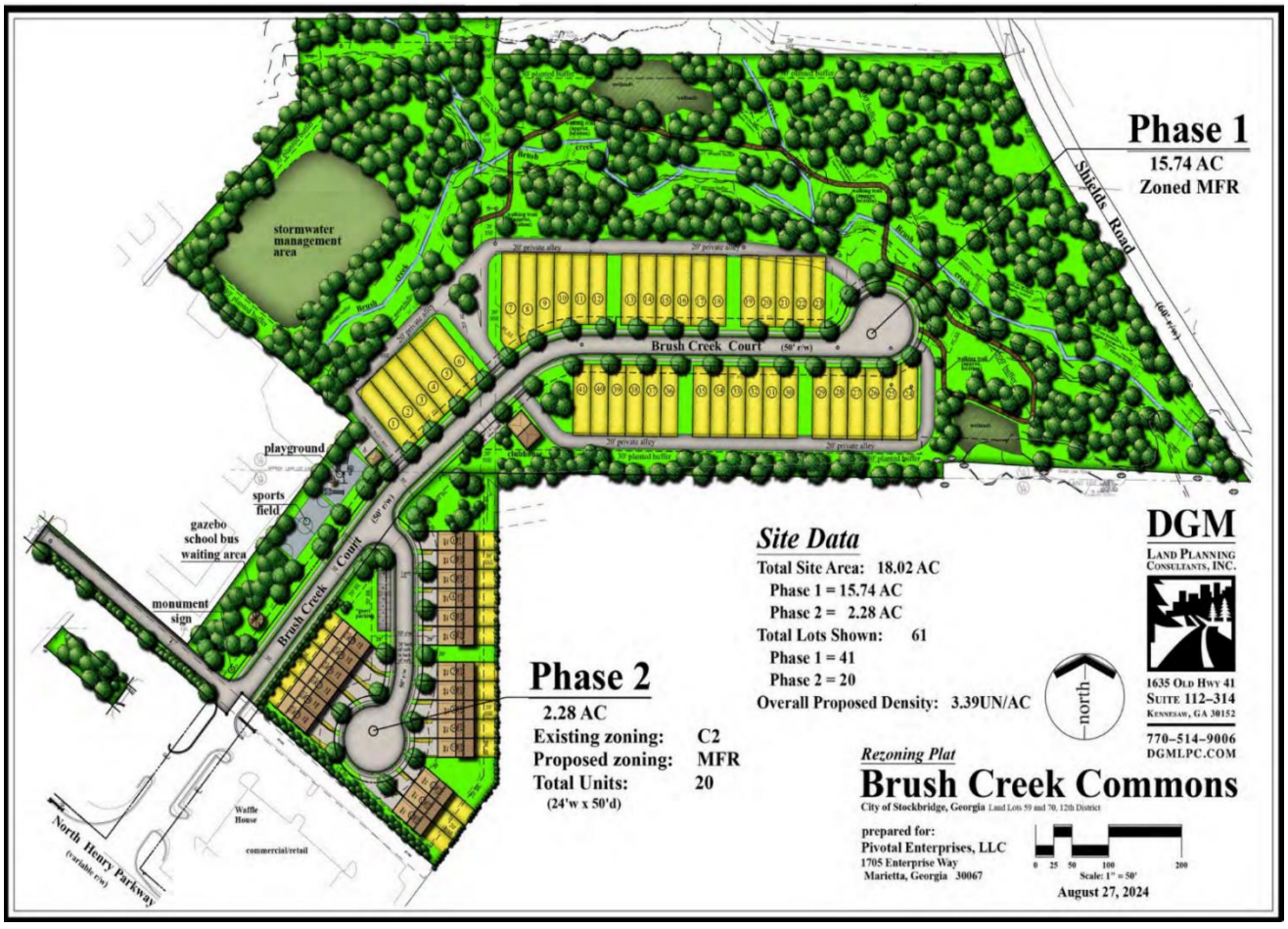
Title: "Rezoning Plat: Brush Creek Commons, Phase 2"

Prepared by DGM Land Planning Consultants, Inc.



PROPOSED COMBINED SITE PLAN FOR PHASE 1 AND PHASE 2

Title: Rezoning Plat: Brush Creek Commons"
Prepared by DGM Land Planning Consultants, LLC



SAMPLE RENDERING FOR THE PROPOSED PHASE 2 TOWNHOMES



VI. ANALYSIS OF REQUEST

The City of Stockbridge has adopted the City of Stockbridge Comprehensive Plan 2024-2028 as a guide for the future development of the City. The Planning and Zoning Staff has analyzed the applicant's request to change the subject property's future land use designation from "Low-Density Mixed-Use" to "Medium-Density Residential" according to the five factors (A, B, C, D, and E) that are discussed below.

A. Compatibility with the Land Use Element. The Land Use Element of the Comprehensive Plan provides a vision for the development or redevelopment of land in the City. The current Future Land Use Map shows that Parcel #S07-01006000 on the east side of Brush Creek Court has a future land use designation of "Low-Density Mixed-Use." The applicant seeks to change this to "Medium-Density Residential" in order to allow for the development of the proposed twenty (20) townhomes on the property. A description of both land use designations is provided below.

> Low-Density Mixed-Use. This designation is intended for commercial/retail areas along various corridors and intersections located throughout the City. These areas mainly serve the residents of the surrounding residential neighborhoods. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining locally owned retail) low intensity office uses, and apartment/condo/loft uses in two story buildings in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them.
>
> Medium-Density Residential (4-7.99 Units / Acre). This designation is intended for residential developments which include single-family, detached homes on lots ranging from 10,000 – 30,000 square feet, including parcels zoned for single family attached and detached homes, as well as duplex residential development and mobile home/manufactured home developments.

Since the applicant is not proposing to build any commercial, office, or apartment/condo/loft uses which the Low-Density Mixed-Use designation calls for, this designation would not be appropriate for the proposed townhome development. The Medium-Density Residential designation, though, allows single-family attached homes (i.e., townhomes), which the applicant proposes to build.

B. Density Compliance. The applicant wishes to include Parcel #S07-01006000 as Phase 2 within the overall Brush Creek Commons development via the approval of the associated Zoning Modification Case #ZM-2024-01. By doing so, the overall density of Phase 2 with Phase 1 would be 3.39 +/- units per acre. But if ZM-2024-01 is not approved, then Parcel S07-

01006000 would need to be a stand-alone development. In that situation, the development of the subject property with twenty (20) townhomes on 2.28 acres would cause the property to have a density of 8.77 +/- units per acre, which would exceed the allowable density of 4-7.99 units per acre. However, the applicant is willing to consider a reduction in the number of units from 20 to 18 by eliminating two units. This would result in a density of 7.89 +/- units per acre, which would be within the allowable density range of 4-7.99 units per acre for the Medium-Density Residential future land use designation.

C. Promoting Established Housing Policies. Changing the subject property's future land use designation to Medium-Density Residential to allow for the development of townhomes would further the implementation of various housing policies that were identified by the Comprehensive Plan:

~ Encourage the development of higher-density residential developments to provide for the growing need for a range of housing choices within the City of Stockbridge.

~ Provide a mixture of housing options to attract young professionals, singles, and small families.

The Comprehensive Plan also mentions the need for additional housing in the City, as well as a greater diversity in the housing stock to serve young professionals, seniors, and empty nesters. These population groups would be attracted to townhome living, which offers the ability to have home ownership rather than renting; as well as the reduced yard maintenance due to the much smaller size of typical townhome lots. The proposed townhomes would meet these needs.

D. Suitability of the Subject Property's Location.

The subject property is suitably located for a future land use designation of Medium-Density Residential since other nearby properties in the surrounding area are designated as Medium-Density Residential, including Parcel #S-7A01100000 for the Brush Creek Commons development on the west side of Brush Creek Court, as well as a large area of other properties to the northeast. Therefore, the approval of this request would not result in a "spot" future land use designation.

E. Maintaining the Current Land Use Designation. It is unlikely that the subject property would be developed with commercial or other uses which its current future land use designation of Low-Density Mixed-Use allows due to the property's location behind many other properties along North Henry Boulevard which are designated as Low-Density Mixed-Use and are being used for commercial purposes. The property's hidden location would therefore not be conducive to the development of commercial or related uses.

VII. STAFF CONCLUSIONS

As a result of the foregoing analysis, the Planning and Zoning Staff makes the following conclusions regarding the applicant's request to change the future land use designation of

Parcel #S07-01006000 on the east side of Brush Creek Court from Low-Density Mixed-Use to Medium-Density Residential:

1. It would cause the subject property to be compatible with the Land Use Element of the Comprehensive Plan.

2. It would result in the following densities:

   a. If ZM-2024-01 is also approved and the subject property becomes Phase 2 of the overall Brush Creek Commons development along with the Phase 1 parcel on the west side of Brush Creek Commons, then the overall density of the combined development would be 3.39+/- acres.

   b. If ZM-2024-01 is not approved, then the subject property would need to be a stand-alone development, whose density would need to be less than the allowable maximum of 7.99 units per acre for the Medium-Density Residential future land use designation. To accomplish this, the applicant is willing to reduce the density of Parcel #S07-01006000 by eliminating two (2) townhome units and only building eighteen (18) units.

3. The proposed townhome development would promote several housing policies that are stated within the Comprehensive Plan.

4. The subject property is in a suitable location relative to other nearby properties and to the Brush Creek Commons Phase 1 property, which are have future land use designations of Medium-Density Residential.

5. It is unlikely that if the applicant's request is denied and the subject property remains designated as Low-Density Mixed-Use, that the property would be developed with commercial or other allowable uses due to the property's hidden location.

VII. RECOMMENDATION

In view of the analysis above, the Planning and Zoning Staff recommends the **APPROVAL OF CP-2024-03 WITH THE FOLLOWING CONDITION:** that if Zoning Modification Case #ZM-2024-01 is not approved, then Parcel #S07-01006000 must be a stand-alone development and its density must not exceed the allowable maximum density for the Medium-Density Residential future land use designation.

CITY OF STOCKBRIDGE

4640 NORTH HENRY BOULEVARD
STOCKBRIDGE, GEORGIA 30281
PHONE (770) 389-7900
FAX (770) 389-7912

October 10, 2024

Ms. Michele Battle
President/Sr. Attorney
3562 Habersham at Northlake
Bldg. J, Suite 100
Tucker, GA 30084

RE: Tax Parcel No. S07-010-060-00

Dear Ms. Battle,

The City has reviewed your request for water and sewer services for the proposed twenty (20) unit townhome community. The estimated water and sewage usage is as follows:

- Water – 20 Units x 300 gpd = 6,000
- Sewer – 20 Units x 300 gpd = 6,000

Currently there is available capacity in the water distribution and sanitary sewer collection systems for the requested capacities, but if construction plans are not submitted within one (1) year (**October 10, 2025**), this reservation of capacity shall expire. The following are also required:

- All costs associated with connecting to the water distribution and sanitary sewer collection systems are the developer's responsibility.
- The developer must adhere to the City's Minimum Development Standards.

If additional information is needed, please do not hesitate to contact me via e-mail or cell phone at (678) 373-6765.

Sincerely,

Decius T. Aaron
Public Works Director

Cc: Kevin Miller, Sewer Superintendent
Adam Daniel, Chief Collection Systems Operator

DTA:da

For Brush Creek Commons Townhomes

To Be Located At Brush Creek Court And Shields Road (Parcel #S07-01006005)

Presented To:

Stockbridge Planning Commission

November 21, 2024

By:

City of Stockbridge Community Development Department, Planning and Zoning Division

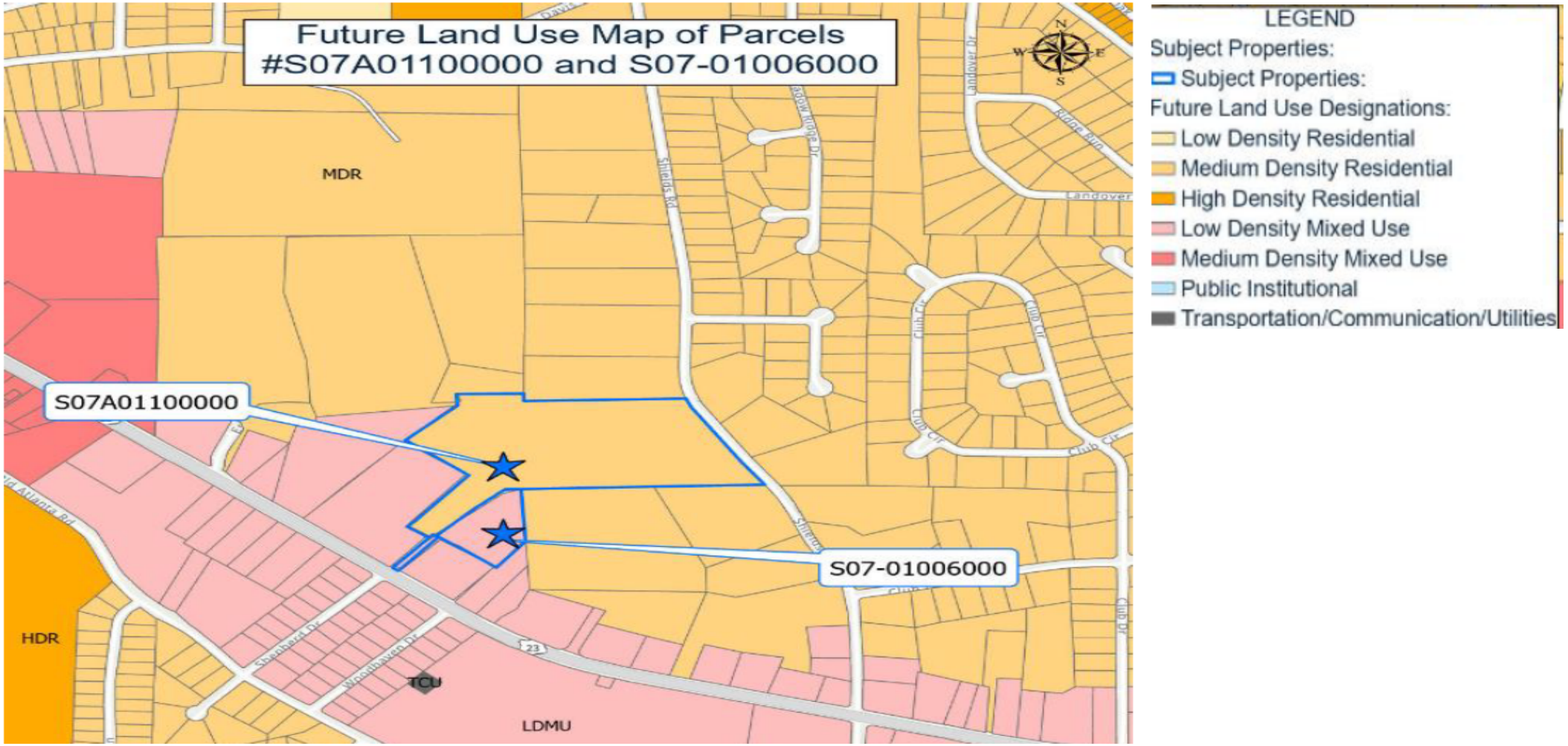
Comprehensive Plan CP-2024-03

Descriptive Factor	Research Findings
Applicant and Owner	Pivotal Enterprises, LLC.
Proposed Development	Expansion of the 41-unit Brush Creek Commons townhome development by adding an adjacent parcel and developing it with 20 more townhomes.
Parcel Identifications (no addresses)	• Phase 1 Parcel--S07A01100000 (previously known as Parcel #S07-01006005 prior to the creation of the 41 townhome lots). In Land Lots 59 & 71 of District 12. • Phase 2 Parcel—S07-01006000. In Land Lot 59 of District 12.
Parcel Acreage	• Brush Creek Commons, Phase 1 Parcel—Has 15.74 +/- acres, of which 5.459 acres lie within a floodplain. • Brush Creek Commons, Phase 2 Parcel--Has 2.28 +/- acres. • Combined Sites—18.02 +/- acres.
Environmental Conditions	• Brush Creek Commons, Phase 1 Parcel—Is fairly level. Floodplains and wetlands are present at the rear of the property near Brush Creek. Townhome construction is underway. • Brush Creek Commons, Phase 2 Parcel—Is fairly level, wooded, and vacant. Property access exists via a 30-foot Access Easement off North Henry Boulevard to Brush Creek Court.
Property Access	Brush Creek Court, off North Henry Boulevard.

Current City Zoning	Phase 1 Parcel—Zoned 'MFR' (Multiple Family Residential). Phase 2 Parcel—Zoned 'C-2' (General Commercial). Both Parcels--Are not located in the Parkway Mixed-Use Overlay District.
Surrounding Zoning	• North—MHR (Mobile Home Residential) and SR (Suburban Residential) districts. • South—C-2 (General Commercial), MFR (Multiple Family Residential), and SR (Suburban Residential) districts. • East—SR (Suburban Residential) district. • West—C-3 (Heavy Commercial) and C-2 (General Commercial) districts.
Future Land Use Designation	• Phase 1 Parcel—Medium-Density Residential. • Phase 2 Parcel—Low-Density Mixed-Use.
Surrounding Land Uses	• North—Two mobile home parks and Meadow Ridge Subdivision. • South—Commercial uses (QuikTrip and Waffle House) and an apartment community. • East—Meadow Ridge Subdivision and individual single-family residences. • West—Commercial uses.

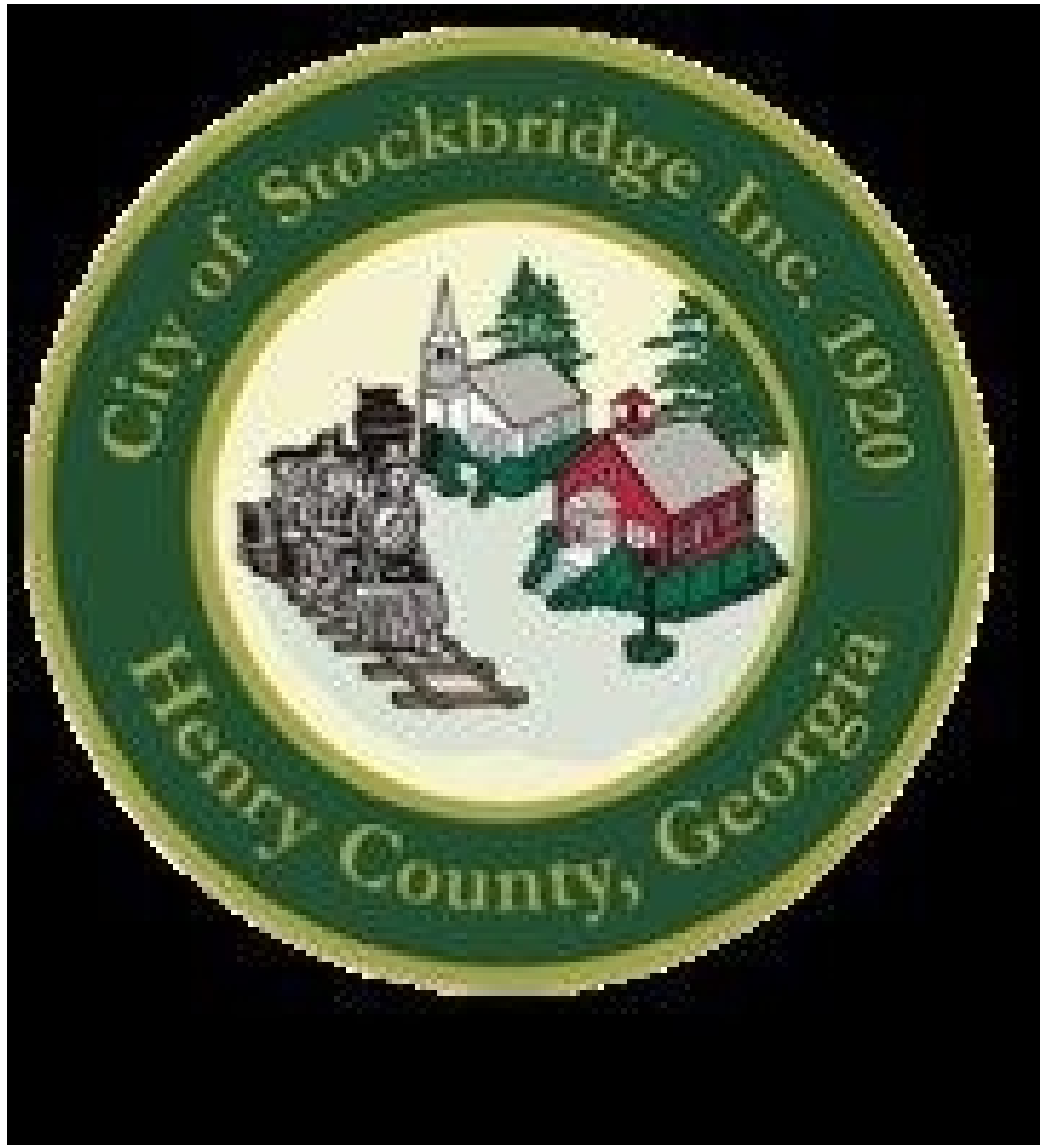

BRUSH CREEK COMMONS
Phase 1 and Phase 2 Combined
Meadow Ridge Way
Brush Creek
Brush Creek
Brush Creek Ct
Bess Ln
N Henry Blvd

FUTURE LAND USE MAP FOR BRUSH CREEK COMMONS, PHASE 1 AND PHASE 2



Staff’s Recommendation: **APPROVAL**

REZONING RZ-2024-03



REZONING RZ-2024-03

Purpose – Pivotal Enterprises, LLC requests to rezone Parcel #S07-01006000 on the east side of Brush Creek Court from C-2 (General Commercial) to MFR (Multiple-Family Residential) to allow for a twenty (20) unit townhome development on 2.2882 acres. The applicant also seeks to combine Parcel S07-01006000 (Phase 2) with Phase 1, Brush Creek Court, currently under construction, which will comprise of forty-one (41) townhomes.

Applicant/Developer – Eaman Fatemi, Member, Pivotal Enterprises, LLC.

Zoning History:

1. **Original Rezoning--Property was rezoned on July 14, 2003 via Case #RZ-03-04, from R-2 (Single-Family Residential) to RM-2 (Residential Multifamily--Townhomes). The original developer installed Brush Creek Court, but did not construct any buildings.**

2. **Development Agreement Plus Two Amendments—Rezoning included a Development Agreement, followed by two amendments. They included various development conditions and required certain amenities to be included within the development.**

3. **Zoning Modification Case #ZM-2022-01—Was approved by the Planning Commission on October 27, 2022, then was approved by City Council on September 14, 2022. The approved ordinance (#ZM-2022-01) states that ZM-2022-01 represented a modification of the terms of RZ-03-04 to allow the applicant to make certain changes to the site plan and the amenities. The changes are listed on the next slide.**

Zoning History

III. ZONING HISTORY

The Brush Creek Commons property was rezoned on July 14, 2003, via Rezoning Case #RZ-03-04, from R-2 (Single-Family Residential) to RM-2 (Residential Multifamily--Townhomes). Along with the rezoning was an approved Development Agreement, dated July 21, 2003 (between the City of Stockbridge and Royce Grant), which was approved via Ordinance #03-60, effective on March 10, 2003. The approval of the rezoning was not an approval of the conceptual site plan. Its boundaries, though, did show the inclusion of Parcel #S07-01006000, although it was not marked as Phase 2.

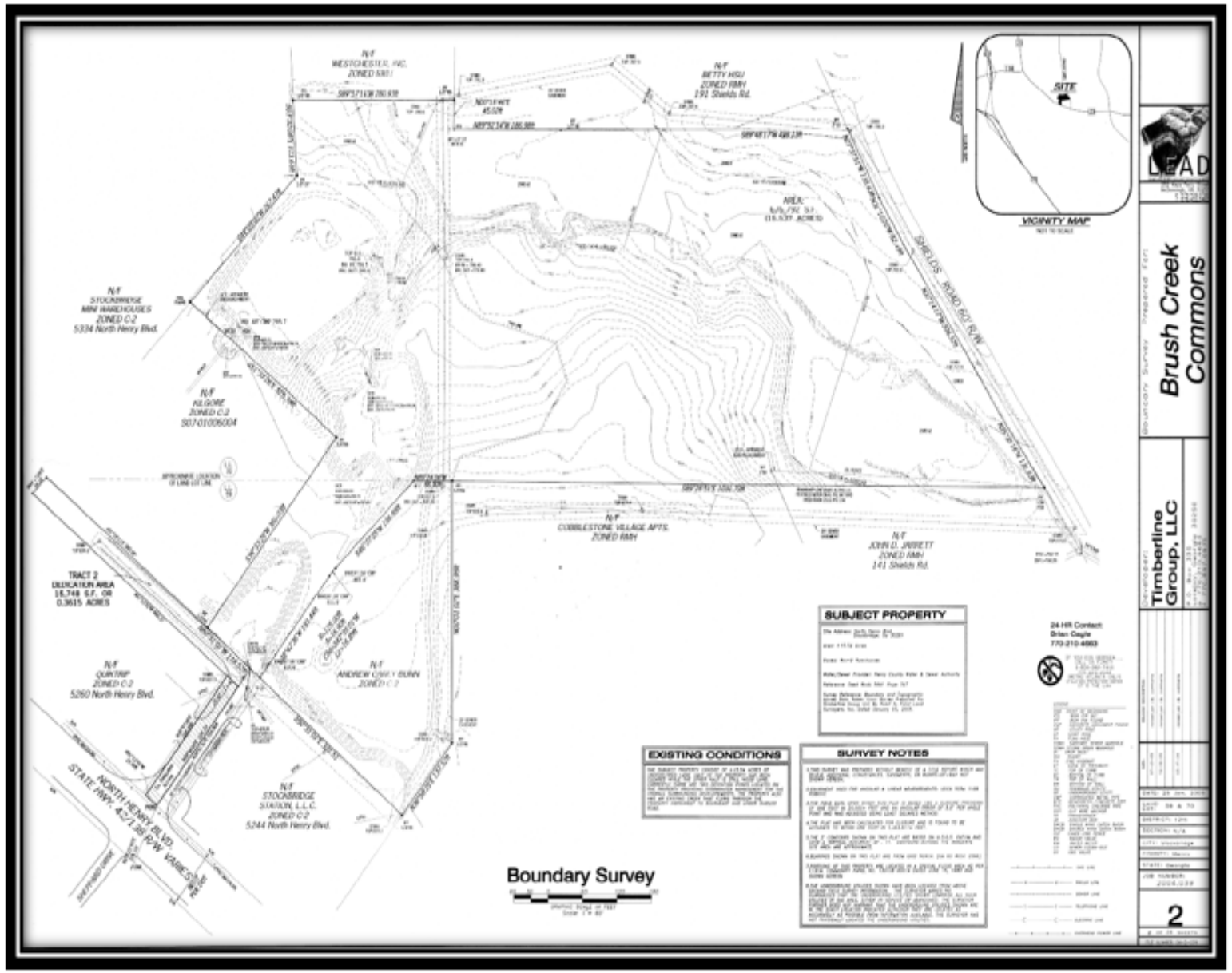
The original Development agreement listed twelve (12) Conditions of approval in Exhibit A. They specified the specific amenities which the developer was required to provide, as well as various architectural and other requirements. The developer was also required to meet the requirements of the RM-2 (Residential-Multifamily-Townhomes) zoning district. RM-2 was one of the previous zoning districts (along with RM-1 and RM-3) which merged to form the current MFR (Multifamily Residential) zoning district. Two Amendments to the Development later were approved for a new property owner, Timberline Group, LLC. The First Amendment, which was approved on December 3, 2004, imposed the maximum allowable number of townhome units to be built as forty-one (41). The Second Amendment, which was approved on August 13, 2007, allowed a variance to reduce the front yard setback requirement to ten (10) feet.

Surrounding Zoning and Land Uses

Surrounding Zoning	• North—MHR (Mobile Home Residential) and SR (Suburban Residential) districts. • South—C-2 (General Commercial), MFR (Multiple Family Residential), and SR (Suburban Residential) districts. • East—SR (Suburban Residential) district. • West—C-3 (Heavy Commercial) and C-2 (General Commercial) districts.

Surrounding Land Uses	• North—Two mobile home parks and Meadow Ridge Subdivision. • South—Commercial uses (QuikTrip and Waffle House) and an apartment community. • East—Meadow Ridge Subdivision and individual single-family residences. • West—Commercial uses.

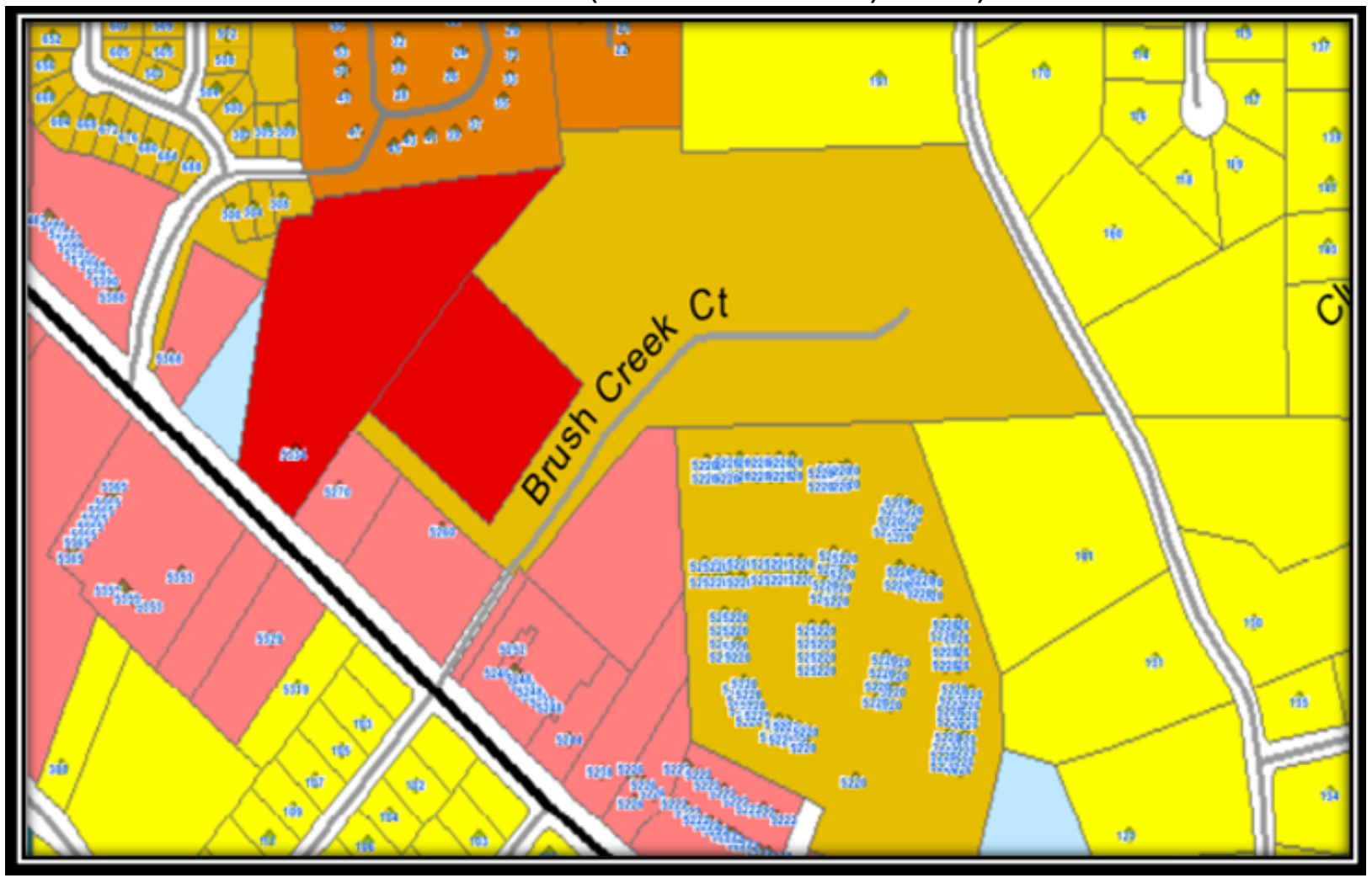
BOUNDARY SURVEY--BASIC

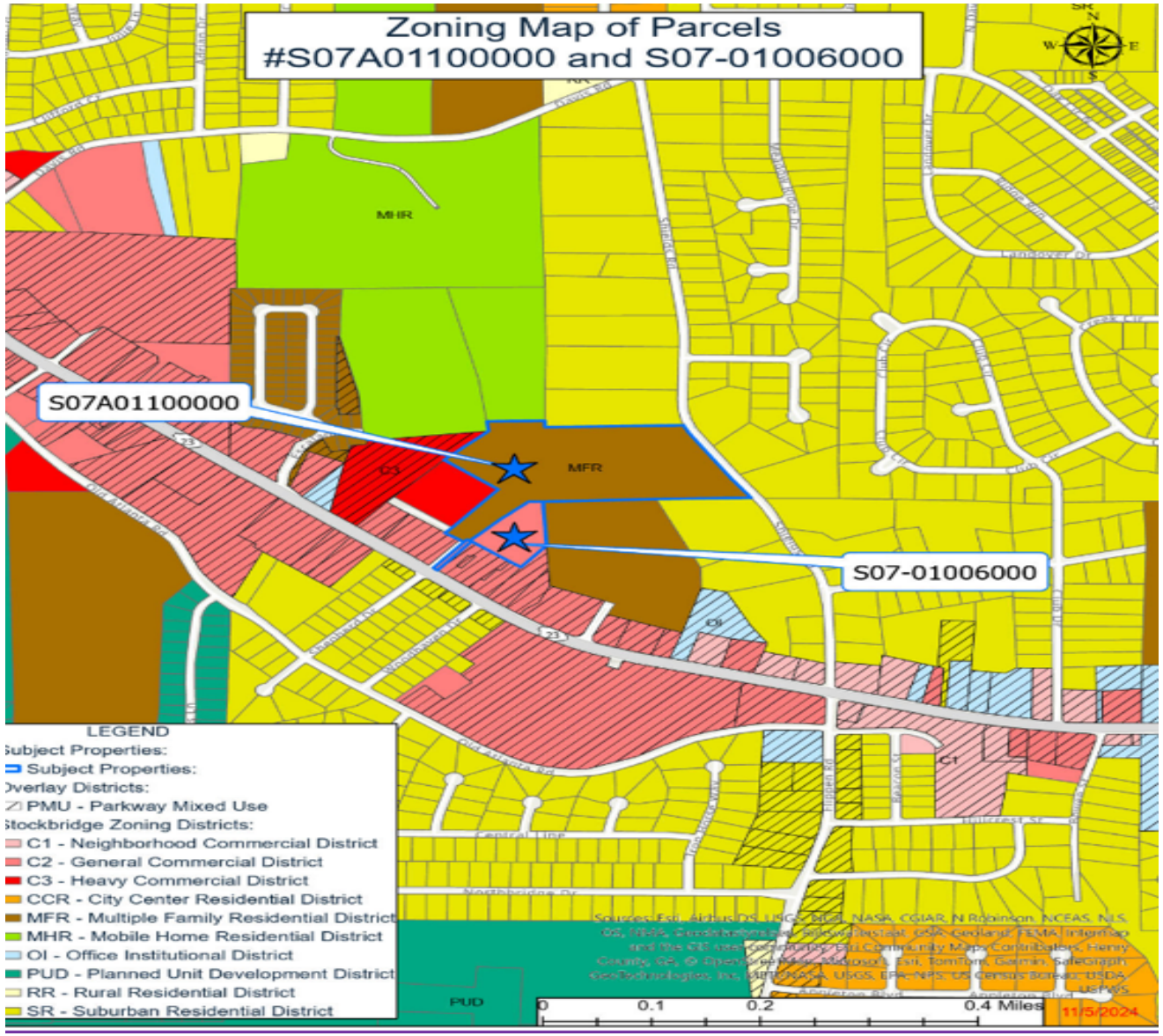


VICINITY ZONING MAP

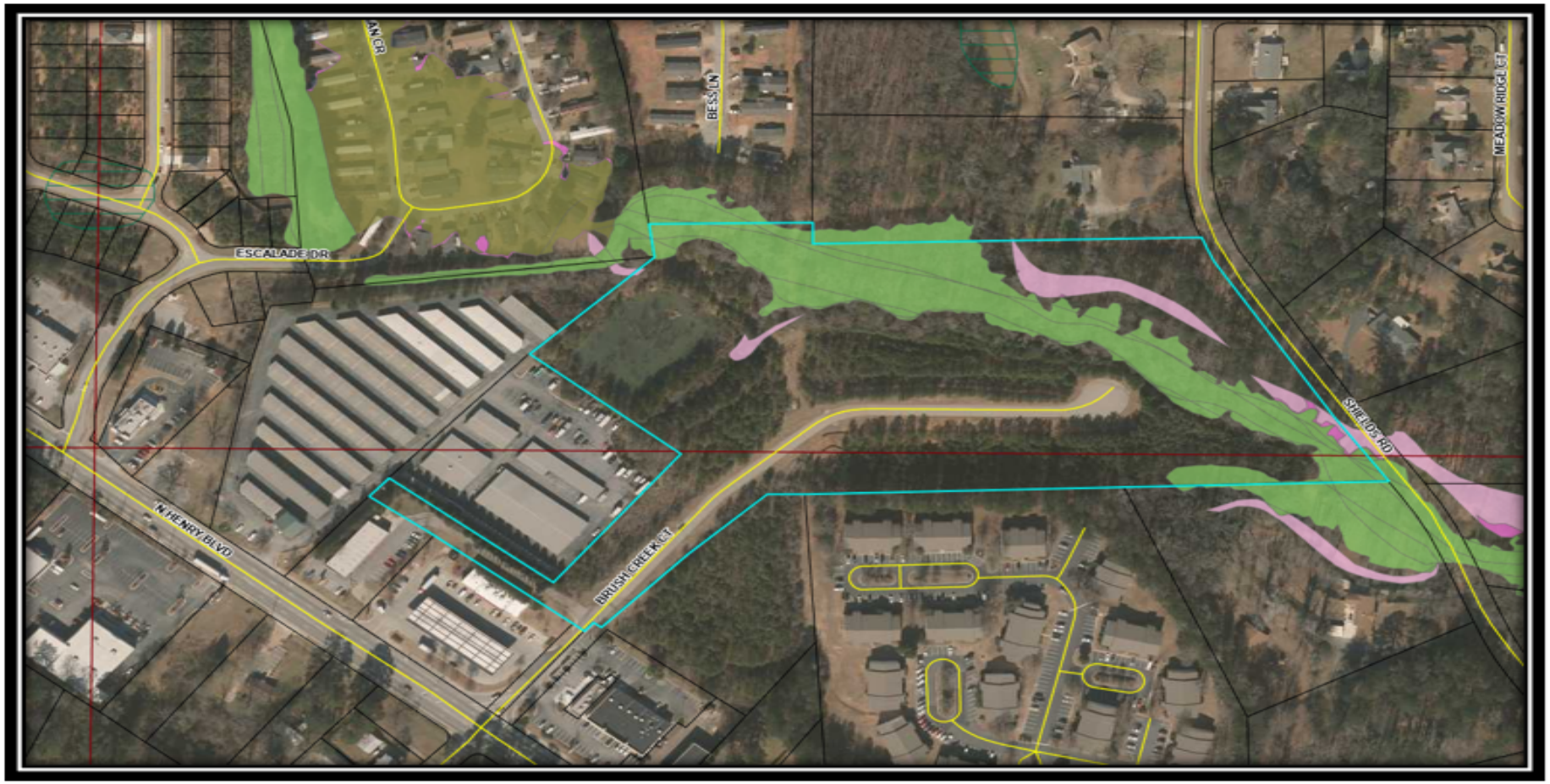
Legend:

- **Gold (subject property)—MFR (Multiple Family Residential District)**
- **Red—C-3 (Heavy Commercial District)**
- **Orange—MHR (Mobile Home Residential District)**
- **Medium Pink—C-2 (General Commercial District)**
- **Yellow—SR (Suburban Residential) District)**




Zoning Map of Parcels
#S07A01100000 and S07-01006000
S07A01100000
S07-01006000
MHR
MFR
C3
C1
PUD
LEGEND
Subject Properties:
Subject Properties:
Overlay Districts:
PMU - Parkway Mixed Use
Stockbridge Zoning Districts:
C1 - Neighborhood Commercial District
C2 - General Commercial District
C3 - Heavy Commercial District
CCR - City Center Residential District
MFR - Multiple Family Residential District
MHR - Mobile Home Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
RR - Rural Residential District
SR - Suburban Residential District
0 0.1 0.2 0.4 Miles
11/5/2024

AERIAL PHOTO OF THE SITE



LEGEND

Flood Map

X - 500 Year Flood

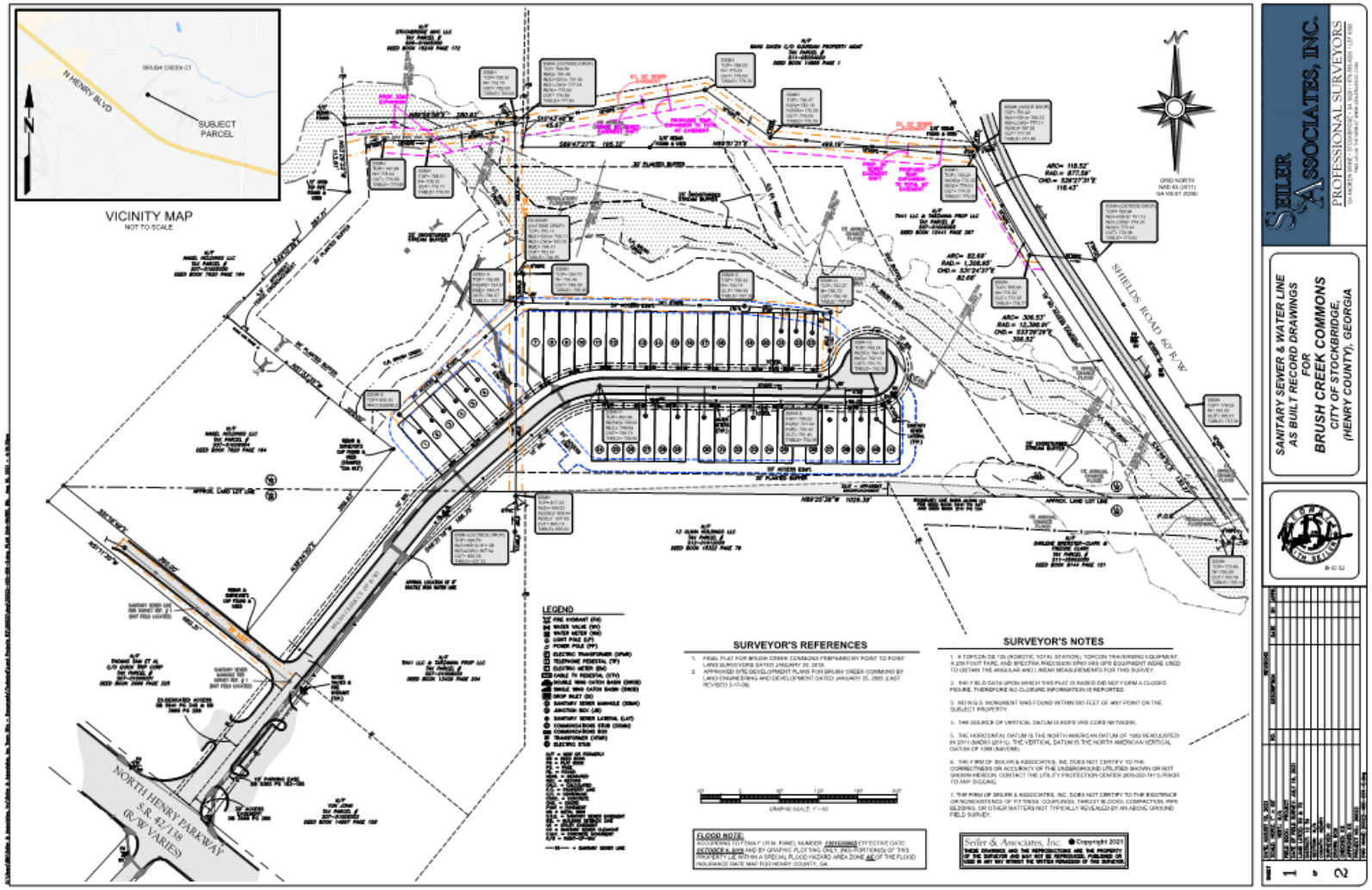
0.2 - Areas of 0.2% annual chance flood

A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

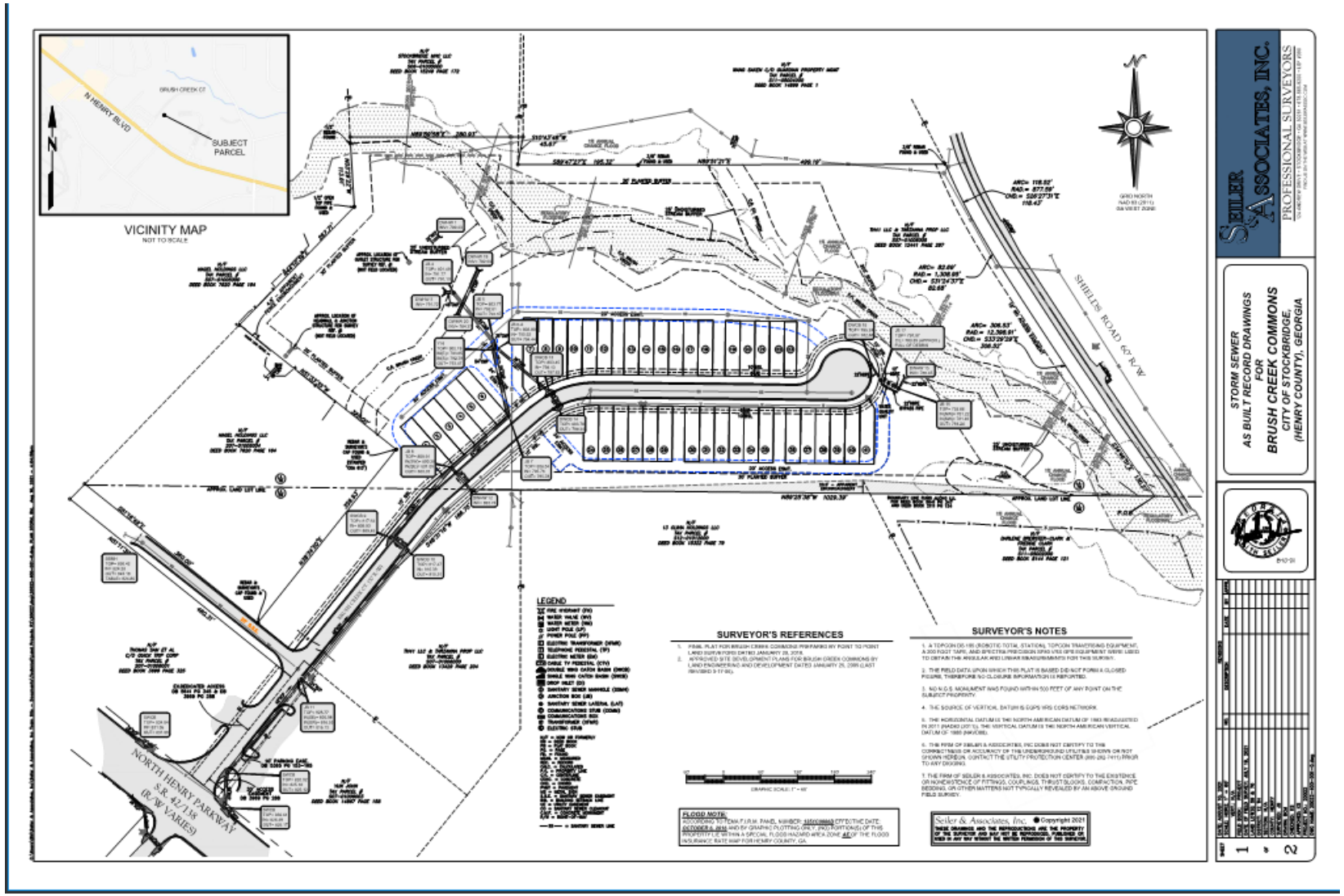
AE -100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

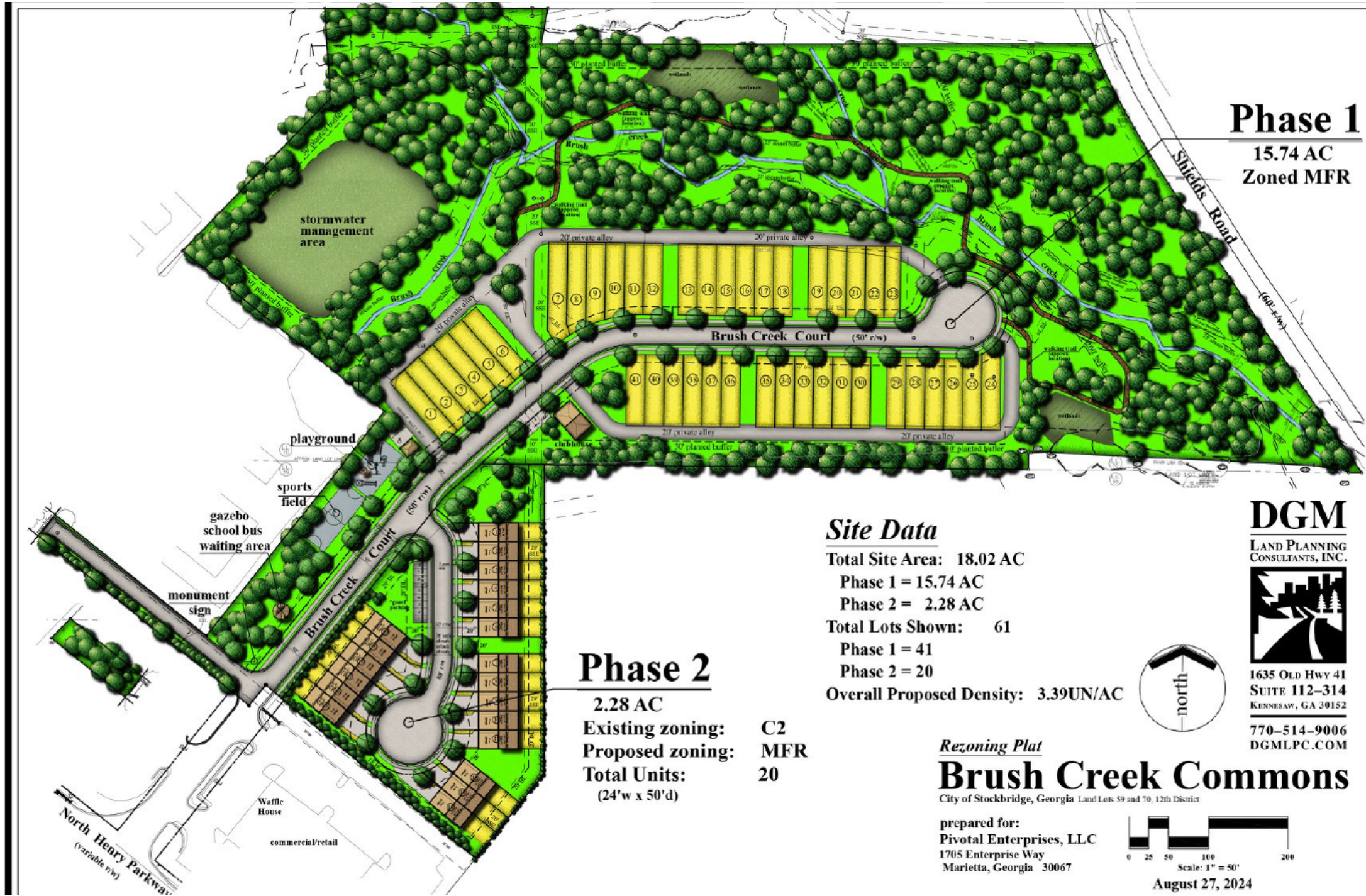
AO - Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet

BOUNDARY SURVEY—WATER AND SEWER LINES



BOUNDARY SURVEY—STORM SEWERS




Phase 1
15.74 AC
Zoned MFR
Shields Road
(60' r/w)
stormwater management area
Brush Creek Court (50' r/w)
20' private alley
30' planted buffer
clubhouse
playground
sports field
gazebo
school bus waiting area
monument sign
Brush Creek Court (50' r/w)
Phase 2
2.28 AC
Existing zoning: C2
Proposed zoning: MFR
Total Units: 20
(24'w x 50'd)
Waffle House
commercial/retail
North Henry Parkway
(variable r/w)
Site Data
Total Site Area: 18.02 AC
Phase 1 = 15.74 AC
Phase 2 = 2.28 AC
Total Lots Shown: 61
Phase 1 = 41
Phase 2 = 20
Overall Proposed Density: 3.39UN/AC
north
DGM
Land Planning Consultants, Inc.
1635 Old Hwy 41
Suite 112-314
Kennesaw, GA 30152
770-514-9006
DGMLPC.COM
Rezoning Plat
Brush Creek Commons
City of Stockbridge, Georgia Land Lots 59 and 70, 12th District
prepared for:
Pivotal Enterprises, LLC
1705 Enterprise Way
Marietta, Georgia 30067
0 25 50 100 200
Scale: 1" = 50'
August 27, 2024



Staff's Recommendation: APPROVAL/CONDITIONS

1) The following conditions shall apply to Phase 2 of Brush Creek Commons

a) Phase 2 shall be developed in general conformity with the Phase 2 site plan submitted to the Stockbridge Planning Staff on September ___, 2024 and shall adhere to all City of Stockbridge MFR Ordinance requirements, except if there is a conflict between the MFR Ordinance requirements and the conditions set forth in the Development Agreement, as amended from time to time, the conditions set forth in the Development Agreement shall control.

b) Maximum building height shall be forty (40) feet.

c) All townhouses shall have a mixture of front facade consisting of covered entryway, porches, bay windows and/or balconies. Garages shall be accentuated with variations of design porticos.

d) Owner shall submit elevations of buildings to be approved by the City.

e) Each unit elevation per building shall be separate and distinct from the other and shall include variations in rooflines which may be accomplished with the use of dormers, gables and/or fireplaces.

f) Each unit shall have different brick, stucco and masonry theme from the other attached units.

g) Owner shall install street trees along all streets to be placed between the sidewalk and the front property lines, have a minimum two and one-half-inch (2.5") caliber (d.b.h), shall have a minimum twenty-four foot (24 sq. ft.) planting area and shall be spaced an average of forty- five feet (45') apart. Owner shall provide a list often (10) trees to be provided and subject to modification by the City.

h) A streetscaping plan shall be submitted to the City of Stockbridge Planning and Zoning Staff for comments and approved by the City to include sidewalks, street trees, landscaping, street lighting and street furniture.

i) Any flood plain alteration be supported by a certified engineer at the plan review stage.

j) The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.

k) The maximum units per building shall be no more than six (6) units per building.

l) The minimum distance between buildings shall be twenty (20) feet.

m) The minimum front yard setback shall be twenty (20) feet.

n) The minimum side yard setback shall be fifteen (15) feet.

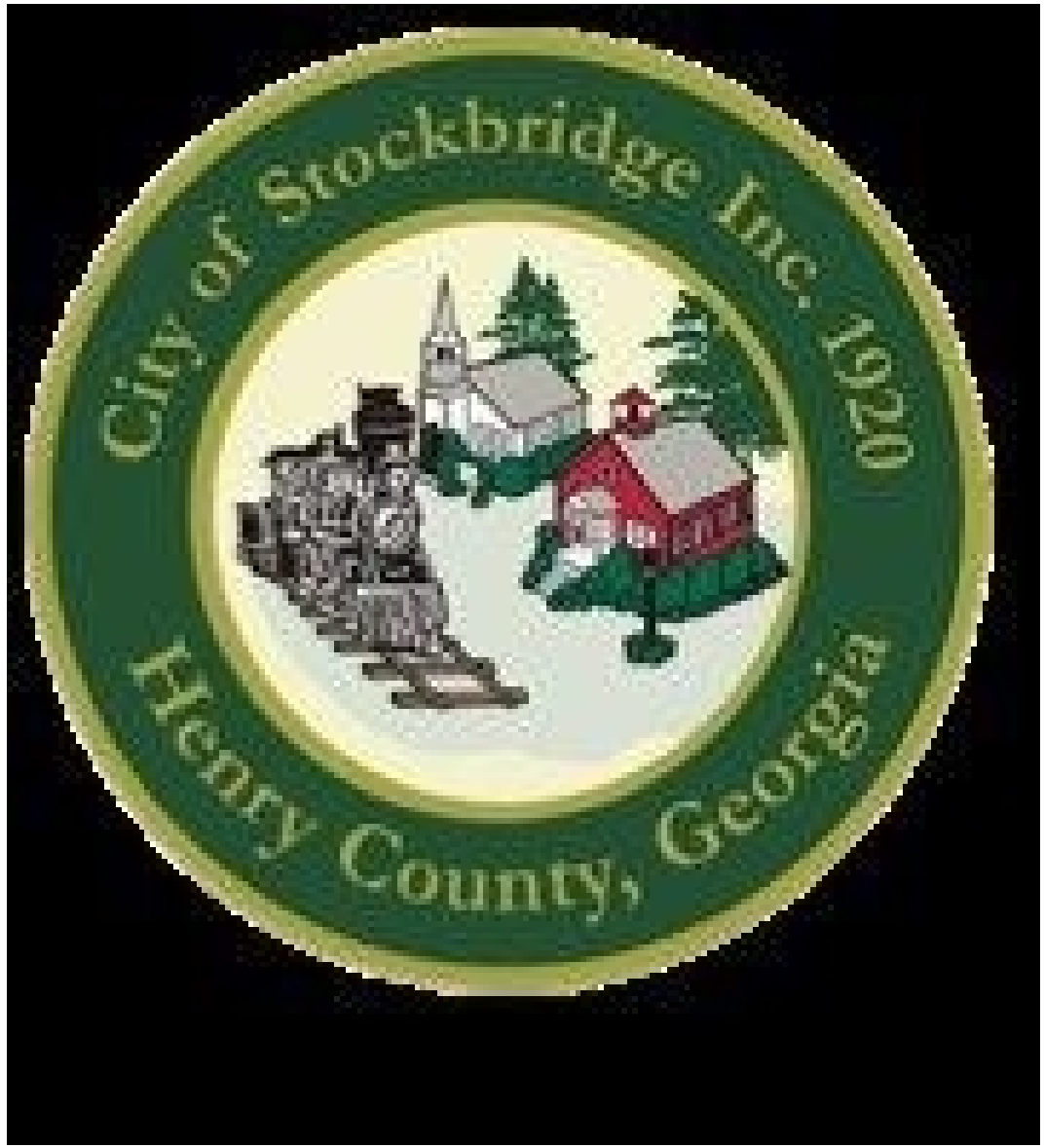
o) The minimum rear yard setback shall be twenty (20) feet.

p) A Declaration of Restrictive Covenants for Phase 1 shall be amended and modified to incorporate Phase 2, and the units in Phase 2 shall have all of the same rights and privileges to use the common areas and amenities located within Phase 1.

Zoning Modification Case #ZM-2024-01:

Brush Creek Commons, Phase 1, on Brush Creek Court

(Parcel #S07A01100000)

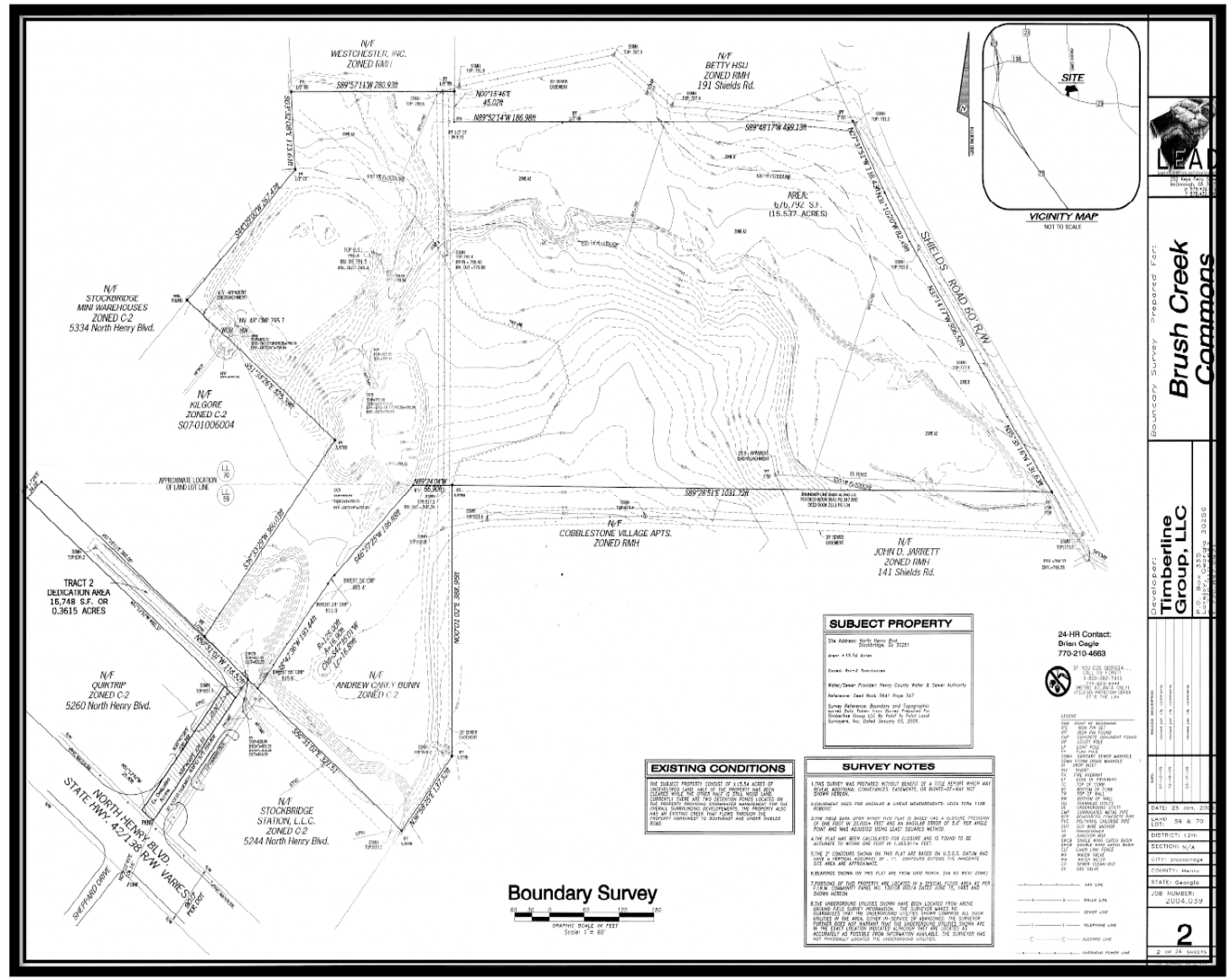


PURPOSE OF THE ZONING MODIFICATION

The applicant, Pivotal Enterprises, LLC (represented by Battle Law, P.C.), requests a major zoning modification on Parcel #S07A01100000 on the west side of Brush Creek Court to provide for major changes to a previously-approved site plan by allowing the expansion of the site boundaries to include Parcel #S07-01006000 on the east side of Brush Creek Court, which would be developed as Phase 2 of the development. The applicant wishes to add Phase 2 to the Phase 1 development in order to create one community. By having more homeowners to share in the cost of the HOA, this would reduce the tax burden of the Brush Creek Commons, Phase 1 residents. The applicant/developer had considered making the Phase 2 site an entirely separate development, but this would require that Phase 2 have its own amenities.

Phase 1 was previously-approved by City Council on November 14, 2022 for the same applicant via Zoning Modification Case #ZM-2022-01. The applicant prepared a final plat, which was approved by the Community Development Department and then officially recorded on September 12, 2003 (in Book 63, Pages 299-308) in Henry County Superior Court. An associated Amendment to a previously-approved Development Agreement was also approved as an agreement between the City of Stockbridge and the developer for how the property was to be developed, including certain conditions. The approval of ZM-2022-01 specified a maximum number of 41 units for Brush Creek Commons, along with a considerable number of required amenities. The applicant had applied for ZM-2022-01 for the purpose of reducing the number of amenities which were required by the original rezoning of the property under RZ-03-04 and its associated Development Agreement.

BOUNDARY SURVEY OF BRUSH CREEK COMMONS, PHASES 1 & 2



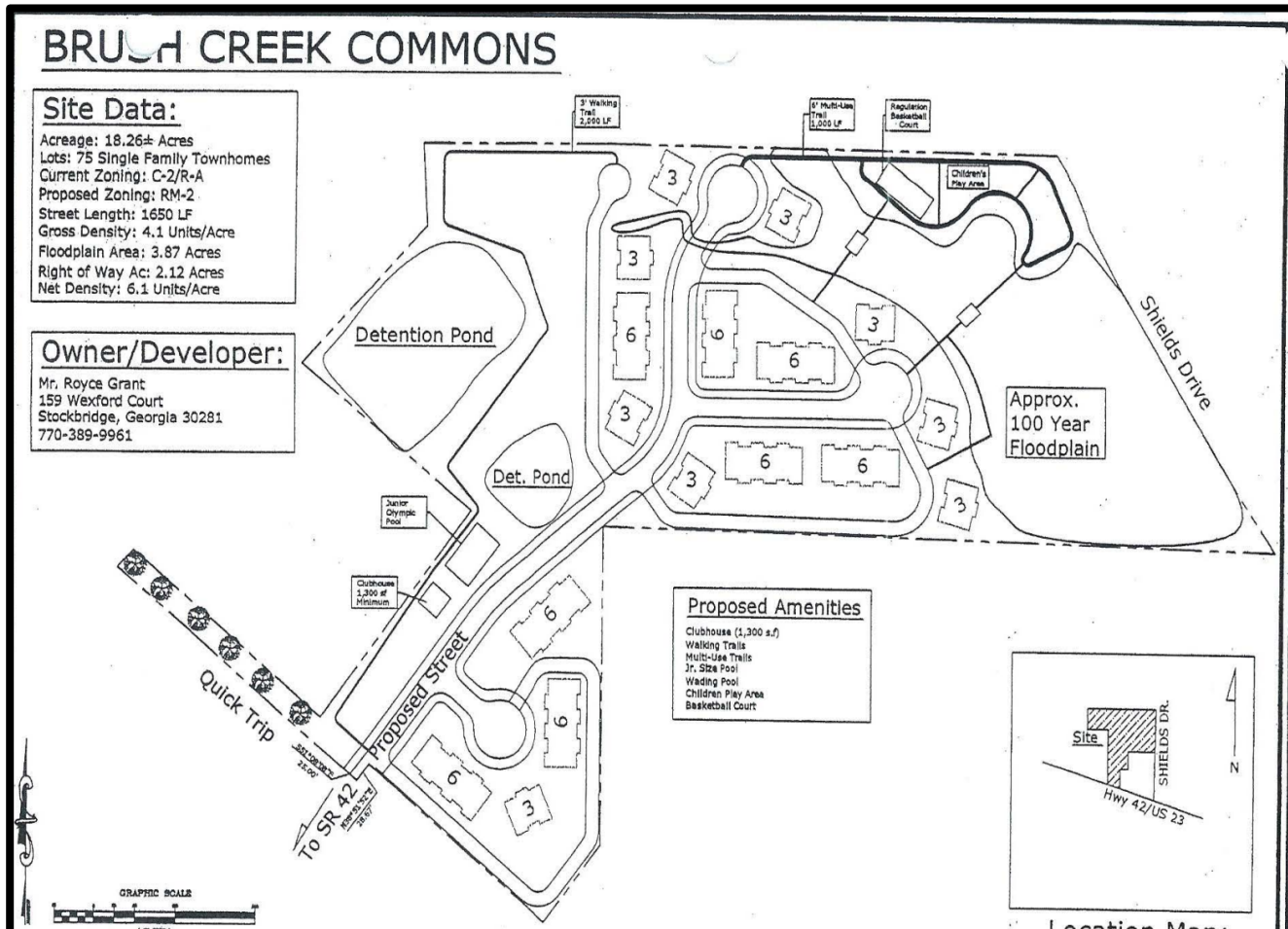
BRUSH CREEK COMMONS

Site Data:

Acreage: 18.26± Acres
Lots: 75 Single Family Townhomes
Current Zoning: C-2/R-A
Proposed Zoning: RM-2
Street Length: 1650 LF
Gross Density: 4.1 Units/Acre
Floodplain Area: 3.87 Acres
Right of Way Ac: 2.12 Acres
Net Density: 6.1 Units/Acre

Owner/Developer:

Mr. Royce Grant
159 Wexford Court
Stockbridge, Georgia 30281
770-389-9961



Proposed Amenities

Clubhouse (1,300 s.f)
Walking Trails
Multi-Use Trails
Jr. Size Pool
Wading Pool
Children Play Area
Basketball Court

Location Map:

(Not to Scale)

Burn Grading Company, Inc.

BRUSH CREEK COMMONS

D. LIST OF APPROVED ZONING CONDITIONS PER EXHIBIT "C" FROM REZONING ORDINANCE NO. 13-152 (JULY 14, 2003) FOR REZONING CASE #RZ-03-04 (ORIGINATED FROM HENRY COUNTY)

A. Revise site plan to adhere to all City of Stockbridge RM-2 Ordinance requirements. (Note that approval of this rezoning is not an approval of the site plan submitted to the Henry County Planning and Zoning Department.)

B. Maximum building height shall be shown on the site plan.

C. All townhouses shall have a mixture of front facade consisting of covered entryway, porches, bay windows and balconies. Garages shall be accentuated with variations of

D. Developer shall submit elevations of the building to be approved by the Planning and Zoning Department. (Note that approval of this rezoning is not an approval of the site plan submitted to the City Council.)

E. Each unit elevation per building shall be separate and distinct from the other. To include variations in rooflines which may be accomplished with the use of dormers, gables and/or fireplaces.

F. Each unit shall have different brick, stucco and masonry theme from the other attached units. No vinyl siding will be allowed.

G. Developer shall install street trees along all streets to be placed between the sidewalk and the front property lines, have a minimum two and one-half inch (2.5") caliber (d.b.h), shall have a minimum twenty-four foot (24 sq. ft.) planting area and shall be spaced an average of forty-five feet (45') apart. Consisting of ginko (non-fruit bearing), Japanese zekova and/or oak family type.

H. The Building Department shall not issue a building permit until such time as the Director of the Building Department has certified that for each prospective phase of development, sewer capacity is sufficient to accommodate the additional sewage that would be generated by the proposed development.

I. A street scaping plan shall be submitted to and approved by the Henry County Planning and Zoning Department to include sidewalks, street trees, landscaping, street lighting and street furniture.

J. Any flood plain alteration be supported by a certified engineer at the plan review stage.

K. The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.

L. This rezoning is subject to the property owner's and developers execution of a Development Agreement which will embody these conditions.

City of Stockbridge

AGENDA ITEM

MEETING DATE

DECEMBER 9, 2024

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

FUNDING SOURCE

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☒ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

REZONING CASE #RZ-2024-03. Consideration of a rezoning request to rezone Parcel #S07-01006000 on the east side of Brush Creek Court from C-2' (General Commercial) to 'MFR' (Multiple-Family Residential) to allow for a townhome development with 20 units. The development would represent Phase 2 of the Brush Creek Commons development on Parcel #S07A01100000 on the west side of Brush Creek Court. Applicant: Pivotal Enterprises, LLC, c/o Battle Law, P.C.

BACKGROUND INFORMATION:

Phase 1 of the Brush Creek Commons townhome development, which will have 41 units, is currently under construction. Staff recommendation—Approval with conditions. Planning Commission action on November 21, 2024—Approval with staff's conditions, plus one more that was added and agreed-to by the applicant: Each unit shall have brick (not brick veneers) on all sides (listed as Item #5f in the staff report's list of recommended conditions).

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

GRANTS ADMIN._____

ATTACHMENTS:

ITEM/PROJECT/EVENT:

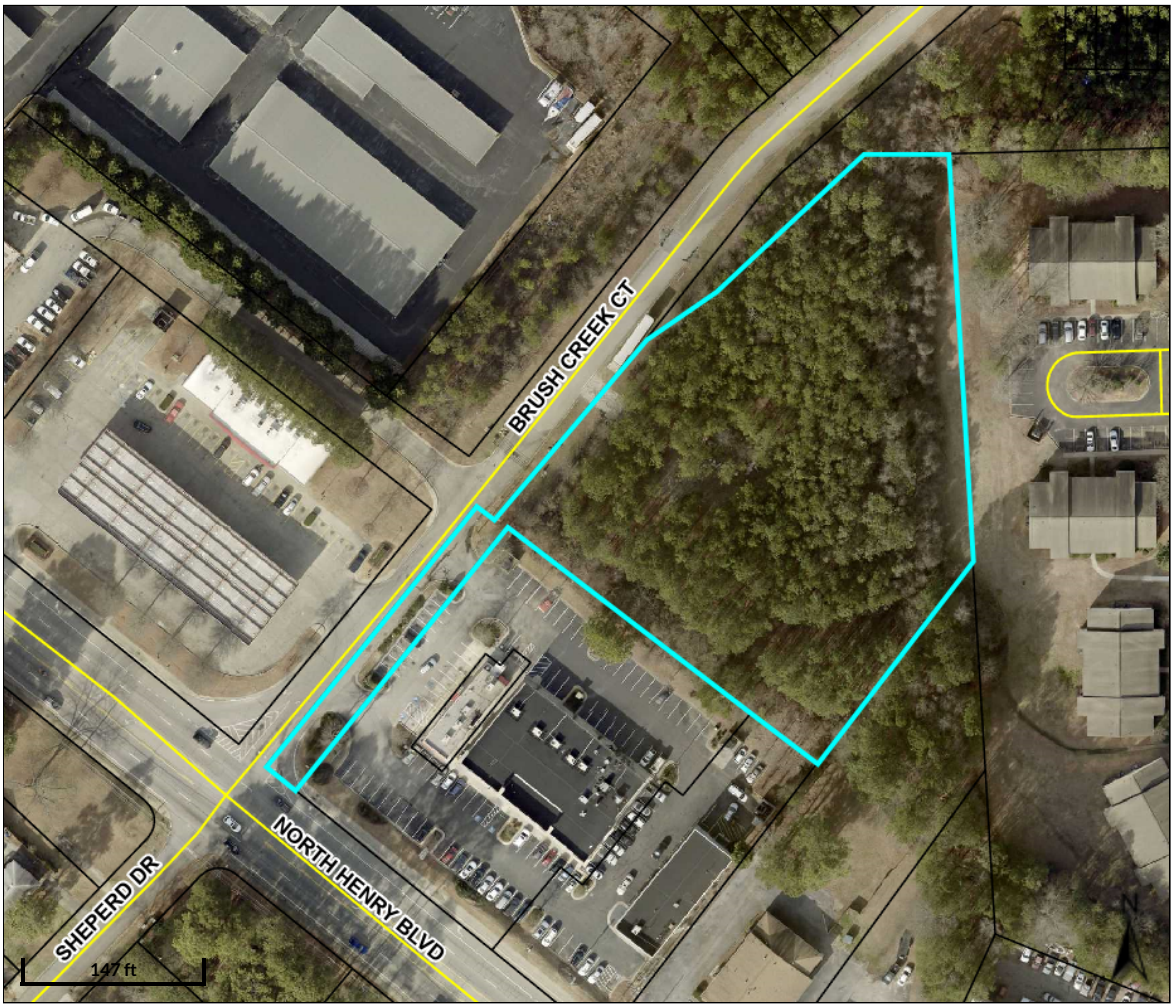
RZ-2024-03 for PARCEL #S07-01006000 ON THE EAST SIDE OF BRUSH CREEK COURT.

BACKGROUND INFORMATION:

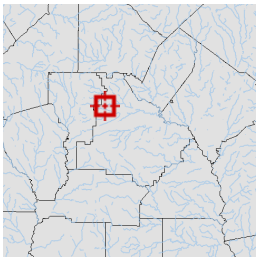
STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

Staff Signature_____

Henry County, GA



Overview



Legend

- Parcels
- Roads

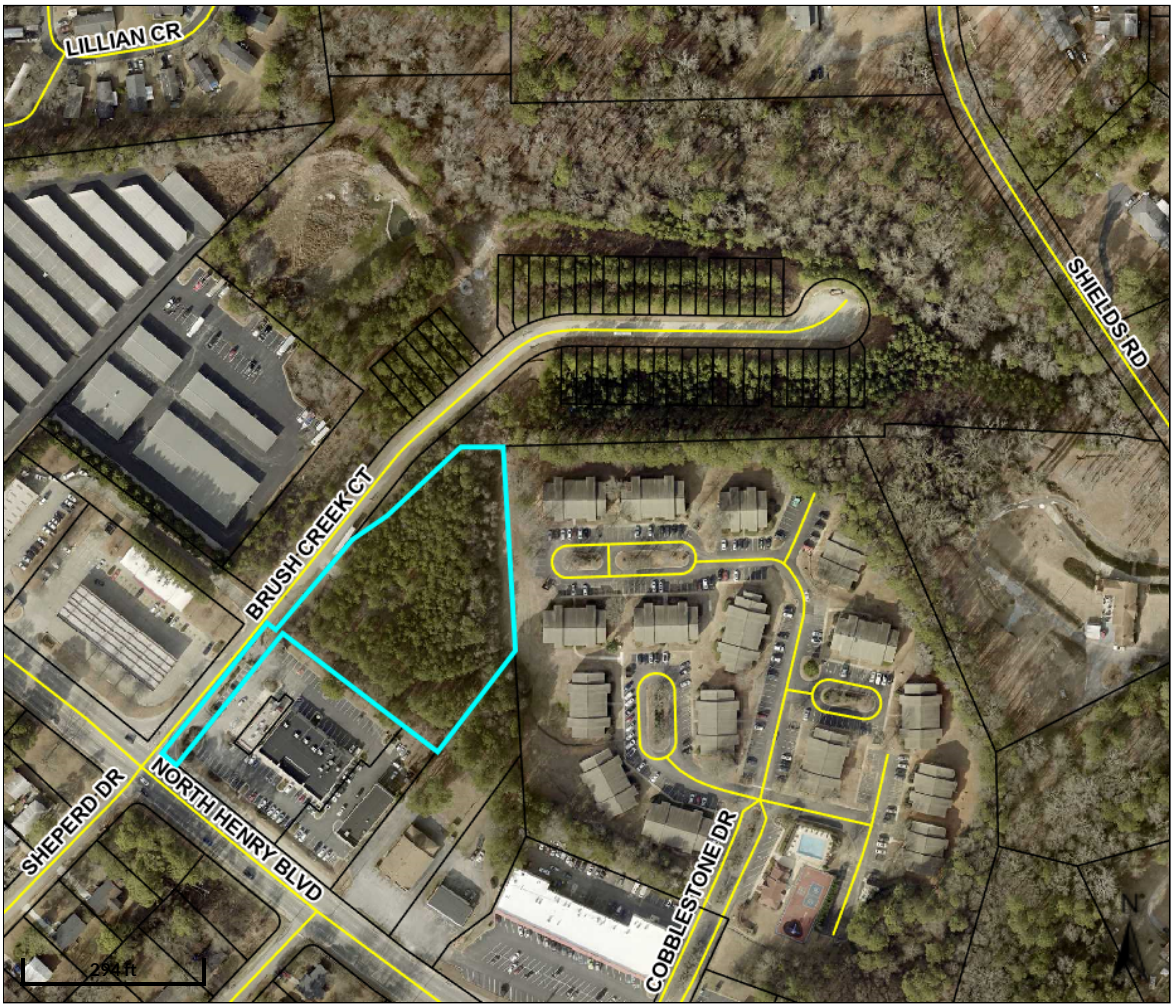
Parcel ID	S07-01006000	**Class**	C	**Owner**	PIVOTAL ENTERPRISES LLC	**Land Value:**	$126,500				
Property Address		**Acreage**	2.53	**Address**	1705 ENTERPRISE WAY STE S-100 MARIETTA GA 30067	**Building Value:**	$0	**Last 2 Sales**			
District	City/Stockbridge					**Misc Value:**	$0	**Date**	**Price**	**Reason**	**Qual**
						Total Value:	$126,500	3/22/2021	$387,000	MULTI PARCEL	U
								12/17/2013	$57,500	PART INT	U

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

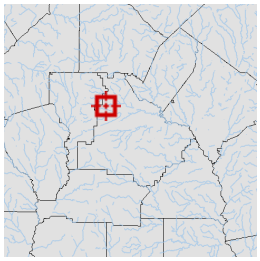
Date created: 10/23/2024
Last Data Uploaded: 10/23/2024 1:12:28 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



Overview



Legend

- Parcels
- Roads

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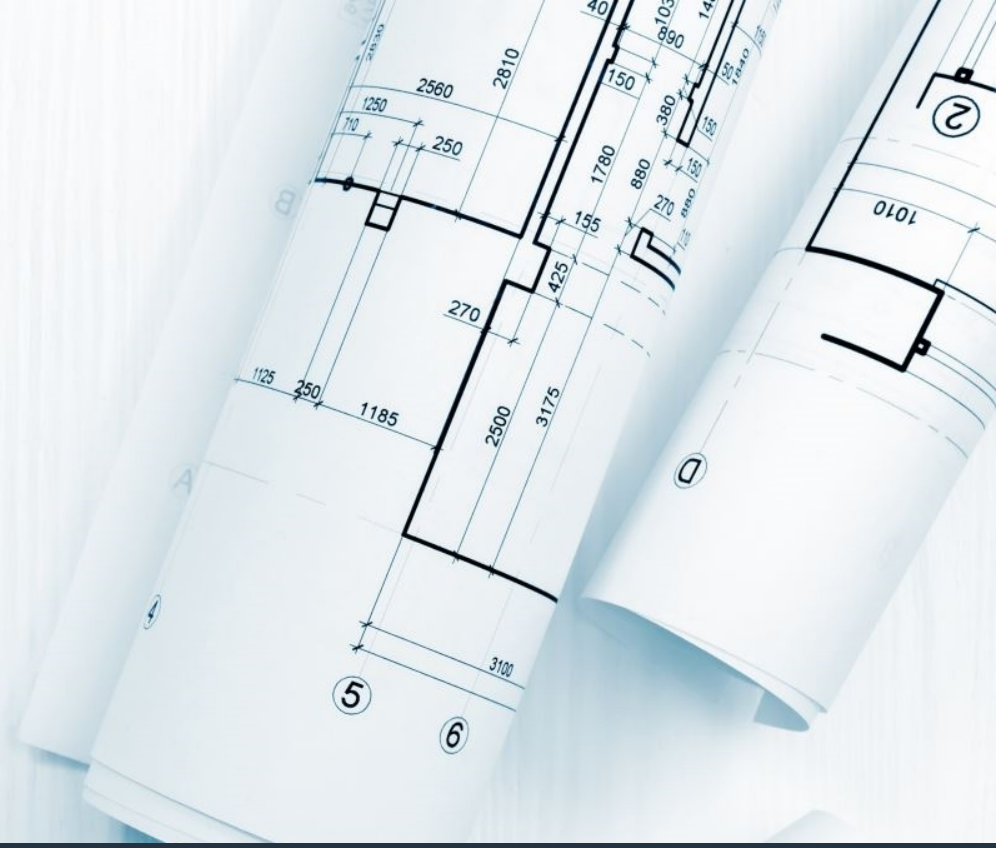
Date created: 10/23/2024
Last Data Uploaded: 10/23/2024 1:12:28 AM

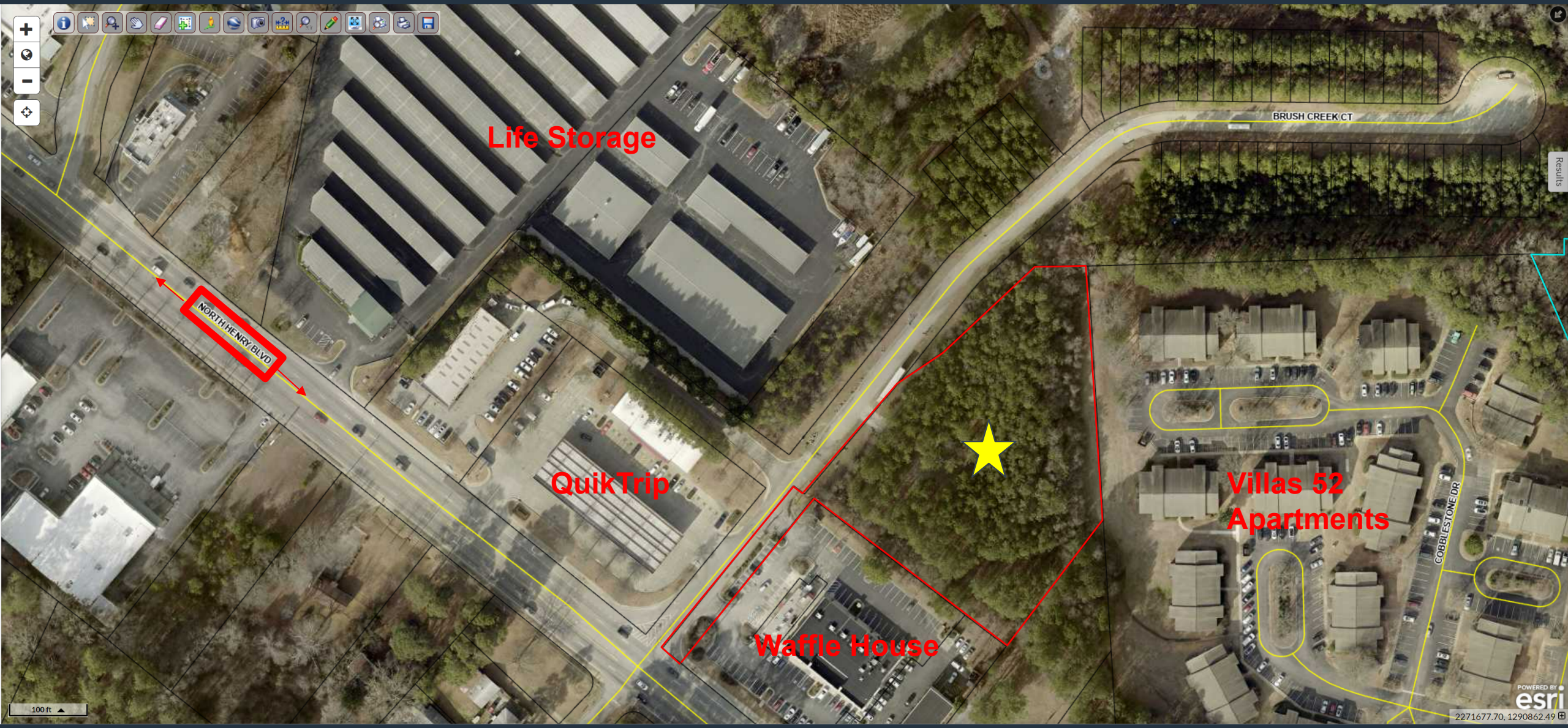
Developed by SCHNEIDER GEOSPATIAL

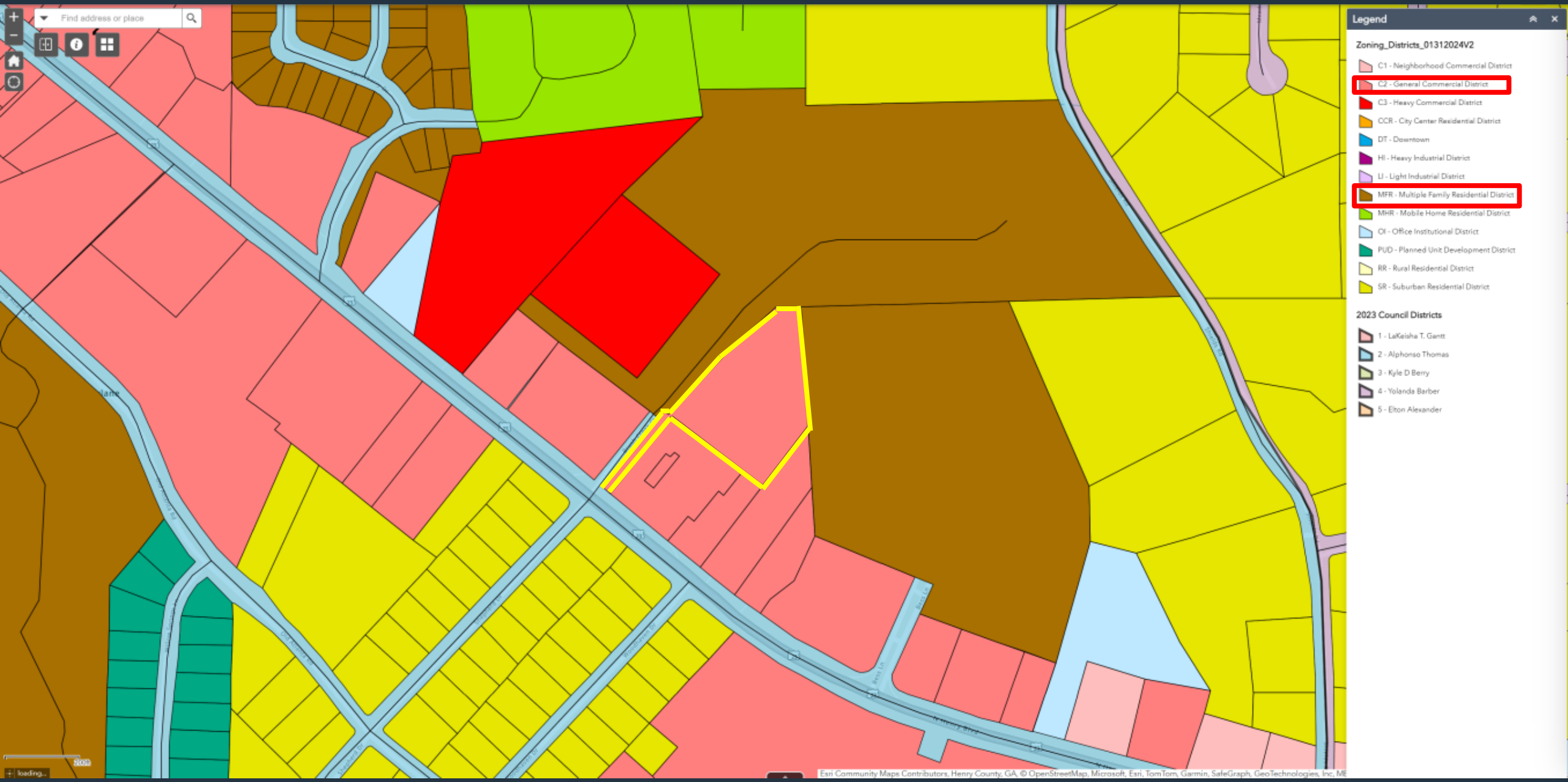
Battle Law

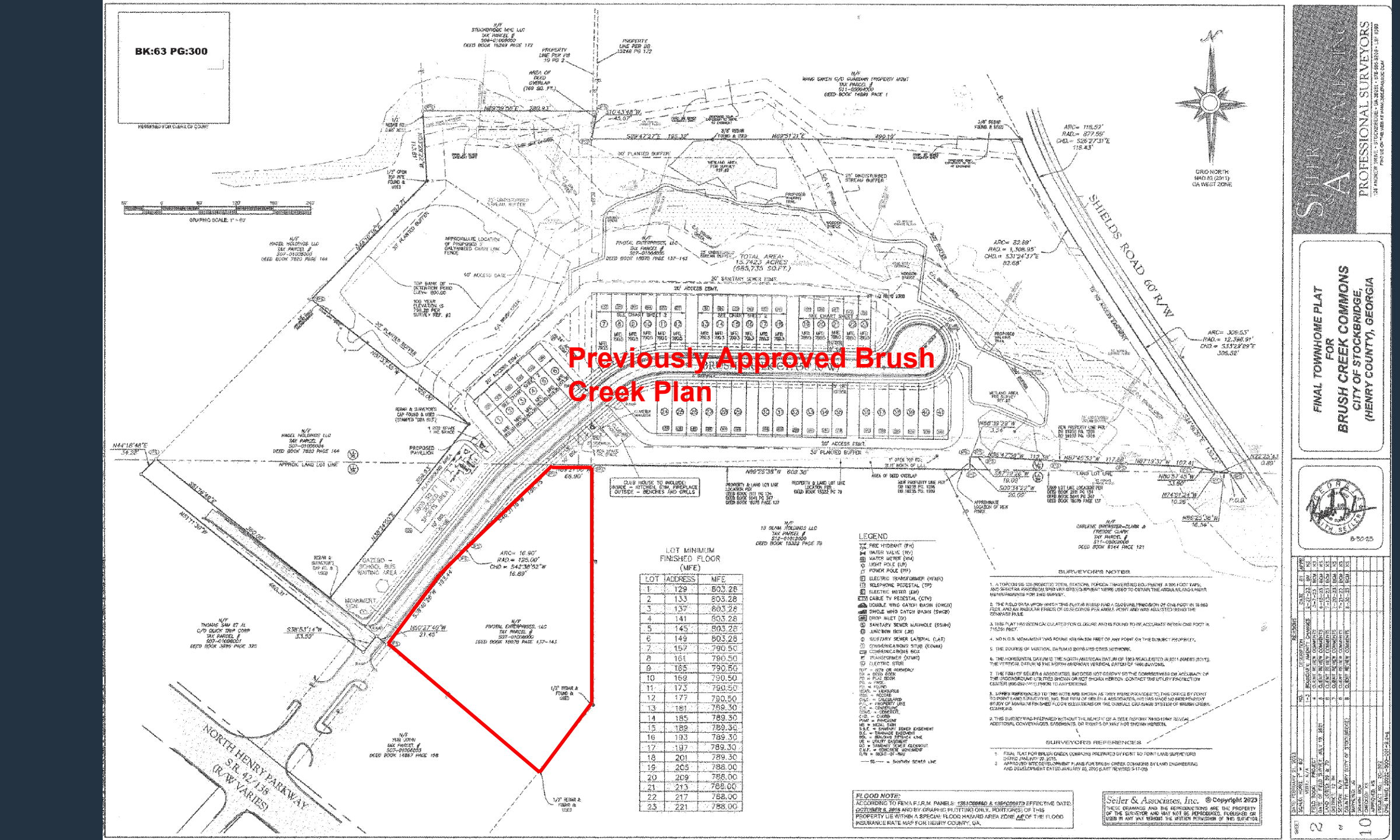


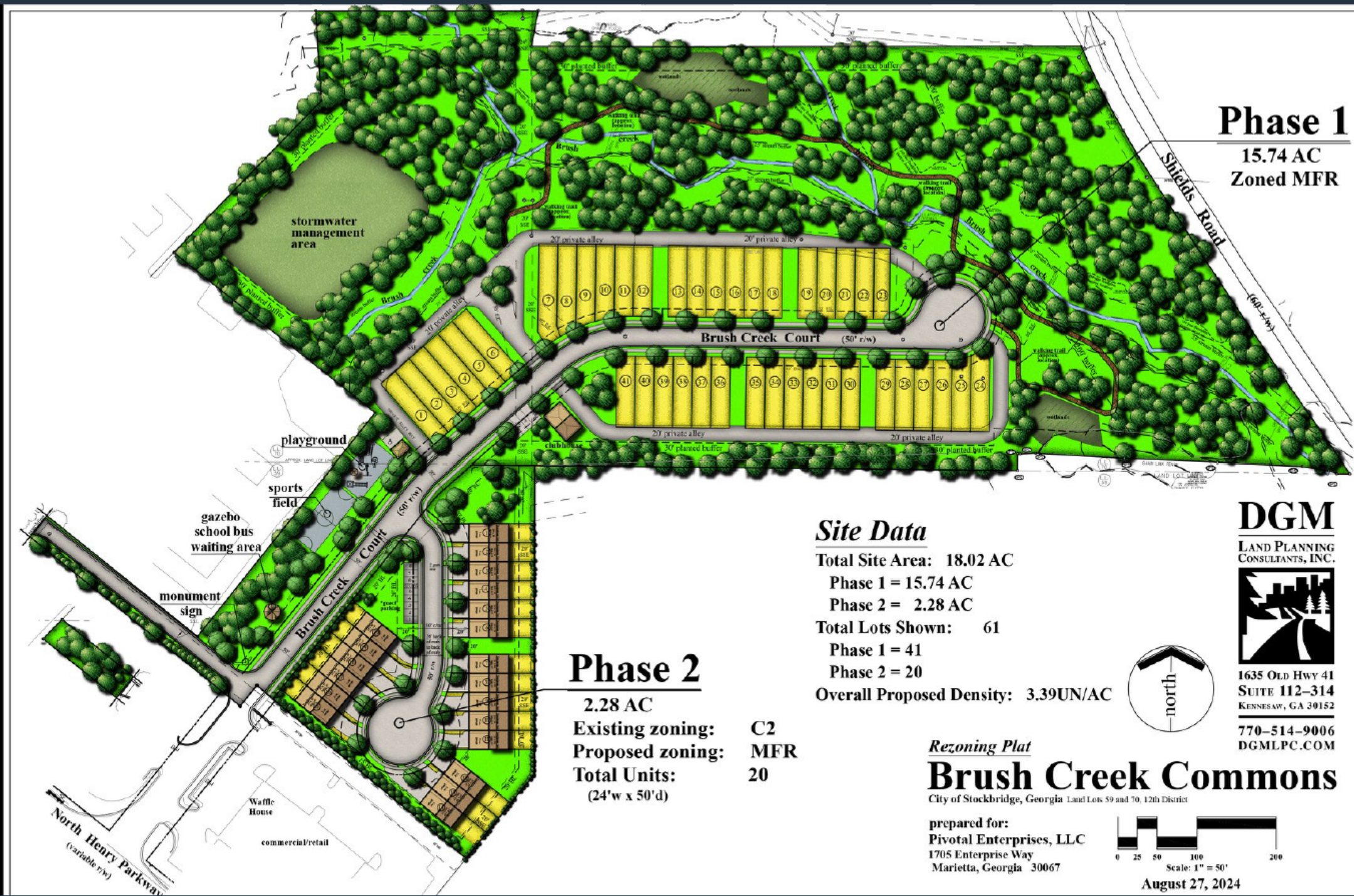
BRUSH CREEK COURT
S07-01006000

Comprehensive Plan Amendment, Rezoning, and Zoning Modification to allow for 19 Townhome Units


Life Storage
BRUSH CREEK CT
NORTH HENRY BLVD
QuikTrip
Waffle House
Villas 52
Apartments
COBBLESTONE DR
100 ft
2271677.70, 1290862.49


Find address or place
Legend
Zoning_Districts_01312024V2
C1 - Neighborhood Commercial District
C2 - General Commercial District
C3 - Heavy Commercial District
CCR - City Center Residential District
DT - Downtown
HI - Heavy Industrial District
LI - Light Industrial District
MFR - Multiple Family Residential District
MHR - Mobile Home Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
RR - Rural Residential District
SR - Suburban Residential District
2023 Council Districts
1 - LaKeisha T. Gantt
2 - Alphonso Thomas
3 - Kyle D Berry
4 - Yolanda Barber
5 - Elton Alexander
Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, ME


BK:63 PG:300
Previously Approved Brush Creek Plan
SHIELDS ROAD 60' R/W
NORTH HENRY PARKWAY S.R. 42/138 (R/W VARIES)
LOT MINIMUM FINISHED FLOOR (MFE)
LEGEND
SURVEYOR'S NOTES
SURVEYOR'S REFERENCES
FLOOD NOTE:
Seiler & Associates, Inc. © Copyright 2023
FINAL TOWNHOME PLAT FOR BRUSH CREEK COMMONS CITY OF STOCKBRIDGE, (HENRY COUNTY), GEORGIA
PROFESSIONAL SURVEYORS


Phase 1
15.74 AC
Zoned MFR
Shields Road
(60' r/w)
stormwater management area
Brush Creek Court (50' r/w)
20' private alley
30' planted buffer
clubhouse
playground
sports field
gazebo
school bus waiting area
monument sign
Brush Creek Court (50' r/w)
Phase 2
2.28 AC
Existing zoning: C2
Proposed zoning: MFR
Total Units: 20
(24'w x 50'd)
Waffle House
commercial/retail
North Henry Parkway
(variable r/w)
Site Data
Total Site Area: 18.02 AC
Phase 1 = 15.74 AC
Phase 2 = 2.28 AC
Total Lots Shown: 61
Phase 1 = 41
Phase 2 = 20
Overall Proposed Density: 3.39UN/AC
north
DGM
Land Planning Consultants, Inc.
1635 Old Hwy 41
Suite 112-314
Kennesaw, GA 30152
770-514-9006
DGMLPC.COM
Rezoning Plat
Brush Creek Commons
City of Stockbridge, Georgia Land Lots 59 and 70, 12th District
prepared for:
Pivotal Enterprises, LLC
1705 Enterprise Way
Marietta, Georgia 30067
0 25 50 100 200
Scale: 1" = 50'
August 27, 2024



CITY OF STOCKBRIDGE

4640 NORTH HENRY BOULEVARD
STOCKBRIDGE, GEORGIA 30281
PHONE (770) 389-7900
FAX (770) 389-7912

October 10, 2024

Ms. Michele Battle
President/Sr. Attorney
3562 Habersham at Northlake
Bldg. J, Suite 100
Tucker, GA 30084

RE: Tax Parcel No. S07-010-060-00

Dear Ms. Battle,

The City has reviewed your request for water and sewer services for the proposed twenty (20) unit townhome community. The estimated water and sewage usage is as follows:

- Water – 20 Units x 300 gpd = 6,000
- Sewer – 20 Units x 300 gpd = 6,000

Currently there is available capacity in the water distribution and sanitary sewer collection systems for the requested capacities, but if construction plans are not submitted within one (1) year (**October 10, 2025**), this reservation of capacity shall expire. The following are also required:

- All costs associated with connecting to the water distribution and sanitary sewer collection systems are the developer's responsibility.
- The developer must adhere to the City's Minimum Development Standards.

If additional information is needed, please do not hesitate to contact me via e-mail or cell phone at (678) 373-6765.

Sincerely,

Decius T. Aaron
Public Works Director

Cc: Kevin Miller, Sewer Superintendent
Adam Daniel, Chief Collection Systems Operator

DTA:da

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant Pivotal Enterprises LLC c/o Battle Law P.C. Phone: 770-527-8582 Date: 5/2/2024

Address Applicant: 1705 Enterprise Way Ste S-100 Fax _____ Cell # (770)480-1714

City: Marietta State: GA Zip: 30067 E-mail: olympiamike@bellsouth.net

Name of Agent Battle Law P.C. Phone: 404-601-7616 Date: 5/2/2024

Address Agent: 3562 Habersham at Northlake, Bldg. J, Ste 100 Fax _____ Cell # [redacted]

City: Tucker State: GA Zip: 30084 E-mail: mlb@battlelawpc.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT HE OR SHE IS THE OWNER, OR AGENT OF THE OWNER, OF THE PROPERTY DESCRIBED BELOW, AND IS REQUESTING A REZONING OF THE PROPERTY.

Rezoning being requested C2 to MFR
to allow for a Townhome development

The property will be POSTED with a City of Stockbridge rezoning sign. The sign must remain on the subject property for no less than fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason. _____ **Acknowledgement**

Address of Property: None Assigned

Nearest intersection to the property: Brush Creek Court and N. Henry Blvd
(Street Address)

Size of Tract: 2.28 acre(s), Land Lot Number(s): 59, District(s): 12

Property Tax Parcel Number(s): S07-010-060-00 **(Required)**

Witness' Signature

Elizabeth Escandon-Munoz
Printed Name of Witness

Notary

NOTARY STAMP:

RHONDA Y. WHITEHEAD COMBS NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 02/25/2027

Pivotal Enterprises, LLC
By: Eaman Fiteni - Member
Signature of Applicant

Pivotal Enterprises, LLC
Printed Name of Applicant

Signature of Agent

(For Office Use Only)

Total Amount Paid $ _____ Cash ____ Check # _____ Received by: _____ *(FEES ARE NON-REFUNDABLE)*

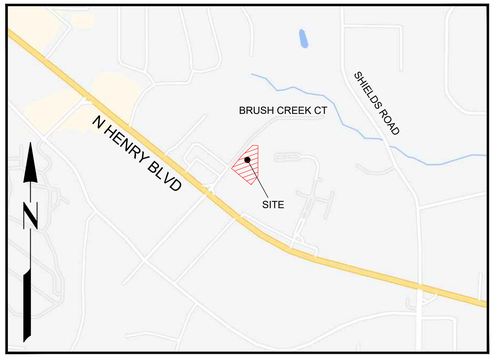
Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 59 AND OF THE 12TH LAND DISTRICT, CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA"); AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY LINE OF SHIELDS ROAD (60 FOOT RIGHT-OF-WAY) AND THE LINE COMMON TO LAND LOTS 59 AND 70;

THENCE LEAVING THE WESTERN RIGHT-OF-WAY LINE OF SHIELDS ROAD AND RUNNING ALONG SAID LINE COMMON TO LAND LOTS 59 AND 70, NORTH 89 DEGREES 25 MINUTES 38 SECONDS WEST, 16.54 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE LEAVING SAID LINE COMMON TO LAND LOTS 59 AND 70, NORTH 22 DEGREES 25 MINUTES 43 SECONDS WEST, 0.89 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 74 DEGREES 01 MINUTES 24 SECONDS WEST, 10.26 FEET TO A POINT;

THENCE NORTH 80 DEGREES 57 MINUTES 45 SECONDS WEST, 33.60 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 87 DEGREES 19 MINUTES 37 SECONDS WEST, 107.41 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 87 DEGREES 45 MINUTES 52 SECONDS WEST, 117.86 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 86 DEGREES 47 MINUTES 59 SECONDS WEST, 112.38 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE SOUTH 87 DEGREES 19 MINUTES 26 SECONDS WEST, 19.09 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 86 DEGREES 39 MINUTES 29 SECONDS WEST, 3.54 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");
THENCE SOUTH 00 DEGREES 34 MINUTES 22 SECONDS WEST, 20.09 FEET TO A 1/2" REBAR & SURVEYOR'S CAP (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA") SET ON THE LINE COMMON TO LAND LOTS 59 AND 70;

THENCE ALONG THE LINE COMMON TO LAND LOTS 59 AND 70, NORTH 89 DEGREES 25 MINUTES 38 SECONDS WEST, 609.38 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA") AND THE ***POINT OF BEGINNING***;

THENCE LEAVING SAID LINE COMMON TO LAND LOTS 59 AND 70, SOUTH 00 DEGREES 04 MINUTES 27 SECONDS WEST, 388.88 FEET TO A 1/2" REBAR FOUND;

THENCE SOUTH 39 DEGREES 01 MINUTES 07 SECONDS WEST, 137.44 FEET TO A 1/2" REBAR FOUND;

THENCE NORTH 50 DEGREES 27 MINUTES 40 SECONDS WEST, 321.53 FEET TO A 1/2" REBAR & SURVEYOR'S CAP (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA") SET ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BRUSH CREEK COURT (50 RIGHT OF WAY PER FINAL SUBDIVISION PLAT OF BRUSH CREEK COMMONS, PLAT BOOK 63 PAGE 299, HENRY COUNTY, GEORGIA RECORDS);

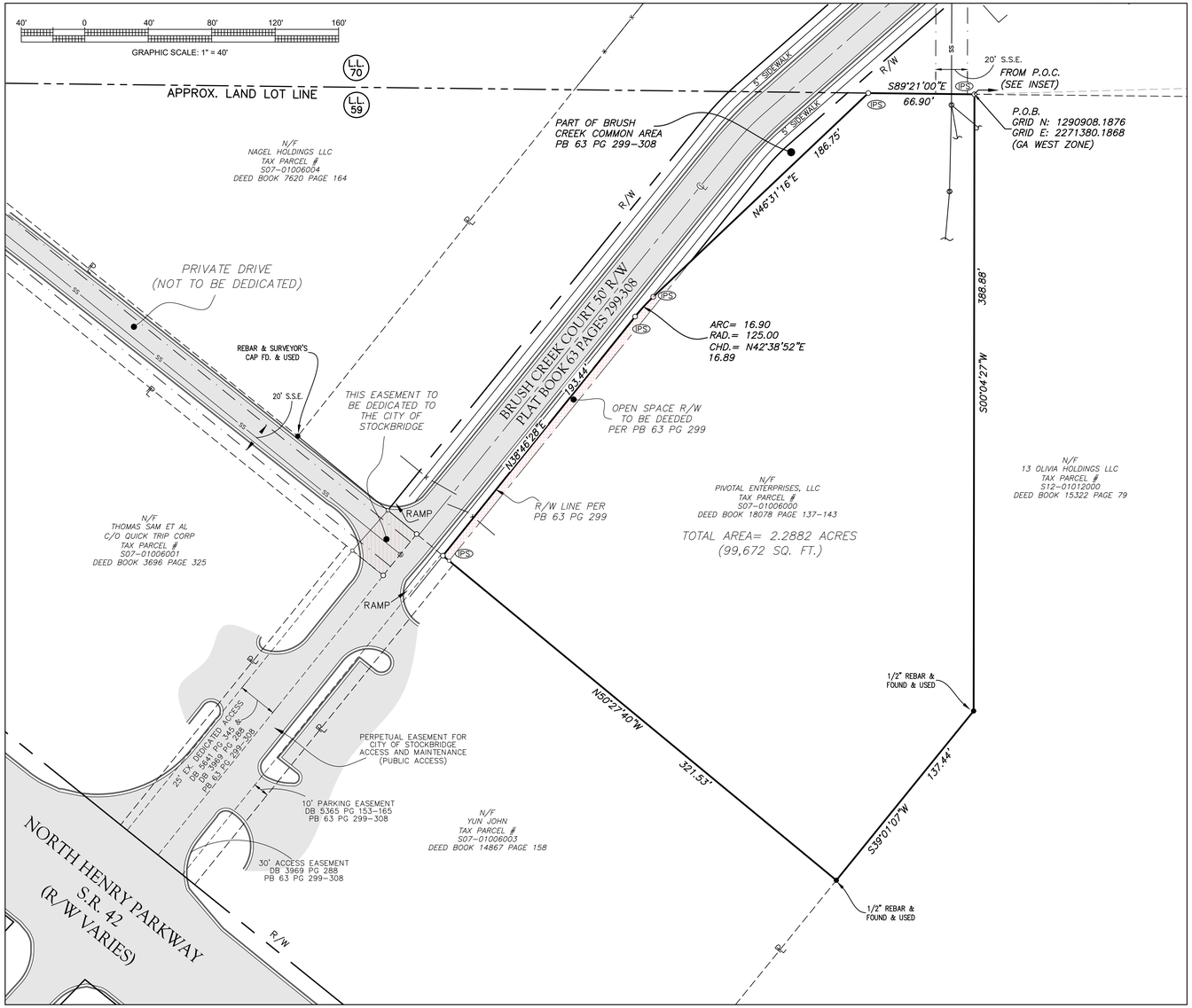
THENCE ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF BRUSH CREEK COURT, NORTH 38 DEGREES 46 MINUTES 28 SECONDS EAST, 193.44 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE CONTINUING ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF BRUSH CREEK COURT, 16.90 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, (SAID CURVE HAVING A RADIUS OF 125.00 FEET AND A CHORD OF NORTH 42 DEGREES 38 MINUTES 52 SECONDS EAST, 16.89 FEET) TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE LEAVING THE SOUTHEASTERLY RIGHT OF WAY LINE OF BRUSH CREEK COURT, NORTH 46 DEGREES 31 MINUTES 16 SECONDS EAST, 186.75 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE SOUTH 89 DEGREES 21 MINUTES 00 SECONDS EAST, 66.90 FEET TO THE ***POINT OF BEGINNING.***

SAID TRACT OR PARCEL OF LAND CONTAINING 2.2882 ACRES (99,672 SQUARE FEET).



GRID NORTH
NAD 83 (2011)
GA WEST ZONE

SURVEYOR'S NOTES

1. A TOPCON DS 105 (ROBOTIC TOTAL STATION), TOPCON TRAVERSING EQUIPMENT, A 200 FOOT TAPE, AND SPECTRA PRECISION SP80 VRS GPS EQUIPMENT WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAD A CLOSURE PRECISION OF ONE FOOT IN 18,663 FEET, AND AN ANGULAR ERROR OF 09 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 536,313 FEET.
4. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
5. THE SOURCE OF VERTICAL DATUM IS EGPS VRS CORS NETWORK.
6. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83 (2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. THE FIRM OF SEILER & ASSOCIATES, INC DOES NOT CERTIFY TO THE CORRECTNESS OR ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER (800-282-7411) PRIOR TO ANY DIGGING.
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHT'S OF WAY NOT SHOWN HEREON.

SURVEYOR'S REFERENCES

1. APPROVED SITE DEVELOPMENT PLANS FOR BRUSH CREEK COMMONS BY LAND ENGINEERING AND DEVELOPMENT DATED JANUARY 25, 2005 (LAST REVISED 3-17-06).
2. FINAL SUBDIVISION PLAT FOR BRUSH CREEK COMMONS PREPARED BY SEILER AND ASSOCIATES RECORDED IN PLAT BOOK 63 PAGES 299-308.

LEGEND

- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- LIGHT POLE (LP)
- POWER POLE (PP)
- ELECTRIC TRANSFORMER (XFMR)
- TELEPHONE PEDESTAL (TP)
- ELECTRIC METER (EM)
- CABLE TV PEDESTAL (CTV)
- DOUBLE WING CATCH BASIN (DWCB)
- SINGLE WING CATCH BASIN (SWCB)
- DROP INLET (DI)
- SANITARY SEWER MANHOLE (SSMH)
- JUNCTION BOX (JB)
- SANITARY SEWER LATERAL (LAT)
- COMMUNICATIONS STUB (COMM)
- COMMUNICATIONS BOX
- TRANSFORMER (XFMR)
- ELECTRIC STUB

N/F = NOW OR FORMERLY
DB = DEED BOOK
PB = PLAT BOOK
PG. = PAGE
FD. = FOUND
MEAS. = MEASURED
REC. = RECORD
CALC. = CALCULATED
P/L = PROPERTY LINE
C/L = CENTERLINE
CONC. = CONCRETE
CHD. = CHORD
PVMT = PAVEMENT
MS = METAL SIGN
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
BSL = BUILDING SETBACK LINE
UE = UTILITY EASEMENT
CO = SANITARY SEWER CLEANOUT
C.M.F. = CONCRETE MONUMENT
R/W = RIGHT-OF-WAY
SS —— = SANITARY SEWER LINE

SURVEYOR'S CERTIFICATION

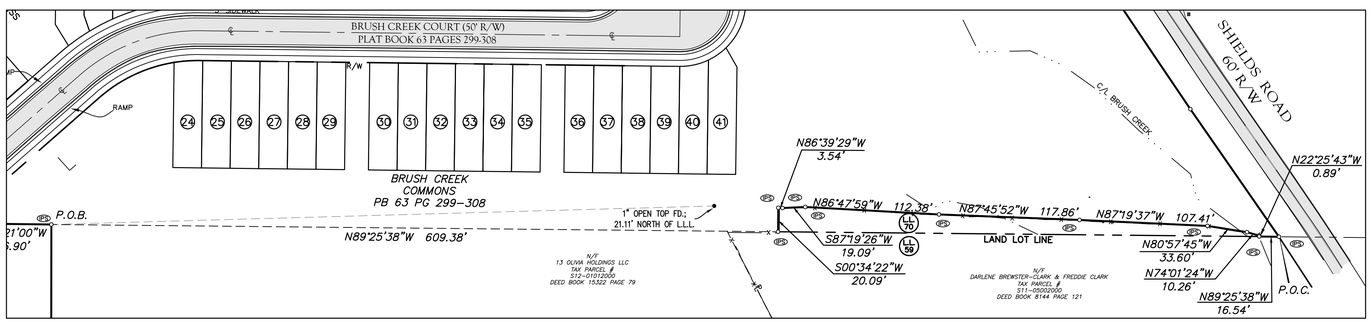
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED No. 2388 PROFESSIONAL LAND SURVEYOR KEITH SEILER

5-3-24

KEITH R. SEILER — DATE

GEORGIA REGISTRATION NO. 2388
MEMBER NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS)
MEMBER SURVEYING & MAPPING SOCIETY OF GEORGIA (SAMSOG)



P.O.C INSET
SCALE 1" = 60'

FLOOD NOTE:
ACCORDING TO FEMA F.I.R.M. PANELS: ***1351C0086D & 1351C0067D*** EFFECTIVE DATE: ***OCTOBER 6, 2016*** AND BY GRAPHIC PLOTTING ONLY, NO PORTION(S) OF THIS PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE ***AE*** OF THE FLOOD INSURANCE RATE MAP FOR HENRY COUNTY, GA.

Seiler & Associates, Inc. **© Copyright 2024**
THESE DRAWINGS AND THE REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

SEILER & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS
124 ANDREW DRIVE • STOCKBRIDGE • GA 30281 • 678-565-9200 • LSF #390
FIND US ON THE WEB AT WWW.SEILERASSOC.COM

BOUNDARY SURVEY FOR PIVOTAL ENTERPRISES, LLC CITY OF STOCKBRIDGE, (HENRY COUNTY), GEORGIA

GEORGIA REGISTERED No. 2388 PROFESSIONAL LAND SURVEYOR KEITH SEILER

5-3-24

NO.	REVISIONS DESCRIPTION	DATE	BY	APPR.

SHEET 1 OF 1
DATE: MAY 3, 2024
SCALE: HORIZ.: 1" = 40'
VERT.: N/A
FIELD BOOK: PROJECT
LAND LOT(S): 59
DISTRICT: 12 TH
SECTION: N/A
COUNTY: HENRY (CITY OF STOCKBRIDGE)
SURVEYED: JG
DRAWN: BCM
CHECKED: KS
APPROVED: KS
PROJECT NO.: 20022-100
DWG NAME: 20022-100-001-Qa.dwg

C:\Users\Keith Seiler & Associates Inc\Seiler & Associates Inc Team Site - Documents\Technical\Land Projects (PJ)\2022\Clients\20022-100-001-Qa.dwg, S1 Rev - May 03, 2024 - 8:41:56pm

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 59 AND OF THE 12TH LAND DISTRICT, CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA"); AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY LINE OF SHIELDS ROAD (60 FOOT RIGHT-OF-WAY) AND THE LINE COMMON TO LAND LOTS 59 AND 70;

THENCE LEAVING THE WESTERN RIGHT-OF-WAY LINE OF SHIELDS ROAD AND RUNNING ALONG SAID LINE COMMON TO LAND LOTS 59 AND 70, NORTH 89 DEGREES 25 MINUTES 38 SECONDS WEST, 16.54 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE LEAVING SAID LINE COMMON TO LAND LOTS 59 AND 70, NORTH 22 DEGREES 25 MINUTES 43 SECONDS WEST, 0.89 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 74 DEGREES 01 MINUTES 24 SECONDS WEST, 10.26 FEET TO A POINT;

THENCE NORTH 80 DEGREES 57 MINUTES 45 SECONDS WEST, 33.60 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 87 DEGREES 19 MINUTES 37 SECONDS WEST, 107.41 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 87 DEGREES 45 MINUTES 52 SECONDS WEST, 117.86 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 86 DEGREES 47 MINUTES 59 SECONDS WEST, 112.38 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE SOUTH 87 DEGREES 19 MINUTES 26 SECONDS WEST, 19.09 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 86 DEGREES 39 MINUTES 29 SECONDS WEST, 3.54 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE SOUTH 00 DEGREES 34 MINUTES 22 SECONDS WEST, 20.09 FEET TO A 1/2” REBAR & SURVEYOR'S CAP (STAMPED “SEILER & ASSOCIATES LSF #390 GEORGIA”) SET ON THE LINE COMMON TO LAND LOTS 59 AND 70;

THENCE ALONG THE LINE COMMON TO LAND LOTS 59 AND 70, NORTH 89 DEGREES 25 MINUTES 38 SECONDS WEST, 609.38 FEET TO A 1/2” REBAR & SURVEYOR'S CAP SET (STAMPED “SEILER & ASSOCIATES LSF #390 GEORGIA”) AND THE ***POINT OF BEGINNING***;

THENCE LEAVING SAID LINE COMMON TO LAND LOTS 59 AND 70, SOUTH 00 DEGREES 04 MINUTES 27 SECONDS WEST, 388.88 FEET TO A 1/2” REBAR FOUND;

THENCE SOUTH 39 DEGREES 01 MINUTES 07 SECONDS WEST, 137.44 FEET TO A 1/2” REBAR FOUND;

THENCE NORTH 50 DEGREES 27 MINUTES 40 SECONDS WEST, 321.53 FEET TO A 1/2” REBAR & SURVEYOR'S CAP (STAMPED “SEILER & ASSOCIATES LSF #390 GEORGIA”) SET ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BRUSH CREEK COURT (50 RIGHT OF WAY PER FINAL SUBDIVION PLAT OF BRUSH CREEK COMMONS, PLAT BOOK 63 PAGES 299-308, HENRY COUNTY, GEORGIA RECORDS);

THENCE ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF BRUSH CREEK COURT, NORTH 38 DEGREES 46 MINUTES 28 SECONDS EAST, 193.44 FEET TO A 1/2” REBAR & SURVEYOR'S CAP SET (STAMPED “SEILER & ASSOCIATES LSF #390 GEORGIA”);

THENCE CONTINUING ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF BRUSH CREEK COURT, 16.90 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, (SAID CURVE HAVING A RADIUS OF 125.00 FEET AND A CHORD OF NORTH 42 DEGREES 38 MINUTES 52 SECONDS EAST, 16.89 FEET) TO A 1/2” REBAR & SURVEYOR'S CAP SET (STAMPED “SEILER & ASSOCIATES LSF #390 GEORGIA”);

THENCE LEAVING THE SOUTHEASTERLY RIGHT OF WAY LINE OF BRUSH CREEK COURT, NORTH 46 DEGREES 31 MINUTES 16 SECONDS EAST, 186.75 FEET TO A 1/2” REBAR & SURVEYOR'S CAP SET (STAMPED “SEILER & ASSOCIATES LSF #390 GEORGIA”);

THENCE SOUTH 89 DEGREES 21 MINUTES 00 SECONDS EAST, 66.90 FEET TO THE ***POINT OF BEGINNING.***

SAID TRACT OR PARCEL OF LAND CONTAINING 2.2882 ACRES (99,672 SQUARE FEET).

BK:18078 PG:137-139
Filed and Recorded
Apr-30-2021 01:10 PM
DOC# 2021 - 017687
Real Estate Transfer Tax
Paid: $ 193.50
0752021004368
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: 6028630192

Please return to:
Sams & Cole, LLC
2809 Lassiter Road, Suite 100
Marietta, GA 30062
File #: 21-0028

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS INDENTURE made this 22nd day of March, 2021 between

TH41, LLC, a Georgia limited liability company, a 50% undivided interest

as party or parties of the first part, hereinafter called Grantor, and

Pivotal Enterprises, LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

See attached Exhibit "A" legal description

Address: Shields Road and N. Henry Blvd

Subject to covenants, restrictions, easements, right of way deeds, agreements, matters of plat, governmental ordinances and other lawful matters affecting said property

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

TH41, LLC, a Georgia limited liability company, a 50% undivided interest

(Seal)
John Hardy Jones, Member

(Seal)

Notary Public
[Affix Notary Seal]

LEIGH ANN GREEN
NOTARY PUBLIC
TROUP COUNTY, GEORGIA
MY COMMISSION EXPIRES JANUARY 29, 2022

Exhibit A

All that tract or parcel of land, containing 15.91 acres, more or less, lying and being in Land Lot 70 and 59 of the 12th District of Henry County, Georgia, as shown on preliminary plat by Bunn Grading Company, Inc., dated 6/14/04, and being more particularly described according to said plat as follows:

COMMENCING at the intersection of the centerline of Askew Road and the northern right of way line of State Route 42 and State 138; thence, Southeasterly a distance of 467.58 feet to an iron pin; thence, North 44 degrees 7 minutes 55 seconds East a distance of 225.72 feet to the POINT OF BEGINNING; thence, North 44 degrees 22 minutes 29 seconds East a distance of 34.28 feet to a point; thence South 51 degrees 13 minutes 8 seconds East a distance of 360.00 feet to a point; thence, North 38 degrees 35 minutes 37 seconds East a distance of 360.00 feet to a point; thence North 51 degrees 32 minutes 18 seconds West a distance of 325.00 feet to a point; thence, North 44 degrees 8 minutes 4 seconds East a distance of 267.48 feet to a point; thence, North 3 degrees 30 minutes 52 seconds West a distance of 113.75 feet to a point, thence; South 89 degrees 57 minutes 37 seconds East a distance of 280.97 feet to a point; thence South 10 degrees 43 minutes 44 seconds West a distance of 45.70 feet to a point; thence, North 89 degrees 58 minutes 34 seconds East a distance of 694.39 feet to a point on the western right of way line of Shields Drive; thence, along a curve having a radius of 793.27 feet, a chord bearing of South 8 degrees 19 minutes 12 seconds East a distance of 115.57 feet to a point; thence, South 31 degrees 10 minutes 46 seconds a distance of 82.49 feet to a point; thence, South 33 degrees 14 minutes 43 seconds East a distance of 306.52 feet to a point; thence South 35 degrees 31 minutes 23 seconds East a distance of 135.04 feet to a point; thence, North 89 degrees 4 minutes 1 second West a distance of 1098.72 feet to a point; thence, South 47 degrees 27 minutes 25 seconds West a distance of 186.88 feet to a point; thence along a curve to the Southwest having a radius of 125.00 feet and a length of 16.90 feet to a point; thence South 38 degrees 42 minutes 36 seconds East a distance of 223.55 feet to a point; thence, North 51 degrees 8 minutes 8 seconds West a distance of 25.00 feet to a point; thence, South 38 degrees 51 minutes 52 seconds West a distance of 28.67 feet to a point; thence North 51 degrees 8 minutes 8 seconds West a distance of 347.38 feet to a point; thence North 51 degrees 7 minutes 4 seconds West a distance of 134.84 feet to the POINT OF BEGINNING.

Parcel ID # S07-01006005 Henry County Georgia tax records and being the same property as conveyed at Deed Book 12441 Page 289 Henry County, Georgia records

EXHIBIT "A" *continued*

LEGAL DESCRIPTION

All that land or parcel lying in Land Lot 59 of the 12th District of Henry County, Georgia containing +/- 2.29 acres and being more particularly described as follows:

Commencing at the intersection of the northerly Land Lot Line of Land Lot 59 and the westerly right of way line of Shields Road (60' right of way) as referenced in deed book 8063 page 272 of the Henry County records; thence in a westerly direction along said Land Lot Line a distance of 1,031.72 feet to a point, said point being the true POINT OF BEGINNING; thence South 00°01'22" West, a distance of 388.88 feet to a point; thence South 38°56'20" West, a distance of 137.41 feet to a point; thence North 50°31'01" West, a distance of 321.51 feet to a point on the westerly right of way line of the proposed Brush Creek Court (50' right of way); thence continuing along said proposed right of way North 38°42'36" East, a distance of 193.44 feet to a point; thence continuing along said proposed right of way line to an arc of a curve to the right, arc distance of 16.90 feet, said arc having a radius of 125.00 feet and subtended by a chord of North 42°35'00" East and a chord distance of 16.89 feet to a point; thence continuing along said proposed right of way North 46°27'25" East, a distance of 186.74 feet to a point on the northerly Land Lot Line of Land Lot 59; thence leaving said proposed right of way and continuing along said Land Lot Line South 89°24'04" East, a distance of 66.90 feet to a point, said point being the true POINT OF BEGINNING.

Containing 99,752 square feet or 2.29 acres, more or less.

ALSO the following described property:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, BEGIN at the intersection of the Northeasterly r/w line of State Hwy. 42-138 (78.7' pave-r/w varies) with the center line of Askew Road, and run thence Southeasterly along the Northeasterly r/w line of State Hw. 42-138 a distance of 949.0 feet to a point the TRUE POINT OF BEGINNING.

FROM THE POINT THUS ARRIVED AT, run thence North 38 degrees 51 minutes 52 second East 255.00 feet to a point; thence South 51 degrees 08 minutes 08 East 30.00 feet to an iron pin placed; thence South 38 degrees 51 minutes 52 seconds West 254.99 feet to a point located on the Northeasterly r/w line of State Hwy. 42-138; thence North 51 degrees 08 minutes 08 seconds West 30.00 feet to the point of beginning.

Parcel Id # S07-01006000 Henry County tax records and being the same property as conveyed at Deed Book 13429 Page 204 Henry County Georgia records

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=53840496&key1=13429&key2=204&county=75&countyname=HENRY&userid=122196&app... 1/1

BK:18078 PG:140-143
Filed and Recorded
Apr-30-2021 01:10 PM
DOC# 2021 - 017688
Real Estate Transfer Tax
Paid: $ 193.50
0752021004367
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: 6028630192

Please return to:
Sams & Cole, LLC
2809 Lassiter Road, Suite 100
Marietta, GA 30062
File #: 21-0028

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS INDENTURE made this 22nd day of March, 2021 between

Tarzana Properties, LLC, a Georgia limited liability company, a 50% undivided interest

as party or parties of the first part, hereinafter called Grantor, and

Pivotal Enterprises, LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

See attached Exhibit "A" legal description

Address: Shields Road and N. Henry Blvd

Subject to covenants, restrictions, easements, right of way deeds, agreements, matters of plat, governmental ordinances and other lawful matters affecting said property

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Tarzana Properties, LLC, a Georgia limited liability company, a 50% undivided interest

_____(Seal)
Robert C. Baral, Member

_____(Seal)

_____
Notary Public

[Attach Notary Seal]

Attached to and made a part of: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On Mar 1 22, 20 21 before me, S. Farzam, notary public, personally appeared Robert C. Baral who signed the above-referenced Instrument in my presence and who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within Instrument, and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature S. Farzam (Seal)
Name:

S. FARZAM
Notary Public - California
Los Angeles County
Commission # 2241815
My Comm. Expires Jun 5, 2022

Exhibit A

All that tract or parcel of land, containing 15.91 acres, more or less, lying and being in Land Lot 70 and 59 of the 12th District of Henry County, Georgia, as shown on preliminary plat by Bunn Grading Company, Inc., dated 6/14/04, and being more particularly described according to said plat as follows:

COMMENCING at the intersection of the centerline of Askew Road and the northern right of way line of State Route 42 and State 138; thence, Southeasterly a distance of 467.58 feet to an iron pin; thence, North 44 degrees 7 minutes 55 seconds East a distance of 225.72 feet to the POINT OF BEGINNING; thence, North 44 degrees 22 minutes 29 seconds East a distance of 34.28 feet to a point; thence South 51 degrees 13 minutes 8 seconds East a distance of 360.00 feet to a point; thence, North 38 degrees 35 minutes 37 seconds East a distance of 360.00 feet to a point; thence North 51 degrees 32 minutes 18 seconds West a distance of 325.00 feet to a point; thence, North 44 degrees 8 minutes 4 seconds East a distance of 267.48 feet to a point; thence, North 3 degrees 30 minutes 52 seconds West a distance of 113.75 feet to a point, thence; South 89 degrees 57 minutes 37 seconds East a distance of 280.97 feet to a point; thence South 10 degrees 43 minutes 44 seconds West a distance of 45.70 feet to a point; thence, North 89 degrees 58 minutes 34 seconds East a distance of 694.39 feet to a point on the western right of way line of Shields Drive; thence, along a curve having a radius of 793.27 feet, a chord bearing of South 8 degrees 19 minutes 12 seconds East a distance of 115.57 feet to a point; thence, South 31 degrees 10 minutes 46 seconds a distance of 82.49 feet to a point; thence, South 33 degrees 14 minutes 43 seconds East a distance of 306.52 feet to a point; thence South 35 degrees 31 minutes 23 seconds East a distance of 135.04 feet to a point; thence, North 89 degrees 4 minutes 1 second West a distance of 1098.72 feet to a point; thence, South 47 degrees 27 minutes 25 seconds West a distance of 186.88 feet to a point; thence along a curve to the Southwest having a radius of 125.00 feet and a length of 16.90 feet to a point; thence South 38 degrees 42 minutes 36 seconds East a distance of 223.55 feet to a point; thence, North 51 degrees 8 minutes 8 seconds West a distance of 25.00 feet to a point; thence, South 38 degrees 51 minutes 52 seconds West a distance of 28.67 feet to a point; thence North 51 degrees 8 minutes 8 seconds West a distance of 347.38 feet to a point; thence North 51 degrees 7 minutes 4 seconds West a distance of 134.84 feet to the POINT OF BEGINNING.

Parcel ID # S07-01006005 Henry County Georgia tax records and being the same property as conveyed at Deed Book 12441 Page 289 Henry County, Georgia records

EXHIBIT "A" *continued*

LEGAL DESCRIPTION

All that land or parcel lying in Land Lot 59 of the 12th District of Henry County, Georgia containing +/- 2.29 acres and being more particularly described as follows:

Commencing at the intersection of the northerly Land Lot Line of Land Lot 59 and the westerly right of way line of Shields Road (60' right of way) as referenced in deed book 8063 page 272 of the Henry County records; thence in a westerly direction along said Land Lot Line a distance of 1,031.72 feet to a point, said point being the true POINT OF BEGINNING; thence South 00°01'22" West, a distance of 388.88 feet to a point; thence South 38°56'20" West, a distance of 137.41 feet to a point; thence North 50°31'01" West, a distance of 321.51 feet to a point on the westerly right of way line of the proposed Brush Creek Court (50' right of way); thence continuing along said proposed right of way North 38°42'36" East, a distance of 193.44 feet to a point; thence continuing along said proposed right of way line to an arc of a curve to the right, arc distance of 16.90 feet, said arc having a radius of 125.00 feet and subtended by a chord of North 42°35'00" East and a chord distance of 16.89 feet to a point; thence continuing along said proposed right of way North 46°27'25" East, a distance of 186.74 feet to a point on the northerly Land Lot Line of Land Lot 59; thence leaving said proposed right of way and continuing along said Land Lot Line South 89°24'04" East, a distance of 66.90 feet to a point, said point being the true POINT OF BEGINNING.

Containing 99,752 square feet or 2.29 acres, more or less.

ALSO the following described property:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, BEGIN at the intersection of the Northeasterly r/w line of State Hwy. 42-138 (78.7' pave-r/w varies) with the center line of Askew Road, and run thence Southeasterly along the Northeasterly r/w line of State Hw. 42-138 a distance of 949.0 feet to a point the TRUE POINT OF BEGINNING.

FROM THE POINT THUS ARRIVED AT, run thence North 38 degrees 51 minutes 52 second East 255.00 feet to a point; thence South 51 degrees 08 minutes 08 East 30.00 feet to an iron pin placed; thence South 38 degrees 51 minutes 52 seconds West 254.99 feet to a point located on the Northeasterly r/w line of State Hwy. 42-138; thence North 51 degrees 08 minutes 08 seconds West 30.00 feet to the point of beginning.

Parcel Id # S07-01006000 Henry County tax records and being the same property as conveyed at Deed Book 13429 Page 204 Henry County Georgia records

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=63840498&key1=13429&key2=204&county=75&countyname=HENRY&userid=122196&app... 1/1

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=78542438&key1=18078&key2=137&county=75&countyname=HENRY&userid=251358&a... 7/13

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes_____No X

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 2nd day of May, 2024.

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Michele L. Battle

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 2nd day of May, 2024.

Notary Public

BATOYA CLEMENTS NOTARY PUBLIC GEORGIA GWINNETT COUNTY EXPIRES May 4, 2024

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes_____No _X__

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 2nd day of May, 2024

Eaman Fatemi - Member
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Michele L. Battle
Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 2nd day of May, 2024

RHONDA Y WHITEHEAD COMBS NOTARY PUBLIC MY COMMISSION EXPIRES 02/25/2027 HENRY COUNTY, GEORGIA

Rhonda Y. Whitehead-Combs
Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at _____ [address], with Parcel Number S07-01006000, which is the subject of this application.

Name of Property Owner: Pivotal Enterprises LLC

Property Owner's Address: 1705 Enterprise Way Ste S-100 Marietta, GA 30067

Telephone: 770-527-8582 E-mail: olympiamike@bellsouth.net

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: _____ - Eamon Fitemi - Member Date: 3/25/2024

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): _____

Company/law firm (if applicable): Battle Law P.C.

Telephone, E-Mail, & Address: 404-601-7616 , mlb@battlelawpc.com, and

3562 Habersham at Northlake Bldg J, Suite 100 Tucker, GA 30084

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

_____ _____

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

Signature of Notary Public

RHONDA Y WHITEHEAD COMBS NOTARY PUBLIC HENRY COUNTY GEORGIA MY COMMISSION EXPIRES 02/25/2027

Rhonda Y. Whitehead-Combs

Printed Name of Notary Public

3/25/2024 3/25/2024

Date Date

Notary Public's Seal or Stamp:

playground

L.L. 70

APPROX. LAND LOT LINE

L.L. 59

sports field

gazebo
school bus
waiting area

monument sign

S.S.E.

Brush Creek Court

(50' r/w)

50'

20' BL

10'

*guest parking

2' grass strip

50' r/w

26' back of curb to back of curb

20'

20' SSE

15' BL

clubhouse

20' private alley

30' planted buffer

Waffle House

commercial/retail

Rezoning Plat

Brush Creek Commons

City of Stockbridge, Georgia Land Lots 59 and 70, 12th District

prepared for:
Pivotal Enterprises, LLC
1705 Enterprise Way
Marietta, Georgia 30067

0 25 50 100 200

Scale: 1" = 50'

DGM
LAND PLANNING CONSULTANTS, INC.
1635 OLD HWY 41
SUITE 112–314
KENNESAW, GA 30152
770–514–9006
DGMLPC.COM

Phase 2

2.28 AC

Existing zoning:	**C2**
Proposed zoning:	**MFR**
Total Units:	**20**
(24'w x 50'd)	



Battle Law

STATEMENT OF INTENT

and

Other Material Required by
Stockbridge Zoning Ordinance
For
A Future Land Use Amendment from LDMU to MDR
and
A Rezoning from C2 to MFR

of

Pivotal Enterprises, LLC
c/o Battle Law, P.C.

for

+/- 2.28 Acres of Land
Being Brush Creek Court
Stockbridge, Georgia and
Parcel Nos. S07-01006000

Submitted for Applicant by:

Michèle L. Battle, Esq.
Joshua S. Mahoney, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com

Battle Law

I. LETTER OF INTENT

Pivotal Enterprises, LLC (the "Applicant") is seeking to develop 20 townhome units on +/- 2.28 acres of land being Tax Parcel No. S07-01006000 having frontage on Brush Creek Court (the "Subject Property"). The Applicant is seeking a future land use map designation change to MDR and a rezoning of the Subject Property to MFR. These two changes will allow for the property to be unified with the existing adjacent Brush Creek Commons development. As currently zoned, the Subject Property has no reasonable economic use because the commercial requirements of its current zoning are not supported by its hidden position behind another commercial development. Adding 20 townhome units to the Brush Creek Commons HOA will spread the burden of maintaining the community's amenities. This document serves as a statement of intent and contains notice of constitutional allegations as a reservation of the Applicant's rights.

II. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONTITUTIONAL RIGHTS

The portions of the Stockbridge Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

Battle Law

A refusal by the Stockbridge City Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any future land use map amendment or rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the future land use map amendment or rezoning in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the future land use map amendment or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Henry County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant

CITY OF STOCKBRIDGE
4640 NORTH HENRY BOULEVARD
STOCKBRIDGE, GEORGIA 30281
PHONE 770 -389-7901 FAX 770-692-2690

April 10,2024

To Whom It May Concern:

This is to verify that the City of Stockbridge services water and sewer for Brush Creek Subdivision.

If you have any questions, please call the Utility Billing Department in City Hall at 770-389-7901.

Thank You

Kimberly Barnett
Utility Billing Supervisor

STAFF REPORT

TO: Mayor and City Council
Planning Commission

FROM: Linda M. Logan, Senior Planner, Planning and Zoning Division

CC: Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: November 21, 2024 and December 9, 2024

SUBJECT: **Staff Report for Rezoning Case #RZ-2024-03:**
Brush Creek Commons, Phase 2, on the East Side of Brush Creek Court (Parcel #S07-01006000)

I. PURPOSE

The applicant/developer, Pivotal Enterprises, LLC (represented by Battle Law, P.C.), requests to rezone Parcel #S07-01006000 on the east side of Brush Creek Court from C-2 (General Commercial) to MFR (Multiple-Family Residential) to allow for a twenty (20) unit townhome development on 2.2882 acres. The applicant also seeks to combine Parcel #S07-01006000 as Phase 2 of the Brush Creek Commons townhome development with the Brush Creek Court (Phase 1), which is currently under construction with forty-one (41) townhomes.

Before the rezoning of the Phase 2 parcel can be approved via RZ-2024-03, and before the Phase 2 parcel can be included within the boundaries of the overall Brush Creek Commons development, two other cases must be approved, as are listed below. In addition, the two parcels must be officially combined to form one parcel through the recombination application process.

~ Comprehensive Plan Amendment Case #CP-2024-03—The applicant requests that the future land use designation of Parcel #S07-01006000 (the Phase 2 parcel) be changed from Low-Density Mixed-Use to Medium-Density Residential.

~ Zoning Modification Case #ZM-2024-01—The applicant requests that Parcel #S07-01006000 on the east side of Brush Creek Court (the Phase 2 parcel) becomes a part of the overall Brush Creek Commons townhome development by combining it with Parcel #S07A01100000 on the west side of Brush Creek Court (the Phase 1 parcel). The approval of ZM-2024-01 would allow the Phase 2 parcel to be developed with 20 townhomes on 2.2882 +/- acres as an addition

to the 41 townhomes which are being constructed on the Phase 1 parcel, which has 15.7423 +/- acres (excluding right-of-way areas). The combined development would have 61 total townhomes on 18.02 +/- acres, for an overall density of 3.39 units per acre.

III. ZONING HISTORY

The Brush Creek Commons property was rezoned on July 14, 2003, via Rezoning Case #RZ-03-04, from R-2 (Single-Family Residential) to RM-2 (Residential Multifamily--Townhomes). Along with the rezoning was an approved Development Agreement, dated July 21, 2003 (between the City of Stockbridge and Royce Grant), which was approved via Ordinance #03-60, effective on March 10, 2003. The approval of the rezoning was not an approval of the conceptual site plan. Its boundaries, though, did show the inclusion of Parcel #S07-01006000, although it was not marked as Phase 2.

The original Development agreement listed twelve (12) Conditions of approval in Exhibit A. They specified the specific amenities which the developer was required to provide, as well as various architectural and other requirements. The developer was also required to meet the requirements of the RM-2 (Residential-Multifamily-Townhomes) zoning district. RM-2 was one of the previous zoning districts (along with RM-1 and RM-3) which merged to form the current MFR (Multifamily Residential) zoning district. Two Amendments to the Development later were approved for a new property owner, Timberline Group, LLC. The First Amendment, which was approved on December 3, 2004, imposed the maximum allowable number of townhome units to be built as forty-one (41). The Second Amendment, which was approved on August 13, 2007, allowed a variance to reduce the front yard setback requirement to ten (10) feet.

The Development Agreement made provisions for the future development of Brush Creek Commons. The original conceptual site plan included the Phase 2 parcel, without designating it as Phase 2. Paragraph 13, entitled “Future Changes in Development Standards”, states as follows:

13.

Future Changes in Development Standards

All development regulations, guidelines, standards, rules, and conditions of the City in effect as of the date of this Agreement and the regulations, guidelines, standards, rules, and conditions of this Agreement shall control over any future changes in the City regulations, guidelines, standards, rules, and conditions.

A more detailed zoning history of the subject property appears in the Appendix of this report.

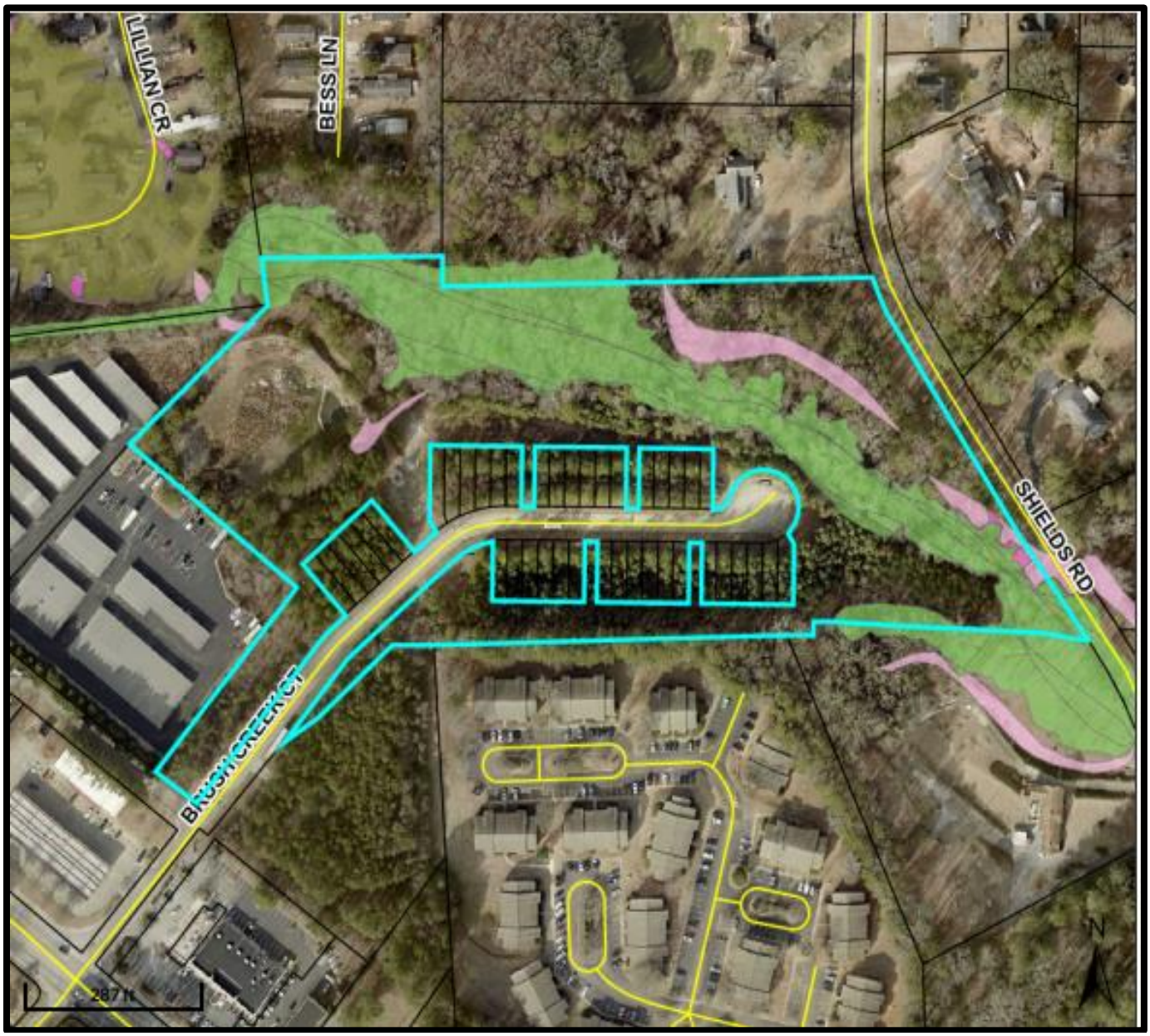
IV. PROPERTY DATA (TABLE 1)

Descriptive Factor	Research Findings
Applicant and Owner	Pivotal Enterprises, LLC.
Proposed Development	Expansion of the 41-unit Brush Creek Commons townhome development by adding an adjacent parcel and developing it with 20 more townhomes.
Parcel Identifications (no addresses)	• Phase 1 Parcel--S07A01100000 (previously known as Parcel #S07-01006005 prior to the creation of the 41 townhome lots). In Land Lots 59 & 71 of District 12. • Phase 2 Parcel—S07-01006000. In Land Lot 59 of District 12.
Parcel Acreage	• Brush Creek Commons, Phase 1 Parcel—Has 15.74 +/- acres, of which 5.459 acres lie within a floodplain. • Brush Creek Commons, Phase 2 Parcel--Has 2.28 +/- acres. • Combined Sites—18.02 +/- acres.
Environmental Conditions	• Brush Creek Commons, Phase 1 Parcel—Is fairly level. Floodplains and wetlands are present at the rear of the property near Brush Creek. Townhome construction is underway. • Brush Creek Commons, Phase 2 Parcel—Is fairly level, wooded, and vacant. Property access exists via a 30-foot Access Easement off North Henry Boulevard to Brush Creek Court.
Property Access	Brush Creek Court, off North Henry Boulevard.
Current City Zoning	Phase 1 Parcel—Zoned 'MFR' (Multiple Family Residential). Phase 2 Parcel—Zoned 'C-2' (General Commercial). Both Parcels--Are not located in the Parkway Mixed-Use Overlay District.
Surrounding Zoning	• North—MHR (Mobile Home Residential) and SR (Suburban Residential) districts. • South—C-2 (General Commercial), MFR (Multiple Family Residential), and SR (Suburban Residential) districts. • East—SR (Suburban Residential) district. • West—C-3 (Heavy Commercial) and C-2 (General Commercial) districts.
Future Land Use Designation	• Phase 1 Parcel—Low-Density Mixed-Use and Medium-Density Residential. • Phase 2 Parcel—Low-Density Mixed-Use.

Surrounding Land Uses	• North—Two mobile home parks and Meadow Ridge Subdivision. • South—Commercial uses (QuikTrip and Waffle House) and an apartment community. • East—Meadow Ridge Subdivision and individual single-family residences. • West—Commercial uses.

AERIAL PHOTOGRAPH OF BRUSH CREEK COMMONS, PHASE 1 TOWNHOME DEVELOPMENT SITE
Parcel #S07A01100000

Frontages on Brush Creek Court and Shields Road
Accessed from Brush Creek Court Only



LEGEND: **Green—100-Year Flood** **Pink—500-Year Flood**

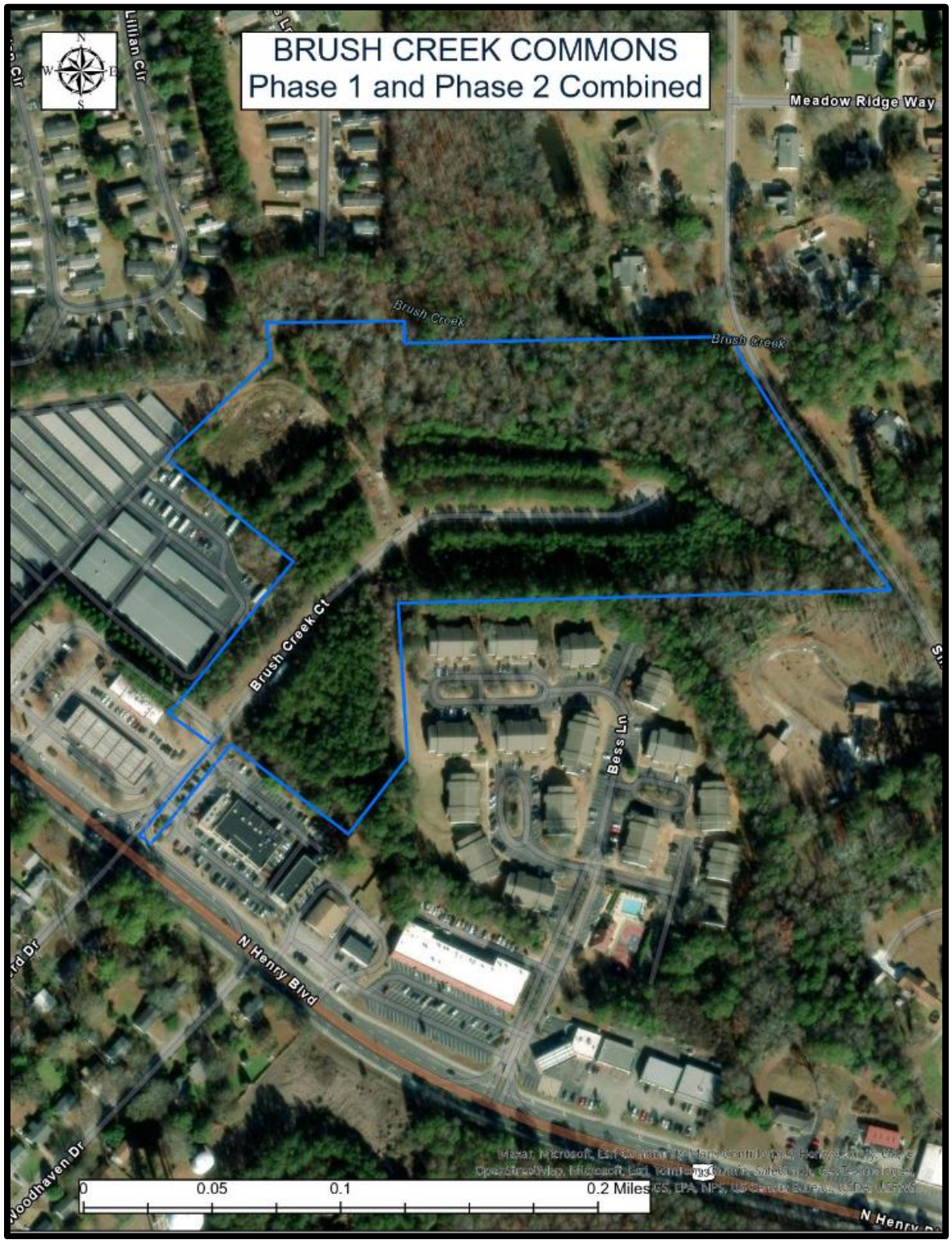
AERIAL PHOTOGRAPH OF BRUSH CREEK COMMONS, PHASE 2
PROPOSED TOWNHOME DEVELOPMENT SITE
Parcel #S07-01006000

Frontages on North Henry Boulevard and Brush Creek Court
Accessed from Brush Creek Court

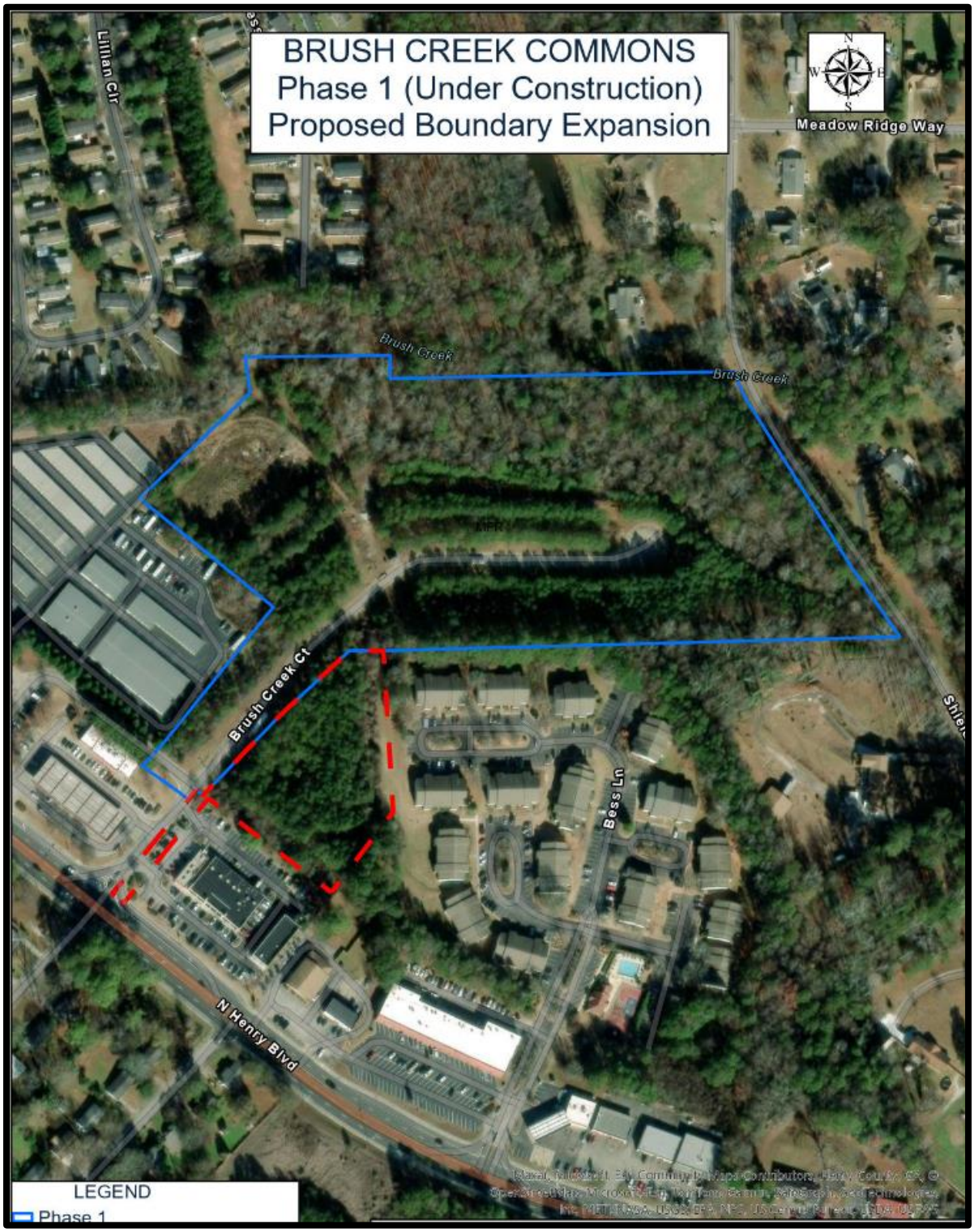
Green—100-Year Floodplain Area Pink—500-Year Floodplain Area



AERIAL PHOTOGRAPH WITH PROPOSED OVERALL BOUNDARY FOR PHASE 1 AND PHASE 2



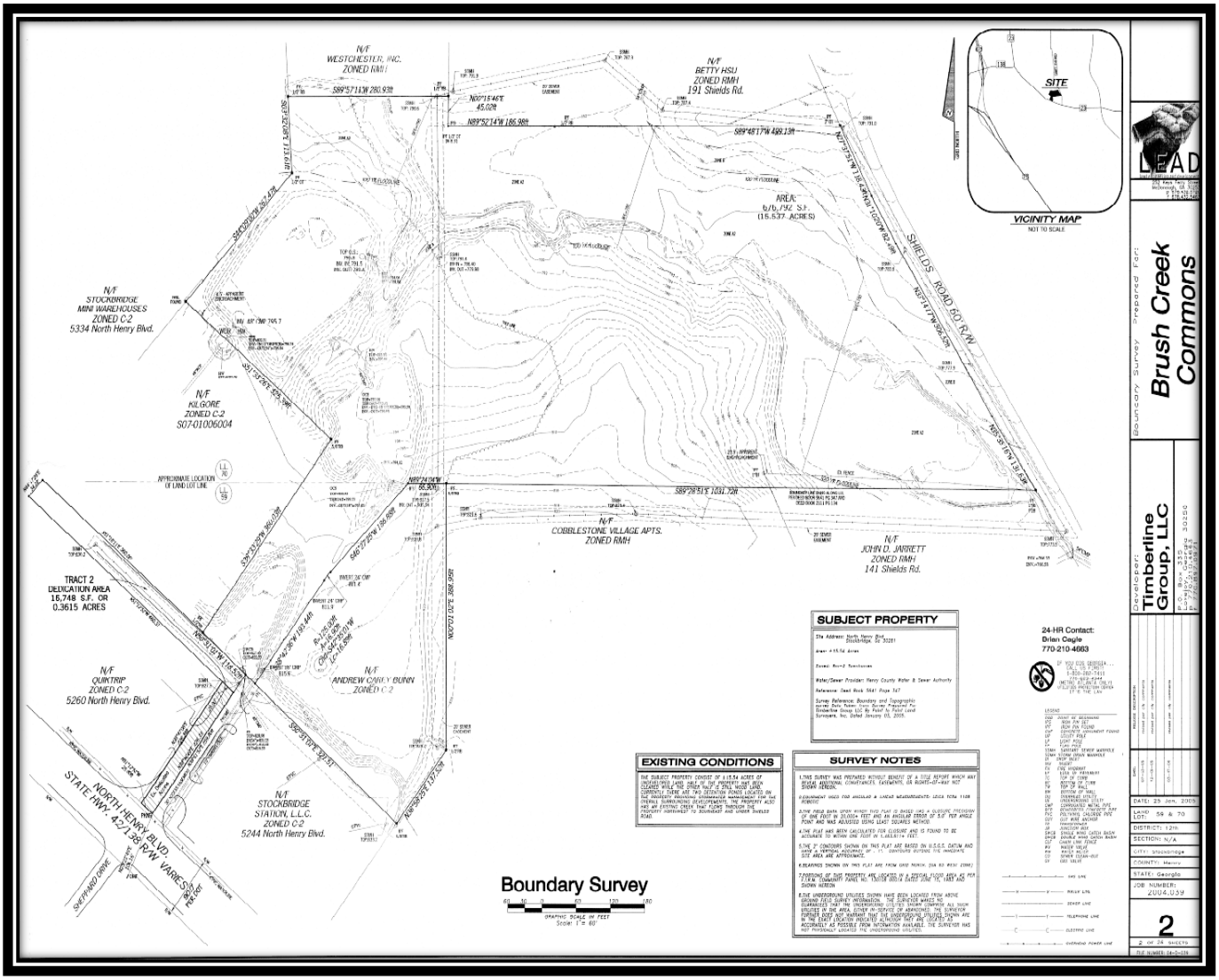
PHASE 1 PROPOSED BOUNDARY EXPANSION TO INCLUDE PHASE 2



PROPOSED PHASE 2 ADDITION TO THE PHASE 1 BOUNDARY



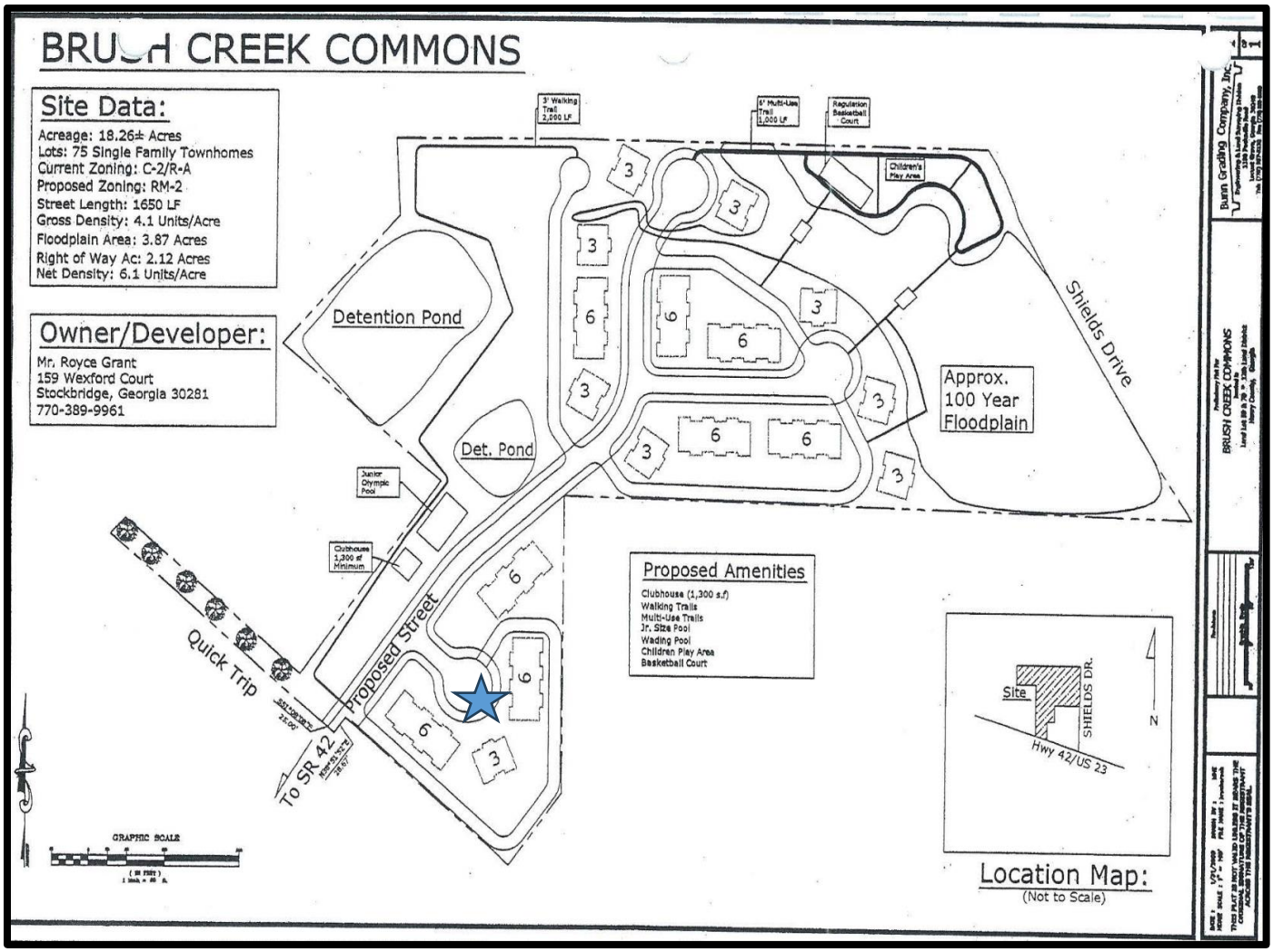
ORIGINAL BOUNDARY SURVEY BRUSH CREEK COMMONS



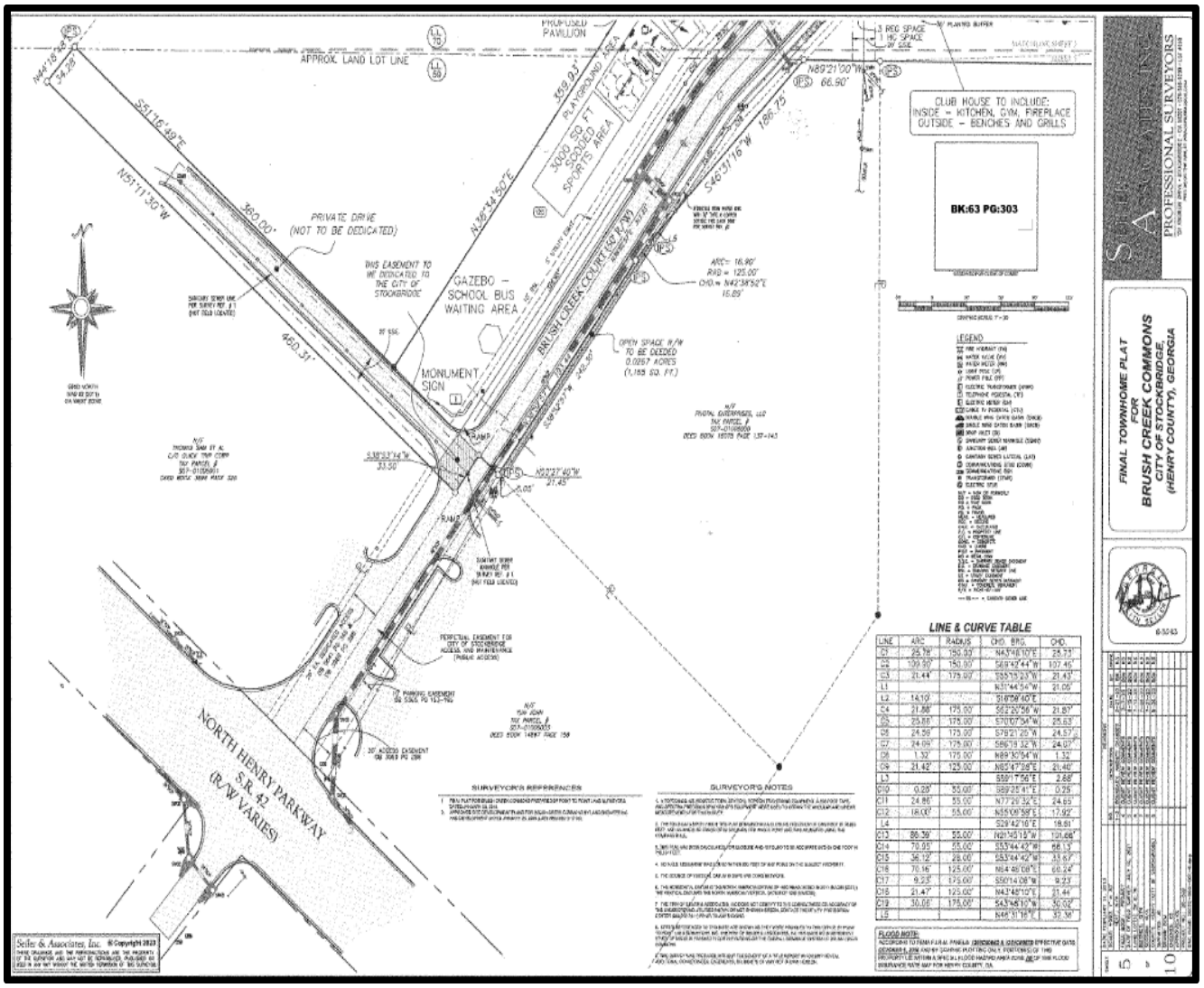
ORIGINAL CONCEPTUAL SITE PLAN FOR BRUSH CREEK COMMONS FROM 2003, SHOWING THE INCLUSION OF THE PHASE 2 PARCEL WITH THE PHASE 1 PARCEL

CONCEPTUAL SITE PLAN PREPARED BY BUNN GRADING COMPANY, INC. IN 2003

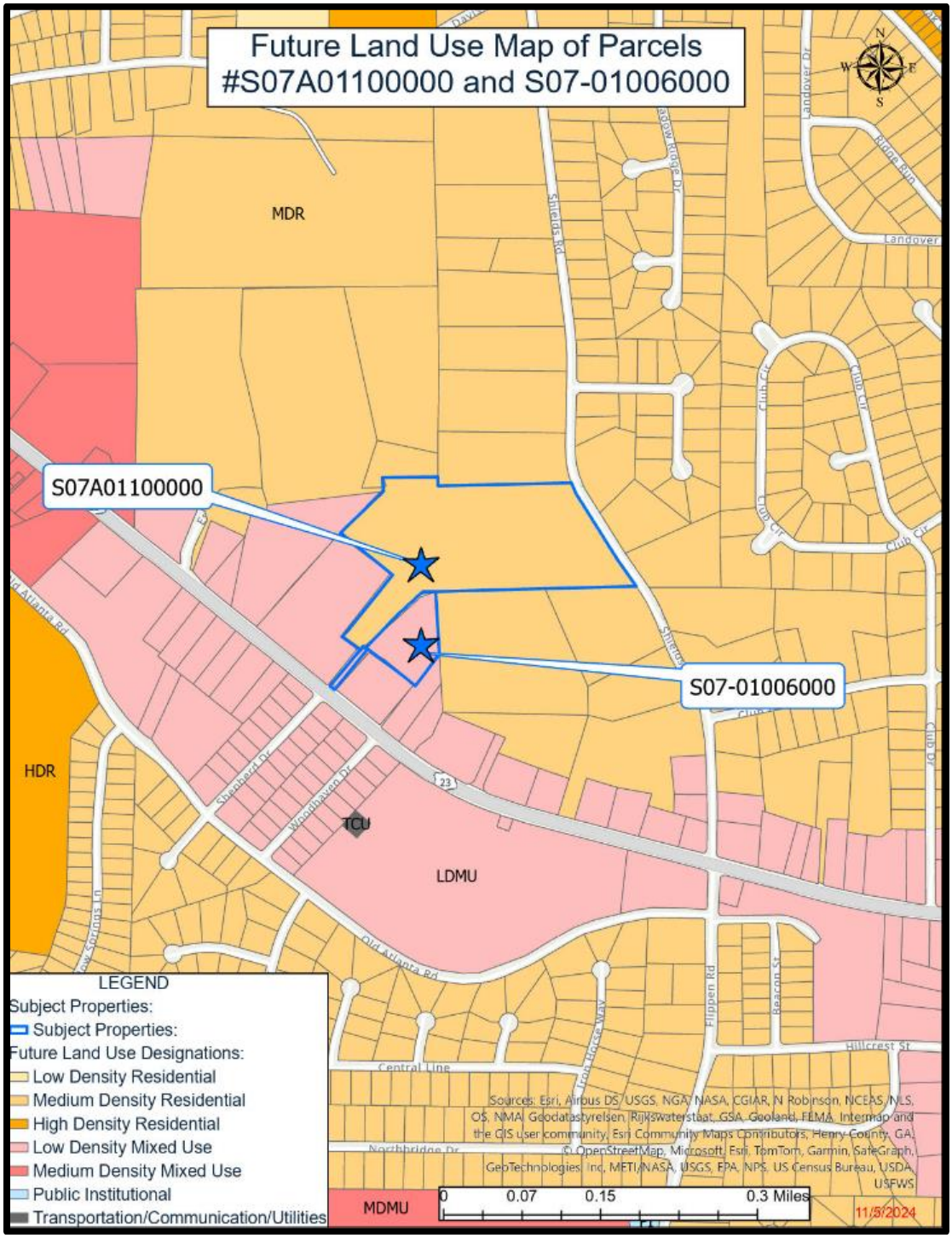
BLUE STAR—SITE OF BRUSH CREEK COMMONS, PHASE 2



CLOSEUP VIEW OF PROPERTY ACCESS FROM NORTH HENRY BOULEVARD AND BRUSH CREEK COURT

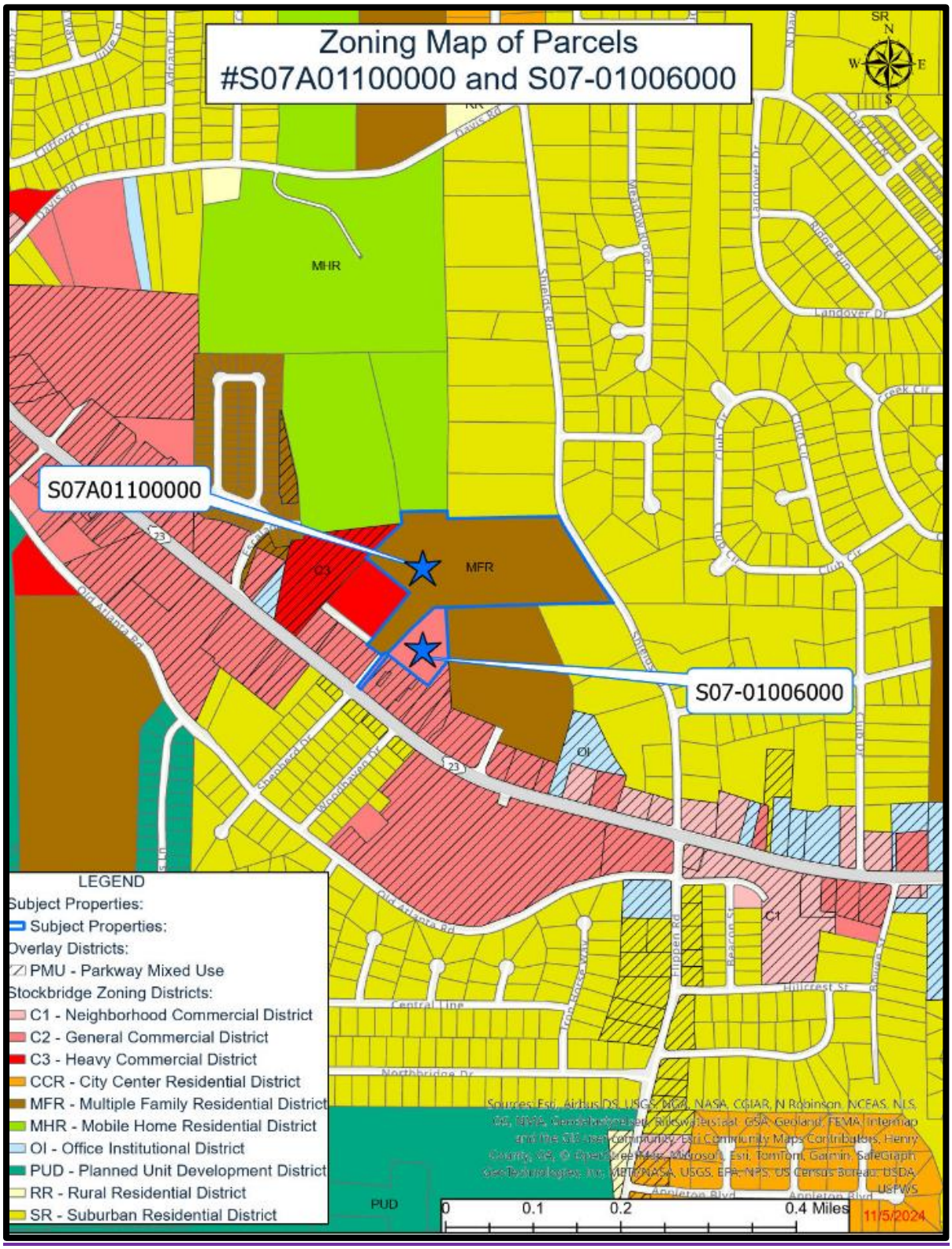


FUTURE LAND USE MAP FOR BRUSH CREEK COMMONS, PHASE 1 AND PHASE 2



City of Stockbridge, Georgia Community Development Department; Nov. 21, 2024 and Dec. 9, 2024

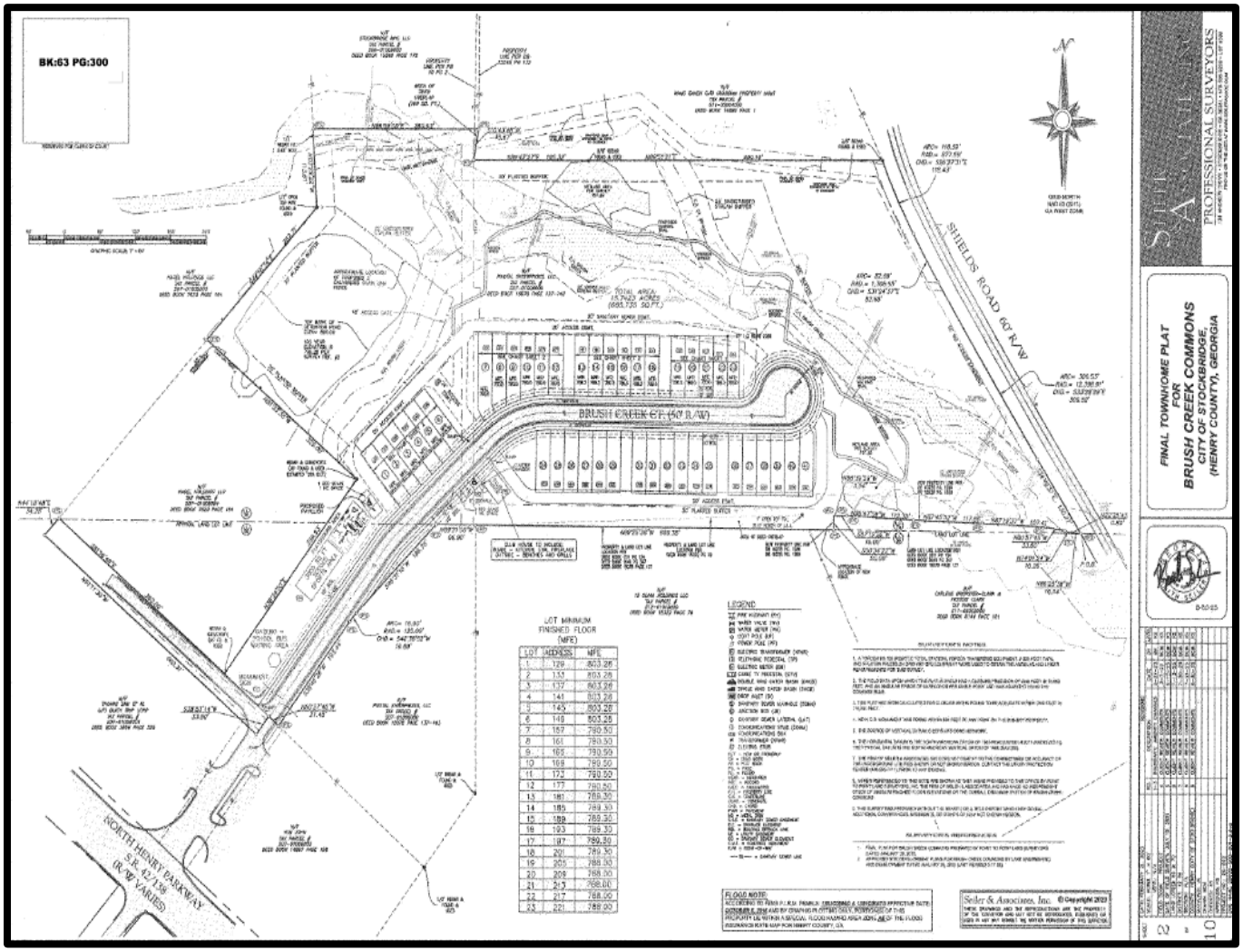
ZONING MAP FOR BRUSH CREEK COMMONS, PHASE 1 AND PHASE 2



City of Stockbridge, Georgia Community Development Department; Nov. 21, 2024 and Dec. 9, 2024

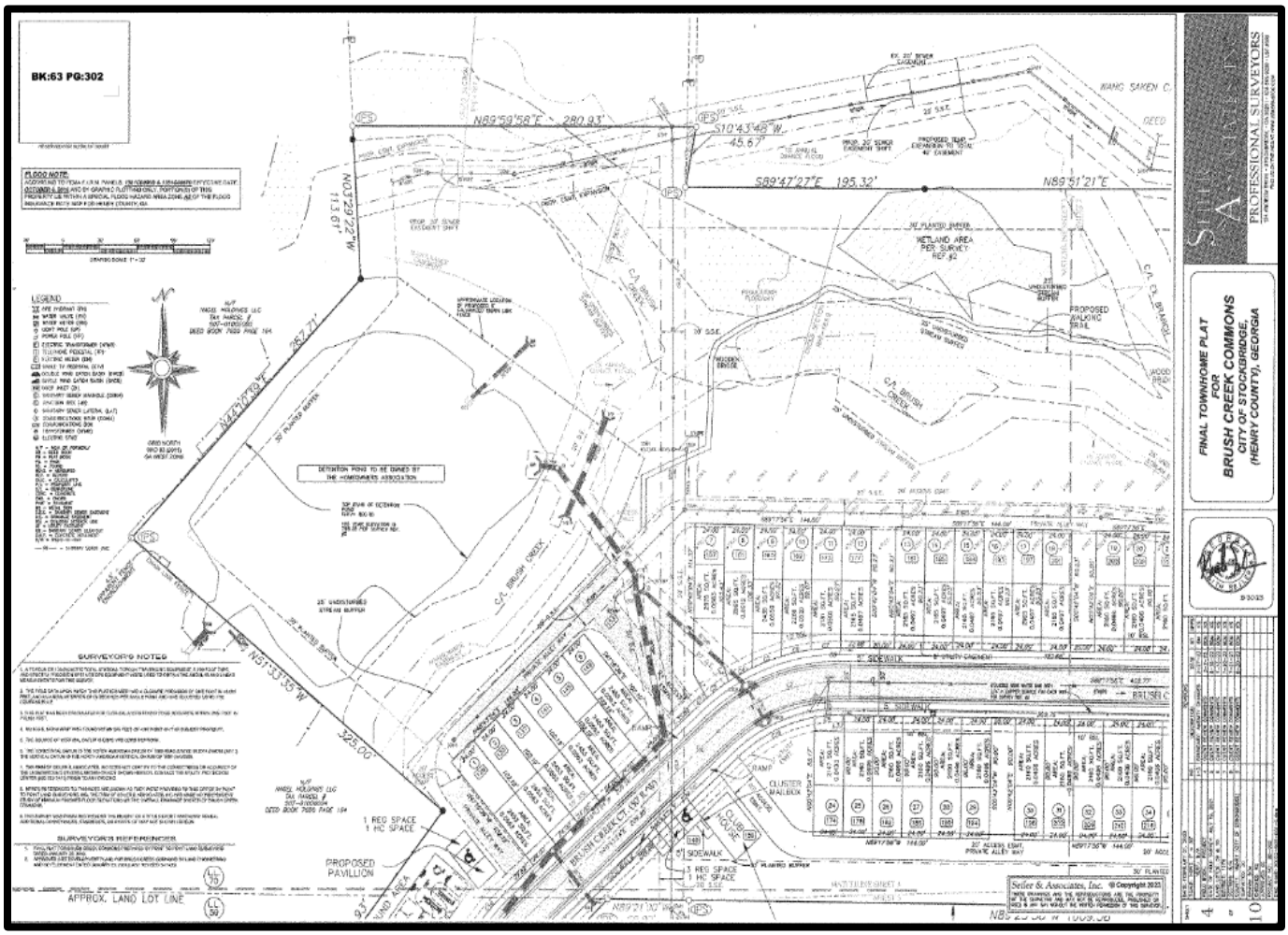
APPROVED AND RECORDED SITE PLAN FOR BRUSH CREEK COMMONS, PHASE 1
TOWNHOME DEVELOPMENT VIA ZM-2022-01

Recorded on September 12, 2023 in Book 63, Page 300



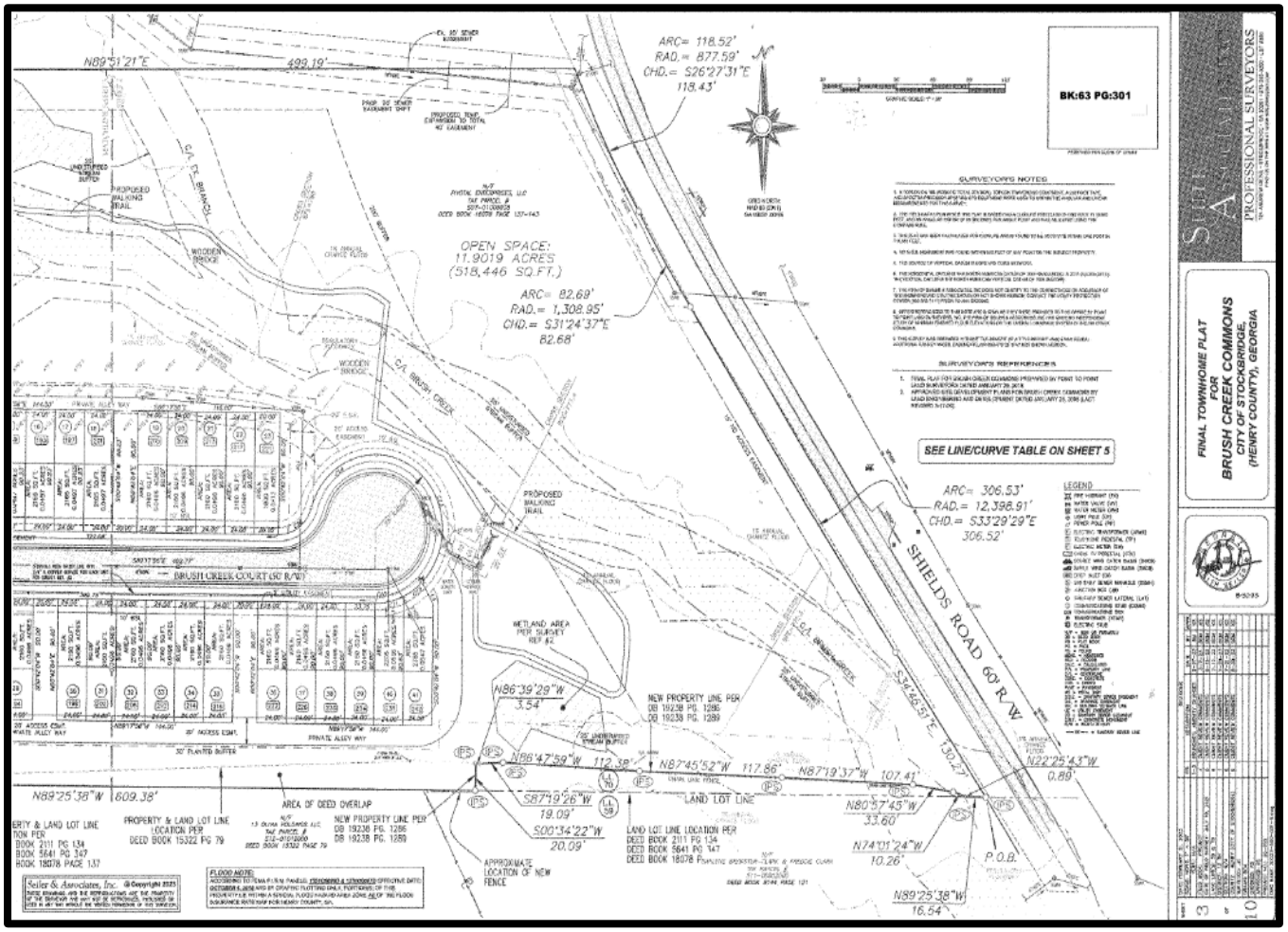
APPROVED SITE PLAN FOR BRUSH CREEK COMMONS, PHASE 1 TOWNHOME DEVELOPMENT VIA ZM-2022-01: <u>WESTERN SIDE</u>

Recorded on September 12, 2023 in Book 63, Page 302



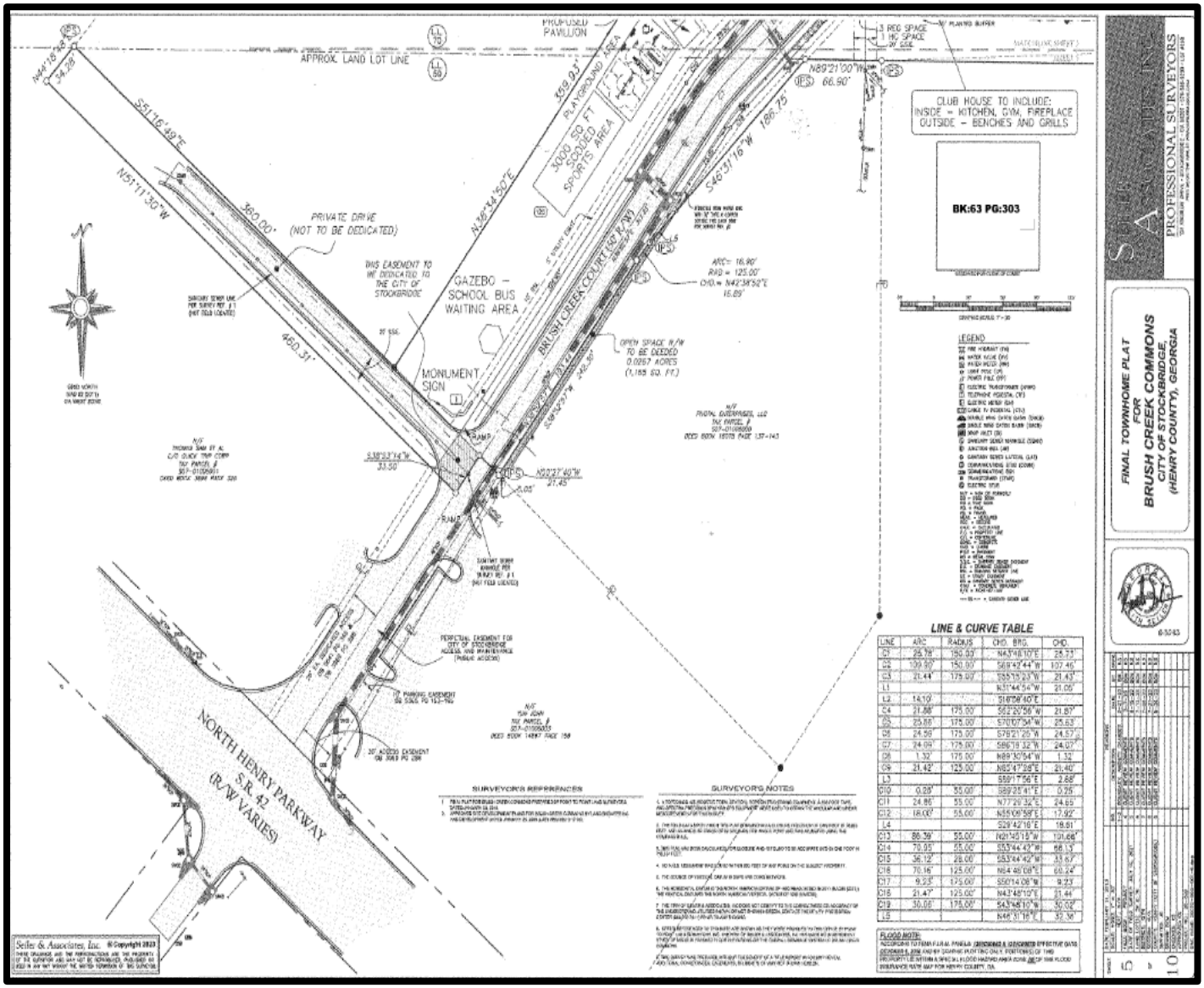
APPROVED SITE PLAN FOR BRUSH CREEK COMMONS, PHASE 1 TOWNHOME DEVELOPMENT VIA ZM-2022-01: EASTERN SIDE

Recorded on September 12, 2023 in Book 63, Page 301



CLOSEUP VIEW OF PROPERTY ACCESS FROM NORTH HENRY BOULEVARD AND BRUSH CREEK COURT

Recorded on September 12, 2023
In Book 63, Page 303



V. PROPOSED DEVELOPMENT

A. Intent. The applicant/developer requests to rezone Parcel #S07-01006000 on the east side of Brush Creek Court from C-2 (General Commercial) to MFR (Multiple-Family Residential) to allow for the development of twenty (20) townhomes on the property via RZ-2024-03. If the rezoning is approved, the applicant also wishes, via ZM-2024-01, to combine Parcel #S07-01006000 with Parcel #S07A01100000 on the west side of Brush Creek Court, where 41 townhomes are currently under construction as the "Brush Creek Commons" townhome development. Phase 1 is under construction for 41 townhomes on 15.74 +/- acres, for a density of 2.605 units per acre. Phase 2 would be developed with 20 townhomes on 2.28 +/- acres, for a density of 8.77 units per acre. The combined development of Phase 2 with Phase 1 would have 61 units on 18.02 +/- acres, for an overall density of 3.39 units per acre.

B. Property Conditions. Much of the Brush Creek Commons Phase 1 parcel lies within a floodplain due to the presence of the Brush Creek, and it is unbuildable. The property has rear frontage on Shields Road, but a zoning condition of Rezoning Case #RZ-03-04 prohibited any access from Shields Road. A locked gate is present today at the beginning of Brush Creek Court, off North Henry Boulevard, which is flanked by a QuikTrip station and a Waffle House Restaurant. The Phase 2 parcel is located directly behind the Waffle House Restaurant

C. Development of Phase 2. The applicant/developer proposes to develop 20 townhome lots and units on Parcel #S07-01006000 as Phase 2 of the Brush Creek Commons townhome development. For such purpose, the applicant has obtained a utility letter from the Department of Public Works, dated October 10, 2024. It states that water and sewer capacities are currently available to serve the proposed 20 townhomes to comprise Phase 2, but that if the developer does not submit construction plans within one year of that date, then the reservation of those capacities shall expire. In addition, the developer would be responsible for all associated connection costs and would be required to adhere to the City's Minimum Development Standards.

D. Proposed Site Plan for Phase 2. The applicant has submitted a site plan, entitled "Rezoning Plat: Brush Creek Commons, Phase 2", which was prepared by DGM Land Planning Consultants, Inc. for the development of 20 townhome lots on Phase 2. It provides the following acreages: 15.74 acres in Phase 1, 2.28 acres in Phase 2, and 18.02 total acres. The site plan shows that the Phase 2 development would be accessed from the east side of Brush Creek Court. An internal circular street with a cul-de-sac would then provide access to the individual townhome lots. The proposed 20 townhome units would be contained within four townhome buildings, which would have rear yard setbacks of 20 feet. Unlike the Phase 1 development, Phase 2 would not have rear alleys. A guest parking lot, a 30-foot buffer on the north side of the property, and green space would also be provided on the Phase 2 site. The site plans shows nearby amenities which are being developed on the Phase 1 site on the west side of Brush Creek Court. The applicant seeks permission via ZM-2024-01 to allow the Phase 2 residents to use the Phase 1 amenities.

E. Proposed Combined Site Plan for Phase 1 and Phase 2. The applicant has submitted a

proposed combined site plan to show an overall boundary for Phase 1 and Phase 2. Its title is "Rezoning Plat: Brush Creek Commons", and it was prepared by DGM Land Planning Consultants, LLC. The overall site would have 18.02 acres, with 15.74 acres in Phase 1 and 2.28 acres in Phase 2. The combined total of 61 townhome units would include 41 units in Phase 1 and 20 units in Phase 2.

G. Proposed Development Conditions. The applicant's Letter of Intent proposes the approval of sixteen (16) "Proposed Development Conditions" for Phase 2, as are listed below. However, two of them, Development Conditions "j" and "p", are of a general nature and seem to apply more to the proposed zoning modification for the entire development rather than to Phase 2 alone. Further, the language within these two development conditions would be appropriate to also include within the needed Amendment to the Development Agreement. The remaining fourteen (14) Development Conditions will be further discussed in this staff report.

EXHIBIT "A"

Proposed Development Conditions

1) The following conditions shall apply to Phase 2 of Brush Creek Commons

a) Phase 2 shall be developed in general conformity with the Phase 2 site plan submitted to the Stockbridge Planning Staff on September ___, 2024 and shall adhere to all City of Stockbridge MFR Ordinance requirements, except if there is a conflict between the MFR Ordinance requirements and the conditions set forth in the Development Agreement, as amended from time to time, the conditions set forth in the Development Agreement shall control.

b) Maximum building height shall be forty (40) feet.

c) All townhouses shall have a mixture of front facade consisting of covered entryway, porches, bay windows and/or balconies. Garages shall be accentuated with variations of design porticos.

d) Owner shall submit elevations of buildings to be approved by the City.

e) Each unit elevation per building shall be separate and distinct from the other and shall include variations in rooflines which may be accomplished with the use of dormers, gables and/or fireplaces.

f) Each unit shall have different brick, stucco and masonry theme from the other attached units.

g) Owner shall install street trees along all streets to be placed between the sidewalk and the front property lines, have a minimum two and one-half-inch (2.5") caliber (d.b.h), shall have a minimum twenty-four foot (24 sq. ft.) planting area and shall be spaced an average of forty- five feet (45') apart. Owner shall provide a list often (10) trees to be provided and subject to modification by the City.

h) A streetscaping plan shall be submitted to the City of Stockbridge Planning and Zoning Staff for comments and approved by the City to include sidewalks, street trees, landscaping, street lighting and street furniture.

i) Any flood plain alteration be supported by a certified engineer at the plan review stage.

j) The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.

k) The maximum units per building shall be no more than six (6) units per building.

l) The minimum distance between buildings shall be twenty (20) feet.

m) The minimum front yard setback shall be twenty (20) feet.

n) The minimum side yard setback shall be fifteen (15) feet.

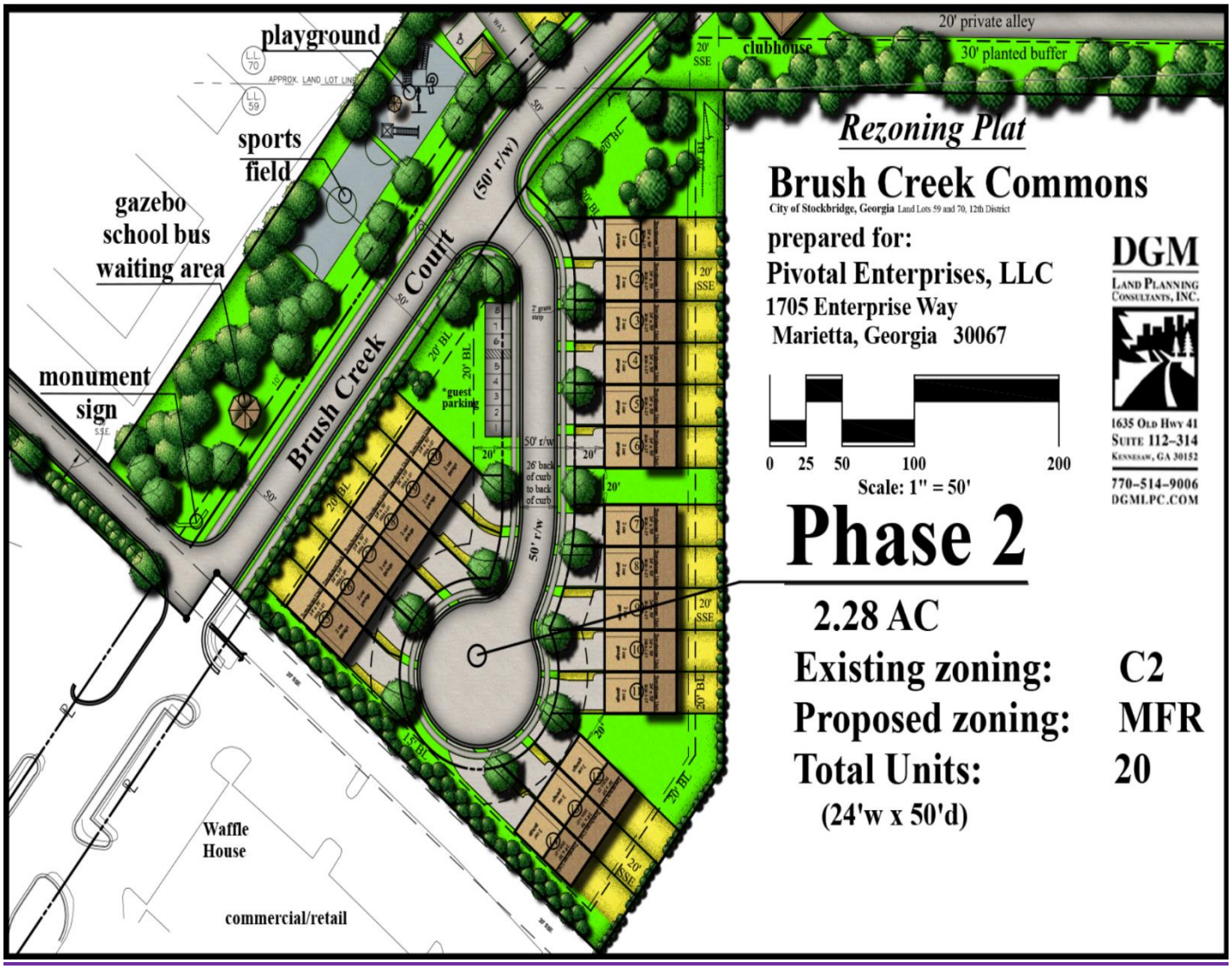
o) The minimum rear yard setback shall be twenty (20) feet.

p) A Declaration of Restrictive Covenants for Phase 1 shall be amended and modified to incorporate Phase 2, and the units in Phase 2 shall have all of the same rights and privileges to use the common areas and amenities located within Phase 1.

PROPOSED SITE PLAN FOR BRUSH CREEK COMMONS, PHASE 2 TOWNHOMES

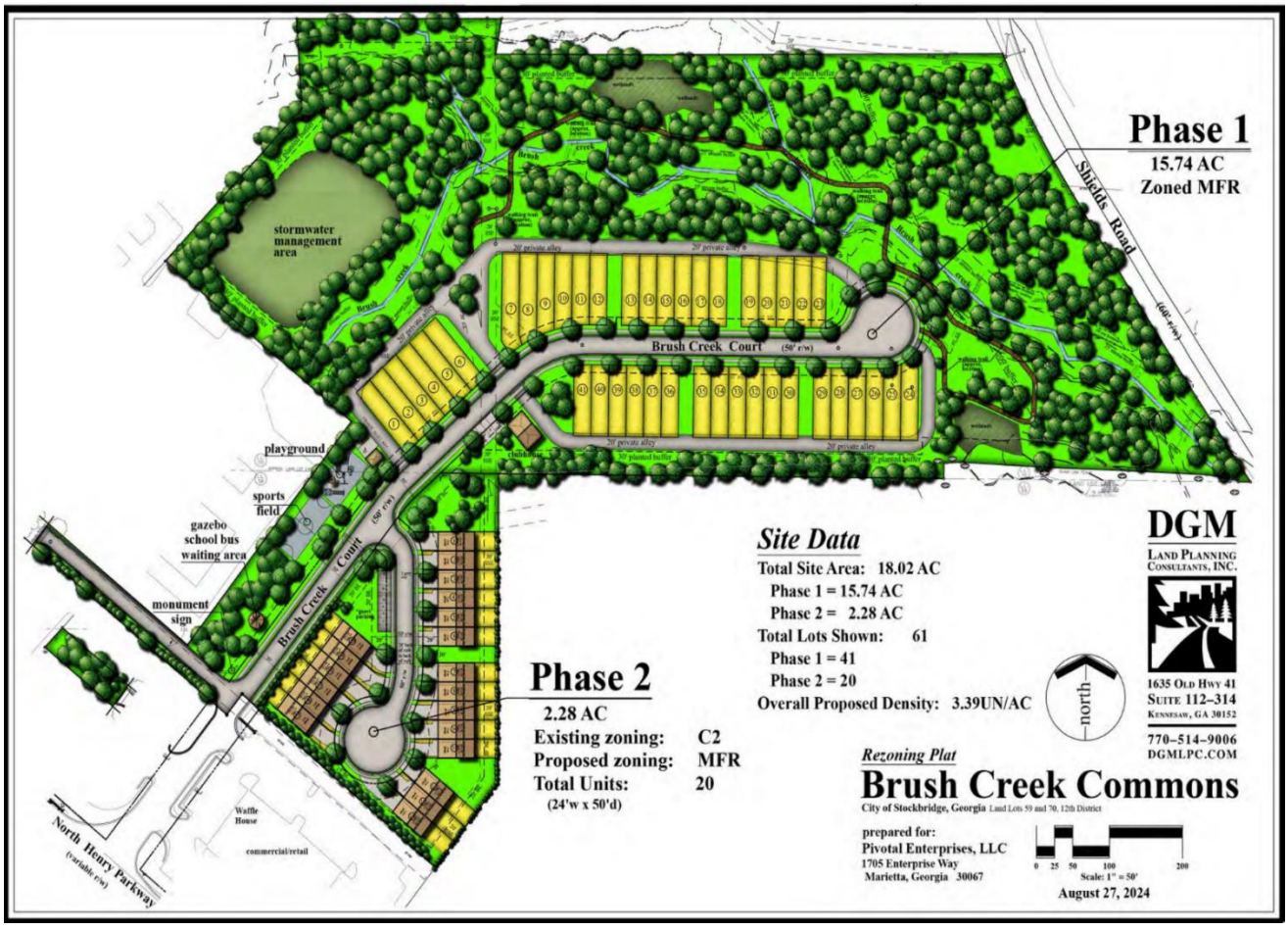
Title: "Rezoning Plat: Brush Creek Commons, Phase 2"

Prepared by DGM Land Planning Consultants, Inc.



PROPOSED COMBINED SITE PLAN FOR PHASE 1 AND PHASE 2

Title: Rezoning Plat: Brush Creek Commons"
Prepared by DGM Land Planning Consultants, LLC



SAMPLE RENDERING FOR THE PROPOSED PHASE 2 TOWNHOMES



VI. ANALYSIS #1—REZONING CRITERIA

The Stockbridge Unified Development Code (UDC) identifies nine (9) standards to be considered for rezoning cases. An analysis of each one is presented below.

STANDARD #1--Consistency with the Comprehensive Plan.

The applicant has submitted an application for Comprehensive Plan Amendment Case #CP-2024-03 for the purpose of requesting that the future land use designation of Parcel #S07-01006000 for the proposed Phase 2 development of Brush Creek Commons be changed from Low-Density Mixed-Use to Medium-Density Residential. This would be appropriate because the Low-Density Mixed-Use allows commercial development, but Phase 2 would not include any commercial uses. Further, the rear portion of Parcel #S07A01100000 for Phase 1 is also designated as Medium-Density Residential; thus, the Phase 2 parcel would be compatible with it. And finally, the proposed townhomes would serve to fill the need for additional housing in the City, particularly for certain population groups, which the Comprehensive Plan has identified. For these reasons, the proposed rezoning would be consistent with the spirit and specifications of the Comprehensive Plan.

STANDARD #2 -- The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Unified Development Code (UDC).

The UDC states that MFR developments are to be located "with access provided on streets that are classified as collector streets of higher." According to the map of Functional Road Classifications within the 2022 Henry County Transportation Plan, North Henry Boulevard is classified as a "principal arterial", which is a higher road classification than a collector street. Therefore, townhomes are an acceptable use for the subject property. In addition, the proposed MFR zoning for Parcel 2 would enable a desirable transition of the C-2 (General Commercial) zoning along North Henry Boulevard and the SR (Suburban Residential) zoning districts to the north.

STANDARD #3 -- Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.

The applicant's requested rezoning of the subject property to MFR would be compatible with the MFR zoning of Phase 1 of the Brush Creek Commons development; thus, Further, the presence of an MFR district would serve as an acceptable transition between the C-1 and C-2 districts along North Henry Boulevard, and the SR districts to the north.

STANDARD #4 -- The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.

Unlike the Phase 1 parcel of Brush Creek Commons, the Phase 2 parcel does not contain a creek or floodplain areas. It is, though, small in size and it has a triangular shape, which limit the development options of the parcel. Nevertheless, the applicant has created a suitable site plan for the property.

STANDARD #5 --The impact upon adjacent property owners should the request be granted.

The applicant seeks to enable the Phase 2 parcel to have a positive impact on the Phase 1 parcel via the approval of ZM-2024-01 by allowing the residents of Phase 2 to share in the use and HOA cost of maintaining the amenities to be located on the Phase 1 parcel. Also, due to the rather hidden location of both Phase 1 and Phase 2 behind the commercial businesses which have frontage on North Henry Boulevard, the visual impacts and operational impacts of Brush Creek Commons is anticipated to be minimal on adjacent property owners.

STANDARD #6 -- The potential impact of the rezoning on City infrastructure including water and sewage system.

The applicant has submitted a letter from the City of Stockbridge's Public Works Department, dated October 10, 2024. It states that capacities are currently available in the City's water distribution and sanitary sewer collection systems to serve the proposed twenty (20) townhome units in Phase 2. However, the developer must submit construction plans to that department within one year; otherwise, the reservation of these capacities will expire for the development of Phase 2. Further, the developer would be responsible for covering the costs of such utility connections, and the developer would be required to comply with the City's Minimum Development Standards.

STANDARD #7 -- The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

The applicant has not submitted a traffic impact study, nor is one needed for such a small development project. Minimal adverse traffic impacts on North Henry Boulevard are anticipated, though. Further, since any access from Shields Road to the rear is prohibited by the terms of the Development Agreement, this would prevent any adverse traffic impacts on the adjacent and nearby residential streets to the rear.

STANDARD #8 -- The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan.

No other merits of the requested rezoning have been identified.

STANDARD #9 -- The ability of the subject land to be developed as it is presently zoned.

The subject property could be developed under its existing zoning classification of C-2, but this is unlikely to happen due to the hidden location of Phase 2 to the rear of other C-2-zoned properties which front onto North Henry Boulevard. Such a location would be undesirable for

many types of commercial uses, which need visibility in order to attract potential customers.

VII. ANALYSIS #2—PROPOSED INCLUSION OF PHASE 2 WITH PHASE 1 OF BRUSH CREEK COMMONS

1. **Original Intent—**The original conceptual site plan for Brush Creek Commons, which was prepared by Bunn Grading Company, Inc. in 2003, showed the inclusion of Parcel 2 within the overall development, although it was not labeled as Parcel 2. Therefore, the fact that the applicant wishes to officially add the Phase 2 parcel to the boundaries of the overall development is not unexpected.

2. **Timing of the Phase 2 Development Proposal--**If the proposed survey in the zoning modification application from 2022 (ZM-2022-01) had shown the inclusion of the Phase 2 parcel, and if a full site plan for the Phase 2 parcel had been provided, then the necessity of filing the current ZM-2024-01 application may have been avoided.

3. **Reasonableness of Applicant's Request--**The original rezoning of the property via RZ-03-04 required the Brush Creek Commons development (Phase 1) to include a relatively large number of amenities for only 41 townhome units. That number was reduced by the approval of ZM-2022-01 so that the developer could reduce the costs of installing so many amenities and reduce the HOA costs to the homeowners. However, the applicant today believes that the number of required amenities for Phase 1 is still excessive relative to the size of the Phase 1 property (18.895 +/- acres, of which 5.459 acres lie within a floodplain). Therefore, it is reasonable for the applicant to want to add more townhome units to the Brush Creek Commons development so that the HOA tax burden on each resident could be reduced. This would also eliminate the necessity of providing additional amenities for the Phase 2 parcel, which has only 2.2882 +/- acres.

4. **Effects on Surrounding Property and Infrastructure--**The inclusion of Phase 2 within the boundaries of the overall Brush Creek Commons development, as opposed to designating Phase 2 as a separate development entirely, would not involve any alterations to the proposed site access for Phase 2, its townhome units, or buffering. In addition, no adverse effects on surrounding properties are anticipated.

VIII. ANALYSIS #3—APPLICANT'S PROPOSED DEVELOPMENT CONDITIONS

The applicant included within the Letter of Intent sixteen (16) Proposed Development Conditions for Phase 2 of Brush Creek Commons, which were derived from the Development Agreement and its two amendments. These are listed and analyzed below.

a) Phase 2 shall be developed in general conformity with the Phase 2 site plan submitted to the Stockbridge Planning Staff on September ___, 2024 [actually,

October 7, 2024] and shall adhere to all City of Stockbridge MFR Ordinance requirements, except if there is a conflict between the MFR Ordinance requirements and the conditions set forth in the Development Agreement, as amended from time to time, the conditions set forth in the Development Agreement shall control.

The approved Development Agreement and its two Amendments required that Phase 1 be developed in accordance with the requirements of the RM-2 (Residential-Multifamily-Townhomes) district, which existed during the times of their approvals.

b) Maximum building height shall be forty (40) feet.

The proposed 40-foot maximum building height for Phase 2.

c) All townhouses shall have a mixture of front facade consisting of covered entryway, porches, bay windows and/or balconies. Garages shall be accentuated with variations of design porticos.

This proposed condition is already listed in the original approved Development Agreement;

d) Owner shall submit elevations of buildings to be approved by the City.

Elevation drawings are normally required for building permit applications. In addition, this proposed condition is already listed in the original approved Development Agreement.

e) Each unit elevation per building shall be separate and distinct from the other and shall include variations in rooflines which may be accomplished with the use of dormers, gables and/or fireplaces.

This proposed condition is already listed in the original approved Development Agreement;

f) Each unit shall have different brick, stucco and masonry theme from the other attached units.

This proposed condition is already listed in the original approved Development Agreement.

g) Owner shall install street trees along all streets to be placed between the sidewalk and the front property lines, have a minimum two and one-half-inch (2.5") caliber (d.b.h), shall have a minimum twenty-four foot (24 sq. ft.) planting area and shall be spaced an average of forty-five feet (45') apart. Owner shall provide a list often (10) trees to be provided and subject to modification by the City.

This proposed condition is already listed in the original approved Development Agreement;

h) A streetscaping plan shall be submitted to the City of Stockbridge Planning and Zoning Staff for comments and approved by the City to include sidewalks, street

trees, landscaping, street lighting and street furniture.

This is a standard requirement for an application for a land disturbance permit (LDP). In addition, this proposed condition is already listed in the original approved Development Agreement.

i) Any flood plain alteration be supported by a certified engineer at the plan review stage.

This proposed condition is already listed in the original approved Development Agreement.

j) The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.

This would be a more appropriate requirement to include as a condition for the approval of ZM-2024-01.

k) The maximum units per building shall be no more than six (6) units per building.

This is already a requirement in the current UDC

l) The minimum distance between buildings shall be twenty (20) feet.

This is already a requirement of the current MFR district regulations.

m) The minimum front yard setback shall be twenty (20) feet.

n) The minimum side yard setback shall be fifteen (15) feet.

This is the same requirement for the current MFR district regulations.

o) The minimum rear yard setback shall be twenty (20) feet.

This is the same requirement for the current MFR district regulations.

p) A Declaration of Restrictive Covenants for Phase 1 shall be amended and modified to incorporate Phase 2, and the units in Phase 2 shall have all of the same rights and privileges to use the common areas and amenities located within Phase 1.

This would be a more appropriate requirement to include as a condition for the approval of ZM-2024-01.

VII. RECOMMENDATIONS

In view of the analysis above, the Planning and Zoning Staff recommends the **APPROVAL WITH CONDITIONS** for Zoning Modification Case #ZM-2024-01 for Brush Creek Commons. The conditions are listed below.

1. **Comprehensive Plan Amendment—**The rezoning of Parcel #S07-01006000 for the proposed development of Phase 2 shall not be approved unless Comprehensive Plan Amendment Case #RZ-2024-03 is first approved.

2. **Zoning Modification—**Parcel #S07-01006000 shall not be designated as Phase 2 of the Brush Creek Commons townhome development and it shall not be combined with Parcel #S07A0110000 (Phase 1) unless Zoning Modification Case #ZM-2024-01 is approved.

3. **Compliance with Original Rezoning, Development Agreement, and Amendments--**If Zoning Modification Case #ZM-2024-01 is approved to allow Phase 2 to be combined with Phase 1 in an overall development for Brush Creek Commons, then the developer shall:

   a. Comply with the requirements of the approved rezoning case (RZ-03-04 via Rezoning Ordinance No. 03-152, the original Development Agreement, the First Amendment to the Development Agreement (dated December 13, 2004), and the Second Amendment to the Development Agreement (dated August 13, 2007), with the exception of other conditions that are listed below.

   b. Phase 2 shall have the same setbacks, building designs, materials, and two-car garages as Phase 1.

   c. Submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.

   d. Amend the Declaration of Restrictive Covenants for Phase 1 to incorporate Phase 2 to state that the townhome units in Phase 2 shall have all of the same rights and privileges to use the common areas and amenities that are located within Phase 1.

5. **Applicant's Proposed Conditions—**The developer shall comply with the applicant's proposed conditions, with any noted deviations, as follows:

   a. "The developer shall adhere to all City of Stockbridge MFR district requirements, except if there is a conflict between the MFR Ordinance requirements and the conditions set forth in the Development Agreement, as amended from time to time, the specifications of the MFR district regulations shall control." [

   b. Maximum building height shall be forty (40) feet.

   c. All townhouses shall have a mixture of front facade consisting of covered entryway, porches, bay windows and/or balconies. Garages shall be accentuated with variations

of design porticos.

d. Owner shall submit elevations of buildings to be approved by the City.

e. Each unit elevation per building shall be separate and distinct from the other and shall include variations in rooflines which may be accomplished with the use of dormers, gables and/or fireplaces.

f. Each unit shall have brick (not brick veneers) on all sides.

g. Owner shall install street trees along all streets to be placed between the sidewalk and the front property lines, have a minimum two and one-half-inch (2.5") caliber (d.b.h), shall have a minimum twenty-four foot (24 sq. ft.) planting area and shall be spaced an average of forty-five feet (45') apart. Owner shall provide a list often (10) trees to be provided and subject to modification by the City.

h. A streetscaping plan shall be submitted to the City of Stockbridge Planning and Zoning Staff for comments and approved by the City to include sidewalks, street trees, landscaping, street lighting and street furniture.

i. Any flood plain alteration be supported by a certified engineer at the plan review stage.

j. The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.

k. The maximum units per building shall be no more than six (6) units per building.

l. The minimum distance between buildings shall be twenty (20) feet.

m. The minimum front yard setback shall be twenty (20) feet.

n. The minimum side yard setback shall be fifteen (15) feet.

o. The minimum rear yard setback shall be twenty (20) feet.

p. A Declaration of Restrictive Covenants for Phase 1 shall be amended and modified to incorporate Phase 2, and the units in Phase 2 shall have all of the same rights and privileges to use the common areas and amenities located within Phase 1.

4. **Site Plan—**The developer shall build Phase 2 according to a site plan which is very similar to the submitted site plan for Phase 2, entitled “Rezoning Plat—Brush Creek Commons Phase 2”, which was prepared by DGM Land Planning Consultants, Inc.

5. **MFR Versus RM-2 District Requirements—**The developer shall comply with the MFR District requirements, except where it conflicts with the development agreement, then the

development agreement shall take precedence.

6. **Front Yard Setbacks—**The front yard setbacks of the proposed townhome lots for Phase 2 may be only 20 feet instead of the MFR District's requirement of 50 feet because the Second Amendment to the Development Agreement allowed front yard setbacks of only 10 feet.

7. **Water and Sewer Facilities—**The developer shall comply with the specifications of the letter from the City of Stockbridge Public Works Department, dated October 10, 2024, as follows:

   a. The developer shall submit construction plans to Public Works within one year (by October 10, 2025); otherwise, the current reservation of capacity for the estimated 6000 gpd each for water distribution system and sanitary sewer collection systems, based on the construction of 20 townhome units, shall expire.

   b. The developer shall bear all costs that are associated with connecting to the water distribution system and the sanitary sewer collection system.

   c. The developer shall adhere to the City's Minimum Development Standards.

8. **Stand-Alone Development--**If ZM-2024-01 is not approved, then Parcel #S07-01006000 shall be a stand-alone development, and it must comply with the requirements of the MFR (Multiple-Family Residential) zoning district. This means that it must have its own amenities, HOA, and multi-purpose trail. Further, a variance would be required for the front yard setbacks of the townhome lots unless the developer complies with the required 50-foot front yard setbacks.

9. **Permit Issuance--**No land disturbance (LDP) or building permits shall be issued for Phase 2 until the applicant submits a copy of the new recorded plat for the overall Brush Creek Commons development (Phase 1 and Phase 2) to the Community Development Department.

10. **Legal Description and Plat--**The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.

For Brush Creek Commons Townhomes

To Be Located At Brush Creek Court And Shields Road (Parcel #S07-01006005)

Presented To:

Stockbridge Planning Commission

November 21, 2024

By:

City of Stockbridge Community Development Department, Planning and Zoning Division

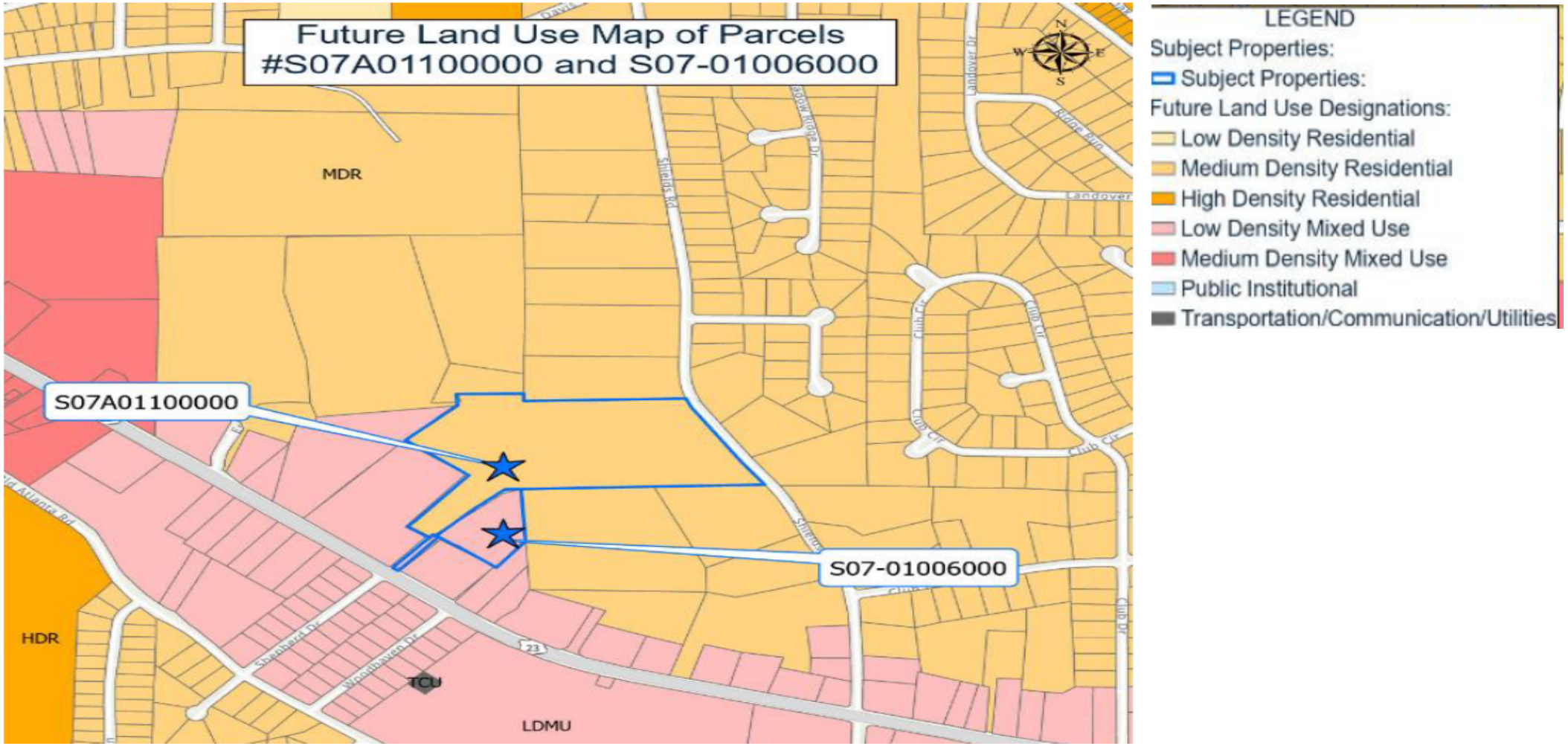
Comprehensive Plan CP-2024-03

Descriptive Factor	Research Findings
Applicant and Owner	Pivotal Enterprises, LLC.
Proposed Development	Expansion of the 41-unit Brush Creek Commons townhome development by adding an adjacent parcel and developing it with 20 more townhomes.
Parcel Identifications (no addresses)	• Phase 1 Parcel--S07A01100000 (previously known as Parcel #S07-01006005 prior to the creation of the 41 townhome lots). In Land Lots 59 & 71 of District 12. • Phase 2 Parcel—S07-01006000. In Land Lot 59 of District 12.
Parcel Acreage	• Brush Creek Commons, Phase 1 Parcel—Has 15.74 +/- acres, of which 5.459 acres lie within a floodplain. • Brush Creek Commons, Phase 2 Parcel--Has 2.28 +/- acres. • Combined Sites—18.02 +/- acres.
Environmental Conditions	• Brush Creek Commons, Phase 1 Parcel—Is fairly level. Floodplains and wetlands are present at the rear of the property near Brush Creek. Townhome construction is underway. • Brush Creek Commons, Phase 2 Parcel—Is fairly level, wooded, and vacant. Property access exists via a 30-foot Access Easement off North Henry Boulevard to Brush Creek Court.
Property Access	Brush Creek Court, off North Henry Boulevard.

Current City Zoning	Phase 1 Parcel—Zoned 'MFR' (Multiple Family Residential). Phase 2 Parcel—Zoned 'C-2' (General Commercial). Both Parcels--Are not located in the Parkway Mixed-Use Overlay District.
Surrounding Zoning	• North—MHR (Mobile Home Residential) and SR (Suburban Residential) districts. • South—C-2 (General Commercial), MFR (Multiple Family Residential), and SR (Suburban Residential) districts. • East—SR (Suburban Residential) district. • West—C-3 (Heavy Commercial) and C-2 (General Commercial) districts.
Future Land Use Designation	• Phase 1 Parcel—Medium-Density Residential. • Phase 2 Parcel—Low-Density Mixed-Use.
Surrounding Land Uses	• North—Two mobile home parks and Meadow Ridge Subdivision. • South—Commercial uses (QuikTrip and Waffle House) and an apartment community. • East—Meadow Ridge Subdivision and individual single-family residences. • West—Commercial uses.

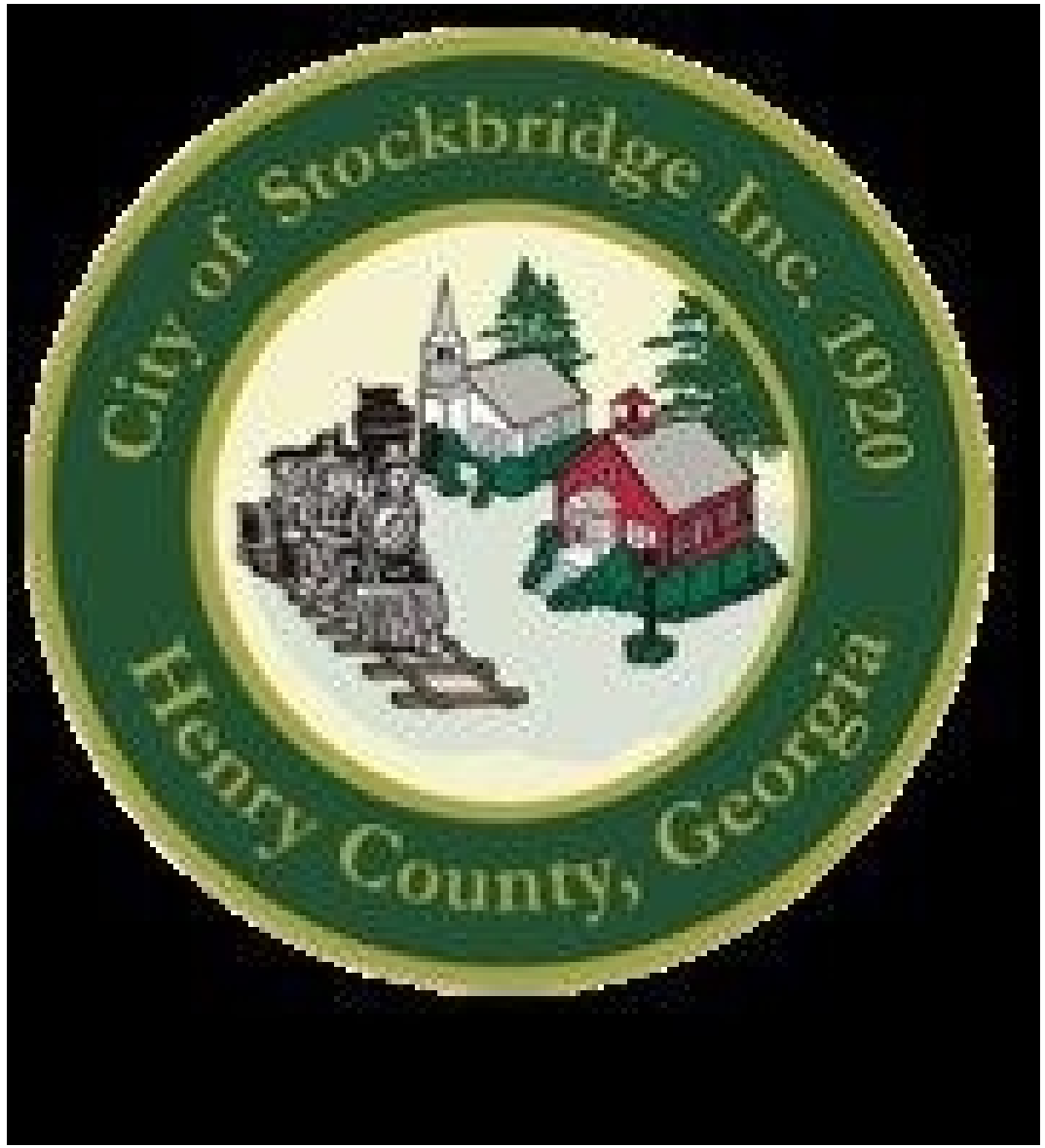

BRUSH CREEK COMMONS
Phase 1 and Phase 2 Combined
Meadow Ridge Way
Brush Creek
Brush Creek
Brush Creek Ct
Bess Ln
N Henry Blvd

FUTURE LAND USE MAP FOR BRUSH CREEK COMMONS, PHASE 1 AND PHASE 2



Staff’s Recommendation: **APPROVAL**

REZONING RZ-2024-03



REZONING RZ-2024-03

Purpose – Pivotal Enterprises, LLC requests to rezone Parcel #S07-01006000 on the east side of Brush Creek Court from C-2 (General Commercial) to MFR (Multiple-Family Residential) to allow for a twenty (20) unit townhome development on 2.2882 acres. The applicant also seeks to combine Parcel S07-01006000 (Phase 2) with Phase 1, Brush Creek Court, currently under construction, which will comprise of forty-one (41) townhomes.

Applicant/Developer – Eaman Fatemi, Member, Pivotal Enterprises, LLC.

Zoning History:

1. **Original Rezoning--Property was rezoned on July 14, 2003 via Case #RZ-03-04, from R-2 (Single-Family Residential) to RM-2 (Residential Multifamily--Townhomes). The original developer installed Brush Creek Court, but did not construct any buildings.**

2. **Development Agreement Plus Two Amendments—Rezoning included a Development Agreement, followed by two amendments. They included various development conditions and required certain amenities to be included within the development.**

3. **Zoning Modification Case #ZM-2022-01—Was approved by the Planning Commission on October 27, 2022, then was approved by City Council on September 14, 2022. The approved ordinance (#ZM-2022-01) states that ZM-2022-01 represented a modification of the terms of RZ-03-04 to allow the applicant to make certain changes to the site plan and the amenities. The changes are listed on the next slide.**

Zoning History

III. ZONING HISTORY

The Brush Creek Commons property was rezoned on July 14, 2003, via Rezoning Case #RZ-03-04, from R-2 (Single-Family Residential) to RM-2 (Residential Multifamily--Townhomes). Along with the rezoning was an approved Development Agreement, dated July 21, 2003 (between the City of Stockbridge and Royce Grant), which was approved via Ordinance #03-60, effective on March 10, 2003. The approval of the rezoning was not an approval of the conceptual site plan. Its boundaries, though, did show the inclusion of Parcel #S07-01006000, although it was not marked as Phase 2.

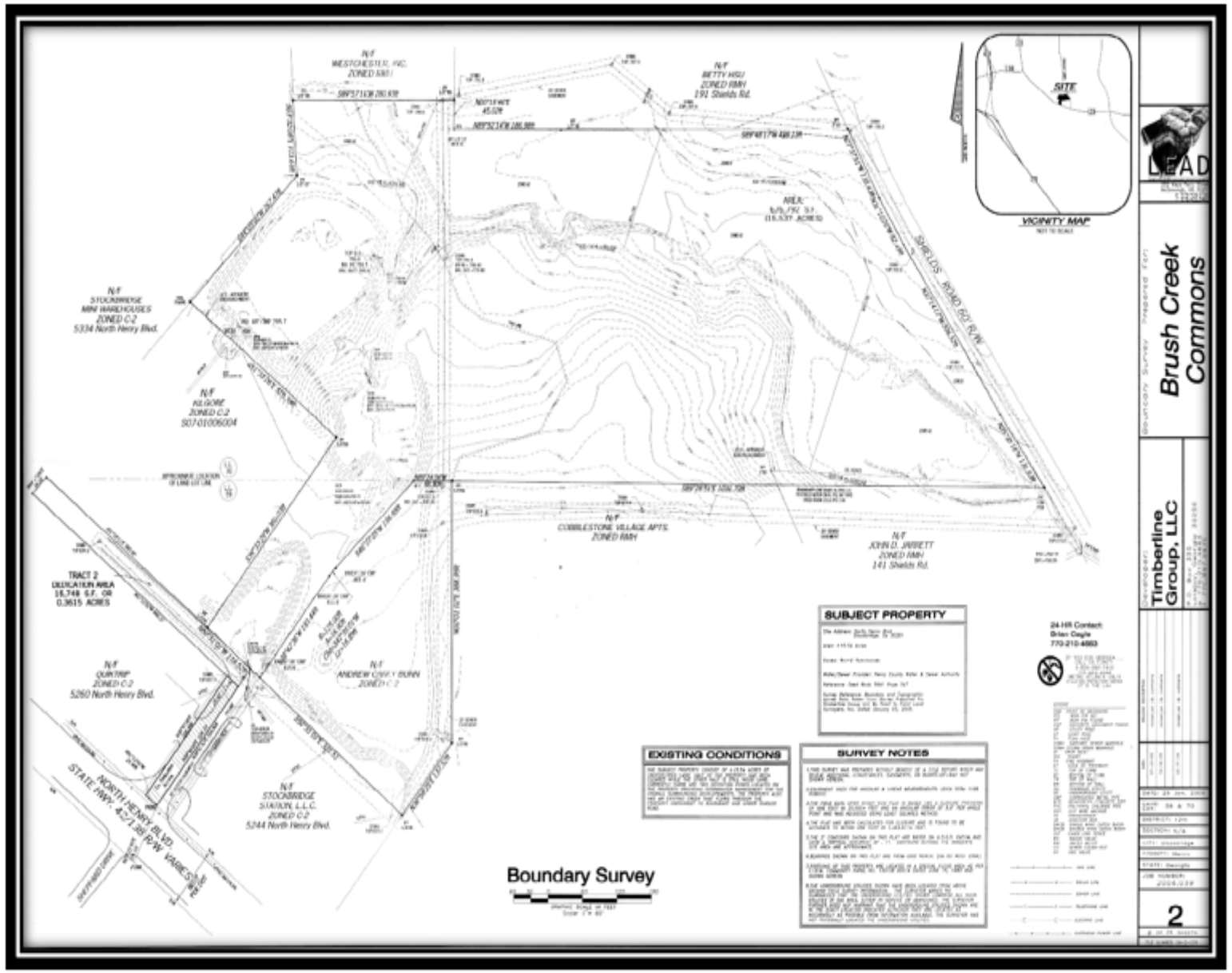
The original Development agreement listed twelve (12) Conditions of approval in Exhibit A. They specified the specific amenities which the developer was required to provide, as well as various architectural and other requirements. The developer was also required to meet the requirements of the RM-2 (Residential-Multifamily-Townhomes) zoning district. RM-2 was one of the previous zoning districts (along with RM-1 and RM-3) which merged to form the current MFR (Multifamily Residential) zoning district. Two Amendments to the Development later were approved for a new property owner, Timberline Group, LLC. The First Amendment, which was approved on December 3, 2004, imposed the maximum allowable number of townhome units to be built as forty-one (41). The Second Amendment, which was approved on August 13, 2007, allowed a variance to reduce the front yard setback requirement to ten (10) feet.

Surrounding Zoning and Land Uses

Surrounding Zoning	• North—MHR (Mobile Home Residential) and SR (Suburban Residential) districts. • South—C-2 (General Commercial), MFR (Multiple Family Residential), and SR (Suburban Residential) districts. • East—SR (Suburban Residential) district. • West—C-3 (Heavy Commercial) and C-2 (General Commercial) districts.

Surrounding Land Uses	• North—Two mobile home parks and Meadow Ridge Subdivision. • South—Commercial uses (QuikTrip and Waffle House) and an apartment community. • East—Meadow Ridge Subdivision and individual single-family residences. • West—Commercial uses.

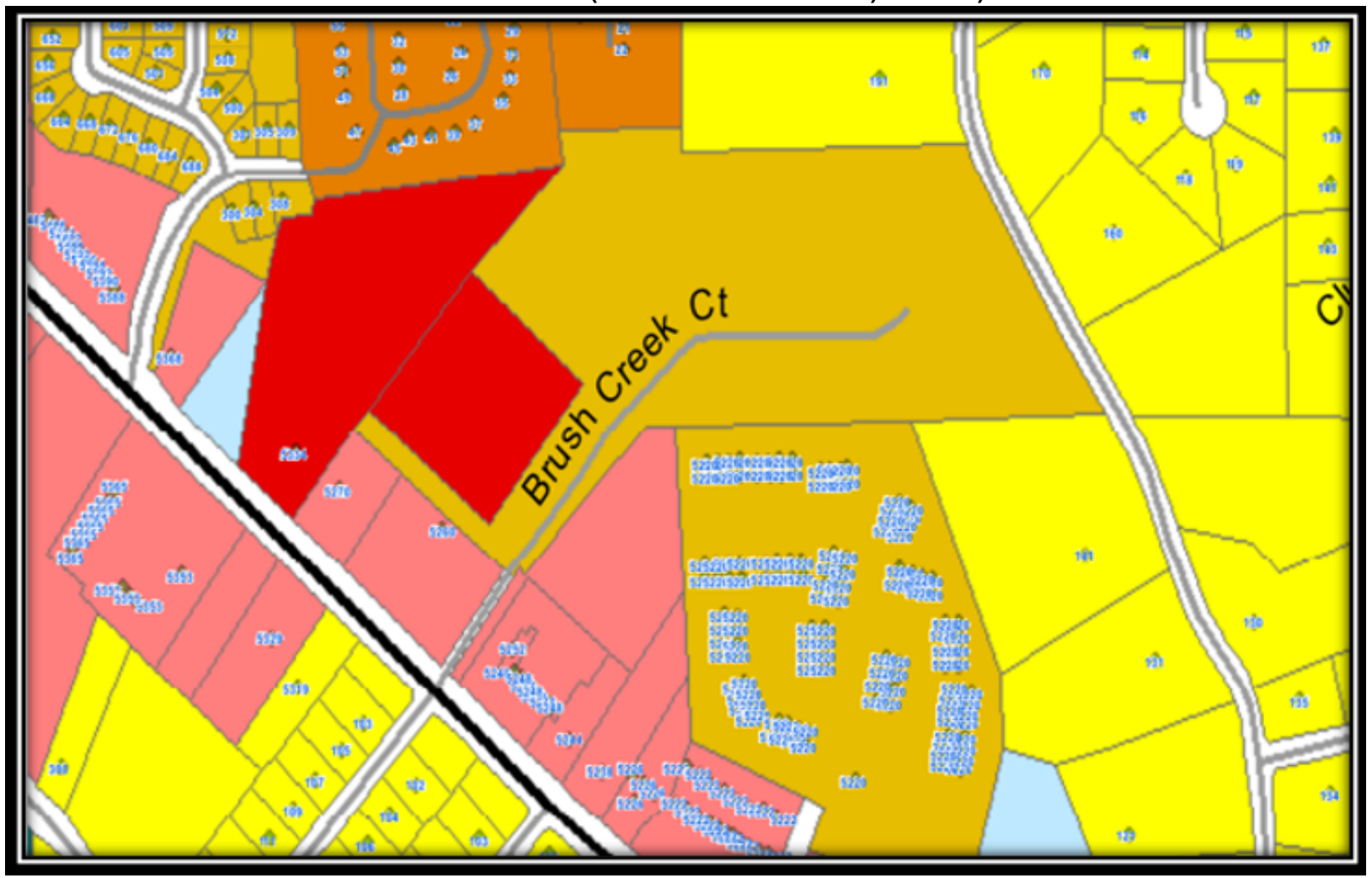
BOUNDARY SURVEY--BASIC

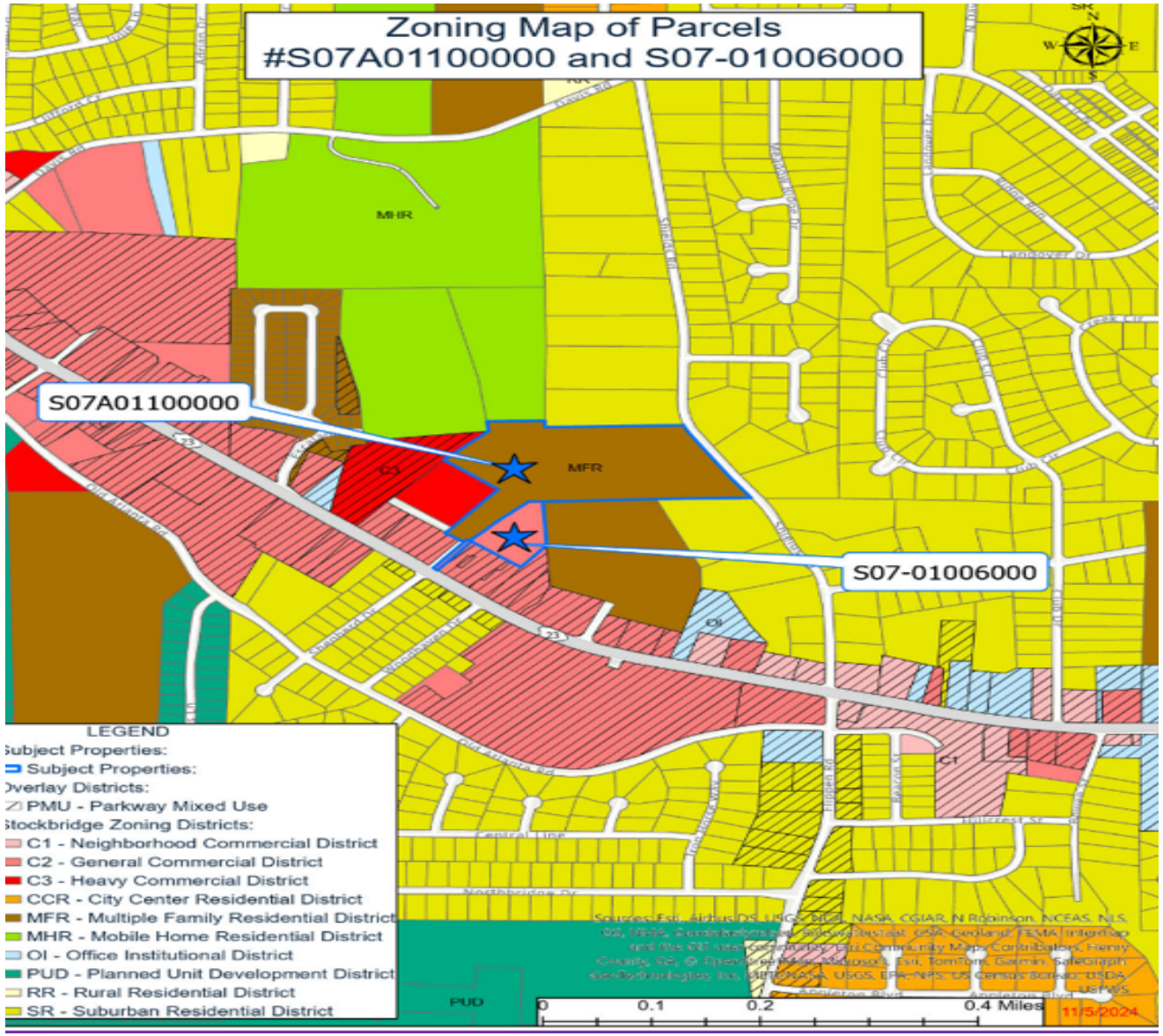


VICINITY ZONING MAP

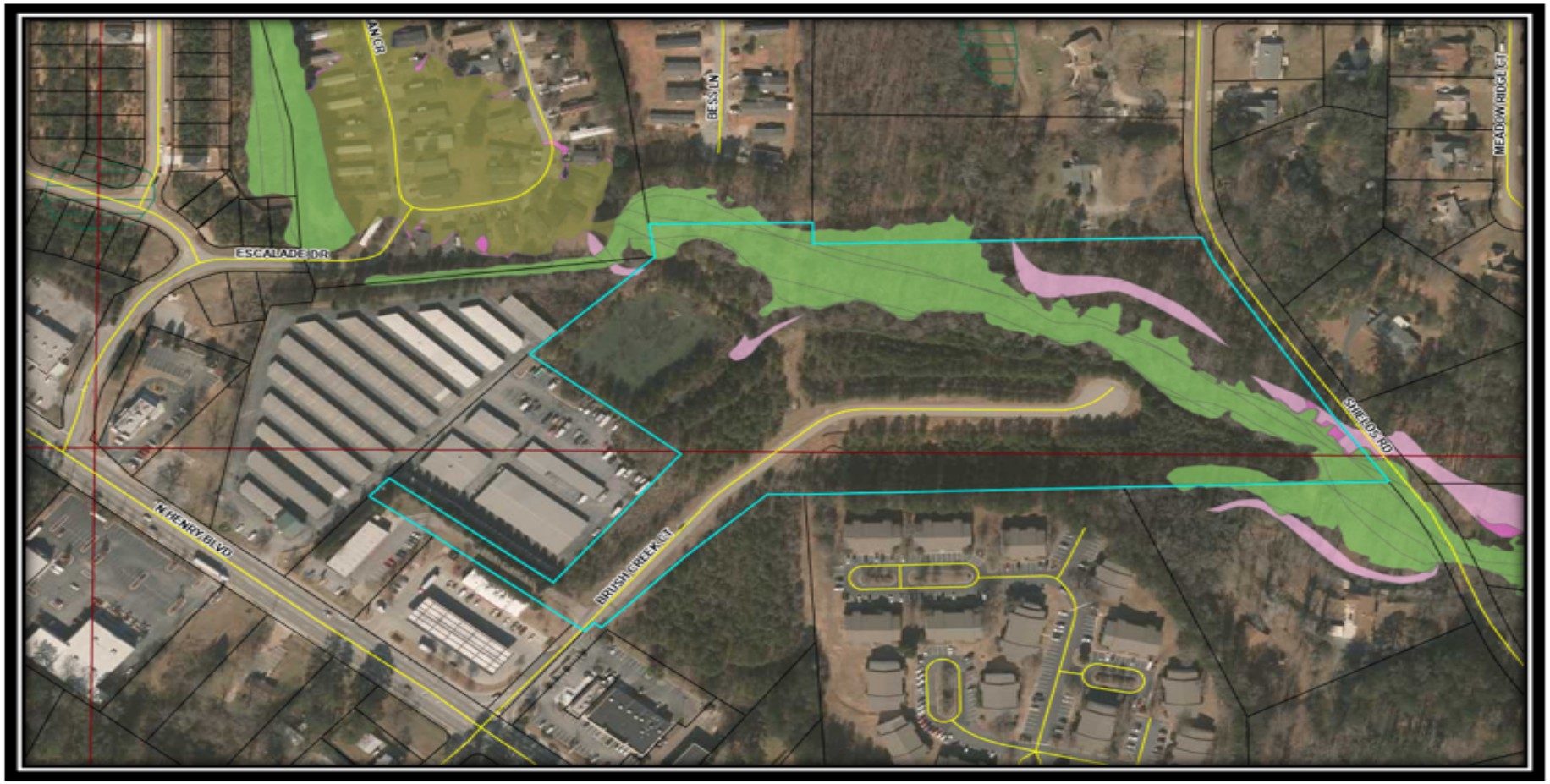
Legend:

- **Gold (subject property)—MFR (Multiple Family Residential District)**
- **Red—C-3 (Heavy Commercial District)**
- **Orange—MHR (Mobile Home Residential District)**
- **Medium Pink—C-2 (General Commercial District)**
- **Yellow—SR (Suburban Residential) District)**




Zoning Map of Parcels
#S07A01100000 and S07-01006000
S07A01100000
S07-01006000
MHR
MFR
C3
C1
PUD
LEGEND
Subject Properties:
Subject Properties:
Overlay Districts:
PMU - Parkway Mixed Use
Stockbridge Zoning Districts:
C1 - Neighborhood Commercial District
C2 - General Commercial District
C3 - Heavy Commercial District
CCR - City Center Residential District
MFR - Multiple Family Residential District
MHR - Mobile Home Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
RR - Rural Residential District
SR - Suburban Residential District
0 0.1 0.2 0.4 Miles
11/5/2024

AERIAL PHOTO OF THE SITE



LEGEND

Flood Map

X - 500 Year Flood

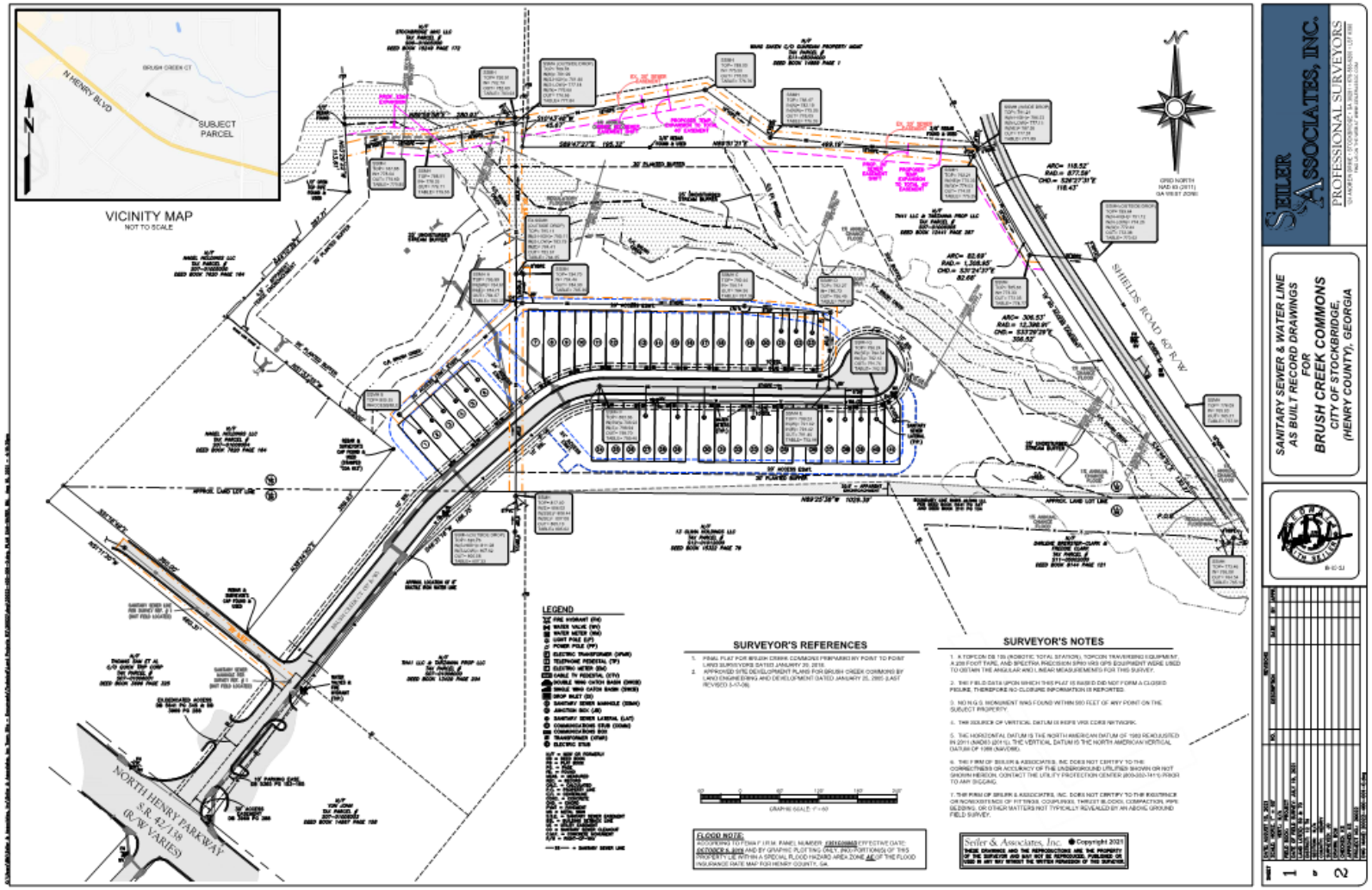
0.2 - Areas of 0.2% annual chance flood

A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

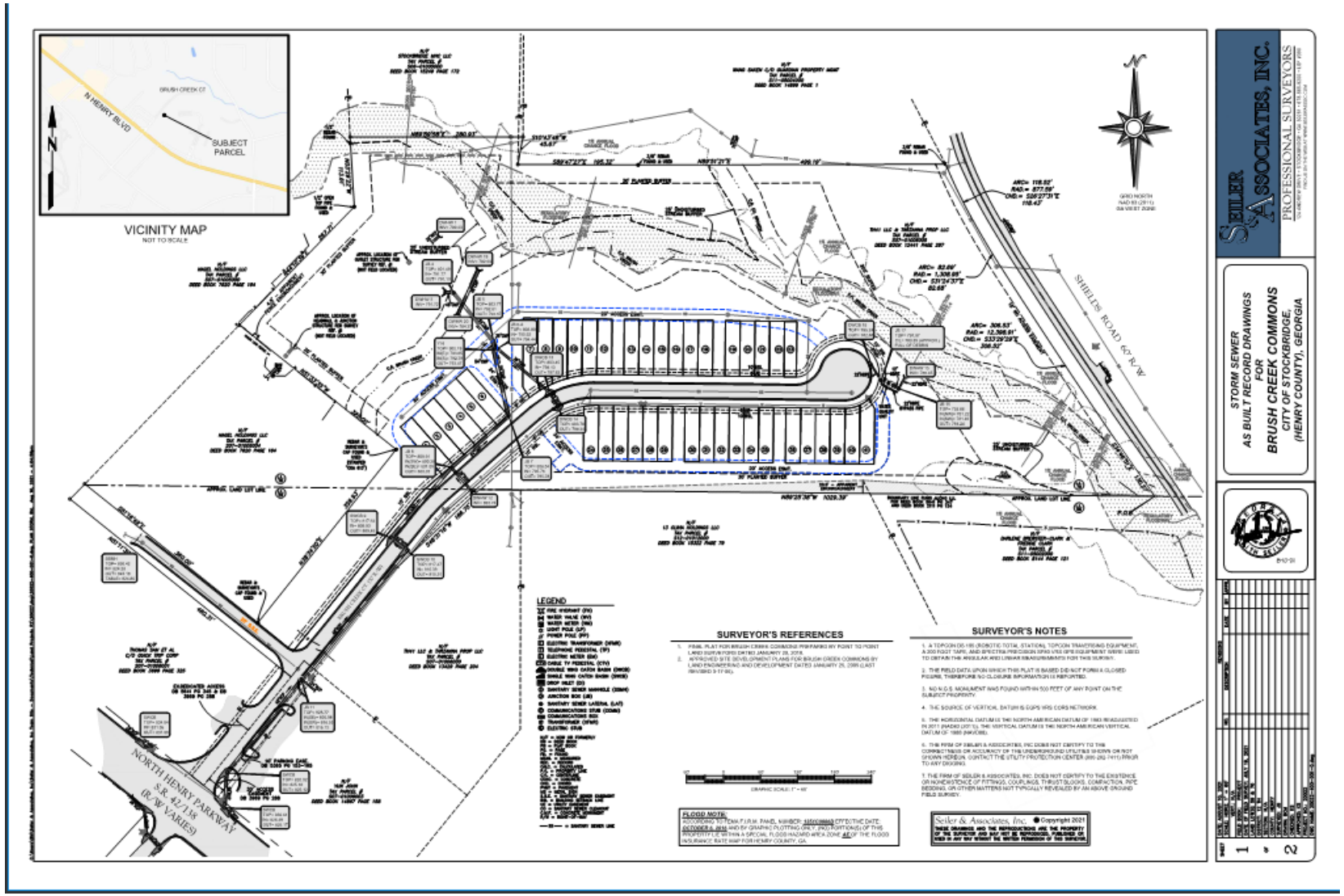
AE -100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

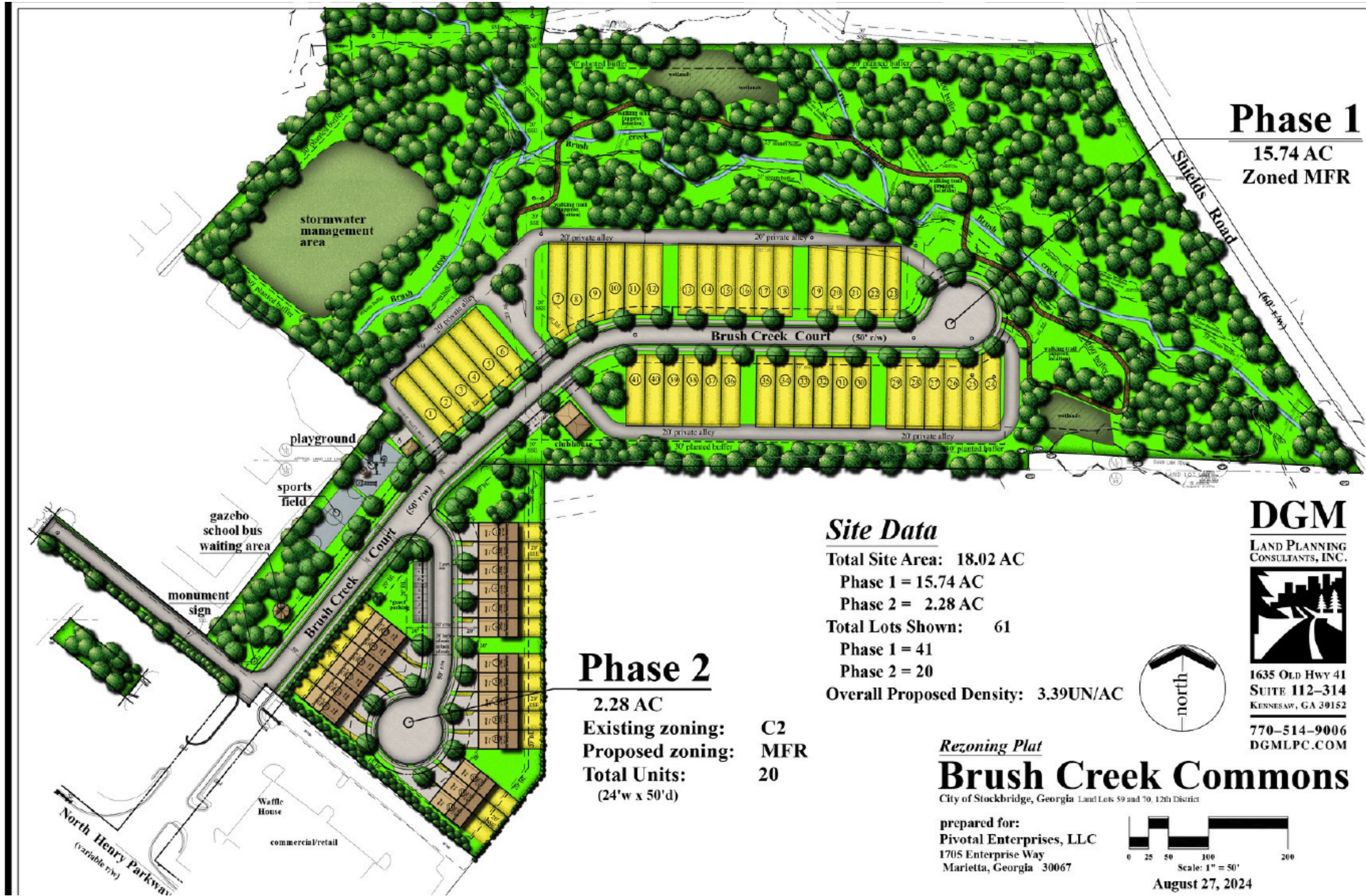
AO - Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet

BOUNDARY SURVEY—WATER AND SEWER LINES



BOUNDARY SURVEY—STORM SEWERS




Phase 1
15.74 AC
Zoned MFR
Shields Road
(60' r/w)
stormwater management area
Brush Creek Court (50' r/w)
20' private alley
30' planted buffer
clubhouse
playground
sports field
gazebo
school bus waiting area
monument sign
Brush Creek Court (50' r/w)
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2.28 AC
Existing zoning: C2
Proposed zoning: MFR
Total Units: 20
(24'w x 50'd)
Waffle House
commercial/retail
North Henry Parkway
(variable r/w)
Site Data
Total Site Area: 18.02 AC
Phase 1 = 15.74 AC
Phase 2 = 2.28 AC
Total Lots Shown: 61
Phase 1 = 41
Phase 2 = 20
Overall Proposed Density: 3.39UN/AC
north
DGM
Land Planning Consultants, Inc.
1635 Old Hwy 41
Suite 112-314
Kennesaw, GA 30152
770-514-9006
DGMLPC.COM
Rezoning Plat
Brush Creek Commons
City of Stockbridge, Georgia Land Lots 59 and 70, 12th District
prepared for:
Pivotal Enterprises, LLC
1705 Enterprise Way
Marietta, Georgia 30067
0 25 50 100 200
Scale: 1" = 50'
August 27, 2024



Staff's Recommendation: APPROVAL/CONDITIONS

1) The following conditions shall apply to Phase 2 of Brush Creek Commons

a) Phase 2 shall be developed in general conformity with the Phase 2 site plan submitted to the Stockbridge Planning Staff on September ___, 2024 and shall adhere to all City of Stockbridge MFR Ordinance requirements, except if there is a conflict between the MFR Ordinance requirements and the conditions set forth in the Development Agreement, as amended from time to time, the conditions set forth in the Development Agreement shall control.

b) Maximum building height shall be forty (40) feet.

c) All townhouses shall have a mixture of front facade consisting of covered entryway, porches, bay windows and/or balconies. Garages shall be accentuated with variations of design porticos.

d) Owner shall submit elevations of buildings to be approved by the City.

e) Each unit elevation per building shall be separate and distinct from the other and shall include variations in rooflines which may be accomplished with the use of dormers, gables and/or fireplaces.

f) Each unit shall have different brick, stucco and masonry theme from the other attached units.

g) Owner shall install street trees along all streets to be placed between the sidewalk and the front property lines, have a minimum two and one-half-inch (2.5") caliber (d.b.h), shall have a minimum twenty-four foot (24 sq. ft.) planting area and shall be spaced an average of forty- five feet (45') apart. Owner shall provide a list often (10) trees to be provided and subject to modification by the City.

h) A streetscaping plan shall be submitted to the City of Stockbridge Planning and Zoning Staff for comments and approved by the City to include sidewalks, street trees, landscaping, street lighting and street furniture.

i) Any flood plain alteration be supported by a certified engineer at the plan review stage.

j) The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.

k) The maximum units per building shall be no more than six (6) units per building.

l) The minimum distance between buildings shall be twenty (20) feet.

m) The minimum front yard setback shall be twenty (20) feet.

n) The minimum side yard setback shall be fifteen (15) feet.

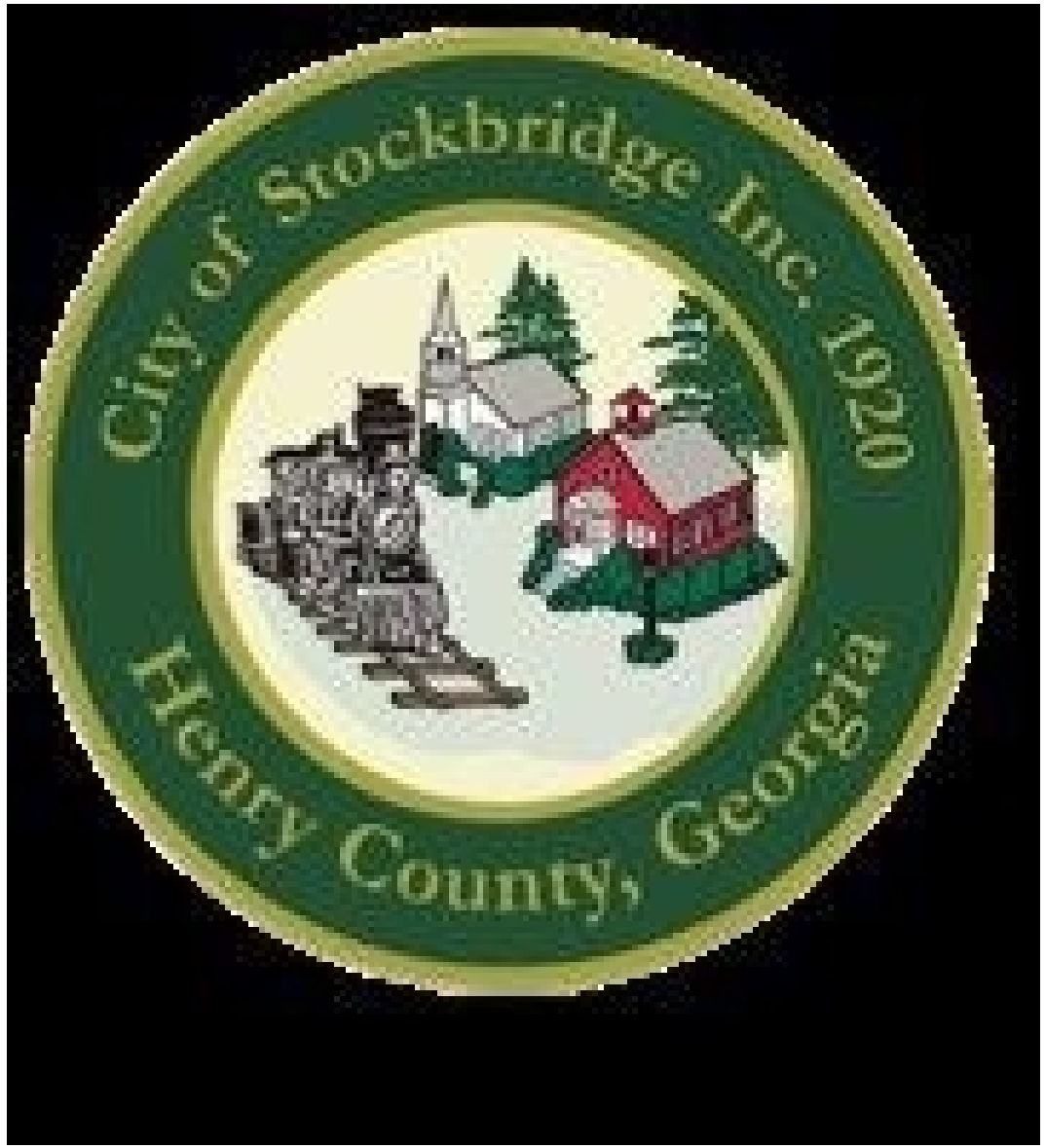
o) The minimum rear yard setback shall be twenty (20) feet.

p) A Declaration of Restrictive Covenants for Phase 1 shall be amended and modified to incorporate Phase 2, and the units in Phase 2 shall have all of the same rights and privileges to use the common areas and amenities located within Phase 1.

Zoning Modification Case #ZM-2024-01:

Brush Creek Commons, Phase 1, on Brush Creek Court

(Parcel #S07A01100000)

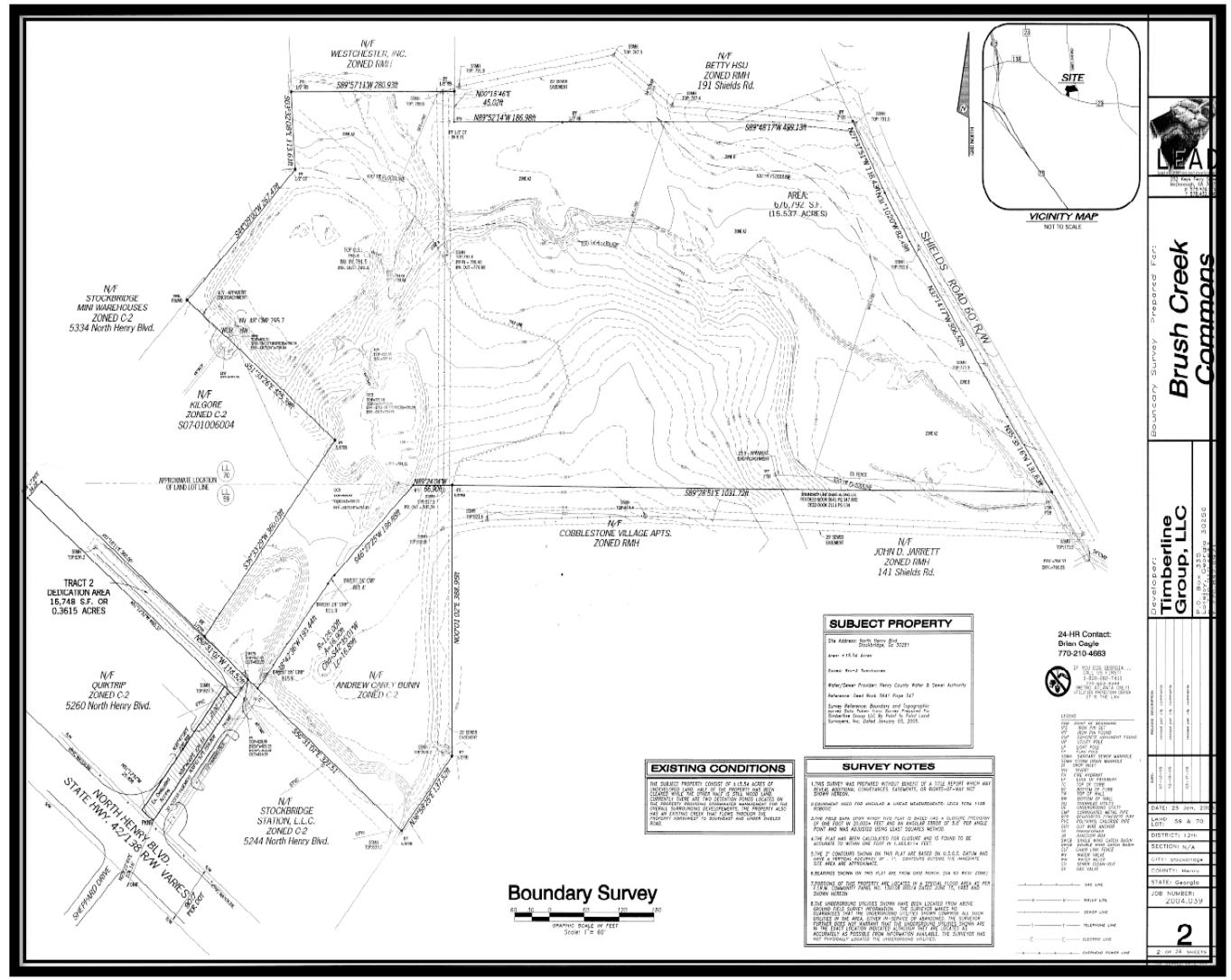


PURPOSE OF THE ZONING MODIFICATION

The applicant, Pivotal Enterprises, LLC (represented by Battle Law, P.C.), requests a major zoning modification on Parcel #S07A01100000 on the west side of Brush Creek Court to provide for major changes to a previously-approved site plan by allowing the expansion of the site boundaries to include Parcel #S07-01006000 on the east side of Brush Creek Court, which would be developed as Phase 2 of the development. The applicant wishes to add Phase 2 to the Phase 1 development in order to create one community. By having more homeowners to share in the cost of the HOA, this would reduce the tax burden of the Brush Creek Commons, Phase 1 residents. The applicant/developer had considered making the Phase 2 site an entirely separate development, but this would require that Phase 2 have its own amenities.

Phase 1 was previously-approved by City Council on November 14, 2022 for the same applicant via Zoning Modification Case #ZM-2022-01. The applicant prepared a final plat, which was approved by the Community Development Department and then officially recorded on September 12, 2003 (in Book 63, Pages 299-308) in Henry County Superior Court. An associated Amendment to a previously-approved Development Agreement was also approved as an agreement between the City of Stockbridge and the developer for how the property was to be developed, including certain conditions. The approval of ZM-2022-01 specified a maximum number of 41 units for Brush Creek Commons, along with a considerable number of required amenities. The applicant had applied for ZM-2022-01 for the purpose of reducing the number of amenities which were required by the original rezoning of the property under RZ-03-04 and its associated Development Agreement.

BOUNDARY SURVEY OF BRUSH CREEK COMMONS, PHASES 1 & 2



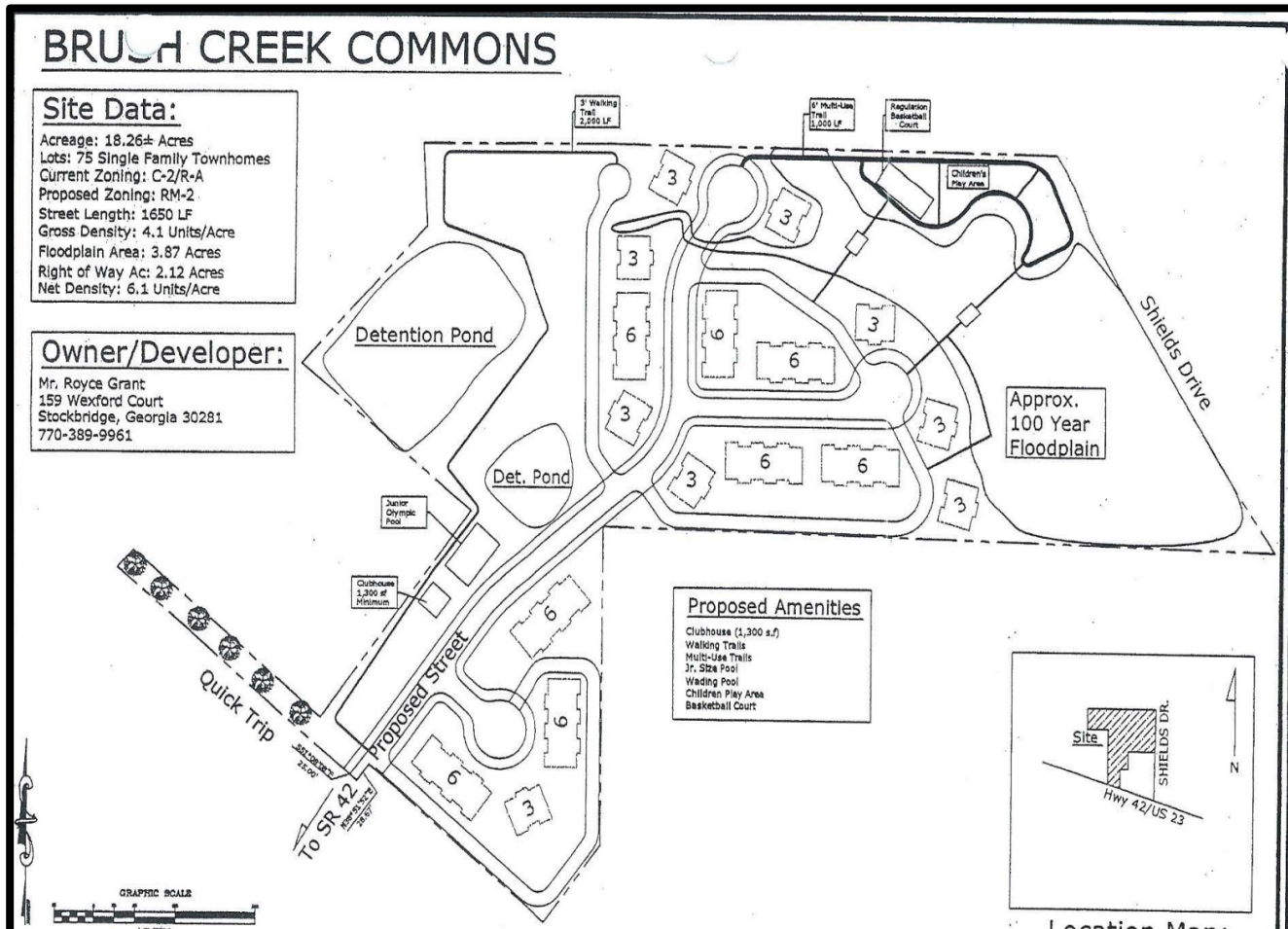
BRUSH CREEK COMMONS

Site Data:

Acreage: 18.26± Acres
Lots: 75 Single Family Townhomes
Current Zoning: C-2/R-A
Proposed Zoning: RM-2
Street Length: 1650 LF
Gross Density: 4.1 Units/Acre
Floodplain Area: 3.87 Acres
Right of Way Ac: 2.12 Acres
Net Density: 6.1 Units/Acre

Owner/Developer:

Mr. Royce Grant
159 Wexford Court
Stockbridge, Georgia 30281
770-389-9961



Proposed Amenities

Clubhouse (1,300 s.f)
Walking Trails
Multi-Use Trails
Jr. Size Pool
Wading Pool
Children Play Area
Basketball Court

Location Map:

(Not to Scale)

Burn Grading Company, Inc.

BRUSH CREEK COMMONS

D. LIST OF APPROVED ZONING CONDITIONS PER EXHIBIT "C" FROM REZONING ORDINANCE NO. 13-152 (JULY 14, 2003) FOR REZONING CASE #RZ-03-04 (ORIGINATED FROM HENRY COUNTY)

A. Revise site plan to adhere to all City of Stockbridge RM-2 Ordinance requirements. (Note that approval of this rezoning is not an approval of the site plan submitted to the Henry County Planning and Zoning Department.)

B. Maximum building height shall be shown on the site plan.

C. All townhouses shall have a mixture of front facade consisting of covered entryway, porches, bay windows and balconies. Garages shall be accentuated with variations of

D. Developer shall submit elevations of the building to be approved by the Planning and Zoning Department. (Note that approval of this rezoning is not an approval of the site plan submitted to the City Council.)

E. Each unit elevation per building shall be separate and distinct from the other. To include variations in rooflines which may be accomplished with the use of dormers, gables and/or fireplaces.

F. Each unit shall have different brick, stucco and masonry theme from the other attached units. No vinyl siding will be allowed.

G. Developer shall install street trees along all streets to be placed between the sidewalk and the front property lines, have a minimum two and one-half inch (2.5") caliber (d.b.h), shall have a minimum twenty-four foot (24 sq. ft.) planting area and shall be spaced an average of forty-five feet (45') apart. Consisting of ginko (non-fruit bearing), Japanese zekova and/or oak family type.

H. The Building Department shall not issue a building permit until such time as the Director of the Building Department has certified that for each prospective phase of development, sewer capacity is sufficient to accommodate the additional sewage that would be generated by the proposed development.

I. A street scaping plan shall be submitted to and approved by the Henry County Planning and Zoning Department to include sidewalks, street trees, landscaping, street lighting and street furniture.

J. Any flood plain alteration be supported by a certified engineer at the plan review stage.

K. The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.

L. This rezoning is subject to the property owner's and developers execution of a Development Agreement which will embody these conditions.

City of Stockbridge

AGENDA ITEM

MEETING DATE

DECEMBER 9, 2024

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

FUNDING SOURCE

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☒ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

ZONING MODIFICATION CASE #ZM-2024-01. Consideration of a major zoning modification request for Parcel #S07A01100000 on the west side of Brush Creek Court to provide for major changes to a previously-approved site plan (which was the subject of Zoning Modification Case #ZM-2022-01 in 2022) by allowing the expansion of the site boundaries to include Parcel ##S07-01006000 on the east side of Brush Creek Commons, which would be developed as Phase 2 of the existing townhome development. Applicant: Pivotal Enterprises, LLC, c/o Battle Law, P.C.

BACKGROUND INFORMATION:

Phase 1 of the Brush Creek Commons townhome development, which will have 41 units, is currently under construction. Staff recommendation—Approval with conditions. Planning Commission action on November 21, 2024—Approval with conditions.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

GRANTS ADMIN._____

ATTACHMENTS:

ITEM/PROJECT/EVENT:

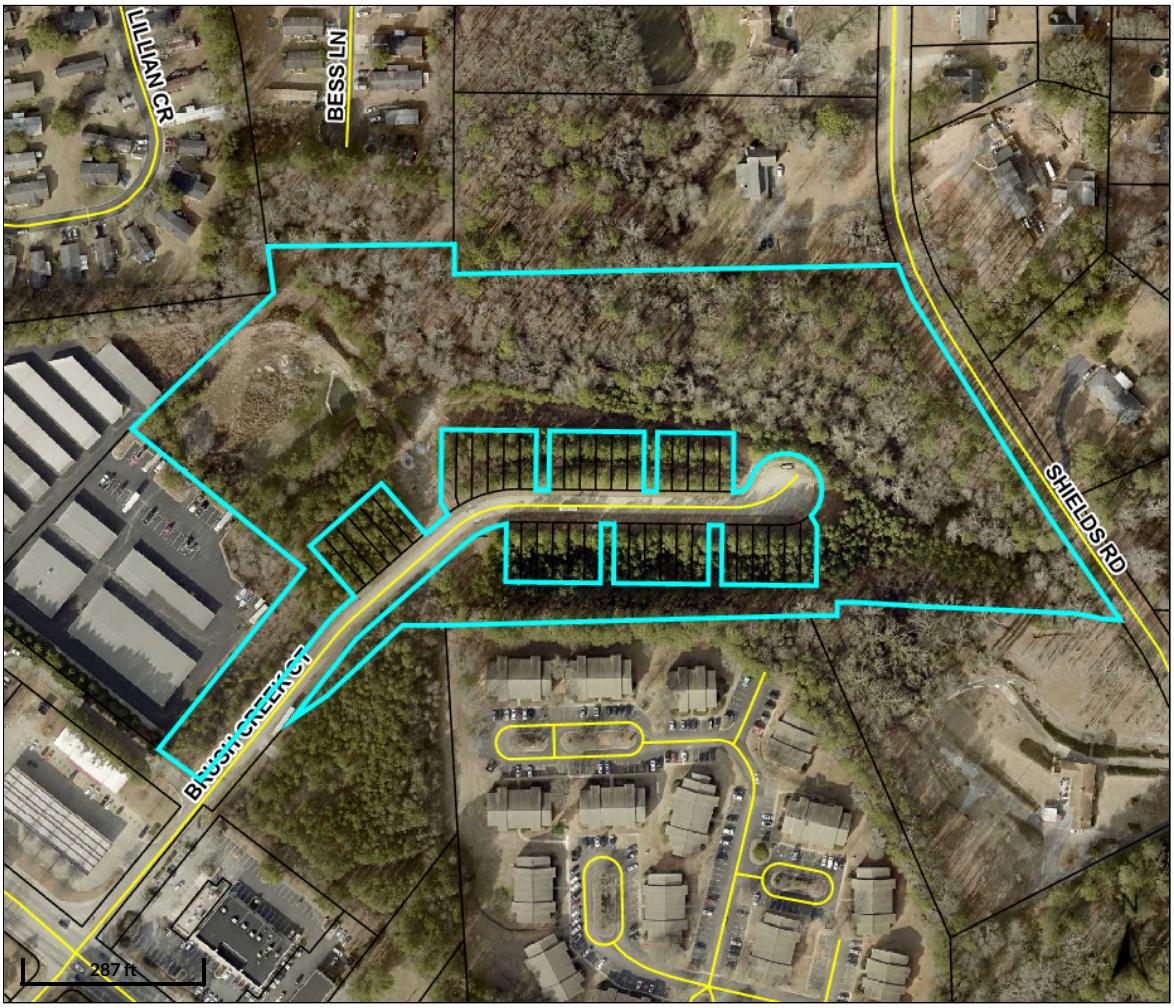
ZM-2024-01 for PARCEL #S07A01100000 ON THE WEST SIDE OF BRUSH CREEK COURT.

BACKGROUND INFORMATION:

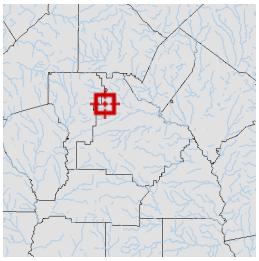
STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

Staff Signature_____

Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S07A01100000	**Class**	C	**Owner**	PIVOTAL ENTERPRISES LLC	**Land Value:**	$100	**Last 2 Sales**
Property Address		**Acreage**	15.895	**Address**	1705 ENTERPRISE WAY STE S-100	**Building Value:**	$0	**Date** **Price** **Reason** **Qual**
District	City/Stockbridge				MARIETTA GA 30067	**Misc Value:**	$0	n/a $ n/a n/a
						Total Value:	$100	n/a $ n/a n/a

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

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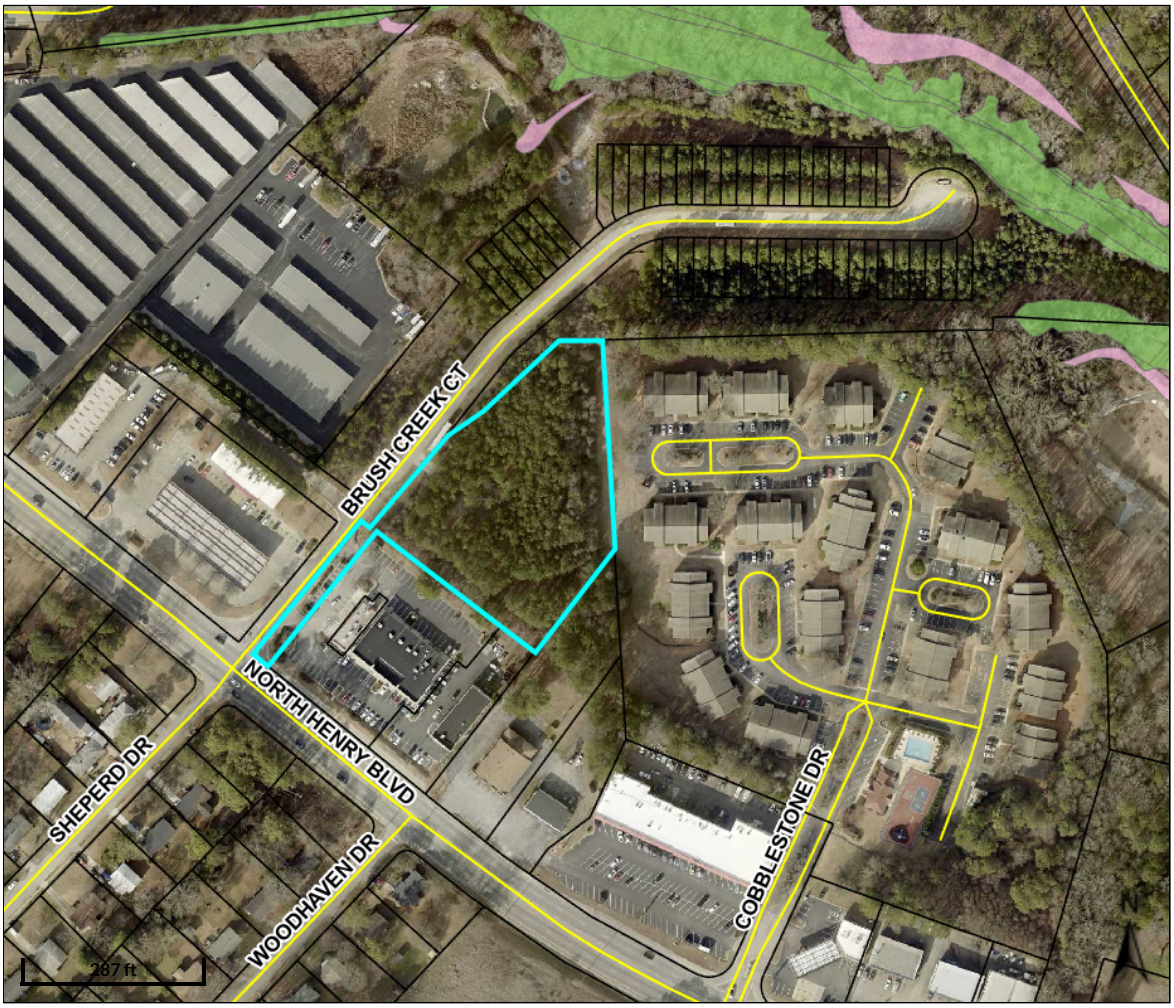
Last Data Uploaded: 5/31/2024 12:01:43 PM

Developed by Schneider GEOSPATIAL

Henry County, GA



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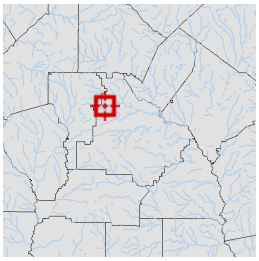

Legend

- Parcels
- Roads

Flood Map

- X - 500 Year Flood
- 0.2 - Areas of 0.2% annual chance flood
- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE -100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- AO - Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet
- Wetlands

Parcel ID	S07-01006000	**Class**	C	**Owner**	PIVOTAL ENTERPRISES LLC	**Land Value:**	$126500				
Property Address		**Acreage**	2.53	**Address**	1705 ENTERPRISE WAY STE S-100 MARIETTA GA 30067	**Building Value:**	$0	**Last 2 Sales Date**	**Price**	**Reason**	**Qual**
District	City/Stockbridge					**Misc Value:**	$0	3/22/2021	$387,000	MULTI PARCEL	U
						Total Value:	$126500	12/17/2013	$57,500	PART INT	U

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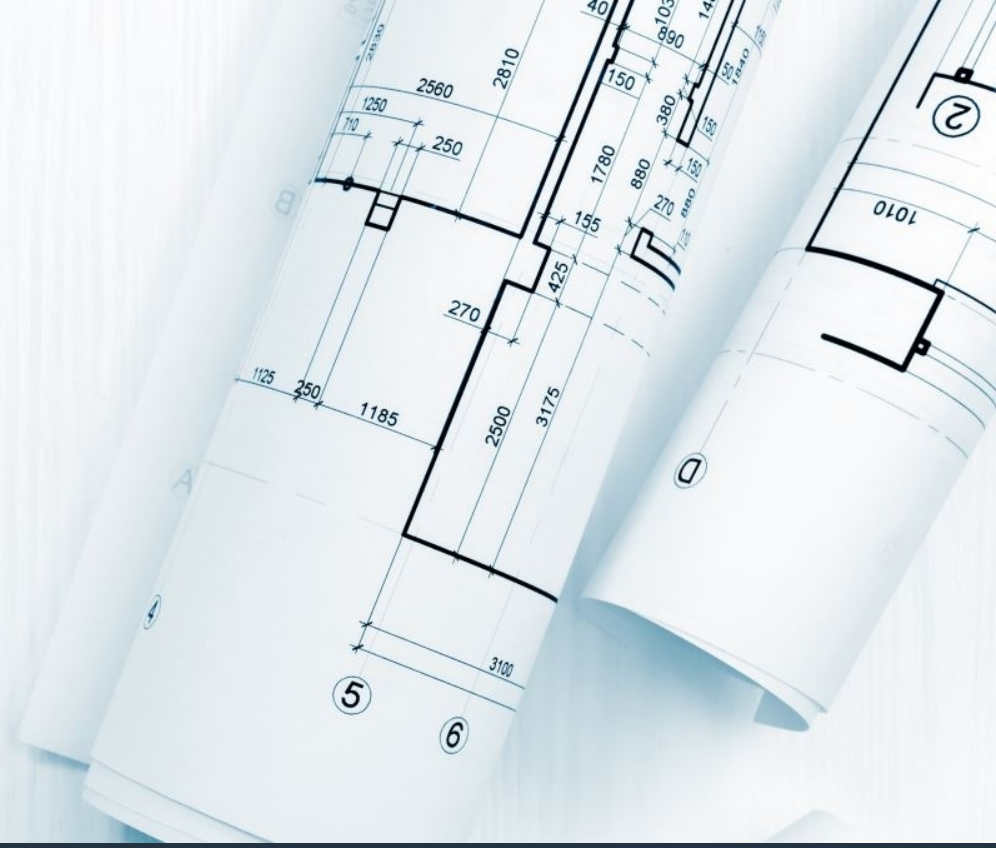
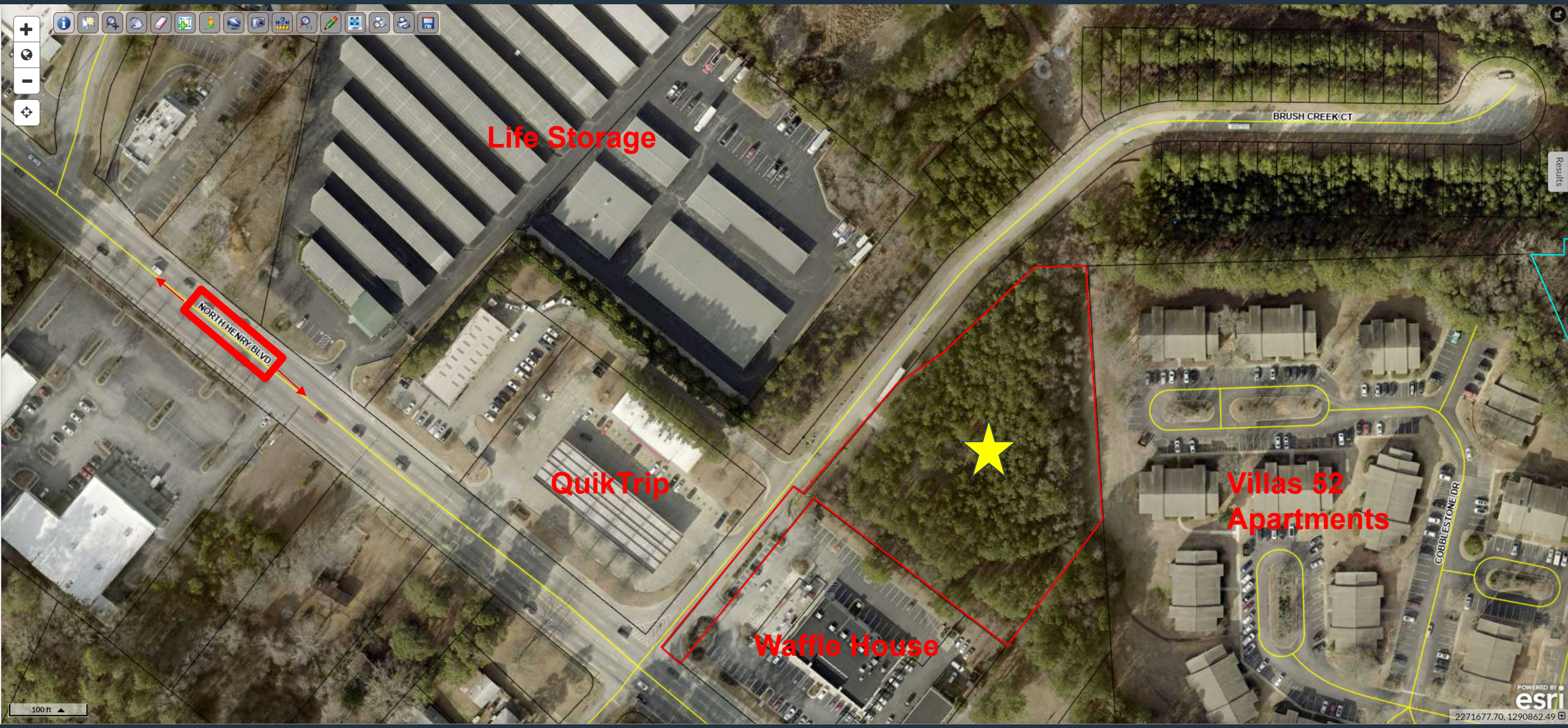
Developed by

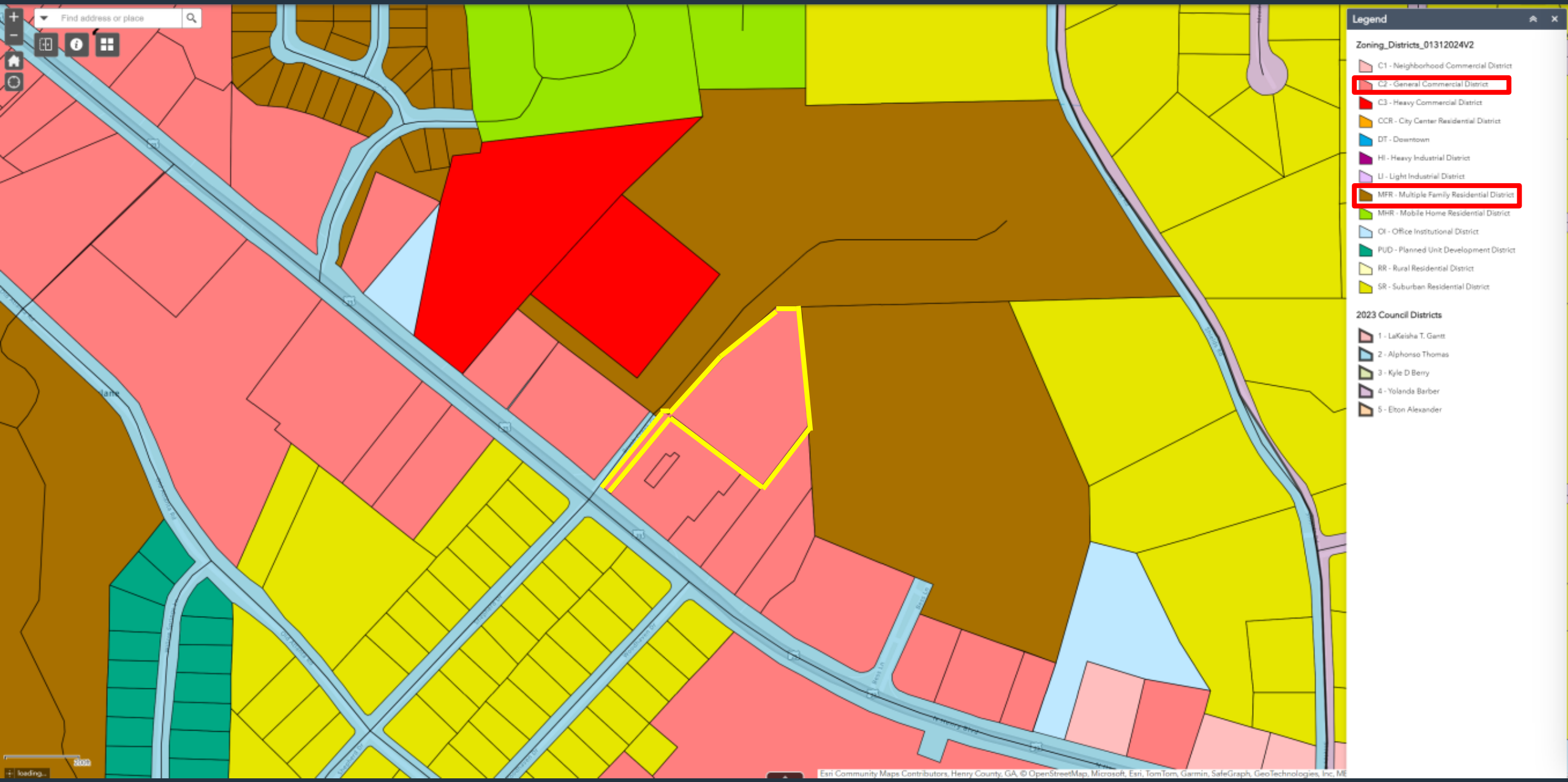
Battle Law



BRUSH CREEK COURT
S07-01006000

Comprehensive Plan Amendment, Rezoning, and Zoning Modification to allow for 19 Townhome Units


Life Storage
BRUSH CREEK CT
NORTH HENRY BLVD
QuikTrip
Waffle House
Villas 52
Apartments
COBBLESTONE DR
100 ft
2271677.70, 1290862.49


Find address or place
Legend
Zoning_Districts_01312024V2
C1 - Neighborhood Commercial District
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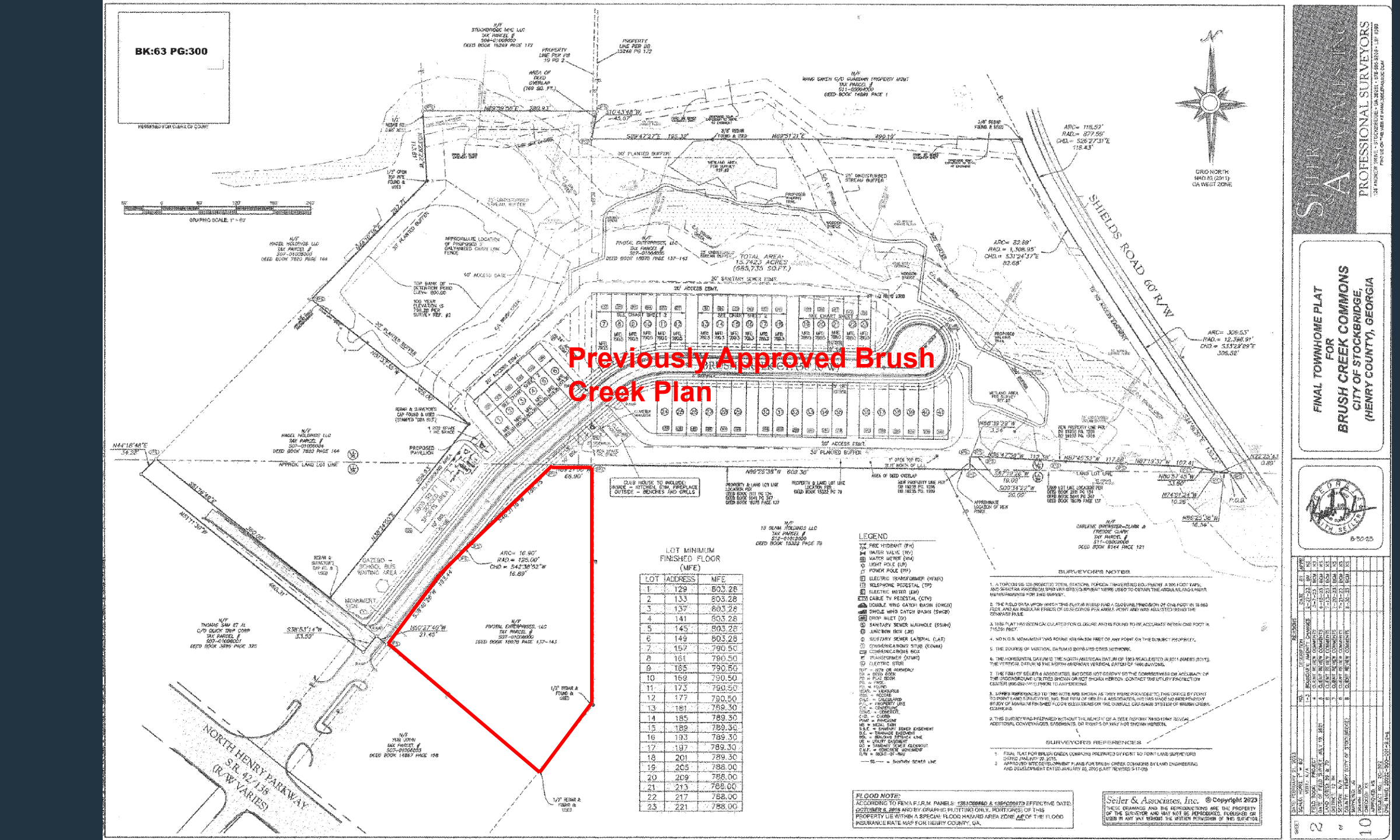
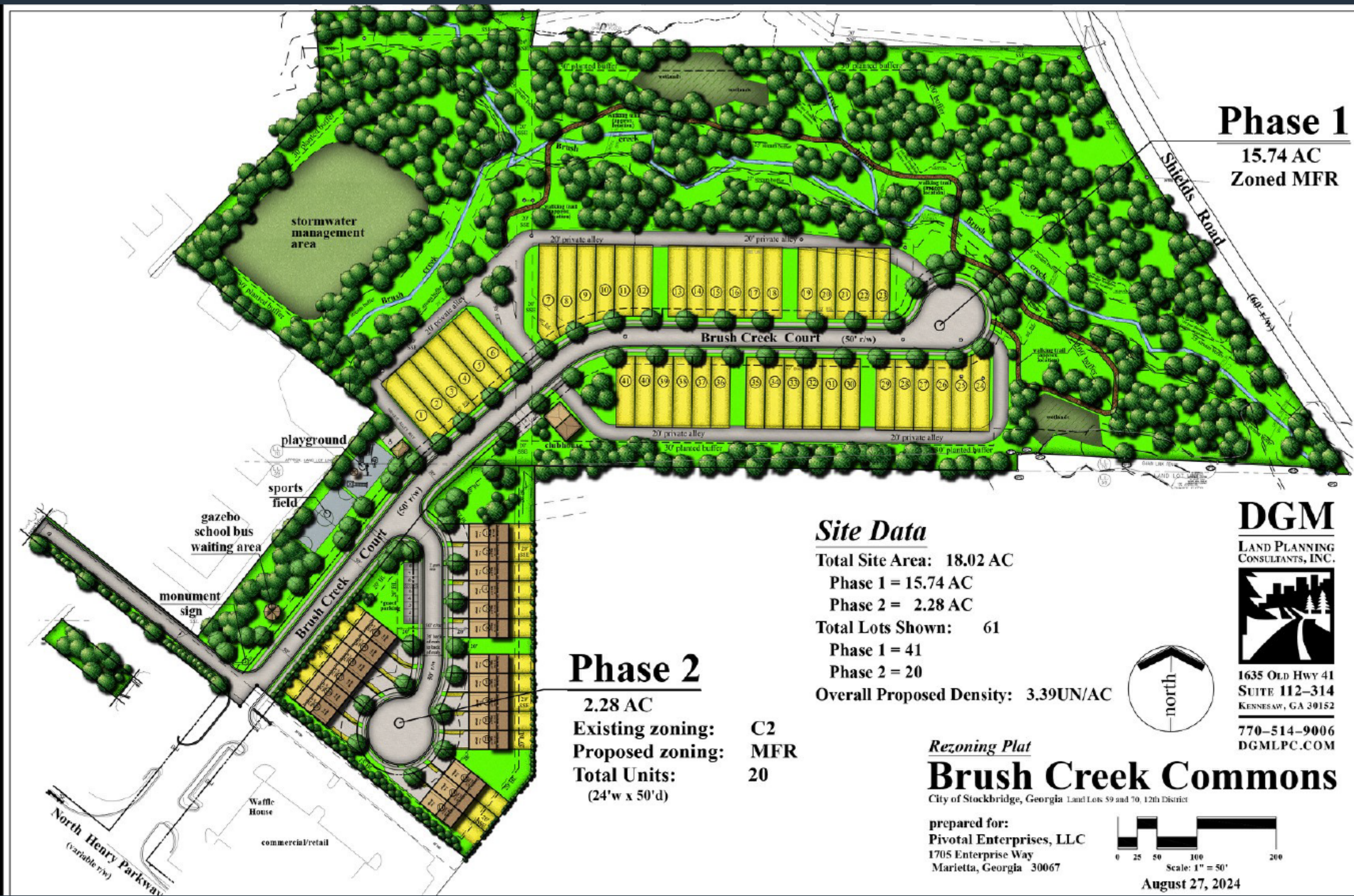
DT - Downtown
HI - Heavy Industrial District
LI - Light Industrial District
MFR - Multiple Family Residential District
MHR - Mobile Home Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
RR - Rural Residential District
SR - Suburban Residential District
2023 Council Districts
1 - LaKeisha T. Gantt
2 - Alphonso Thomas
3 - Kyle D Berry
4 - Yolanda Barber
5 - Elton Alexander
Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, ME


BK:63 PG:300
Previously Approved Brush Creek Plan
SHIELDS ROAD 60' R/W
NORTH HENRY PARKWAY S.R. 42/138 (R/W VARIES)
LOT MINIMUM FINISHED FLOOR (MFE)
LEGEND
SURVEYOR'S NOTES
SURVEYOR'S REFERENCES
FLOOD NOTE:
Seiler & Associates, Inc. © Copyright 2023
FINAL TOWNHOME PLAT FOR BRUSH CREEK COMMONS CITY OF STOCKBRIDGE, (HENRY COUNTY), GEORGIA
PROFESSIONAL SURVEYORS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north
DGM
Land Planning Consultants, Inc.
1635 Old Hwy 41
Suite 112-314
Kennesaw, GA 30152
770-514-9006
DGMLPC.COM
Rezoning Plat
Brush Creek Commons
City of Stockbridge, Georgia Land Lots 59 and 70, 12th District
prepared for:
Pivotal Enterprises, LLC
1705 Enterprise Way
Marietta, Georgia 30067
0 25 50 100 200
Scale: 1" = 50'
August 27, 2024



STAFF REPORT

TO: Mayor and City Council
Planning Commission

FROM: Linda M. Logan, Senior Planner, Planning and Zoning Division

CC: Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: November 21, 2024 and December 9, 2024

SUBJECT: **Staff Report for Zoning Modification Case #ZM-2024-01: Brush Creek Commons, Phase 1, on Brush Creek Court (Parcel #S07A01100000)**

I. PURPOSE

The applicant, Pivotal Enterprises, LLC (represented by Battle Law, P.C.), requests a major zoning modification on Parcel #S07A01100000 on the west side of Brush Creek Court to provide for major changes to a previously-approved site plan by allowing the expansion of the site boundaries to include Parcel #S07-01006000 on the east side of Brush Creek Court, which would be developed as Phase 2 of the development. The applicant wishes to add Phase 2 to the Phase 1 development in order to create one community. By having more homeowners to share in the cost of the HOA, this would reduce the tax burden of the Brush Creek Commons, Phase 1 residents. The applicant/developer had considered making the Phase 2 site an entirely separate development, but this would require that Phase 2 have its own amenities.

Phase 1 was previously-approved by City Council on November 14, 2022 for the same applicant via Zoning Modification Case #ZM-2022-01. The applicant prepared a final plat, which was approved by the Community Development Department and then officially recorded on September 12, 2003 (in Book 63, Pages 299-308) in Henry County Superior Court. An associated Amendment to a previously-approved Development Agreement was also approved as an agreement between the City of Stockbridge and the developer for how the property was to be developed, including certain conditions. The approval of ZM-2022-01 specified a maximum number of 41 units for Brush Creek Commons, along with a considerable number of required amenities. The applicant had applied for ZM-2022-01 for the purpose of reducing the number of amenities which were required by the original rezoning of the property under RZ-03-04 and its associated Development Agreement.

The approved site plan under ZM-2022-01 did not designate the adjacent parcel to the east

(Parcel #S07-01006000) for future development as Phase 2. It was simply shown as vacant land on the Boundary Survey of the ZM-2022-01 application for Brush Creek Commons. The site plan for the Phase 1 development was officially recorded on September 12, 2023. Now, Phase 1 is under construction, and the aerial photo of Parcel #S07A01100000 shows that an individual parcel has been created for each of the 41 approved townhome lots. (Prior to the creation of the townhome lots, the parent parcel was known as Parcel #S07-01006005.) Phase 2 would add 20 more units; thus, the entire development would have 61 units if ZM-2024-01 is approved.

The applicant's Letter of Intent states that the purpose of ZM-2024-01 is to modify the Conditions of the original rezoning of the Phase 1 property via RZ-03-04, subject to the Conditions from Exhibit A, to allow for and include the development of Phase 2. The approval of ZM-2024-01 would be followed by a third amendment to the Development Agreement, which would also contain an amendment to the Declaration of Restrictive Covenants

II. NEEDED ADDITIONAL APPLICATIONS

A. For Brush Creek Commons, Phase 1. A third Amendment to the Development Agreement would need to be prepared and approved by City Council. It would be drafted by the City Attorney or City Zoning Attorney and the applicant's attorney as an agreement between the City of Stockbridge and the applicant/developer. The purposes of the Amendment would be the following:

1. Allow the expansion of the boundaries of the previously-approved development for Brush Creek Commons to include Parcel #S07-01006000.
2. Allow the increase in the number of townhome lots and units from the previously-approved maximum of 41 units to 61 units to accommodate 20 more townhome lots and units to be constructed on Parcel #S07-01006000.
3. Allow the approval of a new overall site plan to include a design for Parcel #S07-1006000.
4. Allow the amenities which were previously-approved for the Phase 1 site plan to also be used by the residents of the Phase 2 site.
5. Allow the HOA which serves the Phase 1 site to also serve the Phase 2 site.
6. Provide exemptions for the Phase 2 site so that it would not be required to have its own separate amenities and HOA.

B. For Brush Creek Commons, Phase 2. The applicant's proposed addition of Parcel #S07-01006000 to create Phase 2 to the approved Phase 1 Brush Creek Commons development may not take place with the approval of ZM-2024-01 alone because the Phase 2 parcel has a different future land use designation and zoning classification from the Phase 1 parcel. The applicant has therefore submitted two applications for the Phase 2 property, as are listed below, which are to be considered simultaneously with the ZM-2024-01 application for Phase 1.

~ Comprehensive Plan Amendment Case #CP-2024-03—The applicant requests to change the future land use designation of Parcel #S07-01006000 on Brush Creek Court from its existing "Low-Density Mixed-Use" designation to the "Medium-Density

Residential" designation to allow for the development of the proposed Brush Creek Commons, Phase 2 Townhomes.

~ Rezoning Case # RZ-2024-03 -- The applicant requests a Rezoning of Parcel #S07-01006000 on Brush Creek Court to rezone the property from 'C-2' (General Commercial) to 'MFR' (Multiple-Family Residential) to allow for the development of the proposed Brush Creek Commons, Phase 2 townhomes.

The adjacent parcel would be developed with 20 townhomes as Phase 2. These proposed 20 townhomes on 2.2882 +/- acres would be added to the 41 townhomes which are being constructed for Brush Creek Commons, Phase 1 on 18.895 +/- acres. ZM-2022-01 was approved on November 14, 2022 via Ordinance #ZM-2022-01. Its purpose was to allow various changes to the site plan and required amenities that were specified in the original rezoning of the property via Rezoning Case #RZ-03-04. The approval of ZM-2022-01 was based on a new site plan which the applicant had prepared. If ZM-2024-01 is approved, the combined development would have a total of 61 townhomes on 21.1777 +/- acres, for an overall density of 3.39 units per acre.

Much of the Brush Creek Commons' property lies within a floodplain and is unbuildable. A locked gate is present today at the beginning of Brush Creek Court, off North Henry Boulevard, which is flanked by a QuikTrip station and a Waffle House Restaurant. Brush Creek traverses the rear of the property through a floodplain, and the property has rear frontage on Shields Road. However, RZ-03-04 prohibited any access from Shields Road.

III. ZONING HISTORY

The Brush Creek Commons property was rezoned on July 14, 2003 via Rezoning Case #RZ-03-04, from R-2 (Single-Family Residential) to RM-2 (Residential Multifamily--Townhomes). Along with the rezoning was an approved Development Agreement, dated July 21, 2003 (between the City of Stockbridge and Royce Grant), which was approved via Ordinance #03-60, effective on March 10, 2003. The approval of the rezoning was not an approval of the conceptual site plan. Its boundaries, though, did show the inclusion of Parcel #S07-01006000, although it was not marked as Phase 2.

The original Development agreement listed twelve (12) Conditions of approval in Exhibit A. They specified the specific amenities which the developer was required to provide, as well as various architectural and other requirements. The developer was also required to meet the requirements of the RM-2 (Residential-Multifamily Townhomes) zoning district. RM-2 was one of the previous zoning districts (along with RM-1 and RM-3) which merged to form the current MFR (Multifamily Residential) zoning district. Two Amendments to the Development later were approved for a new property owner, Timberline Group, LLC. The First Amendment, which was approved on December 3, 2004, imposed the maximum allowable number of townhome units to be built as forty-one (41). The Second Amendment, which was approved on August 13, 2007, allowed a variance to reduce the front yard setback requirement to ten (10) feet.

The Development Agreement made provisions for the future development of Brush Creek Commons. The original conceptual site plan included the Phase 2 parcel, without designating it as Phase 2. Paragraph 13, entitled "Future Changes in Development Standards", states as follows:

13.

Future Changes in Development Standards

> All development regulations, guidelines, standards, rules, and conditions of the City in effect as of the date of this Agreement and the regulations, guidelines, standards, rules, and conditions of this Agreement shall control over any future changes in the City regulations, guidelines, standards, rules, and conditions.

Pivotal Enterprises became the new owner of the property, and it applied for a Zoning Modification via ZM-2022-01, which was approved by City Council on November 14, 2022 via Ordinance #ZM-2022-01. Its purpose was to allow various changes to the site plan and required amenities that were specified in the original rezoning of the property via Rezoning Case #RZ-03-04. The approval of ZM-2022-01 was based on a new site plan which the applicant had prepared. (The current UDC does not list required amenities for multifamily projects.) The applicant had cited the presence of floodplains and wetlands, which comprise 5.459 acres of the total 18.895-acre site, as being one of the reasons why some of the previously-required amenities could not be installed. Other reasons included the anticipated high HOA maintenance costs and impractical locations. The approval of ZM-2022-01 still required the development to comply with the remaining zoning conditions of the original RZ-03-04 rezoning and development agreements.

A more detailed zoning history of the subject property appears in the Appendix of this report.

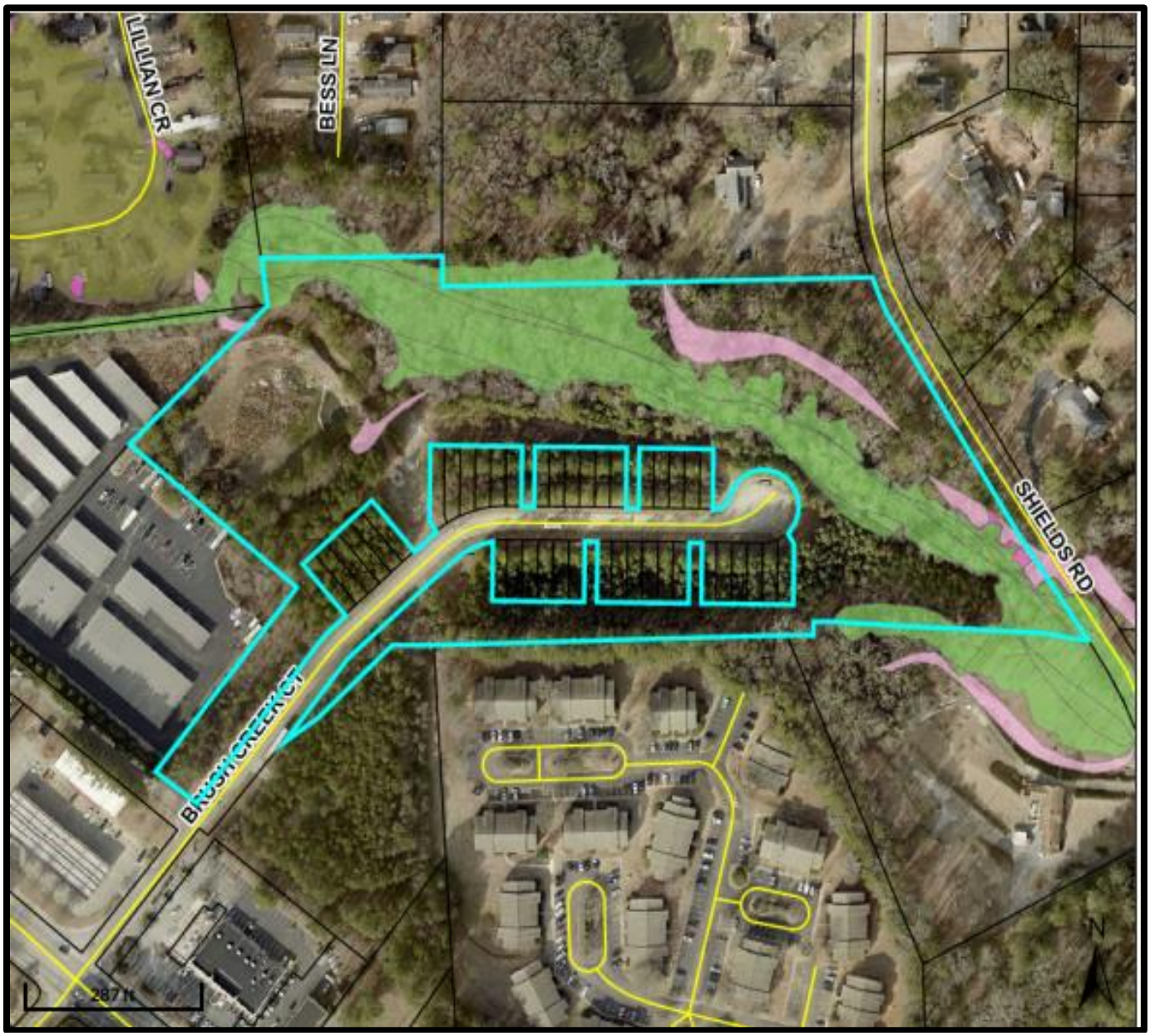
IV. PROPERTY DATA (TABLE 1)

Descriptive Factor	**Research Findings**
Applicant and Owner	Pivotal Enterprises, LLC.
Proposed Development	Expansion of the 41-unit Brush Creek Commons townhome development by adding an adjacent parcel and developing it with 20 more townhomes.
Parcel Identifications (no addresses)	• Phase 1 Parcel--S07A01100000 (previously known as Parcel #S07-01006005 prior to the creation of the 41 townhome lots). In Land Lots 59 & 71 of District 12. • Phase 2 Parcel—S07-01006000. In Land Lot 59 of District 12.
Parcel Acreage	• Brush Creek Commons, Phase 1 Parcel—Has 18.895 +/- acres, of which 5.459 acres lie within a floodplain.

	• Brush Creek Commons, Phase 2 Parcel--Has 2.2882 +/- acres. • Combined Sites--21.1777 +/- acres.
Environmental Conditions	• Brush Creek Commons, Phase 1 Parcel—Is fairly level. Floodplains and wetlands are present at the rear of the property near Brush Creek. Townhome construction is underway. • Brush Creek Commons, Phase 2 Parcel—Is fairly level, wooded, and vacant. Property access exists via a 30-foot Access Easement off North Henry Boulevard to Brush Creek Court.
Property Access	Brush Creek Court, off North Henry Boulevard.
Current City Zoning	Phase 1 Parcel—Zoned 'MFR' (Multiple Family Residential). Phase 2 Parcel—Zoned 'C-2' (General Commercial). Both Parcels--Are not located in the Parkway Mixed-Use Overlay District.
Surrounding Zoning	• North—MHR (Mobile Home Residential) and SR (Suburban Residential) districts. • South—C-2 (General Commercial), MFR (Multiple Family Residential), and SR (Suburban Residential) districts. • East—SR (Suburban Residential) district. • West—C-3 (Heavy Commercial) and C-2 (General Commercial) districts.
Future Land Use Designation	• Phase 1 Parcel—Low-Density Mixed-Use and Medium-Density Residential. • Phase 2 Parcel—Low-Density Mixed-Use.
Surrounding Land Uses	• North—Two mobile home parks and Meadow Ridge Subdivision. • South—Commercial uses (QuikTrip and Waffle House) and an apartment community. • East—Meadow Ridge Subdivision and individual single-family residences. • West—Commercial uses.

AERIAL PHOTOGRAPH OF BRUSH CREEK COMMONS, PHASE 1 TOWNHOME DEVELOPMENT SITE
Parcel #S07A01100000

Frontages on Brush Creek Court and Shields Road
Accessed from Brush Creek Court Only



LEGEND: **Green—100-Year Flood** **Pink—500-Year Flood**

AERIAL PHOTOGRAPH OF BRUSH CREEK COMMONS, PHASE 2
PROPOSED TOWNHOME DEVELOPMENT SITE
Parcel #S07-01006000

Frontages on North Henry Boulevard and Brush Creek Court
Accessed from Brush Creek Court

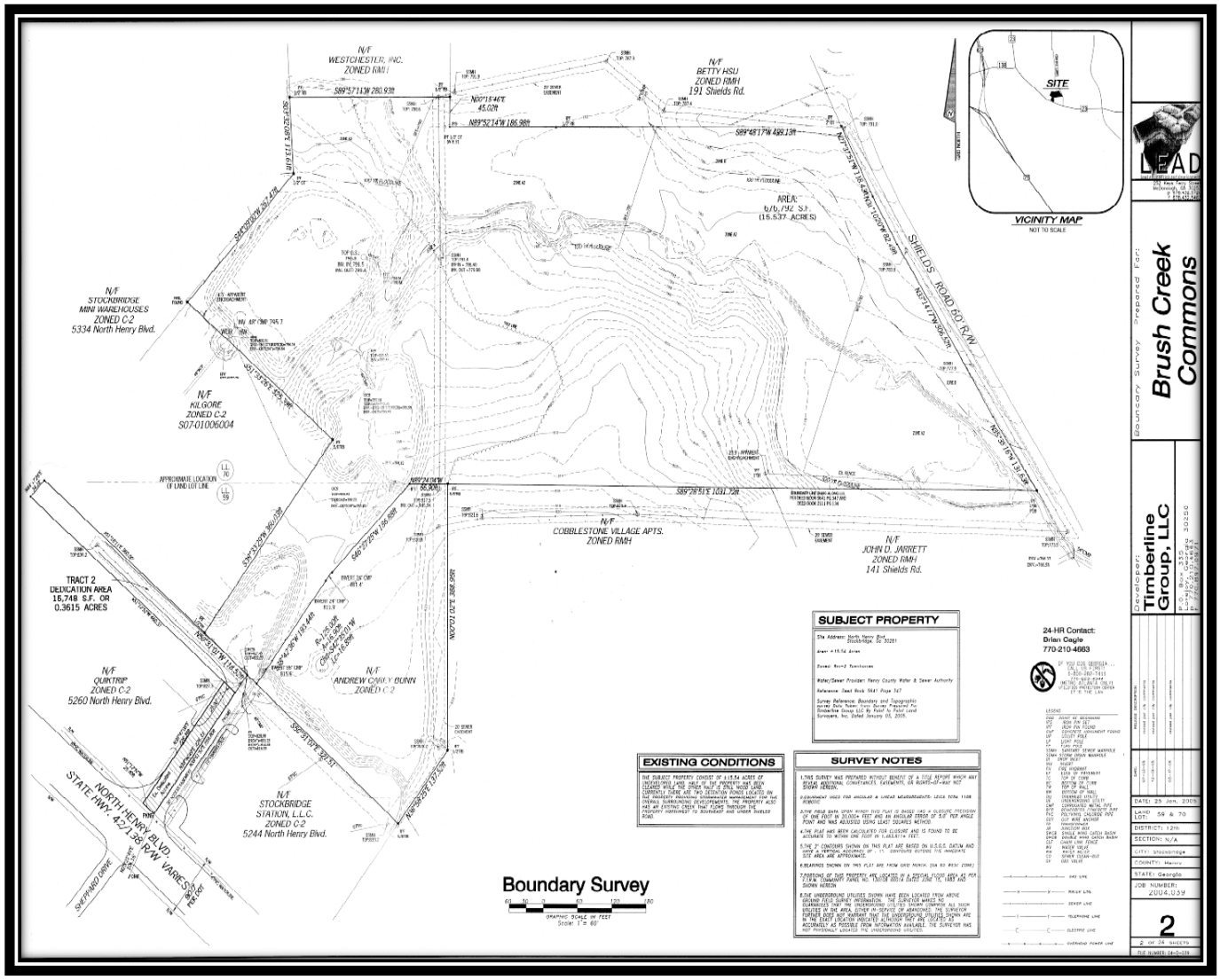
Green—100-Year Floodplain Area Pink—500-Year Floodplain Area



AERIAL PHOTOGRAPH WITH PROPOSED OVERALL BOUNDARY FOR PHASE 1 AND PHASE 2



BOUNDARY SURVEY OF BRUSH CREEK COMMONS, PHASES 1 & 2

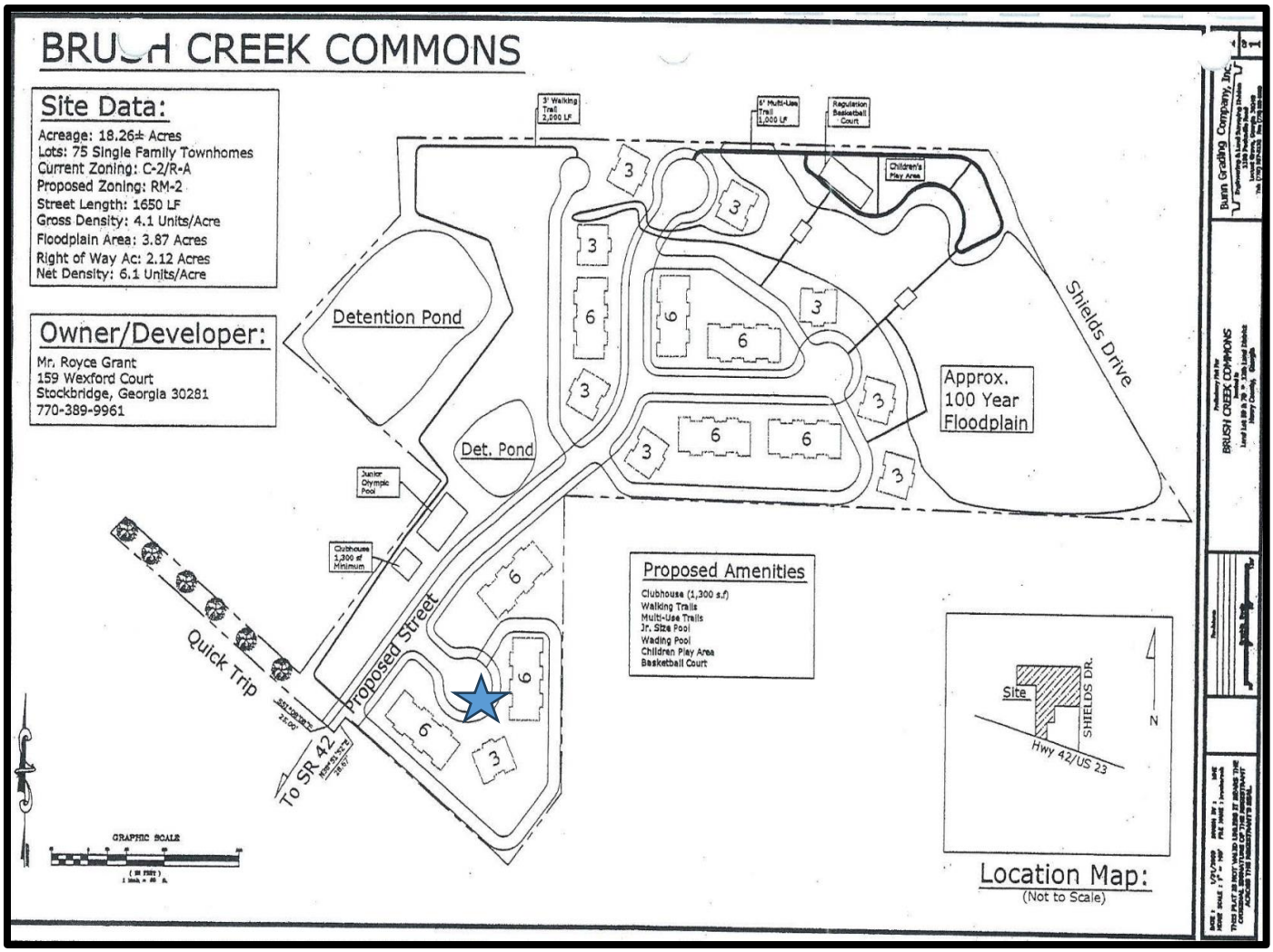


ORIGINAL CONCEPTUAL SITE PLAN FOR BRUSH CREEK COMMONS

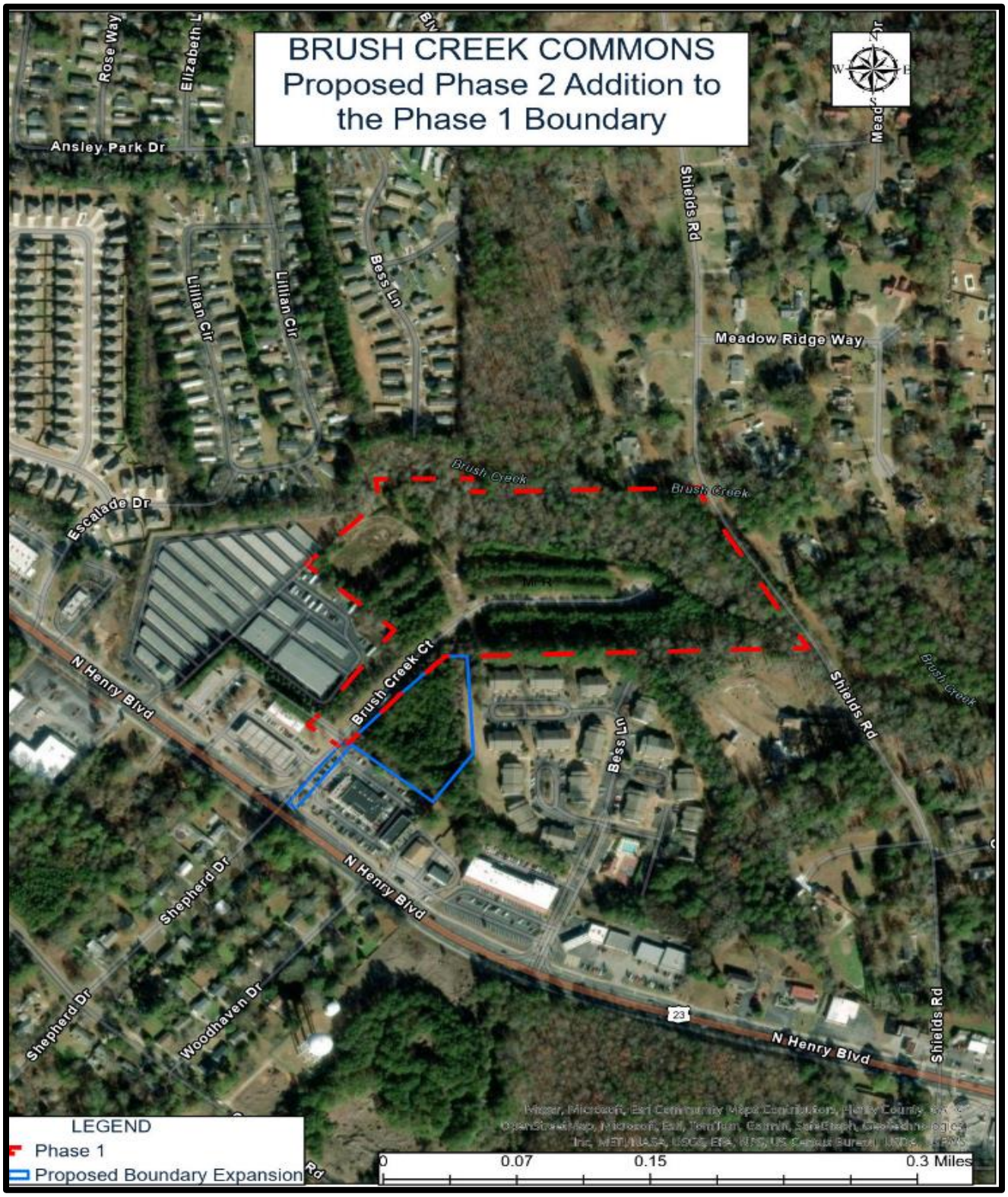
FROM 2003, SHOWING THE INCLUSION OF THE PHASE 2 PARCEL WITH THE PHASE 1 PARCEL

CONCEPTUAL SITE PLAN PREPARED BY BUNN GRADING COMPANY, INC. IN 2003

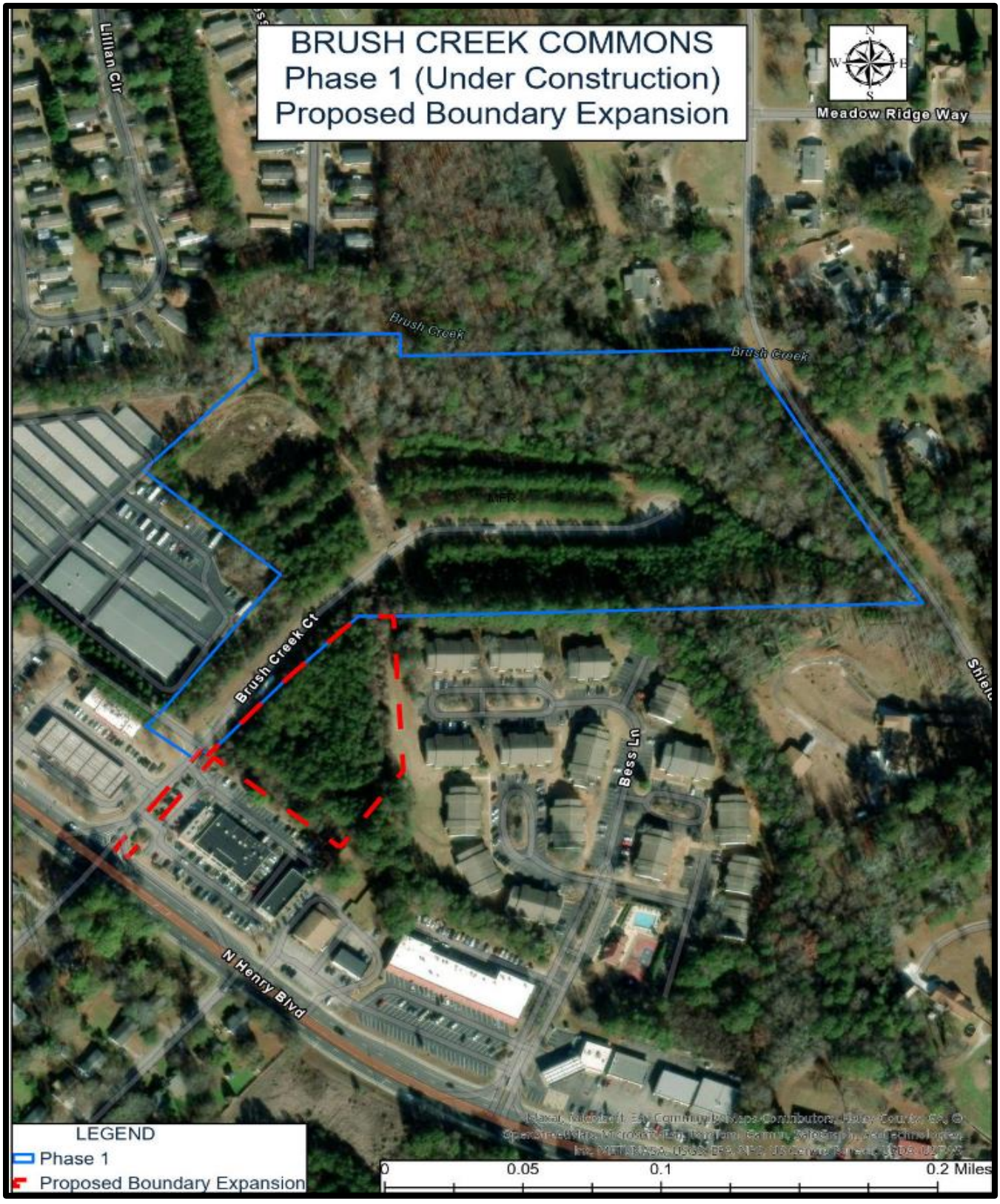
BLUE STAR—SITE OF BRUSH CREEK COMMONS, PHASE 2



PROPOSED PHASE 2 ADDITION TO THE PHASE 1 BOUNDARY

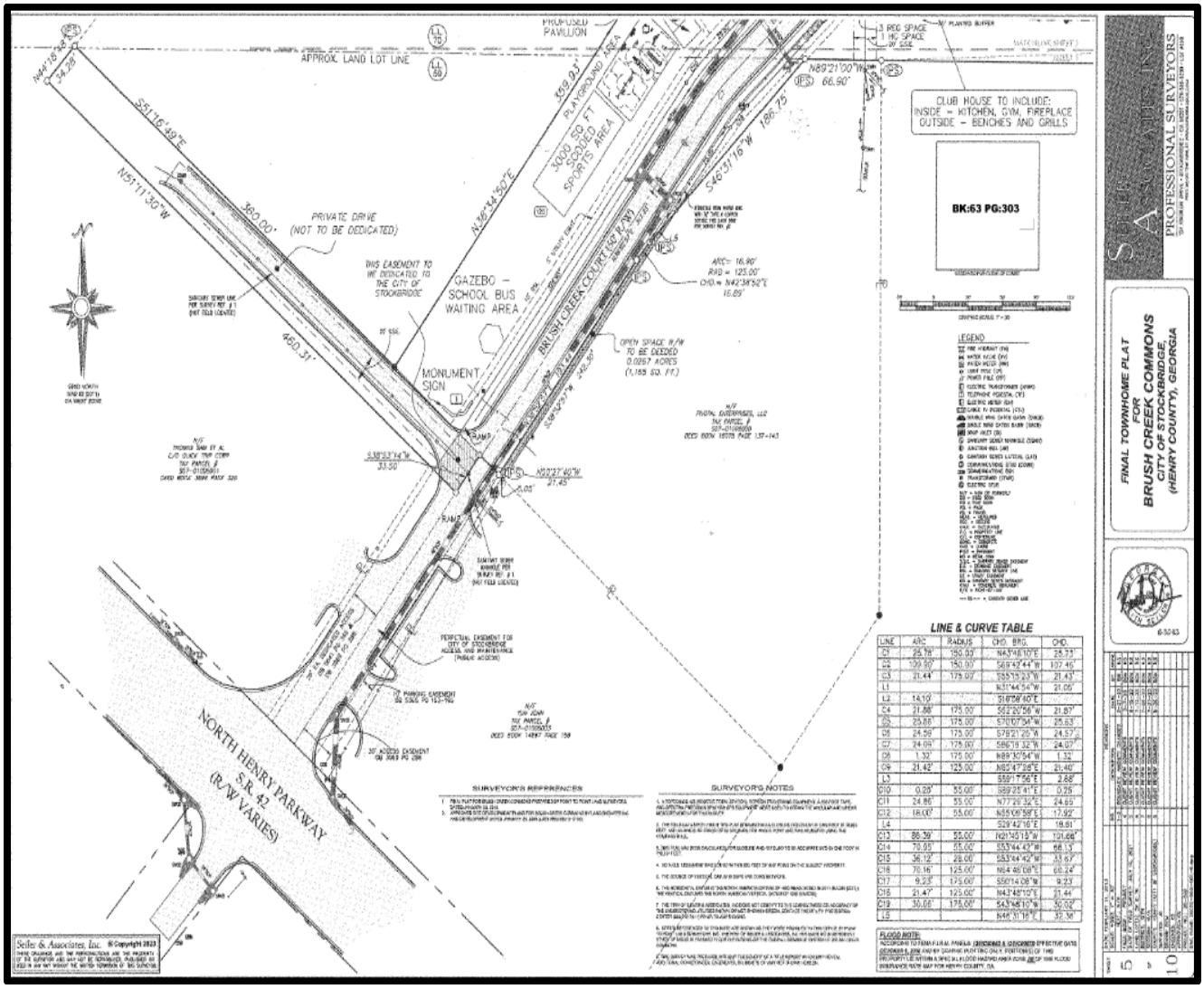


PHASE 1 PROPOSED BOUNDARY EXPANSION

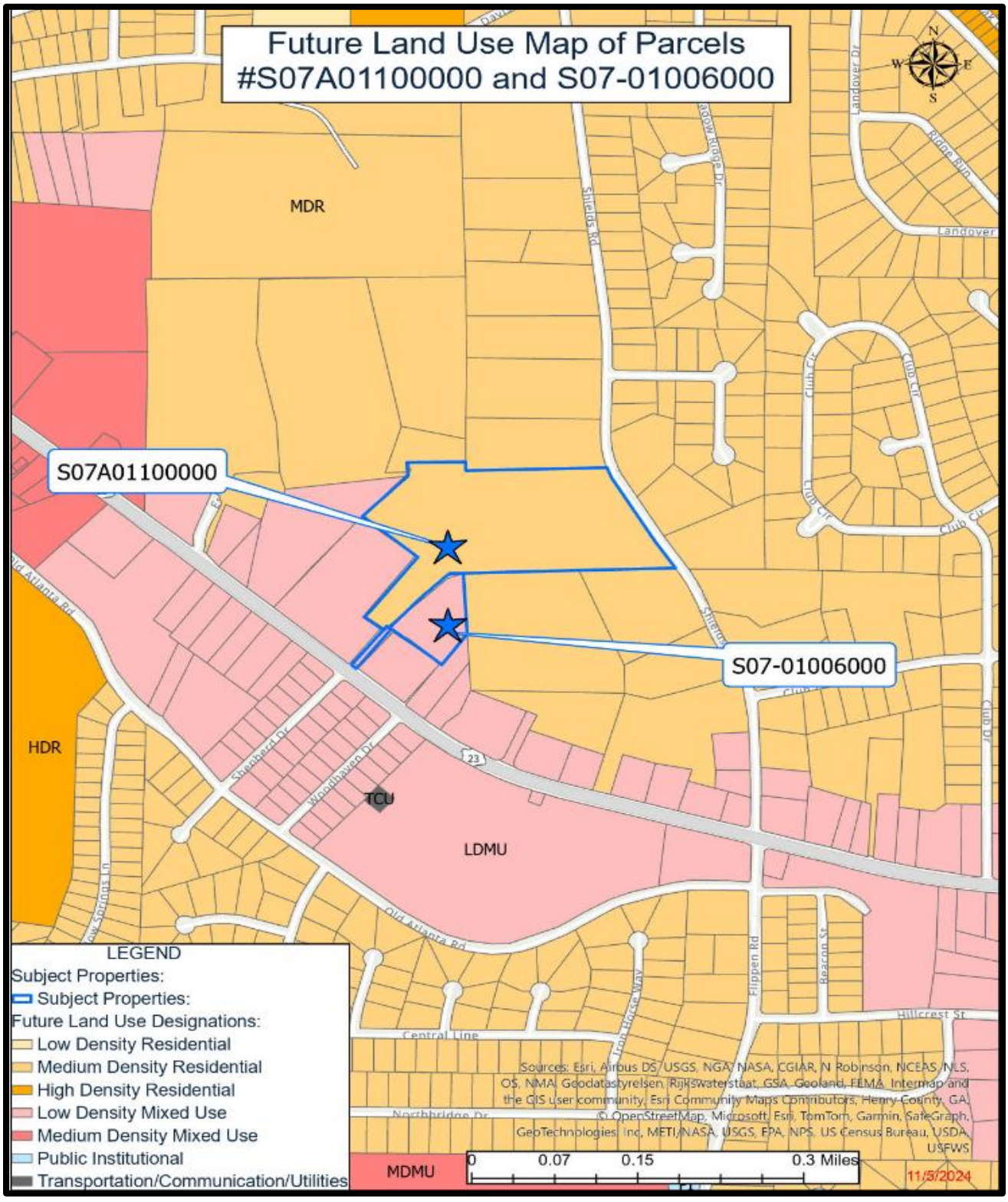


City of Stockbridge, Georgia Community Development Department; Nov. 21, 2024 and Dec. 9, 2024

CLOSEUP VIEW OF PROPERTY ACCESS FROM NORTH HENRY BOULEVARD AND BRUSH CREEK COURT

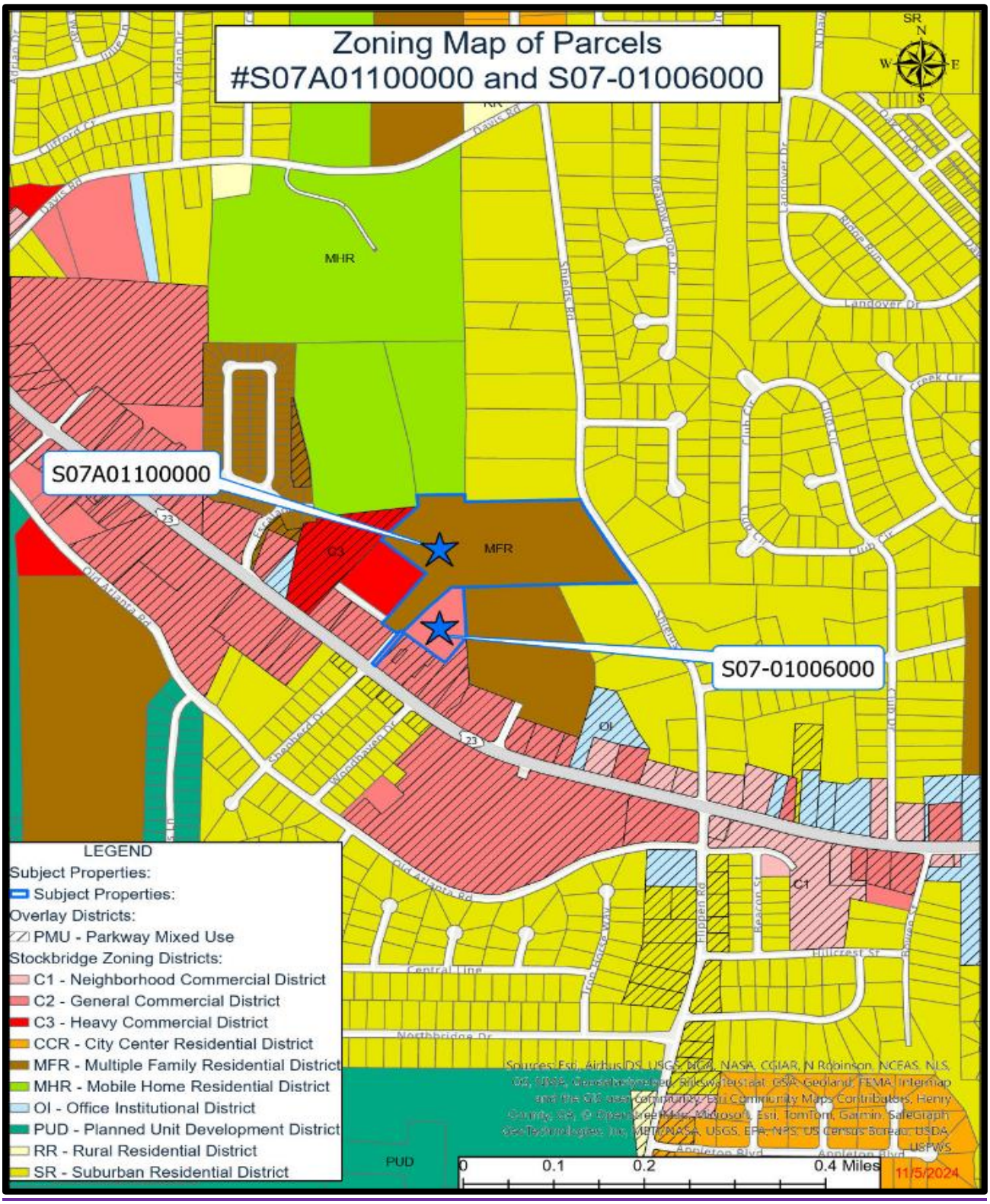


FUTURE LAND USE MAP FOR BRUSH CREEK COMMONS, PHASE 1 AND PHASE 2



City of Stockbridge, Georgia Community Development Department; Nov. 21, 2024 and Dec. 9, 2024

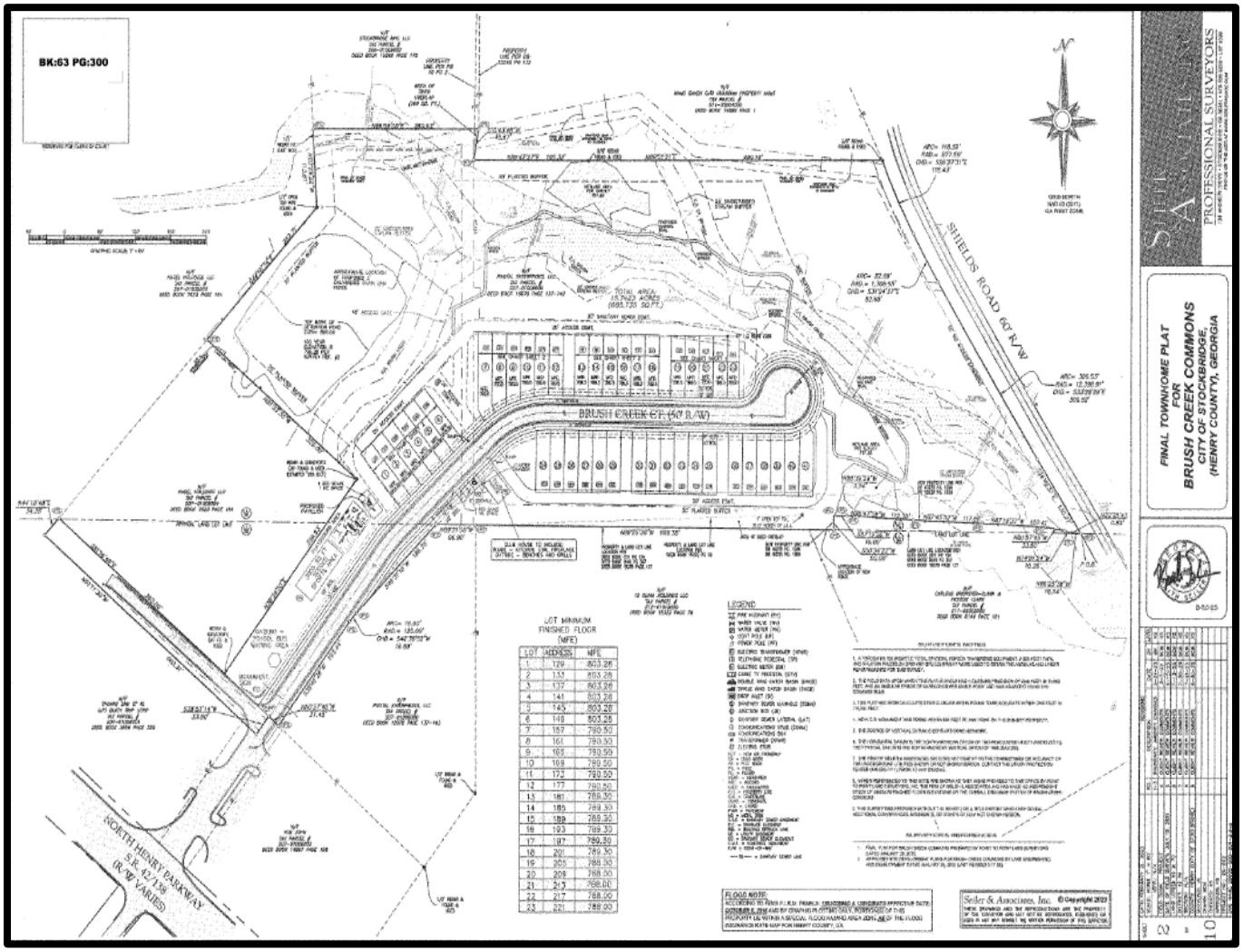
ZONING MAP FOR BRUSH CREEK COMMONS, PHASE 1 AND PHASE 2



City of Stockbridge, Georgia Community Development Department; Nov. 21, 2024 and Dec. 9, 2024

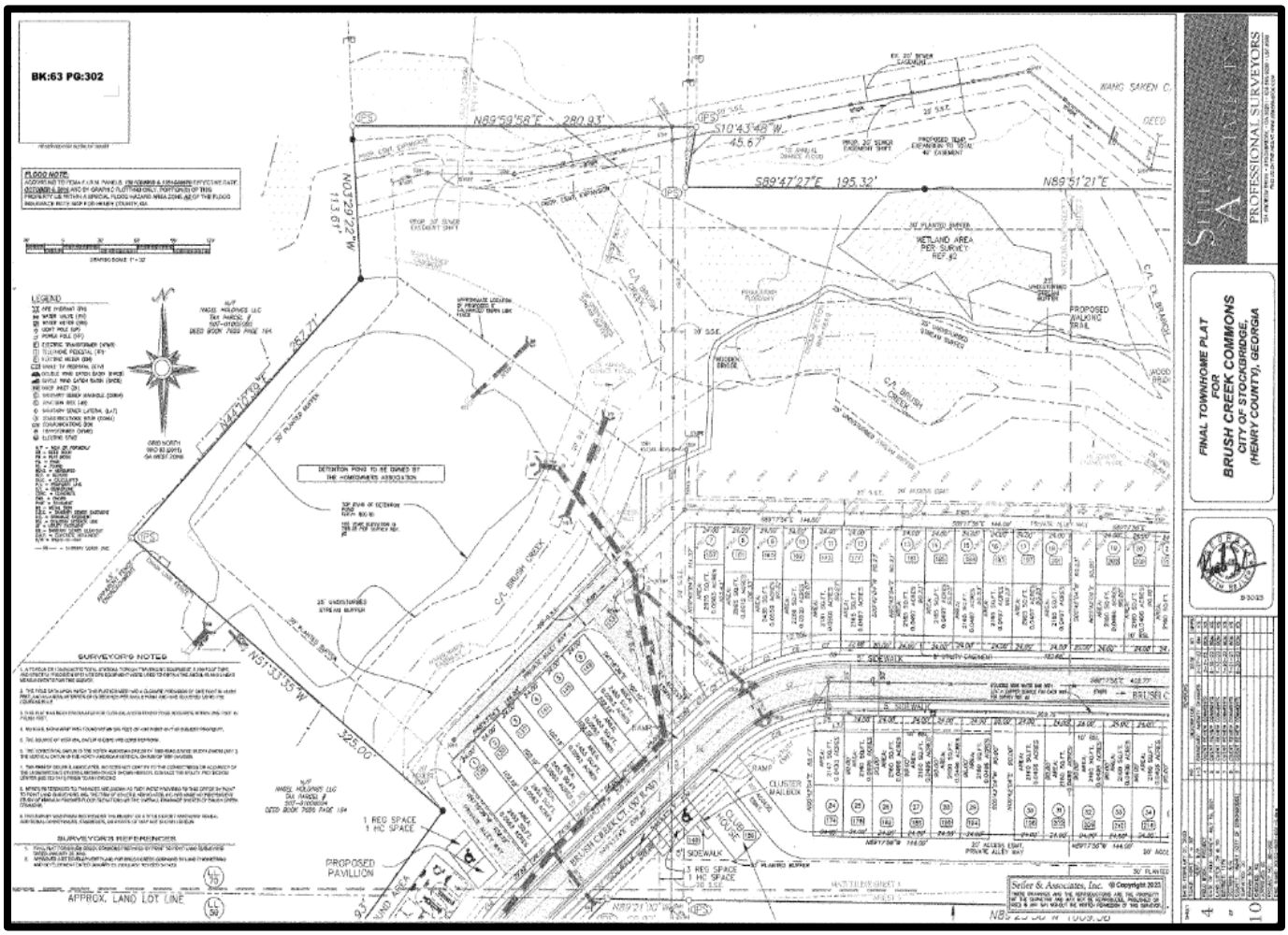
APPROVED AND RECORDED SITE PLAN FOR BRUSH CREEK COMMONS, PHASE 1
TOWNHOME DEVELOPMENT VIA ZM-2022-01

Recorded on September 12, 2023 in Book 63, Page 300



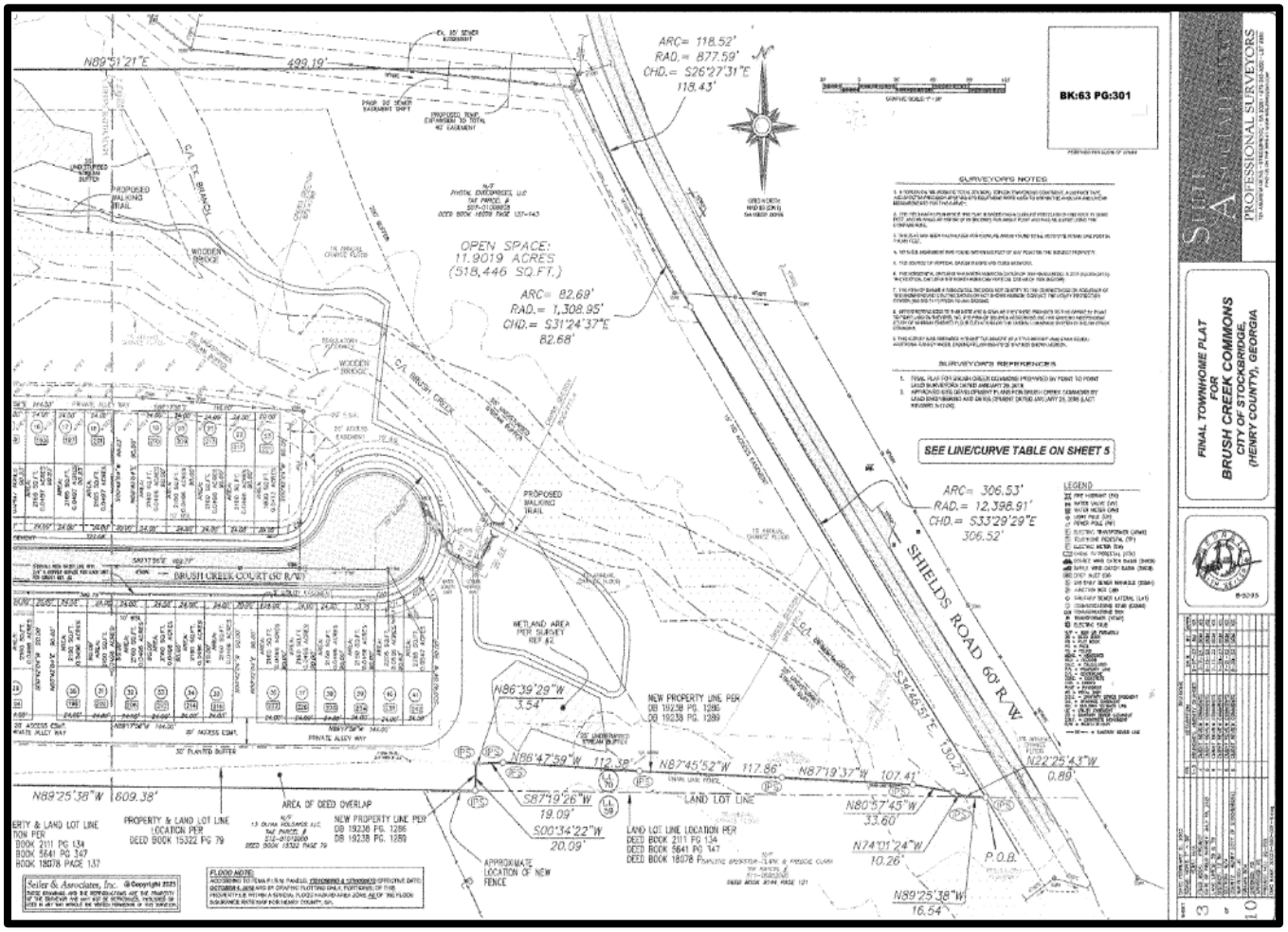
APPROVED SITE PLAN FOR BRUSH CREEK COMMONS, PHASE 1 TOWNHOME DEVELOPMENT VIA ZM-2022-01: <u>WESTERN SIDE</u>

Recorded on September 12, 2023 in Book 63, Page 302



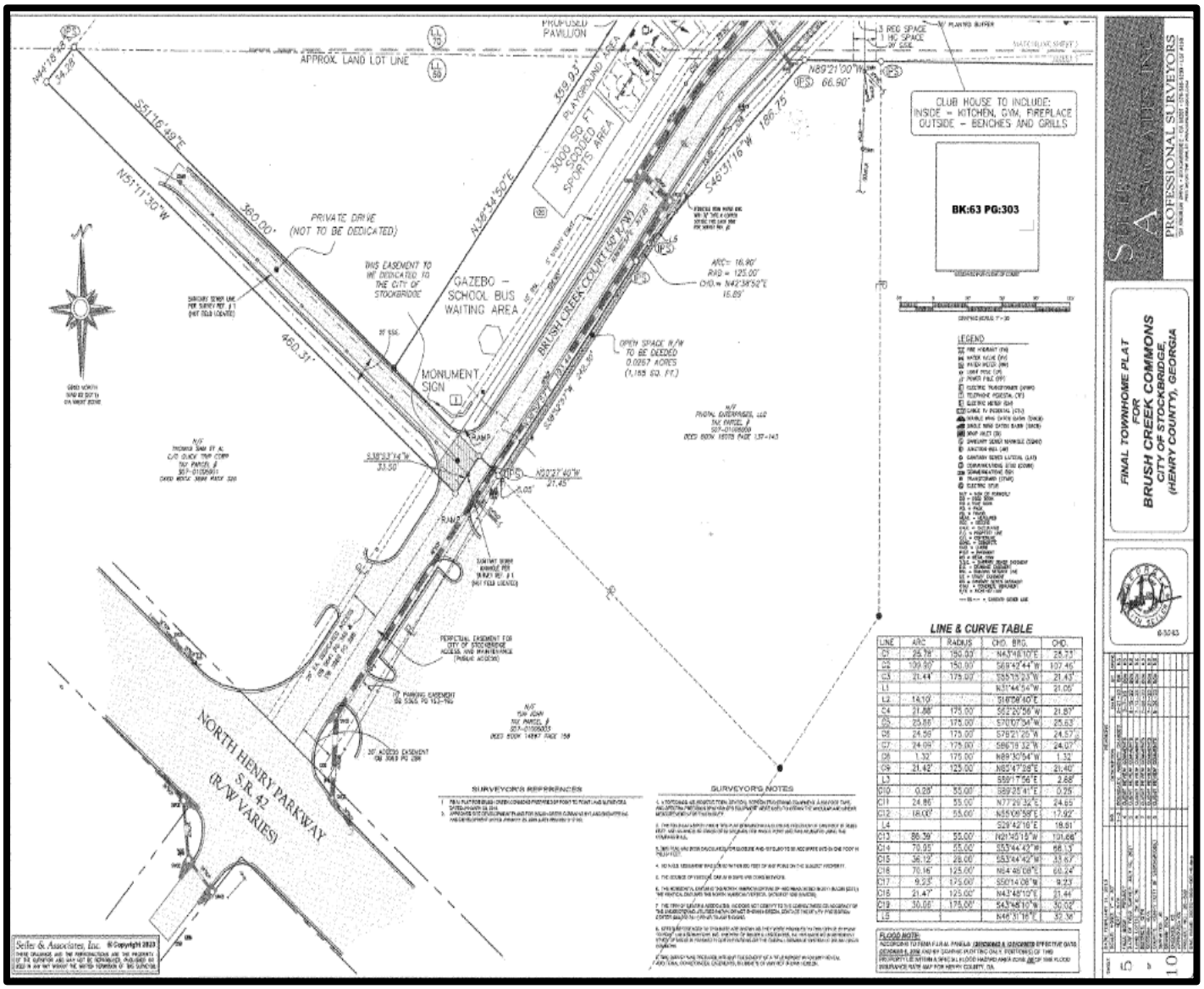
APPROVED SITE PLAN FOR BRUSH CREEK COMMONS, PHASE 1 TOWNHOME DEVELOPMENT VIA ZM-2022-01: EASTERN SIDE

Recorded on September 12, 2023 In Book 63, Page 301



CLOSEUP VIEW OF PROPERTY ACCESS FROM NORTH HENRY BOULEVARD AND BRUSH CREEK COURT

Recorded on September 12, 2023 In Book 63, Page 303



V. PROPOSED DEVELOPMENT

A. Intent. The applicant/developer is seeking a major zoning modification to allow for various changes to the previously-approved Brush Creek Commons townhome development and site plan for Parcel #S07-01006005, which received a new parcel number of S07A01100000 (the site of Phase 1) after the townhome lots which were approved by Ordinance #ZM-2022-01 were created. Specifically, the applicant/developer proposes to add and develop Parcel #S07-01006000 on the east side of Brush Creek Court as Phase 2. Phase 1 is under construction for 41 townhomes on 18.895 +/- acres, and Phase 2 would be developed with 20 townhomes on 2.2882 +/- acres, for a total of 61 units on 21.1777 +/- combined acres. The overall density would be 3.39 units per acre. The applicant has submitted within the Letter of Intent a list of sixteen (16) proposed Development Conditions for the development of Phase 2. These Development Conditions are identified and discussed in the staff report for the associated Rezoning Case #RZ-2024-03.

B. Components. The approval of ZM-2024-01 would allow for and encompass the following:

1. Expanded boundaries for the overall development.

2. An increase in the maximum number of townhome lots and units, from 41 to 61.

3. A new overall site plan to include the boundaries of Parcel #S07-01006000 on the east side of Brush Creek Court, as well as a specific site plan for Phase 2.

4. The sharing of the Phase 1 amenities with the Phase 2 townhome owners, in conjunction with an exemption of Phase 2 from requirement to have its own amenities.

5. The sharing of the Phase 1 HOA with the Phase 2 townhome owners, in conjunction with an exemption of Phase 2 from the requirement to have its own HOA

6. An Amendment to the Development Agreement to allow for the above items.

C. Property Conditions. Much of the Brush Creek Commons Phase 1 parcel lies within a floodplain due to the presence of the Brush Creek, and it is unbuildable. The property has rear frontage on Shields Road, but a zoning condition of Rezoning Case #RZ-03-04 prohibited any access from Shields Road. A locked gate is present today at the beginning of Brush Creek Court, off North Henry Boulevard, which is flanked by a QuikTrip station and a Waffle House Restaurant. The Phase 2 parcel is located directly behind the Waffle House Restaurant.

D. Development of Phase 2. The applicant/developer proposes to develop 20 townhome lots and units on Parcel #S07-01006000 as Phase 2 of the Brush Creek Commons townhome development. For such purpose, the applicant has obtained a utility letter from the Department of Public Works, dated October 10, 2024. It states that water and sewer capacities are currently available to serve the proposed 20 townhomes to comprise Phase 2, but that if the developer does not submit construction plans within one year of that date, then the reservation of those capacities shall expire. In addition, the developer would be responsible for all associated

connection costs and would be required to adhere to the City's Minimum Development Standards.

E. Proposed Site Plan for Phase 2. The applicant has submitted a site plan, entitled "Rezoning Plat: Brush Creek Commons, Phase 2", which was prepared by DGM Land Planning Consultants, Inc. for the development of 20 townhome lots on Phase 2. It provides the following acreages: 15.74 acres in Phase 1, 2.28 acres in Phase 2, and 18.02 total acres. The site plan shows that the Phase 2 development would be accessed from the east side of Brush Creek Court. An internal circular street with a cul-de-sac would then provide access to the individual townhome lots. The proposed 20 townhome units would be contained within four townhome buildings. A guest parking lot, a 30-foot buffer on the north side of the property, and green space would also be provided on the Phase 2 site. The site plans show nearby amenities which are being developed on the Phase 1 site on the west side of Brush Creek Court. The applicant seeks permission via ZM-2024-01 to allow the Phase 2 residents to use the Phase 1 amenities.

F. Proposed Combined Site Plan for Phase 1 and Phase 2. The applicant has submitted a proposed combined site plan to show an overall boundary for Phase 1 and Phase 2. Its title is "Rezoning Plat: Brush Creek Commons", and it was prepared by DGM Land Planning Consultants, LLC. The overall site would have 18.02 acres, with 15.74 acres in Phase 1 and 2.28 acres in Phase 2. The combined total of 61 townhome units would include 41 units in Phase 1 and 20 units in Phase 2.

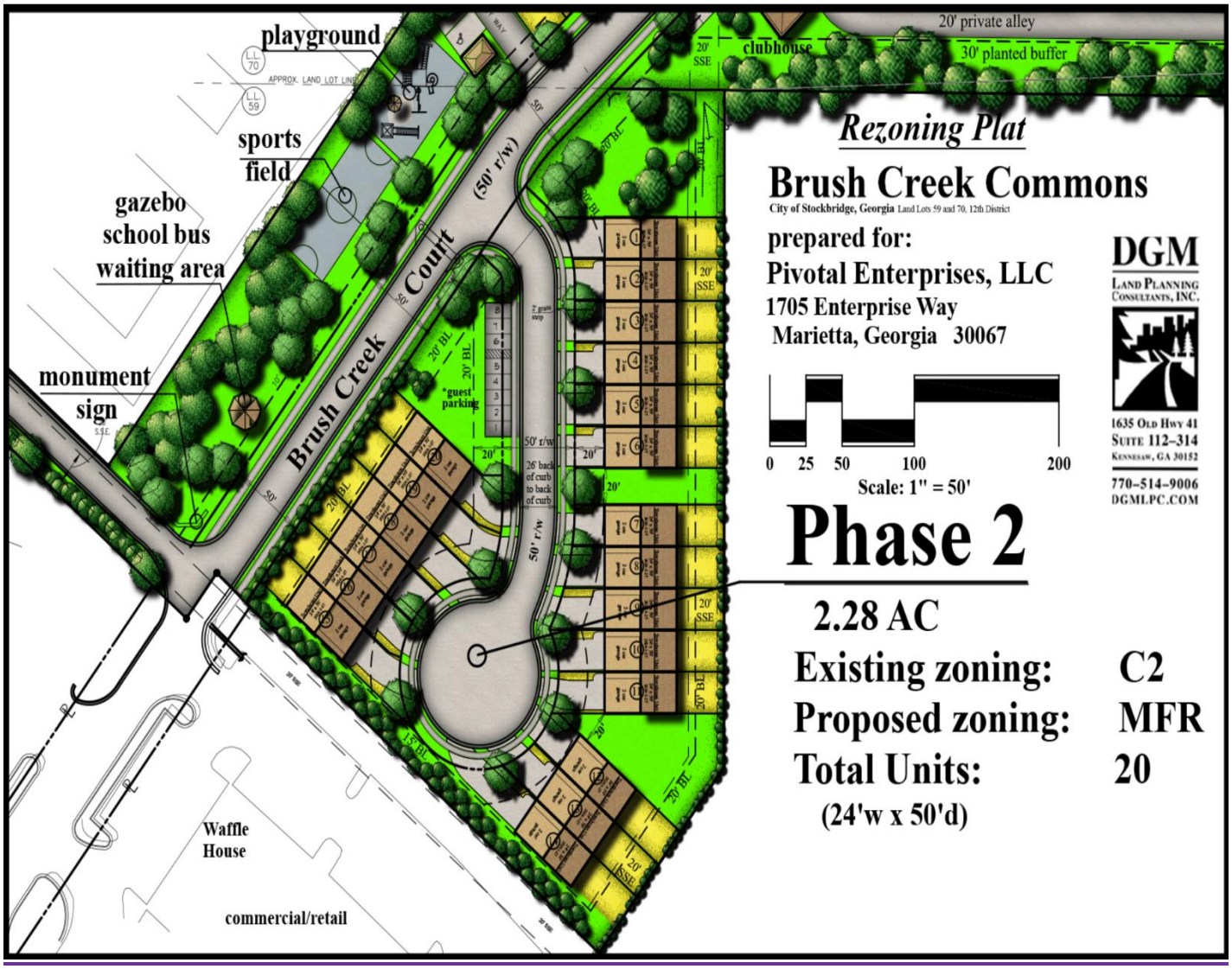
G. Proposed Development Conditions. The applicant has included within the ZM-2024-01 application a proposed revised Exhibit A, which includes a list of sixteen (16) "Proposed Development Conditions" for Phase 2. However, two of them, as are listed below, are of a general nature and seem to apply more to the proposed zoning modification for the entire development rather than to Phase 2 alone. Further, the language within these two development conditions would be appropriate to also include within the needed Amendment to the Development Agreement.

> j) The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.
>
> p) A Declaration of Restrictive Covenants for Phase 1 shall be amended and modified to incorporate Phase 2, and the units in Phase 2 shall have all of the same rights and privileges to use the common areas and amenities located within Phase 1.

PROPOSED SITE PLAN FOR BRUSH CREEK COMMONS, PHASE 2 TOWNHOMES

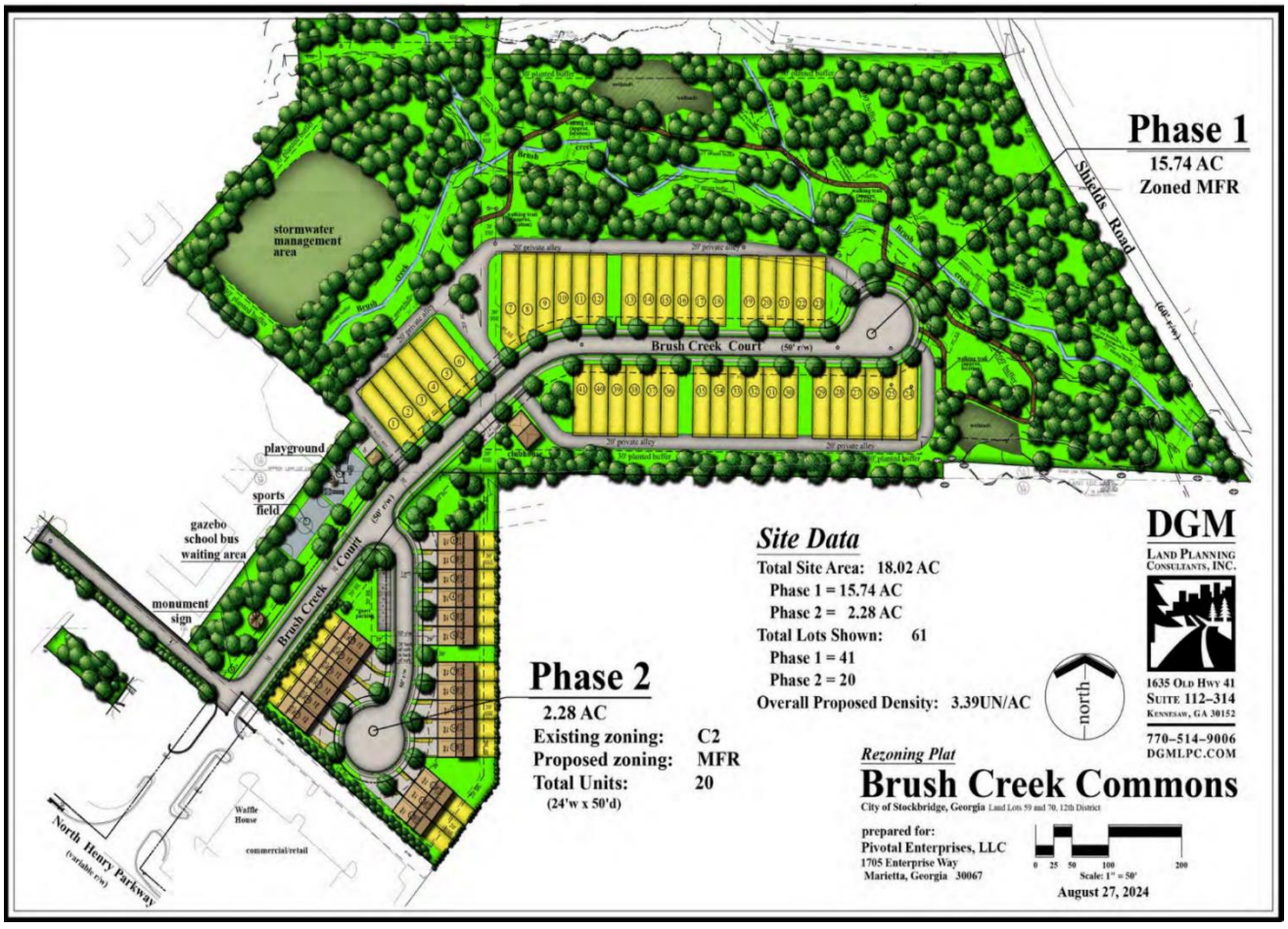
Title: "Rezoning Plat: Brush Creek Commons, Phase 2"

Prepared by DGM Land Planning Consultants, Inc.



PROPOSED COMBINED SITE PLAN FOR PHASE 1 AND PHASE 2

Title: Rezoning Plat: Brush Creek Commons"
Prepared by DGM Land Planning Consultants, LLC



VI. ANALYSIS AND CONCLUSIONS REGARDING THE ZM-2024-01 ZONING MODIFICATION PROPOSAL

1. **Original Intent—**The original conceptual site plan for Brush Creek Commons, which was prepared by Bunn Grading Company, Inc. in 2003, showed the inclusion of Parcel 2 within the overall development, although it was not labeled as Parcel 2. Therefore, the fact that the applicant wishes to officially add the Phase 2 parcel to the boundaries of the overall development is not unexpected.

2. **Timing of the Phase 2 Development Proposal--**If the proposed survey in the zoning modification application from 2022 (ZM-2022-01) had shown the inclusion of the Phase 2 parcel, and if a full site plan for the Phase 2 parcel had been provided, then the necessity of filing the current ZM-2024-01 application may have been avoided.

3. **Reasonableness of Applicant's Request--**The original rezoning of the property via RZ-03-04 required the Brush Creek Commons development (Phase 1) to include a relatively large number of amenities for only 41 townhome units. That number was reduced by the approval of ZM-2022-01 so that the developer could reduce the costs of installing so many amenities and reduce the HOA costs to the homeowners. However, the applicant today believes that the number of required amenities for Phase 1 is still excessive relative to the size of the Phase 1 property (18.895 +/- acres, of which 5.459 acres lie within a floodplain). Therefore, it is reasonable for the applicant to want to add more townhome units to the Brush Creek Commons development so that the HOA tax burden on each resident could be reduced. This would also eliminate the necessity of providing additional amenities for the Phase 2 parcel, which has only 2.2882 +/- acres.

4. **Effects on Surrounding Property and Infrastructure--**The inclusion of Phase 2 within the boundaries of the overall Brush Creek Commons development, as opposed to designating Phase 2 as a separate development entirely, would not involve any alterations to the proposed site access for Phase 2, its townhome units, or buffering. In addition, no adverse effects of on surrounding properties are anticipated.

VII. RECOMMENDATIONS

In view of the analysis above, the Planning and Zoning Staff recommends the **APPROVAL WITH CONDITIONS** for Zoning Modification Case #ZM-2024-01 for Brush Creek Commons. The conditions are listed below.

1. **Rezoning and Development Agreement Compliance--**The developer shall comply with the requirements of the approved rezoning case (RZ-03-04 via Rezoning Ordinance No. 03-152, the original Development Agreement, the First Amendment to the Development Agreement (dated December 13, 2004), and the Second Amendment to the Development Agreement (dated August 13, 2007).

2. **Updated Legal Description--**The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.

3. **Declaration of Restrictive Covenants--**A Declaration of Restrictive Covenants for Phase 1 shall be amended and modified to incorporate Phase 2, and the units in Phase 2 shall have all of the same rights and privileges to use the common areas and amenities located within Phase 1.

4. **Permit Issuance--**No land disturbance (LDP) or building permits shall be issued for Phase 2 until the applicant submits a copy of the new recorded plat for the overall Brush Creek Commons development (Phase 1 and Phase 2) to the Community Development Department.



ZONING MODIFICATION APPLICATION PACKAGE

PROCEDURES AND INFORMATION FOR FILING A MODIFICATION & ADMINISTRATIVE MODIFICATION

ALL application forms are obtained from Community Development Services, 4640 North Henry Blvd. Stockbridge, GA 30281 or at https://stockbridgega.org/departments/community-development **PLEASE READ ALL INSTRUCTIONS BEFORE FILING. *NO FAXED COPIES NOR COPIES OF FAXED MATERIAL WILL BE ACCEPTED AS PART OF THIS APPLICATION PACKET.***

TYPES OF MODIFICATION:

1. **ADMINISTRATIVE MODIFICATION**: A modification of conditions to a Zoning or Use Permit that does not require a public hearing. A decision will be made by the Director of Community Development Services.

2. **ZONING MODIFICATION:** A modification of conditions to a Zoning or Use Permit, where public interest has been determined. This requires a public hearing by the City of Stockbridge Councilmembers. Community Development Services will make a recommendation to the Council.

FILING REQUIREMENTS:

1. **PRE-APPLICATION MEETING AND REVIEW FORM:** Prior to submitting a rezoning request, you are required to meet with Staff to review your proposal and issue a pre-application review form, which becomes part of your application packet. **At least 10 business days before your goal due date, email Linda Logan (llogan@cityofstockbridge-ga.gov) with your conceptual site plan and letter of intent attached to make an appointment.**

2. **APPLICATION FORMS: One (1) Digital Copy, One (1) Hard copy are required. ALL** application forms must have the original signature(s) of the property owner, or attach a Power-of-Attorney, or documents showing an option to purchase the property.

3. **LEGAL DESCRIPTIONS: One (1) Digital Copy, One (1) Hard copy are required.** The legal description must be a metes and bounds description of the property that establishes a point of beginning and gives directions (bounds) and distances (metes) of property lines. If the property consists of more than one parcel, all parcels must be combined into one legal description.

4. **SITE PLAN AND SURVEY: One (1) Digital Copy, Four (4) Hard copy are required**, one of which must be 8½" x 11". The site plan must illustrate the requested modification(s). Site plans must be folded, drawn to scale and must not exceed 24" x 36". The required number is subject to change. Survey of the site.

5. **DEVELOPMENT RENDERINGS AND ELEVATIONS: One (1) Digital Copy, One (1) Hard copy is required.**

6. **LETTERS OF INTENT: One (1) Digital Copy, One (1) Hard copy are required**. The letter of intent must explain the circumstances upon which the requested change of condition is based. Include the reason why the development or use of the property cannot be accomplished without modification of a condition and identify the zoning/use permit case number and specific condition(s) being addressed.

7. **ADJACENT PROPERTY OWNERS/NEIGHBORHOOD ASSOCIATION LETTERS: Two (2) copies are required** at the time of filing.

8. **DEPARTMENTAL SIGN-OFF LETTERS: Two (2) copies are required.** If a request for an ADMINISTRATIVE MODIFICATION requires a sign-off by a City of Stockbridge department or staff person, such as the Traffic Engineer or the Arborist, this letter is required at the time of filing.

9. **DISCLOSURE FORM**: If the owner, applicant, and/or applicant's representative has made a campaign contribution to any member of the City Council for $250.00 or more within the past 2 years, Sections 1 through 4 of the Disclosure Form (Form C) must be completed. If no contributions have been made, No should be circled and Section 4 of the form completed. Provide Two (2) copies.

10. **FEES: Make check payable to CITY OF STOCKBRIDGE, GEORGIA.**

11. ***Applications*** *should be emailed to planning@cityofstockbridge-ga.gov with hard copies mailed to Planning & Zoning, 4602 North Henry Blvd. Stockbridge, GA 30281.*

FEES

MODIFICATION BASE FEE:
$300 PLUS $100 FOR EACH ADDITIONAL MODIFICATION REQUEST ON THE SAME PROPERTY
REVISIONS:
$50 PER REVISION

(ALL CHECKS PAYABLE TO THE CITY OF STOCKBRIDGE)

MEETING AND PUBLIC HEARINGS:

- **SCHEDULE:** A schedule with deadlines and public hearing dates for Zoning Modifications is obtainable from either the Community Development Services or on our website at https://stockbridgega.org/pages/government/planning-zoning

- **CITY COUNCIL MEETING:** The City Council holds a public hearing on the fourth Tuesday of each month at 7:00 p.m. in the Stockbridge City Hall, 4640 North Henry Boulevard, Stockbridge, GA 30281.

POSTING OF SIGNS:

- **CITY COUNCIL PUBLIC HEARING NOTICE SIGN:** Signs are to be posted along the frontages of properties subject to zoning modifications that notify area residents of the City Council public hearing. Applicants are required to post sign(s) in conspicuous places along the property's public street frontage(s) no later than 20 days before the City Council hearing. Failure to post the signs properly, in accordance with instructions given to applicants at the time of filing, will result in delaying action on the petition until the next available appropriate hearing date. *THERE ARE NO EXCEPTIONS TO THE PROPER POSTING OF THESE SIGNS.*

- If the sign is mutilated and/or removed, it is the applicant's responsibility to obtain and re-post a new sign(s).

NOTIFICATION FOR ZONING MODIFICATION:

- Notice is mailed (via U.S. Mail) by the City of Stockbridge to all property owners within a quarter-mile of the subject property. Said notice is mailed no later than 15 days prior to the public hearing to property owners of record as shown on the real estate tax records of Henry County as retrieved by the City's Geographic Information Systems.

- A published notice in a newspaper of general circulation is done by the City of Stockbridge no later than 15 days prior to the public hearing. The published notice contains the time, place, purpose of the hearing, and the location of the property.

Procedures

A pre-application meeting with one of the staff planners before submission of any application is required. A scheduled appointment is required. *(No opinions or guidance can be given over the phone)*. Staff will review the request and discuss all necessary code requirements that affect the request. Staff may also need to consult other City departments before accepting the application. The request will then be advertised in the *Henry Daily Herald* and a sign will be posted at least 15 days prior to the scheduled public meeting date.

No application will be accepted unless all necessary documentation is complete and a pre-application meeting has been held (there will be no exceptions.)

The City of Stockbridge Planning Commission meets on the 4th Thursday of each month (except for holidays) to hear requests. Please contact the Planning and Zoning Office to obtain a copy of the schedule.

Notes

Contacts

City of Stockbridge Planning and Zoning Division
Community Development Department
4602 North Henry Boulevard
Stockbridge, GA 30281
tel. (770) 389-7900

City of Stockbridge Building Services
Municipal Court Building
4602 North Henry Boulevard
Stockbridge, GA 30281
tel. (678) 833-3314

City of Stockbridge Business Services Office
Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, GA 30281
Tel. (678) 833-3302

City of Stockbridge Code Enforcement Office
Municipal Court Building
4602 North Henry Boulevard
Stockbridge, GA 30281
tel. (678) 833-3321

City of Stockbridge Public Works Department >>>>>>>>>>>>>>>Water Department tel.: (770) 474-1232
Stockbridge Public Works Building Sewer Department tel.: (678) 833-3301
321 Taylor Drive
Stockbridge, GA 30281

Henry County Water and Sewer Authority
1695 Highway 20 West
McDonough, GA 30253
tel. (770) 957-6659

Henry County Health Department
Environmental Health Section
137 Henry Parkway
McDonough, GA 30253
tel. (770) 954-2078

Henry County Fire Department
664 Industrial Boulevard
McDonough, GA 30253
tel. (770) 288-6600

Henry County Police Department
100 Henry Parkway
McDonough, GA 30253
tel. (770) 288-8200

Henry County Environmental Compliance
And Plan Review
140 Henry Parkway
McDonough, GA 30253
tel. (770) 288-6064

Henry County Board of Education
33 North Zach Hinton Parkway
McDonough, GA 30253
tel. (770) 957-6601

ZONING MODIFICATION APPLICATION CHECKLIST

DOCUMENTS AND QUANTITIES REQUIRED

ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
NO INCOMPLETE APPLICATION WILL BE ACCEPTED.

ITEM #	REQUIRED ITEM	NUMBER OF COPIES	CHECK √
1.	PRE-APPLICATION REVIEW FORM	1 Digital, 1 Hard Copy	
2.	APPLICATION FORM	1 Digital, 1 Hard Copy	
3.	LEGAL DESCRIPTIONS	1 Digital, 1 Hard Copy	
4.	SITE PLAN & SURVEY	1 Digital Copy – 4 hard Copies	
5.	DEVELOPMENT RENDERINGS AND ELEVATIONS	1 Digital Copy – 1 Hard Copy	
6.	LETTERS OF INTENT	1 Digital, 1 Hard Copy	
7.	ADJACENT PROPERTY OWNERS/NEIGHBORHOOD ASSOCIATION LETTERS	1 Digital, 1 Hard Copy	
8.	DEPARTMENTAL SIGN-OFF LETTERS	1 Digital, 1 Hard Copy	
9.	DISCLOSURE FORM	1 Digital, 1 Hard Copy	

APPLICATION FOR ADMINISTRATIVE OR ZONING MODIFICATIONS

The undersigned, having an interest in the property herein described respectfully request:

SECTION I

MODIFICATION #: _____
(To be assigned by the City of Stockbridge)

[_] A. **ADMINISTRATIVE MODIFICATION:** A modification of a condition(s) of zoning or Use Permit that does not require a public hearing. A decision will be made by the Director of Community Development Services.

[X] B. **ZONING MODIFICATION:** A modification of a condition(s) of zoning or Use Permit where public interest has been determined. This requires a public hearing by the City of Stockbridge Councilmembers.

If "A" was denied, list previous case number: #M _____

SECTION II

1) The planner assigned to work on the Modification: Linda Logan

2) Identify the specific condition(s) being modified. State the condition number(s) and letter(s) (e.g. 2-b, 2-e)
Amending the Legal Description attached as Exhibit A to the Development Agreement to include the adjacent 2.28 acre parcel

3) Petition number of the Zoning or Use Permit to which this application applies RZ-03-04
Current zoning district MFR

4) Attach a copy of Legal Description [must be metes and bounds], or complete the following information if the property is within a recorded subdivision.

5) An official survey of the property.

6) Copies of pertinent rezoning cases and zoning conditions, with case numbers.

7) Copies of any approved development agreements or shared parking agreements.

8) Copies of any approved subdivision plats or recombination plats.

9) Copies of any approved variances, conditional uses, or administrative waivers, with case numbers.

10) Copy of a recently-completed zoning compliance letter.

SUBDIVISION NAME: Brush Creek Commons UNIT/PHASE: _____

LOT NUMBER: _____ BLOCK DESIGNATION: _____ LAND LOT(S): 59 & 70

DISTRICT/SECTION: 12th / _____ RECORDED IN PLAT BOOK: 63 PAGE: 299

ROAD NAME: Brush Creek Court

NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Pivotal Enterprises, LLC
TYPE OR PRINT OWNER'S NAME

1705 Enterprises Way, Ste. S-100
ADDRESS

Marietta, GA 30067
CITY & STATE ZIP CODE

Eaman Fateni Member
OWNER OF PROPERTY (SIGNATURE)

770-480-1714
PHONE NUMBER

olympiamike@bellsouth.net
EMAIL ADDRESS

Sworn to and subscribed before me this
2nd day of May 2024

Rhonda Y. Whitehead Combs
NOTARY PUBLIC

RHONDA Y WHITEHEAD COMBS NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 02/25/2027

SECTION IV: Applicant, if different from the Owner, states under oath that:

1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; *or*

2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or

3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

APPLICANT (SIGNATURE)

Eaman Fateni - Member
TYPE/PRINT NAME OF APPLICANT

1705 Enterprise Way SE, Ste 100
ADDRESS

Marietta, GA 30067
CITY & STATE ZIP CODE

(770) 480-1714
PHONE NUMBER

efateni@pivotalhouse.com
EMAIL ADDRESS

Sworn to and subscribed before me this
2 day of May 2024

Rhonda Y. Whitehead Combs
NOTARY PUBLIC

RHONDA Y WHITEHEAD COMBS NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 02/25/2027

Indicate which of the above is applicable: 1_____ 2_____ or 3_____

SECTION V: Attorney or Agent, if different from the applicant and/or owner

SIGNATURE OF ATTORNEY/AGENT

CHECK ONE: [✓] ATTORNEY [ ] AGENT

3562 Habersham at Northlake Bldg J, Ste. 100
ADDRESS

Tucker, GA 30084
CITY & STATE ZIP CODE

404-601-7616 ext. 1
PHONE NUMBER

FOR OFFICIAL USE:

Total Amount Paid $_____ Check #_____ Received by:_____ *(FEES ARE NON-REFUNDABLE)*

Application checked by:_____ Date:_____ Map Number(s): _____

Pre-application meeting:_____ Date:_____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature:_____ Date: _____

BK:18078 PG:137-139
Filed and Recorded
Apr-30-2021 01:10 PM
DOC# 2021 - 017687
Real Estate Transfer Tax
Paid: $ 193.50
0752021004368
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: 6028630192

Please return to:
Sams & Cole, LLC
2809 Lassiter Road, Suite 100
Marietta, GA 30062
File #: 21-0028

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS INDENTURE made this 22nd day of March, 2021 between

TH41, LLC, a Georgia limited liability company, a 50% undivided interest

as party or parties of the first part, hereinafter called Grantor, and

Pivotal Enterprises, LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

See attached Exhibit "A" legal description

Address: Shields Road and N. Henry Blvd

Subject to covenants, restrictions, easements, right of way deeds, agreements, matters of plat, governmental ordinances and other lawful matters affecting said property

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

TH41, LLC, a Georgia limited liability company, a 50% undivided interest

(Seal)
John Hardy Jones, Member

(Seal)

Notary Public

[Affix Notary Seal]

LEIGH ANN GREEN
NOTARY PUBLIC
TROUP COUNTY, GEORGIA
MY COMMISSION EXPIRES JANUARY 29, 2022

Exhibit A

All that tract or parcel of land, containing 15.91 acres, more or less, lying and being in Land Lot 70 and 59 of the 12th District of Henry County, Georgia, as shown on preliminary plat by Bunn Grading Company, Inc., dated 6/14/04, and being more particularly described according to said plat as follows:

COMMENCING at the intersection of the centerline of Askew Road and the northern right of way line of State Route 42 and State 138; thence, Southeasterly a distance of 467.58 feet to an iron pin; thence, North 44 degrees 7 minutes 55 seconds East a distance of 225.72 feet to the POINT OF BEGINNING; thence, North 44 degrees 22 minutes 29 seconds East a distance of 34.28 feet to a point; thence South 51 degrees 13 minutes 8 seconds East a distance of 360.00 feet to a point; thence, North 38 degrees 35 minutes 37 seconds East a distance of 360.00 feet to a point; thence North 51 degrees 32 minutes 18 seconds West a distance of 325.00 feet to a point; thence, North 44 degrees 8 minutes 4 seconds East a distance of 267.48 feet to a point; thence, North 3 degrees 30 minutes 52 seconds West a distance of 113.75 feet to a point, thence; South 89 degrees 57 minutes 37 seconds East a distance of 280.97 feet to a point; thence South 10 degrees 43 minutes 44 seconds West a distance of 45.70 feet to a point; thence, North 89 degrees 58 minutes 34 seconds East a distance of 694.39 feet to a point on the western right of way line of Shields Drive; thence, along a curve having a radius of 793.27 feet, a chord bearing of South 8 degrees 19 minutes 12 seconds East a distance of 115.57 feet to a point; thence, South 31 degrees 10 minutes 46 seconds a distance of 82.49 feet to a point; thence, South 33 degrees 14 minutes 43 seconds East a distance of 306.52 feet to a point; thence South 35 degrees 31 minutes 23 seconds East a distance of 135.04 feet to a point; thence, North 89 degrees 4 minutes 1 second West a distance of 1098.72 feet to a point; thence, South 47 degrees 27 minutes 25 seconds West a distance of 186.88 feet to a point; thence along a curve to the Southwest having a radius of 125.00 feet and a length of 16.90 feet to a point; thence South 38 degrees 42 minutes 36 seconds East a distance of 223.55 feet to a point; thence, North 51 degrees 8 minutes 8 seconds West a distance of 25.00 feet to a point; thence, South 38 degrees 51 minutes 52 seconds West a distance of 28.67 feet to a point; thence North 51 degrees 8 minutes 8 seconds West a distance of 347.38 feet to a point; thence North 51 degrees 7 minutes 4 seconds West a distance of 134.84 feet to the POINT OF BEGINNING.

Parcel ID # S07-01006005 Henry County Georgia tax records and being the same property as conveyed at Deed Book 12441 Page 289 Henry County, Georgia records

EXHIBIT "A" *continued*

LEGAL DESCRIPTION

All that land or parcel lying in Land Lot 59 of the 12th District of Henry County, Georgia containing +/- 2.29 acres and being more particularly described as follows:

Commencing at the intersection of the northerly Land Lot Line of Land Lot 59 and the westerly right of way line of Shields Road (60' right of way) as referenced in deed book 8063 page 272 of the Henry County records; thence in a westerly direction along said Land Lot Line a distance of 1,031.72 feet to a point, said point being the true POINT OF BEGINNING; thence South 00°01'22" West, a distance of 388.88 feet to a point; thence South 38°56'20" West, a distance of 137.41 feet to a point; thence North 50°31'01" West, a distance of 321.51 feet to a point on the westerly right of way line of the proposed Brush Creek Court (50' right of way); thence continuing along said proposed right of way North 38°42'36" East, a distance of 193.44 feet to a point; thence continuing along said proposed right of way line to an arc of a curve to the right, arc distance of 16.90 feet, said arc having a radius of 125.00 feet and subtended by a chord of North 42°35'00" East and a chord distance of 16.89 feet to a point; thence continuing along said proposed right of way North 46°27'25" East, a distance of 186.74 feet to a point on the northerly Land Lot Line of Land Lot 59; thence leaving said proposed right of way and continuing along said Land Lot Line South 89°24'04" East, a distance of 66.90 feet to a point, said point being the true POINT OF BEGINNING.

Containing 99,752 square feet or 2.29 acres, more or less.

ALSO the following described property:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, BEGIN at the intersection of the Northeasterly r/w line of State Hwy. 42-138 (78.7' pave-r/w varies) with the center line of Askew Road, and run thence Southeasterly along the Northeasterly r/w line of State Hw. 42-138 a distance of 949.0 feet to a point the TRUE POINT OF BEGINNING.

FROM THE POINT THUS ARRIVED AT, run thence North 38 degrees 51 minutes 52 second East 255.00 feet to a point; thence South 51 degrees 08 minutes 08 East 30.00 feet to an iron pin placed; thence South 38 degrees 51 minutes 52 seconds West 254.99 feet to a point located on the Northeasterly r/w line of State Hwy. 42-138; thence North 51 degrees 08 minutes 08 seconds West 30.00 feet to the point of beginning.

Parcel Id # S07-01006000 Henry County tax records and being the same property as conveyed at Deed Book 13429 Page 204 Henry County Georgia records

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=53840466&key1=13429&key2=204&county=75&countyname=HENRY&userid=122196&app... 1/1

BK:18078 PG:140-143
Filed and Recorded
Apr-30-2021 01:10 PM
DOC# 2021 - 017688
Real Estate Transfer Tax
Paid: $ 193.50
0752021004367
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: 6028630192

Please return to:
Sams & Cole, LLC
2809 Lassiter Road, Suite 100
Marietta, GA 30062
File #: 21-0028

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS INDENTURE made this 22nd day of March, 2021 between

Tarzana Properties, LLC, a Georgia limited liability company, a 50% undivided interest

as party or parties of the first part, hereinafter called Grantor, and

Pivotal Enterprises, LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

See attached Exhibit "A" legal description

Address: Shields Road and N. Henry Blvd

Subject to covenants, restrictions, easements, right of way deeds, agreements, matters of plat, governmental ordinances and other lawful matters affecting said property

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Tarzana Properties, LLC, a Georgia limited liability company, a 50% undivided interest

(Seal)
Robert C. Baral, Member

(Seal)

Notary Public

[Attach Notary Seal]

Attached to and made a part of: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On Mar 1 22, 20 21 before me, S. Farzam, notary public, personally appeared Robert C. Baral who signed the above-referenced Instrument in my presence and who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within Instrument, and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature S. Farzam (Seal)
Name:

S. FARZAM
Notary Public - California
Los Angeles County
Commission # 2241815
My Comm. Expires Jun 5, 2022

Exhibit A

All that tract or parcel of land, containing 15.91 acres, more or less, lying and being in Land Lot 70 and 59 of the 12th District of Henry County, Georgia, as shown on preliminary plat by Bunn Grading Company, Inc., dated 6/14/04, and being more particularly described according to said plat as follows:

COMMENCING at the intersection of the centerline of Askew Road and the northern right of way line of State Route 42 and State 138; thence, Southeasterly a distance of 487.58 feet to an iron pin; thence, North 44 degrees 7 minutes 55 seconds East a distance of 225.72 feet to the POINT OF BEGINNING; thence, North 44 degrees 22 minutes 29 seconds East a distance of 34.28 feet to a point; thence South 51 degrees 13 minutes 8 seconds East a distance of 360.00 feet to a point; thence, North 38 degrees 35 minutes 37 seconds East a distance of 360.00 feet to a point; thence North 51 degrees 32 minutes 18 seconds West a distance of 325.00 feet to a point; thence, North 44 degrees 8 minutes 4 seconds East a distance of 267.48 feet to a point; thence, North 3 degrees 30 minutes 52 seconds West a distance of 113.75 feet to a point, thence; South 89 degrees 57 minutes 37 seconds East a distance of 280.97 feet to a point; thence South 10 degrees 43 minutes 44 seconds West a distance of 45.70 feet to a point; thence, North 89 degrees 58 minutes 34 seconds East a distance of 694.39 feet to a point on the western right of way line of Shields Drive; thence, along a curve having a radius of 793.27 feet, a chord bearing of South 8 degrees 19 minutes 12 seconds East a distance of 115.57 feet to a point; thence, South 31 degrees 10 minutes 46 seconds a distance of 82.49 feet to a point; thence, South 33 degrees 14 minutes 43 seconds East a distance of 306.52 feet to a point; thence South 35 degrees 31 minutes 23 seconds East a distance of 135.04 feet to a point; thence, North 89 degrees 4 minutes 1 second West a distance of 1098.72 feet to a point; thence, South 47 degrees 27 minutes 25 seconds West a distance of 186.88 feet to a point; thence along a curve to the Southwest having a radius of 125.00 feet and a length of 16.90 feet to a point; thence South 38 degrees 42 minutes 36 seconds East a distance of 223.55 feet to a point; thence, North 51 degrees 8 minutes 8 seconds West a distance of 25.00 feet to a point; thence, South 38 degrees 51 minutes 52 seconds West a distance of 28.67 feet to a point; thence North 51 degrees 8 minutes 8 seconds West a distance of 347.38 feet to a point; thence North 51 degrees 7 minutes 4 seconds West a distance of 134.84 feet to the POINT OF BEGINNING.

Parcel ID # S07-01006005 Henry County Georgia tax records and being the same property as conveyed at Deed Book 12441 Page 289 Henry County, Georgia records

EXHIBIT "A" *continued*

LEGAL DESCRIPTION

All that land or parcel lying in Land Lot 59 of the 12th District of Henry County, Georgia containing +/- 2.29 acres and being more particularly described as follows:

Commencing at the intersection of the northerly Land Lot Line of Land Lot 59 and the westerly right of way line of Shields Road (60' right of way) as referenced in deed book 8063 page 272 of the Henry County records; thence in a westerly direction along said Land Lot Line a distance of 1,031.72 feet to a point, said point being the true POINT OF BEGINNING; thence South 00°01'22" West, a distance of 388.88 feet to a point; thence South 38°56'20" West, a distance of 137.41 feet to a point; thence North 50°31'01" West, a distance of 321.51 feet to a point on the westerly right of way line of the proposed Brush Creek Court (50' right of way); thence continuing along said proposed right of way North 38°42'36" East, a distance of 193.44 feet to a point; thence continuing along said proposed right of way line to an arc of a curve to the right, arc distance of 16.90 feet, said arc having a radius of 125.00 feet and subtended by a chord of North 42°35'00" East and a chord distance of 16.89 feet to a point; thence continuing along said proposed right of way North 46°27'25" East, a distance of 186.74 feet to a point on the northerly Land Lot Line of Land Lot 59; thence leaving said proposed right of way and continuing along said Land Lot Line South 89°24'04" East, a distance of 66.90 feet to a point, said point being the true POINT OF BEGINNING.

Containing 99,752 square feet or 2.29 acres, more or less.

ALSO the following described property:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, BEGIN at the intersection of the Northeasterly r/w line of State Hwy. 42-138 (78.7' pave-r/w varies) with the center line of Askew Road, and run thence Southeasterly along the Northeasterly r/w line of State Hw. 42-138 a distance of 949.0 feet to a point the TRUE POINT OF BEGINNING.

FROM THE POINT THUS ARRIVED AT, run thence North 38 degrees 51 minutes 52 second East 255.00 feet to a point; thence South 51 degrees 08 minutes 08 East 30.00 feet to an iron pin placed; thence South 38 degrees 51 minutes 52 seconds West 254.99 feet to a point located on the Northeasterly r/w line of State Hwy. 42-138; thence North 51 degrees 08 minutes 08 seconds West 30.00 feet to the point of beginning.

Parcel Id # S07-01006000 Henry County tax records and being the same property as conveyed at Deed Book 13429 Page 204 Henry County Georgia records

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=63840498&key1=13429&key2=204&county=75&countyname=HENRY&userid=122198&app... 1/1

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=78542438&key1=18078&key2=137&county=75&countyname=HENRY&userid=251358&a... 7/13

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at _____ [address], with Parcel Number S07-01006000, which is the subject of this application.

Name of Property Owner: Pivotal Enterprises LLC

Property Owner's Address: 1705 Enterprise Way Ste S-100 Marietta, GA 30067

Telephone: 770-527-8582 E-mail: olympiamike@bellsouth.net

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: _____ - Eamon Fitemi - Member Date: 3/25/2024

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): _____

Company/law firm (if applicable): Battle Law P.C.

Telephone, E-Mail, & Address: 404-601-7616 , mlb@battlelawpc.com, and

3562 Habersham at Northlake Bldg J, Suite 100 Tucker, GA 30084

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

_____ _____

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

3/25/2024
Date

Signature of Notary Public

RHONDA Y WHITEHEAD COMBS NOTARY PUBLIC HENRY COUNTY GEORGIA MY COMMISSION EXPIRES 02/25/2027

Rhonda Y. Whitehead-Combs
Printed Name of Notary Public

3/25/2024
Date

Notary Public's Seal or Stamp:

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes_____No _X__

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 2nd day of May, 2024.

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Michele L. Battle

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 2nd day of May 2024

Notary Public

BATOYA CLEMENTS NOTARY PUBLIC GEORGIA GWINNETT COUNTY EXPIRES May 4, 2024

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes_____ No X

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 2nd day of May, 2024

Eaman Fatemi, - Member
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Michele L. Battle
Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 2nd day of May 2024

RHONDA Y WHITEHEAD COMBS NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 02/25/2027

Rhonda Y. Whitehead-Combs
Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

BK:63 PG:299-308
Filed and Recorded
Sep-12-2023 12:47 PM
DOC# 2023 - 000204
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: 1787130545

RESERVED FOR CLERK OF COURT

FINAL TOWNHOME PLAT
FOR
BRUSH CREEK COMMONS
LAND LOTS 59 & 70, 12TH DISTRICT
CITY OF STOCKBRIDGE
(HENRY COUNTY), GEORGIA

SITE INFORMATION

1. SITE ZONING: MFR TOWNHOMES

2. TOTAL SITE AREA IS 15.74 ACRES (1.50 AC OPEN SPACE)
TOTAL LENGTH OF BRUSH CREEK COURT: 1064.26 L.F.
TOTAL RIGHT-OF-WAY AREA OF BRUSH CREEK COURT: 1.989 AC

3. TOTAL NUMBER OF LOTS IS 41

4. MAXIMUM BLDG HEIGHT IS THE LESSER OF 45 FEET OR (4) STORIES. (SEE MUNICIPAL CODE SECTION 12.02.0511 FOR THE CITY OF STOCKBRIDGE.)

5. MINIMUM LOT SIZE IS 2147 SQ. FT.

6. MINIMUM LOT WIDTH IS 20' (LOT 23); ALL OTHER LOTS ARE 24' (INTERIOR)

7. SETBACK INFORMATION:
MINIMUM FRONT = 10 FT.
MINIMUM SIDE = 20 FT. BETWEEN BUILDINGS
MINIMUM REAR = 35 FT.
MINIMUM HEATED SPACE = 1,000 SQ FT FOR 1 BEDROOM, 1,300 SQ FT FOR 2 BEDROOM, 1,400 SQFT FOR 3 BEDROOM, +200 SQ FT FOR EACH ADDITIONAL BEDROOM BEYOND 3.

(2) HANDICAPPED & (4) REGULAR PARKING SPACES WILL BE SPREAD OUT BETWEEN THE CLUBHOUSE & THE PAVILION.

8. WIDTH OF TYPICAL ROADWAY IS 28 FT., MODIFICATION TO DEVELOPMENT AGREEMENT FOR AMENITIES STREETLIGHTS ARE REQUIRED. ALL UTILITIES MUST BE UNDERGROUND. PER THE CITY OF STOCKBRIDGE ORDINANCES, THE MAINTENANCE BOND FOR THE PUBLIC ROADWAY AND SIDEWALKS IS 5%/$50 FOR THREE (3) YEARS. PER AGREEMENT, BEFORE THE EXPIRATION OF THE BOND OR AFTER THE COMPLETION OF THE 41 TOWNHOME COMMUNITY WHICHEVER COMES FIRST, THE ROAD WILL BE ROLL TESTED, REPAIRED AS NEEDED, AND SEAL COATED."

9. LOTS SHALL UTILIZE SANITARY SEWER SERVICE.

10. POTABLE WATER SHALL BE PROVIDED BY CITY OF STOCKBRIDGE.

11. SANITARY SEWER SHALL BE PROVIDED BY CITY OF STOCKBRIDGE.

12. ALL STORM DRAINS SHALL BE EXTENDED A MINIMUM OF 30' BEHIND ANY FUTURE RESIDENCE OR BUILDING.

13. PROPOSED SPEED LIMIT WITHIN DEVELOPMENT IS 25 MPH.

14. A PORTION OF THIS SITE IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. COMMUNITY PANEL NO.: 13151C0207D AND 13151C0208D BOTH DATED 10/05/2016. THE LOCATION AND CROSS-SECTIONS OF THE FLOOD AREA IS SCALED HEREON FROM SAID FEMA PANELS

15. THE UTILITIES SHOWN HEREON ARE BASED UPON RECORDS FROM VARIOUS UTILITY COMPANIES, DEEDS AND PLATS OF RECORD, AND WHERE POSSIBLE, ACTUAL FIELD MEASUREMENTS. CONTRACTOR SHALL VERIFY UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.

16. A TWENTY-FOOT STORM SEWER AND SANITARY SEWER EASEMENT AS REQUIRED BY THE CITY OF STOCKBRIDGE AND SHOWN ON THE FINAL PLAT.

17. SIDEWALKS REQUIRED BOTH SIDES OF STREET, 5' WIDE & 2' BEHIND CURB AND HANDICAP ACCESSIBLE AT ALL CORNERS. PRIOR TO RELEASE OF 2 YEAR MAINTENANCE BOND ALL SIDEWALKS MUST BE COMPLETE.

18. MAINTENANCE OF DETENTION PONDS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND SHALL BE MAINTAINED AND REPAIRED WHEN NEEDED OR AS REQUESTED BY THE CITY OF STOCKBRIDGE.

19. ALL STORM DRAIN PIPES OUTSIDE THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER. IF IT BECOMES NECESSARY FOR THE CITY OF STOCKBRIDGE TO PROVIDE ANY MAINTENANCE OR MAKE ANY REPAIRS TO THE LINE THAT IS AN EXTENSION OF THE STORM DRAIN LINE UNDER THE ROADWAY, TO PROTECT THE ROADWAY OR OTHER PROPERTY UPSTREAM FROM THIS LINE, THE CITY OF STOCKBRIDGE WILL BACK CHARGE THE PROPERTY OWNER FOR ALL EXPENSES INCURRED IN CORRECTING THE DRAINAGE PROBLEM. THE CITY OF STOCKBRIDGE SHALL NOT BE RESPONSIBLE FOR DAMAGE TO ANY IMPROVEMENT ON THIS SITE RESULTING FROM THE REPAIR OF THIS LINE INCLUDING BUT NOT LIMITED TO THE REPLACEMENT OR REPAIR OF CURB AND GUTTER, PAVEMENT OR OTHER INFRASTRUCTURE IMPROVEMENT.

20. HENRY COUNTY MAP 907 A
ALL BLOCK 1
PARCELS SAME AS LOT #'S
COMMON AREAS 007A11100000

21. DETENTION POND TO BE OWNED BY THE HOMEOWNERS ASSOCIATION.

22. THERE IS A LIVE STREAM ON THIS SITE.

23. THE CITY OF STOCKBRIDGE ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OF EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, NOR THE EXTENSION OF CULVERTS BEYOND THE POINTS SHOWN ON THIS PLAT AND AS REQUIRED BY THE CITY OF STOCKBRIDGE SUBDIVISION ORDINANCE.

24. OPEN SPACE IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

25. DENSITY CALCULATIONS: GROSS DENSITY: 41/15.87 = 2.58 UPA
NET DENSITY: 41/4.932 = 8.28 UPA

SURVEYOR'S NOTES

1. A TOPCON DS 105 (ROBOTIC TOTAL STATION), TOPCON TRAVERSING EQUIPMENT, A 300 FOOT TAPE AND SPECTRA PRECISION SP80 VRS GPS EQUIPMENT WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.

2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAD A CLOSURE PRECISION OF ONE FOOT IN 19,663 FEET, AND AN ANGULAR ERROR OF 09 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 716,581 FEET.

4. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

5. THE SOURCE OF VERTICAL DATUM IS GDPS VRS CORS NETWORK.

6. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83 (2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

7. THE FIRM OF SEILER & ASSOCIATES, INC DOES NOT CERTIFY TO THE CORRECTNESS OR ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER (800-282-7411) PRIOR TO ANY DIGGING.

8. MFR'S REFERENCED TO THIS NOTE ARE SHOWN AS THEY WERE PROVIDED TO THIS OFFICE BY POINT TO POINT LAND SURVEYORS, INC. THE FIRM OF SEILER & ASSOCIATES, INC HAS MADE NO INDEPENDENT STUDY OF MINIMUM FINISHED FLOOR ELEVATIONS OR THE OVERALL DRAINAGE SYSTEM OF BRUSH CREEK COMMONS.

9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.

SURVEYOR'S REFERENCES

1. FINAL PLAT FOR BRUSH CREEK COMMONS PREPARED BY POINT TO POINT LAND SURVEYORS DATED JANUARY 29, 2018.
2. APPROVED SITE DEVELOPMENT PLANS FOR BRUSH CREEK COMMONS BY LAND ENGINEERING AND DEVELOPMENT DATED JANUARY 25, 2005 (LAST REVISED 3-17-05).

ZONING REFERENCES

CURRENT ZONING:
MFR-TOWNHOMES

CONTROLLING ZONING CONDITIONS:
RM-2 FROM 07-21-2003

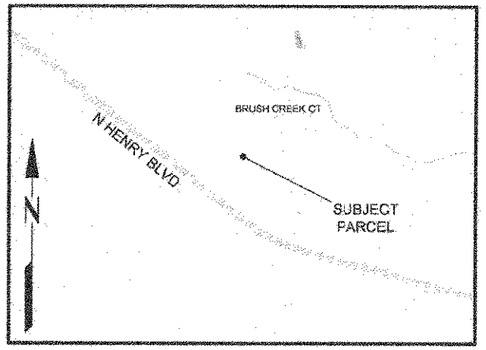
PREVIOUS AGREEMENTS:
1) DEVELOPMENT AGREEMENT DATED 07-21-2003 ADOPTED IN COMPANION TO REZONING CASE #RZ-03-04 (COPIED HERE TO PAGES 6-8)

2) AMENDMENT 1 DATED 12-13-2004 (COPIED HERE TO PAGES 8-9)

3) SITE DEVELOPMENT PLANS DATED 01-25-2005 (TO REFERENCE, REQUEST FOR A COPY FROM THE CITY OF STOCKBRIDGE)

4) AMENDMENT 2 DATED 08-13-2007 (COPIED HERE TO PAGE 9)

5) ZONING MODIFICATION ORDINANCE #ZM-2022-01 DATED 11-14-2022 (COPIED HERE TO PAGE 10)



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED No. 2386 PROFESSIONAL LAND SURVEYOR KEITH SEILER

8-30-23

KEITH R. SEILER — DATE
GEORGIA REGISTRATION NO. 2386
MEMBER NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS)
MEMBER SURVEYING & MAPPING SOCIETY OF GEORGIA (SAMSOG)

SUBJECT PROPERTY

OWNER:
PIVOTAL ENTERPRISES, LLC
1705 ENTERPRISE WAY
SUITE B-500
MARIETTA, GA. 30067

ENGINEER OF RECORD:
LAND ENGINEERING AND DEVELOPMENT
274 RACETRACK ROAD
MCDONOUGH, GA 30252
678-423-8720

SURVEYOR:
SEILER & ASSOCIATES, INC.
124 ANDREW DRIVE, SUITE 200
STOCKBRIDGE, GA. 30281
678-565-9200

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ZONING CONDITIONS (CASE # RZ-03-04)

ZONING REQUIREMENTS OF PROPERTY REFER TO THE DEVELOPMENT AGREEMENT DATED DECEMBER 13, 2004 AMENDMENT AUGUST 13, 2007 AS WELL AS ZONING MODIFICATION ZM-2022-01. THE VALIDITY AND ENFORCEABILITY OF THIS AGREEMENT IS CONDITIONAL UPON THE CITY REZONING THE PROPERTY TO THE ZONING CLASSIFICATION AS FOLLOWS:

A. REZONING, THE PROPERTY DESCRIBED IN EXHIBIT "A" FOR A TOTAL OF 15.96 ACRES, MORE OR LESS, SHALL BE REZONED FROM SINGLE-FAMILY RESIDENCE DISTRICT (R-2) TO MULTI-FAMILY RESIDENCE DISTRICT (MFR-TOWNHOMES), PROJECT NOT EXCEED 41 UNITS TOTAL.
B. REQUIREMENTS GENERALLY. OWNER SHALL COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, AND CONDITIONS OF THE ZONING ORDINANCE EXCEPT WHERE SPECIFICALLY EXCLUDED HEREIN, IN THE DEVELOPMENT OF THE PROPERTY INCLUDING THOSE EXPRESSED HEREIN. FOR SPECIFIC REFERENCE, RM ORDINANCE NUMBER 03-03, EFFECTIVE ON MARCH 10, 2003, SHALL APPLY AND IS ATTACHED HERETO AS EXHIBIT "B" AND INCORPORATED HEREIN BY REFERENCE. IN ADDITION TO SAID ORDINANCES, THE CONDITION CONTAINED IN THIS AGREEMENT SHALL APPLY. IF THERE IS A CONFLICT BETWEEN THE ZONING ORDINANCES AND THIS AGREEMENT, THE TERMS OF THIS AGREEMENT
C. DEVELOPMENT CONDITIONS.

1. THE FOLLOWING CONDITIONS SHALL APPLY TO THE PROPERTY.

A. REVISE SITE PLAN TO ADHERE TO ALL CITY OF STOCKBRIDGE MFR ORDINANCE REQUIREMENTS. (NOTE THAT APPROVAL OF THIS REZONING IS NOT AN APPROVAL OF THE SITE PLAN SUBMITTED.)
B. MAXIMUM BUILDING HEIGHT SHALL BE SHOWN ON THE SITE PLAN (THE LESSER OF 45 FEET OR (4) STORIES. SEE MUNICIPAL CODE SECTION 12.02.0511 FOR THE CITY OF STOCKBRIDGE).
C. ALL TOWNHOUSES SHALL HAVE A MIXTURE OF FRONT FACADE CONSISTING OF COVERED ENTRYWAY, PORCHES, BAY WINDOWS AND BALCONIES. GARAGES SHALL BE ACCENTUATED WITH VARIATIONS OF DESIGN FEATURES.
D. OWNER SHALL SUBMIT ELEVATIONS OF BUILDINGS TO BE APPROVED BY THE CITY. NOTE, HOWEVER, THAT THE CITY MAY APPROVE ELEVATIONS IF IT DETERMINES THAT WAITING FOR STAFF'S REVIEW HAS UNREASONABLY DELAYED OWNER.
E. EACH UNIT ELEVATION PER BUILDING SHALL BE SEPARATE AND DISTINCT FROM THE OTHERS AND SHALL INCLUDE VARIATIONS IN ROOF LINES WHICH MAY BE ACCOMPLISHED WITH THE USE OF DORMERS, GABLES AND/OR PARAPETS.
F. ALL EXTERIOR FACADES SHALL CONSIST OF BRICK AND/OR STONE. THE CORNICES AND GABLES SHALL CONSIST OF STUCCO, STONE, AND/OR HARDI-PLANK.
G. OWNER SHALL INSTALL STREET TREES ALONG ALL STREETS TO BE PLACED BETWEEN THE SIDEWALK AND THE FRONT PROPERTY LINES, HAVE A MINIMUM TWO AND ONE-HALF INCH (2.5") CALIBER (DBH"), SHALL HAVE A MINIMUM TWENTY-FOUR FOOT (24.00 FT.) PLANTING AREA AND SHALL BE SPACED AN AVERAGE OF FORTY-FIVE FEET (45') APART. OWNER SHALL PROVIDE A LIST OF TEN (10) TREES TO BE PROVIDED AND SUBJECT TO MODIFICATION BY THE CITY.
H. A STREET SCAPING PLAN SHALL BE SUBMITTED TO THE CITY OF STOCKBRIDGE PLANNING AND ZONING STAFF FOR COMMENTS AND APPROVED BY THE CITY TO INCLUDE SIDEWALKS, STREET TREES, LANDSCAPING, STREET LIGHTING AND STREET FURNITURE. NOTE, HOWEVER, THAT THE CITY MAY APPROVE THE STREET SCAPE PLAN IF IT DETERMINES THAT WAITING FOR STAFF'S REVIEW HAS UNREASONABLY DELAYED OWNER.
I. ANY FLOOD PLAIN ALTERATION BE SUPPORTED BY A CERTIFIED ENGINEER AT THE PLAN REVIEW STAGE.
J. THE APPLICANT SHALL SUBMIT, TO THE CITY CLERK AND CITY ATTORNEY, AN UPDATED LEGAL DESCRIPTION AND PLAT, CERTIFIED BY AN ENGINEER, OR SURVEYOR LICENSED IN THE STATE OF GEORGIA, OF THE PROPERTY.
K. OWNER SHALL NOT CONSTRUCT AN ENTRANCE OR EXIT ONTO SHIELDS DRIVE FOR ACCESS TO THE PROJECT.
L. OWNER SHALL MAINTAIN A TWO HUNDRED FOOT (200) BUFFER BETWEEN THE PROJECT AND SHIELDS DRIVE. AN EXEMPTION TO THIS CONDITION SHALL AUTOMATICALLY ARISE SHOULD THE CITY COUNCIL APPROVE A REZONING OF SAID BUFFER AREA TO A SINGLE FAMILY DETACHED RESIDENTIAL ZONING CLASSIFICATION.
M. THIS REZONING APPLIES TO ONLY THE PROPERTY AND SHALL NOT BE CONSTRUED AS APPLYING TO THE AREAS ZONED COMMERCIAL ADJACENT TO THE PROPERTY.
N. AMENITIES WILL INCLUDE: 1,200 SQUARE FOOT CLUB HOUSE WITH FULL KITCHEN, GYM, GRILLS, BENCHES, AND FIREPLACE; ONE COMBINED PLAYGROUND WITH EQUIPMENT FOR BOTH TODDLERS AND OVER; 3,000 SQUARE FOOT ADDED FLEXIBLE USE AREA; 15'X30' PAVILION; GAZEBO; MONUMENT SIGNS; 1,400 LF ALL NATURAL WALKING TRAIL APPROXIMATELY 3' IN WIDTH AND BRIDGES NECESSARY TO CROSS BRUSH CREEK; EXTRA PARKING SPACES TO SERVE AMENITIES, SEE ZM-2022-01 (SHEET 10).

VARIANCES
A. THE MAXIMUM UNITS PER BUILDING MAY INCREASE FROM FIVE (5) UNITS TO SIX (6) UNITS PER BUILDING.
B. THE MINIMUM DISTANCE BETWEEN BUILDINGS MAY BE REDUCED FROM FORTY FEET (40') TO TWENTY FEET (20').
C. REDUCTION IN BUFFER FROM THIRTY FEET (30') TO TEN FEET (10') ALONG THE PROPOSED ENTRANCE AND BETWEEN THE PROPOSED LOCATION OF THE FIRST BUILDING FROM THE ENTRANCE AND THE PROPERTY LINE AS DEPICTED IN THE PROPOSED SITE PLAN INCLUDED IN OWNER'S OCTOBER 7, 2004 PROPOSAL ATTACHED HERETO AS EXHIBIT "A", SUBMITTED TO THE CITY COUNCIL AND ON FILE WITH THE CITY CLERK.
D. INDIVIDUAL RESIDENTIAL GARBAGE PICK-UP MAY BE PERMITTED
E. THE FRONT SETBACK REQUIREMENTS FOR THIS BUILDINGS ARE HERE BY REDUCED TO 10 FEET.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 59 AND 70 OF THE 12TH LAND DISTRICT, CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR & SURVEYORS CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA") AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY LINE OF SHIELDS ROAD (80 MINIMUM RIGHT-OF-WAY) AND THE LINE COMMON TO LAND LOTS 59 AND 70;

THENCE LEAVING THE WESTERN RIGHT-OF-WAY LINE OF SHIELDS ROAD AND RUNNING ALONG SAID LINE COMMON TO LAND LOTS 59 AND 70, NORTH 89 DEGREES 25 MINUTES 38 SECONDS WEST, 19.54 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE LEAVING SAID LINE COMMON TO LAND LOTS 59 AND 70, NORTH 23 DEGREES 23 MINUTES 43 SECONDS WEST, 0.99 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 74 DEGREES 01 MINUTES 24 SECONDS WEST, 10.26 FEET TO A POINT;

THENCE NORTH 80 DEGREES 57 MINUTES 45 SECONDS WEST, 23.50 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 87 DEGREES 19 MINUTES 37 SECONDS WEST, 107.41 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 81 DEGREES 25 MINUTES 52 SECONDS WEST, 117.86 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 86 DEGREES 47 MINUTES 59 SECONDS WEST, 112.98 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE SOUTH 87 DEGREES 19 MINUTES 26 SECONDS WEST, 19.89 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 86 DEGREES 59 MINUTES 29 SECONDS WEST, 9.04 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");
THENCE SOUTH 02 DEGREES 54 MINUTES 32 SECONDS WEST, 20.00 FEET TO A 1/2" REBAR & SURVEYOR'S CAP (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA") SET ON THE LINE COMMON TO LAND LOTS 59 AND 70;

THENCE ALONG THE LINE COMMON TO LAND LOTS 59 AND 70, NORTH 89 DEGREES 25 MINUTES 38 SECONDS WEST, 609.38 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE CONTINUING ALONG THE LINE COMMON TO LAND LOTS 59 AND 70, NORTH 89 DEGREES 31 MINUTES 00 SECONDS WEST, 66.00 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE LEAVING SAID LINE COMMON TO LAND LOTS 59 AND 70, SOUTH 49 DEGREES 31 MINUTES 16 SECONDS WEST, 198.75 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE 16.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT, (SAID CURVE HAVING A RADIUS OF 125.00 FEET AND A CHORD OF SOUTH 42 DEGREES 36 MINUTES 52 SECONDS WEST, 16.89 FEET) TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE SOUTH 38 DEGREES 45 MINUTES 28 SECONDS WEST, 199.44 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 50 DEGREES 27 MINUTES 40 SECONDS WEST, 21.49 FEET TO A POINT;

THENCE SOUTH 39 DEGREES 53 MINUTES 14 SECONDS WEST, 33.51 FEET TO A POINT;

THENCE NORTH 81 DEGREES 11 MINUTES 39 SECONDS WEST, 490.83 FEET TO A POINT;

THENCE NORTH 44 DEGREES 16 MINUTES 46 SECONDS EAST, 56.06 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE SOUTH 81 DEGREES 16 MINUTES 46 SECONDS EAST, 380.00 FEET TO A REBAR & SURVEYOR'S CAP FOUND;

THENCE NORTH 76 DEGREES 34 MINUTES 50 SECONDS EAST, 368.03 FEET TO A REBAR & SURVEYOR'S CAP FOUND (STAMPED "COA 813");

THENCE NORTH 81 DEGREES 33 MINUTES 35 SECONDS WEST, 325.00 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 14 DEGREES 13 MINUTES 39 SECONDS EAST, 251.71 FEET TO A 1/2" OPEN TOP PIPE FOUND;

THENCE NORTH 03 DEGREES 29 MINUTES 29 SECONDS WEST, 115.51 FEET TO A 1/2" REBAR & SURVEYORS CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 89 DEGREES 59 MINUTES 56 SECONDS EAST, 285.93 FEET TO A 1/2" REBAR & SURVEYORS CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE SOUTH 12 DEGREES 52 MINUTES 48 SECONDS WEST, 45.57 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE SOUTH 89 DEGREES 47 MINUTES 07 SECONDS EAST, 139.32 FEET TO A 3/8" SECONDS REBAR FOUND;

THENCE NORTH 89 DEGREES 54 MINUTES 21 SECONDS EAST, 499.19 FEET TO A 3/8" REBAR FOUND ON THE WESTERN RIGHT-OF-WAY LINE OF SHIELDS ROAD;

THENCE ALONG THE WESTERN RIGHT-OF-WAY LINE OF SHIELDS ROAD, 156.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 977.56 FEET AND A CHORD OF SOUTH 09 DEGREES 27 MINUTES 31 SECONDS EAST, 156.65 FEET) TO A POINT;

THENCE CONTINUING ALONG THE WESTERN RIGHT-OF-WAY LINE OF SHIELDS ROAD, 82.66 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1308.66 FEET AND A CHORD OF SOUTH 14 DEGREES 04 MINUTES 07 SECONDS EAST, 82.65 FEET) TO A POINT;

THENCE CONTINUING ALONG THE WESTERN RIGHT-OF-WAY LINE OF SHIELDS ROAD, 308.63 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 12388.91 FEET AND A CHORD OF SOUTH 20 DEGREE 29 MINUTES 39 SECONDS EAST, 308.62 FEET TO A POINT;

THENCE CONTINUING ALONG THE WESTERN RIGHT-OF-WAY LINE OF SHIELDS ROAD, SOUTH 34 DEGREES 48 MINUTES 51 SECONDS EAST, 139.27 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 15.7438 ACRES (685,735 SQUARE FEET).

OWNERS CERTIFICATE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREIN SHOWN FOR THE PURPOSE(S) THEREIN EXPRESSED.

OWNER - PIVOTAL ENTERPRISES, LLC — DATE: 9/8/2023

CITY OF STOCKBRIDGE APPROVAL:

CITY OF STOCKBRIDGE ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, NOR FOR THE EXTENSION OF CULVERTS BEYOND THE POINTS SHOWN ON THIS PLAT AND AS REQUIRED BY THE MUNICIPAL CODE OF THE CITY OF STOCKBRIDGE.

THIS PLAT IS HEREBY APPROVED FOR RECORDING:

BY: _____
CITY OF STOCKBRIDGE Planning Commission Chair
DATE: 9/18/2023

THIS PLAT IS HEREBY APPROVED FOR RECORDING:

BY: _____
CITY OF STOCKBRIDGE COMMUNITY DEVELOPMENT DEPARTMENT
DATE: 8-31-23

THIS PLAT IS HEREBY APPROVED FOR RECORDING:

BY: _____
CITY OF STOCKBRIDGE ENGINEERING
DATE: 8/31/23

FLOOD NOTE:

ACCORDING TO FEMA F.I.R.M. PANELS: ***13151C0208D & 13151C0207D*** EFFECTIVE DATE: ***OCTOBER 5, 2016*** AND BY GRAPHIC PLOTTING ONLY, PORTION(S) OF THIS PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE ***AE*** OF THE FLOOD INSURANCE RATE MAP FOR HENRY COUNTY, GA.

SEILER & ASSOCIATES, INC
PROFESSIONAL SURVEYORS
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PHOTOS ON THE WEB AT WWW.SEILERASSOC.COM

FINAL TOWNHOME PLAT
FOR
BRUSH CREEK COMMONS
CITY OF STOCKBRIDGE,
(HENRY COUNTY), GEORGIA

GEORGIA REGISTERED No. 2386 PROFESSIONAL LAND SURVEYOR KEITH SEILER
8-30-23

NO.	DESCRIPTION	DATE	BY	APPR.
1-3	BRUSH CREEK COMMENTS	2-27-23	BCM	KS
4	CLIENT REVIEW COMMENTS	5-15-23	BCM	KS
5	CLIENT REVIEW COMMENTS	6-13-23	BCM	KS
6	CLIENT REVIEW COMMENTS	7-13-23	BCM	KS
7	CLIENT REVIEW COMMENTS	7-20-23	BCM	KS
8	CLIENT REVIEW COMMENTS	7-21-23	BCM	KS
9	CLIENT REVIEW COMMENTS	8-30-23	BCM	KS

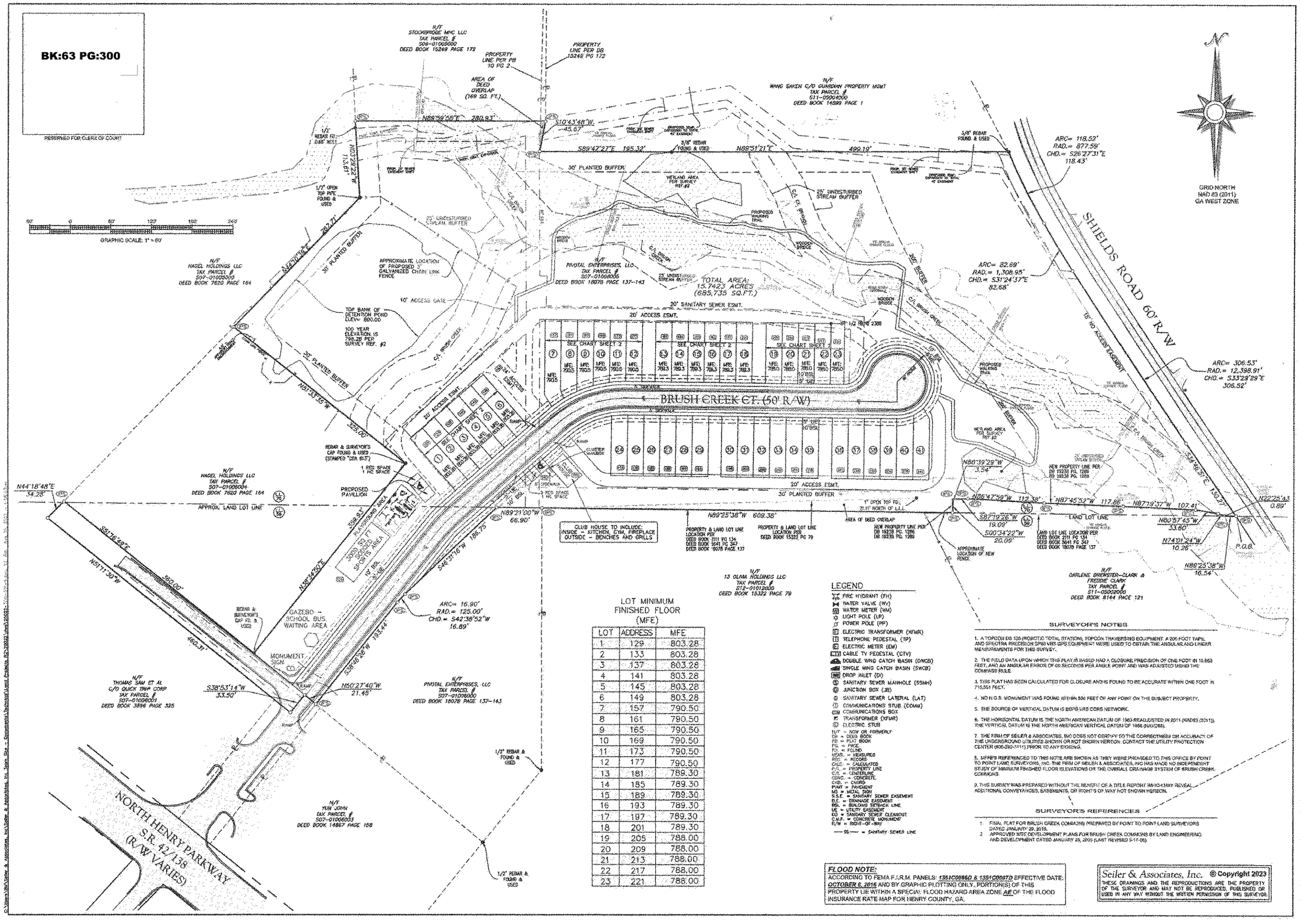
REVISIONS

DATE: FEBRUARY 21, 2023
SCALE: HORZ: 1" = 60'
FIELD BOOK: PROJECT
DATE OF FIELD SURVEY: JULY 19, 2021
LAND LOT(S): 59 & 70
DISTRICT: 12 TH
SECTION: N/A
COUNTY: HENRY (CITY OF STOCKBRIDGE)
SURVEYED: KS
DRAWN: BCM
CHECKED: KS
APPROVED: KS
PROJECT NO.: 2-20022
DWG NAME: 20022-SSD-001-8.dwg

SHEET 1 OF 10

BK:63 PG:300

RESERVED FOR CLERK OF COURT



LOT MINIMUM FINISHED FLOOR (MFE)

LOT	ADDRESS	MFE
1	129	803.28
2	133	803.28
3	137	803.28
4	141	803.28
5	145	803.28
6	149	803.28
7	157	790.50
8	161	790.50
9	165	790.50
10	169	790.50
11	173	790.50
12	177	790.50
13	181	789.30
14	185	789.30
15	189	789.30
16	193	789.30
17	197	789.30
18	201	789.30
19	205	788.00
20	209	788.00
21	213	788.00
22	217	788.00
23	221	788.00

LEGEND

- FH = FIRE HYDRANT
- WV = WATER VALVE
- WM = WATER METER
- LP = LIGHT POLE
- PP = POWER POLE
- TF = ELECTRIC TRANSFORMER (XFMR)
- TP = TELEPHONE PEDESTAL
- EM = ELECTRIC METER
- CTV = CABLE TV PEDESTAL
- DWCB = DOUBLE WING CATCH BASIN
- SWCB = SINGLE WING CATCH BASIN
- DI = DROP INLET
- SMH = SANITARY SEWER MANHOLE
- JB = JUNCTION BOX
- SSL = SANITARY SEWER LATERAL
- COMM = COMMUNICATIONS STUB
- CB = COMMUNICATIONS BOX
- XFMR = TRANSFORMER
- ES = ELECTRIC STUB

N/F = NOW OR FORMERLY
DB = DEED BOOK
PB = PLAT BOOK
PG. = PAGE
FD. = FOUND
MEAS. = MEASURED
REC. = RECORD
CALC. = CALCULATED
P/L = PROPERTY LINE
C/L = CENTERLINE
CONC. = CONCRETE
CHD. = CHORD
PVMT = PAVEMENT
MS = METAL SIGN
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
BSL = BUILDING SETBACK LINE
UE = UTILITY EASEMENT
SD = SANITARY SEWER CLEANOUT
C.M.F. = CONCRETE MONUMENT
R/W = RIGHT-OF-WAY
SS = SANITARY SEWER LINE

SURVEYOR'S NOTES:

1. A TOPCON DB 120 (ROBOTIC TOTAL STATION), TOPCON TRAVERSING EQUIPMENT, A 200 FOOT TAPE AND SPECTRA PRECISION SP80 VRS GPS EQUIPMENT WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAD A CLOSURE PRECISION OF ONE FOOT IN 18,863 FEET, AND AN ANGULAR ERROR OF 09 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 715,551 FEET.
4. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
5. THE SOURCE OF VERTICAL DATUM IS GPS/VRS CORS NETWORK.
6. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83 (2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. THE FIRM OF SEILER & ASSOCIATES, INC DOES NOT CERTIFY TO THE CORRECTNESS OR ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER (800-282-7411) PRIOR TO ANY DIGGING.
8. MFE'S REFERENCED TO THIS NOTE ARE SHOWN AS THEY WERE PROVIDED TO THIS OFFICE BY POINT TO POINT LAND SURVEYORS, INC. THE FIRM OF SEILER & ASSOCIATES, INC HAS MADE NO INDEPENDENT STUDY OF MINIMUM FINISHED FLOOR ELEVATIONS OR THE OVERALL DRAINAGE SYSTEM OF BRUSH CREEK COMMONS.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.

SURVEYOR'S REFERENCES

1. FINAL PLAT FOR BRUSH CREEK COMMONS PREPARED BY POINT TO POINT LAND SURVEYORS DATED JANUARY 29, 2015.
2. APPROVED SITE DEVELOPMENT PLANS FOR BRUSH CREEK COMMONS BY LAND ENGINEERING AND DEVELOPMENT DATED JANUARY 25, 2005 (LAST REVISED 9-17-06).

FLOOD NOTE:
ACCORDING TO FEMA F.I.R.M. PANELS: *13151C0086D & 13151C0087D* EFFECTIVE DATE: *OCTOBER 6, 2016* AND BY GRAPHIC PLOTTING ONLY, PORTION(S) OF THIS PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE *AE* OF THE FLOOD INSURANCE RATE MAP FOR HENRY COUNTY, GA.

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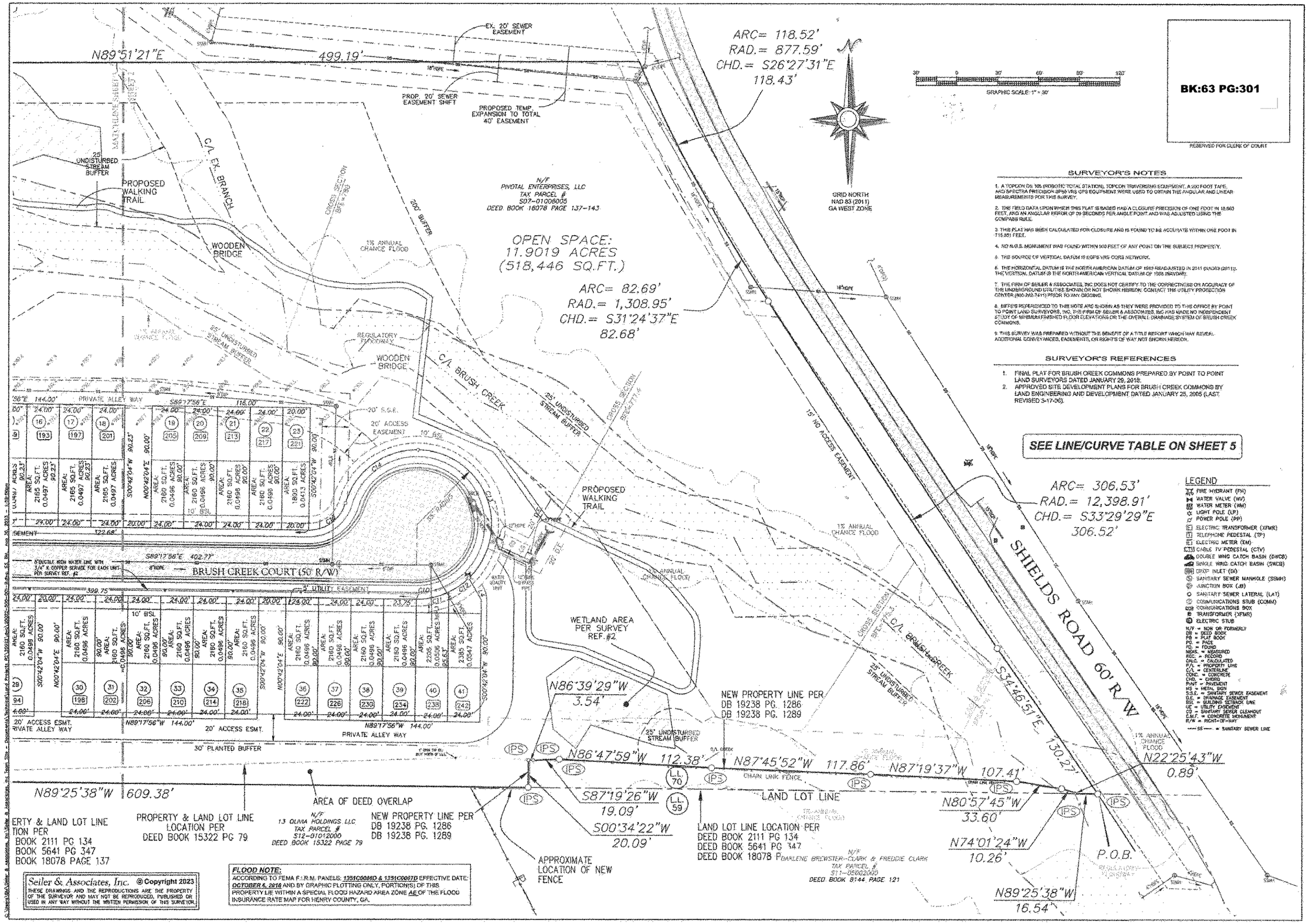
FINAL TOWNHOME PLAT FOR BRUSH CREEK COMMONS CITY OF STOCKBRIDGE, (HENRY COUNTY), GEORGIA

8-30-23

NO.	DESCRIPTION / AMENDMENT / CHANGES	DATE	BY	APPR.
1-3	BOUNDARY, TOPO	2-24-23	BCM	KS
4	CLIENT REVIEW COMMENTS	3-7-23	BCM	KS
5	CLIENT REVIEW COMMENTS	6-15-23	BCM	KS
6	CLIENT REVIEW COMMENTS	7-13-23	BCM	KS
7	CLIENT REVIEW COMMENTS	7-26-23	BCM	KS
8	CLIENT REVIEW COMMENTS	7-21-23	BCM	KS
9	CLIENT REVIEW COMMENTS	8-30-23	BCM	KS

REVISIONS

SHEET 2 of 10
DATE: FEBRUARY 24, 2023
SCALE: 1" = 60'
VERT.: N/A
FIELD BOOK: PROJECT
DATE OF FIELD SURVEY: JULY 19, 2021
LAND LOT(S): 99 & 70
DISTRICT: 12 TH
SECTION: N/A
COUNTY: HENRY (CITY OF STOCKBRIDGE)
DRAWN: BCM
CHECKED: KS
APPROVED: KS
PROJECT NO.: 20-092
DWG NAME: 20222-300-001-3.dwg



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FINAL TOWNHOME PLAT FOR BRUSH CREEK COMMONS CITY OF STOCKBRIDGE, (HENRY COUNTY), GEORGIA

GEORGIA REGISTERED LAND SURVEYOR
KEITH SEILER
8-30-23

NO.	DESCRIPTION	DATE	BY	APPR.
1-3	BOUNDARY & UTILITY CHANGES	2-27-23	BM	KS
4	CLIENT REVIEW COMMENTS	3-7-23	BDM	KS
5	CLIENT REVIEW COMMENTS	6-15-23	BDM	KS
6	CLIENT REVIEW COMMENTS	7-13-23	BDM	KS
7	CLIENT REVIEW COMMENTS	7-26-23	BDM	KS
8	CLIENT REVIEW COMMENTS	7-31-23	BDM	KS
9	CLIENT REVIEW COMMENTS	8-30-23	BDM	KS

DATE: FEBRUARY 21, 2023
SCALE: HORZ.: 1" = 30'
VERT.: N/A
FIELD BOOK: PROJECT
DATE OF FIELD SURVEY: JULY 19, 2021
LAND LOT(S): 59 & 70
DISTRICT: 12 TH
SECTION: N/A
COUNTY: HENRY (CITY OF STOCKBRIDGE)
SURVEYED: BDM
DRAWN: BDM
CHECKED: KS
APPROVED: KS
PROJECT NO.: 20-022
DWG NAME: 20022-500-001-3.dwg

SHEET 3 OF 10

BK:63 PG:302

RESERVED FOR CLERK OF COURT

FLOOD NOTE:
ACCORDING TO FEMA F.I.R.M. PANELS: *13151C0085D & 13151C0057D* EFFECTIVE DATE: *OCTOBER 6, 2016* AND BY GRAPHIC PLOTTING ONLY, PORTION(S) OF THIS PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE *AE* OF THE FLOOD INSURANCE RATE MAP FOR HENRY COUNTY, GA.

30' 0 30' 60' 90' 120'
GRAPHIC SCALE: 1" = 30'

LEGEND
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- LIGHT POLE (LP)
- POWER POLE (PP)
- ELECTRIC TRANSFORMER (XFMR)
- TELEPHONE PEDESTAL (TP)
- ELECTRIC METER (EM)
- CABLE TV PEDESTAL (CTV)
- DOUBLE WING CATCH BASIN (DWCB)
- SINGLE WING CATCH BASIN (SWCB)
- DROP INLET (DI)
- SANITARY SEWER MANHOLE (SSMH)
- JUNCTION BOX (JB)
- SANITARY SEWER LATERAL (LAT)
- COMMUNICATIONS STUB (COMM)
- COMMUNICATIONS BOX
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N/F = NOW OR FORMERLY
DB = DEED BOOK
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S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
BSL = BUILDING SETBACK LINE
UE = UTILITY EASEMENT
CO = SANITARY SEWER CLEANOUT
C.M.F. = CONCRETE MONUMENT
R/W = RIGHT-OF-WAY
SS = SANITARY SEWER LINE

GRID NORTH
NAD 83 (2011)
GA WEST ZONE

N/F
NAGEL HOLDINGS LLC
TAX PARCEL #
507-01005000
DEED BOOK 7620 PAGE 164

N/F
NAGEL HOLDINGS LLC
TAX PARCEL #
507-01008004
DEED BOOK 7620 PAGE 164

N89°59'58"E 280.93'
S10°43'48"W 45.67'
S89°47'27"E 195.32'
N89°51'21"E
N03°29'22"W 113.61'
N44°10'39"E 267.71'
N51°33'35"W 325.00'
N89°21'00"W

EX. 20' SEWER EASEMENT
PROP. 20' SEWER EASEMENT SHIFT
PROPOSED TEMP. EXPANSION TO TOTAL 40' EASEMENT
PROP. ESMT. EXPANSION
1% ANNUAL CHANCE FLOOD
WANG SAKEN C.
DEED
20' S.S.E.
30' PLANTED BUFFER
WETLAND AREA PER SURVEY REF. #2
25' UNDISTURBED STREAM BUFFER
PROPOSED WALKING TRAIL
C/L EX. BRANCH
C/L BRUSH CREEK
REGULATORY FLOODWAY
CROSS SECTION BFF-765.9
WOODEN BRIDGE
WOOD BRIDG
APPROXIMATE LOCATION OF PROPOSED 5' GALVANIZED CHAIN LINK FENCE
DETENTION POND TO BE OWNED BY THE HOMEOWNERS ASSOCIATION
TOP BANK OF DETENTION POND ELEV= 800.00
100 YEAR ELEVATION IS 798.28 PER SURVEY REF. #2
4.5' APPARENT FENCE ENCROACHMENT
CHAIN LINK FENCE
25' UNDISTURBED STREAM BUFFER
30' PLANTED BUFFER
APPROX. LAND LOT LINE
L.L. 70
L.L. 59
PROPOSED PAVILLION
1 REG SPACE
1 HC SPACE
BRUSH CREEK CT. (50' R/W)
PRIVATE ALLEY WAY
20' ACCESS ESMT.
CLUSTER MAILBOX
CLUB HOUSE
3 REG SPACE
1 HC SPACE
5' SIDEWALK
5' UTILITY EASEMENT
6" DUCTILE IRON WATER LINE WITH 3/4" K COPPER SERVICE FOR EACH UNIT PER SURVEY REF. #2
6" PVC
BRUSH C
MATCHLINE SHEET 3
SHEET 5
MATCHLINE SHEET 5
SHEET 3
N85°20'00"W 1003.00

SURVEYOR'S NOTES

1. A TOPCON DS-105 (ROBOTIC TOTAL STATION), TOPCON TRAVERSING EQUIPMENT, A 200 FOOT TAPE, AND SPECTRA PRECISION SP80 VRS GPS EQUIPMENT WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAD A CLOSURE PRECISION OF ONE FOOT IN 18,683 FEET, AND AN ANGULAR ERROR OF 09 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 115,691 FEET.
4. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
5. THE SOURCE OF VERTICAL DATUM IS EGPS VRS CORS NETWORK.
6. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83 (2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. THE FIRM OF SEILER & ASSOCIATES, INC DOES NOT CERTIFY TO THE CORRECTNESS OR ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER, (800-282-7411) PRIOR TO ANY DIGGING.
8. MFRE'S REFERENCED TO THIS NOTE ARE SHOWN AS THEY WERE PROVIDED TO THIS OFFICE BY POINT TO POINT LAND SURVEYORS, INC. THE FIRM OF SEILER & ASSOCIATES, INC HAS MADE NO INDEPENDENT STUDY OF MINIMUM FINISHED FLOOR ELEVATIONS OR THE OVERALL DRAINAGE SYSTEM OF BRUSH CREEK COMMONS.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.

SURVEYOR'S REFERENCES

1. FINAL PLAT FOR BRUSH CREEK COMMONS PREPARED BY POINT TO POINT LAND SURVEYORS DATED JANUARY 29, 2018.
2. APPROVED SITE DEVELOPMENT PLANS FOR BRUSH CREEK COMMONS BY LAND ENGINEERING AND DEVELOPMENT DATED JANUARY 25, 2005 (LAST REVISED 9-17-06).

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PROUDLY ON THE WEB AT WWW.SEILERSURVEYING.COM

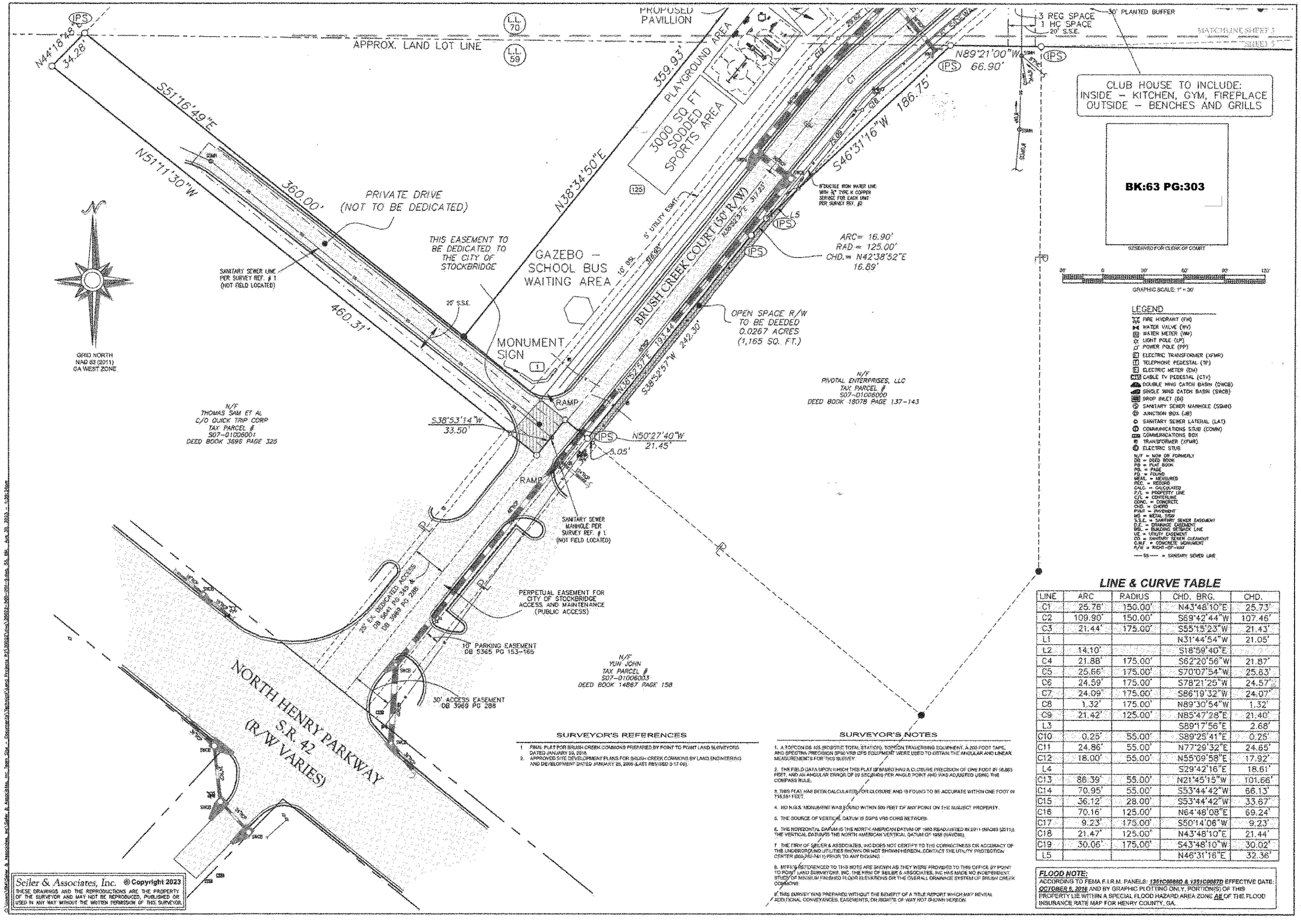
FINAL TOWNHOME PLAT FOR BRUSH CREEK COMMONS
CITY OF STOCKBRIDGE, (HENRY COUNTY), GEORGIA

GEORGIA REGISTERED LAND SURVEYOR
KEITH SEILER
8-30-23

NO.	DESCRIPTION / REVISIONS	DATE	BY	APPR'D
1-3	BOUNDARY, AMENITY, CHANGES	2-27-23	BCM	KS
4	CLIENT REVIEW COMMENTS	3-7-23	BCM	KS
5	CLIENT REVIEW COMMENTS	6-15-23	BCM	KS
6	CLIENT REVIEW COMMENTS	7-13-23	BCM	KS
7	CLIENT REVIEW COMMENTS	7-20-23	BCM	KS
8	CLIENT REVIEW COMMENTS	7-21-23	BCM	KS
9	CLIENT REVIEW COMMENTS	8-29-23	BCM	KS

DATE: FEBRUARY 21, 2023
SCALE: HORIZ 1" = 30'
VERT.: N/A
FIELD BOOK: PROJECT
DATE OF FIELD SURVEY: MAY 19, 2021
LAND LOT(S): 59 & 70
DISTRICT: 10TH
SECTION: N/A
COUNTY: HENRY (CITY OF STOCKBRIDGE)
SURVEYED: KS
DRAWN: BCM
CHECKED: KS
APPROVED: KS
PROJECT NO: 20-022
DWG NAME: 20022-500-001-3.dwg

SHEET 4 OF 10



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1. FINAL PLAT FOR BRUSH CREEK COMMONS PREPARED BY POINT TO POINT LAND SURVEYORS DATED JANUARY 29, 2018.
2. APPROVED SITE DEVELOPMENT PLANS FOR BRUSH CREEK COMMONS BY LAND ENGINEERING AND DEVELOPMENT DATED JANUARY 25, 2006 (LAST REVISED 3-17-06).

SURVEYOR'S NOTES

1. A TOPCON GS-105 (ROBOTIC TOTAL STATION), TOPCON TRAVERSING EQUIPMENT, A 200 FOOT TAPE, AND SPECTRA PRECISION SP80 VRS GPS EQUIPMENT WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 16,863 FEET, AND AN ANGULAR ERROR OF 09 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 715,551 FEET.
4. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
5. THE SOURCE OF VERTICAL DATUM IS GGPS VRS CORS NETWORK.
6. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83 (2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. THE FIRM OF SEILER & ASSOCIATES, INC DOES NOT CERTIFY TO THE CORRECTNESS OR ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER (800-282-7411) PRIOR TO ANY DIGGING.
8. METES REFERENCED TO THIS NOTE ARE SHOWN AS THEY WERE PROVIDED TO THIS OFFICE BY POINT TO POINT LAND SURVEYORS, INC. THE FIRM OF SEILER & ASSOCIATES, INC HAS MADE NO INDEPENDENT STUDY OF MINIMUM FINISHED FLOOR ELEVATIONS OR THE OVERALL DRAINAGE SYSTEM OF BRUSH CREEK COMMONS.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.

LEGEND

- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- LIGHT POLE (LP)
- POWER POLE (PP)
- ELECTRIC TRANSFORMER (XFMR)
- TELEPHONE PEDESTAL (TP)
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- DOUBLE WING CATCH BASIN (DWCB)
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- COMMUNICATIONS BOX
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UE = UTILITY EASEMENT
CO = SANITARY SEWER CLEANOUT
C.M.F. = CONCRETE MONUMENT
R/W = RIGHT-OF-WAY

-SS- = SANITARY SEWER LINE

LINE & CURVE TABLE

LINE	ARC	RADIUS	CHD. BRG.	CHD.
C1	25.76'	150.00'	N43°48'10"E	25.73'
C2	109.90'	150.00'	S69°42'44"W	107.46'
C3	21.44'	175.00'	S55°15'23"W	21.43'
L1			N31°44'54"W	21.05'
L2	14.10'		S18°59'40"E	
C4	21.88'	175.00'	S62°20'56"W	21.87'
C5	25.66'	175.00'	S70°07'54"W	25.63'
C6	24.59'	175.00'	S78°21'25"W	24.57'
C7	24.09'	175.00'	S86°19'32"W	24.07'
C8	1.32'	175.00'	N89°30'54"W	1.32'
C9	21.42'	125.00'	N85°47'28"E	21.40'
L3			S89°17'56"E	2.68'
C10	0.25'	55.00'	S89°25'41"E	0.25'
C11	24.86'	55.00'	N77°29'32"E	24.65'
C12	18.00'	55.00'	N55°09'58"E	17.92'
L4			S29°42'16"E	18.61'
C13	86.39'	55.00'	N21°45'15"W	101.66'
C14	70.95'	55.00'	S53°44'42"W	66.13'
C15	36.12'	28.00'	S53°44'42"W	33.67'
C16	70.16'	125.00'	N64°48'08"E	69.24'
C17	9.23'	175.00'	S50°14'06"W	9.23'
C18	21.47'	125.00'	N43°48'10"E	21.44'
C19	30.06'	175.00'	S43°48'10"W	30.02'
L5			N46°31'16"E	32.36'

FLOOD NOTE:
ACCORDING TO FEMA F.I.R.M. PANELS: ***13151C0088D & 13151C0087D*** EFFECTIVE DATE: ***OCTOBER 5, 2016*** AND BY GRAPHIC PLOTTING ONLY, PORTION(S) OF THIS PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE ***AE*** OF THE FLOOD INSURANCE RATE MAP FOR HENRY COUNTY, GA.

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FINAL TOWNHOME PLAT FOR BRUSH CREEK COMMONS CITY OF STOCKBRIDGE, (HENRY COUNTY), GEORGIA

KEITH SEILER 8-30-23

NO.	DESCRIPTION	DATE	BY	APPR.
1-3	BOUNDARY, AREA'S CHANGES	2-27-23	BM	KS
4	CLIENT REVIEW COMMENTS	6-15-23	BDM	KS
5	CLIENT REVIEW COMMENTS	7-13-23	BDM	KS
6	CLIENT REVIEW COMMENTS	7-18-23	BDM	KS
7	CLIENT REVIEW COMMENTS	7-21-23	BDM	KS
8	CLIENT REVIEW COMMENTS	8-30-23	BDM	KS
9	CLIENT REVIEW COMMENTS			

DATE: FEBRUARY 21, 2023
SCALE: HORIZ. 1" = 30'
FIELD BOOK: MAPS/PROJECT
DATE OF FIELD SURVEY: JULY 19, 2021
LAND LOT(S): 59 & 70
DISTRICT: 12TH
SECTION: N/A
COUNTY: HENRY (CITY OF STOCKBRIDGE)
SURVEYED: JR
DRAWN: BDM
APPROVED: KS
PROJECT NO.: 20-022
DWG. NAME: 20022-SSC-201-5.dwg

SHEET 5 OF 10

BK:63 PG:304

RESERVED FOR CLERK OF COURT

SURVEYOR'S NOTES

1. A TOPCON GTS 105 (ROBOTIC TOTAL STATION) TOPCON TRAVERSING EQUIPMENT, A 300 FOOT TAPE, AND SPECTRA PRECISION SP60 VRS GPS EQUIPMENT WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAD A CLOSURE PRECISION OF ONE FOOT IN 16,583 FEET, AND AN ANGULAR ERROR OF 09 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 715,551 FEET.
4. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
5. THE SOURCE OF VERTICAL DATUM IS EGPS VRS CORS NETWORK.
6. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83 (2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. THE FIRM OF SEILER & ASSOCIATES, INC DOES NOT CERTIFY TO THE CORRECTNESS OR ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER (800-282-7411) PRIOR TO ANY DIGGING.
8. All PIE'S REFERENCED TO THIS NOTE ARE SHOWN AS THEY WERE PROVIDED TO THIS OFFICE BY POINT TO POINT LAND SURVEYORS, INC. THE FIRM OF SEILER & ASSOCIATES, INC HAS MADE NO INDEPENDENT STUDY OF MINIMUM FINISHED FLOOR ELEVATIONS OR THE OVERALL DRAINAGE SYSTEM OF BRUSH CREEK COMMONS.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.

SURVEYOR'S REFERENCES

1. FINAL PLAT FOR BRUSH CREEK COMMONS PREPARED BY POINT TO POINT LAND SURVEYORS DATED JANUARY 26, 2015.
2. APPROVED SITE DEVELOPMENT PLANS FOR BRUSH CREEK COMMONS BY LAND ENGINEERING AND DEVELOPMENT DATED JANUARY 26, 2006 (LAST REVISED 8-17-06).

FLOOD NOTE:
ACCORDING TO FEMA F.I.R.M. PANELS: ***13513C0085D & 13513C0057D*** EFFECTIVE DATE: **OCTOBER 8, 2014** AND BY GRAPHIC PLOTTING ONLY, PORTION(S) OF THIS PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE **AE** OF THE FLOOD INSURANCE RATE MAP FOR HENRY COUNTY, GA.

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Development Agreement between the City of Stockbridge and Royce Grant dated July 21, 2003

STATE OF GEORGIA

COUNTY OF HENRY

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into this 21st day of July, 2003, by and between the **CITY OF STOCKBRIDGE, GEORGIA**, a municipal corporation chartered under the laws of the State of Georgia (hereinafter "City") and **ROYCE GRANT** (hereinafter "Owner"). The Property encumbered by this Agreement shall consist one tract of land described in Exhibit "A," which is incorporated herein by reference.

PREAMBLE:

WHEREAS, Owner owns a tract of land consisting of 15.96 acres, more or less, that is depicted and described in the attached Exhibit "A";

WHEREAS, the Owner desires to develop the Property with townhouses in a profitable manner (the "Project") as depicted in the attached Exhibit "B", consistent with the zoning ordinances of the City (the "Zoning Ordinance"), and has an filed application (a copy of which is included in the Henry County Planning and Zoning Staff Report RZ-03-04 incorporated herein as Exhibit "C") to have the property rezoned to Multi-Family Residence district (RM-2 Townhouses) under the City's Zoning Ordinance;

WHEREAS, the Owner proposes to develop the Property similar to that shown in Exhibit "B" hereto attached;

WHEREAS, the State of Georgia has enacted The Georgia Development Impact Fee Act,

Received Time Oct. 30. 2007 9:03AM No. 2394

Development Agreement between the City of Stockbridge and Royce Grant dated July 21, 2003

codified at O.C.G.A. §§ 36-71-1, *et seq.*, which provides that impact fees may be imposed by counties and municipalities;

WHEREAS, the City is investigating and considering the enactment of impact fee ordinances;

WHEREAS, the City has not represented, nor can it guarantee that its infrastructure and existing public facilities as defined by O.C.G.A. § 36-71-2, are sufficient to accommodate the proposed Project;

WHEREAS, the parties requires assurances from the other that certain essential elements will occur in order to facilitate the development of the Property, to insure that the Property will be developed pursuant to the Zoning Ordinance, the zoning conditions imposed by the City, and this Agreement, and any amendments thereto; to preclude litigation; and to coordinate development efforts;

WHEREAS, execution of this Development Agreement is a condition of rezoning;

WHEREAS, the City and Owner are willing to execute this Agreement to verify and achieve all of said purposes.

NOW, THEREFORE, for and in consideration of the covenants and agreements hereinafter stated and for the sum of ONE AND 00/100 DOLLARS ($1.00) in hand paid, the receipt and sufficiency of which is hereby acknowledged and understood, the parties agree as follows:

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Development Agreement between the City of Stockbridge and Royce Grant dated July 21, 2003

AGREEMENT:

1.

Rezoning Application

The City has found that the application filed with the City for the rezoning of the Property is consistent with zoning policies and goals of the City. Said application has been approved subject to this Agreement and certain conditions. All parties agree that said conditions shall be made a part of the ordinance rezoning the Property. Said zoning shall become effective after the City of Stockbridge City Council passes the Rezoning Ordinance and the parties execute this Agreement.

The parties also acknowledge that the net density restrictions imposed by the Stockbridge Zoning Ordinance are applicable to the Project, and that the Project shall feature no more than forty-eight (48) units.

2.

Zoning Requirements of the Property

The validity and enforceability of this Agreement is conditional upon the City rezoning the Property to the zoning classification as follows.

A) **Rezoning.** The Property described in Exhibit "A" for a total of 15.96 acres, more or less, shall be rezoned from Single-Family Residence district (R-2) to Multi-Family Residence district (RM-2 Townhouses).

B) **Requirements Generally.** Owner shall comply with all applicable rules, regulations, and conditions of the Zoning Ordinance, except where specifically excluded herein, in the development of the Property including those expressed herein. For specific

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Development Agreement between the City of Stockbridge and Royce Grant dated July 21, 2003

reference, RM ordinance number 03-60, effective on March 10, 2003, shall apply and is attached hereto as **Exhibit "D"** and incorporated herein by reference. In addition to said ordinances, the conditions contained in this Agreement shall apply. If there is a conflict between the Zoning Ordinances and this Agreement, the terms of this Agreement shall control.

C) **Development Conditions.**

1) The following conditions shall apply to the Property.

a) Revise site plan to adhere to all City of Stockbridge RM-2 Ordinance requirements. (Note that approval of this rezoning is not an approval of the site plan submitted.)

b) Maximum building height shall be shown on the site plan.

c) All townhouses shall have a mixture of front facade consisting of covered entryway, porches, bay windows and balconies. Garages shall be accentuated with variations of design portions.

d) Owner shall submit elevations of buildings to be approved by the City. Note, however, that the City may approve elevations if it determines that waiting for Staff's review has unreasonably delayed Owner.

e) Each unit elevation per building shall be separate and distinct from the other and shall include variations in rooflines which may be accomplished with the use of dormers, gables and/or fireplaces.

f) Each unit shall have different brick, stucco and masonry theme from the other attached units.

g) Owner shall install street trees along all streets to be placed between the sidewalk and the front property lines, have a minimum two and one-half inch (3-5") caliber (d.b.h), shall have a minimum twenty-four foot (24 sq. ft.) planting area and shall be spaced on average of forty-five feet (45') apart. Owner shall provide a list of ten (10) trees to be

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Development Agreement between the City of Stockbridge and Royce Grant dated July 21, 2003

provided and subject to modification by the City.

h) A street scaping plan shall be submitted to Henry County Planning and Zoning Staff for comments and approved by the City to include sidewalks, street trees, landscaping, street lighting and street furniture. Note, however, that the City may approve the street scape plan if it determines that waiting for Staff's review has unreasonably delayed Owner.

i) Any flood plain alteration be supported by a certified engineer at the plan review stage.

j) The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.

k) Owner shall not construct an entrance or exit onto Shields Drive.

l) Owner shall maintain a two hundred foot (200') buffer between the Project and Shields Drive.

m) This rezoning applies to only the Property and shall not be construed as applying to the areas zoned commercial adjacent to the Property.

3.

Variances

No variances shall apply.

4.

Impact on Services

In conjunction with the development of the Property, the person or entity seeking to make such improvements shall satisfy the following requirements:

A) Submission of Plans and Specifications.

Owner shall submit plans and specifications for development of the Property and

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Development Agreement between the City of Stockbridge and Royce Grant dated July 21, 2003

construction of any and all improvements thereon in conformance with all applicable rules, regulations, and laws of the State of Georgia, and with all applicable rules, regulations, and ordinances of the City and this Agreement.

B) Traffic and Road Improvements

The person or entity seeking to make improvements on the Property shall pay for road improvement costs or complete road improvements as follows:

1) Deceleration lane into and from the Property.

2) Other road improvement required by Henry County Department of Transportation or the City after review of Plans referenced in subparagraph 4.A. above.

C) Water and Sewerage Improvements.

1) The Owner shall pay the cost to extend or extend at its own expense the existing water main to the Property.

2) The Owner shall pay the cost to extend or extend at its own expense the necessary sewage outfall line to service the Project.

3) The Owner shall be responsible for the development of all water and sewer lines located within the Property.

5.

Impact Fees and Credits

A) Traffic and Road Impact Fees.

If the Owner is assessed at any time in the future traffic and road impact fees by the

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FINAL TOWNHOME PLAT FOR BRUSH CREEK COMMONS CITY OF STOCKBRIDGE, (HENRY COUNTY), GEORGIA

REGISTERED LAND SURVEYOR
KEITH SEILER
8-30-23

NO.	REVISIONS DESCRIPTION	DATE	BY
1-3	BOUNDARY AND TOPO CHANGES	5-27-23	BDM KS
4	CLIENT REVIEW COMMENTS	6-15-23	BDM KS
5	CLIENT REVIEW COMMENTS	7-13-23	BDM KS
6	CLIENT REVIEW COMMENTS	7-20-23	BDM KS
7	CLIENT REVIEW COMMENTS	7-31-23	BDM KS
8	CLIENT REVIEW COMMENTS	8-30-23	BDM KS
9	CLIENT REVIEW COMMENTS		

DATE: FEBRUARY 21, 2023
SCALE: HORZ.: 1" = 60'
FIELD WORK: PROJECT
DATE OF FIELD SURVEY: MAY 19, 2021
LAND LOT(S): 59 & 70
DISTRICT: 12TH
SECTION: N/A
COUNTY: HENRY (CITY OF STOCKBRIDGE)
SURVEYED: BB
DRAWN BY: BDM
CHECKED: KS
APPROVED: KS
PROJECT NO.: 20-022
DWG NAME: 20022-500-001-8.dwg

SHEET 6 OF 10

BK:63 PG:305

RESERVED FOR CLERK OF COURT

SURVEYOR'S NOTES

1. A TOPCON GE 105 (ROBOTIC TOTAL STATION), TOPCON TRAVERSING EQUIPMENT, A 200 FOOT TAPE, AND SPECTRA PRECISION SP80 VRS GPS EQUIPMENT WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAD A CLOSURE PRECISION OF ONE FOOT IN 15,683 FEET, AND AN ANGULAR ERROR OF 09 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 715,251 FEET.
4. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
5. THE SOURCE OF VERTICAL DATUM IS EGPS VRS CORS NETWORK.
6. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83 (2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. THE FIRM OF SEILER & ASSOCIATES, INC DOES NOT CERTIFY TO THE CORRECTNESS OR ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER (800-282-7411) PRIOR TO ANY DIGGING.
8. MPER'S REFERENCED TO THIS NOTE ARE SHOWN AS THEY WERE PROVIDED TO THIS OFFICE BY POINT TO POINT LAND SURVEYORS, INC. THE FIRM OF SEILER & ASSOCIATES, INC HAS MADE NO INDEPENDENT STUDY OF MINIMUM FINISHED FLOOR ELEVATIONS OR THE OVERALL DRAINAGE SYSTEM OF BRUSH CREEK COMMONS.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.

SURVEYOR'S REFERENCES

1. FINAL PLAT FOR BRUSH CREEK COMMONS PREPARED BY POINT TO POINT LAND SURVEYORS DATED JANUARY 29, 2018.
2. APPROVED SITE DEVELOPMENT PLANS FOR BRUSH CREEK COMMONS BY LAND ENGINEERING AND DEVELOPMENT DATED JANUARY 25, 2005 (LAST REVISED 3-17-06).

FLOOD NOTE:
ACCORDING TO FEMA F.I.R.M. PANELS: ***13151C0086D & 13151C0067D*** EFFECTIVE DATE: ***OCTOBER 6, 2016*** AND BY GRAPHIC PLOTTING ONLY, PORTION(S) OF THIS PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE ***AE*** OF THE FLOOD INSURANCE RATE MAP FOR HENRY COUNTY, GA.

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Development Agreement between the City of Stockbridge and Royce Grant dated July 23, 2003

City, the Owner will be given credit against such impact fees as an amount equal to:

A) All funds expended by the Owner for improvement of North Henry Boulevard.

B) Water and Sewer Impact Fees.

If water or sewer impact fees are assessed at the time of issuance of building permits, said water or sewer impact fees shall be paid to the City.

6.

Covenants Running With the Land

The terms and conditions of this Agreement shall be binding upon each party and its successors in title and shall run with the title to the Property. Notice of this Agreement shall be filed of record in office of the Clerk of the Superior Court of Henry County, as shown on Exhibit "E" hereto attached. Any modifications agreed to by the parties also shall be subject to this notice of filing requirement.

7.

Date of Effectiveness of this Agreement

This Agreement shall be effective between the parties, their successors and assigns, immediately upon execution of this Agreement by all parties hereto.

8.

Date of Effectiveness of Rezoning

The rezoning set forth in this Agreement shall take effect upon: (i) approval of the rezoning ordinance by the City of Stockbridge City Council; and (ii) the execution of this Agreement.

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Development Agreement between the City of Stockbridge and Royce Grant dated July 23, 2003

9.

Relation to Zoning

The terms of this Agreement shall be incorporated into and made a part of any Zoning Approval of the City rezoning the Property. The zoning classifications set forth herein shall be conditioned on the terms of this Agreement and binding on the Owner's successors and assigns. If these terms are modified pursuant to Paragraph 11 of this Agreement, such modifications shall be likewise binding on Owner's successors and assigns.

10.

Previous Written and Oral Statements

All previously written or transcribed plans, documents, letters, notes, minutes, and memorandums, together with all oral representations and agreements concerning all matters set forth in this Agreement have been incorporated herein, and the terms and conditions of this Agreement shall supersede any previous agreements between the parties. The parties agree that time shall be of the essence of this Agreement. This Agreement may be executed in counterparts, and each counterpart, and all counterparts together, shall constitute the original Agreement.

11.

Amendment and Modification of Agreement

This Agreement represents the entire understanding of the parties hereto, and any amendments, changes, additions, or deletions shall be made in writing upon the mutual agreement of the parties, executed by the City and the Owner, or the Owner's assigns and successors in title.

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Development Agreement between the City of Stockbridge and Royce Grant dated July 23, 2003

12.

Binding Effect

This Agreement shall be binding upon the undersigned and their agents, heirs, administrators, executors, successors, and assigns. This Agreement shall be binding on any person or entity that develops or uses the Property under the zoning classifications granted herein. The parties expressly stipulate that there are no third party beneficiaries to this Agreement.

13.

Future Changes in Development Standards

All development regulations, guidelines, standards, rules, and conditions of the City in effect as of the date of this Agreement and the regulations, guidelines, standards, rules, and conditions of this Agreement shall control over any future changes in the City regulations, guidelines, standards, rules, and conditions.

14.

Captions and Definitions

Captions, the description headings of the separate articles, sections and paragraphs contained in this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any of the provisions hereof.

"Owner" includes Royce Grant and any developer, builder or other person who seeks land disturbance permits for the Property. "Owner" also includes any assignee or successor in interest to the Property.

Received Time Oct. 30. 2007 9:03AM No. 2394

Development Agreement between the City of Stockbridge and Royce Grant dated July 23, 2003

All terms used in this Agreement which are not otherwise defined herein shall be defined in the manner prescribed by the Zoning Ordinance or RM Ordinance, as applicable.

15.

Severability

The invalidity or unenforceability of any provision of this Agreement shall not effect the validity or enforceability of any other provision of this Agreement, which shall remain in full force and effect.

Each person executing or attesting this Agreement warrants and represents that he or she is fully authorized to do so. Each person also stipulates that he or she has been afforded an adequate opportunity to read this Agreement and to consult with an attorney prior to executing the same, and that all signatures are given knowingly, voluntarily, and with full awareness of the terms contained herein. The parties also agree that this Agreement has been prepared after negotiations and, as a result, neither party may be considered the sole author thereof, and it should not be construed in favor or against either party by a court of competent jurisdiction.

16.

Applicable Law

The laws of the State of Georgia shall govern the validity, interpretation, performance and enforcement of this Agreement and any dispute involving this Agreement or the Property without regard to conflicts of laws principles.

Received Time Oct. 30. 2007 9:02AM No. 2394

Development Agreement between the City of Stockbridge and Royce Grant dated _____, 2003

17.

Enforcement

1) In the event that Owner, its successors, or its assignees fail to comply with the terms of this Agreement, the City shall be authorized to refuse occupancy permits, construction permits, development permits, and to terminate construction and development of the Property. If Owner, its successors, or its assignees bring an action of any nature or description under this Agreement, or if it becomes necessary for the City to bring such an action, Owner, its successors, or its assignees shall be responsible for reimbursing the City for all costs and expenses, including attorneys fees, incurred in connection with such a proceeding.

2) This agreement may be enforced by the Municipal Court of the City of Stockbridge or any other court having jurisdiction over the same.

18.

Rights Cumulative

All rights, powers and privileges conferred hereunder upon parties hereto shall be cumulative but not restrictive to those given by law. No waiver of any default hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by a party shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

Received Time Oct. 30. 2007 9:03AM No. 2394

Development Agreement between the City of Stockbridge and Royce Grant dated July 23, 2003

In the event that Owner, its successors, or its assignees fail to comply with the terms of this Agreement, the City shall be authorized to refuse occupancy permits, construction permits, development permits, and to terminate construction and development of the Property. If Owner, its successors, or its assignees bring an action of any nature or description under this Agreement, or if it becomes necessary for the City to bring such an action, Owner, its successors, or its assignees shall be responsible for reimbursing the City for all costs and expenses, including attorneys fees, incurred in connection with such a proceeding.

19.

Stipulation and Waiver

Owner knowingly and voluntarily waives any right to challenge the validity of this Agreement, in whole or in part, in a court of competent jurisdiction or to seek monetary relief, including but not limited to damages, costs, sanctions, or fees, from the City in connection with this agreement, the zoning of the Property or the development of the Property. Each party agrees to execute this Agreement and any other documents necessary to encumber the Property so as to bind all successors in interest in a similar manner.

Received Time Oct. 30. 2007 9:03AM No. 2394

SEILER & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS
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FINAL TOWNHOME PLAT
FOR
BRUSH CREEK COMMONS
CITY OF STOCKBRIDGE,
(HENRY COUNTY), GEORGIA

GEORGIA REGISTERED SEILER 8-30-23

NO.	DESCRIPTION	DATE	BY	APPR.
1-4	BOUNDARY, TOPO, NAMES	2-27-23	BDM	KS
	CLIENT REVIEW COMMENTS	3-27-23	BDM	KS
5	CLIENT REVIEW COMMENTS	6-15-23	BDM	KS
6	CLIENT REVIEW COMMENTS	7-13-23	BDM	KS
7	CLIENT REVIEW COMMENTS	7-20-23	BDM	KS
8	CLIENT REVIEW COMMENTS	7-21-23	BDM	KS
9	CLIENT REVIEW COMMENTS	8-30-23	BDM	KS

REVISIONS

DATE: FEBRUARY 21, 2023
SCALE: HORIZ. 1" = 60'
FIELD BOOK: PROJECT
DATE OF FIELD SURVEY: AUGUST 12, 2021
LAND LOT(S): 99 & 70
DISTRICT: 12TH
SECTION: N/A
COUNTY: HENRY (CITY OF STOCKBRIDGE)
SURVEYED: JS
DRAWN: BDM
CHECKED: KS
APPROVED: KS
PROJECT NO.: 20022
DWG NAME: 20022-500-001-9.dwg

SHEET 7 OF 10

C:\Users\Utah\Seiler & Associates, Inc\Seiler & Associates, Inc Team Site - Documents\Technical Work Projects\20\20022\Work\20022-500-001-9.dwg, 8/30/2023 1:58:58pm

BK:63 PG:306

RESERVED FOR CLERK OF COURT

SURVEYOR'S NOTES

1. A TOPCON DS-105 (ROBOTIC TOTAL STATION), TOPCON TRAVERSING EQUIPMENT, A 200 FOOT TAPE, AND SPECTRA PRECISION EPOCH 50 GPS EQUIPMENT WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAD A CLOSURE PRECISION OF ONE FOOT IN 16,663 FEET, AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 715,551 FEET.
4. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
5. THE SOURCE OF VERTICAL DATUM IS EGPS VRS CORS NETWORK.
6. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83 (2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. THE FIRM OF SEILER & ASSOCIATES, INC DOES NOT CERTIFY TO THE CORRECTNESS OR ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER (800-282-7411) PRIOR TO ANY DIGGING.
8. MFE'S REFERENCED TO THIS NOTE ARE SHOWN AS THEY WERE PROVIDED TO THIS OFFICE BY POINT TO POINT LAND SURVEYORS, INC. THE FIRM OF SEILER & ASSOCIATES, INC HAS MADE NO INDEPENDENT STUDY OF MINIMUM FINISHED FLOOR ELEVATIONS OR THE OVERALL DRAINAGE SYSTEM OF BRUSH CREEK COMMONS.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHT'S OF WAY NOT SHOWN HEREON.

SURVEYOR'S REFERENCES

1. FINAL PLAT FOR BRUSH CREEK COMMONS PREPARED BY POINT TO POINT LAND SURVEYORS DATED JANUARY 26, 2018.
2. APPROVED SITE DEVELOPMENT PLANS FOR BRUSH CREEK COMMONS BY LAND ENGINEERING AND DEVELOPMENT DATED JANUARY 25, 2005 (LAST REVISED 3-17-06).

FLOOD NOTE:
ACCORDING TO FEMA F.I.R.M. PANELS: ***13151C0086D & 13151C0087D*** EFFECTIVE DATE: ***OCTOBER 6, 2018*** AND BY GRAPHIC PLOTTING ONLY, PORTION(S) OF THIS PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE ***AE*** OF THE FLOOD INSURANCE RATE MAP FOR HENRY COUNTY, GA.

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DEVELOPMENT AGREEMENT AND AMENDMENTS

Development Agreement between the City of Stockbridge and Royce Grant dated July 21, 2003

IN WITNESS WHEREOF, the undersigned parties have hereunto set their hands and affixed their seals this 21st day of July, 2003.

CITY:

CITY OF STOCKBRIDGE, GEORGIA

By: _____ (L.S.)
Honorable R. G. Kelley, Mayor

ATTEST:

_____
Merle Manders, City Clerk

[Seal]

[Signatures on following page]

Development Agreement between the City of Stockbridge and Royce Grant dated July 21, 2003

OWNER:

_____ (L.S.)
ROYCE GRANT

Signed, sealed and delivered before me this 31st day of July, 2003.

_____
Witness

_____
Notary Public
(Seal)

My commission expires:

6-25-2004

N.L. BOWLES NOTARY PUBLIC HENRY COUNTY, GEORGIA

Brush Creek

STATE OF GEORGIA

COUNTY OF HENRY

AMENDMENT TO

DEVELOPMENT AGREEMENT

COMES NOW the CITY OF STOCKBRIDGE, GEORGIA, a municipal corporation chartered under the laws of the State of Georgia (hereinafter "City") and TIMBERLINE GROUP, LLC (hereinafter referred to as "Owner" or "Developer"). The City and Owner do hereby Amend that certain Development Agreement (hereinafter "Agreement") dated July 21, 2003, entered into between the City and Royce Grant; and

WHEREAS, Royce Grant has transferred its interest in the Property to Owner; and

WHEREAS, Owner has requested an amendment to said Agreement because the site plan presented to the City Council for consideration of zoning misrepresented the floodplain; and

WHEREAS, said site plan indicated the floodplain consisted of approximately three point eight seven (3.87) acres; and

WHEREAS, the actual floodplain is approximately five point six nine eight (5.698) acres, thereby significantly reducing the buildable area on the property for townhouses; and

WHEREAS, the modifications contained herein are the minimum necessary for the Owner to develop the Property for townhouses; and

Amendment to Development Agreement between the City of Stockbridge, Georgia and Timberline Group, LLC dated December, 2004

WHEREAS, pursuant to Section 11 of the Agreement, the City and Owner desire to amend said Agreement as follows:

ARTICLE I

Section 1 of the Agreement is hereby amended by striking the second paragraph in its entirety and inserting in lieu thereof the following paragraph:

The parties also acknowledge that the net density restrictions imposed by the Stockbridge Zoning Ordinance are applicable to the Project, and that the Project shall feature no more than forty-one (41) units. Owner's request to develop single-family residences along Shields Drive is withdrawn, and Owner agrees to not request any variances concerning the use of the two hundred foot (200') buffer area along Shields Drive.

ARTICLE II

Section 2, Paragraph C) of the Agreement is hereby amended by striking subparagraph f) in its entirety and inserting in lieu thereof the following paragraph f):

f) All exterior facades shall consist of brick. The cornices and gables shall consist of stucco, stone, and/or hardi-plank.

Amendment to Development Agreement between the City of Stockbridge, Georgia and Timberline Group, LLC dated December, 2004

ARTICLE III

Section 2, Paragraph C) of the Agreement is hereby amended by striking subparagraph k) in its entirety and inserting in lieu thereof the following paragraph k):

k) Owner shall not construct an entrance or exit onto Shields Drive for access to the Project.

ARTICLE IV

Section 2, Paragraph C) of the Agreement is hereby amended by striking subparagraph l) in its entirety and inserting in lieu thereof the following paragraph l):

l) Owner shall maintain a two hundred foot (200') buffer between the Project and Shields Drive. An exception to this condition shall automatically arise should the City Council approve a rezoning of said buffer area to a single family detached residential zoning classification.

Article V

Section 2, Paragraph C) of the Agreement is hereby amended by inserting the following after subparagraph m) as follows:

n) Amenities shall consist of:

- 1,300 square foot clubhouse with full kitchen and fitness equipment;
- Two (2) separate age-specific playgrounds: a fenced tot lot adjacent to the club house and another

Amendment to Development Agreement between the City of Stockbridge, Georgia and Timberline Group, LLC dated December, 2004

playground for older children located nearby to the club house;

- Covered pavilion with fireplace;
- Volleyball Court;
- Sodded sports area;
- Putting green;
- Tennis Court - lighted and enclosed featuring a minimum of two (2) playing courts with a Basketball Goal;
- Walking Trails at least fourteen hundred feet (1,400') in length and three feet (3') in width;
- Bird Sanctuary including a variety of bird feeders and bird houses with benches for observation;
- Gazebo at entrance of development to serve as a waiting area for school bus pick-up; and
- Owner shall be bound by the amenity representations made in its October 7, 2004 proposed site plan attached hereto as **Exhibit "A"**, submitted to the City Council and on file with the City Clerk.

ARTICLE VI

Section 3 of the Agreement is hereby amended by inserting the following paragraphs:

SEILER & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS
121 ANDREW DRIVE - STOCKBRIDGE - GA 30281 - 678.565.5200 - LSF #390
FIND US ON THE WEB AT WWW.SEILERASSOC.COM

FINAL TOWNHOME PLAT
FOR
BRUSH CREEK COMMONS
CITY OF STOCKBRIDGE,
(HENRY COUNTY), GEORGIA

GEORGIA REGISTERED LAND SURVEYOR KEITH SEILER
8-30-23

NO.	DESCRIPTION OF REVISIONS	DATE	BY	APPR'D
1-3	BOUNDARY, ADJACENT CHANGES	3-7-23	KS	
4	CLIENT REVIEW COMMENTS	4-17-23	BDM	KS
5	CLIENT REVIEW COMMENTS	6-15-23	BDM	KS
6	CLIENT REVIEW COMMENTS	7-13-23	BDM	KS
7	CLIENT REVIEW COMMENTS	7-20-23	BDM	KS
8	CLIENT REVIEW COMMENTS	7-21-23	BDM	KS
9	CLIENT REVIEW COMMENTS	8-30-23	BDM	KS

DATE: FEBRUARY 26, 2023
SCALE: 1" = 60'
VERT.: N/A
FIELD BOOK: PROJECT
DATE OF FIELD SURVEY: JULY 19, 2021
LAND LOTS: 56 & 79
DISTRICT: 7TH
SECTION: N/A
COUNTY: HENRY (CITY OF STOCKBRIDGE)
DRAWN: BDM
CHECKED: KS
APPROVED: KS
PROJECT NO.: 20-022
DWG NAME: 20022-500-001-Sheet

SHEET 8 OF 10

BK:63 PG:307

RESERVED FOR CLERK OF COURT

SURVEYOR'S NOTES

1. A TOPCON DB 16B (ROBOTIC TOTAL STATION), TOPCON TRAVERSING EQUIPMENT, A 300 FOOT TAPE, AND SPECTRA PRECISION SP80 VRS GPS EQUIPMENT WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAD A CLOSURE PRECISION OF ONE FOOT IN 15,953 FEET, AND AN ANGULAR ERROR OF 09 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 715,551 FEET.
4. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
5. THE SOURCE OF VERTICAL DATUM IS GGPS VRS CORS NETWORK.
6. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83 (2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. THE FIRM OF SEILER K ASSOCIATES, INC DOES NOT CERTIFY TO THE CORRECTNESS OR ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER (800-282-7411) PRIOR TO ANY DIGGING.
8. MFE'S REFERENCED TO THIS NOTE ARE SHOWN AS THEY WERE PROVIDED TO THIS OFFICE BY POINT TO POINT LAND SURVEYORS, INC. THE FIRM OF SEILER & ASSOCIATES, INC HAS MADE NO INDEPENDENT STUDY OF MINIMUM FINISHED FLOOR ELEVATIONS OR THE OVERALL DRAINAGE SYSTEM OF BRUSH CREEK COMMONS.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHT'S OF WAY NOT SHOWN HEREON.

SURVEYOR'S REFERENCES

1. FINAL PLAT FOR BRUSH CREEK COMMONS PREPARED BY POINT TO POINT LAND SURVEYORS DATED JANUARY 29, 2018.
2. APPROVED SITE DEVELOPMENT PLANS FOR BRUSH CREEK COMMONS BY LAND ENGINEERING AND DEVELOPMENT DATED JANUARY 26, 2005 (LAST REVISED 5-17-06).

FLOOD NOTE:
ACCORDING TO FEMA F.I.R.M. PANELS: ***13151C0086D & 13151C0087D*** EFFECTIVE DATE: ***OCTOBER 6, 2016*** AND BY GRAPHIC PLOTTING ONLY, PORTION(S) OF THIS PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE ***AE*** OF THE FLOOD INSURANCE RATE MAP FOR HENRY COUNTY, GA.

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THESE DRAWINGS AND THE REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

Amendment to Development Agreement
between the City of Stockbridge, Georgia and
Timberline Group, LLC dated December, 2004

a) The maximum units per building may increase from five (5) units to six (6 units per building.

b) The minimum distance between buildings may be reduced from forty feet (40') to twenty feet (20').

c) Reduction in buffer from thirty feet (30') to ten feet (10') along the proposed entrance and between the proposed location of the first building from the entrance and the Property line as depicted in the proposed site plan included in Owner's October 2, 2004 proposal attached hereto as **Exhibit "A"**, submitted to the City Council and on file with the City Clerk.

d) Individual residential garbage pick-up may be permitted.

ARTICLE VII

A new Section 20 shall be added to the Agreement as follows:

20.

Attorney's Fees

The Owner hereby agrees to reimburse the City for all reasonable and necessary legal fees and costs, not to exceed normal hourly rate paid by City, that are incurred by the City regarding the preparation of this Agreement, any amendments thereto and any reasonable and necessary litigation expenses incurred by the City in any civil action or administrative

(Client:000079 Matter:0001 Doc:00048580.DOC) 5

Amendment to Development Agreement
between the City of Stockbridge, Georgia and
Timberline Group, LLC dated December, 2004

action regarding this Agreement whether same is filed by the City, Owner, Developer, or third person or entity. The Owner shall remit payment of all said legal fees and costs to the City within ten (10) days of receipt of an invoice for same.

ARTICLE VIII

It is the parties intent that this amendment shall take effect immediately.

IN WITNESS WHEREOF, the undersigned parties have hereunto set their hands and affixed their seals this _____ day of _____, 2004.

CITY OF STOCKBRIDGE, GEORGIA

By: _____ (L.S.)
R. G. KELLEY, Mayor

ATTEST:

_____
MERLE WANDERS, City Clerk

(Seal)

Version 8

(Client:000079 Matter:0001 Doc:00048580.DOC) 6

Amendment to Development Agreement
between the City of Stockbridge, Georgia and
Timberline Group, LLC dated December, 2004

OWNER:

TIMBERLINE GROUP, LLC

BY: _____ (L.S.)
BRIAN F
Manag Mng. Partner (Title)

Signed, sealed and delivered
before me this 12 day of
December, 2004.

_____
Notary Public

ATTEST:

_____, Secretary

(Client:000079 Matter:0001 Doc:00048580.DOC) 7

STATE OF GEORGIA

COUNTY OF HENRY

SECOND AMENDMENT TO
DEVELOPMENT AGREEMENT

COMES NOW the CITY OF STOCKBRIDGE, GEORGIA, a municipal corporation chartered under the laws of the State of Georgia ("City") and TIMBERLINE GROUP, LLC ("Owner" or "Developer"). The City and Owner do hereby amend that certain Development Agreement ("Agreement") dated July 21, 2003, entered into between the City and Boyce Grant; and

WHEREAS, Royce Grant has transferred its interest in the Property to Owner; and

WHEREAS, Owner has presented evidence to the Mayor and Council that because of soil conditions Owner will be unable to construct the tennis court referenced in Article V, Section 2, Paragraph C of the Amended Development Agreement; and

WHEREAS, Owner has requested an amendment to Paragraph 3 of the Development Agreement entitled "Variances"; and

WHEREAS, pursuant to Section 11 of the original Development Agreement, the City and Owner desire to amend said agreement as follows:

Second Amendment to Development Agreement
between the City of Stockbridge, Georgia and
Timberline Group, LLC dated December, 2004

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREINAFTER STATED, IT IS AGREED AS FOLLOWS:

1. Paragraph 3 is amended to add the following:
   The front setback requirements for the buildings are hereby reduced to 10 feet.
2. The paragraph referencing the tennis court described in Article V of the Amended Development Agreement is stricken in its entirety.
3. A regulation 60' x 80' soccer field shall be constructed in the area designated for the tennis court, which shall include 2 goals appropriate for the 3v3 format. In addition, the second playground shall be enlarged to accommodate a commercial quality 2-bay/4-station full-size swing set, a full-size commercial quality slide, a commercial quality climbing station (monkey bars, ring climber, chin-up bar, and balance beam), and 2 commercial quality park benches. The floor area of the playground will be recessed and mulched so as to prevent weeds and grasses from growing and to promote a safe play area. The drawing for the playground, swing set, slide, climbing station, benches, soccer field, pavilion,

Second Amendment to Development Agreement
between the City of Stockbridge, Georgia and
Timberline Group, LLC dated December, 2004

volleyball court, and putting green shall be incorporated herein.

4. The outside construction of the buildings to be built thereon shall have the appearance and exterior material makeup as shown on Exhibit I hereto attached and made a part hereof. The playground facilities described in Paragraph 3 above are also shown on said Exhibit I, and the same are hereby incorporated herein and made a part hereof. The variance set forth in Paragraph 1 above is also shown on said Exhibit I and incorporated herein and made a part hereof.

[SIGNATURES ON NEXT PAGE]

SEILER & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS
124 ANDREW DRIVE - STOCKBRIDGE, GA 30281 - 678-565-9290 - LSF #988
FIND US ON THE WEB AT WWW.SEILERASSOC.COM

FINAL TOWNHOME PLAT FOR BRUSH CREEK COMMONS CITY OF STOCKBRIDGE, (HENRY COUNTY), GEORGIA

GEORGIA REGISTERED LAND SURVEYOR KEITH SEILER 8-30-23

NO.	DESCRIPTION	DATE	BY	APPR
	REVISIONS			
1-3	BOUNDARY AMEND. CHANGES	2-27-23	BM	KS
4	CLIENT REVIEW COMMENTS	3-7-23	BDM	KS
5	CLIENT REVIEW COMMENTS	6-15-23	BDM	KS
6	CLIENT REVIEW COMMENTS	7-11-23	BDM	KS
7	CLIENT REVIEW COMMENTS	7-20-23	BDM	KS
8	CLIENT REVIEW COMMENTS	7-27-23	BDM	KS
9	CLIENT REVIEW COMMENTS	8-30-23	BDM	KS

DATE: FEBRUARY 21, 2023
SCALE: HORIZ. 1" = 60'
VERT. N/A
FIELD BOOK: PROJECT
DATE OF FIELD SURVEY: JULY 19, 2021
LAND LOT(S): 59 & 70
DISTRICT: 12 PM
SECTION: N/A
SURVEYED: CITY OF STOCKBRIDGE
DRAWN: BDM
CHECKED: KS
APPROVED: KS
PROJECT NO: 20-022
DWG NAME: 20022-500-001-9.dwg

SHEET 9 8 10

BK:63 PG:308

RESERVED FOR CLERK OF COURT

DEVELOPMENT AGREEMENT AND AMENDMENTS

SURVEYOR'S NOTES

1. A TOPCON DS 105 (ROBOTIC TOTAL STATION), TOPCON TRAVERSING EQUIPMENT, A 200 FOOT TAPE, AND SPECTRA PRECISION SP80 VRS GPS EQUIPMENT WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAD A CLOSURE PRECISION OF ONE FOOT IN 15,693 FEET, AND AN ANGULAR ERROR OF 09 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 715,691 FEET.
4. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
5. THE SOURCE OF VERTICAL DATUM IS GPS VRS CORS NETWORK.
6. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83 (2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. THE FIRM OF SEILER & ASSOCIATES, INC DOES NOT CERTIFY TO THE CORRECTNESS OR ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER (800-282-7411) PRIOR TO ANY DIGGING.
8. MFR'S REFERENCED TO THIS NOTE ARE SHOWN AS THEY WERE PROVIDED TO THIS OFFICE BY POINT TO POINT LAND SURVEYORS, INC. THE FIRM OF SEILER & ASSOCIATES, INC HAS MADE NO INDEPENDENT STUDY OF MINIMUM FINISHED FLOOR ELEVATIONS OR THE OVERALL DRAINAGE SYSTEM OF BRUSH CREEK COMMONS.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.

SURVEYOR'S REFERENCES

1. FINAL PLAT FOR BRUSH CREEK COMMONS PREPARED BY POINT TO POINT LAND SURVEYORS DATED JANUARY 29, 2018.
2. APPROVED SITE DEVELOPMENT PLANS FOR BRUSH CREEK COMMONS BY LAND ENGINEERING AND DEVELOPMENT DATED JANUARY 25, 2023 (LAST REVISED 8-17-06)

FLOOD NOTE:
ACCORDING TO FEMA F.I.R.M. PANELS: ***13151C0086D & 13151C0067D*** EFFECTIVE DATE: ***OCTOBER 6, 2016*** AND BY GRAPHIC PLOTTING ONLY, PORTION(S) OF THIS PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE ***AE*** OF THE FLOOD INSURANCE RATE MAP FOR HENRY COUNTY, GA.

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STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ZONING MODIFICATION ORDINANCE NO. ZM-2022-01

AN ORDINANCE TO MODIFY RZ-03-04 AND ITS DEVELOPMENT AGREEMENT (ALONG WITH PROPOSED AMENDMENTS) TO ALLOW FOR THE PROPOSED BRUSH CREEK COMMONS TOWNHOME DEVELOPMENT; TO REPEAL ALL CONFLICTING LEGISLATION AND TO ALLOW FOR IMPLEMENTATION AS NECESSARY. ZM-2022-01

WHEREAS, the City Council of the City of Stockbridge desires to facilitate responsible community growth and economic development; and

WHEREAS, Article IX, Section II, Paragraph IV of the Georgia Constitution empowers the governing authority of each county and of each municipality to adopt plans and exercise the power of zoning; and

WHEREAS, the City of Stockbridge is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the applicant requests a zoning modification to modify the previously approved rezoning case RZ-03-04 and its development agreement along with (two amendments) to allow for the proposed development of Brush Creek Commons townhome development; and

WHEREAS, the applicant request various changed to the required amenities and site plan; and

WHEREAS, the property contains 15.895 +/- acres, with frontages on Brush Creek Court and Shields Road. It is located on Land Lots 89 and 70 of District 12 within the City of Stockbridge; and

WHEREAS, the City Council of the City of Stockbridge finds that amending the zoning of this Parcel is in the best interest of the public health, safety, and welfare:

THEREFORE, IT IS NOW HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA AS FOLLOWS:

SECTION 1. APPROVAL OF ZONING MODIFICATION Stockbridge City Council grants a zoning modification to modify the previously approved rezoning case RZ-03-04 and its development agreement along with (two amendments) to allow for the proposed development of Brush Creek Commons townhome development; and the applicant request various changed to the required amenities and site plan; and the property contains 15.895 +/- acres, with frontages on Brush Creek Court and Shields Road. It is located on Land Lots 89 and 70 of District 12 within the City of Stockbridge; further this ordinance is adopted with the specifications and conditions as outlined in the attached Exhibit A. These changes include the following:

1. Clubhouse
2. Pavilion
3. Gazebo
4. Monument Sign
5. Walking Trail
6. Extra Parking Spaces to Serve the Amenities
7. Reduce the number of playgrounds from two to one by having a combined playground rather than a separate "tot lot" and playground for older children
8. Provide a gym and workout space inside the clubhouse
9. Provide grills and benches next to the clubhouse with fireplace.
10. Extend the sidewalk to interconnect the neighborhood developed commercial spaces
11. Provide sidewalk stub outs for future connectivity to the neighboring lots

These changes are said to be final with approval of the Director of Community Development if there are inconsistencies.

SECTION 2. Public Record. This document shall be maintained as a public record by the City Clerk and shall be accessible to the public during all normal business hours of the City of Stockbridge.

SECTION 3. Public Hearing. Pursuant to the requirements of the Zoning Procedures Act and the City Zoning Ordinance, a properly advertised public hearing was held not less than 15 nor more than 45 days from the date of publication of notice, and which public hearing was held on the 5th day of October, 2022.

SECTION 4. Severability. To the extent any portion of this Ordinance is declared to be invalid, unenforceable, or non-binding, that shall not affect the remaining portions of this Ordinance.

SECTION 5. Repeal of Conflicting Provisions. All City Ordinances inconsistent with this Ordinance shall be repealed.

SECTION 6. Effective Date. This Ordinance shall become effective immediately upon its adoption by the City Council of the City of Stockbridge as provided in the City Charter.

SO ORDAINED this 14th day of November, 2022.

CITY OF STOCKBRIDGE, GEORGIA

Anthony S. Ford, Mayor

ATTEST:

Vanessa Hobbsley, City Clerk

APPROVED AS TO FORM:

Quinton G. Washington, City Attorney

SEILER & ASSOCIATES, INC
PROFESSIONAL SURVEYORS
124 ANDREW DRIVE - STOCKBRIDGE - GA 30281 - 678.565.9280 - LSF #385
FIND US ON THE WEB AT WWW.SEILERASSOC.COM

FINAL TOWNHOME PLAT FOR BRUSH CREEK COMMONS CITY OF STOCKBRIDGE, (HENRY COUNTY), GEORGIA

8-30-23

NO.	DESCRIPTION	DATE	BY	APPR.
1-3	BOUNDARY; AMENITY CHANGES	2-27-23	GM	KS
4	CLIENT REVIEW COMMENTS	3-7-23	BCM	KS
5	CLIENT REVIEW COMMENTS	6-15-23	BCM	KS
6	CLIENT REVIEW COMMENTS	7-13-23	BCM	KS
7	CLIENT REVIEW COMMENTS	7-20-23	BCM	KS
8	CLIENT REVIEW COMMENTS	7-31-23	BCM	KS
9	CLIENT REVIEW COMMENTS	8-29-23	BCM	KS

REVISIONS

DATE: FEBRUARY 21, 2023
SCALE: HORIZ. 1" = 80'
VERT.: N/A
FIELD BOOK: PROJECT
DATE OF FIELD SURVEY: JULY 19, 2021
LAND LOT(S): 89 & 70
DISTRICT: 12TH
COUNTY: HENRY (CITY OF STOCKBRIDGE)
SURVEYED: JD
DRAWN: BCM
CHECKED: KS
APPROVED: KS
PROJECT NO.: 20-022
DWG NAME: 20022-500-201-9.dwg

SHEET 10 OF 10

C:\Users\Bob\Seiler & Associates, Inc\Seiler & Associates, Inc - Documents\Technical\Land Projects\#20022\Dwg\20022-500-201-9.dwg, 8.5x11, Jun 30, 2023 - 2:09:13pm



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 59 AND OF THE 12TH LAND DISTRICT, CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA"); AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY LINE OF SHIELDS ROAD (80 FOOT RIGHT-OF-WAY) AND THE LINE COMMON TO LAND LOTS 59 AND 70;

THENCE LEAVING THE WESTERN RIGHT-OF-WAY LINE OF SHIELDS ROAD AND RUNNING ALONG SAID LINE COMMON TO LAND LOTS 59 AND 70, NORTH 89 DEGREES 25 MINUTES 38 SECONDS WEST, 16.54 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE LEAVING SAID LINE COMMON TO LAND LOTS 59 AND 70, NORTH 22 DEGREES 25 MINUTES 43 SECONDS WEST, 0.89 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 74 DEGREES 01 MINUTES 24 SECONDS WEST, 10.26 FEET TO A POINT;

THENCE NORTH 80 DEGREES 57 MINUTES 45 SECONDS WEST, 33.60 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 87 DEGREES 19 MINUTES 37 SECONDS WEST, 107.41 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 87 DEGREES 45 MINUTES 52 SECONDS WEST, 117.86 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 86 DEGREES 47 MINUTES 59 SECONDS WEST, 112.38 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE SOUTH 87 DEGREES 19 MINUTES 26 SECONDS WEST, 19.09 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 86 DEGREES 39 MINUTES 29 SECONDS WEST, 3.54 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");
THENCE SOUTH 00 DEGREES 34 MINUTES 22 SECONDS WEST, 20.09 FEET TO A 1/2" REBAR & SURVEYOR'S CAP (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA") SET ON THE LINE COMMON TO LAND LOTS 59 AND 70;

THENCE ALONG THE LINE COMMON TO LAND LOTS 59 AND 70, NORTH 89 DEGREES 25 MINUTES 38 SECONDS WEST, 609.38 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA") AND THE ***POINT OF BEGINNING***

THENCE LEAVING SAID LINE COMMON TO LAND LOTS 59 AND 70, S OUTH 00 DEGREES 04 MINUTES 27 SECONDS WEST, 388.88 FEET TO A 1/2" REBAR FOUND;

THENCE SOUTH 39 DEGREES 01 MINUTES 07 SECONDS WEST, 137.44 FEET TO A 1/2" REBAR FOUND;

THENCE NORTH 50 DEGREES 27 MINUTES 40 SECONDS WEST, 321.53 FEET TO A 1/2" REBAR & SURVEYOR'S CAP (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA") SET ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRUSH CREEK COURT (50 RIGHT OF WAY PER FINAL SUBDIVISION PLAT OF BRUSH CREEK COMMONS, PLAT BOOK 63 PAGE 299, HENRY COUNTY, GEORGIA RECORDS);

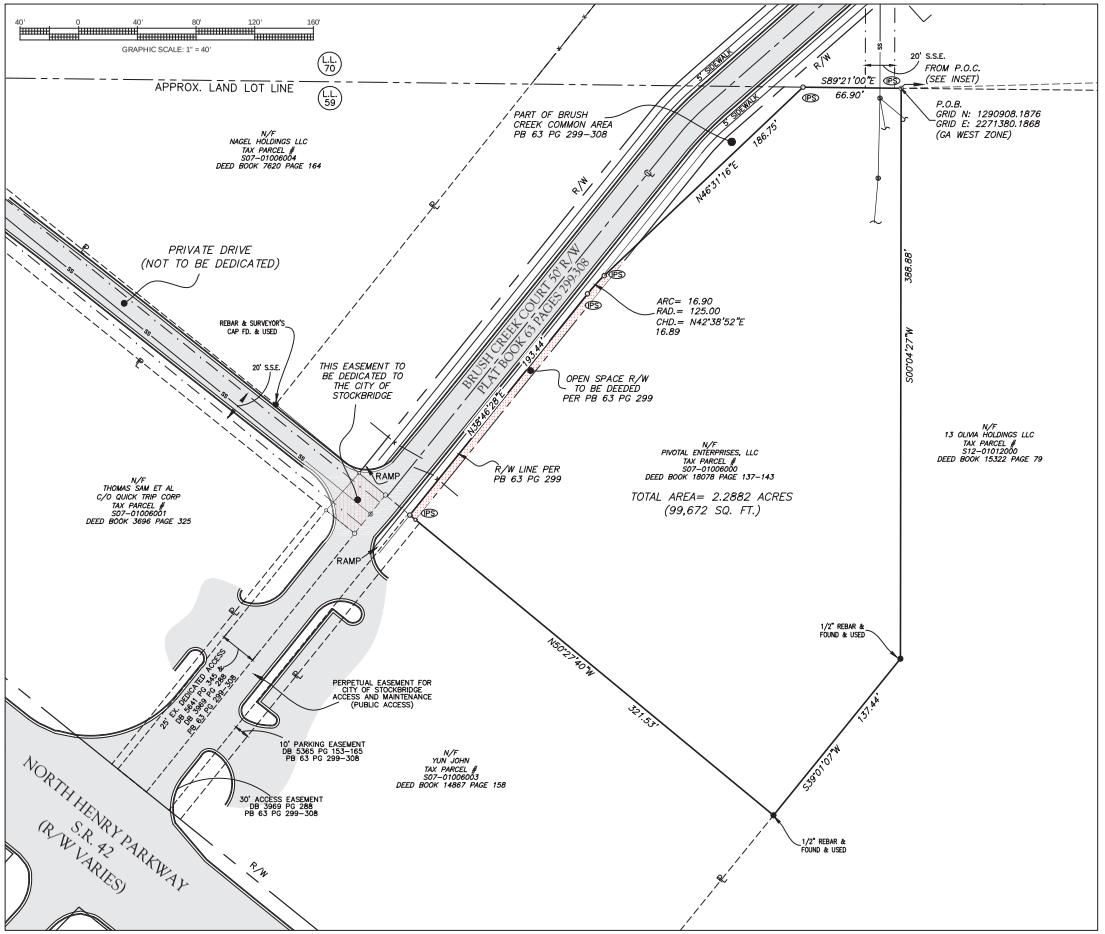
THENCE ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF BRUSH CREEK COURT, NORTH 38 DEGREES 46 MINUTES 28 SECONDS EAST, 193.44 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

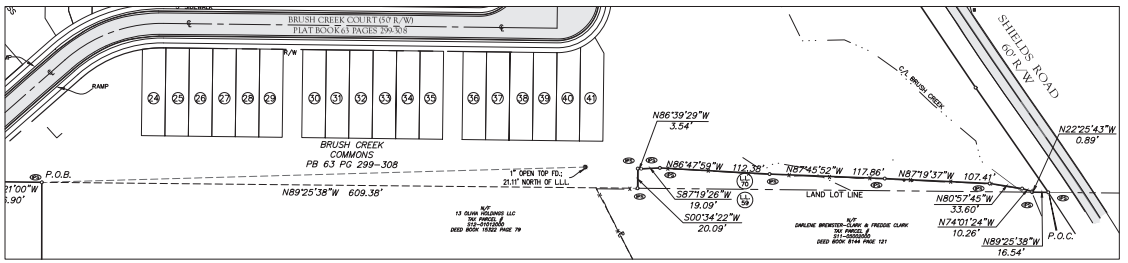
THENCE CONTINUING ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF BRUSH CREEK COURT, 16.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, (SAID CURVE HAVING A RADIUS OF 125.00 FEET AND A CHORD OF NORTH 42 DEGREES 38 MINUTES 52 SECONDS EAST, 16.89 FEET) TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE LEAVING THE SOUTHEASTERLY RIGHT OF WAY LINE OF BRUSH CREEK COURT, NORTH 46 DEGREES 31 MINUTES 16 SECONDS EAST, 186.75 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE SOUTH 89 DEGREES 21 MINUTES 00 SECONDS EAST, 66.90 FEET TO THE ***POINT OF BEGINNING.***

SAID TRACT OR PARCEL OF LAND CONTAINING 2.2882 ACRES (99,672 SQUARE FEET).





P.O.C INSET
SCALE 1" = 60'

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED No. 2388 PROFESSIONAL LAND SURVEYOR KEITH SEILER

5-3-24

KEITH R. SEILER — DATE
GEORGIA REGISTRATION NO. 2388
MEMBER NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS)
MEMBER SURVEYING & MAPPING SOCIETY OF GEORGIA (SAMSOG)

GRID NORTH
NAD 83 (2011)
GA WEST ZONE

SURVEYOR'S NOTES

1. A TOPCON DS 105 (ROBOTIC TOTAL STATION), TOPCON TRAVERSING EQUIPMENT, A 200 FOOT TAPE, AND SPECTRA PRECISION SP80 VRS GPS EQUIPMENT WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAD A CLOSURE PRECISION OF ONE FOOT IN 18,663 FEET, AND AN ANGULAR ERROR OF 09 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 526,313 FEET.
4. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
5. THE SOURCE OF VERTICAL DATUM IS EGPS VRS CORS NETWORK.
6. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83 (2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. THE FIRM OF SEILER & ASSOCIATES, INC DOES NOT CERTIFY TO THE CORRECTNESS OR ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER (800-282-7411) PRIOR TO ANY DIGGING.
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.

SURVEYOR'S REFERENCES

1. APPROVED SITE DEVELOPMENT PLANS FOR BRUSH CREEK COMMONS BY LAND ENGINEERING AND DEVELOPMENT DATED JANUARY 25, 2005 (LAST REVISED 3-17-06).
2. FINAL SUBDIVISION PLAT FOR BRUSH CREEK COMMONS PREPARED BY SEILER AND ASSOCIATES RECORDED IN PLAT BOOK 63 PAGES 299-308

LEGEND

- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- LIGHT POLE (LP)
- POWER POLE (PP)
- ELECTRIC TRANSFORMER (XFMR)
- TELEPHONE PEDESTAL (TP)
- ELECTRIC METER (EM)
- CABLE TV PEDESTAL (CTV)
- DOUBLE WING CATCH BASIN (DWCB)
- SINGLE WING CATCH BASIN (SWCB)
- DROP INLET (DI)
- SANITARY SEWER MANHOLE (SSMH)
- JUNCTION BOX (JB)
- SANITARY SEWER LATERAL (LAT)
- COMMUNICATIONS STUB (COMM)
- COMMUNICATIONS BOX
- TRANSFORMER (XFMR)
- ELECTRIC STUB

N/F = NOW OR FORMERLY
DB = DEED BOOK
PB = PLAT BOOK
PG. = PAGE
FD. = FOUND
MEAS. = MEASURED
REC. = RECORD
CALC. = CALCULATED
P/L = PROPERTY LINE
C/L = CENTERLINE
CONC. = CONCRETE
CHD. = CHORD
PVMT. = PAVEMENT
N.T.S. = NOT TO SCALE
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
BSL = BUILDING SETBACK LINE
UE = UTILITY EASEMENT
CO = SANITARY SEWER CLEANOUT
C.M.F. = CONCRETE MONUMENT
R/W = RIGHT-OF-WAY
SS = SANITARY SEWER LINE

FLOOD NOTE:
ACCORDING TO FEMA F.I.R.M. PANELS: *1351C0086D & 1351C0067D* EFFECTIVE DATE: ***OCTOBER 6, 2016*** AND BY GRAPHIC PLOTTING ONLY, NO PORTION(S) OF THIS PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE ***AE*** OF THE FLOOD INSURANCE RATE MAP FOR HENRY COUNTY, GA.

Seiler & Associates, Inc. © Copyright 2024
THESE DRAWINGS AND THE REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

SEILER & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS
124 ANDREW DRIVE • STOCKBRIDGE • GA 30281 • 678-565-9200 • LSF #390
FIND US ON THE WEB AT WWW.SEILERASSOC.COM

BOUNDARY SURVEY FOR PIVOTAL ENTERPRISES, LLC CITY OF STOCKBRIDGE, (HENRY COUNTY), GEORGIA

GEORGIA REGISTERED No. 2388 PROFESSIONAL LAND SURVEYOR KEITH SEILER
5-3-24

NO.	DESCRIPTION	REVISIONS DATE	BY	APPR.

SHEET 1 of 1
DATE: MAY 3, 2024
SCALE: 1" = 40'
VERT.: N/A
FIELD BOOK: PROJECT
DATE OF FIELD SURVEY: JULY 19, 2021
LAND LOT: 59
DISTRICT: 12 TH
SECTION: N/A
COUNTY: HENRY (CITY OF STOCKBRIDGE)
SURVEYED: KS
DRAWN: BCM
CHECKED: KS
APPROVED: KS
JOB NO.: 20022-100-001-20225-100
DWG NAME: 20022-100-001-Sa.dwg

C:\Users\KM\Seiler & Associates, Inc\Seiler & Associates, Inc Team Site - Documents\Technical\Land Projects-SA\20022\Dwgs\20022-100-001-Sa.dwg, Sa, KM, May 03, 2024 - 3:41:56pm

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 59 AND OF THE 12TH LAND DISTRICT, CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2” REBAR & SURVEYOR'S CAP SET (STAMPED “SEILER & ASSOCIATES LSF #390 GEORGIA”); AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY LINE OF SHIELDS ROAD (60 FOOT RIGHT-OF-WAY) AND THE LINE COMMON TO LAND LOTS 59 AND 70;

THENCE LEAVING THE WESTERN RIGHT-OF-WAY LINE OF SHIELDS ROAD AND RUNNING ALONG SAID LINE COMMON TO LAND LOTS 59 AND 70, NORTH 89 DEGREES 25 MINUTES 38 SECONDS WEST, 16.54 FEET TO A 1/2” REBAR & SURVEYOR'S CAP SET (STAMPED “SEILER & ASSOCIATES LSF #390 GEORGIA”);

THENCE LEAVING SAID LINE COMMON TO LAND LOTS 59 AND 70, NORTH 22 DEGREES 25 MINUTES 43 SECONDS WEST, 0.89 FEET TO A 1/2” REBAR & SURVEYOR'S CAP SET (STAMPED “SEILER & ASSOCIATES LSF #390 GEORGIA”);

THENCE NORTH 74 DEGREES 01 MINUTES 24 SECONDS WEST, 10.26 FEET TO A POINT;

THENCE NORTH 80 DEGREES 57 MINUTES 45 SECONDS WEST, 33.60 FEET TO A 1/2” REBAR & SURVEYOR'S CAP SET (STAMPED “SEILER & ASSOCIATES LSF #390 GEORGIA”);

THENCE NORTH 87 DEGREES 19 MINUTES 37 SECONDS WEST, 107.41 FEET TO A 1/2” REBAR & SURVEYOR'S CAP SET (STAMPED “SEILER & ASSOCIATES LSF #390 GEORGIA”);

THENCE NORTH 87 DEGREES 45 MINUTES 52 SECONDS WEST, 117.86 FEET TO A 1/2” REBAR & SURVEYOR'S CAP SET (STAMPED “SEILER & ASSOCIATES LSF #390 GEORGIA”);

THENCE NORTH 86 DEGREES 47 MINUTES 59 SECONDS WEST, 112.38 FEET TO A 1/2” REBAR & SURVEYOR'S CAP SET (STAMPED “SEILER & ASSOCIATES LSF #390 GEORGIA”);

THENCE SOUTH 87 DEGREES 19 MINUTES 26 SECONDS WEST, 19.09 FEET TO A 1/2” REBAR & SURVEYOR'S CAP SET (STAMPED “SEILER & ASSOCIATES LSF #390 GEORGIA”);

THENCE NORTH 86 DEGREES 39 MINUTES 29 SECONDS WEST, 3.54 FEET TO A 1/2” REBAR & SURVEYOR'S CAP SET (STAMPED “SEILER & ASSOCIATES LSF #390 GEORGIA”);

THENCE SOUTH 00 DEGREES 34 MINUTES 22 SECONDS WEST, 20.09 FEET TO A 1/2” REBAR & SURVEYOR'S CAP (STAMPED “SEILER & ASSOCIATES LSF #390 GEORGIA”) SET ON THE LINE COMMON TO LAND LOTS 59 AND 70;

THENCE ALONG THE LINE COMMON TO LAND LOTS 59 AND 70, NORTH 89 DEGREES 25 MINUTES 38 SECONDS WEST, 609.38 FEET TO A 1/2” REBAR & SURVEYOR'S CAP SET (STAMPED “SEILER & ASSOCIATES LSF #390 GEORGIA”) AND THE ***POINT OF BEGINNING***;

THENCE LEAVING SAID LINE COMMON TO LAND LOTS 59 AND 70, SOUTH 00 DEGREES 04 MINUTES 27 SECONDS WEST, 388.88 FEET TO A 1/2” REBAR FOUND;

THENCE SOUTH 39 DEGREES 01 MINUTES 07 SECONDS WEST, 137.44 FEET TO A 1/2” REBAR FOUND;

THENCE NORTH 50 DEGREES 27 MINUTES 40 SECONDS WEST, 321.53 FEET TO A 1/2” REBAR & SURVEYOR'S CAP (STAMPED “SEILER & ASSOCIATES LSF #390 GEORGIA”) SET ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BRUSH CREEK COURT (50 RIGHT OF WAY PER FINAL SUBDIVION PLAT OF BRUSH CREEK COMMONS, PLAT BOOK 63 PAGES 299-308, HENRY COUNTY, GEORGIA RECORDS);

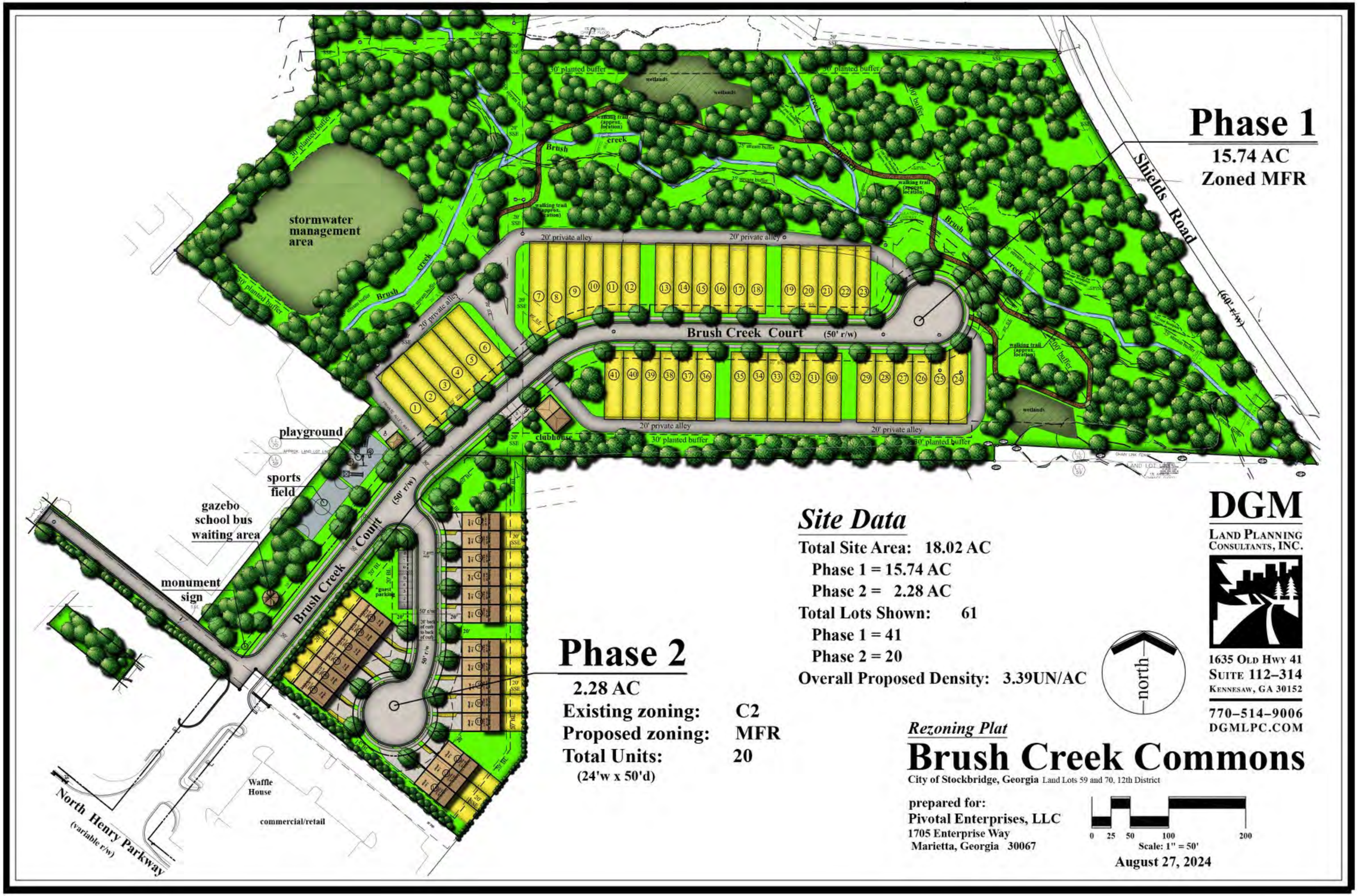
THENCE ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF BRUSH CREEK COURT, NORTH 38 DEGREES 46 MINUTES 28 SECONDS EAST, 193.44 FEET TO A 1/2” REBAR & SURVEYOR'S CAP SET (STAMPED “SEILER & ASSOCIATES LSF #390 GEORGIA”);

THENCE CONTINUING ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF BRUSH CREEK COURT, 16.90 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, (SAID CURVE HAVING A RADIUS OF 125.00 FEET AND A CHORD OF NORTH 42 DEGREES 38 MINUTES 52 SECONDS EAST, 16.89 FEET) TO A 1/2” REBAR & SURVEYOR'S CAP SET (STAMPED “SEILER & ASSOCIATES LSF #390 GEORGIA”);

THENCE LEAVING THE SOUTHEASTERLY RIGHT OF WAY LINE OF BRUSH CREEK COURT, NORTH 46 DEGREES 31 MINUTES 16 SECONDS EAST, 186.75 FEET TO A 1/2” REBAR & SURVEYOR'S CAP SET (STAMPED “SEILER & ASSOCIATES LSF #390 GEORGIA”);

THENCE SOUTH 89 DEGREES 21 MINUTES 00 SECONDS EAST, 66.90 FEET TO THE ***POINT OF BEGINNING.***

SAID TRACT OR PARCEL OF LAND CONTAINING 2.2882 ACRES (99,672 SQUARE FEET).



Phase 1
15.74 AC
Zoned MFR
Shields Road
(60' r/w)
stormwater management area
30' planted buffer
wetlands
creek
Brush
walking trail (approx. location)
20' private alley
Brush Creek Court
(50' r/w)
clubhouse
playground
sports field
gazebo school bus waiting area
monument sign
Brush Creek Court
(50' r/w)
Waffle House
commercial/retail
North Henry Parkway
(variable r/w)
Phase 2
2.28 AC
Existing zoning: C2
Proposed zoning: MFR
Total Units: 20
(24'w x 50'd)
Site Data
Total Site Area: 18.02 AC
Phase 1 = 15.74 AC
Phase 2 = 2.28 AC
Total Lots Shown: 61
Phase 1 = 41
Phase 2 = 20
Overall Proposed Density: 3.39UN/AC
north
DGM
Land Planning Consultants, Inc.
1635 Old Hwy 41
Suite 112–314
Kennesaw, GA 30152
770–514–9006
DGMLPC.COM
Rezoning Plat
Brush Creek Commons
City of Stockbridge, Georgia Land Lots 59 and 70, 12th District
prepared for:
Pivotal Enterprises, LLC
1705 Enterprise Way
Marietta, Georgia 30067
0 25 50 100 200
Scale: 1" = 50'
August 27, 2024



Battle Law

AMENDED AND RESTATED
STATEMENT OF INTENT

and

Other Material Required by
Stockbridge Zoning Ordinance
For
A Major Modification of Zoning Conditions RZ-03-04

of

Pivotal Enterprises, LLC
c/o Battle Law, P.C.

for

+/- 15.74 Acres of Land
Being Brush Creek Court
Stockbridge, Georgia and
Parcel Nos. S07-01006000 and S07-A01100000

Submitted for Applicant by:

Michèle L. Battle, Esq.
Joshua S. Mahoney, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com

Battle Law

I. LETTER OF INTENT

Pivotal Enterprises, LLC (the "Applicant") is seeking a Major Modification of Zoning Conditions to RZ-03-04 (as previously modified) (the "Brush Creek Commons Zoning Case") to allow for a Phase 2 expansion of Brush Creek Commons. The Brush Creek Commons development currently contains 15.74 acres being Tax Parcel No. S07-A01100000 ("Phase 1 of Brush Creek Commons"). Tax Parcel No. S07-01006000 ("Proposed Phase 2 of Brush Creek Commons") is a +/- 2.28 acres of land having frontage on Brush Creek Court. It is the Applicant's desire to develop twenty (20) townhome units on the Proposed Phase 2 of Brush Creek Commons. The additional residential units will be complementary to the currently proposed units in Phase 1, while also spreading the burden of maintaining the extensive community's amenities which are currently required under the Brush Creek Commons Zoning Case. The Applicant is proposing that the Phase 2 expansion be developed in accordance with the Site Plan submitted herewith, and subject to the conditions set forth in Exhibit "A" attached hereto, which shall become part of the Development Agreement dated July 21, 2003, as previously amended and modified. This document serves as a statement of intent and contains notice of constitutional allegations as a reservation of the Applicant's rights.

II. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONTITUTIONAL RIGHTS

The portions of the Stockbridge Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public

health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the Stockbridge City Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any future land use map amendment or rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the future land use map amendment or rezoning in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the future land use map amendment or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Henry County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant

Battle Law

EXHIBIT "A"

Proposed Development Conditions

1) The following conditions shall apply to Phase 2 of Brush Creek Commons

a) Phase 2 shall be developed in general conformity with the Phase 2 site plan submitted to the Stockbridge Planning Staff on September ___, 2024 and shall adhere to all City of Stockbridge MFR Ordinance requirements, except if there is a conflict between the MFR Ordinance requirements and the conditions set forth in the Development Agreement, as amended from time to time, the conditions set forth in the Development Agreement shall control.

b) Maximum building height shall be forty (40) feet.

c) All townhouses shall have a mixture of front facade consisting of covered entryway, porches, bay windows and/or balconies. Garages shall be accentuated with variations of design porticos.

d) Owner shall submit elevations of buildings to be approved by the City.

e) Each unit elevation per building shall be separate and distinct from the other and shall include variations in rooflines which may be accomplished with the use of dormers, gables and/or fireplaces.

f) Each unit shall have different brick, stucco and masonry theme from the other attached units.

g) Owner shall install street trees along all streets to be placed between the sidewalk and the front property lines, have a minimum two and one-halfinch (2.5") caliber (d.b.h), shall have a minimum twenty-four foot (24 sq. ft.) planting area and shall be spaced an average of forty- five feet (45') apart. Owner shall provide a list often (10) trees to be provided and subject to modification by the City.

h) A streetscaping plan shall be submitted to the City of Stockbridge Planning and Zoning Staff for comments and approved by the City to include sidewalks, street trees, landscaping, street lighting and street furniture.

i) Any flood plain alteration be supported by a certified engineer at the plan review stage.

j) The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.

k) The maximum units per building shall be no more than six (6) units per building.

l) The minimum distance between buildings shall be twenty (20) feet

m) The minimum front yard setback shall be twenty (20) feet

n) The minimum side yard setback shall be fifteen (15) feet

o) The minimum rear yard setback shall be twenty (20) feet

p) A Declaration of Restrictive Covenants for Phase 1 shall be amended and modified to incorporate Phase 2, and the units in Phase 2 shall have all of the same rights and privileges to use the common areas and amenities located within Phase 1.

CITY OF STOCKBRIDGE
4640 NORTH HENRY BOULEVARD
STOCKBRIDGE, GEORGIA 30281
PHONE 770 -389-7901 FAX 770-692-2690

April 10,2024

To Whom It May Concern:

This is to verify that the City of Stockbridge services water and sewer for Brush Creek Subdivision.

If you have any questions, please call the Utility Billing Department in City Hall at 770-389-7901.

Thank You

Kimberly Barnett
Utility Billing Supervisor

DEVELOPMENT AGREEMENT

FOR

BRUSH CREEK COMMONS

Location off North Henry Blvd.-behind the OT and Waffle House

ROYCE GRANT

JULY 21, 2003
AMENDED DECEMBER 13, 2004
AMENDED AUGUST 13, 2007

DEVELOPMENT AGREEMENT

FOR

BRUSH CREEK COMMONS

Location off North Henry Blvd.-behind the QT and Waffle House

Royce Grant

JULY 21, 2003

AMENDED DECEMBER 13, 2004

Original

DEVELOPMENT AGREEMENT

BRUSH CREEK COMMONS

(OFF N HENRY BLVD - BEHIND THE QT AND WAFFLE HOUSE)

HAYES DEVELOPMENT CORPORATION

ROYCE GRANT

JULY 21, 2003

STATE OF GEORGIA

COUNTY OF HENRY

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into this 21st day of July, 2003, by and between the **CITY OF STOCKBRIDGE, GEORGIA**, a municipal corporation chartered under the laws of the State of Georgia (hereinafter "City") and **ROYCE GRANT** (hereinafter "Owner"). The Property encumbered by this Agreement shall consist one tract of land described in **Exhibit "A,"** which is incorporated herein by reference.

P R E A M B L E :

WHEREAS, Owner owns a tract of land consisting of 15.96 acres, more or less, that is depicted and described in the attached **Exhibit "A"**;

WHEREAS, the Owner desires to develop the Property with townhouses in a profitable manner (the "Project") as depicted in the attached **Exhibit "B"**, consistent with the zoning ordinances of the City (the "Zoning Ordinance"), and has an filed application (a copy of which is included in the Henry County Planning and Zoning Staff Report RZ-03-04 incorporated herein as **Exhibit "C"**) to have the property rezoned to Multi-Family Residence district (RM-2 Townhouses) under the City's Zoning Ordinance;

WHEREAS, the Owner proposes to develop the Property similar to that shown in **Exhibit "B"** hereto attached;

WHEREAS, the State of Georgia has enacted The Georgia Development Impact Fee Act,

codified at O.C.G.A. §§ 36-71-1, *et seq.*, which provides that impact fees may be imposed by counties and municipalities;

WHEREAS, the City is investigating and considering the enactment of impact fee ordinances;

WHEREAS, the City has not represented, nor can it guarantee that its infrastructure and existing public facilities as defined by O.C.G.A. § 36-71-2, are sufficient to accommodate the proposed Project;

WHEREAS, the parties require assurances from the other that certain essential elements will occur in order to facilitate the development of the Property; to insure that the Property will be developed pursuant to the Zoning Ordinance, the zoning conditions imposed by the City, and this Agreement, and any amendments thereto; to preclude litigation; and to coordinate development efforts;

WHEREAS, execution of this Development Agreement is a condition of rezoning;

WHEREAS, the City and Owner are willing to execute this Agreement to verify and achieve all of said purposes.

NOW, THEREFORE, for and in consideration of the covenants and agreements hereinafter stated and for the sum of ONE AND 00/100 DOLLARS ($1.00) in hand paid, the receipt and sufficiency of which is hereby acknowledged and undisputed, the parties agree as follows:

AGREEMENT:

1.

Rezoning Application

The City has found that the application filed with the City for the rezoning of the Property is consistent with zoning policies and goals of the City. Said application has been approved subject to this Agreement and certain conditions. All parties agree that said conditions shall be made a part of the ordinance rezoning the Property. Said zoning shall become effective after the City of Stockbridge City Council passes the Rezoning Ordinance and the parties execute this Agreement.

The parties also acknowledge that the net density restrictions imposed by the Stockbridge Zoning Ordinance are applicable to the Project, and that the Project shall feature no more than forty-eight (48) units.

2.

Zoning Requirements of the Property

The validity and enforceability of this Agreement is conditional upon the City rezoning the Property to the zoning classification as follows.

A) **Rezoning**. The Property described in **Exhibit "A"** for a total of 15.96 acres, more or less, shall be rezoned from Single-Family Residence district (R-2) to Multi-Family Residence district (RM-2 Townhouses).

B) **Requirements Generally**. Owner shall comply with all applicable rules, regulations, and conditions of the Zoning Ordinance, except where specifically excluded herein, in the development of the Property including those expressed herein. For specific

reference, RM ordinance number 03-60, effective on March 10, 2003, shall apply and is attached hereto as **Exhibit "D"** and incorporated herein by reference. In addition to said ordinances, the conditions contained in this Agreement shall apply. If there is a conflict between the Zoning Ordinances and this Agreement, the terms of this Agreement shall control.

C) **Development Conditions.**

1) The following conditions shall apply to the Property.

a) Revise site plan to adhere to all City of Stockbridge RM-2 Ordinance requirements. (Note that approval of this rezoning is not an approval of the site plan submitted.)

b) Maximum building height shall be shown on the site plan.

c) All townhouses shall have a mixture of front facade consisting of covered entryway, porches, bay windows and balconies. Garages shall be accentuated with variations of design porticos.

d) Owner shall submit elevations of buildings to be approved by the City. Note, however, that the City may approve elevations if it determines that waiting for Staff's review has unreasonably delayed Owner.

e) Each unit elevation per building shall be separate and distinct from the other and shall include variations in rooflines which may be accomplished with the use of dormers, gables and/or fireplaces.

f) Each unit shall have different brick, stucco and masonry theme from the other attached units.

g) Owner shall install street trees along all streets to be placed between the sidewalk and the front property lines, have a minimum two and one-half inch (2.5") caliber (d.b.h), shall have a minimum twenty-four foot (24 sq. ft.) planting area and shall be spaced an average of forty-five feet (45') apart. Owner shall provide a list of ten (10) trees to be

provided and subject to modification by the City.

h) A street scaping plan shall be submitted to Henry County Planning and Zoning Staff for comments and approved by the City to include sidewalks, street trees, landscaping, street lighting and street furniture. Note, however, that the City may approve the street scape plan if it determines that waiting for Staff's review has unreasonably delayed Owner.

i) Any flood plain alteration be supported by a certified engineer at the plan review stage.

j) The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.

k) Owner shall not construct an entrance or exit onto Shields Drive.

l) Owner shall maintain a two hundred foot (200') buffer between the Project and Shields Drive.

m) This rezoning applies to only the Property and shall not be construed as applying to the areas zoned commercial adjacent to the Property.

3.

Variances

No variances shall apply.

4.

Impact on Services

In conjunction with the development of the Property, the person or entity seeking to make such improvements shall satisfy the following requirements:

A) Submission of Plans and Specifications.

Owner shall submit plans and specifications for development of the Property and

construction of any and all improvements thereon in conformance with all applicable rules, regulations, and laws of the State of Georgia, and with all applicable rules, regulations, and ordinances of the City and this Agreement.

B) Traffic and Road Improvements

The person or entity seeking to make improvements on the Property shall pay for road improvement costs or complete road improvements as follows:

1) Deceleration lane into and from the Property.

2) Other road improvement required by Henry County Department of Transportation or the City after review of Plans referenced in subparagraph 4.A. above.

C) Water and Sewerage Improvements.

1) The Owner shall pay the cost to extend or extend at its own expense the existing water main to the Property.

2) The Owner shall pay the cost to extend or extend at its own expense the necessary sewage outfall line to service the Project.

3) The Owner shall be responsible for the development of all water and sewer lines located within the Property.

5.

Impact Fees and Credits

A) Traffic and Road Impact Fees.

If the Owner is assessed at any time in the future traffic and road impact fees by the

City, the Owner will be given credit against such impact fees as an amount equal to: All funds expended by the Owner for improvement of North Henry Boulevard.

B) Water and Sewer Impact Fees.

If water or sewer impact fees are assessed at the time of issuance of building permits, said water or sewer impact fees shall be paid to the City.

6.

Covenants Running With the Land

The terms and conditions of this Agreement shall be binding upon each party and its successors in title and shall run with the title to the Property. Notice of this Agreement shall be filed of record in office of the Clerk of the Superior Court of Henry County, as shown on **Exhibit "E"** hereto attached. Any modifications agreed to by the parties also shall be subject to this notice of filing requirement.

7.

Date of Effectiveness of this Agreement

This Agreement shall be effective between the parties, their successors and assigns, immediately upon execution of this Agreement by all parties hereto.

8.

Date of Effectiveness of Rezoning

The rezoning set forth in this Agreement shall take effect upon: (i) approval of the rezoning ordinance by the City of Stockbridge City Council; and (ii) the execution of this Agreement.

9.

Relation to Zoning

The terms of this Agreement shall be incorporated into and made a part of any Zoning Approval of the City rezoning the Property. The zoning classifications set forth herein shall be conditioned on the terms of this Agreement and binding on the Owner's successors and assigns. If these terms are modified pursuant to Paragraph 11 of this Agreement, such modifications shall be likewise binding on Owner's successors and assigns.

10.

Previous Written and Oral Statements

All previously written or transcribed plans, documents, letters, notes, minutes, and memorandums, together with all oral representations and agreements concerning all matters set forth in this Agreement have been incorporated herein, and the terms and conditions of this Agreement shall supersede any previous agreements between the parties. The parties agree that time shall be of the essence of this Agreement. This Agreement may be executed in counterparts, and each counterpart, and all counterparts together, shall constitute the original Agreement.

11.

Amendment and Modification of Agreement

This Agreement represents the entire understanding of the parties hereto, and any amendments, changes, additions, or deletions shall be made in writing upon the mutual agreement of the parties, executed by the City and the Owner, or the Owner's assigns and successors in title.

12.

Binding Effect

This Agreement shall be binding upon the undersigned and their agents, heirs, administrators, executors, successors, and assigns. This Agreement shall be binding on any person or entity that develops or uses the Property under the zoning classifications granted herein. The parties expressly stipulate that there are no third party beneficiaries to this Agreement.

13.

Future Changes in Development Standards

All development regulations, guidelines, standards, rules, and conditions of the City in effect as of the date of this Agreement and the regulations, guidelines, standards, rules, and conditions of this Agreement shall control over any future changes in the City regulations, guidelines, standards, rules, and conditions.

14.

Captions and Definitions

Captions, the description headings of the separate articles, sections and paragraphs contained in this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any of the provisions hereof.

"Owner" includes Royce Grant and any developer, builder or other person who seeks land disturbance permits for the Property. "Owner" also includes any assignee or successor in interest to the Property.

All terms used in this Agreement which are not otherwise defined herein shall be defined in the manner prescribed by the Zoning Ordinance or RM Ordinance, as applicable.

15.

Severability

The invalidity or unenforceability of any provision of this Agreement shall not effect the validity or enforceability of any other provision of this Agreement, which shall remain in full force and effect.

Each person executing or attesting this Agreement warrants and represents that he or she is fully authorized to do so. Each person also stipulates that he or she has been afforded an adequate opportunity to read this Agreement and to consult with an attorney prior to executing the same, and that all signatures are given knowingly, voluntarily, and with full awareness of the terms contained herein. The parties also agree that this Agreement has been prepared after negotiations and, as a result, neither party may be considered the sole author thereof, and it should not be construed in favor or against either party by a court of competent jurisdiction.

16.

Applicable Law

The laws of the State of Georgia shall govern the validity, interpretation, performance and enforcement of this Agreement and any dispute involving this Agreement or the Property without regard to conflicts of laws principles.

17.

Enforcement

1) In the event that Owner, its successors, or its assignees fail to comply with the terms of this Agreement, the City shall be authorized to refuse occupancy permits, construction permits, development permits, and to terminate construction and development of the Property. If Owner, its successors, or its assignees bring an action of any nature or description under this Agreement, or if it becomes necessary for the City to bring such an action, Owner, its successors, or its assignees shall be responsible for reimbursing the City for all costs and expenses, including attorneys fees, incurred in connection with such a proceeding.

2) This agreement may be enforced by the Municipal Court of the City of Stockbridge or any other court having jurisdiction over the same.

18.

Rights Cumulative

All rights, powers and privileges conferred hereunder upon parties hereto shall be cumulative but not restrictive to those given by law. No waiver of any default hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by a party shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

In the event that Owner, its successors, or its assignees fail to comply with the terms of this Agreement, the City shall be authorized to refuse occupancy permits, construction permits, development permits, and to terminate construction and development of the Property. If Owner, its successors, or its assignees bring an action of any nature or description under this Agreement, or if it becomes necessary for the City to bring such an action, Owner, its successors, or its assignees shall be responsible for reimbursing the City for all costs and expenses, including attorneys fees, incurred in connection with such a proceeding.

19.

Stipulation and Waiver

Owner knowingly and voluntarily waives any right to challenge the validity of this Agreement, in whole or in part, in a court of competent jurisdiction or to seek monetary relief, including but not limited to damages, costs, sanctions, or fees, from the City in connection with this agreement, the zoning of the Property or the development of the Property. Each party agrees to execute this Agreement and any other documents necessary to encumber the Property so as to bind all successors in interest in a similar manner.

IN WITNESS WHEREOF, the undersigned parties have hereunto set their hands and affixed their seals this 21st day of July, 2003.

CITY:

CITY OF STOCKBRIDGE, GEORGIA

By: _____ (L.S.)
Honorable R. G. Kelley, Mayor

ATTEST:

_____
Merle Manders, City Clerk

[Seal]

[Signatures on following page]

OWNER:

Royce Grant (L.S.)
ROYCE GRANT

Signed, sealed and delivered
before me this 21st day of
July, 2003.

Joye Moore
Witness

N.J. Sohler
Notary Public
(Seal)

My commission expires:

6-25-2006

N.J. SOHLER NOTARY PUBLIC EXPIRES: 6-25-2006 COWETA COUNTY GEORGIA

EXHIBIT "A"

PLAT AND LEGAL DESCRIPTION OF PROPERTY

BRUSH CREEK COMMONS

Legal Description

All that tract or parcel of land, containing **15.96 acres** more or less, lying and being in Land Lot 70 and 59 of the 12th District of Henry County, Georgia, as shown on preliminary plat by Bunn Grading Company, Inc., dated 7/14/03, and being more particularly described according to said plat as follows:

COMMENCING at the intersection of the centerline of Askew Road and the northern right-of-way line of State Route 42 and State 138; thence, Southeasterly a distance of 467.58 feet to an iron pin; thence, North 44 degrees 7 minutes 55 seconds East a distance of 225.72 feet to the **POINT OF BEGINNING**; thence, North 44 degrees 22 minutes 29 seconds East a distance of 34.28 feet to a point; thence, South 51 degrees 13 minutes 8 seconds East a distance of 360.00 feet to a point; thence, North 38 degrees 35 minutes 37 seconds East a distance of 360.00 feet a point; thence, North 51 degrees 32 minutes 18 seconds West a distance of 325.00 feet a point; thence, North 44 degrees 8 minutes 4 seconds East a distance of 267.48 feet to a point; thence, North 3 degrees 30 minutes 52 seconds West a distance of 113.75 feet to a point; thence, South 89 degrees 57 minutes 37 seconds East a distance of 280.97 feet to a point; thence South 10 degrees 43 minutes 44 seconds West a distance of 45.70 feet to a point; thence, North 89 degrees 58 minutes 34 seconds East a distance of 694.39 feet to a point on the western right of way line of Shields Drive; thence, along a curve having a radius of 793.27 feet, a chord bearing of South 8 degrees 19 minutes 12 seconds East a distance of 115.57 feet to a point; thence, South 31 degrees 10 minutes 46 seconds a distance of 82.49 feet to a point; thence, South 33 degrees 14 minutes 43 seconds East a distance of 306.52 feet to a point; thence, South 35 degrees 31 minutes 23 seconds East a distance of 135.04 feet to a point; thence, North 89 degrees 4 minutes 1 second West a distance of 1032.00feet to a point; thence, along the eastern right of way line of the proposed street as shown on the attached site plan by Bunn Grading Co. Inc. a distance of 481.91 feet to a point; thence, North 51 degrees 8 minutes 8 seconds West a distance of 25.00 feet to a point; thence, South 38 degrees 51 minutes 52 seconds West a distance of 28.67 feet to a point; thence, North 51 degrees 8 minutes 8 seconds West a distance of 460.68 **POINT OF BEGINNING**.

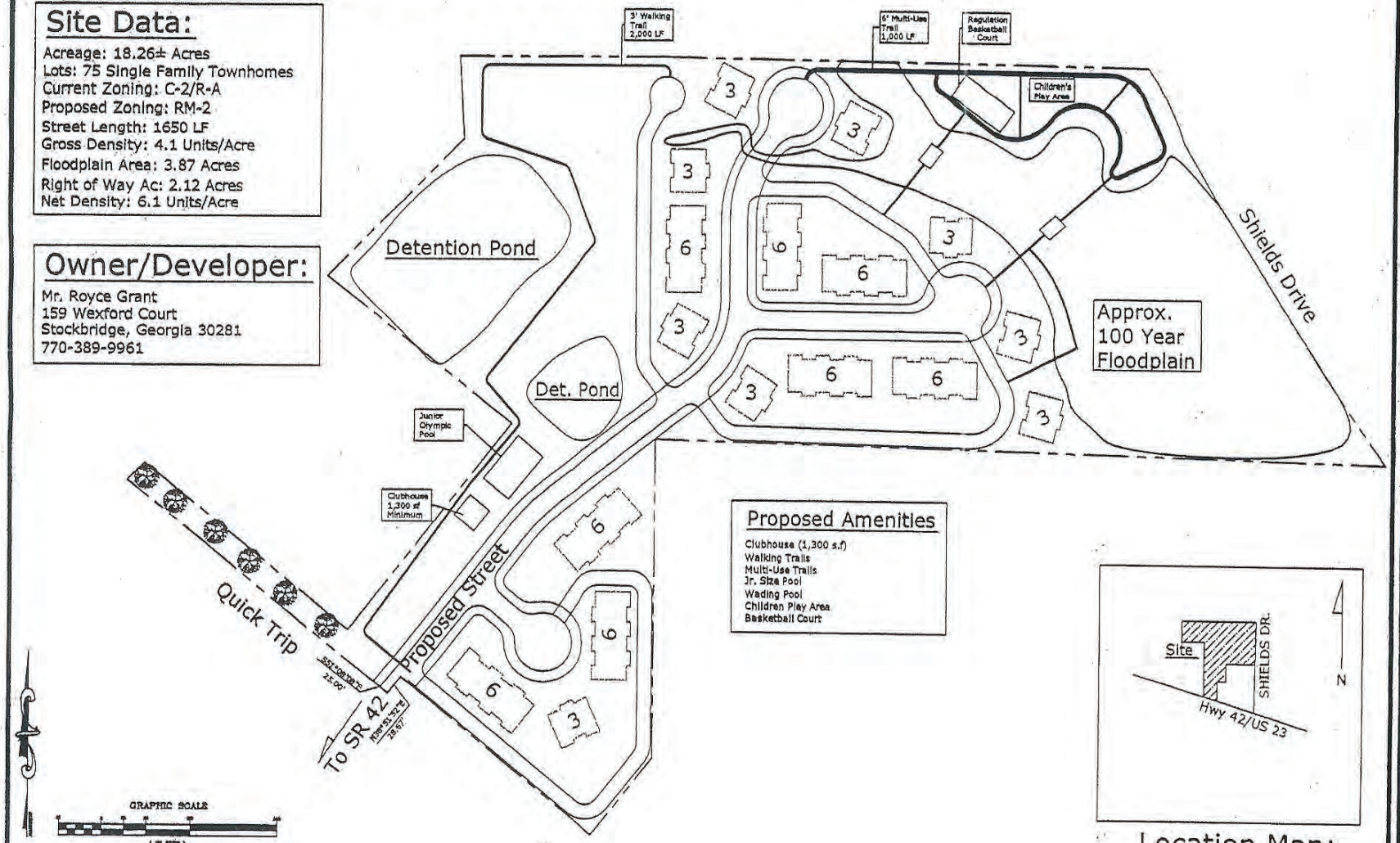
BRUSH CREEK COMMONS

Site Data:

Acreage: 18.26± Acres
Lots: 75 Single Family Townhomes
Current Zoning: C-2/R-A
Proposed Zoning: RM-2
Street Length: 1650 LF
Gross Density: 4.1 Units/Acre
Floodplain Area: 3.87 Acres
Right of Way Ac: 2.12 Acres
Net Density: 6.1 Units/Acre

Owner/Developer:

Mr. Royce Grant
159 Wexford Court
Stockbridge, Georgia 30281
770-389-9961



Proposed Amenities

Clubhouse (1,300 s.f)
Walking Trails
Multi-Use Trails
Jr. Size Pool
Wading Pool
Children Play Area
Basketball Court

Location Map:

(Not to Scale)

Burns Grading Company, Inc.

BRUSH CREEK COMMONS

BOOK 6730 PAGE 132
DOC# 001016
FILED IN OFFICE
01/07/2004
10:20:34AM
BK:06730 PG:0132-
JUDITH A. LEWIS
CLERK OF
SUPERIOR COURT
HENRY COUNTY, GA

134

SWB FILE NO. 379.0042

Return to: Smith, Welch & Brittain
P. O. Box 10
McDonough, Georgia 30253
(770) 957-3937
Attn: Andrew J. Welch, III

RE: PROPERTY OF ROYCE GRANT being located in Land Lots 59 and 70 of the 12th Land District of Henry County, Georgia containing 15.96 acres and being particularly described in **Exhibit "A"** hereto attached and made a part hereof.

NOTICE OF EXECUTION OF DEVELOPMENT AGREEMENT

STATE OF GEORGIA

HENRY COUNTY

Notice is hereby given that the property described above is subject to a Development Agreement dated July 21, 2003 between the City of Stockbridge, Georgia, and Royce Grant. The original of said Development Agreement is maintained as part of the permanent records of the City of Stockbridge, Georgia. The terms and conditions of said Development Agreement are hereby incorporated herein and made a part hereof by reference.

CITY OF STOCKBRIDGE, GEORGIA

By: _____ (L.S.)
Merle Manders, City Clerk

[SEAL]

SEAL AFFIXED

Signed, sealed and delivered
in the presence of the
undersigned this 15 day of
December, 2003.

_____
Witness

_____
Notary Public

NANCY W. BROWN NOTARY PUBLIC HENRY COUNTY GEORGIA EXPIRES OCT. 17, 2006

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

BRUSH CREEK COMMONS

Legal Description

All that tract or parcel of land, containing **15.96 acres** more or less, lying and being in Land Lot 70 and 59 of the 12th District of Henry County, Georgia, as shown on preliminary plat by Bunn Grading Company, Inc., dated 7/14/03, and being more particularly described according to said plat as follows:

COMMENCING at the intersection of the centerline of Askew Road and the northern right-of-way line of State Route 42 and State 138; thence, Southeasterly a distance of 467.58 feet to an iron pin; thence, North 44 degrees 7 minutes 55 seconds East a distance of 225.72 feet to the **POINT OF BEGINNING**; thence, North 44 degrees 22 minutes 29 seconds East a distance of 34.28 feet to a point; thence, South 51 degrees 13 minutes 8 seconds East a distance of 360.00 feet to a point; thence, North 38 degrees 35 minutes 37 seconds East a distance of 360.00 feet a point; thence, North 51 degrees 32 minutes 18 seconds West a distance of 325.00 feet a point; thence, North 44 degrees 8 minutes 4 seconds East a distance of 267.48 feet to a point; thence, North 3 degrees 30 minutes 52 seconds West a distance of 113.75 feet to a point; thence, South 89 degrees 57 minutes 37 seconds East a distance of 280.97 feet to a point; thence South 10 degrees 43 minutes 44 seconds West a distance of 45.70 feet to a point; thence, North 89 degrees 58 minutes 34 seconds East a distance of 694.39 feet to a point on the western right of way line of Shields Drive; thence, along a curve having a radius of 793.27 feet, a chord bearing of South 8 degrees 19 minutes 12 seconds East a distance of 115.57 feet to a point; thence, South 31 degrees 10 minutes 46 seconds a distance of 82.49 feet to a point; thence, South 33 degrees 14 minutes 43 seconds East a distance of 306.52 feet to a point; thence, South 35 degrees 31 minutes 23 seconds East a distance of 135.04 feet to a point; thence, North 89 degrees 4 minutes 1 second West a distance of 1032.00feet to a point; thence, along the eastern right of way line of the proposed street as shown on the attached site plan by Bunn Grading Co. Inc. a distance of 481.91 feet to a point; thence, North 51 degrees 8 minutes 8 seconds West a distance of 25.00 feet to a point; thence, South 38 degrees 51 minutes 52 seconds West a distance of 28.67 feet to a point; thence, North 51 degrees 8 minutes 8 seconds West a distance of 460.68 **POINT OF BEGINNING**.

STATE OF GEORGIA

COUNTY OF HENRY

Original

AMENDMENT TO

DEVELOPMENT AGREEMENT

COMES NOW the CITY OF STOCKBRIDGE, GEORGIA, a municipal corporation chartered under the laws of the State of Georgia (hereinafter "City") and TIMBERLINE GROUP, LLC (hereinafter referred to as "Owner" or "Developer"). The City and Owner do hereby amend that certain Development Agreement (hereinafter "Agreement") dated July 21, 2003, entered into between the City and Royce Grant; and

WHEREAS, Royce Grant has transferred its interest in the Property to Owner; and

WHEREAS, Owner has requested an amendment to said Agreement because the site plan presented to the City Council for consideration of zoning misrepresented the floodplain; and

WHEREAS, said site plan indicated the floodplain consisted of approximately three point eight seven (3.87) aces; and

WHEREAS, the actual floodplain is approximately five point six nine eight (5.698) acres, thereby significantly reducing the buildable area on the property for townhouses; and

WHEREAS, the modifications contained herein are the minimum necessary for the Owner to develop the Property for townhouses; and

WHEREAS, pursuant to Section 11 of the Agreement, the City and Owner desire to amend said Agreement as follows:

ARTICLE I

Section 1 of the Agreement is hereby amended by striking the second paragraph in its entirety and inserting in lieu thereof the following paragraph:

The parties also acknowledge that the net density restrictions imposed by the Stockbridge Zoning Ordinance are applicable to the Project, and that the Project shall feature no more than forty-one (41) units. Owner's request to develop single-family residences along Shields Drive is withdrawn, and Owner agrees to not request any variances concerning the use of the two hundred foot (200') buffer area along Shields Drive.

ARTICLE II

Section 2, Paragraph C) of the Agreement is hereby amended by striking subparagraph f) in its entirety and inserting in lieu thereof the following paragraph f):

f) All exterior facades shall consist of brick. The cornices and gables shall consist of stucco, stone, and/or hardi-plank.



fitness equipment;

- Two (2) separate age-specific playgrounds: a fenced tot lot adjacent to the club house and another

playground for older children located nearby to the club house;

- Covered pavilion with fireplace;
- Volleyball Court;
- Sodded sports area;
- Putting green;
- Tennis Court – lighted and enclosed featuring a minimum of one (1) Basketball Goal at each end;
- Walking Trails at least fourteen hundred feet (1,400') in length and three feet (3') in width;
- Bird Sanctuary including a variety of bird feeders and bird houses with benches for observation;
- Gazebo at entrance of development to serve as a waiting area for school bus pick-up; and
- Owner shall be bound by the amenity representations made in its October 7, 2004 proposed site plan attached hereto as **Exhibit "A"**, submitted to the City Council and on file with the City Clerk.

ARTICLE VI

Section 3 of the Agreement is hereby amended by inserting the following paragraphs:

a) The maximum units per building may increase from five (5) units to six (6) units per building.

b) The minimum distance between buildings may be reduced from forty feet (40') to twenty feet (20').

c) Reduction in buffer from thirty feet (30') to ten feet (10') along the proposed entrance and between the proposed location of the first building from the entrance and the Property line as depicted in the proposed site plan included in Owner's October 7, 2004 proposal attached hereto as **Exhibit "A"**, submitted to the City Council and on file with the City Clerk.

d) Individual residential garbage pick-up may be permitted.

ARTICLE VII

A new Section 20 shall be added to the Agreement as follows:

20.

Attorney's Fees

The Owner hereby agrees to reimburse the City for all reasonable and necessary legal fees and costs, not to exceed normal hourly rate paid by City, that are incurred by the City regarding the preparation of this Agreement, any amendments thereto and any reasonable and necessary litigation expenses incurred by the City in any civil action or administrative

action regarding this Agreement whether same is filed by the City, Owner, Developer, or third person or entity. The Owner shall remit payment of all said legal fees and costs to the City within ten (10) days of receipt of an invoice for same.

ARTICLE VIII

It is the parties intent that this amendment shall take effect immediately.

IN WITNESS WHEREOF, the undersigned parties have hereunto set their hands and affixed their seals this 13th day of December, 2004.

CITY OF STOCKBRIDGE, GEORGIA

By: _____ (L.S.)
R. G. KELLEY, Mayor

ATTEST:

_____
MERLE MANDERS, City Clerk

(Seal)

Version 8

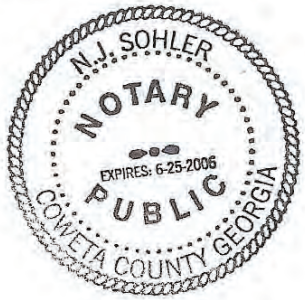
OWNER:

TIMERLINE GROUP, LLC

BY: _____ (L.S.)
BRIAN W. CAGLE
Managing Partner [Title]

Signed, sealed and delivered
before me this 13 day of
December, 2004.

_____
Notary Public



ATTEST:

_____
James Barnes, Secretary

EXHIBIT "A"

TIMBERLINE GROUP, LLC PROPOSAL DATED OCTOBER 7, 2004

File No. 379-0000-02-23

Return to: SMITH, WELCH & BRITTAIN
2200 KEYS FERRY COURT
P. O. BOX 10
MCDONOUGH, GEORGIA 30253

RE: PROPERTY OF TIMERLINE GROUP, LLC being located in Land Lots 59 and 70 of the 12th Land District of Henry County, Georgia and being particularly described in **Exhibit "A"** hereto attached and made a part hereof.

NOTICE OF EXECUTION OF AMENDMENT TO DEVELOPMENT AGREEMENT

STATE OF GEORGIA

HENRY COUNTY

Notice is hereby given that the property described above is subject to an Amendment to Development Agreement dated December 13, 2004, between the City of Stockbridge and Timberline Group, LLC. The original of said Amendment to Development Agreement is maintained as part of the permanent records of the City of Stockbridge, Georgia. The terms and conditions of said Amendment to Development Agreement are hereby incorporated herein and made a part hereof by reference.

CITY OF STOCKBRIDGE, GEORGIA

By: _____
Merle Manders
City Clerk

[SEAL]

Signed, sealed and delivered
in the presence of the
undersigned this 18th day of
February, 2005.

_____
Witness

_____
Notary Public

LINDA A. GUNN NOTARY PUBLIC HENRY COUNTY EXPIRES GEORGIA APRIL 9, 2008

BRUSH CREEK COMMONS

Legal Description

All that tract or parcel of land, containing **15.96 acres** more or less, lying and being in Land Lot 70 and 59 of the 12th District of Henry County, Georgia, as shown on preliminary plat by Bunn Grading Company, Inc., dated 7/14/03, and being more particularly described according to said plat as follows:

COMMENCING at the intersection of the centerline of Askew Road and the northern right-of-way line of State Route 42 and State 138; thence, Southeasterly a distance of 467.58 feet to an iron pin; thence, North 44 degrees 7 minutes 55 seconds East a distance of 225.72 feet to the **POINT OF BEGINNING**; thence, North 44 degrees 22 minutes 29 seconds East a distance of 34.28 feet to a point; thence, South 51 degrees 13 minutes 8 seconds East a distance of 360.00 feet to a point; thence, North 38 degrees 35 minutes 37 seconds East a distance of 360.00 feet a point; thence, North 51 degrees 32 minutes 18 seconds West a distance of 325.00 feet a point; thence, North 44 degrees 8 minutes 4 seconds East a distance of 267.48 feet to a point; thence, North 3 degrees 30 minutes 52 seconds West a distance of 113.75 feet to a point; thence, South 89 degrees 57 minutes 37 seconds East a distance of 280.97 feet to a point; thence South 10 degrees 43 minutes 44 seconds West a distance of 45.70 feet to a point; thence, North 89 degrees 58 minutes 34 seconds East a distance of 694.39 feet to a point on the western right of way line of Shields Drive; thence, along a curve having a radius of 793.27 feet, a chord bearing of South 8 degrees 19 minutes 12 seconds East a distance of 115.57 feet to a point; thence, South 31 degrees 10 minutes 46 seconds a distance of 82.49 feet to a point; thence, South 33 degrees 14 minutes 43 seconds East a distance of 306.52 feet to a point; thence, South 35 degrees 31 minutes 23 seconds East a distance of 135.04 feet to a point; thence, North 89 degrees 4 minutes 1 second West a distance of 1032.00feet to a point; thence, along the eastern right of way line of the proposed street as shown on the attached site plan by Bunn Grading Co. Inc. a distance of 481.91 feet to a point; thence, North 51 degrees 8 minutes 8 seconds West a distance of 25.00 feet to a point; thence, South 38 degrees 51 minutes 52 seconds West a distance of 28.67 feet to a point; thence, North 51 degrees 8 minutes 8 seconds West a distance of 460.68 **POINT OF BEGINNING**.

CITY OF STOCKBRIDGE
4545 NORTH HENRY BLVD.
STOCKBRIDGE, GA 30281
770-389-7900
FAX 770-389-7912

Bush Creek Commons
Return to
Jenine –
Make copy
for City file

DATE: February 22, 2005

FROM: Merle Manders
City Manager

TO: Jenine
Smith, Welch & Brittain
PO Box 10
McDonough, GA 30281

SUBJECT

Notice of Execution of Amendment
Bush Creek Commons dated 12-13-2

MESSAGE:

Included:
Original copy of the above referenced document-

SMITH, WELCH & BRITTAIN

ATTORNEYS AT LAW

ERNEST M. SMITH (1911-1992)
A. J. WELCH, JR.
J. MARK BRITTAIN
E. GILMORE MAXWELL (TN & GA)
BYRD GARLAND
BRUCE MCFARLAND
JOHN P. WEBB
C. WALTER PENDERGRASS, III
WILLIAM A. WHITE

2200 KEYS FERRY COURT
POST OFFICE BOX 10
MCDONOUGH, GEORGIA 30253

Telephone:
770-957-3937
Facsimile:
770-957-9165

www.swblawfirm.com

L. SCOTT MAYFIELD
JOHNNY D. LATZAK, JR.
ANDREW J. WELCH, III (NY & GA)
TERRI S. SUTTON
ANNA C. DOUGHERTY
PANDORA E. HUNT (HI & GA)
EARNELLE P. WINFREY
CARA D. WELCH
JOSEPH W. TAYLOR
DAVID M. WALDROUP

February 17, 2005

Merle Manders
City of Stockbridge
4545 North Henry Boulevard
Stockbridge, Georgia 30281

Re: **Notice of Execution of Amendment to Development Agreement**

Dear Mrs. Manders:

Enclosed is the original Notice of Execution of Amendment to Development Agreement between the City and Timberline Group, LLC. Please execute this document before a notary public, place the City's seal below your signature, and return the original to me for filing. Should you have any questions, please let me know.

Sincerely,

SMITH, WELCH & BRITTAIN

Jenine Sohler

Jenine Sohler
Paralegal

Enclosure

{Client: 0000379 Matter: 0000 Doc: 00135450.DOC}



Brush Creek Commons

Timberline Group, LLC
October 7, 2004

Original

STATE OF GEORGIA

COUNTY OF HENRY

SECOND AMENDMENT TO

DEVELOPMENT AGREEMENT

COMES NOW the CITY OF STOCKBRIDGE, GEORGIA, a municipal corporation chartered under the laws of the State of Georgia ("City") and TIMBERLINE GROUP, LLC ("Owner" or "Developer"). The City and Owner do hereby amend that certain Development Agreement ("Agreement") dated July 21, 2003, entered into between the City and Royce Grant; and

WHEREAS, Royce Grant has transferred its interest in the Property to Owner; and

WHEREAS, Owner has presented evidence to the Mayor and Council that because of soil conditions Owner will be unable to construct the tennis court referenced in Article V, Section 2, Paragraph C of the Amended Development Agreement; and

WHEREAS, Owner has requested an amendment to Paragraph 3 of the Development Agreement entitled "Variances"; and

WHEREAS, pursuant to Section 11 of the original Development Agreement, the City and Owner desire to amend said agreement as follows:

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREINAFTER STATED, IT IS AGREED AS FOLLOWS:

1. Paragraph 3 is amended to add the following:
   The front setback requirements for the buildings are hereby reduced to 10 feet.

2. The paragraph referencing the tennis court described in Article V of the Amended Development Agreement is stricken in its entirety.

3. A regulation 60' x 90' soccer field shall be constructed in the area designated for the tennis court, which shall include 2 goals appropriate for the 3v3 format. In addition, the second playground shall be enlarged to accommodate a commercial quality 2-bay/4-station full-size swing set, a full-size commercial quality slide, a commercial quality climbing station (monkey bars, ring climber, chin-up bar, and balance beam), and 2 commercial quality park benches. The floor area of the playground will be recessed and mulched so as to prevent weeds and grasses from growing and to promote a safe play area. The drawing for the playground, swing set, slide, climbing station, benches, soccer field, pavilion,

volleyball court, and putting green shall be incorporated herein.

4. The outside construction of the buildings to be built thereon shall have the appearance and exterior material makeup as shown on Exhibit I hereto attached and made a part hereof. The playground facilities described in Paragraph 3 above are also shown on said Exhibit I, and the same are hereby incorporated herein and made a part hereof. The variance set forth in Paragraph 1 above is also shown on said Exhibit I and incorporated herein and made a part hereof.

[SIGNATURES ON NEXT PAGE]

CITY OF STOCKBRIDGE, GEORGIA

This the 13th day
of August, 2007.

By: _____ (L.S.)
R. G. KELLEY, Mayor

ATTEST:

_____
Merle Manders, City Clerk

[SEAL]

TIMBERLINE GROUP, LLC

BY: _____ (L.S.)
BRIAN W. CAGLE
MEMBER (Title)

Signed, sealed and delivered
before me this 31st day of
AUGUST, 2007.

_____
Notary Public

[SEAL]

My Comm. Expires
May 11, 2009
PUBLIC
HENRY COUNTY GEORGIA

ATTEST:

_____, Secretary
Jeffrey A. Martin



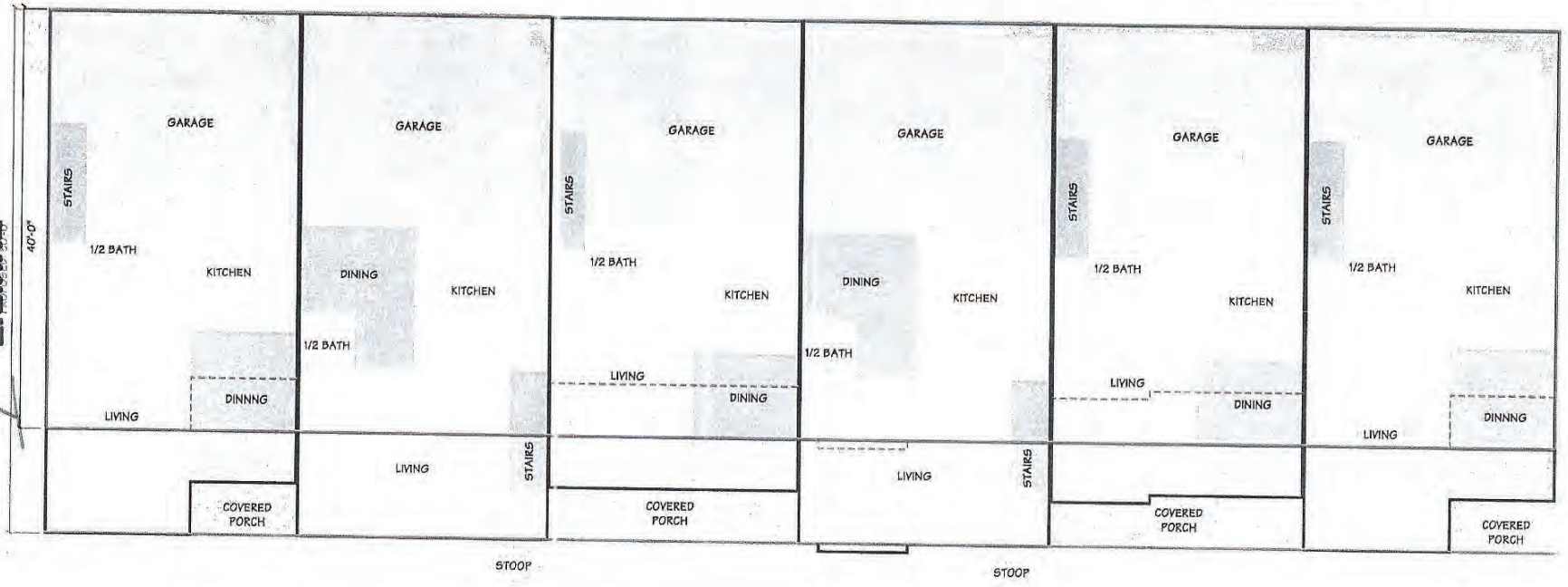


EXHIBIT
Page 1 of 2

——— - Current Building Lines

- - - -

EXHIBIT

Page 2 of 2



CAGLE HOMES
770-210-HOME
www.caglehomes.com

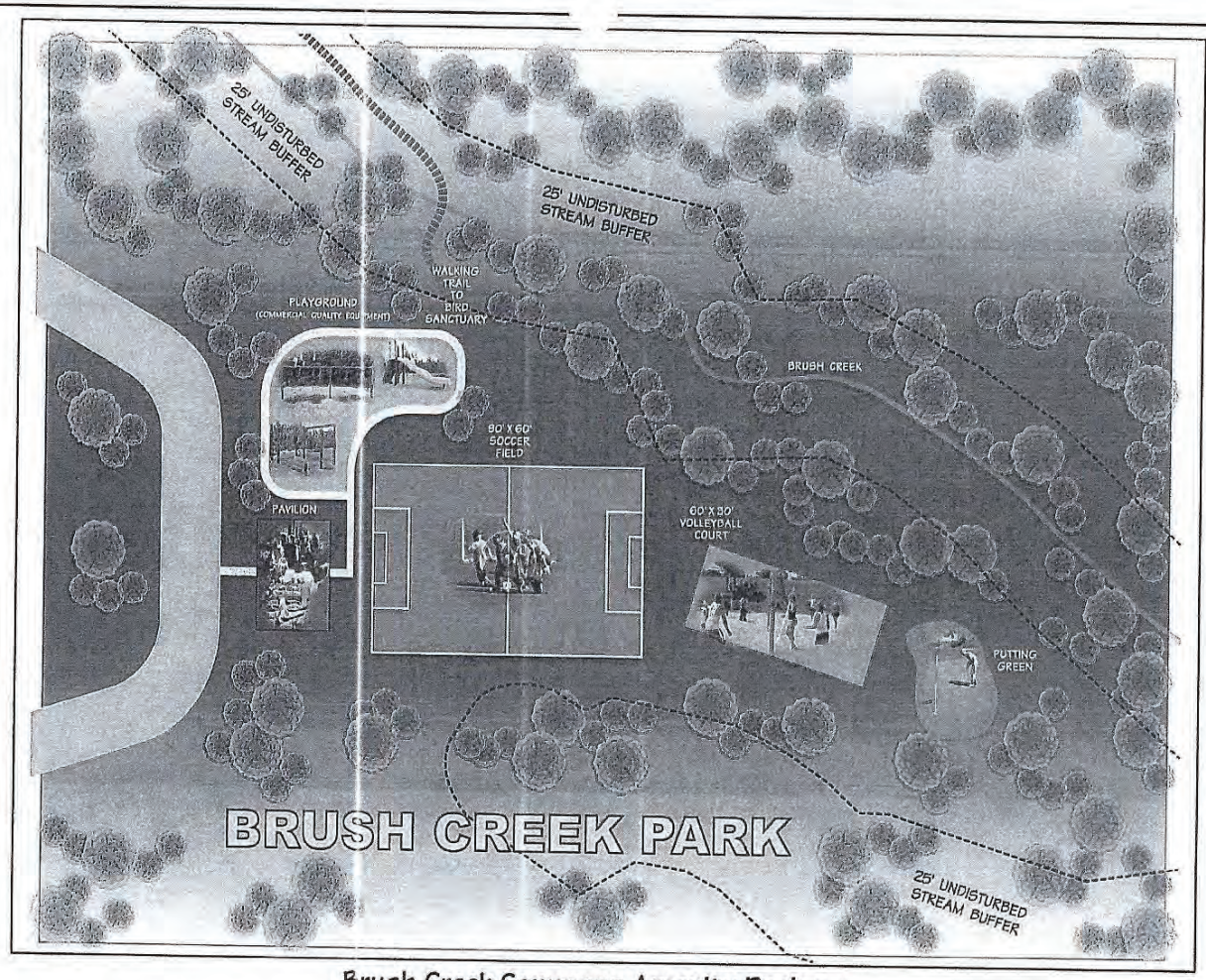
Elevations Information

Individual detail is achieved with a mixture of covered entryways, porches, bay windows, and balconies. Each home is separate and distinct with varying roof lines, dormers, and gables. Facades are predominantly brick, with stone, Hardi-plank or Hardi-shake accents.



Brick | Stone | Hardi-Siding | Hardi-Shake

EXHIBIT 1
Page 3 of 3



Brush Creek Commons Amenity Package

* Gazebo at entrance of development to serve as a waiting area for school bus pickup
* Sodded Sports Area adjacent to Gazebo
* 1300 Square Foot Clubhouse with Full Kitchen and Fitness Equipment
* Fenced Tot Lot (Ages: 2 – 5) located adjacent to Clubhouse
* Brush Creek Park
  1. Covered Pavilion with Picnic Area and Fireplace
  2. Regulation 60' X 30' Beach Volleyball Court
  3. Regulation 60' X 90' 3 on 3 Soccer Field with Goals
  4. Putting Green with multiple holes and sand trap
  5. Upgraded and Enlarged, commercial quality playground:
     2 Bay, 4 Station Swing Set with Buckets and Belts
     Climbing Station: "Monkey Bars", Ring Climbers, Chin-up Bar, and Balance Beam
     Free Standing Wave Slide with 5' Deck
     2 Commercial Quality Park Benches
  7. Over 1400 Ft. of Walking Trail
  8. Bird Sanctuary with Feeders, Houses, and Benches for observation

Ernest M. Smith (1911-1992)
A. J. Welch, Jr., PC
J. Mark Brittain
Byrd Garland
Bruce McFarland
John P. Webb, PC
C. Walter Pendergrass, III
William A. White, PC
Pandora E. Hunt, PC (HI & GA)
L. Scott Mayfield
Mark C. Walker
Johnny D. Latzak, Jr.

Smith Welch & Brittain LLP

ATTORNEYS AT LAW

Providing a lifetime of service

Andrew J. Welch, III (NY & GA)
Anna C. Dougherty
Earnelle P. Winfrey
David M. Waldroup
Andrew J. Gebhardt
Marc A. Avidano (FL & GA)
Canon Brown Hill
Jason R. Campbell (TN & GA)
Ginger L. Wills (FL & GA)
Lindsay M. Hodgson
William M. Roberts

2200 KEYS FERRY COURT • POST OFFICE BOX 10 • MCDONOUGH, GEORGIA 30253
Telephone: 770-957-3937 • Facsimile: 678-583-4888
www.swblawfirm.com

September 4, 2007

VIA COURIER

Ms. Merle Manders, City Clerk
City of Stockbridge
City Hall
4545 N. Henry Boulevard
Stockbridge, GA 30281

RE: Brush Creek Commons: Second Amendment to Development Agreement

Dear Merle:

Please find enclosing the *original* executed Second Amendment to the Brush Creek Commons Development Agreement. This document should be maintained as part of the City's permanent records.

With kindest regards,

A. J. Welch, Jr.

cc: Mr. Brian Cagle, Timberline Group, LLC

/pm

{Client: 0000379 Matter: 0000 Doc: 00282542.DOC}

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ZONING MODIFICATION ORDINANCE NO. ZM-2022-01

AN ORDINANCE TO MODIFY RZ-03-04 AND ITS DEVELOPMENT AGREEMENT (ALONG WITH PROPOSED AMENDMENTS) TO ALLOW FOR THE PROPOSED BRUSH CREEK COMMONS TOWNHOME DEVELOPMENT; TO REPEAL ALL CONFLICTING LEGISLATION AND TO ALLOW FOR IMPLEMENTATION AS NECESSARY. ZM-2022-01

WHEREAS, the City Council of the City of Stockbridge desires to facilitate responsible community growth and economic development; and

WHEREAS, Article IX, Section II, Paragraph IV of the Georgia Constitution empowers the governing authority of each county and of each municipality to adopt plans and exercise the power of zoning; and

WHEREAS, the City of Stockbridge is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the applicant requests a zoning modification to modify the previously approved rezoning case RZ-03-04 and its development agreement along with (two amendments) to allow for the proposed development of Brush Creek Commons townhome development; and

WHEREAS, the applicant request various changed to the required amenities and site plan; and

WHEREAS, the property contains 15.895 +/- acres, with frontages on Brush Creek Court and Shields Road. It is located on Land Lots 59 and 70 of District 12 within the City of Stockbridge; and

WHEREAS, the City Council of the City of Stockbridge finds that amending the zoning of this Parcel is in the best interest of the public health, safety, and welfare.

THEREFORE, IT IS NOW HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA AS FOLLOWS:

SECTION 1. APPROVAL OF ZONING MODIFICATION Stockbridge City Council grants a zoning modification to modify the previously approved rezoning case RZ-03-04 and its development agreement along with (two amendments) to allow for the proposed development of Brush Creek Commons townhome development; and the applicant request various changed to the required amenities and site plan; and the property contains 15.895 +/- acres, with frontages on Brush Creek Court and Shields Road. It is located on Land Lots 59 and 70 of District 12 within the City of Stockbridge; further this ordinance is adopted with the specifications and conditions as outlined in the attached Exhibit A. These changes include the following:

1. Clubhouse
2. Pavillion
3. Gazebo
4. Monument Sign
5. Walking Trail
6. Extra Parking Spaces to Serve the Amenities
7. Reduce the number of playgrounds from two to one by having a combined playground rather than a separate "tot lot" and playground for older children
8. Provide a gym and workout space inside the clubhouse
9. Provide grills and benches next to the clubhouse with fireplace.
10. Extend the sidewalk to interconnect the neighborhood developed commercial spaces
11. Provide sidewalk stub outs for future connectivity to the neighboring lots.

These changes are said to be final with approval of the Director of Community Development if there are inconsistencies.

SECTION 2. Public Record. This document shall be maintained as a public record by the City Clerk and shall be accessible to the public during all normal business hours of the City of Stockbridge.

SECTION 3. Public Hearing. Pursuant to the requirements of the Zoning Procedures Act and the City Zoning Ordinance, a properly advertised public hearing was held not less than 15 nor more than 45 days from the date of publication of notice, and which public hearing was held on the 8th day of October, 2022.

SECTION 4. Severability. To the extent any portion of this Ordinance is declared to be invalid, unenforceable, or non-binding, that shall not affect the remaining portions of this Ordinance.

SECTION 5. Repeal of Conflicting Provisions. All City Ordinances inconsistent with this Ordinance shall be repealed.

SECTION 6. Effective Date. This Ordinance shall become effective immediately upon its adoption by the City Council of the City of Stockbridge as provided in the City Charter.

SO ORDAINED this 14th day of November, 2022.

CITY OF STOCKBRIDGE, GEORGIA

Anthony S. Ford, Mayor

ATTEST:

Vanessa Holiday, City Clerk

APPROVED AS TO FORM:

Quinton G. Washington, City Attorney

For Brush Creek Commons Townhomes

To Be Located At Brush Creek Court And Shields Road (Parcel #S07-01006005)

Presented To:

Stockbridge Planning Commission

November 21, 2024

By:

City of Stockbridge Community Development Department, Planning and Zoning Division

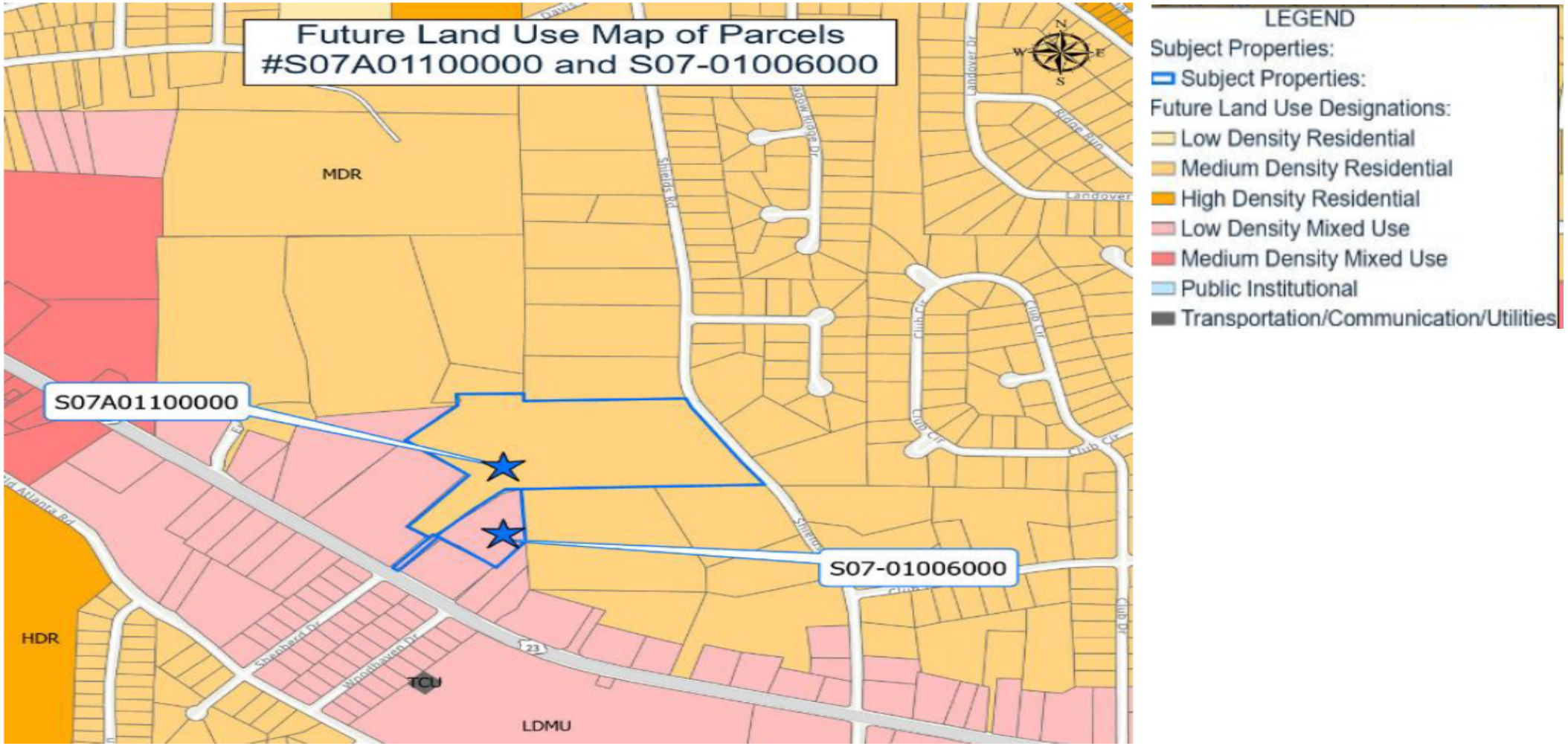
Comprehensive Plan CP-2024-03

Descriptive Factor	Research Findings
Applicant and Owner	Pivotal Enterprises, LLC.
Proposed Development	Expansion of the 41-unit Brush Creek Commons townhome development by adding an adjacent parcel and developing it with 20 more townhomes.
Parcel Identifications (no addresses)	• Phase 1 Parcel--S07A01100000 (previously known as Parcel #S07-01006005 prior to the creation of the 41 townhome lots). In Land Lots 59 & 71 of District 12. • Phase 2 Parcel—S07-01006000. In Land Lot 59 of District 12.
Parcel Acreage	• Brush Creek Commons, Phase 1 Parcel—Has 15.74 +/- acres, of which 5.459 acres lie within a floodplain. • Brush Creek Commons, Phase 2 Parcel--Has 2.28 +/- acres. • Combined Sites—18.02 +/- acres.
Environmental Conditions	• Brush Creek Commons, Phase 1 Parcel—Is fairly level. Floodplains and wetlands are present at the rear of the property near Brush Creek. Townhome construction is underway. • Brush Creek Commons, Phase 2 Parcel—Is fairly level, wooded, and vacant. Property access exists via a 30-foot Access Easement off North Henry Boulevard to Brush Creek Court.
Property Access	Brush Creek Court, off North Henry Boulevard.

Current City Zoning	Phase 1 Parcel—Zoned 'MFR' (Multiple Family Residential). Phase 2 Parcel—Zoned 'C-2' (General Commercial). Both Parcels--Are not located in the Parkway Mixed-Use Overlay District.
Surrounding Zoning	• North—MHR (Mobile Home Residential) and SR (Suburban Residential) districts. • South—C-2 (General Commercial), MFR (Multiple Family Residential), and SR (Suburban Residential) districts. • East—SR (Suburban Residential) district. • West—C-3 (Heavy Commercial) and C-2 (General Commercial) districts.
Future Land Use Designation	• Phase 1 Parcel—Medium-Density Residential. • Phase 2 Parcel—Low-Density Mixed-Use.
Surrounding Land Uses	• North—Two mobile home parks and Meadow Ridge Subdivision. • South—Commercial uses (QuikTrip and Waffle House) and an apartment community. • East—Meadow Ridge Subdivision and individual single-family residences. • West—Commercial uses.

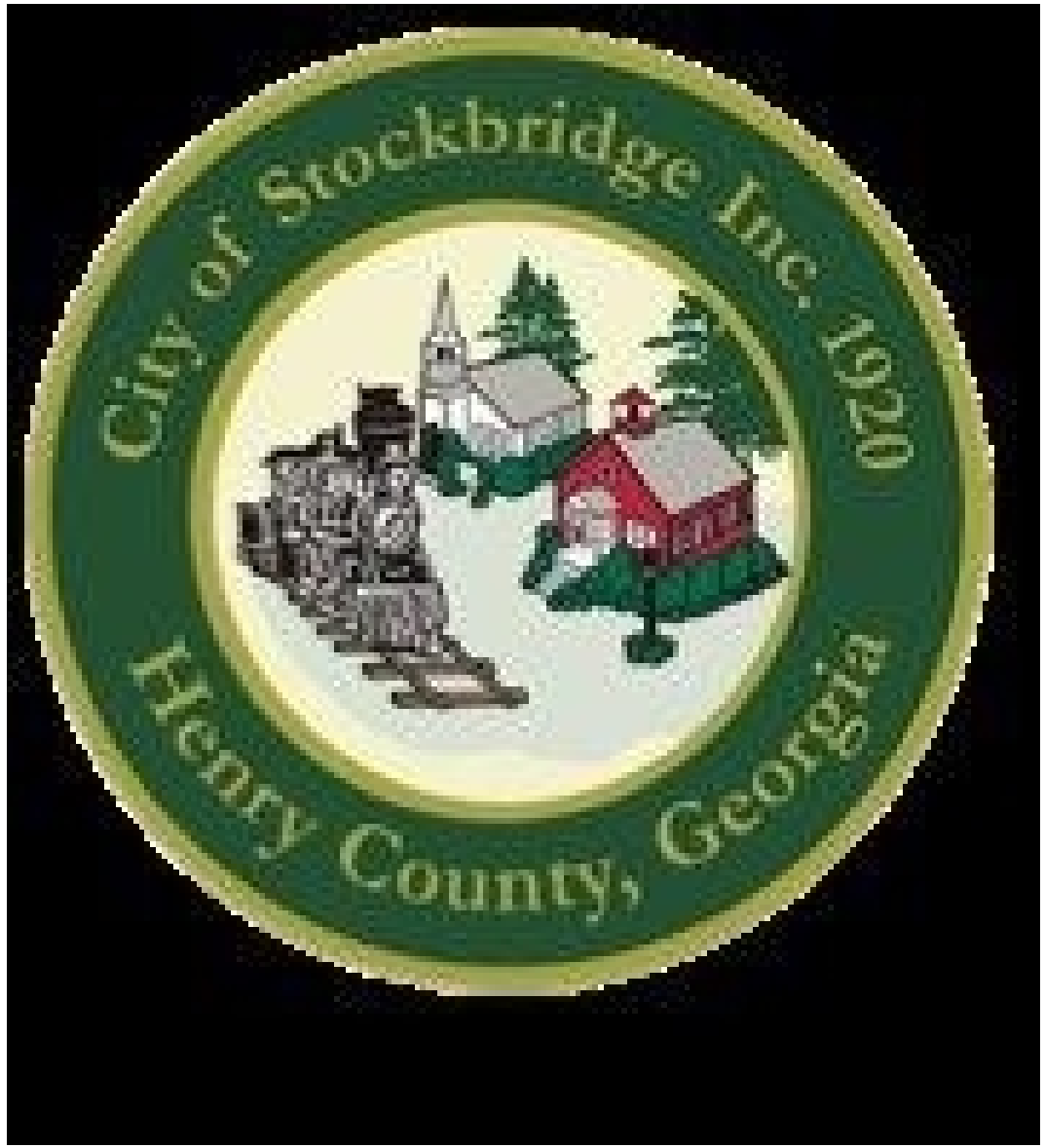

BRUSH CREEK COMMONS
Phase 1 and Phase 2 Combined
Meadow Ridge Way
Brush Creek
Brush Creek
Brush Creek Ct
Bess Ln
N Henry Blvd

FUTURE LAND USE MAP FOR BRUSH CREEK COMMONS, PHASE 1 AND PHASE 2



Staff’s Recommendation: **APPROVAL**

REZONING RZ-2024-03



REZONING RZ-2024-03

Purpose – Pivotal Enterprises, LLC requests to rezone Parcel #S07-01006000 on the east side of Brush Creek Court from C-2 (General Commercial) to MFR (Multiple-Family Residential) to allow for a twenty (20) unit townhome development on 2.2882 acres. The applicant also seeks to combine Parcel S07-01006000 (Phase 2) with Phase 1, Brush Creek Court, currently under construction, which will comprise of forty-one (41) townhomes.

Applicant/Developer – Eaman Fatemi, Member, Pivotal Enterprises, LLC.

Zoning History:

1. **Original Rezoning--Property was rezoned on July 14, 2003 via Case #RZ-03-04, from R-2 (Single-Family Residential) to RM-2 (Residential Multifamily--Townhomes). The original developer installed Brush Creek Court, but did not construct any buildings.**

2. **Development Agreement Plus Two Amendments—Rezoning included a Development Agreement, followed by two amendments. They included various development conditions and required certain amenities to be included within the development.**

3. **Zoning Modification Case #ZM-2022-01—Was approved by the Planning Commission on October 27, 2022, then was approved by City Council on September 14, 2022. The approved ordinance (#ZM-2022-01) states that ZM-2022-01 represented a modification of the terms of RZ-03-04 to allow the applicant to make certain changes to the site plan and the amenities. The changes are listed on the next slide.**

Zoning History

III. ZONING HISTORY

The Brush Creek Commons property was rezoned on July 14, 2003, via Rezoning Case #RZ-03-04, from R-2 (Single-Family Residential) to RM-2 (Residential Multifamily--Townhomes). Along with the rezoning was an approved Development Agreement, dated July 21, 2003 (between the City of Stockbridge and Royce Grant), which was approved via Ordinance #03-60, effective on March 10, 2003. The approval of the rezoning was not an approval of the conceptual site plan. Its boundaries, though, did show the inclusion of Parcel #S07-01006000, although it was not marked as Phase 2.

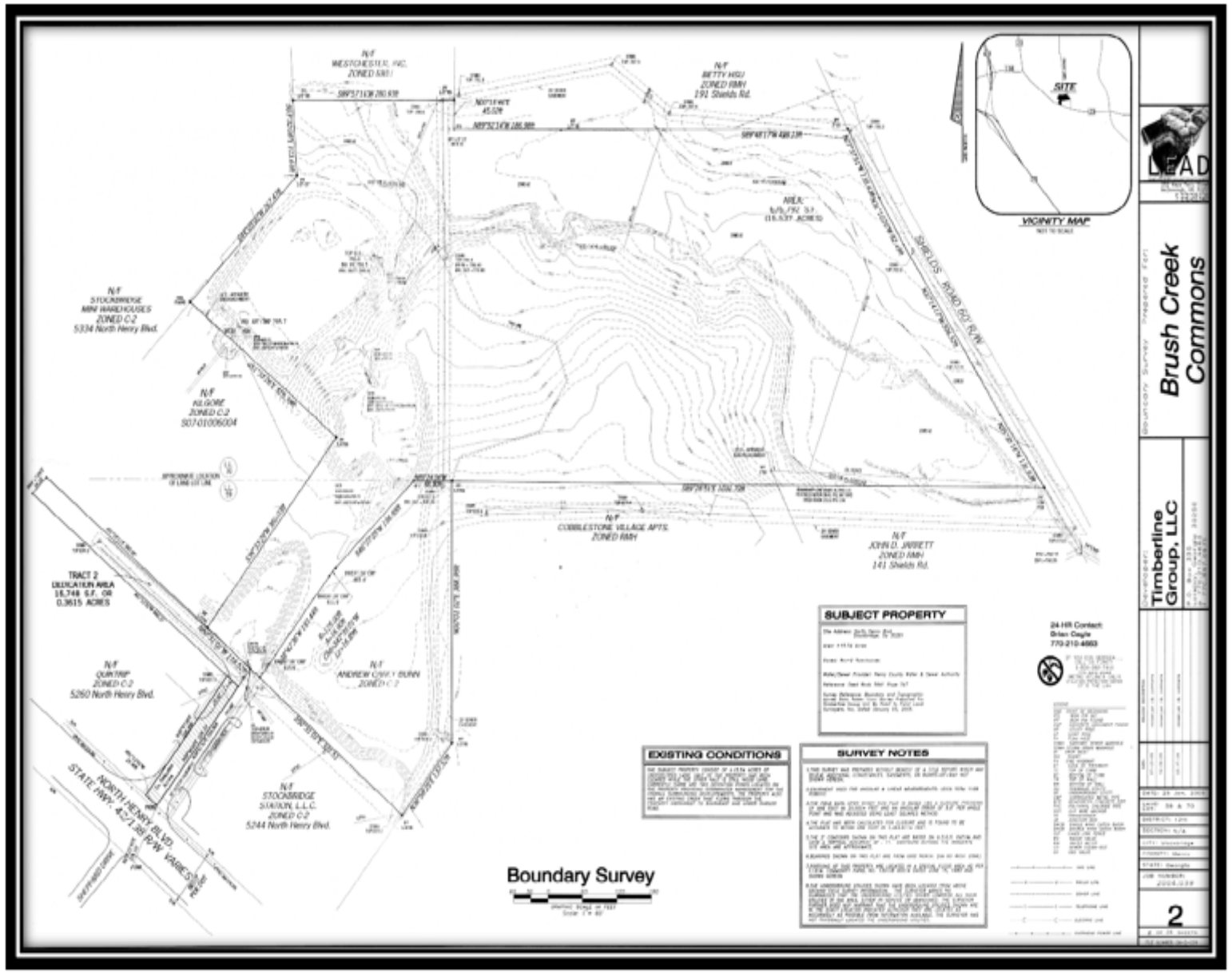
The original Development agreement listed twelve (12) Conditions of approval in Exhibit A. They specified the specific amenities which the developer was required to provide, as well as various architectural and other requirements. The developer was also required to meet the requirements of the RM-2 (Residential-Multifamily-Townhomes) zoning district. RM-2 was one of the previous zoning districts (along with RM-1 and RM-3) which merged to form the current MFR (Multifamily Residential) zoning district. Two Amendments to the Development later were approved for a new property owner, Timberline Group, LLC. The First Amendment, which was approved on December 3, 2004, imposed the maximum allowable number of townhome units to be built as forty-one (41). The Second Amendment, which was approved on August 13, 2007, allowed a variance to reduce the front yard setback requirement to ten (10) feet.

Surrounding Zoning and Land Uses

Surrounding Zoning	• North—MHR (Mobile Home Residential) and SR (Suburban Residential) districts. • South—C-2 (General Commercial), MFR (Multiple Family Residential), and SR (Suburban Residential) districts. • East—SR (Suburban Residential) district. • West—C-3 (Heavy Commercial) and C-2 (General Commercial) districts.

Surrounding Land Uses	• North—Two mobile home parks and Meadow Ridge Subdivision. • South—Commercial uses (QuikTrip and Waffle House) and an apartment community. • East—Meadow Ridge Subdivision and individual single-family residences. • West—Commercial uses.

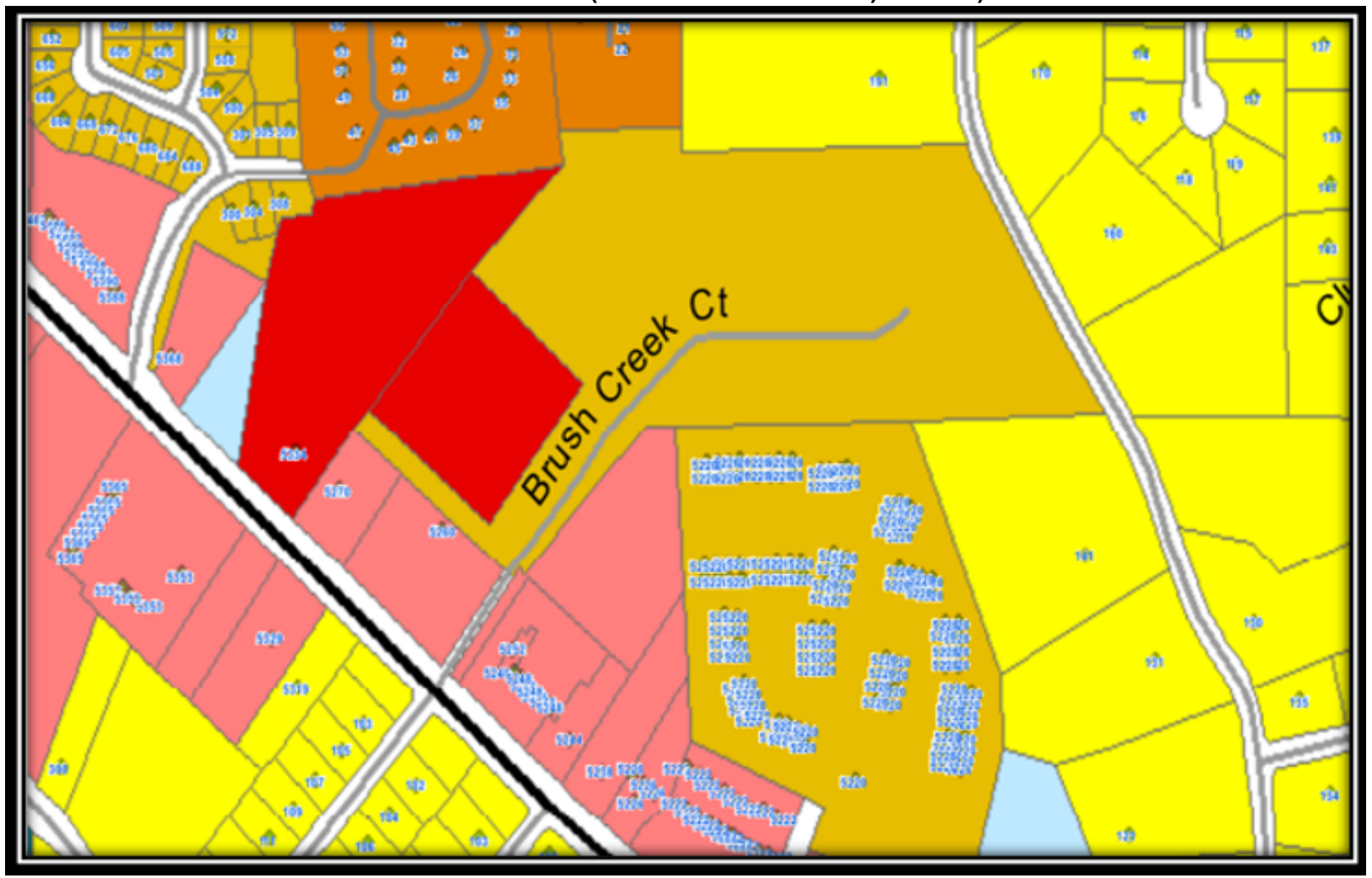
BOUNDARY SURVEY--BASIC

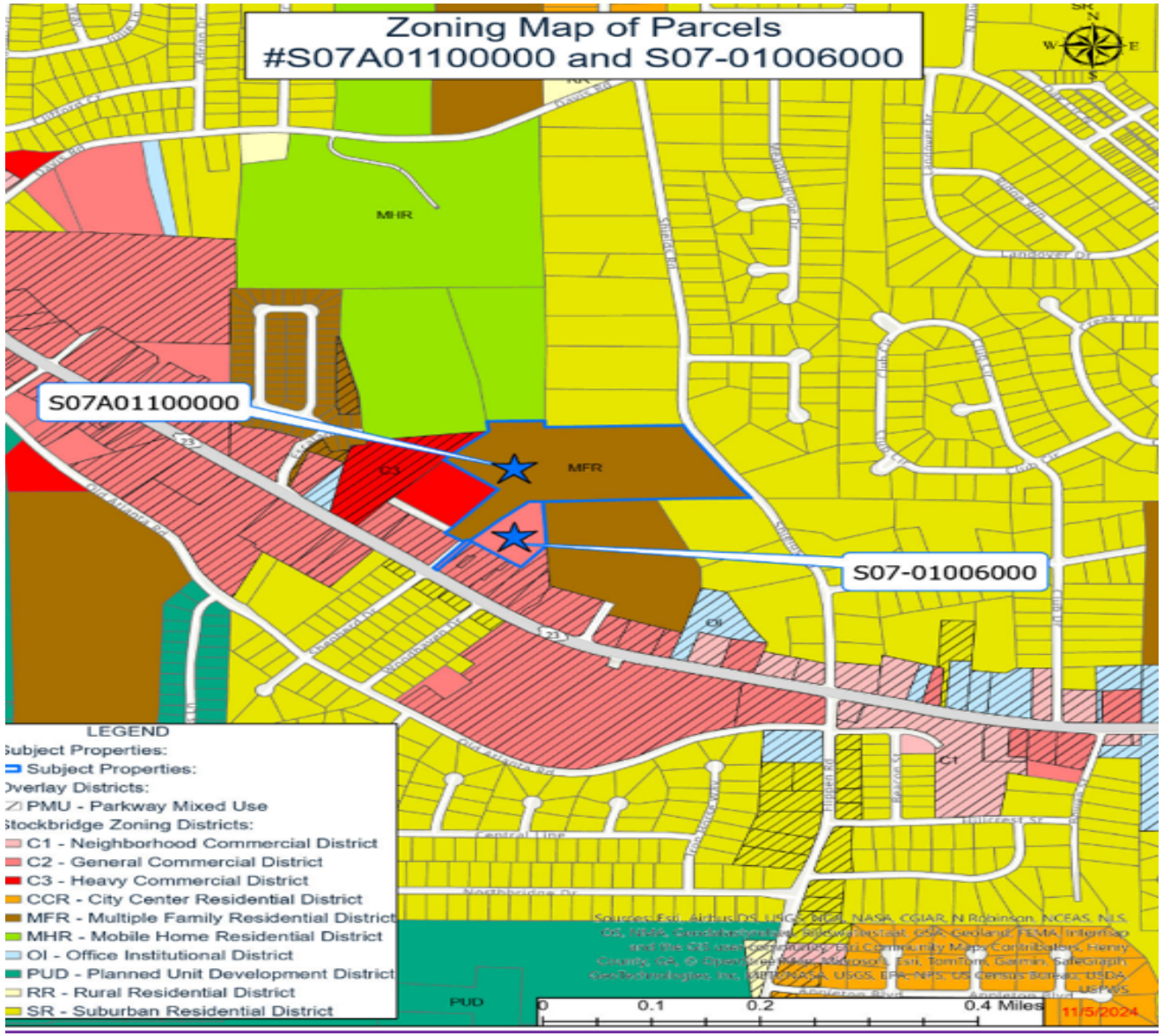


VICINITY ZONING MAP

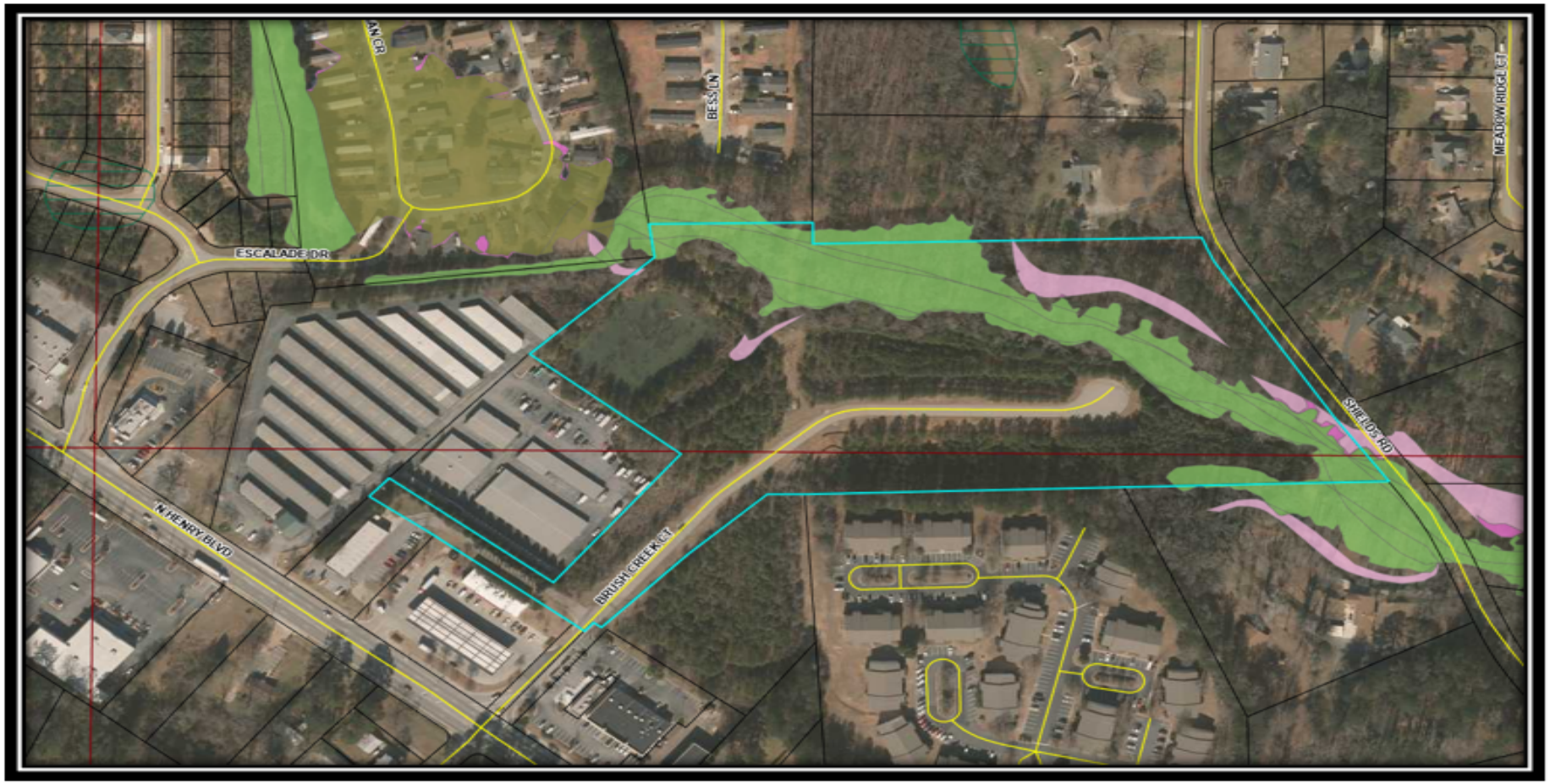
Legend:

- **Gold (subject property)—MFR (Multiple Family Residential District)**
- **Red—C-3 (Heavy Commercial District)**
- **Orange—MHR (Mobile Home Residential District)**
- **Medium Pink—C-2 (General Commercial District)**
- **Yellow—SR (Suburban Residential) District)**




Zoning Map of Parcels
#S07A01100000 and S07-01006000
S07A01100000
S07-01006000
MHR
MFR
C3
C1
PUD
LEGEND
Subject Properties:
Subject Properties:
Overlay Districts:
PMU - Parkway Mixed Use
Stockbridge Zoning Districts:
C1 - Neighborhood Commercial District
C2 - General Commercial District
C3 - Heavy Commercial District
CCR - City Center Residential District
MFR - Multiple Family Residential District
MHR - Mobile Home Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
RR - Rural Residential District
SR - Suburban Residential District
0 0.1 0.2 0.4 Miles
11/5/2024

AERIAL PHOTO OF THE SITE



LEGEND

Flood Map

X - 500 Year Flood

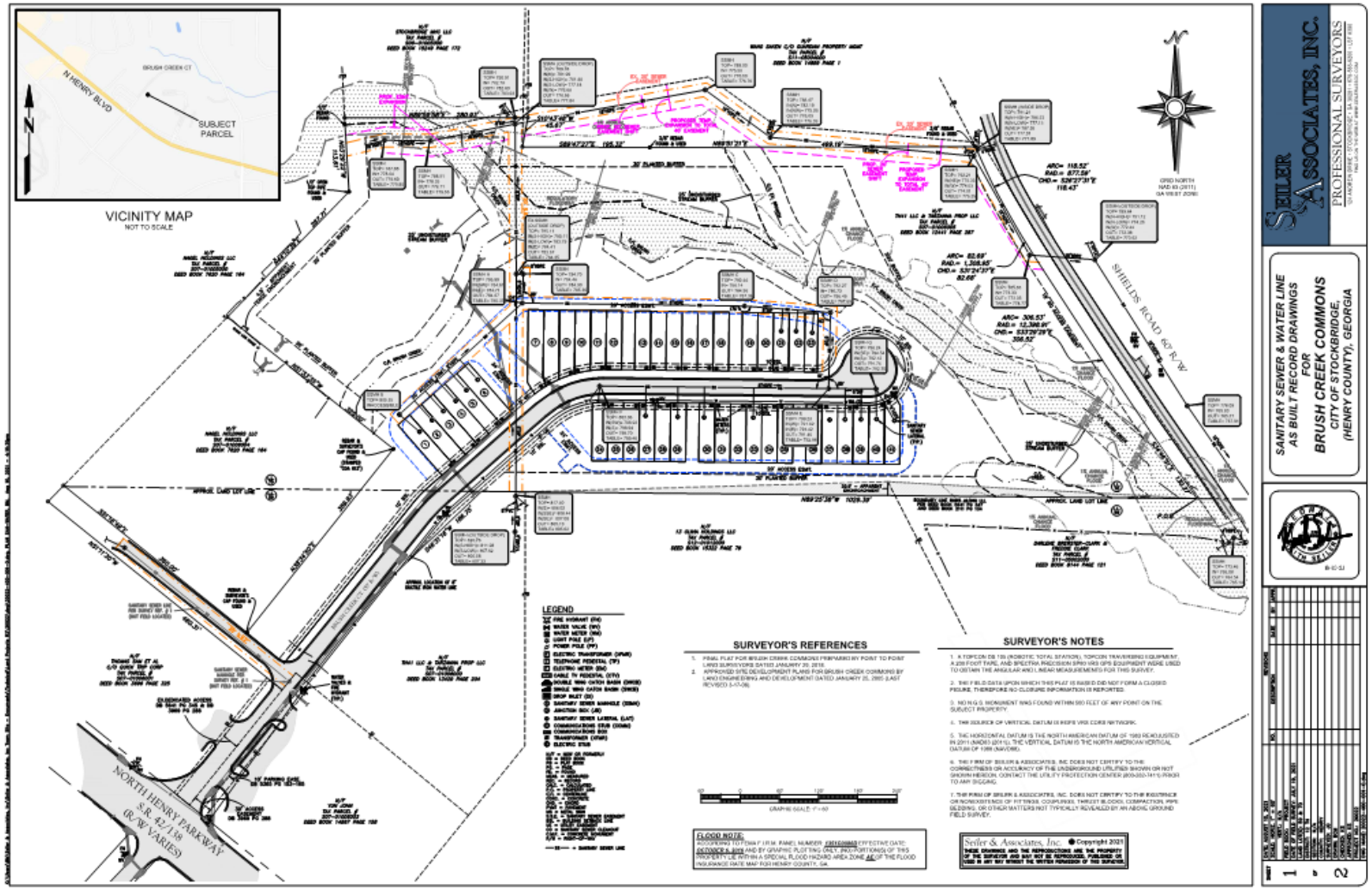
0.2 - Areas of 0.2% annual chance flood

A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

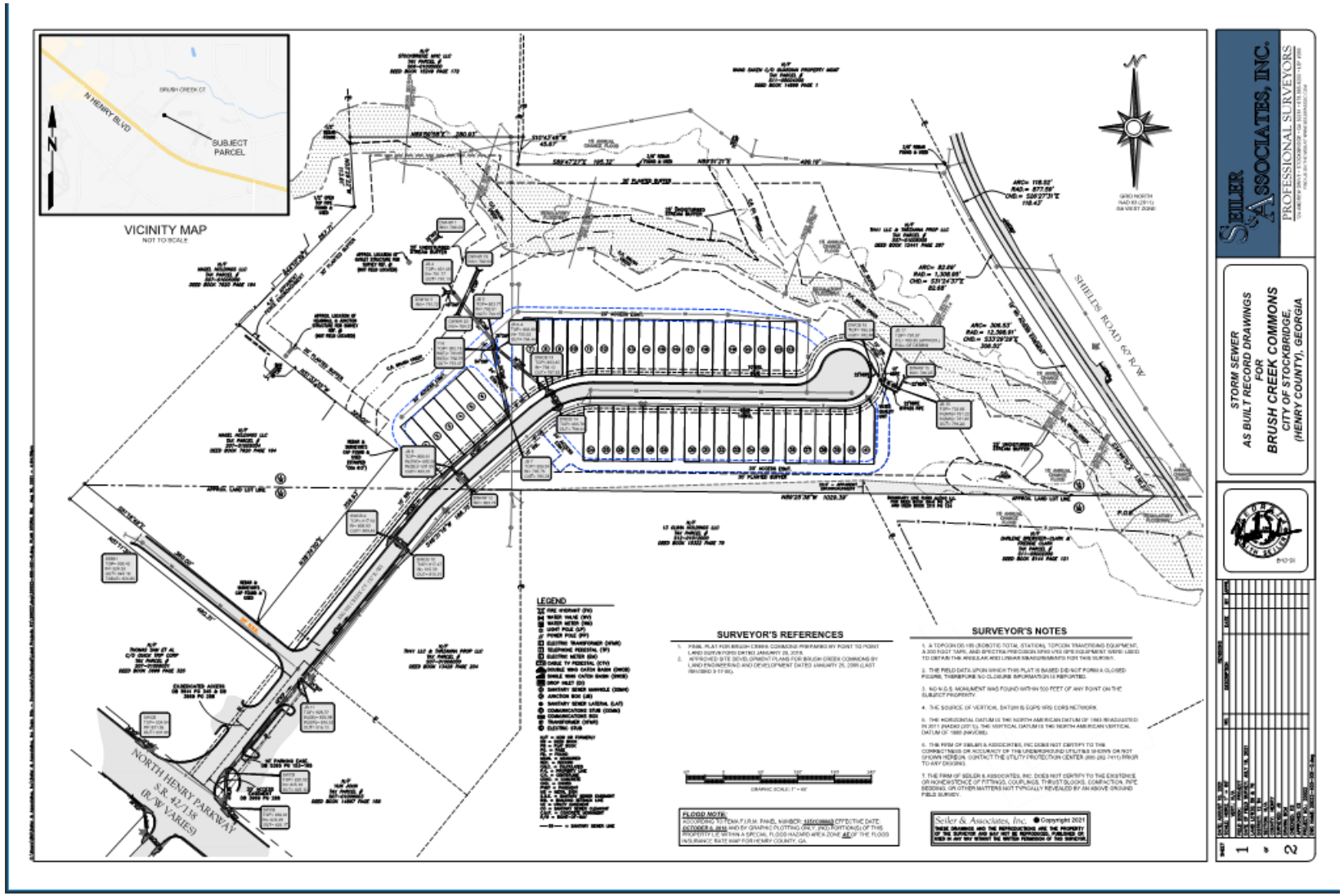
AE -100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

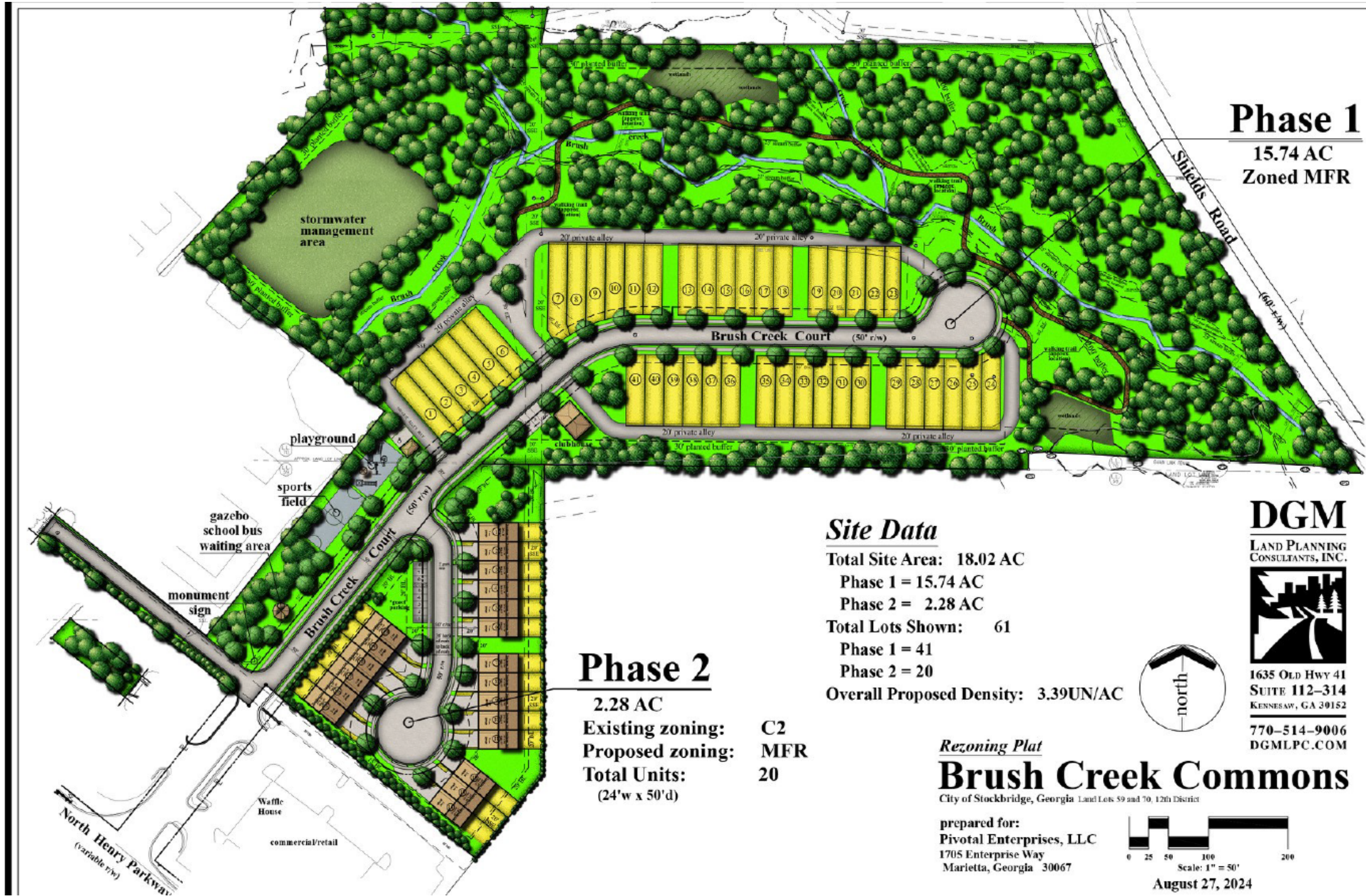
AO - Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet

BOUNDARY SURVEY—WATER AND SEWER LINES



BOUNDARY SURVEY—STORM SEWERS




Phase 1
15.74 AC
Zoned MFR
Shields Road
(60' r/w)
stormwater management area
Brush Creek Court (50' r/w)
20' private alley
30' planted buffer
clubhouse
playground
sports field
gazebo
school bus waiting area
monument sign
Brush Creek Court (50' r/w)
Phase 2
2.28 AC
Existing zoning: C2
Proposed zoning: MFR
Total Units: 20
(24'w x 50'd)
Waffle House
commercial/retail
North Henry Parkway
(variable r/w)
Site Data
Total Site Area: 18.02 AC
Phase 1 = 15.74 AC
Phase 2 = 2.28 AC
Total Lots Shown: 61
Phase 1 = 41
Phase 2 = 20
Overall Proposed Density: 3.39UN/AC
north
DGM
Land Planning Consultants, Inc.
1635 Old Hwy 41
Suite 112-314
Kennesaw, GA 30152
770-514-9006
DGMLPC.COM
Rezoning Plat
Brush Creek Commons
City of Stockbridge, Georgia Land Lots 59 and 70, 12th District
prepared for:
Pivotal Enterprises, LLC
1705 Enterprise Way
Marietta, Georgia 30067
0 25 50 100 200
Scale: 1" = 50'
August 27, 2024



Staff's Recommendation: APPROVAL/CONDITIONS

1) The following conditions shall apply to Phase 2 of Brush Creek Commons

a) Phase 2 shall be developed in general conformity with the Phase 2 site plan submitted to the Stockbridge Planning Staff on September ___, 2024 and shall adhere to all City of Stockbridge MFR Ordinance requirements, except if there is a conflict between the MFR Ordinance requirements and the conditions set forth in the Development Agreement, as amended from time to time, the conditions set forth in the Development Agreement shall control.

b) Maximum building height shall be forty (40) feet.

c) All townhouses shall have a mixture of front facade consisting of covered entryway, porches, bay windows and/or balconies. Garages shall be accentuated with variations of design porticos.

d) Owner shall submit elevations of buildings to be approved by the City.

e) Each unit elevation per building shall be separate and distinct from the other and shall include variations in rooflines which may be accomplished with the use of dormers, gables and/or fireplaces.

f) Each unit shall have different brick, stucco and masonry theme from the other attached units.

g) Owner shall install street trees along all streets to be placed between the sidewalk and the front property lines, have a minimum two and one-half-inch (2.5") caliber (d.b.h), shall have a minimum twenty-four foot (24 sq. ft.) planting area and shall be spaced an average of forty- five feet (45') apart. Owner shall provide a list often (10) trees to be provided and subject to modification by the City.

h) A streetscaping plan shall be submitted to the City of Stockbridge Planning and Zoning Staff for comments and approved by the City to include sidewalks, street trees, landscaping, street lighting and street furniture.

i) Any flood plain alteration be supported by a certified engineer at the plan review stage.

j) The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.

k) The maximum units per building shall be no more than six (6) units per building.

l) The minimum distance between buildings shall be twenty (20) feet.

m) The minimum front yard setback shall be twenty (20) feet.

n) The minimum side yard setback shall be fifteen (15) feet.

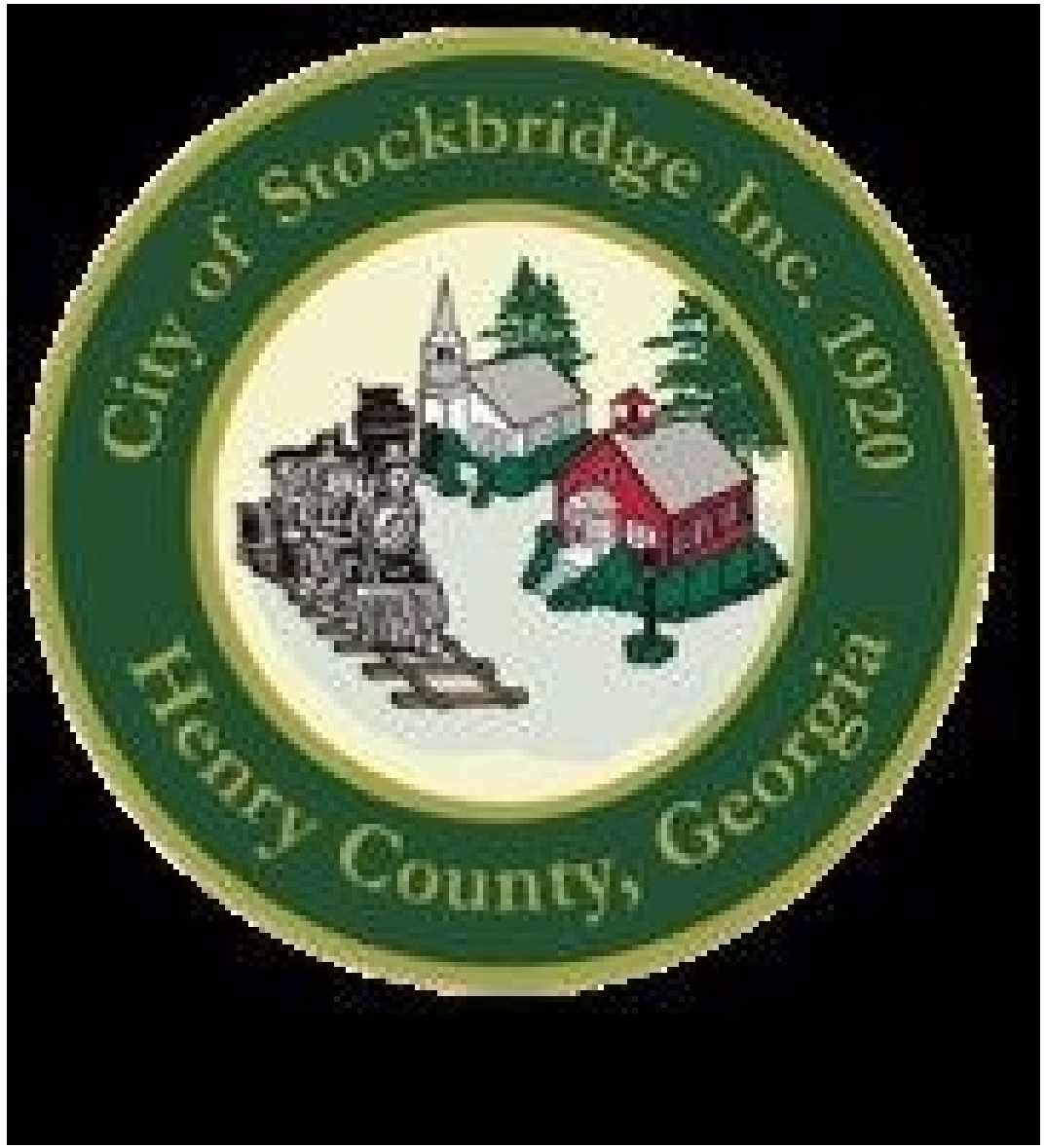
o) The minimum rear yard setback shall be twenty (20) feet.

p) A Declaration of Restrictive Covenants for Phase 1 shall be amended and modified to incorporate Phase 2, and the units in Phase 2 shall have all of the same rights and privileges to use the common areas and amenities located within Phase 1.

Zoning Modification Case #ZM-2024-01:

Brush Creek Commons, Phase 1, on Brush Creek Court

(Parcel #S07A01100000)

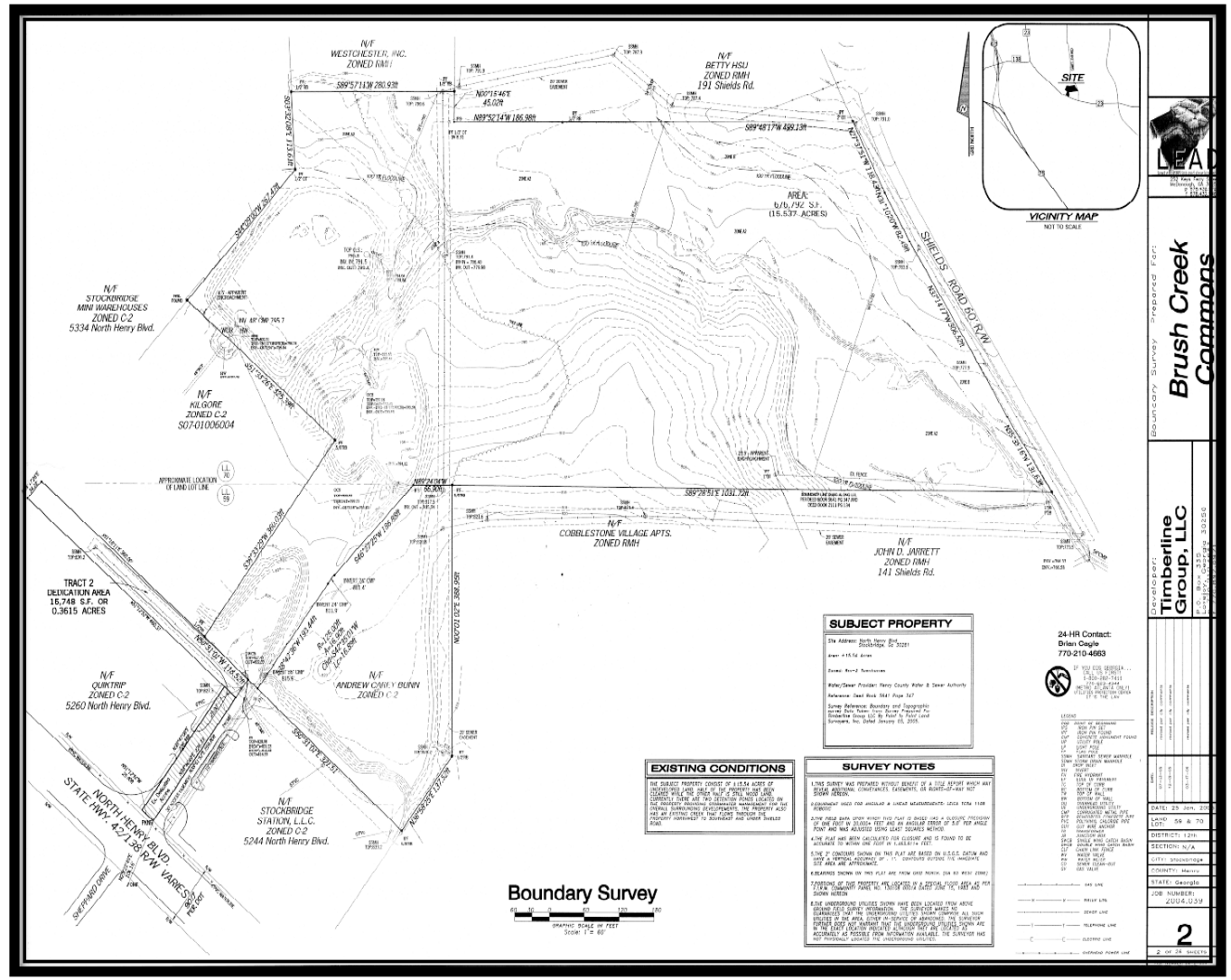


PURPOSE OF THE ZONING MODIFICATION

The applicant, Pivotal Enterprises, LLC (represented by Battle Law, P.C.), requests a major zoning modification on Parcel #S07A01100000 on the west side of Brush Creek Court to provide for major changes to a previously-approved site plan by allowing the expansion of the site boundaries to include Parcel #S07-01006000 on the east side of Brush Creek Court, which would be developed as Phase 2 of the development. The applicant wishes to add Phase 2 to the Phase 1 development in order to create one community. By having more homeowners to share in the cost of the HOA, this would reduce the tax burden of the Brush Creek Commons, Phase 1 residents. The applicant/developer had considered making the Phase 2 site an entirely separate development, but this would require that Phase 2 have its own amenities.

Phase 1 was previously-approved by City Council on November 14, 2022 for the same applicant via Zoning Modification Case #ZM-2022-01. The applicant prepared a final plat, which was approved by the Community Development Department and then officially recorded on September 12, 2003 (in Book 63, Pages 299-308) in Henry County Superior Court. An associated Amendment to a previously-approved Development Agreement was also approved as an agreement between the City of Stockbridge and the developer for how the property was to be developed, including certain conditions. The approval of ZM-2022-01 specified a maximum number of 41 units for Brush Creek Commons, along with a considerable number of required amenities. The applicant had applied for ZM-2022-01 for the purpose of reducing the number of amenities which were required by the original rezoning of the property under RZ-03-04 and its associated Development Agreement.

BOUNDARY SURVEY OF BRUSH CREEK COMMONS, PHASES 1 & 2



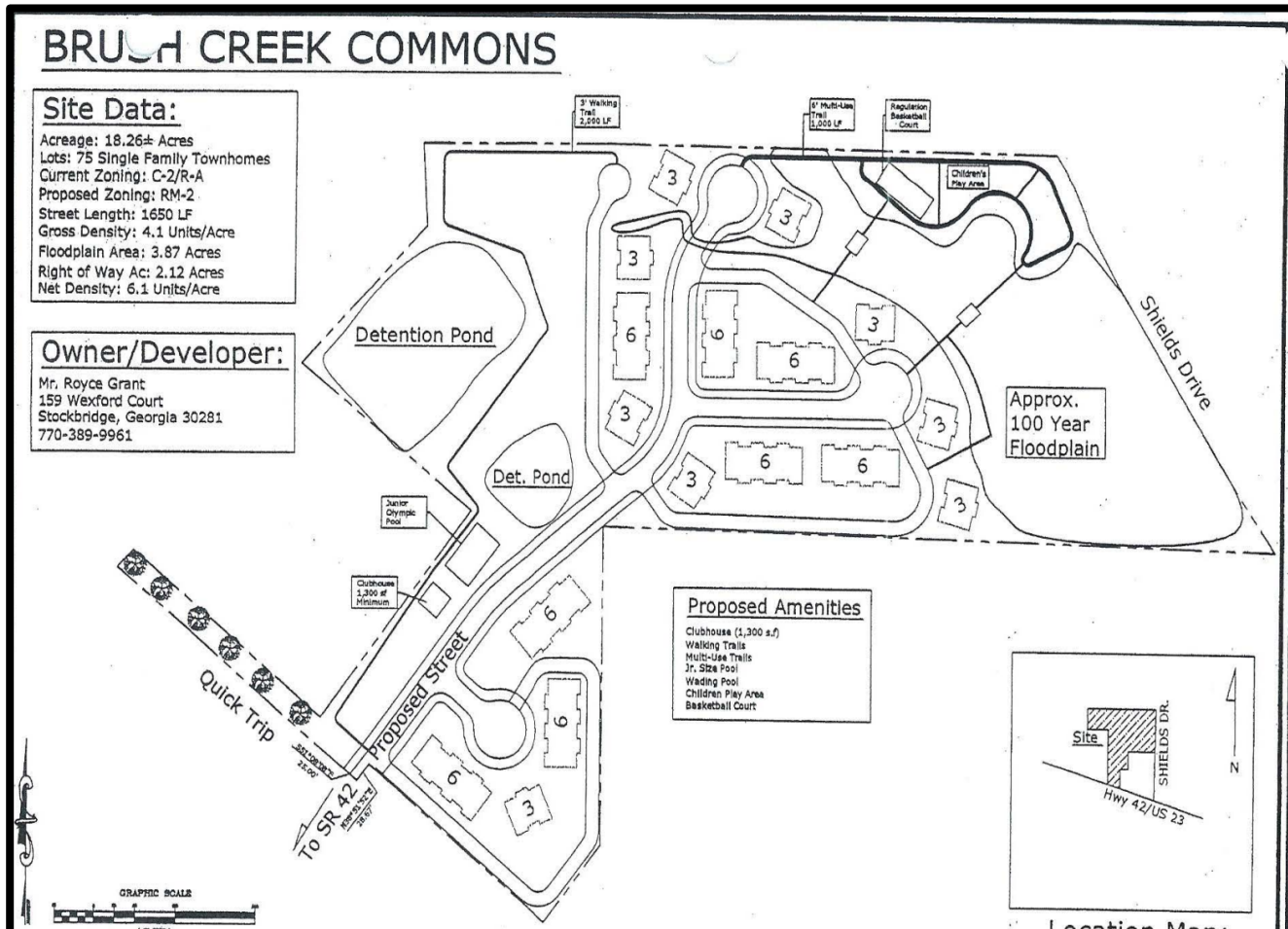
BRUSH CREEK COMMONS

Site Data:

Acreage: 18.26± Acres
Lots: 75 Single Family Townhomes
Current Zoning: C-2/R-A
Proposed Zoning: RM-2
Street Length: 1650 LF
Gross Density: 4.1 Units/Acre
Floodplain Area: 3.87 Acres
Right of Way Ac: 2.12 Acres
Net Density: 6.1 Units/Acre

Owner/Developer:

Mr. Royce Grant
159 Wexford Court
Stockbridge, Georgia 30281
770-389-9961



Proposed Amenities

Clubhouse (1,300 s.f)
Walking Trails
Multi-Use Trails
Jr. Size Pool
Wading Pool
Children Play Area
Basketball Court

Location Map:

(Not to Scale)

Burn Grading Company, Inc.

BRUSH CREEK COMMONS

D. LIST OF APPROVED ZONING CONDITIONS PER EXHIBIT "C" FROM REZONING ORDINANCE NO. 13-152 (JULY 14, 2003) FOR REZONING CASE #RZ-03-04 (ORIGINATED FROM HENRY COUNTY)

A. Revise site plan to adhere to all City of Stockbridge RM-2 Ordinance requirements. (Note that approval of this rezoning is not an approval of the site plan submitted to the Henry County Planning and Zoning Department.)

B. Maximum building height shall be shown on the site plan.

C. All townhouses shall have a mixture of front facade consisting of covered entryway, porches, bay windows and balconies. Garages shall be accentuated with variations of

D. Developer shall submit elevations of the building to be approved by the Planning and Zoning Department. (Note that approval of this rezoning is not an approval of the site plan submitted to the City Council.)

E. Each unit elevation per building shall be separate and distinct from the other. To include variations in rooflines which may be accomplished with the use of dormers, gables and/or fireplaces.

F. Each unit shall have different brick, stucco and masonry theme from the other attached units. No vinyl siding will be allowed.

G. Developer shall install street trees along all streets to be placed between the sidewalk and the front property lines, have a minimum two and one-half inch (2.5") caliber (d.b.h), shall have a minimum twenty-four foot (24 sq. ft.) planting area and shall be spaced an average of forty-five feet (45') apart. Consisting of ginko (non-fruit bearing), Japanese zekova and/or oak family type.

H. The Building Department shall not issue a building permit until such time as the Director of the Building Department has certified that for each prospective phase of development, sewer capacity is sufficient to accommodate the additional sewage that would be generated by the proposed development.

I. A street scaping plan shall be submitted to and approved by the Henry County Planning and Zoning Department to include sidewalks, street trees, landscaping, street lighting and street furniture.

J. Any flood plain alteration be supported by a certified engineer at the plan review stage.

K. The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.

L. This rezoning is subject to the property owner's and developers execution of a Development Agreement which will embody these conditions.

City of Stockbridge

AGENDA ITEM

MEETING DATE

DECEMBER 9, 2024

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

FUNDING SOURCE

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☒ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-07. Consideration of a Comprehensive Plan Amendment request to change the future land use designation of four parcels on the south side of Davis Road from their split land se designations of Low-Density Mixed-Use and Medium-Density Mixed-Use to Low-Density Mixed-Use for the entire property. Purpose—Allow for the construction of 247 self-storage warehouse units. Owner: B1 Home Improvement, LLC. Agents: Robert Nesbitt and Rogers Gotier. Property size: 6.895 +/- total acres.

BACKGROUND INFORMATION:

Staff recommendation—Approval. Planning Commission action on November 21, 2024—Approval.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

GRANTS ADMIN._____

ATTACHMENTS:

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-07 FOR FOUR PARCELS ON THE SOUTH SIDE OF DAVIS ROAD.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION: APPROVAL.

Staff Signature_____

Amendment to the Comprehensive Plan Application

THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR APPLYING FOR AN AMENDMENT TO THE STOCKBRIDGE COMPREHENSIVE PLAN.

APPLICATION REVIEW PROCESS. COMPREHENSIVE PLAN AMENDMENT APPLICATIONS ARE FIRST REVIEWED BY THE PLANNING AND ZONING STAFF, WHO MAKE RECOMMENDATIONS TO THE PLANNING COMMISSION. THE PLANNING COMMISSION THEN HOLDS A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS AND MAKES RECOMMENDATIONS TO THE MAYOR AND CITY COUNCIL. FINALLY, THE CASE GOES TO THE STOCKBRIDGE MAYOR AND CITY COUNCIL, WHO HOLD A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS. THEY MAKE THE FINAL DECISION ON THE APPLICATION.

PLEASE NOTE: ALL FEES ARE NON-REFUNDABLE. THERE ARE NO EXCEPTIONS.

REQUIRED PRE-APPLICATION MEETING—BEFORE SUBMITTING YOUR APPLICATION, PLEASE CONTACT THE PLANNING AND ZONING DIVISION OFFICE TO SCHEDULE A PRE-APPLICATION MEETING. THIS MEETING MUST BE HELD AT LEAST ONE WEEK BEFORE YOU SUBMIT YOUR APPLICATION.

NO PRE-APPLICATION MEETING WILL BE CONDUCTED WITHOUT AN APPOINTMENT.

FOR ASSISTANCE, YOU MAY CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY, AT (678) 833-3344.

ALL PUBLIC HEARINGS TAKE PLACE IN THE COUNCIL CHAMBER AT THE STOCKBRIDGE CITY HALL AT 4640 NORTH HENRY BOULEVARD IN STOCKBRIDGE, GEORGIA, 30281, UNLESS THEY ARE HELD VIRTUALLY VIA ZOOM.

City of Stockbridge Planning and Zoning Division

Application for an Amendment to the Comprehensive Plan

Name of Applicant B1 Home Improvement, LLC Phone: (404) 925-1055 Date: 09/11/2024

Address of Applicant: 8487 Edgewater Cove Cell # (404) 925-1055

City: Jonesboro State: GA Zip: 30236 E-mail: nss.gc.noesan@hotmail.com

Name of Agent Robert Nesbitt and Rogers Gotier Phone: (225) 454-7425 Date: 09/11/2024

Address of Agent: 1235 Lions Gate Cell # (770) 871-8443

City: Conyers State: GA Zip: 30094 E-mail: nesbittr1@aol.com; rfgotier@hotmail.com

THE PERSONS NAMED ABOVE AFFIRM THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS THAT THE FOLLOWING AMENDMENT TO THE COMPREHENSIVE PLAN BE GRANTED:

The property will be POSTED with a City of Stockbridge Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen days prior to the Planning Commission and Mayor/City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason.

_____ **(Acknowledgement)**

FROM: Medium Density Residential

TO: Mixed-Use Low Density

Property Address: Davis Road within corporate limits of Stockbridge, Georgia

Nearest intersection to the property: Georgia Highway 42

Size of Tract: 6.895 acre(s). Land Lot Number(s): 71 . District(s): 12Th

Property Tax Parcel Number(s):
SO5-08004000, SO5-08005000, SO5-08006000 **(Required)**

Witness' Signature

Beatriz Arroyo
Signature of Applicant

Shannon Brooks
Printed Name of Witness

BEATRIZ ARROYO
Printed Name of Applicant

Notary

Signature of Agent

KIMBERLY MICHELLE GARLIN
MY COMMISSION EXPIRES
JAN 2 2024
BUTTS CO., GEORGIA
NOTARY PUBLIC

Notary Seal:

(For Office Use Only)

Total Amount Paid $ _____ Check # _____ Credit Card # _____ *(FEES ARE NON-REFUNDABLE)*

Application checked by: _____ Date: _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

Mayor/City Council Decision:

Planning Director's Signature: _____ Date: _____

B1 HOME IMPROVEMENT, LLC
8487 EDGEWATER COVE
JONESBORO, GEORGIA 30236
TELEPHONE: (404) 925-1055

August 5, 2024

City of Stockbridge
Division of Planning and Zoning
4602 North Henry Boulevard
Stockbridge, Georgia 30281

Re: **AMENDMENT TO COMPREHENSIVE PLAN**
657 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08003000 - SR;
649 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08004000 - SR;
681 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08005000 - SR;
"0" Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08006000 - OI.

To Whom It May Concern:

I, Beatriz Arroyo, Principal of B1Home Improvement LLC, by and through my appointed agents, Robert Nesbitt and Rogers Gotier, hereby make application to AMEND THE Comprehensive Plan relative to the above-referenced addresses comprised of 6.895 acres to C3 – Heavy Commercial District. Three of the properties are currently zoned SR and the fourth is OI.

At present, the property is under contract with a builder/developer with intention to construct self-storage warehouses on the property, if the rezoning is approved.

Respectfully,

B1 HOME IMPROVEMENT, LLC

Beatriz Arroyo
Principal

B1 HOME IMPROVEMENT, LLC
8487 EDGEWATER COVE
JONESBORO, GEORGIA 30236
TELEPHONE: (404) 925-1055

August 5, 2024

City of Stockbridge
Division of Planning and Zoning
4602 North Henry Boulevard
Stockbridge, Georgia 30281

Subj: **LETTER OF OWNERSHIP**
657 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08003000 - SR;
649 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08004000 - SR;
681 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08005000 - SR;
"0" Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08006000 - OI.

To Whom It May Concern:

I, Beatriz Arroyo, Principal of B1 Home Improvement, LLC, possess ownership of the above-referenced parcels of real property within the city limits of Stockbridge, Georgia.

Further, I am fully aware of the request to amend the zoning designation of the above-referenced parcels to C3- Heavy Commercial District.

Respectfully,

B1 HOME IMPROVEMENT, LLC

Beatriz Arroyo
Principal

B1 HOME IMPROVEMENT, LLC
8487 EDGEWATER COVE
JONESBORO, GEORGIA 30236
TELEPHONE: (404) 925-1055

September 11, 2024

City of Stockbridge
Division of Planning and Zoning
4602 North Henry Boulevard
Stockbridge, Georgia 30281

LETTER OF INTENT

Subject:
657 Davis Road, Stockbridge, Georgia – Parcel Number: SO5-08003000 – SR;
649 Davis Road, Stockbridge, Georgia – Parcel Number: SO5-08004000 – SR;
681 Davis Road, Stockbridge, Georgia – Parcel Number: SO5-08005000 – SR;
"0" Davis Road, Stockbridge, Georgia – Parcel Number: SO5-08006000 – OI.

To Whom It May Concern:

I, Beatriz Arroyo, Principal of B1 Home Improvement, LLC, by and through my Appointed Agents, Robert Nesbitt and Rogers Gotier, hereby make this Application to rezone the above-referenced addresses comprised of 6.895 acres to Heavy Commercial District (C3). Three of the properties are currently zoned Suburban Residential (SR) and the fourth is zoned Office Institutional (OI). Said property is currently under contract with a local builder/developer. The builder/developer is desirous to build a Self-Storage Warehouse facility consisting of 274 rental units on the proposed property.

First, our market research revealed the need for more self-storage warehouses in the general area. This is due to the current population and expected future growth due to development in the self-storage warehouses' "service area." Also, research revealed that other nearby self-storage facilities are at full or mostly full capacity. We intend to construct a top-quality self-storage facility, to deliver exemplary customer service, and to have competitive rental rates. Further, our team's surveys revealed that area residents and neighboring businesses support this proposed project.

Next, our preliminary plans are to situate the facility on the site in the least conspicuous manner possible. We intend to position the facility so that it "blends in" using the natural environment and the topography to fulfill this goal. Also, the construction materials and paint colors used will be earth tones to complement the overall setting. Moreover, our team is committed to minimizing unsightly impact on the environment. Further, eighteen wheelers will not be allowed on the property after construction is completed.

In addition, our team fully intends to be good neighbors and good corporate citizens throughout the entire process. We will always be supportive of the community, particularly in matters involving children and teenagers.

Lastly, security is an integral component of a self-storage warehouse. Preliminary plans include advanced security measures, such as 24-hour video surveillance, individual unit alarms, and access control systems. Initial plans call for the inclusion of a Video Integration System thereby making the footage of the security cameras on and around the perimeter of the property accessible to the City of Stockbridge Police Department for investigative purposes.

In conclusion, our team stands ready to collaborate with the City of Stockbridge to make this project a reality that all parties find acceptable and can be proud of. Your favorable consideration of this request is greatly appreciated.

Respectfully,

B1 HOME IMPROVEMENT, LLC

Beatriz Arroyo
BEATRIZ ARROYO
Principal

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In conclusion, our team stands ready to collaborate with the City of Stockbridge to make this project a reality that all parties find acceptable and can be proud of. Your favorable consideration of this request is greatly appreciated.

Respectfully,

B1 HOME IMPROVEMENT, LLC

Beatriz Arroyo

BEATRIZ ARROYO
Principal

B1 HOME IMPROVEMENT, LLC
8487 EDGEWATER COVE
JONESBORO, GEORGIA 30236
TELEPHONE: (404) 925-1055

August 5, 2024

City of Stockbridge
Division of Planning and Zoning
4602 North Henry Boulevard
Stockbridge, Georgia 30281

Subj: **LETTER OF OWNERSHIP**
657 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08003000 - SR;
649 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08004000 - SR;
681 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08005000 - SR;
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Further, I am fully aware of the request to amend the zoning designation of the above-referenced parcels to C3- Heavy Commercial District.

Respectfully,

B1 HOME IMPROVEMENT, LLC

Beatriz Arroyo
Principal

ADJACENT PROPERTY OWNERS

DINH LLC
129 Club Circle
Stockbridge, Georgia 30281
Parcel ID: SO5-08002000
Location Address: 645 Davis Road

STOCKBRIDGE MHC LLC
302 Knights Drive
Suite 1108
Tampa, Florida 33602
Parcel ID: SO5-08001000
Location Address: 555 Davis Road

WAL-MART REAL ESTATE BUSINESS TRU
Post Office Box 8050 MS 0555
Bentonville, Arkansas 72716-0555
Parcel ID: SO2-05012000
Location Address: 5600 North Henry Boulevard

ALABAMA PROPERTIES, LLC
C/O AM CAPITAL PROP LLC
155 B Avenue
Suite 200
Lake Oswego, Oregon 97034
Parcel ID: SO5-08009000
Location Address: 697-719 Davis Road

MISSION STREET HOMES LLC
300 Montgomery
Suite 350
San Francisco, California 94104
Parcel ID: SO5-07004000
Location Address: 716 Davis Road

ADJACENT PROPERTY OWNERS (Continued)

YANG, QIAOWEI BELLA & HUANG, JIANWEI
1272 McAllistar Drive
Locust Grove, Georgia 30248
Parcel ID: SO5-07005000
Location Address: 714 Davis Road

NEWBERN, ALAN R.
712 Davis Road
Stockbridge, Georgia 30281
Parcel ID: SO5-07006000
Location Address: 712 Davis Road

GOOGE, RICHARD E. JR. & JENNIFER J.
102 Adrian Drive
Stockbridge, Georgia 30281
Parcel ID: SO5-07007000
Location Address: 102 Adrian Drive

PETTIS, GLORIA & ROY D.
101 Adrian Drive
Stockbridge, Georgia 30281
Parcel ID: SO5-03037000
Location Address: 101 Adrian Drive

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes_____No XX BA

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	**Dollar Amount of Campaign Contribution**	**Description of Gift $250 or greater, which was given to Board Member**

We certify that the foregoing information is true and correct, this 8 day of August, 2024

BEATRIZ ARROYO
Applicant's Name - Printed

Beatriz Arroyo
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 day of August 2024

24

Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

Applicant Campaign Disclosure Form

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Yes _____ **No** BA

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 8 day of AUGUST 2024

BEATRIZ ARROYO
Applicant's Name - Printed

Beatriz Arroyo
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 day of AUGUST 2024

Notary Public

24

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Yes RA No XX

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Planning Commissioner and/or City Council Member Name	**Dollar Amount of Campaign Contribution**	**Description of Gift $250 or greater, which was given to Board Member**

We certify that the foregoing information is true and correct, this 8th day of August, 2024

ROBERT NESBITT

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 day of August 2024

Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes_____No X

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 8th day of August, 2024

ROBERT NESBITT
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

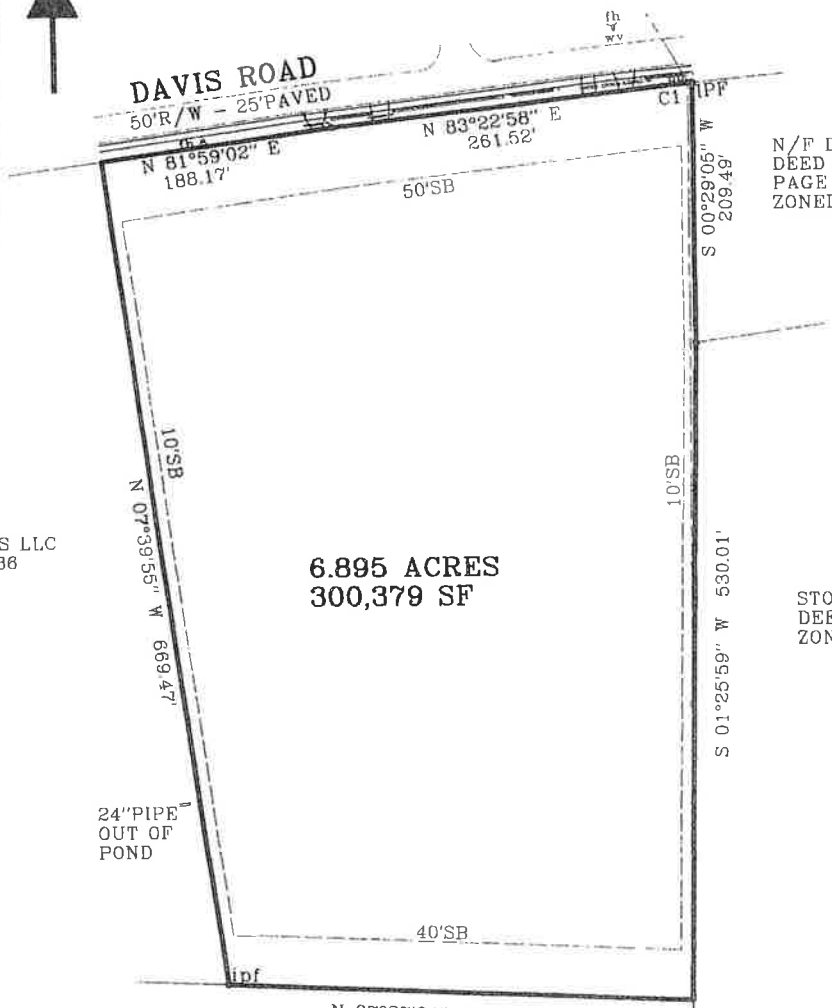
Sworn to and subscribed before me this 8 day of August 2024

Notary Public

24

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

C1– RADIUS – 1,896.55'
ARC – 30.86'
CHORD – N84°34'34"E 30.86'



N/F DINH LLC
DEED BOOK 19228
PAGE 2454
ZONED RR

N/F ALABAMA PROPERTIES LLC
DEED BOOK 15035 PAGE 236
ZONED C2

STOCKBRIDGE MHC LLC
DEED BOOK 15249 PAGE 172
ZONED MHR

WAL-MART BUISNESS
REAL ESTATE TRUST
DEED BOOK 3177
PAGE 199
ZONED C2

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A PRECISION OF ONE FOOT IN 21,010 FEET AND AN ANGULAR PRECISION OF TWO SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000 FEET

THE EQUIPMENT USED WAS A LEICA TOTAL STATION.

THE FIELD WORK WAS PERFORMED ON THE GROUND IN DECEMBER 2023.

ALL PINS SET ARE 1/2" REBAR 24" LONG.
NOT DESCRIPTED IPF ARE 1/2" REBAR

LEGEND
BW- BOTTOM WALL
CO- CLEAN OUT
CW – CONCRETE WASHOUT
DE – DRAINAGE EASEMENT
DI – DROP INLET
DWCB – DOUBLE WING CATCH BASIN
E- UNDERGROUND ELECTRIC
FC – FENCE CORNER
FH – FIRE HYDRANT
G- GAS METER
IPF – IRON PIN FOUND
IPS – IRON PIN SET
JB – JUNCTION BOX
LP – LIGHT POLE
MH – MANROLE
OHP – OVERHEAD POWER
OTP- OPEN TOP PIPE
POB – POINT OF BEGINNING
POC – POINT OF COMMENCEMENT
PP – POWER POLE
R/W – RIGHT OF WAY
SB – SETBACK
SSMH- SANITARY SEWER MANHOLE
SW- SIDEWALK
T – TRANSFORMER
TG – TOP GRATE
TP – TRAFFIC POLE
TW-TOP WALL
W- WATER LINE
WM- WATER METER
WV – WATER VALVE

CERTIFICATE OF SURVEYOR

"THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THIS PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. THIS PLAT IS ACCURATE, CURRENT AND IS A COMPLETE REPRESENTATION OF THE LAND PLATTED HEREON AND WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67(D) AND 15-6-7 AND ALL APPLICABLE LOCAL, COUNTY, AND MUNICIPAL ORDINANCES, STAUTUES AND SPECIFICATIONS."

MARK D PATRICK GA RLS 2701
1965 ELKS CLUB ROAD
COVINGTON, GEORGIA 30014
770-380-4766

OWNER: B1 HOME IMPROVEMENT LLC
2810 PLAYERS DRIVE
JONESBORO , GA 30236

PRESENT ZONING –
SUBURBAN RESIDENTIAL & OI

SUBURBAN RESIDETIAL- MINIMUM LOT AREA – 12000S
MINIMUM LOT WIDTH = 75'
FRONT SETBACK – 50'
SIDE SETBACK – 10'
REAR SETBACK – 40'
MAXIMUM LOT COVERAGE – 30%
MINIMUM LIVING AREA – 1500 SF

REZONING PLAT AND
COMBINATION PLAT FOR PARCELS
505-08006000, 505-08005000
505-08004000 AND 505-08003000

B1 HOME IMPROVEMENT LLC

LAND LOT 71 , 12th DISTRICT

CITY OF STOCKBRIDGE

HENRY COUNTY, GEORGIA

DATE: 12-30-2023
SCALE: 1" = 100'

200 150 100 50 0 100 200
Scale in Feet

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT

2022 NOV 23 AM 11:32

BK: 19227 PG: 2253
Filed and Recorded
Nov-23-2022 12:46:36PM
DOC#: D2022-040322
Real Estate Transfer Tax Paid $10.00
07S2022012601
SABRIYA HILL
CLERK OF SUPERIOR COURT Henry County GA.

Return Recorded Document to:
BEN F. WINDHAM, PC
3838 HIGHWAY 42
LOCUST GROVE, GA 30248
FILE #: LG22210

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HENRY

THIS INDENTURE made this 9th day of November, 2022, between **American Legion Post #33 Inc, A Georgia Corporation,** as party or parties of the first part, hereinunder called Grantor, and **B1 HOME IMPROVEMENT, LLC, A Georgia Limited Liability Company,** as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires
or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 71 OF THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA, BEING KNOWN AS LOT 6, BLOCK A OF LAKEVIEW HEIGHTS SUBDIVISION, AS PER PLAT OF SAME OF RECORD AT PLAT BOOK 2, PAGE 251, HENRY COUNTY, GEORGIA RECORDS. SAID PLAT IS SPECIFICALLY INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

This Deed is given subject to all easements, covenants and restrictions of record, if any, as amended.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE.**

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

Witness

Notary Public
[Notary Public]

KIMBERLY MICHELLE GARLIN
NOTARY PUBLIC
BUTTS CO. GEORGIA
MY COMMISSION EXPIRES
JAN 2 2026

(SEAL)
American Legion Post #33 Inc
Leste C. Debro, Adjutand

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT

2023 JAN -9 AM 11:52

BK: 19236 PG: 1693-1694
Filed and Recorded
Jan-10-2023 10:07:12AM
GDC#: G2023-000619
Real Estate Transfer Tax Paid $250.00
0750230000137
SABRIYA HILL
CLERK OF SUPERIOR COURT Henry County GA

Return Recorded Document to:
BEN F WINDHAM, PC
3838 HIGHWAY 42
LOCUST GROVE, GA 30248
FILE #: LG22229

LIMITED
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HENRY

THIS INDENTURE made this 16th day of **December, 2022**, between **EMERALD GREEN PROPERTIES, LLC** of the County of and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **B1 HOME IMPROVEMENT, LLC** as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

See "Exhibit A"

This Deed is given subject to all easements, covenants and restrictions of record, if any, as amended.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE.**

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

Witness

Notary Public
[Notary Public]

DOUGLAS B OHLSON
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES JUNE 24, 2023

_____(SEAL)
EMERALD GREEN PROPERTIES, LLC
By: Malik Kolsawala, Authorized Member

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT

2023 JAN -9 AM 11:52

BK: 19236 PG: 1693-1694
Filed and Recorded
Jan-10-2023 10:07:12AM
DOC#: D2023-000619
Real Estate Transfer Tax Paid $250.00
#T52023000137
SABRIYA HILL
CLERK OF SUPERIOR COURT Henry County GA.

Return Recorded Document to:
BEN F. WINDHAM, PC
3838 HIGHWAY 42
LOCUST GROVE, GA 30248
FILE #: **LG22229**

LIMITED
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STATE OF GEORGIA
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See **"Exhibit A"**

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TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE.**

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

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Signed, sealed and delivered in presence of:

Witness

Notary Public
[Notary Public]

DOUGLAS B OHLSON
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES JUNE 24, 2023

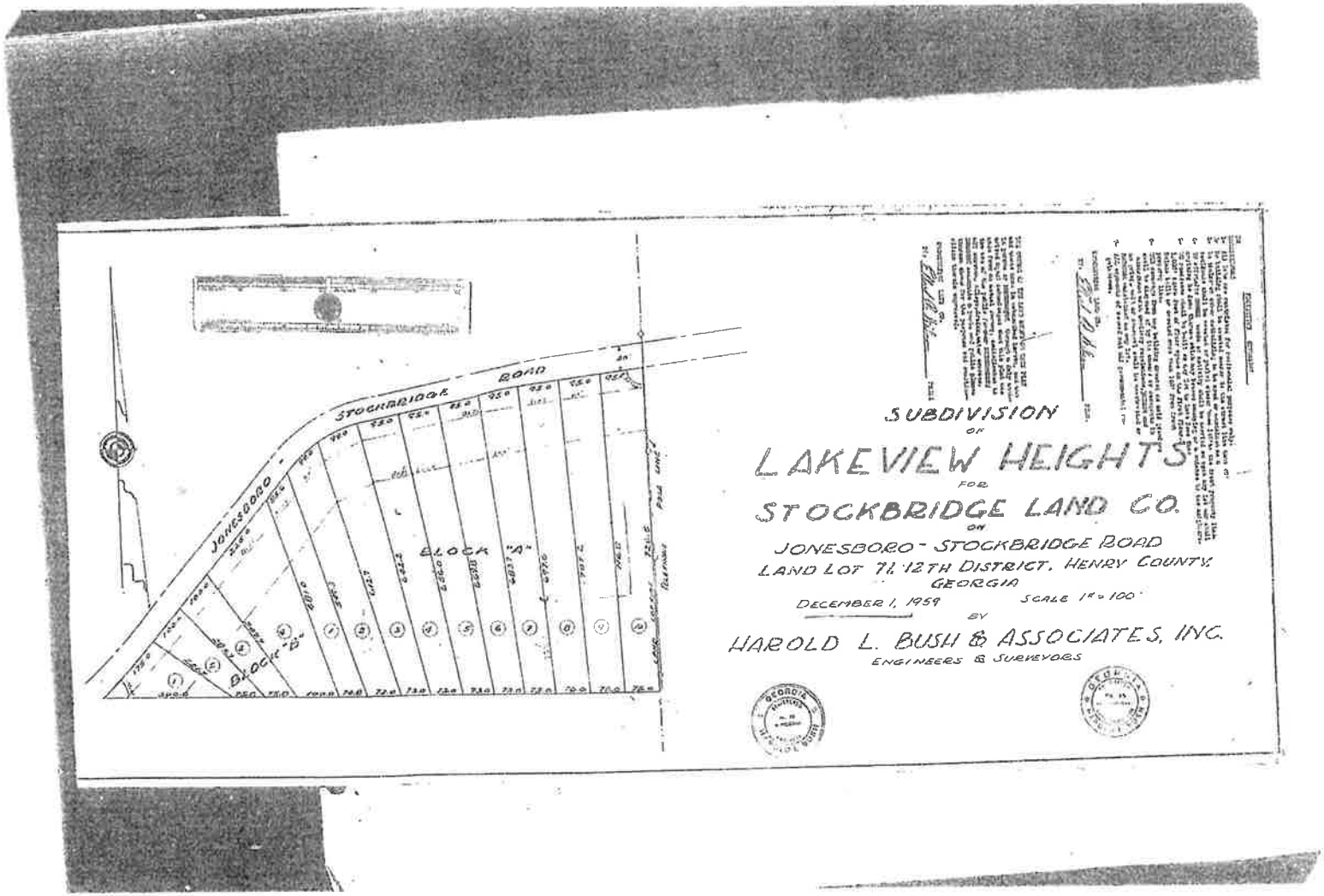
(SEAL)
EMERALD GREEN PROPERTIES, LLC
By: Malik Kolsawala, Authorized Member

Ex A

All that tract or parcel of land lying and being in Land Lot 71 of the 12th District of Henry County, Georgia, being portions of Lots 7, 8, 9 and 10, Block A, Lakeview Heights Subdivision, per survey and plat of said Subdivision of record in Plat Book 2, Page 251, Henry County, Georgia records, and more particularly described as follows:

BEGINNING at a point on the southerly right-of-way line of Davis Road formerly known as Jonesboro-Stockbridge Road (having an 80-foot right-of-way), said point being where Land Lot 71 intersects said Davis Road; thence running south along Land Lot 71 a distance of 725.26 feet to the southeast corner of Lot 10, said Block and Subdivision; thence North 87 degrees 24 minutes 57 seconds West a distance of 299.47 feet to a point; thence North 5 degrees 54 minutes 28 seconds West a distance of 380.09 feet to a point; thence North 79 degrees 50 minutes 2 seconds East a distance of 86.24 feet to a point; thence North 4 degrees West a distance of 285.30 feet to a point on the south right-of-way line of Davis Road; thence North 83 degrees 31 minutes 46 seconds East a distance of 129.66 feet to a point; thence South 2 degrees 42 minutes 49 seconds East for a distance if 288.31 feet to a point; thence North 85 degrees 24 minutes 11 seconds East a distance of 95.17 feet to a point; thence North 2 degrees 51 minutes 34 seconds West a distance of 292.23 feet to a point on the south right-of-way line of Davis Road; thence North 83 degrees 56 seconds East a distance of 62.03 feet to the POINT OF BEGINNING; all according to and as shown on a plat of survey for "the Estate of Elmer Lee Howell, Zelma G. Howell-Thorne, Administratrix", dated March 13, 1987, having the identity Drawing No. R 87-04763, by W. R. Franks, Georgia Registered Land Surveyor No. 871, which said plat of survey is incorporated herein by reference and made a part hereof.

BK 2 Pg 251


STOCKBRIDGE ROAD
JONESBORO
BLOCK "A"
BLOCK "B"
SUBDIVISION
OF
LAKEVIEW HEIGHTS
FOR
STOCKBRIDGE LAND CO.
ON
JONESBORO - STOCKBRIDGE ROAD
LAND LOT 71, 12TH DISTRICT, HENRY COUNTY, GEORGIA
DECEMBER 1, 1959
SCALE 1" = 100'
BY
HAROLD L. BUSH & ASSOCIATES, INC.
ENGINEERS & SURVEYORS

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes_____No NO

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this ___ day of___.

ROGERS GOTIER
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 day of August 2024

Notary Public

24

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

Applicant Campaign Disclosure Form

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Yes_____No XX N/A

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	**Dollar Amount of Campaign Contribution**	**Description of Gift $250 or greater, which was given to Board Member**

N/A

We certify that the foregoing information is true and correct, this 8 day of August 2024

Rogers
~~ROBERT~~ GOTIER

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 day of August 2024

24

Notary Public

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NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 657 Davis Road, Stockbridge GA 30281 [address], with Parcel Number SO5-08003000, which is the subject of this application.

Name of Property Owner: B1 HOME IMPROVEMENT LLC

Property Owner's Address: 8487 Edgewater Cove Jonesboro, GA 30236

Telephone: (404)925-1055 E-mail: nss.gc.noesan@hotmail.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: Beatriz Amaya Date: 08/08/24

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): Robert Nesbitt and Rogers Gotier

Company/law firm (if applicable):

Telephone, E-Mail, & Address: Nesbitt: (225) 454-7425 Nesbittsr1@aol.com | Gotier: (770)871-8443 rfgotier@hotmail.com | 1235 Lions Gate Conyers GA 30094

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

Beatriz Amaya

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

08/08/24

Date

Signature of Notary Public

Kimberly M. Garlin

Printed Name of Notary Public

8/8/24

Date

Notary Public's Seal or Stamp:

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 649 Davis Road, Stockbridge GA 30281 [address], with Parcel Number SO5-08004000, which is the subject of this application.

Name of Property Owner: B1 HOME IMPROVEMENT LLC

Property Owner's Address: 8487 Edgewater Cove Jonesboro, GA 30236

Telephone: (404)925-1055 E-mail: nss.gc.noesan@hotmail.com

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08/08/24

Date

Signature of Notary Public

Kimberly Michelle Garlington

Printed Name of Notary Public

8/8/24

Date

Notary Public's Seal or Stamp:

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PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 681 Davis Road, Stockbridge GA 30281 [address], with Parcel Number SO5-08005000, which is the subject of this application.

Name of Property Owner: B1 HOME IMPROVEMENT LLC

Property Owner's Address: 8487 Edgewater Cove Jonesboro, GA 30236

Telephone: (404)925-1055 E-mail: nss.gc.noesan@hotmail.com

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08/08/24

Date

Signature of Notary Public

Kimberly Michelle Garlin

Printed Name of Notary Public

8/8/24

Date

Notary Public's Seal or Stamp:

24

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Name of Property Owner: B1 HOME IMPROVEMENT LLC

Property Owner's Address: 8487 Edgewater Cove Jonesboro, GA 30236

Telephone: (404)925-1055 E-mail: nss.qc.noesan@hotmail.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

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08/08/24

Date

Signature of Notary Public

Kimberly Michelle Garlin

Printed Name of Notary Public

8/8/24

Date

Notary Public's Seal or Stamp:

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Yes ☐ **No** ☑ BA

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BEATRIZ ARROYO

Applicant's Name - Printed

Beatriz Arroyo

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 day of August 2024

Notary Public

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08/08/24

Date

Signature of Notary Public

Kimberly Michelle Garlin

Printed Name of Notary Public

8/8/24

Date

Notary Public's Seal or Stamp:

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Yes [ ] No [X]

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ROGERS GOTIER
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 day of August 2024

Notary Public

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Yes [ ] No [✓]

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We certify that the foregoing information is true and correct, this 8th day of August 2024

ROBERT NESBITT

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 day of August 2024

Notary Public

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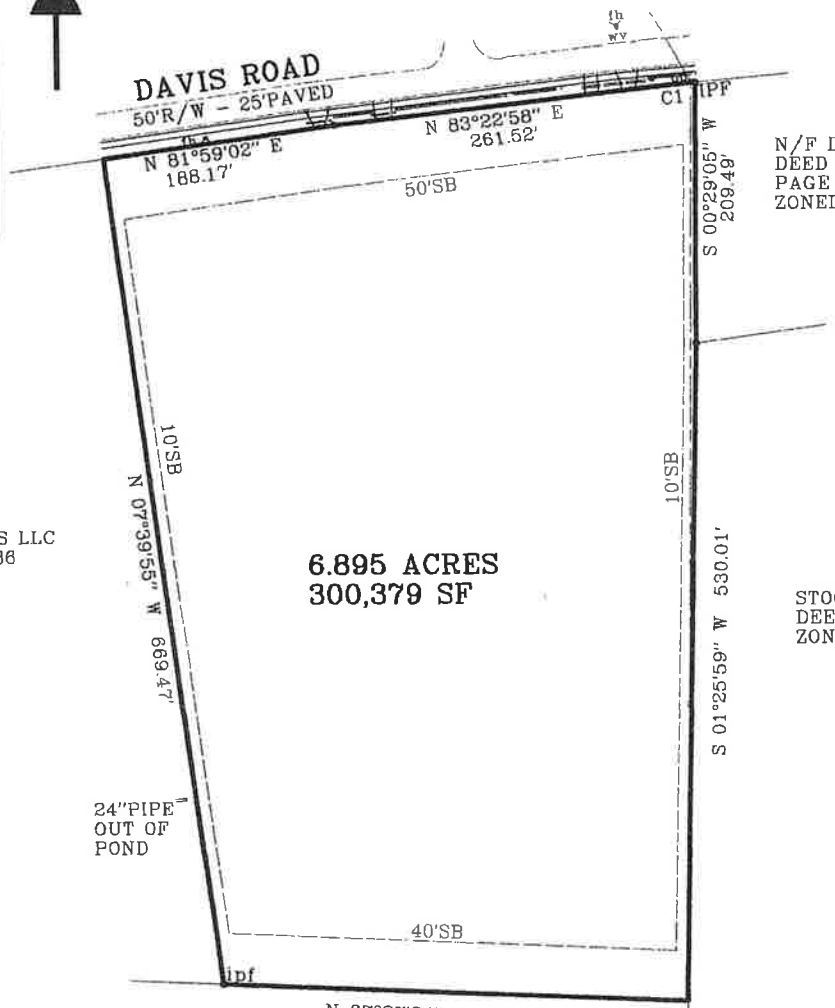


N/F DINH LLC
DEED BOOK 19228
PAGE 2454
ZONED RR

N/F ALABAMA PROPERTIES LLC
DEED BOOK 15035 PAGE 236
ZONED C2

STOCKBRIDGE MHC LLC
DEED BOOK 15249 PAGE 172
ZONED MHR

WAL-MART BUISNESS
REAL ESTATE TRUST
DEED BOOK 3177
PAGE 199
ZONED C2

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A PRECISION OF ONE FOOT IN 21,010 FEET AND AN ANGULAR PRECISION OF TWO SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000 FEET.

THE EQUIPMENT USED WAS A LEICA TOTAL STATION.

THE FIELD WORK WAS PERFORMED ON THE GROUND IN DECEMBER 2023.

ALL PINS SET ARE 1/2" REBAR 24" LONG.
NOT DESCRIPTED IPF ARE 1/2" REBAR

LEGEND
BW– BOTTOM WALL
CO– CLEAN OUT
CW – CONCRETE WASHOUT
DE – DRAINAGE EASEMENT
DI – DROP INLET
DWCB – DOUBLE WING CATCH BASIN
E– UNDERGROUND ELECTRIC
FC – FENCE CORNER
FH – FIRE HYDRANT
G– GAS METER
IPF – IRON PIN FOUND
IPS – IRON PIN SET
JB – JUNCTION BOX
LP – LIGHT POLE
MH – MANHOLE
OHP – OVERHEAD POWER
OTP– OPEN TOP PIPE
POB – POINT OF BEGINNING
POC – POINT OF COMMENCEMENT
PP – POWER POLE
R/W – RIGHT OF WAY
SB – SETBACK
SSMH– SANITARY SEWER MANHOLE
SW– SIDEWALK
T – TRANSFORMER
TG – TOP GRATE
TP – TRAFFIC POLE
TW–TOP WALL
W– WATER LINE
WM– WATER METER
WV – WATER VALVE

CERTIFICATE OF SURVEYOR

"THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THIS PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. THIS PLAT IS ACCURATE, CURRENT AND IS A COMPLETE REPRESENTATION OF THE LAND PLATTED HEREON AND WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67(D) AND 15-6-7 AND ALL APPLICABLE LOCAL, COUNTY, AND MUNICIPAL ORDINANCES, STAUTUES AND SPECIFICATIONS.

MARK D PATRICK GA RLS 2791
1965 ELKS CLUB ROAD
COVINGTON, GEORGIA 30014
770-380-4760

OWNER: 81 HOME IMPROVEMENT LLC
2810 PLAYERS DRIVE
JONESBORO , GA 30236

PRESENT ZONING –
SUBURBAN RESIDENTIAL & OI

SUBURBAN RESIDETIAL– MINIMUM LOT AREA – 12000S
MINIMUM LOT WIDTH = 75'
FRONT SETBACK – 50'
SIDE SETBACK – 10'
REAR SETBACK – 40'
MAXIMUM LOT COVERAGE – 30%
MINIMUM LIVING AREA – 1500 SF

REZONING PLAT AND
COMBINATION PLAT FOR PARCELS
505-08006000, 505-08005000
505-08004000 AND 505-08003000

B1 HOME IMPROVEMENT LLC

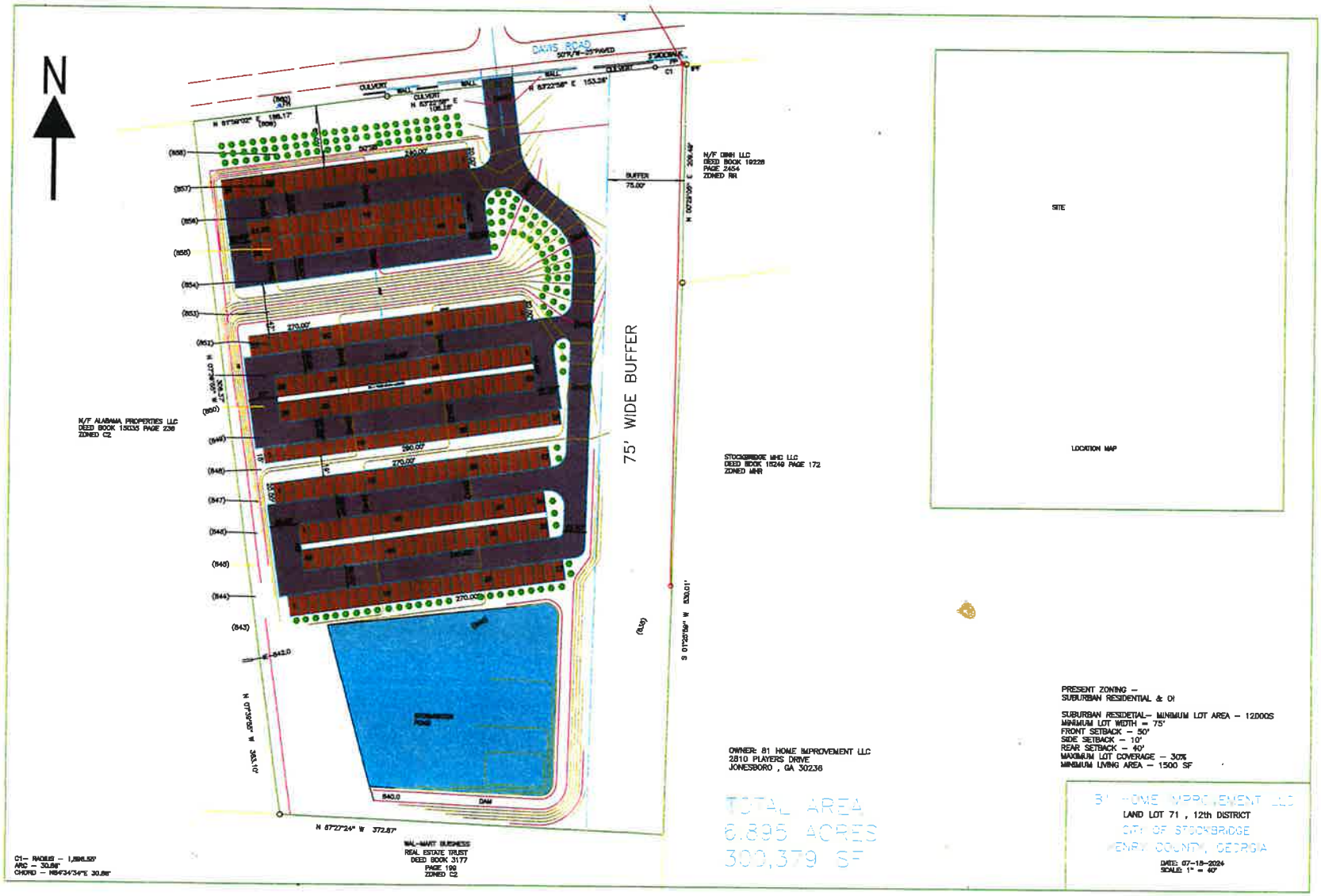
LAND LOT 71 , 12th DISTRICT

CITY OF STOCKBRIDGE

HENRY COUNTY, GEORGIA

DATE: 12-30-2023
SCALE: 1" = 100'

200 150 100 50 0 100 200
Scale in Feet


N
DAVIS ROAD
75' WIDE BUFFER
BUFFER
75.00'
M/F DMH LLC
DEED BOOK 19228
PAGE 2454
ZONED RA
M/F ALABAMA PROPERTIES LLC
DEED BOOK 15035 PAGE 236
ZONED C2
STOCKBRIDGE MHC LLC
DEED BOOK 15249 PAGE 172
ZONED MHR
WAL-MART BUSINESS
REAL ESTATE TRUST
DEED BOOK 3177
PAGE 199
ZONED C2
SITE
LOCATION MAP
OWNER: 81 HOME IMPROVEMENT LLC
2810 PLAYERS DRIVE
JONESBORO , GA 30236
TOTAL AREA
6.895 ACRES
300,379 SF
PRESENT ZONING –
SUBURBAN RESIDENTIAL & OI
SUBURBAN RESIDENTIAL– MINIMUM LOT AREA – 12,000S
MINIMUM LOT WIDTH = 75'
FRONT SETBACK – 50'
SIDE SETBACK – 10'
REAR SETBACK – 40'
MAXIMUM LOT COVERAGE – 30%
MINIMUM LIVING AREA – 1500 SF
81 HOME IMPROVEMENT LLC
LAND LOT 71 , 12th DISTRICT
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA
DATE: 07-18-2024
SCALE: 1" = 40'
C1– RADIUS – 1,896.55'
ARC – 30.58'
CHORD – N84°34'34"E 30.58'

[NOTE: Some properties receive water and sewer service through the City of Stockbridge Public Works Office or from Clayton County. For those properties, please obtain a letter from the appropriate office in lieu of obtaining one from Henry County.]

Application for Water/Sewer Availability Letter

Thank you for your interest in Henry County, Georgia. This packet includes the necessary documents required for processing water/sewer availability letters.

Availability letters are required for rezoning(s), conditional use/exception, variance, and modifications to Zoning Conditions of properties that are heard by the City of Stockbridge Planning Commission and/or the Stockbridge City Council that are within the HCWA service area).

HCWA will verify that water and sewer service is, or will be, available to serve a particular development. The requested information in this package is used for determining the existing water/sewerage system capacity, planning for future water and sewerage system needs, and protection of Henry County water sources.

Please note: All fees are non-refundable. There are no exceptions.

Should you need further assistance, please feel free to contact our office between 8:00AM to 5:00PM, Monday through Friday at (770) 914-3688.

Henry County Water Authority
Availability Letter Checklist/Summary

PLEASE COMPLETE THIS FORM WHEN REQUESTING WATER/SEWER AVAILABILITY LETTERS. ATTACH THE CHECKLIST TO THE APPLICATION AND SIGN. (THIS DOES NOT APPLY TO EXISTING SERVICE VERIFICATION LETTERS OR LETTERS FOR CONDITIONAL USE/EXCEPTION AND SOME VARIANCES).

ALL DOCUMENTS ARE REQUIRED IN ORDER TO CONSIDER AVAILABILTY;
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

REQUIRED ITEMS	COPIES	PROCEDURE	(INITIAL)
Application Form *(Originals only. No photocopies accepted.)*	01	1. Signed by owner and **notarized**. OR 2. Signed by owner's agent and **notarized.**	
Letter of Intent	01	The letter must clearly state the proposed use, development intent, and estimated time period for construction.	
Preliminary Site Plan/Layout (24 x 36 max.)	01	Must show minimum details: Buildings, road frontage, correct scale, north arrow, present zoning classification, topography, proposed lot layout, existing water and sewer line sizes and locations. If an extension of the water/sewer system is required, site plan must be accompanied with a preliminary routing of the off-site extension. *Preliminary profiles of the proposed sewer routing may be required.* The plan/layout must be dated and correspond with the submittal to the County or respective City. **All plans/layouts must include a statement of whether or not the property is within a protected watershed district.**	
Additional site plan/layout requirements	01	If property is within a protected watershed, include proposed minimum lot sizes, estimate of impervious surface, required stream buffers, and statement of whether or not the property is within the water quality critical area.	
Payment		Cash or check made payable to *Henry County Water Authority* in the amount of **$200.00** for Availability Letters. A deposit and additional costs will be required for developments requiring feasibility/basin studies.	
Letter from the Health Department **(Only if property is not on sewer and located within a protected watershed district)**	01	This letter is required **only** if the development is within a protected watershed district and the proposed minimum lot size is less than the requirements set forth in the W atershed Protection Ordinance. Letter must indicate that septic systems will be adequate for proposed lots and house/building sizes.	

The Engineering Manager may require additional information different from the above depending upon the type of development and/or system requirements. The terms and conditions of an availability letter are subject to all rules and regulations of Henry County Water Authority. This application is valid only for the real property referenced on this application. This application is not transferable or assignable to any party. Henry County W ater Authority reserves the right to discontinue processing applications at any time without prior notice for any reason, including limited, diminished, or lack of supply and/or demand considerations. If no development activity commences within 365 days from issuance of a letter, the letter shall be invalid, and the Applicant will be required to repeat the application process. If the applicant is unable to commence development within 365 days, a written request for a six-month extension will be considered.

B1 HOME IMPROVEMENT, LLC
8487 EDGEWATER COVE
JONESBORO, GEORGIA 30236
TELEPHONE: (404) 925-1055

August 5, 2024

City of Stockbridge
Division of Planning and Zoning
4602 North Henry Boulevard
Stockbridge, Georgia 30281

Subj: **WATER AND SANITARY SEWER NEEDS**
657 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08003000 - SR;
649 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08004000 - SR;
681 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08005000 - SR;
"0" Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08006000 - OI.

To Whom It May Concern:

The above-referenced property, if rezoned, will become the site of a Self-Storage Warehouse facility. The initial building plans do not reflect any restroom facilities as there is no office. Business operations will be conducted virtually, not on-site. Thus, there will be no water or sanitary sewage needs as a result of this project.

However, in the event building plans were to change necessitating water, there is currently water service on the site provided by Henry County Water Authority. In addition, a septic tank system would be used, not sanitary sewage, as the usage would be minimal.

Respectfully,

B1 HOME IMPROVEMENT, LLC

Beatriz Arroyo
Principal

City of Stockbridge

Planning and Zoning Office

Septic System Information for Zoning Requests

4640 North Henry Boulevard; Stockbridge, GA 30281 (770) 389-7900

This form must be completed and submitted to the Planning and Zoning Office with all zoning applications for properties that are not served by public sewer.

Name of Applicant: B1 Home Improvement LLC Phone: (404)925-1055 Mobile: (404)925-1055

Applicant Address: 8487 Edgewater Cove City, State: Jonesboro GA Zip: 30236

Name of Agent: Robert Nesbitt & Rogers Gotier Phone: (225)454-7425 Mobile: (770)871-8443

Agent Address: 1235 Lions Gate City, State: Convers, GA Zip: 30094

Request (Check one):

Rezoning (Current Zoning SR Requested Zoning C-3) Conditional Use ____ Variance ____ Zoning Modification ____

For the Purpose of Self Storage Warehouses

Property Address: 649, 657, 681 & 0 Davis Rd Nearest Intersection to property: Georgia Highway 42

Size of Tract: 6.895 acres Land Lot:(s) 71 District(s): 12TH

Property Tax Parcel Number(s): SO508003000; SO508004000, SO508005(Proposed Number of Lots: 1

Signature of Owner: Beatriz Arroyo Printed Name of Owner: Beatriz Arroyo

Signature of Agent: [signature] Printed Name of Agent: Robert Nesbitt & Rogers Gotie

---

(To be Completed by Henry County Environmental Health)

Check all that apply

_____ There are suitable soils for the installation of a septic system on the subject property.

_____ There are **not** suitable soils for the installation of a septic system on the subject property.

_____ There is an existing septic system on the subject property.

_____ The existing septic system will support the proposed development and/or use.

_____ The existing septic system will **not** support the proposed development and/or use.

Comments: _____

_____

_____

_____

Name of Person Completing: _____ Title: _____

Signature: _____ Date: _____

E-mail Address: _____ Phone Number: _____

Henry County Water Authority

Engineering Division
100 Westridge Industrial Blvd.
McDonough, GA 30253

Application for Water/Sewer Availability Letter

Date: 08/05/2024

Name of Applicant B1 Home Improvement LLC Phone: (404)925-105! Mobile: (404)925-1055
Address of Applicant: 8487 Edgewater Cove Fax:
City: Jonesboro State: GA Zip: 30236 E-mail: nss.gc.noesan@hotmail.com
Name of Agent Robert Nesbitt & Rogers Gotier Phone: (225) 454-7425 Mobile: (770)871-8443
Address of Agent: 1235 Lioms Gate Fax:
City: Conyers State GA Zip: 30094 E-mail: nesbittsr1@aol.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT FOR THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (PLEASE CHECK THE PURPOSE OF LETTER REQUEST AND FILL IN ALL APPLICABLE INFORMATION LEGIBLY AND COMPLETELY).

VERIFICATION OF SERVICE: ☐ **Conditional Use/Exception** ☐ **Variance** ☐ **In-law Suite/Addition** ☐ **Bank Loan**

AVAILABILITY: ☐ **General Availability** ☒ **Rezoning**
Availability letters will require a minimum of three weeks from the date of payment and application submittal

Request from SR & OI (Present Zoning)) to C-3 (Requested Zoning)

For the Purpose of Self Storage Warehouses (Type of Development)

Address of Property: 649 Davis Road (Street Address, if Applicable, Nearest Intersection, Etc.) Nearest intersection to the property: GA Hwy 42

Size of Tract: 6.895 acre(s), Land Lot Number(s): 71, District(s): 12TH

Development Estimated Average Daily Sewer Flow (GPD): 0

Property Tax Parcel Number: SO5 - 0800 - 3000, 4C - _____ Proposed number of lots: 1

Information beyond this point is not required for service verifications.

(Below: For properties within protected watershed districts only)

Gross Density: _____ units per acre Net Density: _____ units per acre

Estimated amount of impervious surface: _____ Minimum Lot Size: _____

Witness

Signature of Owner(s)/Agent(s) Beatriz Amaya

Printed Name of Witness Shannon Brooks

Printed Name of Owner/s

Notary

Signature of Agent

770-914-3688 (Office) 770-914-3359 (Fax) www.hcwa.com

Stockbridge
Where Community Connects

TO: Mayor/Council
Planning Commission

FROM: Gordon Linton, Senior Planner

CC: R. Ryan Anderson, Community Development Director.
Keedra Jackson, Chief Planner

DATE: November 21, 2024 (Planning Commission)

December 9, 2024 (Mayor and Council)

Subject: CP-2024-07 For 649 Davis Road, 657 Davis Road, 681 Davis Road, #S05-08006000 on Davis Road

I. Purpose

Consider a Comprehensive Plan Amendment application to change the future land use designations from their current split future land use designations to Low-Density Mixed-Use for the purpose of allowing for the construction of a self-storage warehouse development. The subject property contains four parcels as are listed below:

- 649 Davis Road (Parcel #S05-08004000) – Contains 3.6050 +/- acres. Current future land use designation: Medium Density Residential and Low-Density Mixed-Use
- 657 Davis Road (Parcel #S05-08003000) – Contains 0.66 +/- acres. Current future land use designation: Medium Density Residential
- 681 Davis Road (Parcel #S05-08005000) – Contains 1.34 +/- acres. Current future land use designation: Medium Density Residential and Low-Density Mixed-Use
- Parcel #S05-08006000 on Davis Road – Contains 1.29 +/- acres. Current future land use designation: Medium Density Residential and Low-Density Mixed-Use

II. Project Information

Proposed Development	Self-storage warehouse development
Site Address	649 Davis Road, 657 Davis Road, 681 Davis Road, #S05-08006000 on Davis Road
Parcel Identification	649 Davis Road (Parcel #S05-08004000) 657 Davis Road (Parcel #S05-08003000) 681 Davis Road (Parcel #S05-08005000) #S05-08006000 on Davis Road
Parcel Acreage	6.895 acres
Applicant	B1 Home Improvement, LLC.
Agent:	Robert Nesbitt and Rogers Gotier
Owner	Beatriz Arroyo of B1 Home Improvement, LLC
Current Future Land Use Designation	649 Davis Road (Parcel #S05-08004000) - Medium Density Residential and Low-Density Mixed-Use 657 Davis Road (Parcel #S05-08003000) - Medium Density Residential

	681 Davis Road (Parcel #S05-08005000) - Medium Density Residential and Low-Density Mixed-Use Parcel #S05-08006000 on Davis Road - Medium Density Residential and Low Density Mixed Use
Proposed Future Land Use Designation	Low-Density Mixed-Use
Current Use	The subject property is wooded with an existing house located on 681 Davis Road

SURROUNDING LAND USE DESIGNATION

Location	Current Land Use	Current Future Land Use Designation
Property to the North	Wildwood Estates (Subdivision)	Medium Density Residential
Property to the South	Walmart Shopping Center	Medium Density Mixed Use
Property to the East	Sunny Tree Care & Landscaping Stockbridge Estates (Mobile home park)	Medium Density Residential Medium Density Residential
Property to the West	Davis Pavilion Shopping Center	Medium Density Residential; Low Density Mixed Use

III. Findings of Fact

1. The surrounding land use designations that are in the vicinity of the area are as follows: Medium Density Residential, Low Density Mixed Use, and Medium Density Mixed Use.

2. The applicant submitted a Rezoning (RZ-2024-08) to rezone the four parcels from SR (Suburban Residential) and OI (Office-Institutional) to C-3 (Heavy Commercial).

3. The subject property is surrounded by the following neighborhoods: Wildwood Estates, Stockbridge Estates, and Pine Hills Mobile Home.

4. The applicant sent out letters to the nearby residents living in the vicinity of the proposed development on October 18, 2024.

IV. Zoning History of Property

- 657 Davis Road (Parcel #S05-08003000) was annexed into the City of Stockbridge on June 10, 2002, upon the request of Elvida Ainsworth and was assigned the R-3 city zoning district.

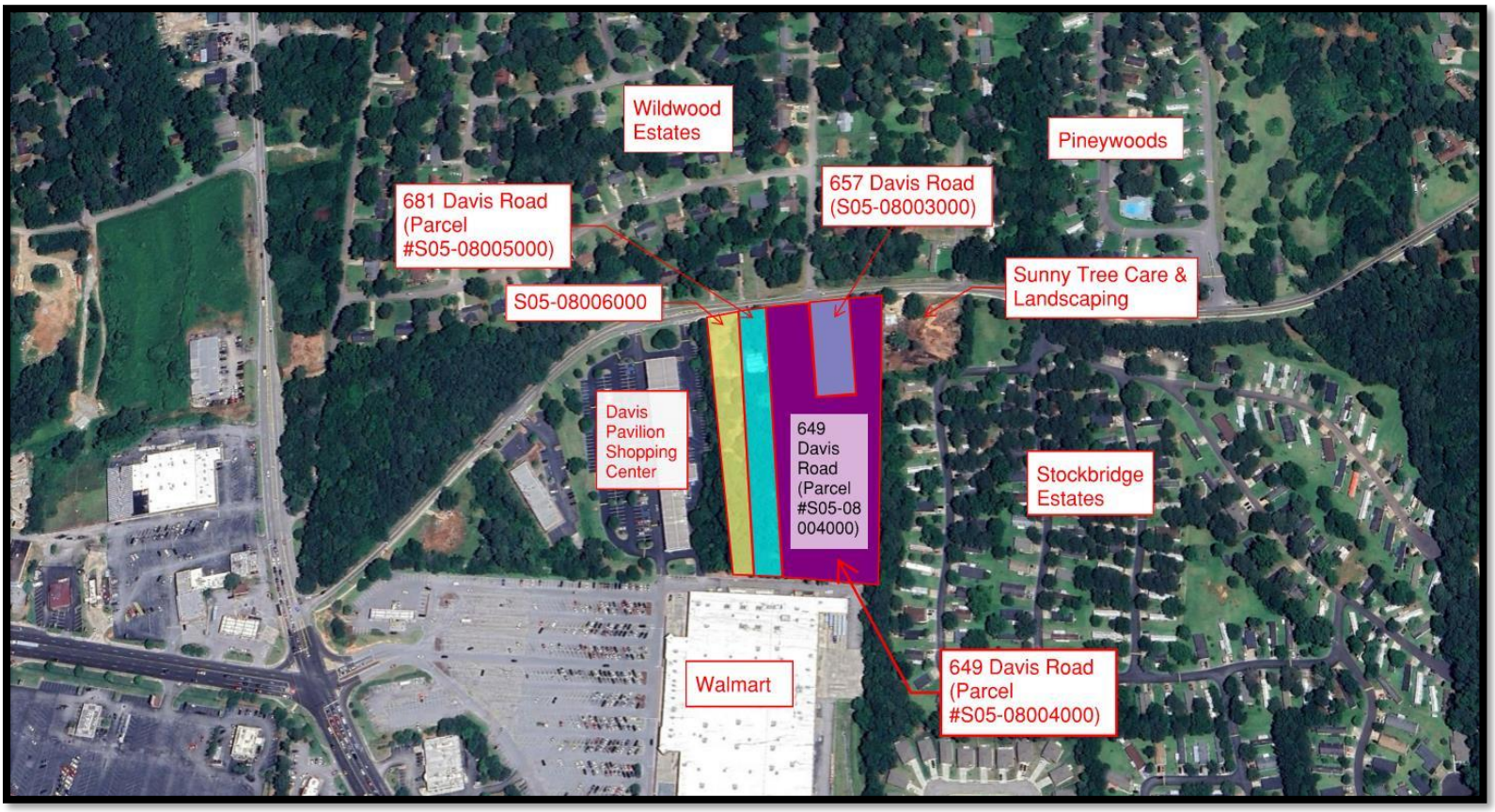
- 649 Davis Road (Parcel #S05-08004000) was annexed into the City of Stockbridge on November 10, 2003, upon the request of Elvida Ainsworth and was assigned the R-3 city zoning district.

- 681 Davis Road (Parcel #S05-08005000) was annexed into the City of Stockbridge on November 10, 2003, upon the request of Elvida Ainsworth and was assigned the R-3 city zoning district.

- The subject parcel, S05-08006000, was rezoned from R-3 (Residential) to O-I (Office-Institutional) upon the request of Thomas Starnes. The intent of the use was for constructing an American Legion Post Headquarters Building.

V. Maps, Site Plan, and Renderings

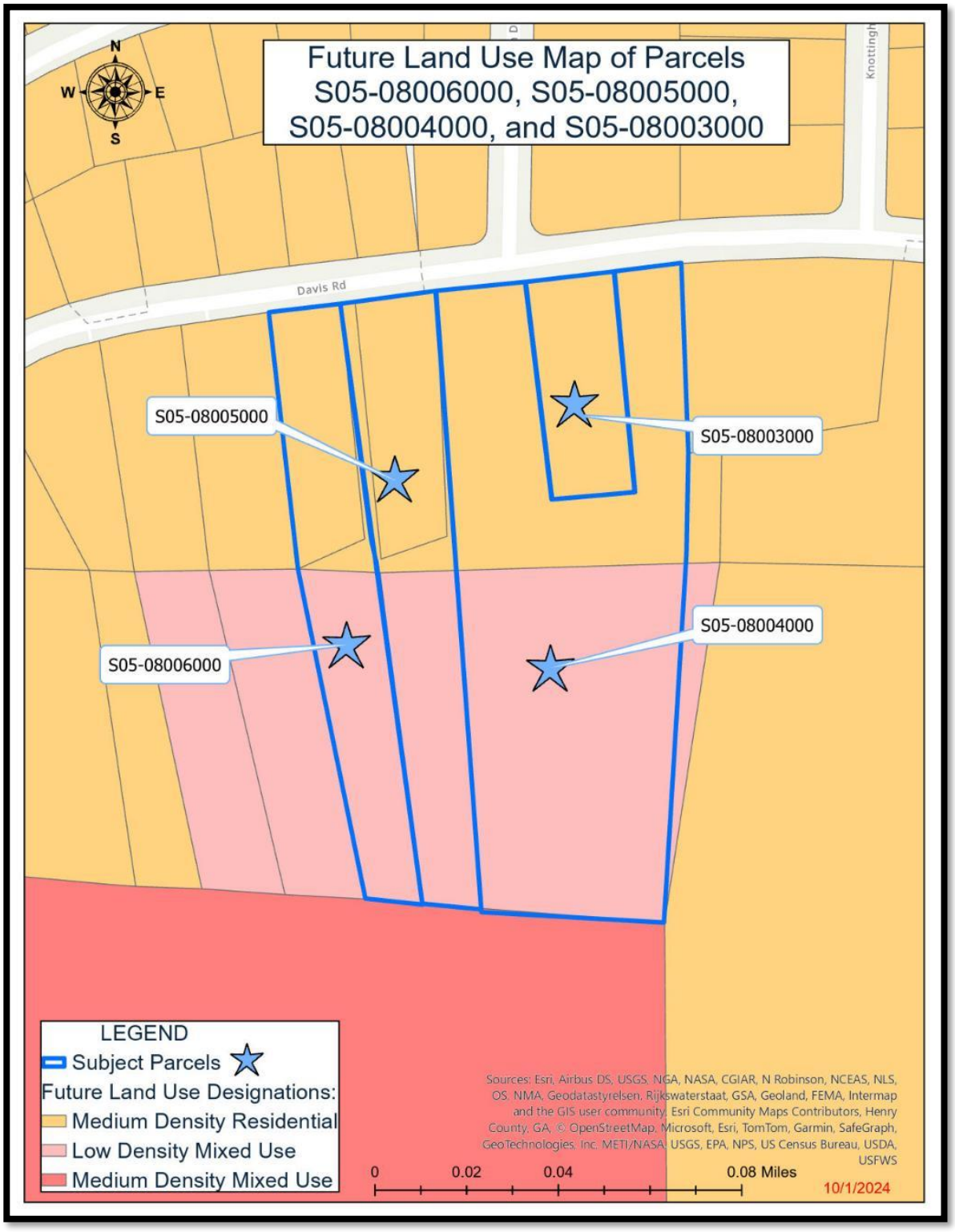
Vicinity Map



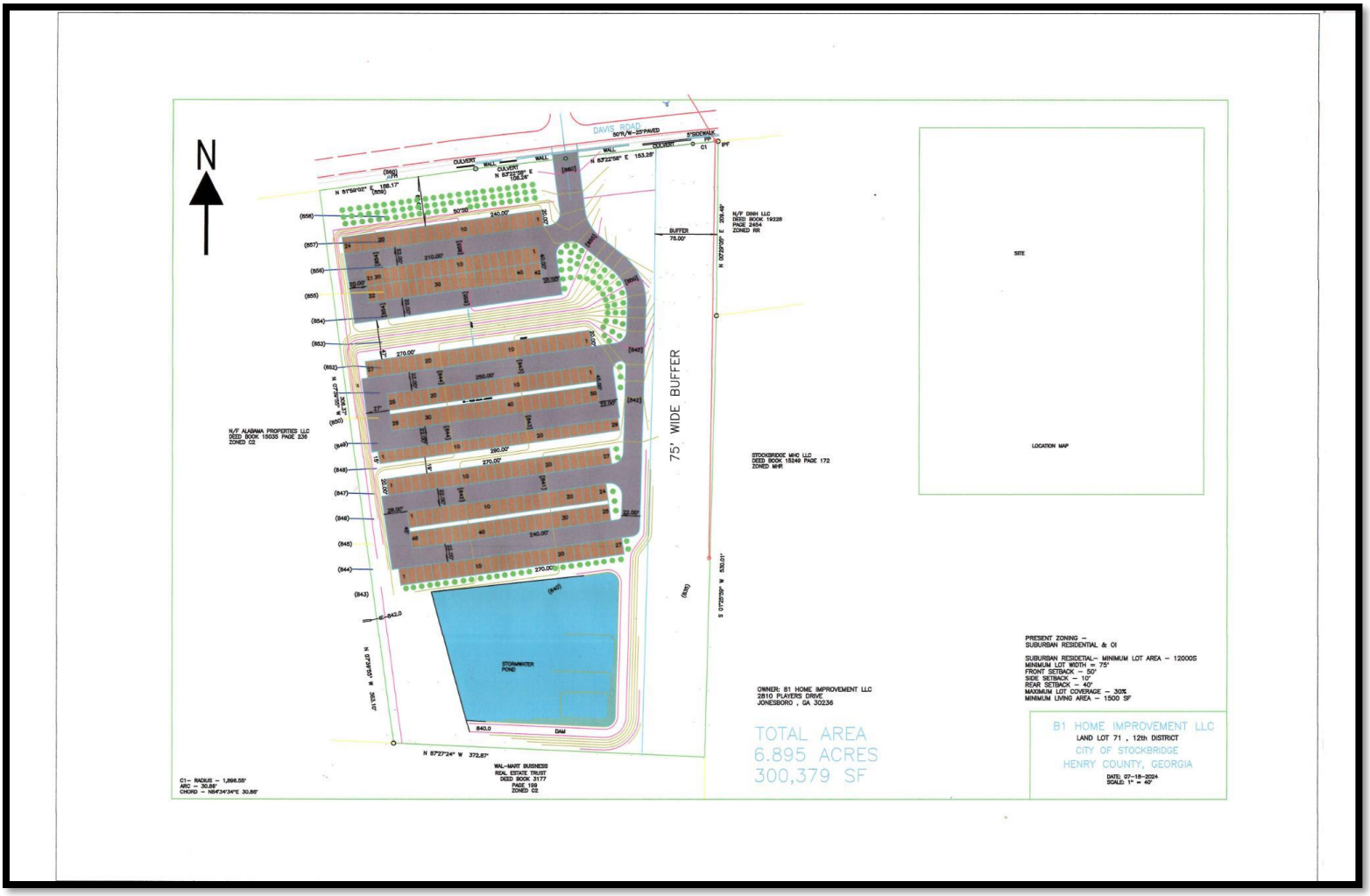
Aerial Photo with Site Plan



Future Land Use Map of 649 Davis Road, 657 Davis Road, 681 Davis Road, #S05-08006000



Site Plan of 649 Davis Road, 657 Davis Road, 681 Davis Road, #S05-08006000



Rendering of Proposed Self-Storage Warehouse Development



VI. Analysis

Project Description

B1 Home Improvement, LLC. plans to develop a self-storage facility comprising eight buildings and 274 rental units, spanning 6.895 acres across four parcels on the south side of Davis Road. According to Chapter 12 of the Stockbridge Unified Development Code, self-storage facilities are defined as:

“Fully enclosed facilities with independent bays or self-contained units for the exclusive storage of goods or personal property.”

The project will feature a dedicated turning lane, a stormwater pond, and landscaping. Post-construction, eighteen-wheelers will be prohibited on the property. Security measures will include 24-hour video surveillance, individual unit alarms, access control systems, and perimeter security cameras.

Currently, the top portion of the parcels (649, 657, and 681 Davis Road, and 0 Davis Road - S05-08006000) have a future land use designation of Medium Density Residential, which is not compatible with the requested C-3 zoning district. Therefore, the applicant is requesting to change the future land use designations from their current split future land use designations to Low-Density Mixed Use.

Staff Analysis

The applicant requests a **Comprehensive Plan Amendment** under the City of Stockbridge Unified Development Code Section **(Sec. 9.2.7):**

ANALYSIS OF REQUEST

1. **Consistency with the Comprehensive Plan.**

Currently, the top portion of the parcels at 649, 657, and 681 Davis Road, and 0 Davis Road (S05-08006000), have a split future land use designation of Medium Density Residential, which is not compatible with the requested C-3 zoning district. Therefore, the applicant is requesting to change the future land use designations from their current split designations to Low-Density Mixed-Use.

The proposed self-storage facility aligns with the intent of the Low-Density Mixed-Use future land use designation, which states:

“This designation is intended for commercial/retail areas along various corridors and intersections located throughout the city. These areas mainly serve the residents of the surrounding residential neighborhoods. Future development and redevelopment should

maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining locally owned retail, low intensity office uses, and apartment/condo/loft uses in two story buildings in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them."

The proposed development can fit within the Low-Density Mixed-Use designation as it is designed to serve commercial/retail areas along various corridors and intersections, primarily catering to the needs of surrounding residential neighborhoods.

Community Goals and Policies (page 42-44)	To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities. **(Economic Development Goal)**
	Market the City as a great place to do business. **(Economic Development Policy)**
	To ensure that new developments promote a better sense of place and preserve valued elements of community character. **(Future Land Use Goal)**
	To establish land use designations that meet the needs of the City and are consistent with the new UDC. **(Future Land Use Goal)**
	To identify available land for redevelopment and work with the development community on desirable development. **(Future Land Use Goal)**

	Work with business owners/ developers to improve conditions of property and require a consistent look of quality among commercial developments. **(Future Land Use Policy)**

2. Relation to the Zoning of the Property.

Currently, three parcels (649, 657, and 681 Davis Road) are zoned SR (Suburban Residential), and one parcel (0 Davis Road - S05-08006000) is zoned O-I (Office-Institutional). The applicant seeks to rezone all four parcels to C-3 (Heavy Commercial), which permits self-storage facilities as outlined in Section 3.1 of Chapter 3 of the Stockbridge Unified Development Code. The proposed C-3 zoning supports commercial activities requiring intensive land use, such as self-storage warehouses. Additionally, there is existing C-3 zoning to the west of these parcels, further justifying the compatibility of the proposed rezoning.

3. Suitability of the Site's Location.

The suitability of the site's location for the proposed self-storage warehouse development is favorable due to its strategic proximity to both residential and commercial areas. The parcels located at 649, 657, and 681 Davis Road, as well as 0 Davis Road (S05-08006000), are well-positioned near established neighborhoods such as Wildwood Estates, Pineywoods, and Stockbridge Estates. This ensures that the self-storage facility will be accessible to the nearby residents who may require storage solutions.

In addition, the site's proximity to commercial hubs like Davis Pavilion Shopping Center and Walmart further enhances its suitability by providing convenient access to services and amenities. This blend of residential and commercial proximity supports the rationale for a Low-Density Mixed-Use designation, allowing for a harmonious integration of the self-storage warehouse into the community.

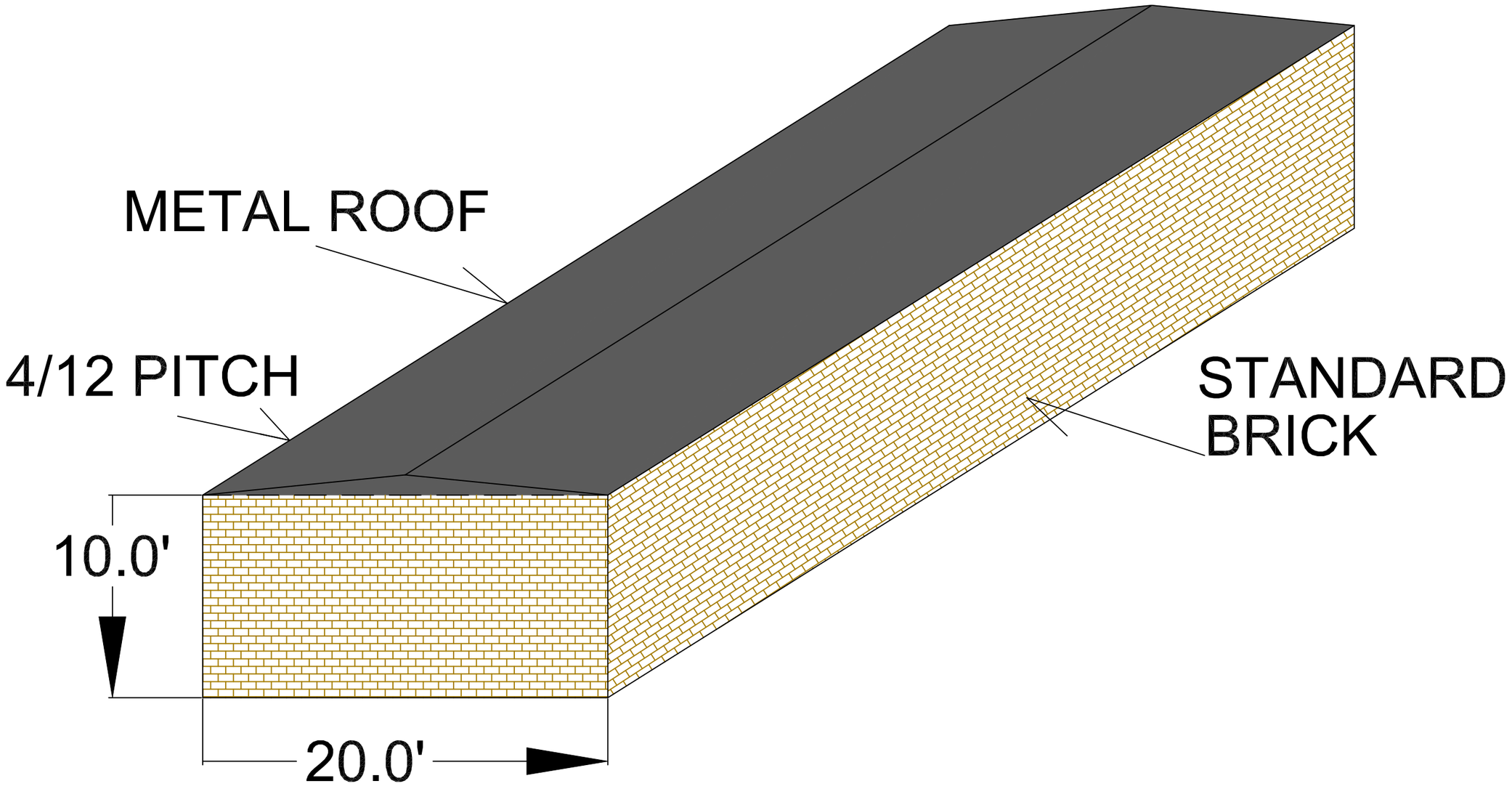
4. Maintaining the Current Land Use Designation.

Maintaining the current land use designation for the parcels at 649, 657, and 681 Davis Road, and 0 Davis Road (S05-08006000), which have a split future land use designation of Low-Density Mixed Use and Medium Density Residential, ensures that the development remains consistent with the surrounding areas. To the north and east, the land is primarily residential, supporting a cohesive neighborhood character. To the south, there is a mix of residential and potentially commercial or multi-family developments, aligning with the Medium Density Residential designation. To the west, the area includes residential plots

and larger undeveloped parcels, which fit within the Low-Density Mixed-Use designation. Maintaining these designations preserves the community's character, supports sustainable growth, and ensures that existing infrastructure and public services are adequate, thereby reducing the need for significant upgrades.

VII. STAFF RECOMMENDATION

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2024-07 is consistent with the 2024 Comprehensive Plan in conjunction with the requested rezoning of RZ-2024-08 to rezone the four parcels from SR (Suburban Residential) and OI (Office-Institutional) to C-3 (Heavy Commercial). Therefore, the Planning and Zoning staff recommends **APPROVAL**.


METAL ROOF
4/12 PITCH
STANDARD
BRICK
10.0'
20.0'

October 31, 2024

City of Stockbridge
Planning and Zoning

RE: Rezoning Case #RZ-2024-08

To Whom It May Concern,

I, Brandon Weiner, am the owner of the property located at 12 Old Atlanta Rd, Stockbridge, GA. I am writing out of concern over the rezoning case #RZ-2024-08 for the purpose of a self storage warehouse development. I believe it is important to uphold the integrity of the Comprehensive Plan of the City of Stockbridge. In this case, if approved, would be rezoning the property to a category not compliant with the future land use of over half of the property. To quote the City's comprehensive plan directly, "Failure to follow the recommendations of the adopted future land use map weakens its significance over time and prevents the community from achieving it's desired development pattern."

Furthermore, the Comprehensive Plan states that Stockbridge's traffic "is described by most as terrible". It is reasonable to assume that creating a Heavy Commercial zone property further down a collector street is going to add to the traffic issues for the surrounding residents.

There is already a self storage project in permitting less than 300 feet away at the corner of Davis Road and N. Henry Blvd, which will more than meet the demand of the area. To rezone residential property to make way for a second self storage facility on a residential street is both unnecessary and a deviation from the Comprehensive Plan.

I hope these points are taken into consideration against the rezoning of residential land to heavy commercial which would not be in alignment with the goals of the Comprehensive Plan nor an improvement to the community.

Respectfully,



Brandon Weiner
Bweiner33@gmail.com
404-242-5296

Presentation for RZ-2024-08 and CP-2024-07

November 21, 2024 (Planning Commission)

December 9, 2024 (Mayor and Council)

Stockbridge

Where Community Connects

Case Facts

- Applicant: B1 Home Improvement, LLC.
- Owner: Beatriz Arroyo of B1 Home Improvement, LLC
- Agent: Robert Nesbitt and Rogers Gotier
- Address of Property: 649 Davis Road (Parcel #S05-08004000); 657 Davis Road (Parcel #S05-08003000); 681 Davis Road (Parcel #S05-08005000); #S05-08006000 on Davis Road
- Number of Acres: 6.895 acres
- Project Characteristics: The subject property is wooded with an existing house located on 681 Davis Road
- Current Future Land Use Designation: Medium Density Residential and Low-Density Mixed-Use
- Current Zoning of Property: SR (Suburban Residential) and OI (Office-Institutional)
- Sign Posting: October 22, 2024
- Letters Residents Received From Applicant: October 22, 2024


Vicinity Map
Wildwood Estates
Pineywoods
681 Davis Road (Parcel #S05-08005000)
657 Davis Road (S05-08003000)
Sunny Tree Care & Landscaping
S05-08006000
Davis Pavilion Shopping Center
649 Davis Road (Parcel #S05-08 004000)
Stockbridge Estates
Walmart
649 Davis Road (Parcel #S05-08004000)


Aerial Photo
with Site Plan

Survey of 649 Davis Road, 657 Davis Road, 681 Davis Road, #S05-08006000

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A PRECISION OF ONE FOOT IN 51,000 FEET AND AN ANGULAR PRECISION OF ONE SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

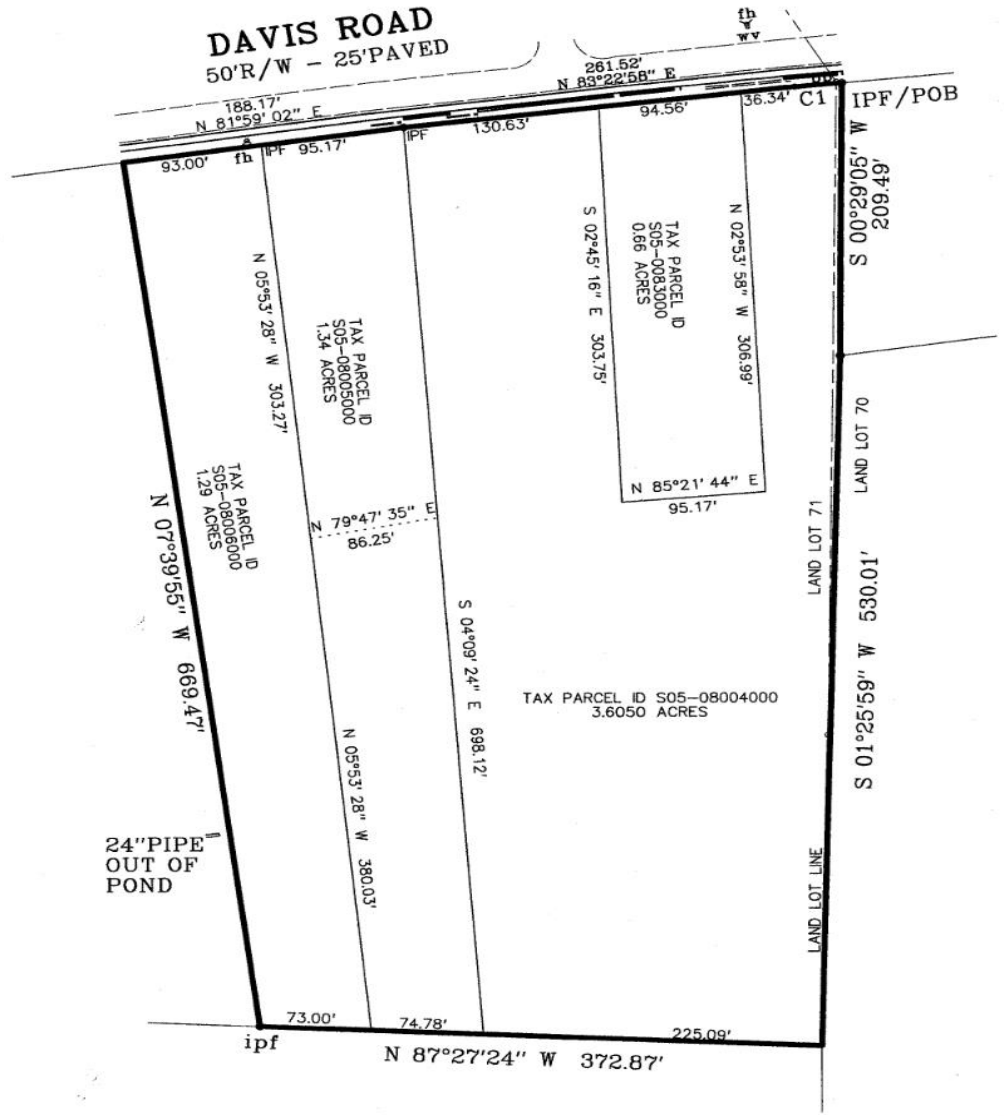
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000 FEET.

THE EQUIPMENT USED WAS A LEICA TOTAL STATION.

THE FIELD WORK WAS PERFORMED ON THE GROUND IN AUGUST 2024.

ALL PINS SET ARE 1/2" REBAR 24" LONG.
NOT DESCRIPTED IPF ARE 1/2" REBAR

LEGEND
BW- BOTTOM WALL
CO- CLEAN OUT
CW - CONCRETE WASHOUT
DE - DRAINAGE EASEMENT
DI - DROP INLET
DWCB - DOUBLE WING CATCH BASIN
E- UNDERGROUND ELECTRIC
FC - FENCE CORNER
FH - FIRE HYDRANT
G- GAS METER
IPF - IRON PIN FOUND
IPS - IRON PIN SET
JB - JUNCTION BOX
LP - LIGHT POLE
MH - MANHOLE
NS - NAIL SET
NF - NAIL FOUND
OHP - OVERHEAD POWER
OTP- OPEN TOP PIPE
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
PP - POWER POLE
R/W - RIGHT OF WAY
SB - SETBACK
SSMH- SANITARY SEWER MANHOLE
SW- SIDEWALK
T - TRANSFORMER
TG - TOP GRATE
TP - TRAFFIC POLE
TW-TOP WALL
W- WATER LINE
WM- WATER METER
WV - WATER VALVE



CERTIFICATE OF SURVEYOR

"THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THIS PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. THIS PLAT IS ACCURATE, CURRENT AND IS A COMPLETE REPRESENTATION OF THE LAND PLATTED HEREON AND WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67(D) AND 15-6-7 AND ALL APPLICABLE LOCAL, COUNTY, AND MUNICIPAL ORDINANCES, STAUTUES AND SPECIFICATIONS.

MARK D PATRICK GA RLS 2791
1985 ELKS CLUB ROAD
COVINGTON, GEORGIA 30014
770-380-4766

TOTAL AREA
6.895 ACRES
300,379 SF

GEORGIA
No. 2791
REGISTERED
LAND SURVEYOR
MARK D. PATRICK

N

REZONING PLAT AND
COMBINATION PLAT FOR PARCELS
505-08006000, 505-08005000
505-08004000 AND 505-08003000

B1 HOME IMPROVEMENT LLC

LAND LOT 71 , 12th DISTRICT
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

DATE: 09-19-2024
SCALE: 1" = 100'

200 150 100 50 0 100 200
Scale in Feet

Site Visit on October 22, 2024 Visit



Zoning History of Property

657 Davis Road (Parcel #S05-08003000) was annexed into the City of Stockbridge on June 10, 2002 upon the request of Elvida Ainsworth and was assigned the R-3 city zoning district.

649 Davis Road (Parcel #S05-08004000) was annexed into the City of Stockbridge on November 10, 2003 upon the request of Elvida Ainsworth and was assigned the R-3 city zoning district.

681 Davis Road (Parcel #S05-08005000) was annexed into the City of Stockbridge on November 10, 2003 upon the request of Elvida Ainsworth and was assigned the R-3 city zoning district.

The subject parcel, S05-08006000, was rezoned from R-3 (Residential) to O-I (Office-Institutional) upon the request of Thomas Starnes. The intent of the use was for constructing an American Legion Post Headquarters Building.

Development Information

- B1 Home Improvement, LLC. plans to develop a self-storage facility comprising eight buildings and 274 rental units, spanning 6.895 acres across four parcels on the south side of Davis Road. According to Chapter 12 of the Stockbridge Unified Development Code, self-storage facilities are defined as:
- “Fully enclosed facilities with independent bays or self-contained units for the exclusive storage of goods or personal property.”
- Building 1 will cover 4,800 square feet with 24 units, while Building 2 will be larger at 8,400 square feet with 42 units. Building 3 will have 5,400 square feet with 27 units, and Building 4 will be the most spacious, featuring 11,250 square feet and 50 units. Building 5 will include 4,350 square feet and 29 units and Building 6 will mirror Building 3 with 5,400 square feet and 27 units. Building 7 will be one of the larger structures, encompassing 10,800 square feet and 48 units, while Building 8 will again match Buildings 3 and 6, offering 5,400 square feet and 27 units. The project will feature a dedicated turning lane, a stormwater pond, and landscaping. Post-construction, eighteen-wheelers will be prohibited on the property. Security measures will include 24-hour video surveillance, individual unit alarms, access control systems, and perimeter security cameras.



C1= RADIUS = 1,896.55'
ARC = 30.86'

OWNER: B1 HOME IMPROVEMENT LLC
2810 PLAYERS DRIVE
JONESBORO , GA 30236

TOTAL AREA
6.895 ACRES
300,379 SF

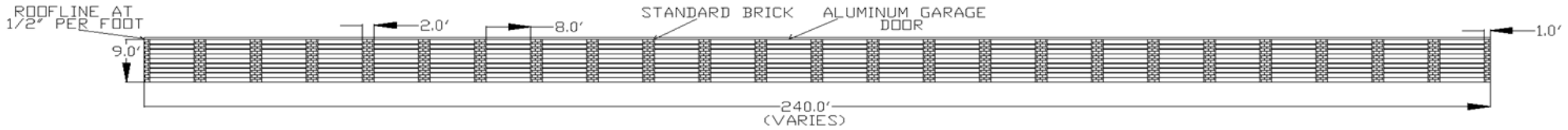
PRESENT ZONING –
SUBURBAN RESIDENTIAL & OI

SUBURBAN RESIDETIAL– MINIMUM LOT AREA – 12000S
MINIMUM LOT WIDTH = 75'
FRONT SETBACK – 50'
SIDE SETBACK – 10'
REAR SETBACK – 40'
MAXIMUM LOT COVERAGE – 30%
MINIMUM LIVING AREA – 1500 SF

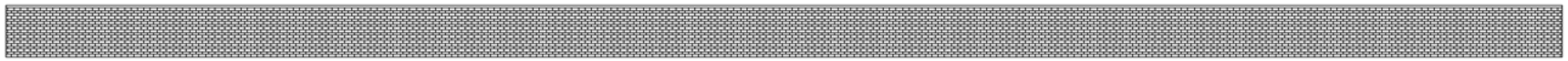
B1 HOME IMPROVEMENT LLC
LAND LOT 71 , 12th DISTRICT
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

DATE: 07-18-2024
SCALE: 1" = 40'

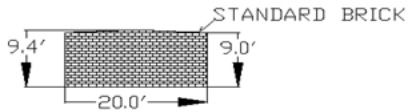

GARAGE



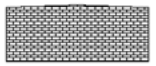
NORTH ELEVATION(TYPICAL)



SOUTH ELEVATION(TYPICAL)



EAST ELEVATION(TYPICAL)



WEST ELEVATION(TYPICAL)

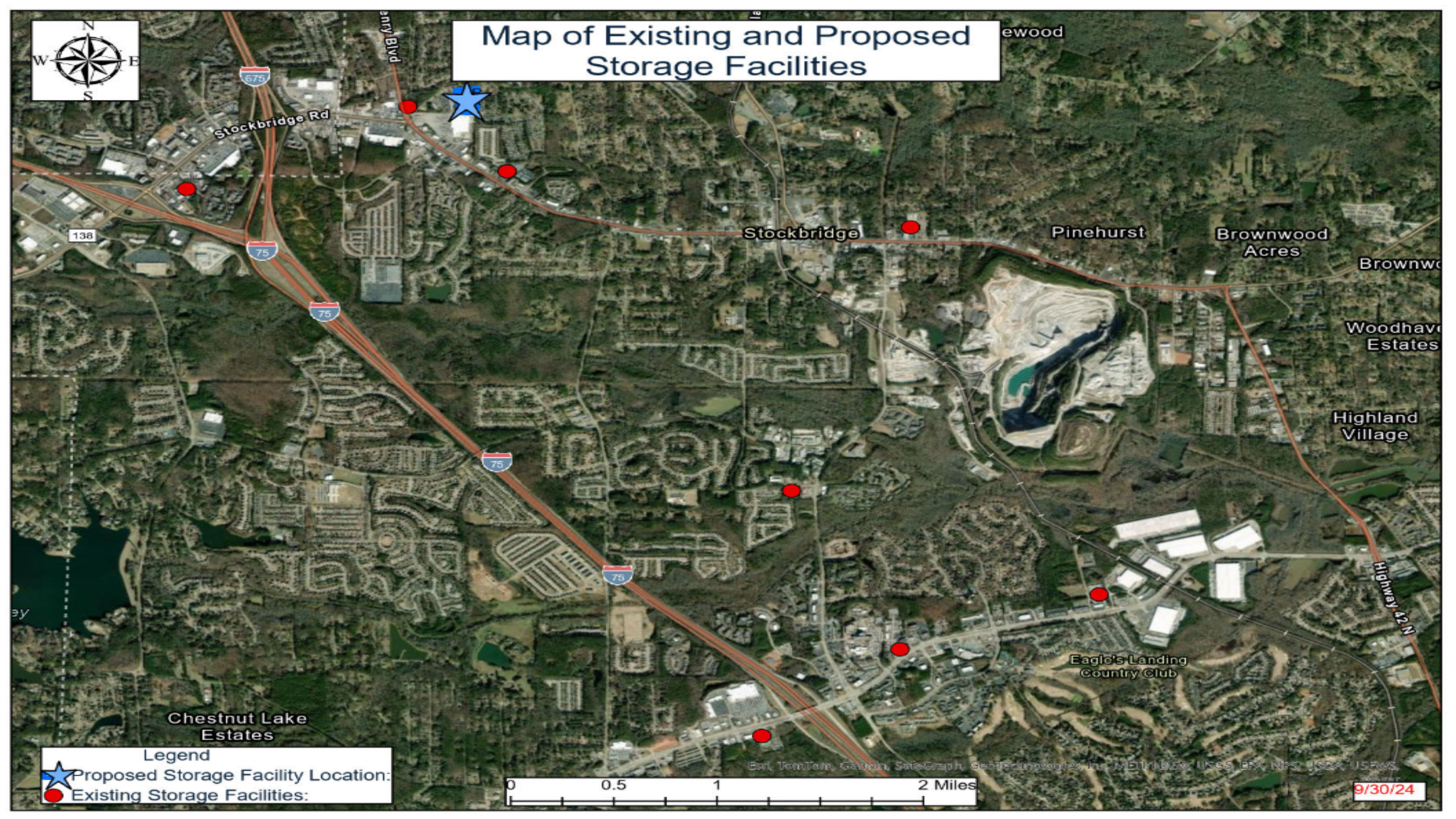
B1 HOME IMPROVEMENT LLC
LAND LOT 71 , 12th DISTRICT
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

DATE: 11-18-2024
SCALE: 1" = 10'

BUILDING ELEVATIONS

Proposed Self-Storage Warehouse Development Information

Building	Square Footage of Building	Number of Units
1	4,800	24
2	8,400	42
3	5,400	27
4	11,250	50
5	4,350	29
6	5,400	27
7	10,800	48
8	5,400	27
		247


Map of Existing and Proposed Storage Facilities
N
W
E
S
Stockbridge Rd
Stockbridge
Pinehurst
Brownwood Acres
Woodhave Estates
Highland Village
Highway 42 N
Eagle's Landing Country Club
Chestnut Lake Estates
138
675
75
Legend
Proposed Storage Facility Location:
Existing Storage Facilities:
0
0.5
1
2 Miles
9/30/24

Self-Storage Facilities Information

Name of Self-storage facility	North Henry Storage	Extra Space Storage	Extra Space Storage	SecurCare Self Storage	Extra Space Storage	Storage Xxtra	Davis Road Storage Facility	Jewel Sanitary Pad Warehouse	Proposed Self-Storage Facility
Address	4400 North Henry Boulevard	5334 North Henry Boulevard	59 Banks Road	599 GA-138	1461 Hudson Bridge Road	490 Eagles Landing Parkway	12 Old Atlanta Road	1090 Village Business Parkway	Davis Road
Zoning of Property	C-3 (Heavy Commercial District)	C-3 (Heavy Commercial District)	C-3 (Heavy Commercial District)	C-3 (Heavy Commercial District)	C-3 (Heavy Commercial District)	Light Industrial	C-3 (Heavy Commercial District)	Light Industrial	C-3 (Heavy Commercial)
Current Future Land Use Designation	Low-Density Mixed Use	Low-Density Mixed Use	Light Industrial	Low-Density Mixed Use	Medium Density Mixed Use	Light Industrial	Low-Density Mixed Use	Light Industrial	Low-Density Mixed Use
Acres	5.59	7.99	3.19	4.15	3.08	5.28	1.2	1.2	6.895
# of Buildings Used for Rental Units	7	12	5	9	4	6	2-story warehouse	2-story warehouse	8

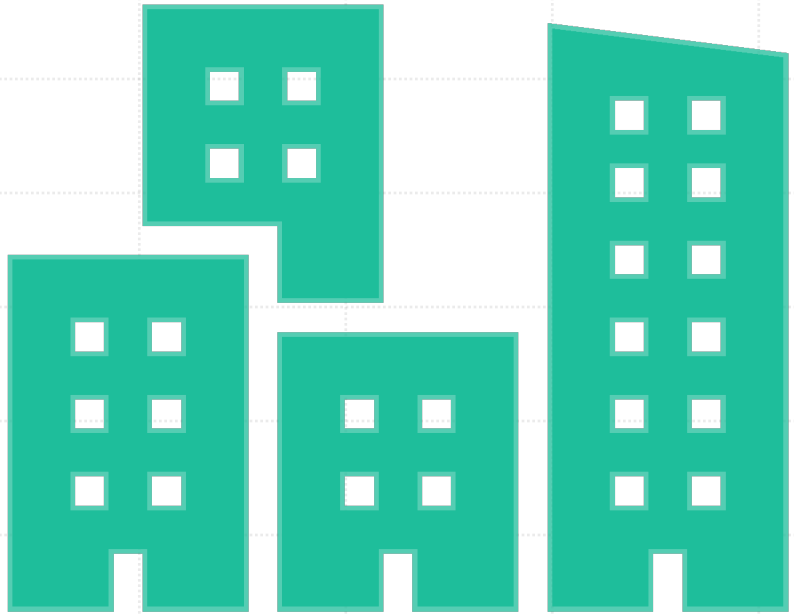
Presentation for CP-2024-08

Stockbridge

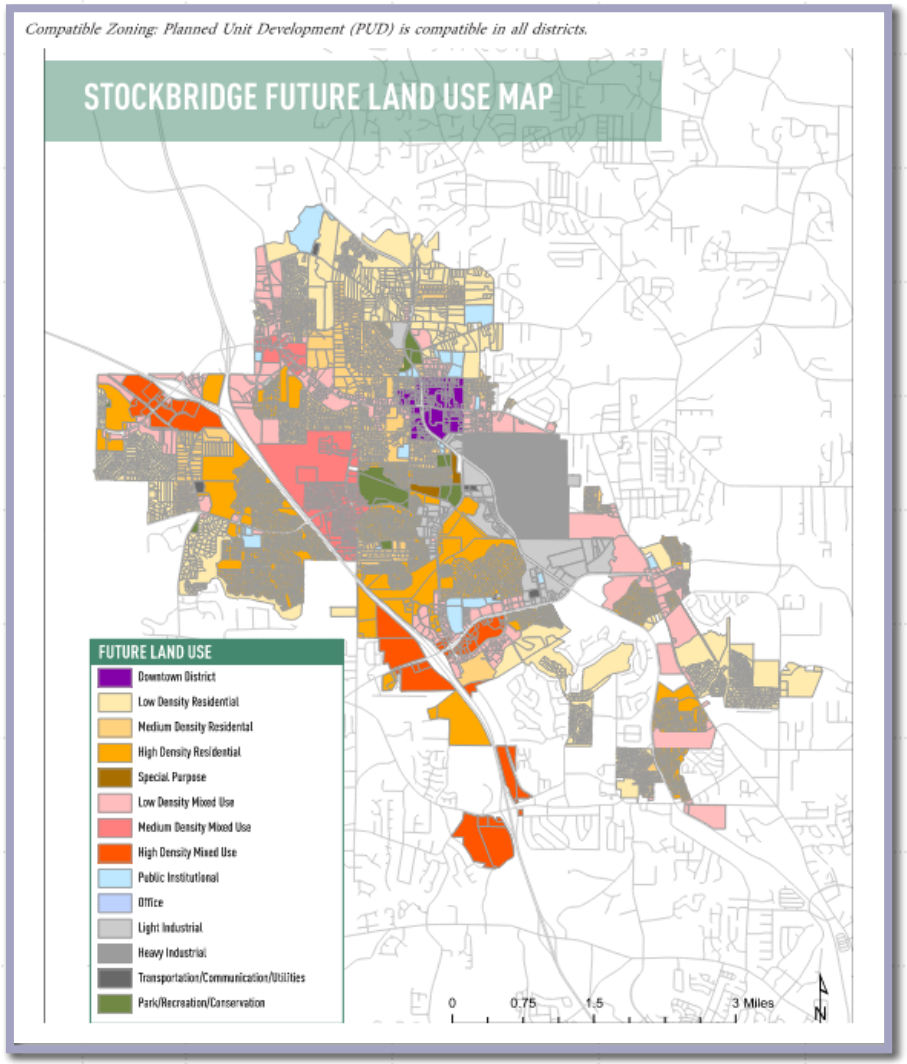
Where Community Connects

Applicant's Request

- Change the future land use designations from their current split future land use designations to Low-Density Mixed-Use for the purpose of allowing for the construction of a self-storage warehouse development.
- Currently, the top portion of the parcels (649, 657, and 681 Davis Road, and 0 Davis Road - S05-08006000) have a future land use designation of Medium Density Residential, which is not compatible with the requested C-3 zoning district. Therefore, the applicant is requesting to change the future land use designations from their current split future land use designations to Low-Density Mixed Use.

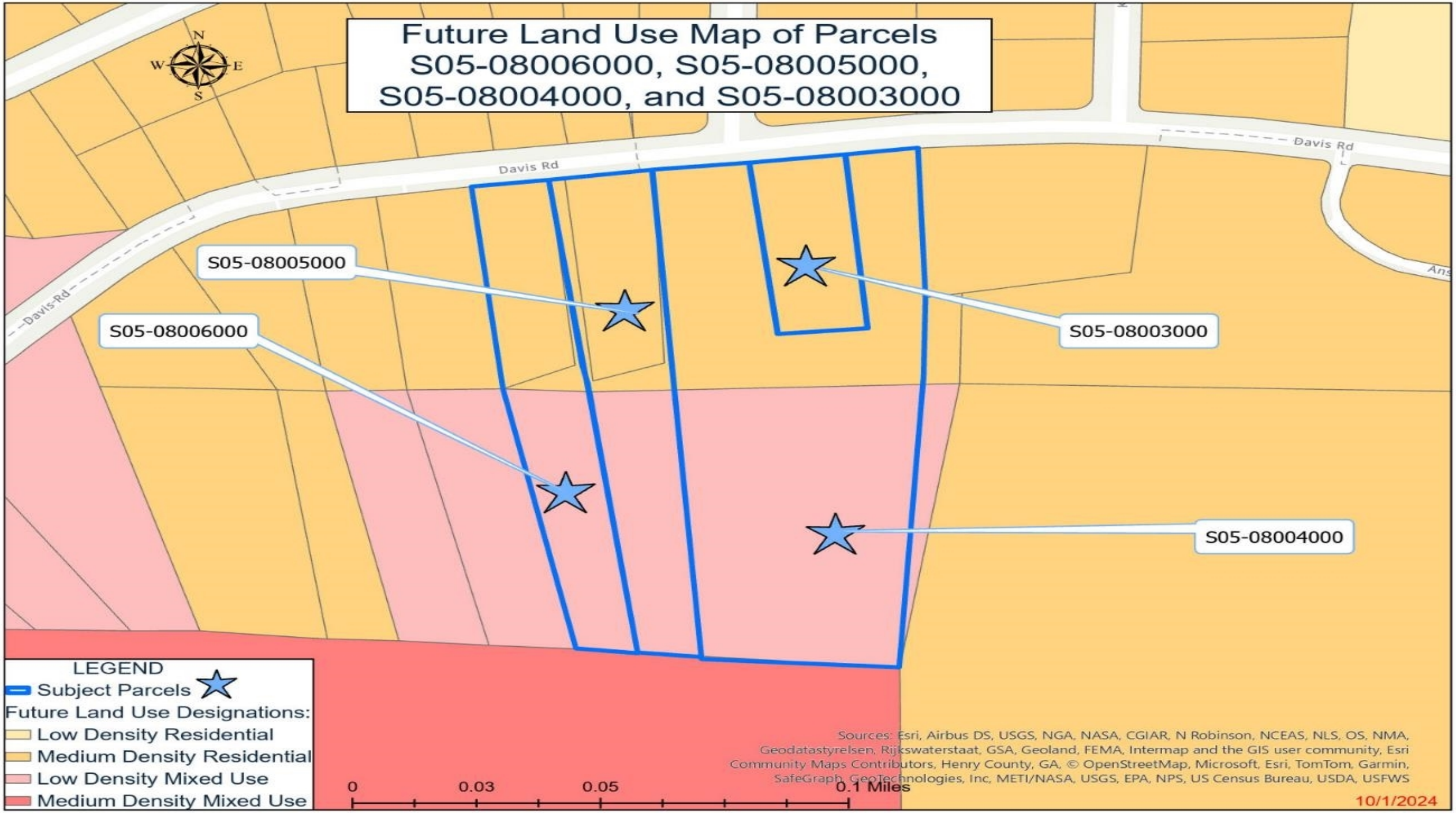


City of Stockbridge
Comprehensive Plan (2024)



LOW-DENSITY MIXED USE (1-3.99 UNITS/ACRE)

This designation is intended for commercial/retail areas along various corridors and intersections located throughout the City. These areas mainly serve the residents of the surrounding residential neighborhoods. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining locally owned retail, low intensity office uses, and apartment/condo/loft uses in two story buildings in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them.


Future Land Use Map of Parcels
S05-08006000, S05-08005000,
S05-08004000, and S05-08003000
N
W
E
S
Davis Rd
Davis Rd
Davis Rd
S05-08005000
S05-08006000
S05-08003000
S05-08004000
LEGEND
Subject Parcels
Future Land Use Designations:
Low Density Residential
Medium Density Residential
Low Density Mixed Use
Medium Density Mixed Use
0
0.03
0.05
0.1 Miles
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
10/1/2024

SURROUNDING LAND USE DESIGNATION

Location	Current Land Use	Current Future Land Use Designation
Property to the North	Wildwood Estates (Subdivision)	**Medium Density Residential**
Property to the South	Walmart Shopping Center	**Medium Density Mixed Use**
Property to the East	Sunny Tree Care & Landscaping Stockbridge Estates (Mobile home park)	**Medium Density Residential** **Medium Density Residential**
Property to the West	**Davis Pavilion Shopping Center**	**Medium Density Residential; Low Density Mixed Use**

Staff Analysis
(Section 9.2.7 of The Unified Development Code)

Stockbridge

Where Community Connects

Staff Analysis (Section 9.2.7 of The Unified Development Code)

1. **Consistency with the Comprehensive Plan:**

Currently, the top portion of the parcels at 649, 657, and 681 Davis Road, and 0 Davis Road (S05-08006000), have a split future land use designation of Medium Density Residential, which is not compatible with the requested C-3 zoning district. Therefore, the applicant is requesting to change the future land use designations from their current split designations to Low-Density Mixed-Use. The proposed self-storage facility aligns with the intent of the Low-Density Mixed-Use future land use designation, which states:

"This designation is intended for commercial/retail areas along various corridors and intersections located throughout the city. These areas mainly serve the residents of the surrounding residential neighborhoods. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining locally owned retail, low intensity office uses, and apartment/condo/loft uses in two story buildings in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them."

The proposed development can fit within the Low-Density Mixed-Use designation as it is designed to serve commercial/retail areas along various corridors and intersections, primarily catering to the needs of surrounding residential neighborhoods.

Community Goals and Policies (page 42-44)	**To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities. (Economic Development Goal)**
	Market the City as a great place to do business. (Economic Development Policy)
	To ensure that new developments promote a better sense of place and preserve valued elements of community character. (Future Land Use Goal)
	To establish land use designations that meet the needs of the City and are consistent with the new UDC. (Future Land Use Goal)
	To identify available land for redevelopment and work with the development community on desirable development. (Future Land Use Goal)
	Work with business owners/ developers to improve conditions of property and require a consistent look of quality among commercial developments. (Future Land Use Policy)

Staff Analysis
(Section 9.2.7 of The Unified Development Code)

2. **Relation to the Zoning of the Property:** Currently, three parcels (649, 657, and 681 Davis Road) are zoned SR (Suburban Residential), and one parcel (0 Davis Road - S05-08006000) is zoned O-I (Office-Institutional). The applicant seeks to rezone all four parcels to C-3 (Heavy Commercial), which permits self-storage facilities as outlined in Section 3.1 of Chapter 3 of the Stockbridge Unified Development Code. The proposed C-3 zoning supports commercial activities requiring intensive land use, such as self-storage warehouses. Additionally, there is existing C-3 zoning to the west of these parcels, further justifying the compatibility of the proposed rezoning.

3. **Suitability of the Site's Location:** The suitability of the site's location for the proposed self-storage warehouse development is favorable due to its strategic proximity to both residential and commercial areas. The parcels located at 649, 657, and 681 Davis Road, as well as 0 Davis Road (S05-08006000), are well-positioned near established neighborhoods such as Wildwood Estates, Pineywoods, and Stockbridge Estates. This ensures that the self-storage facility will be accessible to the nearby residents who may require storage solutions. In addition, the site's proximity to commercial hubs like Davis Pavilion Shopping Center and Walmart further enhances its suitability by providing convenient access to services and amenities. This blend of residential and commercial proximity supports the rationale for a Low-Density Mixed-Use designation, allowing for a harmonious integration of the self-storage warehouse into the community.

4. **Maintaining the Current Land Use Designation:** Maintaining the current land use designation for the parcels at 649, 657, and 681 Davis Road, and 0 Davis Road (S05-08006000), which have a split future land use designation of Low-Density Mixed Use and Medium Density Residential, ensures that the development remains consistent with the surrounding areas. To the north and east, the land is primarily residential, supporting a cohesive neighborhood character. To the south, there is a mix of residential and potentially commercial or multi-family developments, aligning with the Medium Density Residential designation. To the west, the area includes residential plots and larger undeveloped parcels, which fit within the Low-Density Mixed-Use designation. Maintaining these designations preserves the community's character, supports sustainable growth, and ensures that existing infrastructure and public services are adequate, thereby reducing the need for significant upgrades.

STAFF RECOMMENDATION

- This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2024-07 is consistent with the 2024 Comprehensive Plan in conjunction with the requested rezoning of RZ-2024-08 to rezone the four parcels from SR (Suburban Residential) and OI (Office-Institutional) to C-3 (Heavy Commercial). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

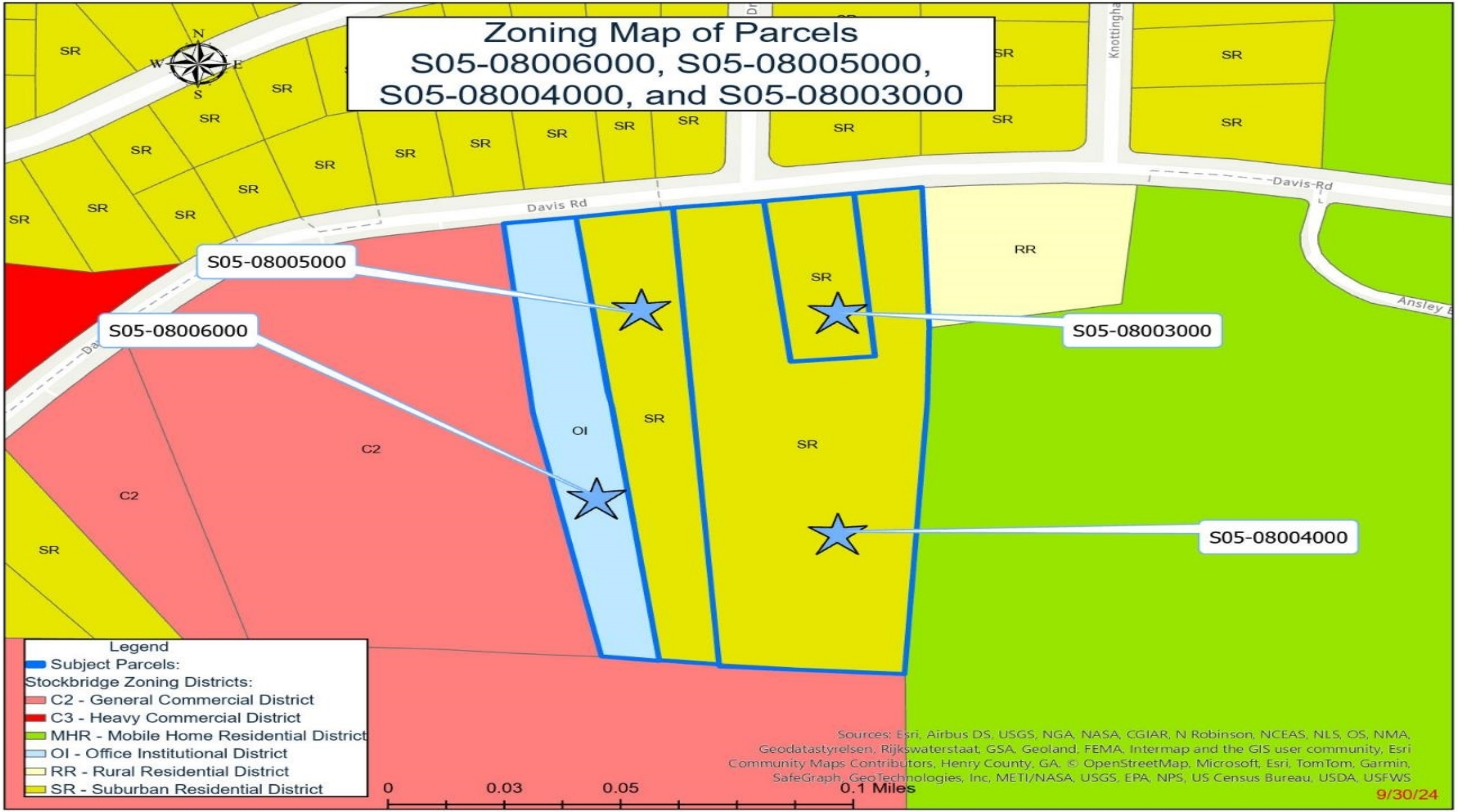
Presentation for RZ-2024-08

Stockbridge

Where Community Connects

Applicant's Request

- Rezone four parcels on the south side of Davis Road, from SR (Suburban Residential) and OI (Office-Institutional) to C-3 (Heavy Commercial) for the purpose of allowing for the construction of a self-storage warehouse development.
- Currently, three parcels (649, 657, and 681 Davis Road) are zoned SR (Suburban Residential), and one parcel (0 Davis Road - S05-08006000) is zoned O-I (Office-Institutional). The applicant seeks to rezone all four parcels to C-3 (Heavy Commercial), which permits self-storage facilities as outlined in Section 3.1 of Chapter 3 of the Stockbridge Unified Development Code.


Zoning Map of Parcels
S05-08006000, S05-08005000,
S05-08004000, and S05-08003000
N
W
E
S
Davis Rd
Davis Rd
Knottingha
Ansley E
SR
RR
OI
C2
C3
S05-08005000
S05-08006000
S05-08003000
S05-08004000
Legend
Subject Parcels:
Stockbridge Zoning Districts:
C2 - General Commercial District
C3 - Heavy Commercial District
MHR - Mobile Home Residential District
OI - Office Institutional District
RR - Rural Residential District
SR - Suburban Residential District
0
0.03
0.05
0.1 Miles
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
9/30/24

SURROUNDING LAND USE AND ZONING

Location	Existing Zoning	Existing Land Use
Property to the North	SR (Suburban Residential)	Wildwood Estates (Subdivision)
Property to the South	C-2 (General Commercial)	Walmart Shopping Center
Property to the East	RR (Rural Residential) MHR (Mobile Home Residential)	Sunny Tree Care & Landscaping Stockbridge Estates (Mobile home park)
Property to the West	C-2 (General Commercial)	Davis Pavilion Shopping Center

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

Stockbridge

Where Community Connects

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

1. **Consistency with the Comprehensive Plan:**

Currently, the subject property has a split future land use designation of Medium Density Residential and Low-Density Mixed Use. The current future land use designation of Medium Density Residential is not compatible with the proposed self-storage facility. Therefore, the applicant has submitted a Comprehensive Plan Amendment to change the future land use to Low-Density Mixed-Use for the entire property. The proposed self-storage facility aligns with the intent of the Low-Density Mixed-Use future land use designation, which states:

“This designation is intended for commercial/retail areas along various corridors and intersections located throughout the city. These areas mainly serve the residents of the surrounding residential neighborhoods. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining locally owned retail, low intensity office uses, and apartment/condo/loft uses in two story buildings in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them.”

This designation aims to serve the surrounding residential neighborhoods while maintaining a community-oriented feel. The proposed self-storage facility will offer essential storage solutions for residents of nearby neighborhoods like Wildwood Estates, Stockbridge Estates, and Pine Hills Mobile Home, significantly enhancing convenience. Additionally, the facility is expected to have a minimal impact on traffic, as evidenced by the Georgia Department of Transportation’s 2023 traffic count data of 4,540. Additionally, the facility’s proximity to the intersection of North Henry Boulevard and Highway 138 West supports the intent of the Low-Density Mixed-Use designation. By integrating into the pedestrian-friendly environment, the self-storage facility will contribute to the vibrancy and accessibility of the area, aligning with the goals of the City of Stockbridge 2024 Comprehensive Plan.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

2. **The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code:**

The proposed self-storage facility meets the purpose and intent of the Stockbridge Unified Development Code. The proposed self-storage facility meets Section A of Section 1.4 because it can promote the safety and general welfare by providing a secure place for nearby and incoming residents and nearby businesses across the Davis Pavilion Shopping Center to store their belongings. The development meets both Section B and Section C since it prohibits eighteen wheelers from accessing the site once the construction is complete. The prohibition of eighteen wheelers decreases the traffic impact on Davis Road. In addition, the development meets Section H since the site will be clean and well-managed.

Section 2.4.10 of the Stockbridge Unified Development Code provides a list of permitted uses that are found in the requested C-3 zoning district, which includes self-storage facilities. The requested self-storage facility meets the intent of the requested C-3 zoning district.

List Of Objectives found in Section 1.4 of The Unified Development Code

Promote	A. Promote the health, safety, aesthetics, convenience, order, prosperity, and general welfare of the present and future residents of the City of Stockbridge.
Minimize	B. Minimize congestion on public streets.
Advance	C. Advance traffic safety.
Protect	H. Protect property against blight and depreciation.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

3. **Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community:** The proposed rezoning of the property from SR (Suburban Residential) and O-I (Office-Institutional) to C-3 (Heavy Commercial) is anticipated to bring significant benefits to the surrounding area. The new self-storage facility will be strategically located near several residential communities, such as Stockbridge Estates, Pine Hills Mobile Home Park, Wildwood Estates, Sentry Oaks subdivision, and the newly approved townhomes at 576 Davis Road. This convenient location will provide current and future residents with easy access to essential storage solutions. Moreover, the self-storage facility will support the nearby Davis Pavilion Shopping Center, offering much-needed storage options for businesses and patrons. This development is expected to enhance the overall functionality and appeal of the area, catering to the storage needs of both residential and commercial entities. Additionally, the facility will create jobs and generate additional revenue for the City. Importantly, the facility will generate less traffic, as eighteen-wheelers will be prohibited once construction is completed, as evidenced by the Georgia Department of Transportation's 2023 traffic count data of 4,540.

4. **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property:** The site appears to be suitable for the proposed self-storage facility. The topography of the site is relatively flat, which is ideal for construction. The drainage is adequately addressed with the inclusion of a stormwater pond in the plans, ensuring that runoff is managed effectively. Access to the site is facilitated by its proximity to major roads, providing convenient entry and exit points. The total area of the property is 6.895 acres (300,379 square feet), and its rectangular shape is conducive to efficient layout and development of the buildings and infrastructure.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

5. **The impact upon adjacent property owners should the request be granted:** If the rezoning request from SR (Suburban Residential) and O-I (Office-Institutional) to C-3 (Heavy Commercial) for the self-storage facility is approved, it could positively impact the adjacent property owners in Stockbridge Estates, Pine Hills Mobile Home Park, Wildwood Estates, Sentry Oaks subdivision, and the newly approved townhomes at 576 Davis Road. One positive impact is that the facility is expected to generate less traffic, as eighteen-wheelers will be prohibited once construction is completed. According to the Georgia Department of Transportation's 2023 traffic count data, the vicinity area currently experiences a traffic volume of 4,540 vehicles. Another positive impact is that the self-storage facility will have security features, which will enhance the overall safety of the vicinity. The appearance of the facility can also influence its impact. Well-maintained facilities with good landscaping can improve the overall look of the neighborhood.

6. **The potential impact of the rezoning on City infrastructure including water and sewage system:** The potential impact of the rezoning on city infrastructure, including water and sewage systems, is minimal for the proposed self-storage warehouse. Since there are no restroom facilities planned and operations will be virtual, there will be no immediate need for water or sanitary sewage services. If the future plans change, water service is available from the Henry County Water Authority, and a septic tank system can be used due to the minimal water usage expected.

7. **The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes:** The proposed self-storage facility is poised to significantly impact the surrounding thoroughfares, pedestrian and vehicular circulation, and overall traffic volumes. With an existing traffic volume of 4,540 vehicles from the Georgia Department of Transportation's 2023 traffic count data, the addition of a deceleration lane is a strategic measure to mitigate congestion and enhance safety. This lane will allow vehicles to slow down without disrupting the main flow of traffic, thereby reducing the risk of rear-end collisions, especially in areas with frequent turning movements. Despite Davis Road being a local road, the proximity to residential areas such as Stockbridge Estates, Pine Hills Mobile Home Park, Wildwood Estates, and Sentry Oaks subdivision introduces a diverse mix of traffic types, including both residential and commercial. Implementing a deceleration lane will accommodate this mix, improving overall traffic management and safety. Furthermore, the prohibition of eighteen-wheelers on the property post-construction will further alleviate traffic concerns, ensuring a safer travel for all road users.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

8. **The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan:** The rezoning request for the property from SR (Suburban Residential) and OI (Office-Institutional) to C-3 (Heavy Commercial) aligns with the Stockbridge Unified Development Code's policies and objectives. The proposed self-storage facility is also consistent with the purpose and intent of the requested C-3 (Heavy Commercial) zoning district.
9. **The ability of the subject land to be developed as it is presently zoned:** The subject property, which includes an existing house at 681 Davis Road, is zoned both SR (Suburban Residential) and OI (Office-Institutional). Three of the parcels are zoned SR (Suburban Residential), which allows the construction of single-family residences. The fourth parcel is zoned OI (Office-Institutional) which permits the development of offices, banks, and personal business services. The existing road, Davis Road, is sufficient for both residential and potential office uses.

STAFF RECOMMENDATION

Staff recommends **approval** to rezone the four parcels on the south side of Davis Road, from SR (Suburban Residential) and OI (Office-Institutional) to C-3 (Heavy Commercial) to allow for the construction of a self-storage warehouse development with the following conditions:

1. **Site Plan** – The subject property shall be developed similar to the site plan that was submitted by the applicant on August 8, 2024
2. **Buffers** – The developer shall provide a 40-foot buffer along the eastern side of the property adjacent to Stockbridge Estates Mobile Home, a 15-foot buffer along the western side adjacent to Davis Pavilion Shopping Center, and a 15-foot buffer along the southern side adjacent to Walmart Shopping Center, in accordance with Section 3.2.34 F of the Stockbridge Unified Development Code.
3. **Architectural Standards** – Each building must have at least 50% of its exterior on all four facades constructed with brick, stone, or a combination of these materials
4. **Number of Units** – The number of rental units shall be limited to a maximum of 247.
5. Flock Cameras shall be installed at the entrance of the facility.
6. Streetlights shall be installed around the perimeter of the property.
7. Ingress and egress must be provided for the Fire Marshal for all buildings.
8. The self-storage facility must be enclosed with a gate.

City of Stockbridge

AGENDA ITEM

MEETING DATE

DECEMBER 9, 2024

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

FUNDING SOURCE

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☒ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

REZONING CASE #RZ-2024-08. Consideration of a rezoning request to rezone four parcels on the south side of Davis Road from SR (Suburban Residential) and OI (Office-Institutional) to C-3 (Heavy Commercial) to allow for the construction of 247 self-storage warehouse units. Owner: B1 Home Improvement, LLC. Agents: Robert Nesbitt and Rogers Gotier. Property size: 6.895 +/- total acres.

BACKGROUND INFORMATION:

Staff recommendation—Approval with conditions. Planning Commission action on November 21, 2024—Approval.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

GRANTS ADMIN._____

ATTACHMENTS:

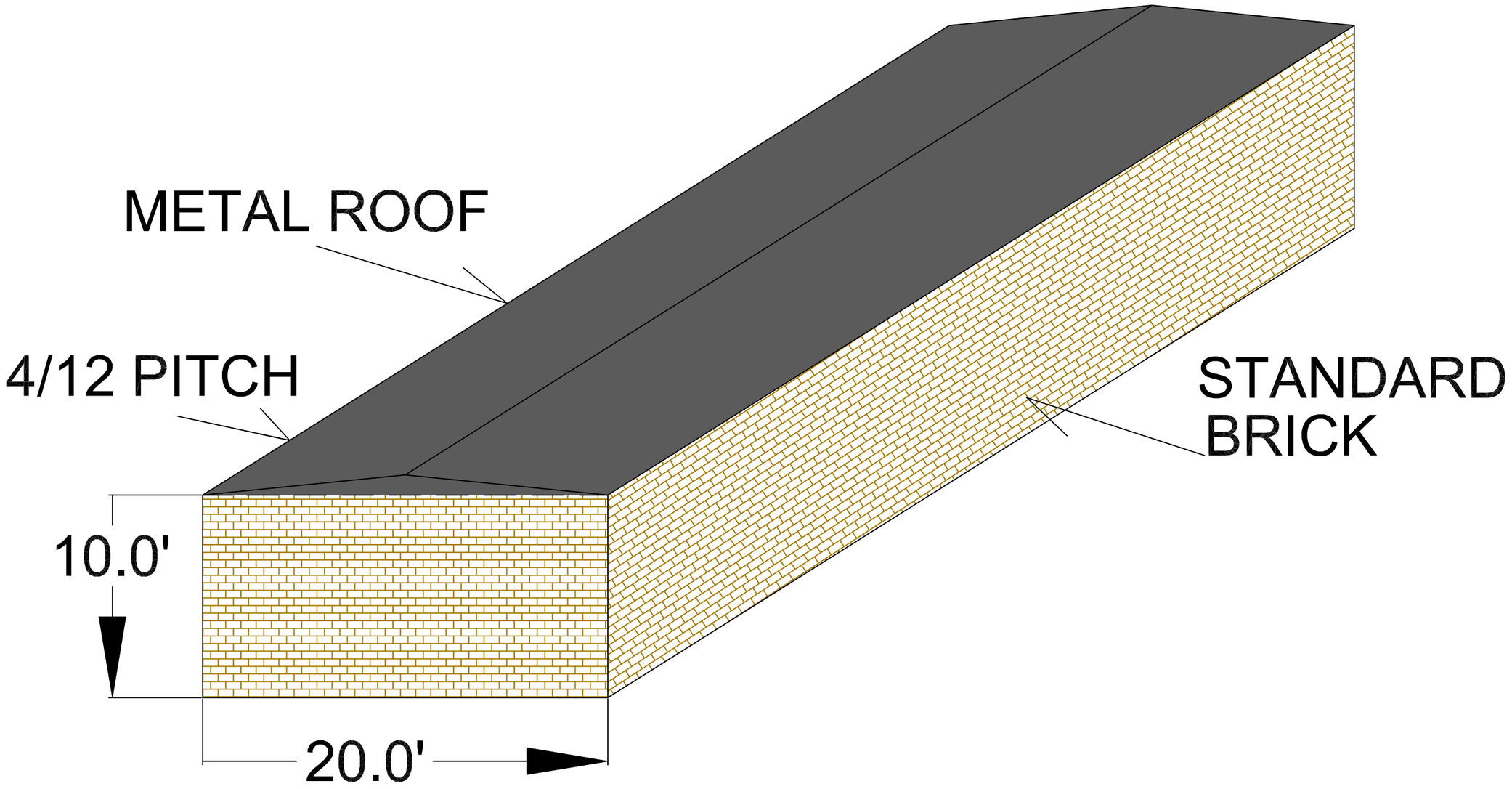
ITEM/PROJECT/EVENT:

REZONING CASE #RZ-2024-08 FOR FOUR PARCELS ON THE SOUTH SIDE OF DAVIS ROAD.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

Staff Signature_____


METAL ROOF
4/12 PITCH
STANDARD
BRICK
10.0'
20.0'

October 31, 2024

City of Stockbridge
Planning and Zoning

RE: Rezoning Case #RZ-2024-08

To Whom It May Concern,

I, Brandon Weiner, am the owner of the property located at 12 Old Atlanta Rd, Stockbridge, GA. I am writing out of concern over the rezoning case #RZ-2024-08 for the purpose of a self storage warehouse development. I believe it is important to uphold the integrity of the Comprehensive Plan of the City of Stockbridge. In this case, if approved, would be rezoning the property to a category not compliant with the future land use of over half of the property. To quote the City's comprehensive plan directly, "Failure to follow the recommendations of the adopted future land use map weakens its significance over time and prevents the community from achieving it's desired development pattern."

Furthermore, the Comprehensive Plan states that Stockbridge's traffic "is described by most as terrible". It is reasonable to assume that creating a Heavy Commercial zone property further down a collector street is going to add to the traffic issues for the surrounding residents.

There is already a self storage project in permitting less than 300 feet away at the corner of Davis Road and N. Henry Blvd, which will more than meet the demand of the area. To rezone residential property to make way for a second self storage facility on a residential street is both unnecessary and a deviation from the Comprehensive Plan.

I hope these points are taken into consideration against the rezoning of residential land to heavy commercial which would not be in alignment with the goals of the Comprehensive Plan nor an improvement to the community.

Respectfully,



Brandon Weiner
Bweiner33@gmail.com
404-242-5296

Rezoning Application

City of Stockbridge, Georgia

THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR REZONING APPLICATIONS TO BE HEARD BY THE CITY OF STOCKBRIDGE PLANNING COMMISSION.

PLEASE NOTE: ALL FEES ARE NON-REFUNDABLE. THERE ARE NO EXCEPTIONS.

ALL APPLICANTS ARE REQUIRED TO SCHEDULE AND ATTEND A PRE-APPLICATION MEETING WITH THE CITY OF STOCKBRIDGE PLANNING AND ZONING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PLEASE CALL THE OFFICE AT (770) 389-7900 TO SCHEDULE AN APPOINTMENT.

NO PRE-APPLICATION MEETING WILL BE CONDUCTED WITHOUT AN APPOINTMENT.

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT THE PLANNING AND ZONING DIVISION OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY, AT (770) 389-7900.

MEETING LOCATIONS—ALL PLANNING COMMISSION MEETINGS WILL BE HELD VIRTUALLY (BY ZOOM) UNTIL FURTHER NOTICE.

[Form revised on 1/19/22.]

City of Stockbridge Planning and Zoning Division

Rezoning Application

Name of Applicant: B1 HOME IMPROVEMENT Phone: (404)925-1055 Date: 08/05/2024

Address Applicant: 8487 Edgewater Cove Fax Cell # (404)925-1055

City: Jonesboro State: GA Zip: 30236 E-mail: nss.gc.noesan@hotmail.cor

Name of Agent: Robert Nesbitt & Rogers Gotier Phone: (225)454-7425 Date: 08/05/2024

Address Agent: 1235 Lioms Gate Fax Cell # (770)871-8443

City: Conyers State: GA Zip: 30094 E-mail: nesbittsr1@aol.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT HE OR SHE IS THE OWNER, OR AGENT OF THE OWNER, OF THE PROPERTY DESCRIBED BELOW, AND IS REQUESTING A REZONING OF THE PROPERTY.

Rezoning being requested SR and OI to C-3 for purposes of constructing Self Storage Warehouses

The property will be POSTED with a City of Stockbridge rezoning sign. The sign must remain on the subject property for no less than fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason._____Acknowledgement

Address of Property: 640, 657, 681, & "0" Davis Road

Nearest intersection to the property: Georgia Highway 42 (Street Address)

Size of Tract: 6.895 acre(s), Land Lot Number(s): 71 District(s): 12TH

Property Tax Parcel Number(s): SR508003000, SR508004000, SR508005000, SR508006000 **(Required)**

Witness' Signature

Shannon Brooks

Printed Name of Witness

Notary

Beatriz Arroyo

BEATRIZ ARROYO

Printed Name of Applicant

R. Gotier II.

Signature of Applicant

NOTARY STAMP:

KIMBERLY MICHELLE GARLIN NOTARY PUBLIC BUTTS CO. GEORGIA MY COMMISSION EXPIRES JAN 2024

(For Office Use Only)

Total Amount Paid $_____ Cash____ Check #_____ Received by: _____ *(FEES ARE NON-REFUNDABLE)*

Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____

B1 HOME IMPROVEMENT, LLC
8487 EDGEWATER COVE
JONESBORO, GEORGIA 30236
TELEPHONE: (404) 925-1055

September 11, 2024

City of Stockbridge
Division of Planning and Zoning
4602 North Henry Boulevard
Stockbridge, Georgia 30281

LETTER OF INTENT

Subject:
657 Davis Road, Stockbridge, Georgia – Parcel Number: SO5-08003000 – SR;
649 Davis Road, Stockbridge, Georgia – Parcel Number: SO5-08004000 – SR;
681 Davis Road, Stockbridge, Georgia – Parcel Number: SO5-08005000 – SR;
"0" Davis Road, Stockbridge, Georgia – Parcel Number: SO5-08006000 – OI.

To Whom It May Concern:

I, Beatriz Arroyo, Principal of B1 Home Improvement, LLC, by and through my Appointed Agents, Robert Nesbitt and Rogers Gotier, hereby make this Application to rezone the above-referenced addresses comprised of 6.895 acres to Heavy Commercial District (C3). Three of the properties are currently zoned Suburban Residential (SR) and the fourth is zoned Office Institutional (OI). Said property is currently under contract with a local builder/developer. The builder/developer is desirous to build a Self-Storage Warehouse facility consisting of 274 rental units on the proposed property.

First, our market research revealed the need for more self-storage warehouses in the general area. This is due to the current population and expected future growth due to development in the self-storage warehouses' "service area." Also, research revealed that other nearby self-storage facilities are at full or mostly full capacity. We intend to construct a top-quality self-storage facility, to deliver exemplary customer service, and to have competitive rental rates. Further, our team's surveys revealed that area residents and neighboring businesses support this proposed project.

Next, our preliminary plans are to situate the facility on the site in the least conspicuous manner possible. We intend to position the facility so that it "blends in" using the natural environment and the topography to fulfill this goal. Also, the construction materials and paint colors used will be earth tones to complement the overall setting. Moreover, our team is committed to minimizing unsightly impact on the environment. Further, eighteen wheelers will not be allowed on the property after construction is completed.

In addition, our team fully intends to be good neighbors and good corporate citizens throughout the entire process. We will always be supportive of the community, particularly in matters involving children and teenagers.

Lastly, security is an integral component of a self-storage warehouse. Preliminary plans include advanced security measures, such as 24-hour video surveillance, individual unit alarms, and access control systems. Initial plans call for the inclusion of a Video Integration System thereby making the footage of the security cameras on and around the perimeter of the property accessible to the City of Stockbridge Police Department for investigative purposes.

In conclusion, our team stands ready to collaborate with the City of Stockbridge to make this project a reality that all parties find acceptable and can be proud of. Your favorable consideration of this request is greatly appreciated.

Respectfully,

B1 HOME IMPROVEMENT, LLC

Beatriz Arroyo
BEATRIZ ARROYO
Principal

In addition, our team fully intends to be good neighbors and good corporate citizens throughout the entire process. We will always be supportive of the community, particularly in matters involving children and teenagers.

Lastly, security is an integral component of a self-storage warehouse. Preliminary plans include advanced security measures, such as 24-hour video surveillance, individual unit alarms, and access control systems. Initial plans call for the inclusion of a Video Integration System thereby making the footage of the security cameras on and around the perimeter of the property accessible to the City of Stockbridge Police Department for investigative purposes.

In conclusion, our team stands ready to collaborate with the City of Stockbridge to make this project a reality that all parties find acceptable and can be proud of. Your favorable consideration of this request is greatly appreciated.

Respectfully,

B1 HOME IMPROVEMENT, LLC

Beatriz Arroyo

BEATRIZ ARROYO
Principal

B1 HOME IMPROVEMENT, LLC
8487 EDGEWATER COVE
JONESBORO, GEORGIA 30236
TELEPHONE: (404) 925-1055

August 5, 2024

City of Stockbridge
Division of Planning and Zoning
4602 North Henry Boulevard
Stockbridge, Georgia 30281

Subj: **LETTER OF OWNERSHIP**
657 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08003000 - SR;
649 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08004000 - SR;
681 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08005000 - SR;
"0" Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08006000 - OI.

To Whom It May Concern:

I, Beatriz Arroyo, Principal of B1 Home Improvement, LLC, possess ownership of the above-referenced parcels of real property within the city limits of Stockbridge, Georgia.

Further, I am fully aware of the request to amend the zoning designation of the above-referenced parcels to C3- Heavy Commercial District.

Respectfully,

B1 HOME IMPROVEMENT, LLC

Beatriz Arroyo

Beatriz Arroyo
Principal

ADJACENT PROPERTY OWNERS

DINH LLC
129 Club Circle
Stockbridge, Georgia 30281
Parcel ID: SO5-08002000
Location Address: 645 Davis Road

STOCKBRIDGE MHC LLC
302 Knights Drive
Suite 1108
Tampa, Florida 33602
Parcel ID: SO5-08001000
Location Address: 555 Davis Road

WAL-MART REAL ESTATE BUSINESS TRU
Post Office Box 8050 MS 0555
Bentonville, Arkansas 72716-0555
Parcel ID: SO2-05012000
Location Address: 5600 North Henry Boulevard

ALABAMA PROPERTIES, LLC
C/O AM CAPITAL PROP LLC
155 B Avenue
Suite 200
Lake Oswego, Oregon 97034
Parcel ID: SO5-08009000
Location Address: 697-719 Davis Road

MISSION STREET HOMES LLC
300 Montgomery
Suite 350
San Francisco, California 94104
Parcel ID: SO5-07004000
Location Address: 716 Davis Road

ADJACENT PROPERTY OWNERS (Continued)

YANG, QIAOWEI BELLA & HUANG, JIANWEI
1272 McAllistar Drive
Locust Grove, Georgia 30248
Parcel ID: SO5-07005000
Location Address: 714 Davis Road

NEWBERN, ALAN R.
712 Davis Road
Stockbridge, Georgia 30281
Parcel ID: SO5-07006000
Location Address: 712 Davis Road

GOOGE, RICHARD E. JR. & JENNIFER J.
102 Adrian Drive
Stockbridge, Georgia 30281
Parcel ID: SO5-07007000
Location Address: 102 Adrian Drive

PETTIS, GLORIA & ROY D.
101 Adrian Drive
Stockbridge, Georgia 30281
Parcel ID: SO5-03037000
Location Address: 101 Adrian Drive

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes_____No XX BA

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	**Dollar Amount of Campaign Contribution**	**Description of Gift $250 or greater, which was given to Board Member**

We certify that the foregoing information is true and correct, this 8 day of August, 2024

BEATRIZ ARROYO
Applicant's Name - Printed

Beatriz Arroyo
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 day of August, 2024

KIMBERLY MICHELLE GARLIN NOTARY PUBLIC BUTTS CO., GEORGIA MY COMMISSION EXPIRES JAN 3 2024

Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

Applicant Campaign Disclosure Form

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Yes_____**No** BA

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BEATRIZ ARROYO
Applicant's Name - Printed

Beatriz Arroyo
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 day of August 2024

KIMBERLY MICHELLE GARLIN NOTARY PUBLIC BUTTS CO. GEORGIA MY COMMISSION EXPIRES JAN 2 2024

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Yes RN No XX

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We certify that the foregoing information is true and correct, this 8th day of August, 2024.

ROBERT NESBITT

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 day of August, 2024

KIMBERLY MICHELLE GARLIN NOTARY PUBLIC BUTTS CO., GEORGIA MY COMMISSION EXPIRES JAN 2 2024

Notary Public

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Yes ____ **No** RN

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

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ROBERT NESBITT
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 day of August 2024

Notary Public

MICHELLE GARLIN NOTARY PUBLIC BUTTS CO. GEORGIA MY COMMISSION EXPIRES JAN 24 2025

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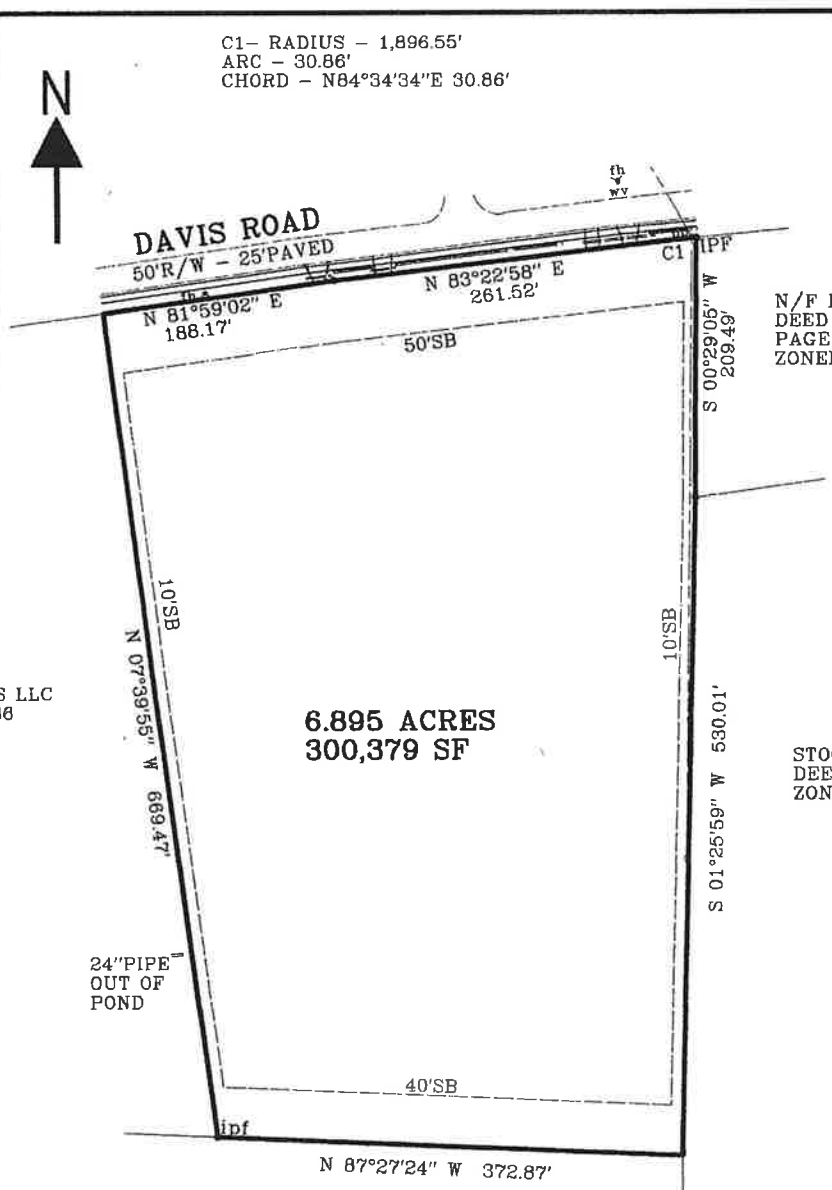

N/F DINH LLC
DEED BOOK 19228
PAGE 2454
ZONED RR

N/F ALABAMA PROPERTIES LLC
DEED BOOK 15035 PAGE 236
ZONED C2

STOCKBRIDGE MHC LLC
DEED BOOK 15249 PAGE 172
ZONED MHR

WAL-MART BUISNESS
REAL ESTATE TRUST
DEED BOOK 3177
PAGE 199
ZONED C2

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A PRECISION OF ONE FOOT IN 21,010 FEET AND AN ANGULAR PRECISION OF TWO SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000 FEET.

THE EQUIPMENT USED WAS A LEICA TOTAL STATION.

THE FIELD WORK WAS PERFORMED ON THE GROUND IN DECEMBER 2023.

ALL PINS SET ARE 1/2" REBAR 24" LONG.
NOT DESCRIPTED IPF ARE 1/2" REBAR

LEGEND
BW- BOTTOM WALL
CO- CLEAN OUT
CW – CONCRETE WASHOUT
DE – DRAINAGE EASEMENT
DI – DROP INLET
DWCB – DOUBLE WING CATCH BASIN
E- UNDERGROUND ELECTRIC
FC – FENCE CORNER
FH – FIRE HYDRANT
G- GAS METER
IPF – IRON PIN FOUND
IPS – IRON PIN SET
JB – JUNCTION BOX
LP – LIGHT POLE
MH – MANHOLE
OHP – OVERHEAD POWER
OTP- OPEN TOP PIPE
POB – POINT OF BEGINNING
POC – POINT OF COMMENCEMENT
PP – POWER POLE
R/W – RIGHT OF WAY
SB – SETBACK
SSMH- SANITARY SEWER MANHOLE
SW- SIDEWALK
T – TRANSFORMER
TG – TOP GRATE
TP – TRAFFIC POLE
TW-TOP WALL
W- WATER LINE
WM- WATER METER
WV – WATER VALVE

CERTIFICATE OF SURVEYOR

"THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THIS PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. THIS PLAT IS ACCURATE, CURRENT AND IS A COMPLETE REPRESENTATION OF THE LAND PLATTED HEREON AND WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67(D) AND 15-6-7 AND ALL APPLICABLE LOCAL, COUNTY, AND MUNICIPAL ORDINANCES, STAUTUES AND SPECIFICATIONS.

MARK D PATRICK GA RLS 2791
1965 ELKS CLUB ROAD
COVINGTON, GEORGIA 30014
770-380-4766

GEORGIA
MARK D. PATRICK

OWNER: 81 HOME IMPROVEMENT LLC
2810 PLAYERS DRIVE
JONESBORO , GA 30236

PRESENT ZONING –
SUBURBAN RESIDENTIAL & OI

SUBURBAN RESIDETIAL- MINIMUM LOT AREA – 12000S
MINIMUM LOT WIDTH = 75'
FRONT SETBACK – 50'
SIDE SETBACK – 10'
REAR SETBACK – 40'
MAXIMUM LOT COVERAGE – 30%
MINIMUM LIVING AREA – 1500 SF

REZONING PLAT AND
COMBINATION PLAT FOR PARCELS
505-08006000, 505-08005000
505-08004000 AND 505-08003000

B1 HOME IMPROVEMENT LLC

LAND LOT 71 , 12th DISTRICT

CITY OF STOCKBRIDGE

HENRY COUNTY, GEORGIA

DATE: 12-30-2023
SCALE: 1" = 100'

200 150 100 50 0 100 200
Scale in Feet

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT

2022 NOV 23 AM 11: 32

BK: 19227 PG: 2253
Filed and Recorded
Nov-23-2022 12:46:36PM
DOC#: D2022-040322
Real Estate Transfer Tax Paid $10.00
0752022012601
SABRIYA HILL
CLERK OF SUPERIOR COURT Henry County GA.

Return Recorded Document to:
BEN F. WINDHAM, PC
3838 HIGHWAY 42
LOCUST GROVE. GA 30248
FILE #: LG22210

LIMITED
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HENRY

THIS INDENTURE made this 9th day of **November, 2022**, between **American Legion Post #33 Inc, A Georgia Corporation,** as party or parties of the first part, hereinunder called Grantor, and **B1 HOME IMPROVEMENT, LLC, A Georgia Limited Liability Company,** as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires
or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 71 OF THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA, BEING KNOWN AS LOT 6, BLOCK A OF LAKEVIEW HEIGHTS SUBDIVISION, AS PER PLAT OF SAME OF RECORD AT PLAT BOOK 2, PAGE 251, HENRY COUNTY, GEORGIA RECORDS. SAID PLAT IS SPECIFICALLY INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

This Deed is given subject to all easements, covenants and restrictions of record, if any, as amended.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE.**

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

Witness

Notary Public
[Notary Public]

KIMBERLY MICHELLE GARLIN
NOTARY PUBLIC
BUTTS CO., GEORGIA
MY COMMISSION EXPIRES
JAN 2 2026

(SEAL)
American Legion Post #33 Inc
Zeste C. Debro, Adjutand

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT

2023 JAN -9 AM 11:52

BK: 19236 PG: 1693-1694
Filed and Recorded
Jan-10-2023 10:07:12AM
DOC#: D2023-000619
Real Estate Transfer Tax Paid $250.00
075202300013?
SABRIYA HILL
CLERK OF SUPERIOR COURT Henry County GA.

Return Recorded Document to:
BEN F. WINDHAM, PC
3838 HIGHWAY 42
LOCUST GROVE, GA 30248
FILE #: **LG22229**

LIMITED
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HENRY

THIS INDENTURE made this **16th** day of **December, 2022**, between **EMERALD GREEN PROPERTIES, LLC** of the County of and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **B1 HOME IMPROVEMENT, LLC** as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

See "Exhibit A"

This Deed is given subject to all easements, covenants and restrictions of record, if any, as amended.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE.**

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

Witness

Notary Public
[Notary Public]

DOUGLAS B OHLSON
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES
JUNE 24, 2023

(SEAL)
EMERALD GREEN PROPERTIES, LLC
By: Malik Kolsawala, Authorized Member

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT

2023 JAN -9 AM 11:52

BK: 19236 PG: 1693-1694
Filed and Recorded
Jan-10-2023 10:07:12AM
DOC#: D2023-000619
Real Estate Transfer Tax Paid $250.00
0752023000137
SABRIYA HILL
CLERK OF SUPERIOR COURT Henry County GA.

Return Recorded Document to:
BEN F. WINDHAM, PC
3838 HIGHWAY 42
LOCUST GROVE, GA 30248
FILE #: **LG22229**

LIMITED
WARRANTY DEED

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COUNTY OF HENRY

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WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

See "Exhibit A"

This Deed is given subject to all easements, covenants and restrictions of record, if any, as amended.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE.**

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

Witness

Notary Public
[Notary Public]

DOUGLAS B OHLSON
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES
JUNE 24, 2023

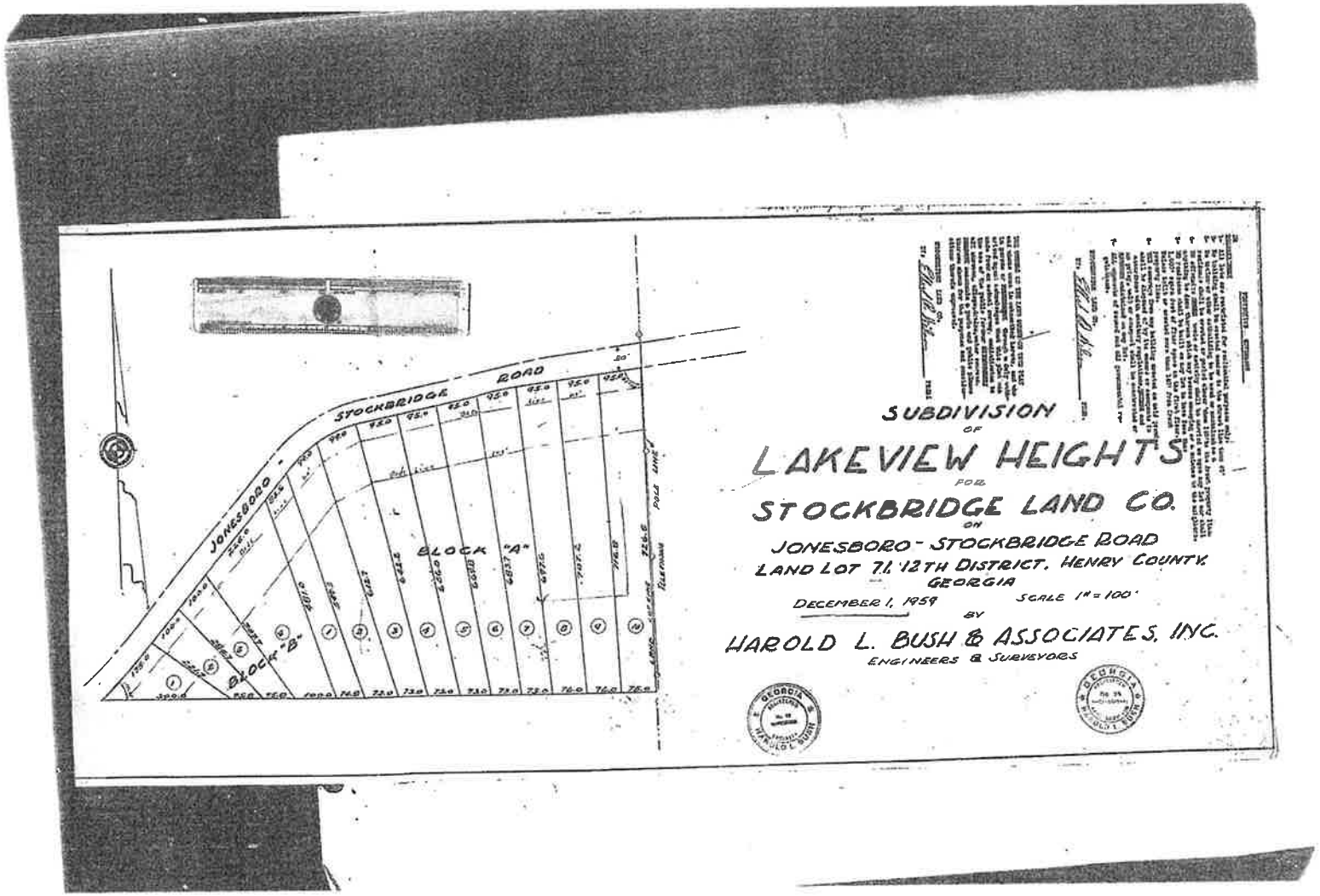
(SEAL)
EMERALD GREEN PROPERTIES, LLC
By: Malik Kohawala, Authorized Member

Ex A

All that tract or parcel of land lying and being in Land Lot 71 of the 12th District of Henry County, Georgia, being portions of Lots 7, 8, 9 and 10, Block A, Lakeview Heights Subdivision, per survey and plat of said Subdivision of record in Plat Book 2, Page 251, Henry County, Georgia records, and more particularly described as follows:

BEGINNING at a point on the southerly right-of-way line of Davis Road formerly known as Jonesboro-Stockbridge Road (having an 80-foot right-of-way), said point being where Land Lot 71 intersects said Davis Road; thence running south along Land Lot 71 a distance of 725.26 feet to the southeast corner of Lot 10, said Block and Subdivision; thence North 87 degrees 24 minutes 57 seconds West a distance of 299.47 feet to a point; thence North 5 degrees 54 minutes 28 seconds West a distance of 380.09 feet to a point; thence North 79 degrees 50 minutes 2 seconds East a distance of 86.24 feet to a point; thence North 4 degrees West a distance of 285.30 feet to a point on the south right-of-way line of Davis Road; thence North 83 degrees 31 minutes 46 seconds East a distance of 129.66 feet to a point; thence South 2 degrees 42 minutes 49 seconds East for a distance if 288.31 feet to a point; thence North 85 degrees 24 minutes 11 seconds East a distance of 95.17 feet to a point; thence North 2 degrees 51 minutes 34 seconds West a distance of 292.23 feet to a point on the south right-of-way line of Davis Road; thence North 83 degrees 56 seconds East a distance of 62.03 feet to the POINT OF BEGINNING; all according to and as shown on a plat of survey for "the Estate of Elmer Lee Howell, Zelma G. Howell-Thorne, Administratrix", dated March 13, 1987, having the identity Drawing No. R 87-04763, by W. R. Franks, Georgia Registered Land Surveyor No. 871, which said plat of survey is incorporated herein by reference and made a part hereof.

BK 2 PG 251


STOCKBRIDGE ROAD
JONESBORO
BLOCK "A"
BLOCK "B"
SUBDIVISION
OF
LAKEVIEW HEIGHTS
FOR
STOCKBRIDGE LAND CO.
ON
JONESBORO - STOCKBRIDGE ROAD
LAND LOT 71, 12TH DISTRICT, HENRY COUNTY,
GEORGIA
DECEMBER 1, 1959
SCALE 1" = 100'
BY
HAROLD L. BUSH & ASSOCIATES, INC.
ENGINEERS & SURVEYORS

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes_____No N/A

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member
		N/A

We certify that the foregoing information is true and correct, this _____ day of _____.

ROGERS GOTIER
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 day of August 2024.

KIMBERLY MICHELLE [illegible] NOTARY PUBLIC BUTTS CO., GEORGIA MY COMMISSION EXPIRES JAN 2 2024

Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes_____No XX

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	**Dollar Amount of Campaign Contribution**	**Description of Gift $250 or greater, which was given to Board Member**

We certify that the foregoing information is true and correct, this 8 day of August, 2024

ROGERS
~~ROBERT~~ GOTIER
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 day of August 2024

KIMBERLY MICHELLE GARLIN NOTARY PUBLIC BUTTS CO., GEORGIA MY COMMISSION EXPIRES JAN 24 2024

Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 657 Davis Road, Stockbridge GA 30281 [address], with Parcel Number SO5-08003000, which is the subject of this application.

Name of Property Owner: B1 HOME IMPROVEMENT LLC

Property Owner's Address: 8487 Edgewater Cove Jonesboro, GA 30236

Telephone: (404)925-1055 E-mail: nss.gc.noesan@hotmail.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: Beatriz Amaya Date: 08/08/24

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): Robert Nesbitt and Rogers Gotier

Company/law firm (if applicable):

Telephone, E-Mail, & Address: Nesbitt: (225) 454-7425 Nesbittsr1@aol.com |

Gotier: (770)871-8443 rfgotier@hotmail.com | 1235 Lions Gate Conyers GA 30094

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

Beatriz Amaya

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

08/08/24

Date

Signature of Notary Public

Kimberly M. Garlin

Printed Name of Notary Public

8/8/24

Date

Notary Public's Seal or Stamp:

KIMBERLY MICHELLE GARLIN NOTARY PUBLIC BUTTS CO., GEORGIA MY COMMISSION EXPIRES JAN 2 2026

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 649 Davis Road, Stockbridge GA 30281 [address], with Parcel Number SO5-08004000, which is the subject of this application.

Name of Property Owner: B1 HOME IMPROVEMENT LLC

Property Owner's Address: 8487 Edgewater Cove Jonesboro, GA 30236

Telephone: (404)925-1055 E-mail: nss.gc.noesan@hotmail.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

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Telephone, E-Mail, & Address: Nesbitt: (225) 454-7425 Nesbittsr1@aol.com |

Gotier: (770)871-8443 rfgotier@hotmail.com | 1235 Lions Gate Conyers GA 30094

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

Beatriz Amaya

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

08/08/24

Date

Signature of Notary Public

Kimberly Michelle Garlin

Printed Name of Notary Public

8/8/24

Date

KIMBERLY MICHELLE GARLIN NOTARY PUBLIC BUTTS CO. GEORGIA MY COMMISSION EXPIRES JAN 2026

Notary Public's Seal or Stamp:

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 681 Davis Road, Stockbridge GA 30281 [address], with Parcel Number SO5-08005000, which is the subject of this application.

Name of Property Owner: B1 HOME IMPROVEMENT LLC

Property Owner's Address: 8487 Edgewater Cove Jonesboro, GA 30236

Telephone: (404)925-1055 E-mail: nss.gc.noesan@hotmail.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: Beatriz Amaya Date: 08/08/24

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): Robert Nesbitt and Rogers Gotier

Company/law firm (if applicable):

Telephone, E-Mail, & Address: Nesbitt: (225) 454-7425 Nesbittsr1@aol.com |

Gotier: (770)871-8443 rfgotier@hotmail.com | 1235 Lions Gate Conyers GA 30094

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

Beatriz Amaya

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

08/08/24

Date

Signature of Notary Public

Kimberly Michelle Garlin

Printed Name of Notary Public

8/8/24

Date

Notary Public's Seal or Stamp:

KIMBERLY MICHELLE GARLIN NOTARY PUBLIC BUTTS CO. GEORGIA MY COMMISSION EXPIRES JAN 24 2027

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at "0" Davis Road, Stockbridge GA 30281 [address], with Parcel Number SO5-08006000, which is the subject of this application.

Name of Property Owner: B1 HOME IMPROVEMENT LLC

Property Owner's Address: 8487 Edgewater Cove Jonesboro, GA 30236

Telephone: (404)925-1055 E-mail: nss.gc.noesan@hotmail.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: Beatriz Arroyo Date: 08/08/24

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): Robert Nesbitt and Rogers Gotier

Company/law firm (if applicable):

Telephone, E-Mail, & Address: Nesbitt: (225) 454-7425 Nesbittsr1@aol.com |

Gotier: (770)871-8443 rfgotier@hotmail.com | 1235 Lions Gate Conyers GA 30094

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

Beatriz Arroyo

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

08/08/24

Date

Signature of Notary Public

Kimberly Michelle Garlin

Printed Name of Notary Public

8/8/24

Date

Notary Public's Seal or Stamp:

KIMBERLY MICHELLE GARLIN NOTARY PUBLIC BUTTS CO. GEORGIA MY COMMISSION EXPIRES JAN 2024

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes ☐ **No** ☑ BA

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 8 day of August, 2024

BEATRIZ ARROYO
Applicant's Name - Printed

Beatriz Arroyo
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 day of August, 2024



Notary Public

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PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 657 Davis Road, Stockbridge GA 30281 [address], with Parcel Number SO5-08003000, which is the subject of this application.

Name of Property Owner: B1 HOME IMPROVEMENT LLC

Property Owner's Address: 8487 Edgewater Cove Jonesboro, GA 30236

Telephone: (404)925-1055 E-mail: nss.gc.noesan@hotmail.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: Beatriz Amaya Date: 08/08/24

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): Robert Nesbitt and Rogers Gotier

Company/law firm (if applicable):

Telephone, E-Mail, & Address: Nesbitt: (225) 454-7425 Nesbittsr1@aol.com |

Gotier: (770)871-8443 rfgotier@hotmail.com | 1235 Lions Gate Conyers GA 30094

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

Beatriz Amaya

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

08/08/24

Date

Signature of Notary Public

Kimberly Michelle Garlin

Printed Name of Notary Public

8/8/24

Date

Notary Public's Seal or Stamp:

KIMBERLY MICHELLE GARLIN NOTARY PUBLIC BUTTS CO. GEORGIA MY COMMISSION EXPIRES JAN 20 20

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes [ ] **No** [X]

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 8 day of August 2024

ROGERS GOTIER
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 day of August 2024

Notary Public

JAN 20 24

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Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes [ ] No [✓]

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 8th day of August 2024

ROBERT NESBITT

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 day of August 2024

Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

B1 HOME IMPROVEMENT, LLC
8487 EDGEWATER COVE
JONESBORO, GEORGIA 30236
TELEPHONE: (404) 925-1055

September 11, 2024

City of Stockbridge
Division of Planning and Zoning
4602 North Henry Boulevard
Stockbridge, Georgia 30281

LETTER OF INTENT

Subject:

657 Davis Road, Stockbridge, Georgia – Parcel Number: SO5-08003000 – SR;
649 Davis Road, Stockbridge, Georgia – Parcel Number: SO5-08004000 – SR;
681 Davis Road, Stockbridge, Georgia – Parcel Number: SO5-08005000 – SR;
"0" Davis Road, Stockbridge, Georgia – Parcel Number: SO5-08006000 – OI.

To Whom It May Concern:

I, Beatriz Arroyo, Principal of B1 Home Improvement, LLC, by and through my Appointed Agents, Robert Nesbitt and Rogers Gotier, hereby make this Application to rezone the above-referenced addresses comprised of 6.895 acres to Heavy Commercial District (C3). Three of the properties are currently zoned Suburban Residential (SR) and the fourth is zoned Office Institutional (OI). Said property is currently under contract with a local builder/developer. The builder/developer is desirous to build a Self-Storage Warehouse facility consisting of 274 rental units on the proposed property.

First, our market research revealed the need for more self-storage warehouses in the general area. This is due to the current population and expected future growth due to development in the self-storage warehouses' "service area." Also, research revealed that other nearby self-storage facilities are at full or mostly full capacity. We intend to construct a top-quality self-storage facility, to deliver exemplary customer service, and to have competitive rental rates. Further, our team's surveys revealed that area residents and neighboring businesses support this proposed project.

Next, our preliminary plans are to situate the facility on the site in the least conspicuous manner possible. We intend to position the facility so that it "blends in" using the natural environment and the topography to fulfill this goal. Also, the construction materials and paint colors used will be earth tones to complement the overall setting. Moreover, our team is committed to minimizing unsightly impact on the environment. Further, eighteen wheelers will not be allowed on the property after construction is completed.

In addition, our team fully intends to be good neighbors and good corporate citizens throughout the entire process. We will always be supportive of the community, particularly in matters involving children and teenagers.

Lastly, security is an integral component of a self-storage warehouse. Preliminary plans include advanced security measures, such as 24-hour video surveillance, individual unit alarms, and access control systems. Initial plans call for the inclusion of a Video Integration System thereby making the footage of the security cameras on and around the perimeter of the property accessible to the City of Stockbridge Police Department for investigative purposes.

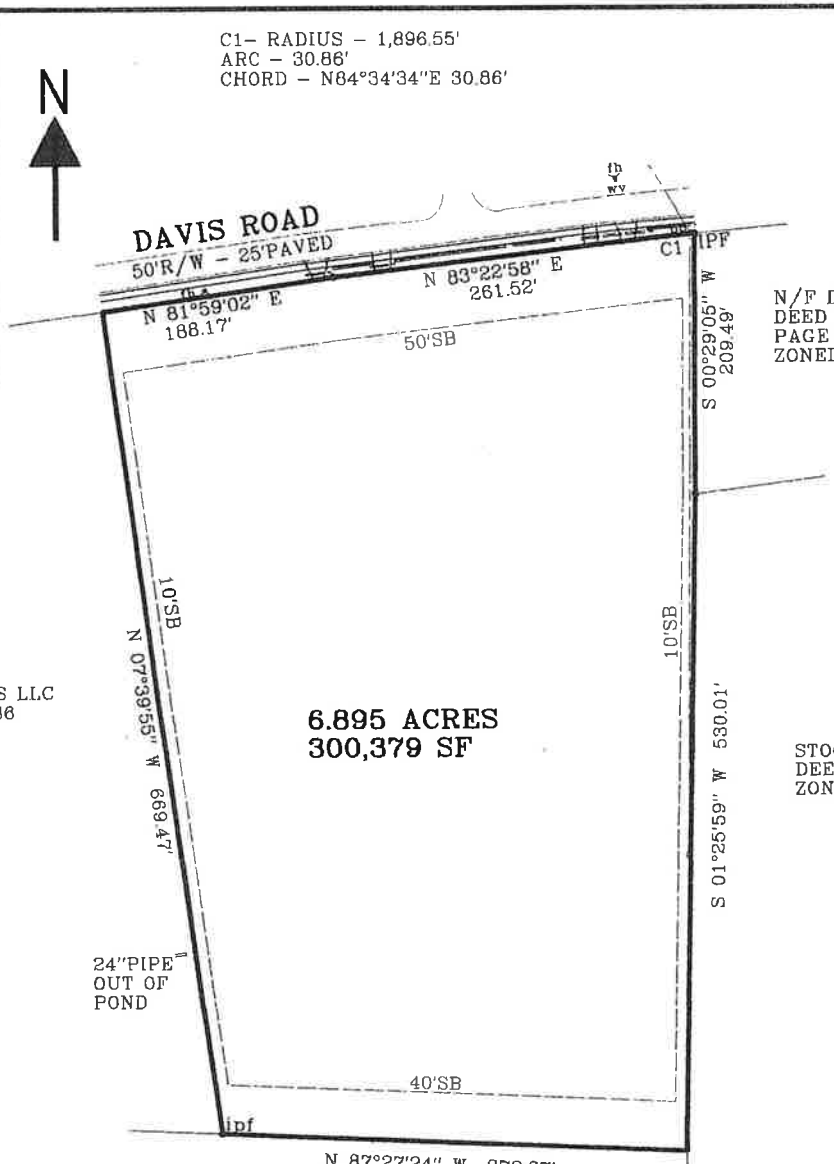
In conclusion, our team stands ready to collaborate with the City of Stockbridge to make this project a reality that all parties find acceptable and can be proud of. Your favorable consideration of this request is greatly appreciated.

Respectfully,

B1 HOME IMPROVEMENT, LLC

Beatriz Arroyo

BEATRIZ ARROYO
Principal



N/F DINH LLC
DEED BOOK 19228
PAGE 2454
ZONED RR

N/F ALABAMA PROPERTIES LLC
DEED BOOK 15035 PAGE 236
ZONED C2

STOCKBRIDGE MHC LLC
DEED BOOK 15249 PAGE 172
ZONED MHR

WAL–MART BUISNESS
REAL ESTATE TRUST
DEED BOOK 3177
PAGE 199
ZONED C2

CERTIFICATE OF SURVEYOR

"THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THIS PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. THIS PLAT IS ACCURATE, CURRENT AND IS A COMPLETE REPRESENTATION OF THE LAND PLATTED HEREON AND WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67(D) AND 15-6-7 AND ALL APPLICABLE LOCAL, COUNTY, AND MUNICIPAL ORDINANCES, STAUTUES AND SPECIFICATIONS."

MARK D PATRICK GA RLS 2791
1985 ELKS CLUB ROAD
COVINGTON, GEORGIA 30014
770-360-4766

MARK D. PATRICK

OWNER: B1 HOME IMPROVEMENT LLC
2810 PLAYERS DRIVE
JONESBORO , GA 30236

PRESENT ZONING –
SUBURBAN RESIDENTIAL & OI

SUBURBAN RESIDETIAL– MINIMUM LOT AREA – 12000S
MINIMUM LOT WIDTH = 75'
FRONT SETBACK – 50'
SIDE SETBACK – 10'
REAR SETBACK – 40'
MAXIMUM LOT COVERAGE – 30%
MINIMUM LIVING AREA – 1500 SF

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A PRECISION OF ONE FOOT IN 21,010 FEET AND AN ANGULAR PRECISION OF TWO SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000 FEET.

THE EQUIPMENT USED WAS A LEICA TOTAL STATION.

THE FIELD WORK WAS PERFORMED ON THE GROUND IN DECEMBER 2023.

ALL PINS SET ARE 1/2" REBAR 24" LONG.
NOT DESCRIPTED IPF ARE 1/2" REBAR

LEGEND
BW– BOTTOM WALL
CO– CLEAN OUT
CW – CONCRETE WASHOUT
DE – DRAINAGE EASEMENT
DI – DROP INLET
DWCB – DOUBLE WING CATCH BASIN
E– UNDERGROUND ELECTRIC
FC – FENCE CORNER
FH – FIRE HYDRANT
G– GAS METER
IPF – IRON PIN FOUND
IPS – IRON PIN SET
JB – JUNCTION BOX
LP – LIGHT POLE
MH – MANHOLE
OHP – OVERHEAD POWER
OTP– OPEN TOP PIPE
POB – POINT OF BEGINNING
POC – POINT OF COMMENCEMENT
PP – POWER POLE
R/W – RIGHT OF WAY
SB – SETBACK
SSMH– SANITARY SEWER MANHOLE
SW– SIDEWALK
T – TRANSFORMER
TG – TOP GRATE
TP – TRAFFIC POLE
TW–TOP WALL
W– WATER LINE
WM– WATER METER
WV – WATER VALVE

REZONING PLAT AND
COMBINATION PLAT FOR PARCELS
505–08006000, 505–08005000
505–08004000 AND 505–08003000

B1 HOME IMPROVEMENT LLC

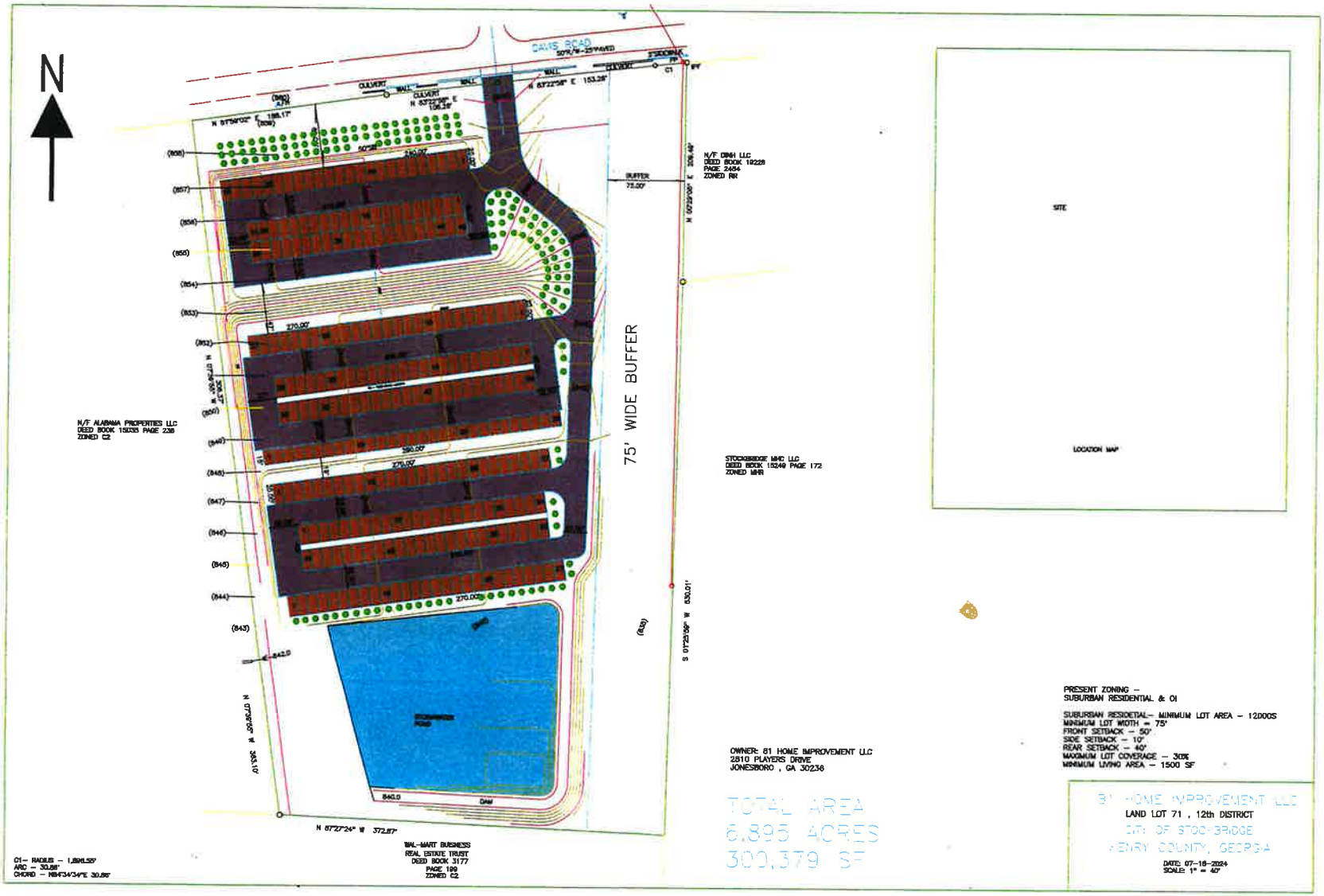
LAND LOT 71 , 12th DISTRICT

CITY OF STOCKBRIDGE

HENRY COUNTY, GEORGIA

DATE: 12–30–2023
SCALE: 1" = 100'

200 150 100 50 0 100 200
Scale in Feet


N
DAVIS ROAD
75' WIDE BUFFER
SITE
LOCATION MAP
N/F ALABAMA PROPERTIES LLC
DEED BOOK 15033 PAGE 238
ZONED C2
N/F DMH LLC
DEED BOOK 19228
PAGE 2484
ZONED RR
STOCKBRIDGE MHC LLC
DEED BOOK 15248 PAGE 172
ZONED MHR
WAL-MART BUSINESS
REAL ESTATE TRUST
DEED BOOK 3177
PAGE 199
ZONED C2
OWNER: 81 HOME IMPROVEMENT LLC
2810 PLAYERS DRIVE
JONESBORO , GA 30236
TOTAL AREA
6.895 ACRES
300,379 SF
PRESENT ZONING –
SUBURBAN RESIDENTIAL & OI
SUBURBAN RESIDETIAL– MINIMUM LOT AREA – 12000S
MINIMUM LOT WIDTH – 75'
FRONT SETBACK – 50'
SIDE SETBACK – 10'
REAR SETBACK – 40'
MAXIMUM LOT COVERAGE – 30%
MINIMUM LIVING AREA – 1500 SF
81 HOME IMPROVEMENT LLC
LAND LOT 71 , 12th DISTRICT
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA
DATE: 07-16-2024
SCALE: 1" = 40'

[NOTE: Some properties receive water and sewer service through the City of Stockbridge Public Works Office or from Clayton County. For those properties, please obtain a letter from the appropriate office in lieu of obtaining one from Henry County.]

Application for Water/Sewer Availability Letter

Thank you for your interest in Henry County, Georgia. This packet includes the necessary documents required for processing water/sewer availability letters.

Availability letters are required for rezoning(s), conditional use/exception, variance, and modifications to Zoning Conditions of properties that are heard by the City of Stockbridge Planning Commission and/or the Stockbridge City Council that are within the HCWA service area).

HCWA will verify that water and sewer service is, or will be, available to serve a particular development. The requested information in this package is used for determining the existing water/sewerage system capacity, planning for future water and sewerage system needs, and protection of Henry County water sources.

Please note: All fees are non-refundable. There are no exceptions.

Should you need further assistance, please feel free to contact our office between 8:00AM to 5:00PM, Monday through Friday at (770) 914-3688.

Henry County Water Authority
Availability Letter Checklist/Summary

PLEASE COMPLETE THIS FORM WHEN REQUESTING WATER/SEWER AVAILABILITY LETTERS. ATTACH THE CHECKLIST TO THE APPLICATION AND SIGN. (THIS DOES NOT APPLY TO EXISTING SERVICE VERIFICATION LETTERS OR LETTERS FOR CONDITIONAL USE/EXCEPTION AND SOME VARIANCES).

ALL DOCUMENTS ARE REQUIRED IN ORDER TO CONSIDER AVAILABILTY;
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

REQUIRED ITEMS	COPIES	PROCEDURE	(INITIAL)
Application Form *(Originals only. No photocopies accepted.)*	01	1. Signed by owner and **notarized**. OR **2.** Signed by owner's agent and **notarized.**	
Letter of Intent	01	The letter must clearly state the proposed use, development intent, and estimated time period for construction.	
Preliminary Site Plan/Layout (24 x 36 max.)	01	Must show minimum details: Buildings, road frontage, correct scale, north arrow, present zoning classification, topography, proposed lot layout, existing water and sewer line sizes and locations. If an extension of the water/sewer system is required, site plan must be accompanied with a preliminary routing of the off-site extension. *Preliminary profiles of the proposed sewer routing may be required.* The plan/layout must be dated and correspond with the submittal to the County or respective City **All plans/layouts must include a statement of whether or not the property is within a protected watershed district.**	
Additional site plan/layout requirements	01	If property is within a protected watershed, include proposed minimum lot sizes, estimate of impervious surface, required stream buffers, and statement of whether or not the property is within the water quality critical area.	
Payment		Cash or check made payable to *Henry County Water Authority* in the amount of **$200.00** for Availability Letters. A deposit and additional costs will be required for developments requiring feasibility/basin studies.	
Letter from the Health Department **(Only if property is not on sewer and located within a protected watershed district)**	01	This letter is required **only** if the development is within a protected watershed district and the proposed minimum lot size is less than the requirements set forth in the W atershed Protection Ordinance. Letter must indicate that septic systems will be adequate for proposed lots and house/building sizes.	

The Engineering Manager may require additional information different from the above depending upon the type of development and/or system requirements. The terms and conditions of an availability letter are subject to all rules and regulations of Henry County Water Authority. This application is valid only for the real property referenced on this application. This application is not transferable or assignable to any party. Henry County W ater Authority reserves the right to discontinue processing applications at any time without prior notice for any reason, including limited, diminished, or lack of supply and/or demand considerations. If no development activity commences within 365 days from issuance of a letter, the letter shall be invalid, and the Applicant will be required to repeat the application process. If the applicant is unable to commence development within 365 days, a written request for a six-month extension will be considered.

B1 HOME IMPROVEMENT, LLC
8487 EDGEWATER COVE
JONESBORO, GEORGIA 30236
TELEPHONE: (404) 925-1055

August 5, 2024

City of Stockbridge
Division of Planning and Zoning
4602 North Henry Boulevard
Stockbridge, Georgia 30281

Subj: **WATER AND SANITARY SEWER NEEDS**
657 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08003000 - SR;
649 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08004000 - SR;
681 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08005000 - SR;
"0" Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08006000 - OI.

To Whom It May Concern:

The above-referenced property, if rezoned, will become the site of a Self-Storage Warehouse facility. The initial building plans do not reflect any restroom facilities as there is no office. Business operations will be conducted virtually, not on-site. Thus, there will be no water or sanitary sewage needs as a result of this project.

However, in the event building plans were to change necessitating water, there is currently water service on the site provided by Henry County Water Authority. In addition, a septic tank system would be used, not sanitary sewage, as the usage would be minimal.

Respectfully,

B1 HOME IMPROVEMENT, LLC

Beatriz Arroyo
Principal

City of Stockbridge

Planning and Zoning Office

Septic System Information for Zoning Requests

4640 North Henry Boulevard; Stockbridge, GA 30281 (770) 389-7900

This form must be completed and submitted to the Planning and Zoning Office with all zoning applications for properties that are not served by public sewer.

Name of Applicant: B1 Home Improvement LLC Phone: (404)925-1055 Mobile: (404)925-1055

Applicant Address: 8487 Edgewater Cove City, State: Jonesboro GA Zip: 30236

Name of Agent: Robert Nesbitt & Rogers Gotier Phone: (225)454-7425 Mobile: (770)871-8443

Agent Address: 1235 Lions Gate City, State: Convers, GA Zip: 30094

Request (Check one):

Rezoning (Current Zoning SR Requested Zoning C-3) Conditional Use____ Variance ____ Zoning Modification ____

For the Purpose of Self Storage Warehouses

Property Address: 649, 657, 681 & 0 Davis Rd Nearest Intersection to property: Georgia Highway 42

Size of Tract: 6.895 acres Land Lot:(s) 71 District(s): 12TH

Property Tax Parcel Number(s): SO508003000; SO508004000, SO508005(Proposed Number of Lots: 1

Signature of Owner: Beatriz Arroyo Printed Name of Owner: Beatriz Arroyo

Signature of Agent: [signature] Printed Name of Agent: Robert Nesbitt & Rogers Gotie

---

(To be Completed by Henry County Environmental Health)

Check all that apply

_____ There are suitable soils for the installation of a septic system on the subject property.

_____ There are **not** suitable soils for the installation of a septic system on the subject property.

_____ There is an existing septic system on the subject property.

_____ The existing septic system will support the proposed development and/or use.

_____ The existing septic system will **not** support the proposed development and/or use.

Comments: _____

_____

_____

_____

Name of Person Completing: _____ Title: _____

Signature: _____ Date: _____

E-mail Address: _____ Phone Number: _____

Henry County Water Authority

Engineering Division
100 Westridge Industrial Blvd.
McDonough, GA 30253

Application for Water/Sewer Availability Letter

Date: 08/05/2024

Name of Applicant B1 Home Improvement LLC Phone: (404)925-105! Mobile: (404)925-1055

Address of Applicant: 8487 Edgewater Cove Fax: _____

City: Jonesboro State: GA Zip: 30236 E-mail: nss.gc.noesan@hotmail.com

Name of Agent Robert Nesbitt & Rogers Gotier Phone: (225) 454-7425 Mobile: (770)871-8443

Address of Agent: 1235 Lioms Gate Fax: _____

City: Conyers State: GA Zip: 30094 E-mail: nesbittsr1@aol.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT FOR THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (PLEASE CHECK THE PURPOSE OF LETTER REQUEST AND FILL IN ALL APPLICABLE INFORMATION LEGIBLY AND COMPLETELY).

VERIFICATION OF SERVICE: ☐ **Conditional Use/Exception** ☐ **Variance** ☐ **In-law Suite/Addition** ☐ **Bank Loan**

AVAILABILITY: ☐ **General Availability** ☒ **Rezoning**

Availability letters will require a minimum of three weeks from the date of payment and application submittal

Request from SR & OI (Present Zoning)) to C-3 (Requested Zoning)

For the Purpose of Self Storage Warehouses (Type of Development)

Address of Property: 649 Davis Road (Street Address, if Applicable, Nearest Intersection, Etc.) Nearest intersection to the property: GA Hwy 42

Size of Tract: 6.895 acre(s), Land Lot Number(s): 71, District(s): 12TH

Development Estimated Average Daily Sewer Flow (GPD): 0

Property Tax Parcel Number: SO5 - 0800 - 3000, 4C Proposed number of lots: 1

Information beyond this point is not required for service verifications.

(Below: For properties within protected watershed districts only)

Gross Density: _____ units per acre Net Density: _____ units per acre

Estimated amount of impervious surface: _____ Minimum Lot Size: _____

Witness — Signature of Owner(s)/Agent(s): Beatriz Amyo

Printed Name of Witness: Shannon Brooks — Printed Name of Owner/s

Notary — Signature of Agent

770-914-3688 (Office) 770-914-3359 (Fax) www.hcwa.com

Stockbridge
Where Community Connects

TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Senior Planner

CC: R. Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: November 21, 2024 (Planning Commission)

December 9, 2024 (Mayor and Council)

Subject: #RZ-2024-08 For 649 Davis Road, 657 Davis Road, 681 Davis Road, #S05-08006000 on Davis Road

I. Purpose

Consider a rezoning request by B1 Home Improvement, LLC to rezone four parcels on the south side of Davis Road, from SR (Suburban Residential) and OI (Office-Institutional) to C-3 (Heavy Commercial) for the purpose of allowing for the construction of a self-storage warehouse development. The subject property contains four parcels as are listed below:

- 649 Davis Road (Parcel #S05-08004000) – Contains 3.6050 +/- acres. Current zoning: SR (Suburban Residential).
- 657 Davis Road (Parcel #S05-08003000) – Contains 0.66 +/- acres. Current zoning: SR (Suburban Residential).
- 681 Davis Road (Parcel #S05-08005000) – Contains 1.34 +/- acres. Current zoning: SR (Suburban Residential).
- Parcel #S05-08006000 on Davis Road – Contains 1.29 +/- acres. Current zoning: OI (Office-Institutional).

The applicant also simultaneously submitted a Comprehensive Plan Amendment (CP-2024-07) to change the future land use designations from their current split future land use designations to Low-Density Mixed-Use for the entire property.

II. Project Information

Proposed Development	Self-storage warehouse development
Site Address	649 Davis Road, 657 Davis Road, 681 Davis Road, #S05-08006000 on Davis Road
Parcel Identification	649 Davis Road (Parcel #S05-08004000) 657 Davis Road (Parcel #S05-08003000) 681 Davis Road (Parcel #S05-08005000) #S05-08006000 on Davis Road
Parcel Acreage	6.895 acres
Applicant	B1 Home Improvement, LLC.
Agent:	Robert Nesbitt and Rogers Gotier
Owner:	Beatriz Arroyo of B1 Home Improvement, LLC
Current Zoning:	649 Davis Road - SR (Suburban Residential) 657 Davis Road - SR (Suburban Residential) 681 Davis Road - SR (Suburban Residential) S05-08006000 (Davis Road) - OI (Office-Institutional)
Current Use	The subject property is wooded with an existing house located on 681 Davis Road

SURROUNDING LAND USE AND ZONING

Location	Existing Zoning	Existing Land Use
Property to the North	SR (Suburban Residential)	Wildwood Estates (Subdivision)
Property to the South	C-2 (General Commercial)	Walmart Shopping Center
Property to the East	RR (Rural Residential) MHR (Mobile Home Residential)	Sunny Tree Care & Landscaping Stockbridge Estates (Mobile home park)
Property to the West	C-2 (General Commercial)	Davis Pavilion Shopping Center

III. Finding of Facts

1. The subject property is surrounded by the following zoning districts: SR (Suburban Residential), C-2 (General Commercial), RR (Rural Residential), and MHR (Mobile Home Residential).

2. The applicant submitted a Comprehensive Plan Amendment (CP-2024-07) to change the future land use designations from their current split future land use designations to Low-Density Mixed-Use for the entire property.

3. The subject property is surrounded by the following neighborhoods: Wildwood Estates, Stockbridge Estates, and Pine Hills Mobile Home.

4. The applicant sent out letters to the nearby residents living in the vicinity of the proposed development on October 18, 2024.

IV. Zoning History of Property

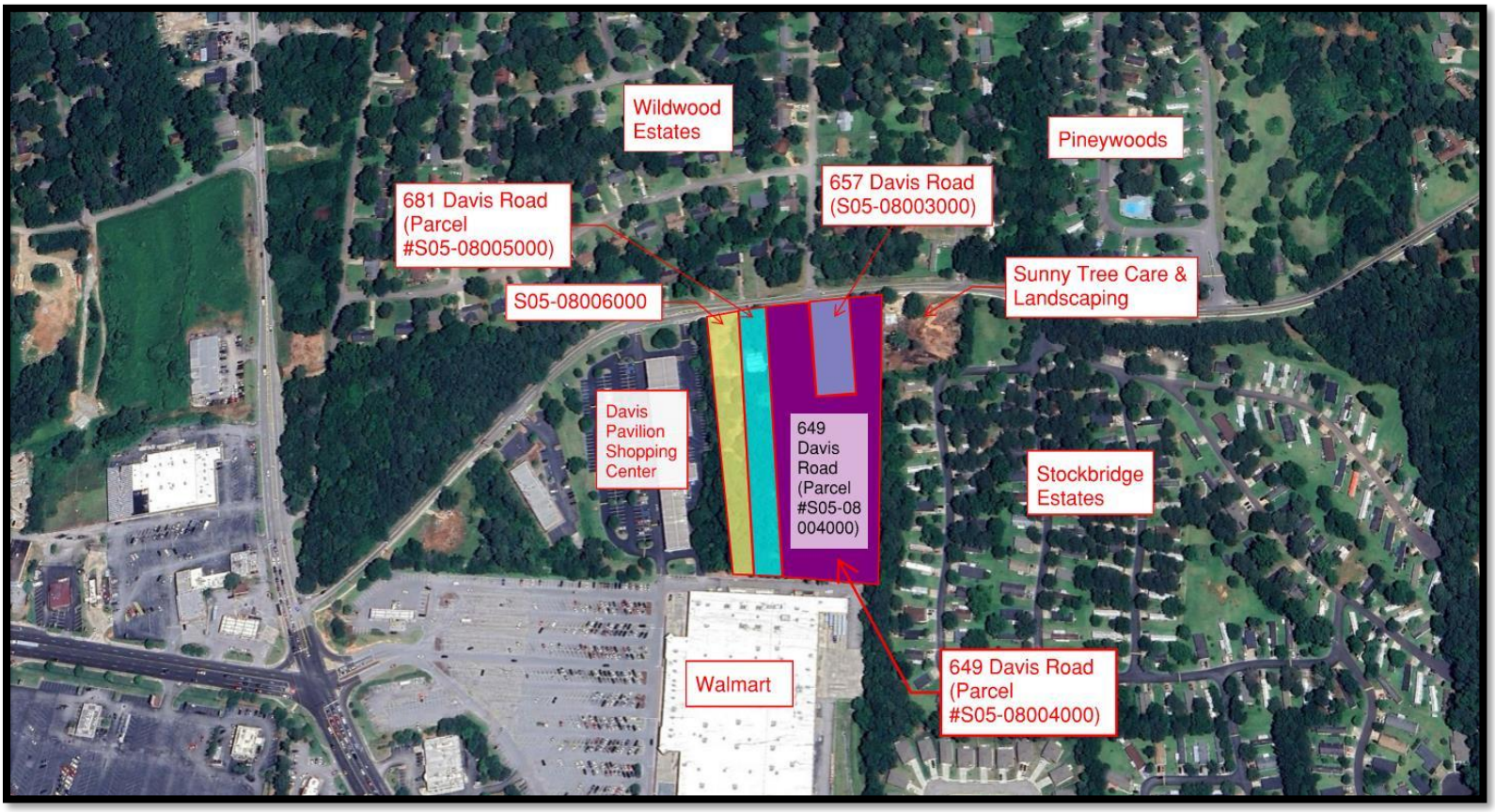
- 657 Davis Road (Parcel #S05-08003000) was annexed into the City of Stockbridge on June 10, 2002 upon the request of Elvida Ainsworth and was assigned the R-3 city zoning district.

- 649 Davis Road (Parcel #S05-08004000) was annexed into the City of Stockbridge on November 10, 2003 upon the request of Elvida Ainsworth and was assigned the R-3 city zoning district.

- 681 Davis Road (Parcel #S05-08005000) was annexed into the City of Stockbridge on November 10, 2003 upon the request of Elvida Ainsworth and was assigned the R-3 city zoning district.

- The subject parcel, S05-08006000, was rezoned from R-3 (Residential) to O-I (Office-Institutional) upon the request of Thomas Starnes. The intent of the use was for constructing an American Legion Post Headquarters Building.

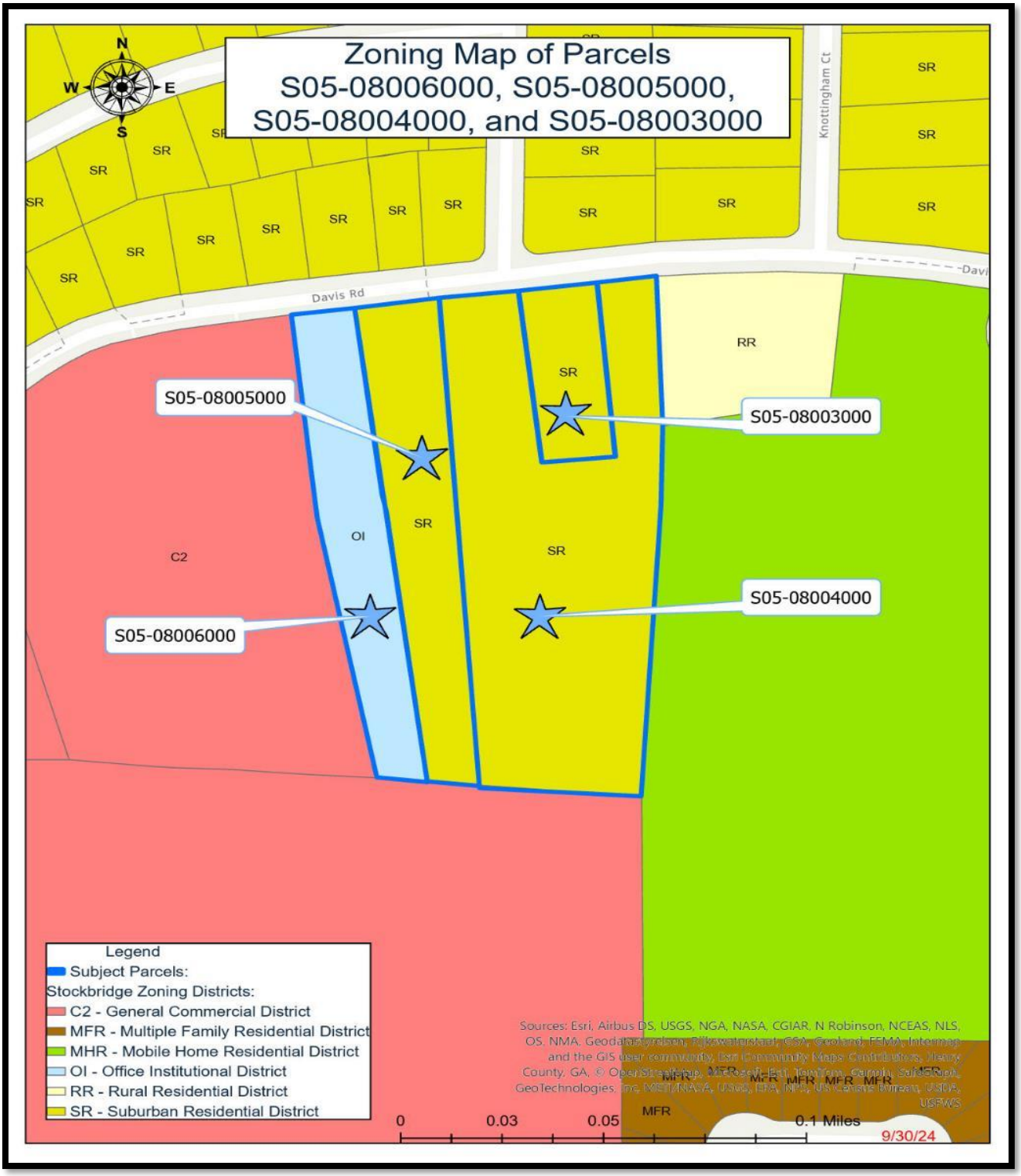
Vicinity Map



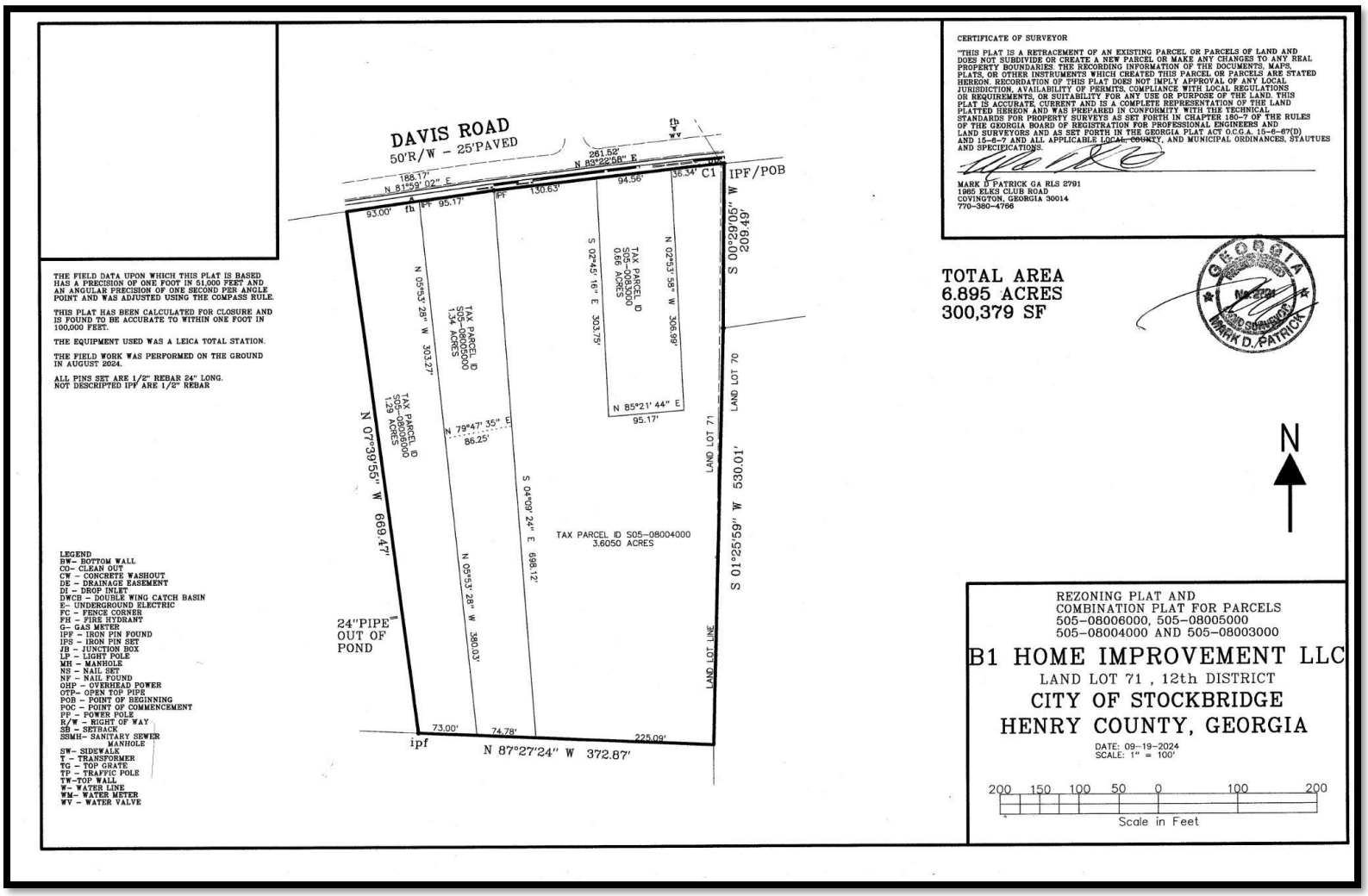
Aerial Photo with Site Plan



Zoning Map of 649 Davis Road, 657 Davis Road, 681 Davis Road, #S05-08006000



Survey of 649 Davis Road, 657 Davis Road, 681 Davis Road, #S05-08006000



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A PRECISION OF ONE FOOT IN 51,000 FEET AND AN ANGULAR PRECISION OF ONE SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000 FEET.

THE EQUIPMENT USED WAS A LEICA TOTAL STATION.

THE FIELD WORK WAS PERFORMED ON THE GROUND IN AUGUST 2024.

ALL PINS SET ARE 1/2" REBAR 24" LONG.
NOT DESCRIPTED IPF ARE 1/2" REBAR

LEGEND
BW- BOTTOM WALL
CO- CLEAN OUT
CW - CONCRETE WASHOUT
DE - DRAINAGE EASEMENT
DI - DROP INLET
DWCB - DOUBLE WING CATCH BASIN
E- UNDERGROUND ELECTRIC
FC - FENCE CORNER
FH - FIRE HYDRANT
G- GAS METER
IPF - IRON PIN FOUND
IPS - IRON PIN SET
JB - JUNCTION BOX
LP - LIGHT POLE
MH - MANHOLE
NS - NAIL SET
NF - NAIL FOUND
OHP - OVERHEAD POWER
OTP- OPEN TOP PIPE
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
PP - POWER POLE
R/W - RIGHT OF WAY
SB - SETBACK
SSMH- SANITARY SEWER MANHOLE
SW- SIDEWALK
T - TRANSFORMER
TG - TOP GRATE
TP - TRAFFIC POLE
TW-TOP WALL
W- WATER LINE
WM- WATER METER
WV - WATER VALVE

CERTIFICATE OF SURVEYOR

"THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THIS PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. THIS PLAT IS ACCURATE, CURRENT AND IS A COMPLETE REPRESENTATION OF THE LAND PLATTED HEREON AND WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67(D) AND 15-6-7 AND ALL APPLICABLE LOCAL, COUNTY, AND MUNICIPAL ORDINANCES, STAUTUES AND SPECIFICATIONS.

MARK D PATRICK GA RLS 2791
1965 ELKS CLUB ROAD
COVINGTON, GEORGIA 30014
770-360-4766

TOTAL AREA
6.895 ACRES
300,379 SF

GEORGIA No. 2791 REGISTERED LAND SURVEYOR MARK D. PATRICK

N

REZONING PLAT AND
COMBINATION PLAT FOR PARCELS
505-08006000, 505-08005000
505-08004000 AND 505-08003000

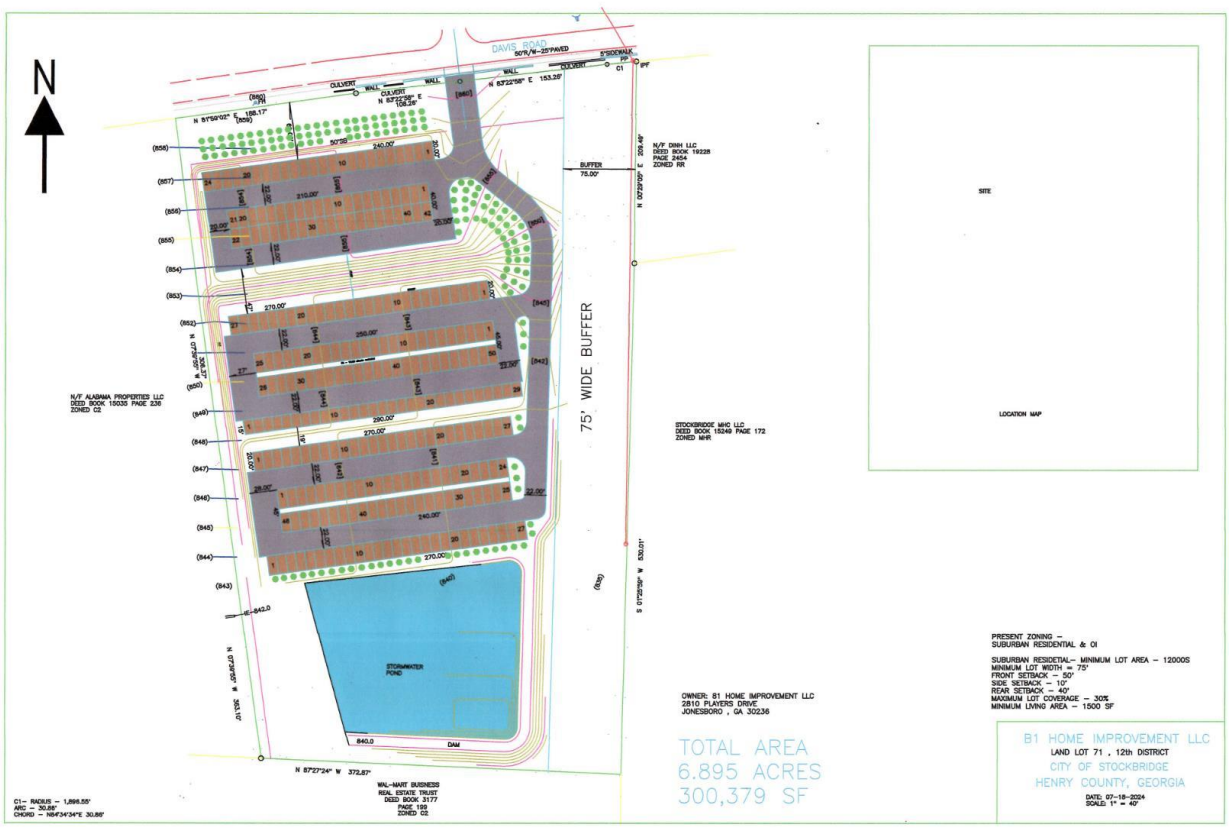
B1 HOME IMPROVEMENT LLC

LAND LOT 71 , 12th DISTRICT
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

DATE: 09-19-2024
SCALE: 1" = 100'

200 150 100 50 0 100 200
Scale in Feet

Site Plan of Proposed Self-Storage Warehouse Development



Rendering of Proposed Self-Storage Warehouse Development



Name of Self-storage facility	North Henry Storage	Extra Space Storage	Extra Space Storage	SecurCare Self Storage	Extra Space Storage
Address	4400 North Henry Boulevard	5334 North Henry Boulevard	59 Banks Road	599 GA-138	1461 Hudson Bridge Road
Zoning of Property	C-3 (Heavy Commercial District)	C-3 (Heavy Commercial District)	C-3 (Heavy Commercial District)	C-3 (Heavy Commercial District)	C-3 (Heavy Commercial District)
Current Future Land Use Designation	Low-Density Mixed Use	Low-Density Mixed Use	Light Industrial	Low-Density Mixed Use	Medium Density Mixed Use
Acres	5.59	7.99	3.19	4.15	3.08
# of Buildings Used for Rental Units	7	12	5	9	4

Name of Self-Storage Facility	Davis Road Storage Facility	Storage Xxtra	Proposed Self-Storage Facility
Address	12 Old Atlanta Road	490 Eagles Landing Parkway	**Davis Road**
Zoning of Property	C-3 (Heavy Commercial District)	Light Industrial	**C-3 (Heavy Commercial)**
Current Future Land Use Designation	Low-Density Mixed Use	Light Industrial	**Low-Density Mixed Use**
Acres	1.2	5.28	**6.895**
# of Buildings Used for Rental Units	N/A	6	**8**

Proposed Self-Storage Warehouse Development Information

Building	Square Footage of Building	Number of Units
1	4,800	24
2	8,400	42
3	5,400	27
4	11,250	50
5	4,350	29
6	5,400	27
7	10,800	48
8	5,400	27

V. Analysis

Project Description

B1 Home Improvement, LLC. plans to develop a self-storage facility comprising eight buildings and 274 rental units, spanning 6.895 acres across four parcels on the south side of Davis Road. According to Chapter 12 of the Stockbridge Unified Development Code, self-storage facilities are defined as:

“Fully enclosed facilities with independent bays or self-contained units for the exclusive storage of goods or personal property.”

Building 1 will cover 4,800 square feet with 24 units, while Building 2 will be larger at 8,400 square feet with 42 units. Building 3 will have 5,400 square feet with 27 units, and Building 4 will be the most spacious, featuring 11,250 square feet and 50 units. Building 5 will include 4,350 square feet and 29 units and Building 6 will mirror Building 3 with 5,400 square feet and 27 units. Building 7 will be one of the larger structures, encompassing 10,800 square feet and 48 units, while Building 8 will again match Buildings 3 and 6, offering 5,400 square feet and 27 units. The project will feature a dedicated turning lane, a stormwater pond, and landscaping. Post-construction, eighteen-wheelers will be prohibited on the property. Security measures will include 24-hour video surveillance, individual unit alarms, access control systems, and perimeter security cameras.

Currently, three parcels (649, 657, and 681 Davis Road) are zoned SR (Suburban Residential), and one parcel (0 Davis Road - S05-08006000) is zoned O-I (Office-Institutional). The applicant seeks to rezone all four parcels to C-3 (Heavy Commercial), which permits self-storage facilities as outlined in Section 3.1 of Chapter 3 of the Stockbridge Unified Development Code.

Staff Analysis

The applicant requests a **Rezoning** under the City of Stockbridge Unified Development Code Section **(Sec. 9.2.1 C):**

The Planning Commission and the City Council shall consider the following standards in considering any proposal that would result in a change to the text or map of this UDC, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal.

ANALYSIS OF REQUEST

1. Consistency with the Comprehensive Plan.

Currently, the subject property has a split future land use designation of Medium Density Residential and Low-Density Mixed Use. The current future land use designation of Medium Density Residential is not compatible with the proposed self-storage facility. Therefore, the applicant has submitted a Comprehensive Plan Amendment to change the future land use to Low-Density Mixed-Use for the entire property.

The proposed self-storage facility aligns with the intent of the Low-Density Mixed-Use future land use designation, which states:

"This designation is intended for commercial/retail areas along various corridors and intersections located throughout the city. These areas mainly serve the residents of the surrounding residential neighborhoods. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining locally owned retail, low intensity office uses, and apartment/condo/loft uses in two story buildings in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them."

This designation aims to serve the surrounding residential neighborhoods while maintaining a community-oriented feel. The proposed self-storage facility will offer essential storage solutions for residents of nearby neighborhoods like Wildwood Estates, Stockbridge Estates, and Pine Hills Mobile Home, significantly enhancing convenience. Additionally, the facility is expected to have a minimal impact on traffic, as evidenced by the Georgia Department of Transportation's 2023 traffic count data of 4,540. Additionally, the facility's proximity to the intersection of North Henry Boulevard and Highway 138 West supports the intent of the Low-Density Mixed-Use designation. By integrating into the pedestrian-friendly environment, the self-storage facility will contribute to the vibrancy and accessibility of the area, aligning with the goals of the City of Stockbridge 2024 Comprehensive Plan.

2. The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code.

The proposed self-storage facility meets the purpose and intent of the Stockbridge Unified Development Code. Section 1.4 of the Stockbridge Unified Development Code provides a list of objectives to accomplish which is listed below:

A. Promote the health, safety, aesthetics, convenience, order, prosperity, and general welfare of the present and future residents of the City of Stockbridge.

B. Minimize congestion on public streets.

C. Advance traffic safety.

H. Protect property against blight and depreciation.

The proposed self-storage facility meets Section A of Section 1.4 because it can promote the safety and general welfare by providing a secure place for nearby and incoming residents and nearby businesses across the Davis Pavilion Shopping Center to store their belongings. The development meets both Section B and Section C since it prohibits eighteen wheelers from accessing the site once the construction is complete. The prohibition of eighteen wheelers decreases the traffic impact on Davis Road. In addition, the development meets Section H since the site will be clean and well-managed.

Section 2.4.10 of the Stockbridge Unified Development Code provides a list of permitted uses that are found in the requested C-3 zoning district, which includes self-storage facilities. The requested self-storage facility meets the intent of the requested C-3 zoning district, which is found in Section 2.4.10 A of the Stockbridge Unified Development Code:

> "The intent of the C-3 District is to provide distinct areas for commercial activities which provide products and services that require locations along major arterial roads, highway intersections, and freeway interchange areas, due to their generation of heavy traffic or their need to transport and display heavy bulk materials, and which provide services that would not be appropriately located in areas providing neighborhood or other commercial retail and service activities. Uses in this district shall be located on roads having a minimum classification of major arterial."

3. Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.

The proposed rezoning of the property from SR (Suburban Residential) and O-I (Office-Institutional) to C-3 (Heavy Commercial) is anticipated to bring significant benefits to the surrounding area. The new self-storage facility will be strategically located near several residential communities, such as Stockbridge Estates, Pine Hills Mobile Home Park, Wildwood Estates, Sentry Oaks subdivision, and the newly approved townhomes at 576 Davis Road. This convenient location will provide current and future residents with easy access to essential storage solutions.

Moreover, the self-storage facility will support the nearby Davis Pavilion Shopping Center, offering much-needed storage options for businesses and patrons. This development is expected to enhance the overall functionality and appeal of the area, catering to the storage needs of both residential and commercial entities. Additionally, the facility will create jobs and generate additional revenue for the City. Importantly, the facility will generate less traffic, as eighteen-wheelers will be prohibited once construction is completed, as evidenced by the Georgia Department of Transportation's 2023 traffic count data of 4,540.

4. The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.

The site appears to be suitable for the proposed self-storage facility. The topography of the site is relatively flat, which is ideal for construction. The drainage is adequately addressed with the

inclusion of a stormwater pond in the plans, ensuring that runoff is managed effectively. Access to the site is facilitated by its proximity to major roads, providing convenient entry and exit points. The total area of the property is 6.895 acres (300,379 square feet), and its rectangular shape is conducive to efficient layout and development of the buildings and infrastructure.

5. The impact upon adjacent property owners should the request be granted.

If the rezoning request from SR (Suburban Residential) and O-I (Office-Institutional) to C-3 (Heavy Commercial) for the self-storage facility is approved, it could positively impact the adjacent property owners in Stockbridge Estates, Pine Hills Mobile Home Park, Wildwood Estates, Sentry Oaks subdivision, and the newly approved townhomes at 576 Davis Road.

One positive impact is that the facility is expected to generate less traffic, as eighteen-wheelers will be prohibited once construction is completed. According to the Georgia Department of Transportation's 2023 traffic count data, the vicinity area currently experiences a traffic volume of 4,540 vehicles.

Another positive impact is that the self-storage facility will have security features, which will enhance the overall safety of the vicinity. The appearance of the facility can also influence its impact. Well-maintained facilities with good landscaping can improve the overall look of the neighborhood.

6. The potential impact of the rezoning on City infrastructure including water and sewage system.

The potential impact of the rezoning on city infrastructure, including water and sewage systems, is minimal for the proposed self-storage warehouse. Since there are no restroom facilities planned and operations will be virtual, there will be no immediate need for water or sanitary sewage services. If the future plans change, water service is available from the Henry County Water Authority, and a septic tank system can be used due to the minimal water usage expected.

7. The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

The proposed self-storage facility is poised to significantly impact the surrounding thoroughfares, pedestrian and vehicular circulation, and overall traffic volumes. With an existing traffic volume of 4,540 vehicles from the Georgia Department of Transportation's 2023 traffic count data, the addition of a deceleration lane is a strategic measure to mitigate congestion and enhance safety. This lane will allow vehicles to slow down without disrupting the main flow of traffic, thereby reducing the risk of rear-end collisions, especially in areas with frequent turning movements. Despite Davis Road being a local road, the proximity to residential areas such as Stockbridge Estates, Pine Hills Mobile Home Park, Wildwood Estates, and Sentry Oaks subdivision introduces a diverse mix of traffic types, including both residential and commercial. Implementing a deceleration lane will accommodate this mix, improving overall traffic management and safety. Furthermore, the prohibition of eighteen-wheelers on the property post-construction will further alleviate traffic concerns, ensuring a safer travel for all road users.

8. The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan.

The rezoning request for the property from SR (Suburban Residential) and OI (Office-Institutional) to C-3 (Heavy Commercial) aligns with the Stockbridge Unified Development Code's policies and objectives. The proposed self-storage facility is also consistent with the purpose and intent of the requested C-3 (Heavy Commercial) zoning district.

9. The ability of the subject land to be developed as it is presently zoned.

The subject property, which includes an existing house at 681 Davis Road, is zoned both SR (Suburban Residential) and OI (Office-Institutional). Three of the parcels are zoned SR (Suburban Residential), which allows the construction of single-family residences. The fourth parcel is zoned OI (Office-Institutional) which permits the development of offices, banks, and personal business services. The existing road, Davis Road, is sufficient for both residential and potential office uses.

VI. STAFF RECOMMENDATION

Staff recommends **approval** to rezone the four parcels on the south side of Davis Road, from SR (Suburban Residential) and OI (Office-Institutional) to C-3 (Heavy Commercial) to allow for the construction of a self-storage warehouse development with the following **conditions:**

1. **Site Plan** – The subject property shall be developed similar to the site plan that was submitted by the applicant on August 8, 2024

2. **Buffers** – The developer shall provide a 40-foot buffer along the eastern side of the property adjacent to Stockbridge Estates Mobile Home, a 15-foot buffer along the western side adjacent to Davis Pavilion Shopping Center, and a 15-foot buffer along the southern side adjacent to Walmart Shopping Center, in accordance with Section 3.2.34 F of the Stockbridge Unified Development Code.

3. **Architectural Standards** – Each building must have at least 50% of its exterior on all four facades constructed with brick, stone, or a combination of these materials

4. **Number of Units** – The number of rental units shall be limited to a maximum of 247.

5. Flock Cameras shall be installed at the entrance of the facility.

6. Streetlights shall be installed around the perimeter of the property.

7. Ingress and egress must be provided for the Fire Marshal for all buildings.

8. The self-storage facility must be enclosed with a gate.

Presentation for RZ-2024-08 and CP-2024-07

November 21, 2024 (Planning Commission)

December 9, 2024 (Mayor and Council)

Stockbridge

Where Community Connects

Case Facts

- Applicant: B1 Home Improvement, LLC.
- Owner: Beatriz Arroyo of B1 Home Improvement, LLC
- Agent: Robert Nesbitt and Rogers Gotier
- Address of Property: 649 Davis Road (Parcel #S05-08004000); 657 Davis Road (Parcel #S05-08003000); 681 Davis Road (Parcel #S05-08005000); #S05-08006000 on Davis Road
- Number of Acres: 6.895 acres
- Project Characteristics: The subject property is wooded with an existing house located on 681 Davis Road
- Current Future Land Use Designation: Medium Density Residential and Low-Density Mixed-Use
- Current Zoning of Property: SR (Suburban Residential) and OI (Office-Institutional)
- Sign Posting: October 22, 2024
- Letters Residents Received From Applicant: October 22, 2024


Vicinity Map
Wildwood Estates
Pineywoods
681 Davis Road (Parcel #S05-08005000)
657 Davis Road (S05-08003000)
Sunny Tree Care & Landscaping
S05-08006000
Davis Pavilion Shopping Center
649 Davis Road (Parcel #S05-08 004000)
Stockbridge Estates
Walmart
649 Davis Road (Parcel #S05-08004000)


Aerial Photo
with Site Plan

Survey of 649 Davis Road, 657 Davis Road, 681 Davis Road, #S05-08006000

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A PRECISION OF ONE FOOT IN 51,000 FEET AND AN ANGULAR PRECISION OF ONE SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

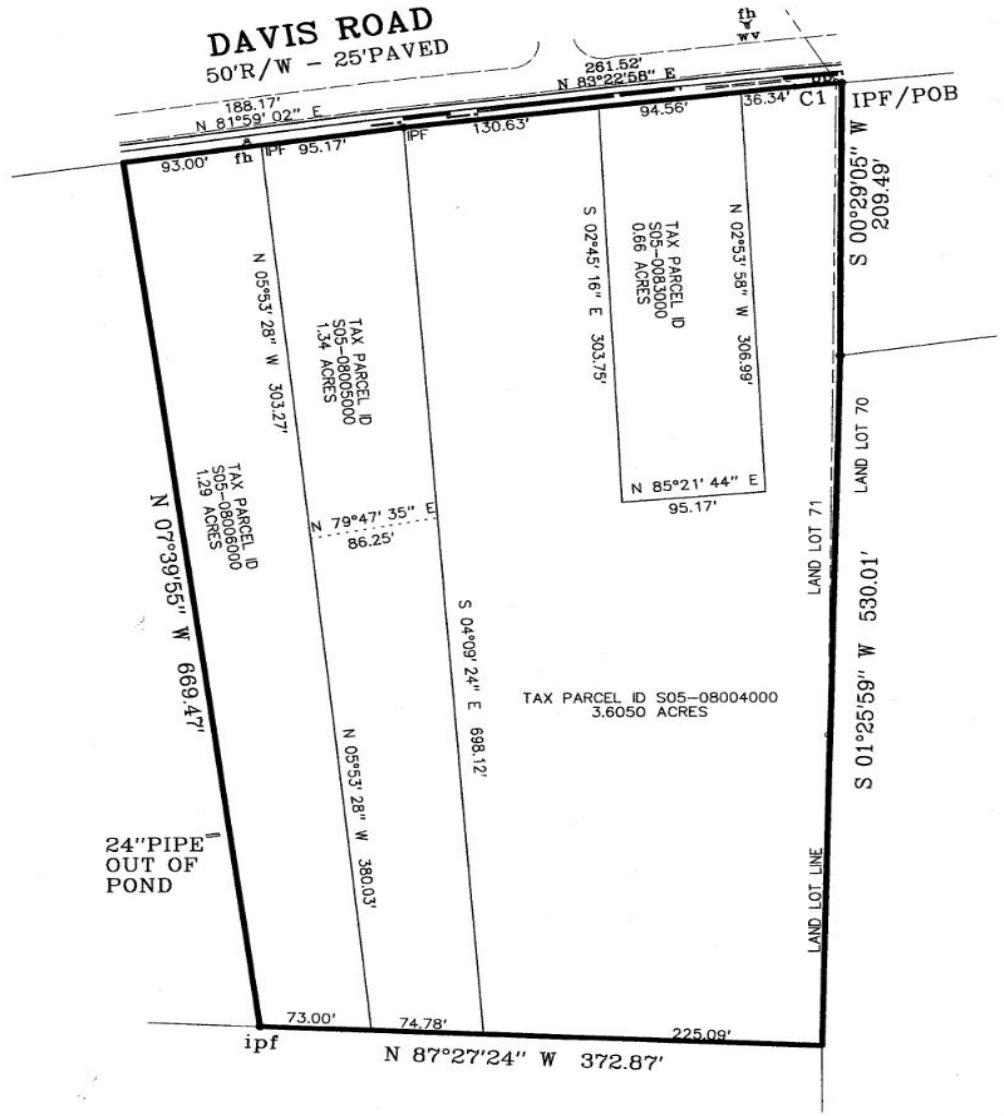
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000 FEET.

THE EQUIPMENT USED WAS A LEICA TOTAL STATION.

THE FIELD WORK WAS PERFORMED ON THE GROUND IN AUGUST 2024.

ALL PINS SET ARE 1/2" REBAR 24" LONG.
NOT DESCRIPTED IPF ARE 1/2" REBAR

LEGEND
BW- BOTTOM WALL
CO- CLEAN OUT
CW - CONCRETE WASHOUT
DE - DRAINAGE EASEMENT
DI - DROP INLET
DWCB - DOUBLE WING CATCH BASIN
E- UNDERGROUND ELECTRIC
FC - FENCE CORNER
FH - FIRE HYDRANT
G- GAS METER
IPF - IRON PIN FOUND
IPS - IRON PIN SET
JB - JUNCTION BOX
LP - LIGHT POLE
MH - MANHOLE
NS - NAIL SET
NF - NAIL FOUND
OHP - OVERHEAD POWER
OTP- OPEN TOP PIPE
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
PP - POWER POLE
R/W - RIGHT OF WAY
SB - SETBACK
SSMH- SANITARY SEWER MANHOLE
SW- SIDEWALK
T - TRANSFORMER
TG - TOP GRATE
TP - TRAFFIC POLE
TW-TOP WALL
W- WATER LINE
WM- WATER METER
WV - WATER VALVE



CERTIFICATE OF SURVEYOR

"THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THIS PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. THIS PLAT IS ACCURATE, CURRENT AND IS A COMPLETE REPRESENTATION OF THE LAND PLATTED HEREON AND WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67(D) AND 15-6-7 AND ALL APPLICABLE LOCAL, COUNTY, AND MUNICIPAL ORDINANCES, STAUTUES AND SPECIFICATIONS.

MARK D PATRICK GA RLS 2791
1985 ELKS CLUB ROAD
COVINGTON, GEORGIA 30014
770-380-4766

TOTAL AREA
6.895 ACRES
300,379 SF

GEORGIA
No. 2791
REGISTERED
LAND SURVEYOR
MARK D. PATRICK

N

REZONING PLAT AND
COMBINATION PLAT FOR PARCELS
505-08006000, 505-08005000
505-08004000 AND 505-08003000

B1 HOME IMPROVEMENT LLC

LAND LOT 71 , 12th DISTRICT
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

DATE: 09-19-2024
SCALE: 1" = 100'

200 150 100 50 0 100 200
Scale in Feet

Site Visit on October 22, 2024 Visit



Zoning History of Property

657 Davis Road (Parcel #S05-08003000) was annexed into the City of Stockbridge on June 10, 2002 upon the request of Elvida Ainsworth and was assigned the R-3 city zoning district.

649 Davis Road (Parcel #S05-08004000) was annexed into the City of Stockbridge on November 10, 2003 upon the request of Elvida Ainsworth and was assigned the R-3 city zoning district.

681 Davis Road (Parcel #S05-08005000) was annexed into the City of Stockbridge on November 10, 2003 upon the request of Elvida Ainsworth and was assigned the R-3 city zoning district.

The subject parcel, S05-08006000, was rezoned from R-3 (Residential) to O-I (Office-Institutional) upon the request of Thomas Starnes. The intent of the use was for constructing an American Legion Post Headquarters Building.

Development Information

- B1 Home Improvement, LLC. plans to develop a self-storage facility comprising eight buildings and 274 rental units, spanning 6.895 acres across four parcels on the south side of Davis Road. According to Chapter 12 of the Stockbridge Unified Development Code, self-storage facilities are defined as:
- “Fully enclosed facilities with independent bays or self-contained units for the exclusive storage of goods or personal property.”
- Building 1 will cover 4,800 square feet with 24 units, while Building 2 will be larger at 8,400 square feet with 42 units. Building 3 will have 5,400 square feet with 27 units, and Building 4 will be the most spacious, featuring 11,250 square feet and 50 units. Building 5 will include 4,350 square feet and 29 units and Building 6 will mirror Building 3 with 5,400 square feet and 27 units. Building 7 will be one of the larger structures, encompassing 10,800 square feet and 48 units, while Building 8 will again match Buildings 3 and 6, offering 5,400 square feet and 27 units. The project will feature a dedicated turning lane, a stormwater pond, and landscaping. Post-construction, eighteen-wheelers will be prohibited on the property. Security measures will include 24-hour video surveillance, individual unit alarms, access control systems, and perimeter security cameras.



C1= RADIUS = 1,896.55'
ARC = 30.86'

OWNER: B1 HOME IMPROVEMENT LLC
2810 PLAYERS DRIVE
JONESBORO , GA 30236

TOTAL AREA
6.895 ACRES
300,379 SF

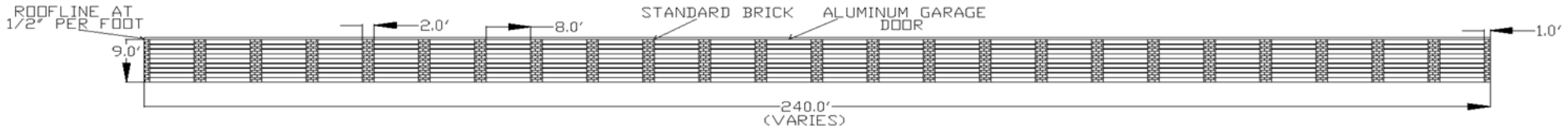
PRESENT ZONING –
SUBURBAN RESIDENTIAL & OI

SUBURBAN RESIDETIAL– MINIMUM LOT AREA – 12000S
MINIMUM LOT WIDTH = 75'
FRONT SETBACK – 50'
SIDE SETBACK – 10'
REAR SETBACK – 40'
MAXIMUM LOT COVERAGE – 30%
MINIMUM LIVING AREA – 1500 SF

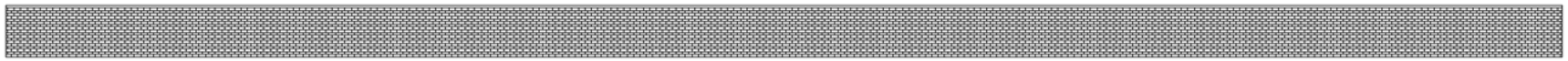
B1 HOME IMPROVEMENT LLC
LAND LOT 71 , 12th DISTRICT
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

DATE: 07-18-2024
SCALE: 1" = 40'

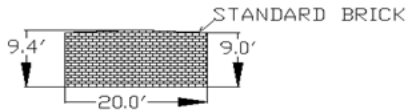

GARAGE



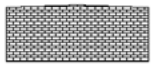
NORTH ELEVATION(TYPICAL)



SOUTH ELEVATION(TYPICAL)



EAST ELEVATION(TYPICAL)



WEST ELEVATION(TYPICAL)

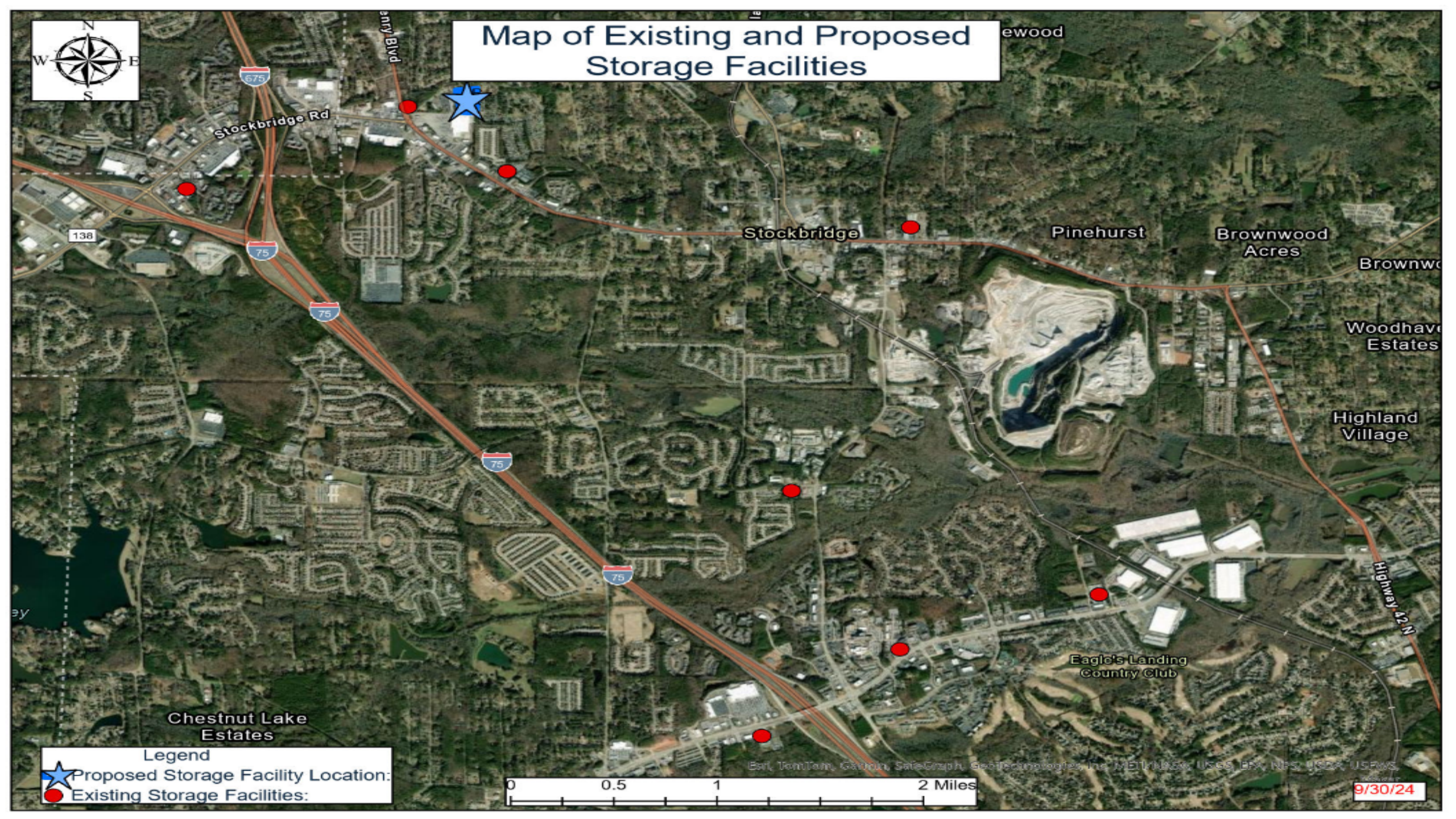
B1 HOME IMPROVEMENT LLC
LAND LOT 71 , 12th DISTRICT
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

DATE: 11-18-2024
SCALE: 1" = 10'

BUILDING ELEVATIONS

Proposed Self-Storage Warehouse Development Information

Building	Square Footage of Building	Number of Units
1	4,800	24
2	8,400	42
3	5,400	27
4	11,250	50
5	4,350	29
6	5,400	27
7	10,800	48
8	5,400	27
		247


Map of Existing and Proposed Storage Facilities
N
W
E
S
Stockbridge Rd
Stockbridge
Pinehurst
Brownwood Acres
Woodhave Estates
Highland Village
Highway 42 N
Eagle's Landing Country Club
Chestnut Lake Estates
138
675
75
Legend
Proposed Storage Facility Location:
Existing Storage Facilities:
0
0.5
1
2 Miles
9/30/24

Self-Storage Facilities Information

Name of Self-storage facility	North Henry Storage	Extra Space Storage	Extra Space Storage	SecurCare Self Storage	Extra Space Storage	Storage Xxtra	Davis Road Storage Facility	Jewel Sanitary Pad Warehouse	Proposed Self-Storage Facility
Address	4400 North Henry Boulevard	5334 North Henry Boulevard	59 Banks Road	599 GA-138	1461 Hudson Bridge Road	490 Eagles Landing Parkway	12 Old Atlanta Road	1090 Village Business Parkway	Davis Road
Zoning of Property	C-3 (Heavy Commercial District)	C-3 (Heavy Commercial District)	C-3 (Heavy Commercial District)	C-3 (Heavy Commercial District)	C-3 (Heavy Commercial District)	Light Industrial	C-3 (Heavy Commercial District)	Light Industrial	C-3 (Heavy Commercial)
Current Future Land Use Designation	Low-Density Mixed Use	Low-Density Mixed Use	Light Industrial	Low-Density Mixed Use	Medium Density Mixed Use	Light Industrial	Low-Density Mixed Use	Light Industrial	Low-Density Mixed Use
Acres	5.59	7.99	3.19	4.15	3.08	5.28	1.2	1.2	6.895
# of Buildings Used for Rental Units	7	12	5	9	4	6	2-story warehouse	2-story warehouse	8

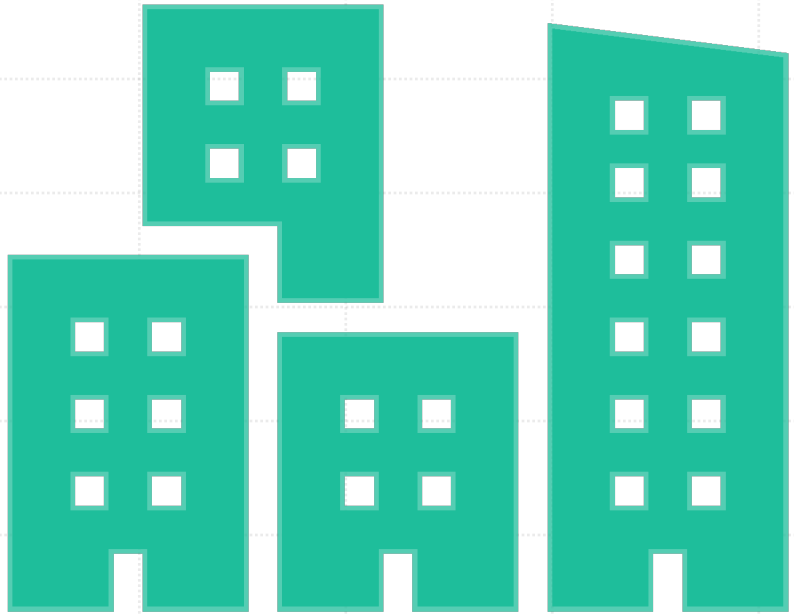
Presentation for CP-2024-08

Stockbridge

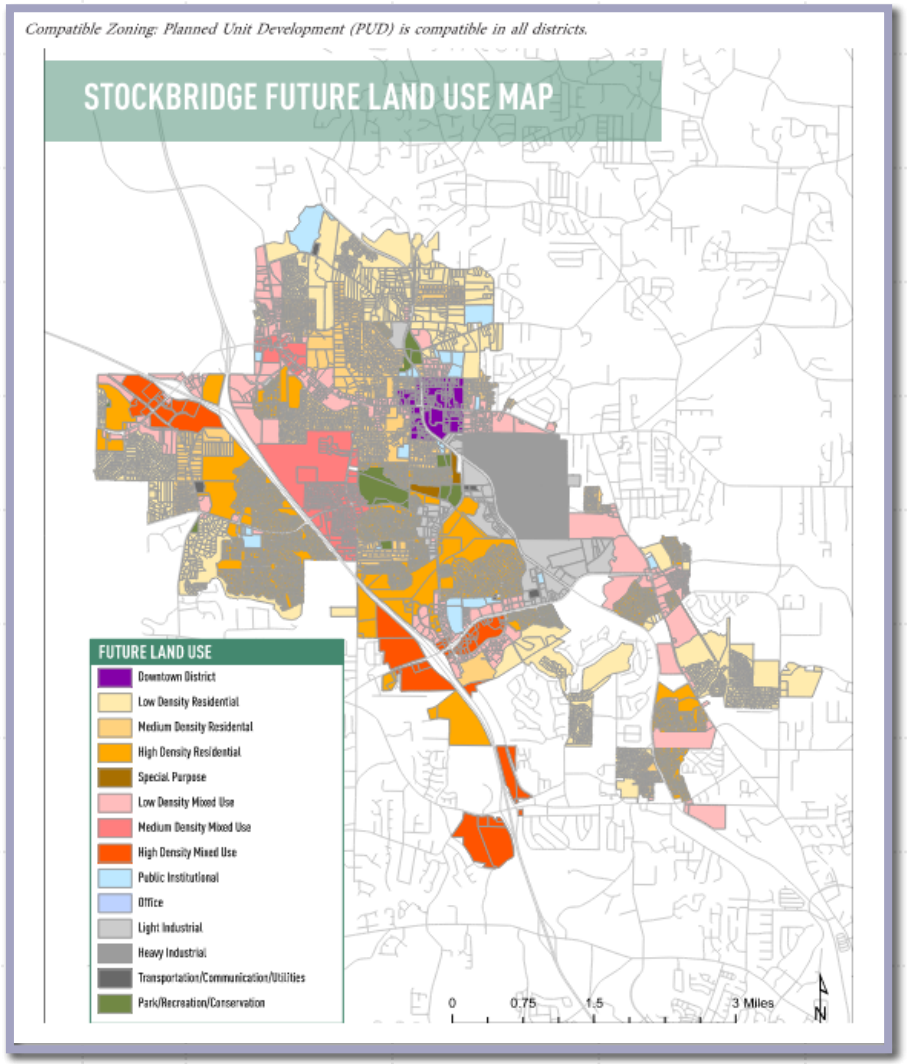
Where Community Connects

Applicant's Request

- Change the future land use designations from their current split future land use designations to Low-Density Mixed-Use for the purpose of allowing for the construction of a self-storage warehouse development.
- Currently, the top portion of the parcels (649, 657, and 681 Davis Road, and 0 Davis Road - S05-08006000) have a future land use designation of Medium Density Residential, which is not compatible with the requested C-3 zoning district. Therefore, the applicant is requesting to change the future land use designations from their current split future land use designations to Low-Density Mixed Use.

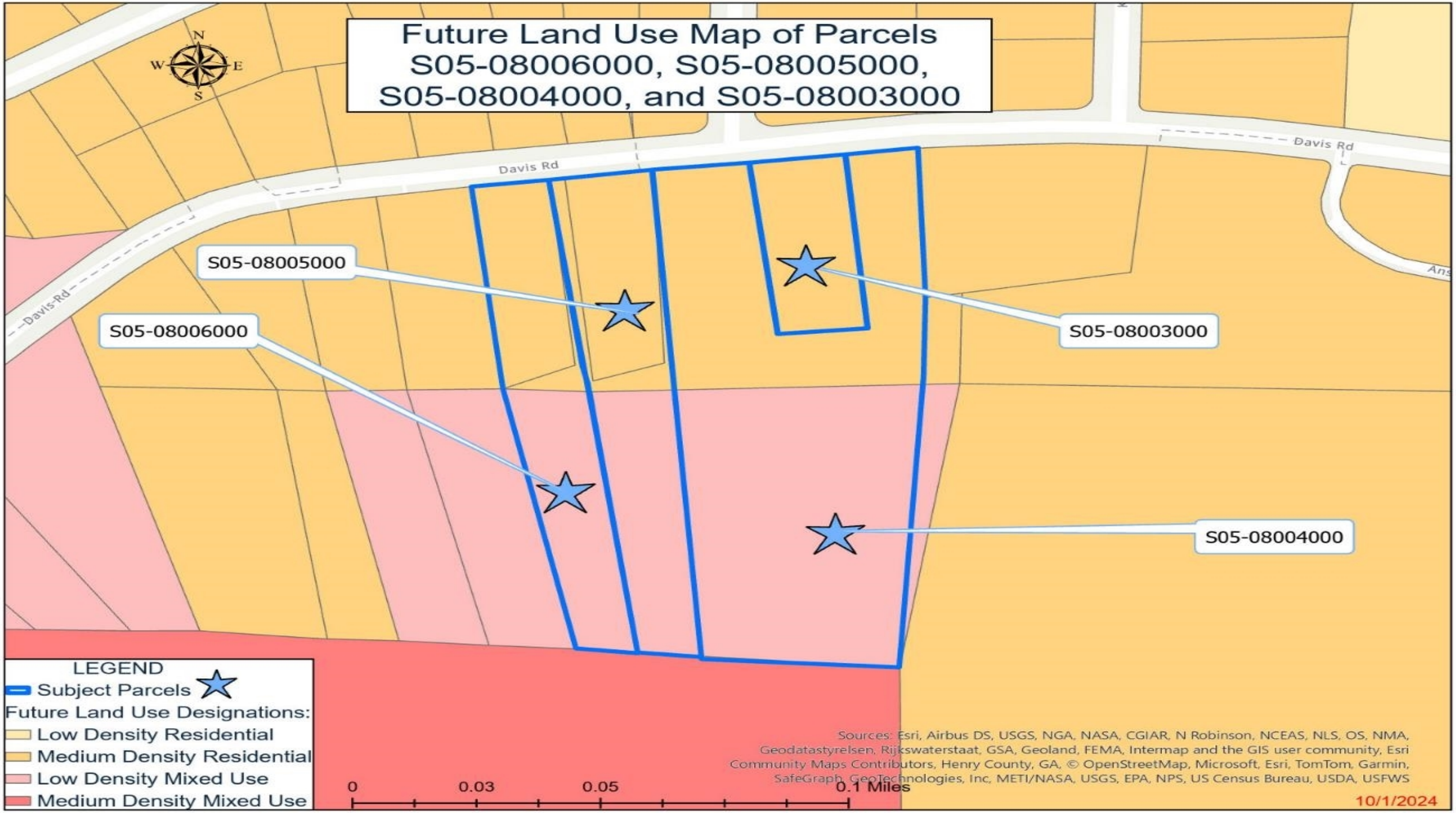


City of Stockbridge
Comprehensive Plan (2024)



LOW-DENSITY MIXED USE (1-3.99 UNITS/ACRE)

This designation is intended for commercial/retail areas along various corridors and intersections located throughout the City. These areas mainly serve the residents of the surrounding residential neighborhoods. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining locally owned retail, low intensity office uses, and apartment/condo/loft uses in two story buildings in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them.


Future Land Use Map of Parcels
S05-08006000, S05-08005000,
S05-08004000, and S05-08003000
N
W
E
S
Davis Rd
Davis Rd
Davis Rd
S05-08005000
S05-08006000
S05-08003000
S05-08004000
LEGEND
Subject Parcels
Future Land Use Designations:
Low Density Residential
Medium Density Residential
Low Density Mixed Use
Medium Density Mixed Use
0
0.03
0.05
0.1 Miles
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
10/1/2024

SURROUNDING LAND USE DESIGNATION

Location	Current Land Use	Current Future Land Use Designation
Property to the North	Wildwood Estates (Subdivision)	**Medium Density Residential**
Property to the South	Walmart Shopping Center	**Medium Density Mixed Use**
Property to the East	Sunny Tree Care & Landscaping Stockbridge Estates (Mobile home park)	**Medium Density Residential** **Medium Density Residential**
Property to the West	**Davis Pavilion Shopping Center**	**Medium Density Residential; Low Density Mixed Use**

Staff Analysis
(Section 9.2.7 of The Unified Development Code)

Stockbridge

Where Community Connects

Staff Analysis (Section 9.2.7 of The Unified Development Code)

1. **Consistency with the Comprehensive Plan:**

Currently, the top portion of the parcels at 649, 657, and 681 Davis Road, and 0 Davis Road (S05-08006000), have a split future land use designation of Medium Density Residential, which is not compatible with the requested C-3 zoning district. Therefore, the applicant is requesting to change the future land use designations from their current split designations to Low-Density Mixed-Use. The proposed self-storage facility aligns with the intent of the Low-Density Mixed-Use future land use designation, which states:

"This designation is intended for commercial/retail areas along various corridors and intersections located throughout the city. These areas mainly serve the residents of the surrounding residential neighborhoods. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining locally owned retail, low intensity office uses, and apartment/condo/loft uses in two story buildings in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them."

The proposed development can fit within the Low-Density Mixed-Use designation as it is designed to serve commercial/retail areas along various corridors and intersections, primarily catering to the needs of surrounding residential neighborhoods.

Community Goals and Policies (page 42-44)	**To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities. (Economic Development Goal)**
	Market the City as a great place to do business. (Economic Development Policy)
	To ensure that new developments promote a better sense of place and preserve valued elements of community character. (Future Land Use Goal)
	To establish land use designations that meet the needs of the City and are consistent with the new UDC. (Future Land Use Goal)
	To identify available land for redevelopment and work with the development community on desirable development. (Future Land Use Goal)
	Work with business owners/ developers to improve conditions of property and require a consistent look of quality among commercial developments. (Future Land Use Policy)

Staff Analysis
(Section 9.2.7 of The Unified Development Code)

2. **Relation to the Zoning of the Property:** Currently, three parcels (649, 657, and 681 Davis Road) are zoned SR (Suburban Residential), and one parcel (0 Davis Road - S05-08006000) is zoned O-I (Office-Institutional). The applicant seeks to rezone all four parcels to C-3 (Heavy Commercial), which permits self-storage facilities as outlined in Section 3.1 of Chapter 3 of the Stockbridge Unified Development Code. The proposed C-3 zoning supports commercial activities requiring intensive land use, such as self-storage warehouses. Additionally, there is existing C-3 zoning to the west of these parcels, further justifying the compatibility of the proposed rezoning.

3. **Suitability of the Site's Location:** The suitability of the site's location for the proposed self-storage warehouse development is favorable due to its strategic proximity to both residential and commercial areas. The parcels located at 649, 657, and 681 Davis Road, as well as 0 Davis Road (S05-08006000), are well-positioned near established neighborhoods such as Wildwood Estates, Pineywoods, and Stockbridge Estates. This ensures that the self-storage facility will be accessible to the nearby residents who may require storage solutions. In addition, the site's proximity to commercial hubs like Davis Pavilion Shopping Center and Walmart further enhances its suitability by providing convenient access to services and amenities. This blend of residential and commercial proximity supports the rationale for a Low-Density Mixed-Use designation, allowing for a harmonious integration of the self-storage warehouse into the community.

4. **Maintaining the Current Land Use Designation:** Maintaining the current land use designation for the parcels at 649, 657, and 681 Davis Road, and 0 Davis Road (S05-08006000), which have a split future land use designation of Low-Density Mixed Use and Medium Density Residential, ensures that the development remains consistent with the surrounding areas. To the north and east, the land is primarily residential, supporting a cohesive neighborhood character. To the south, there is a mix of residential and potentially commercial or multi-family developments, aligning with the Medium Density Residential designation. To the west, the area includes residential plots and larger undeveloped parcels, which fit within the Low-Density Mixed-Use designation. Maintaining these designations preserves the community's character, supports sustainable growth, and ensures that existing infrastructure and public services are adequate, thereby reducing the need for significant upgrades.

STAFF RECOMMENDATION

- This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2024-07 is consistent with the 2024 Comprehensive Plan in conjunction with the requested rezoning of RZ-2024-08 to rezone the four parcels from SR (Suburban Residential) and OI (Office-Institutional) to C-3 (Heavy Commercial). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

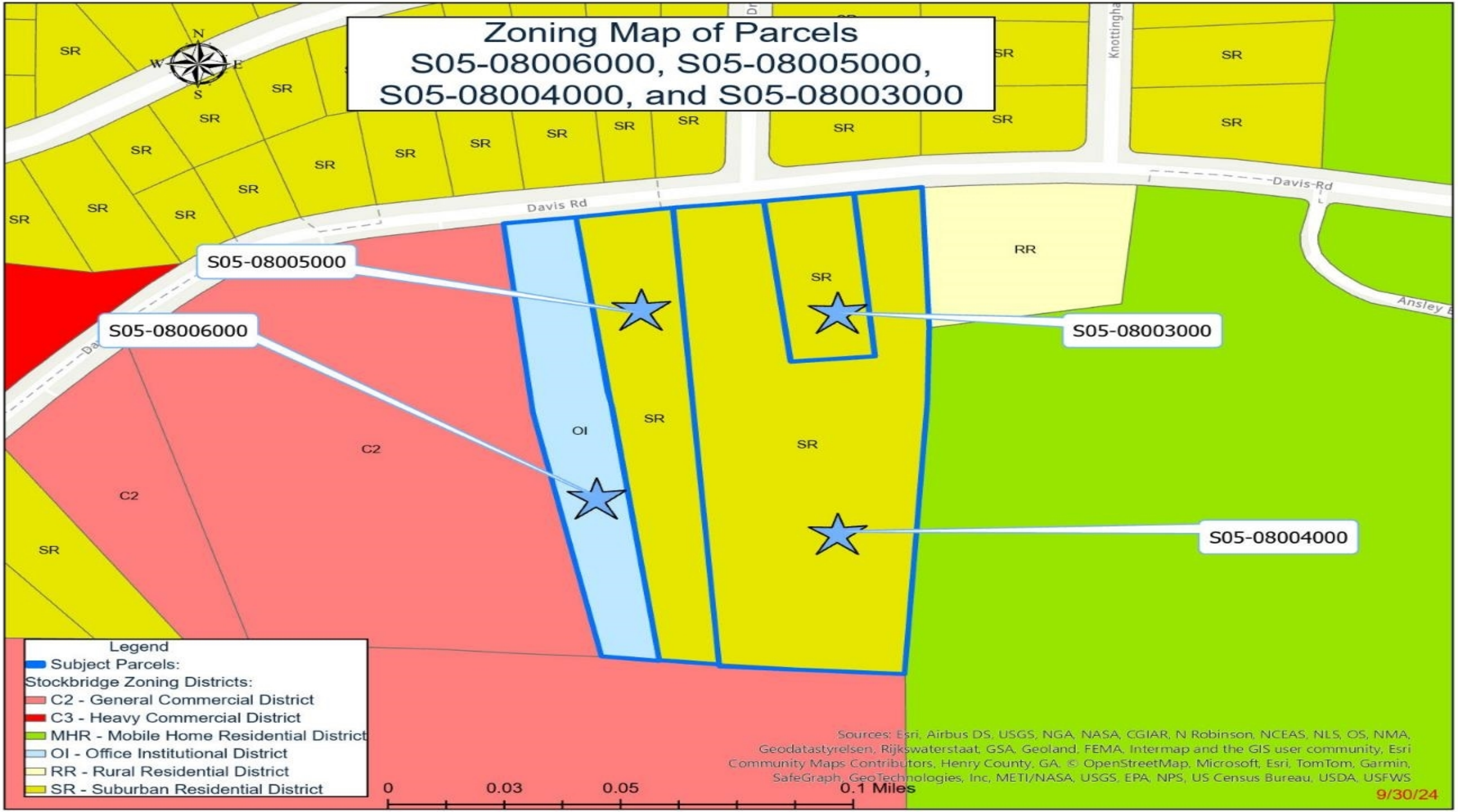
Presentation for RZ-2024-08

Stockbridge

Where Community Connects

Applicant's Request

- Rezone four parcels on the south side of Davis Road, from SR (Suburban Residential) and OI (Office-Institutional) to C-3 (Heavy Commercial) for the purpose of allowing for the construction of a self-storage warehouse development.
- Currently, three parcels (649, 657, and 681 Davis Road) are zoned SR (Suburban Residential), and one parcel (0 Davis Road - S05-08006000) is zoned O-I (Office-Institutional). The applicant seeks to rezone all four parcels to C-3 (Heavy Commercial), which permits self-storage facilities as outlined in Section 3.1 of Chapter 3 of the Stockbridge Unified Development Code.


Zoning Map of Parcels
S05-08006000, S05-08005000,
S05-08004000, and S05-08003000
N
W
E
S
Davis Rd
Davis Rd
Knottingha
Ansley E
SR
RR
OI
C2
C3
S05-08005000
S05-08006000
S05-08003000
S05-08004000
Legend
Subject Parcels:
Stockbridge Zoning Districts:
C2 - General Commercial District
C3 - Heavy Commercial District
MHR - Mobile Home Residential District
OI - Office Institutional District
RR - Rural Residential District
SR - Suburban Residential District
0
0.03
0.05
0.1 Miles
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
9/30/24

SURROUNDING LAND USE AND ZONING

Location	Existing Zoning	Existing Land Use
Property to the North	SR (Suburban Residential)	Wildwood Estates (Subdivision)
Property to the South	C-2 (General Commercial)	Walmart Shopping Center
Property to the East	RR (Rural Residential) MHR (Mobile Home Residential)	Sunny Tree Care & Landscaping Stockbridge Estates (Mobile home park)
Property to the West	C-2 (General Commercial)	Davis Pavilion Shopping Center

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

Stockbridge

Where Community Connects

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

1. **Consistency with the Comprehensive Plan:**

Currently, the subject property has a split future land use designation of Medium Density Residential and Low-Density Mixed Use. The current future land use designation of Medium Density Residential is not compatible with the proposed self-storage facility. Therefore, the applicant has submitted a Comprehensive Plan Amendment to change the future land use to Low-Density Mixed-Use for the entire property. The proposed self-storage facility aligns with the intent of the Low-Density Mixed-Use future land use designation, which states:

“This designation is intended for commercial/retail areas along various corridors and intersections located throughout the city. These areas mainly serve the residents of the surrounding residential neighborhoods. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining locally owned retail, low intensity office uses, and apartment/condo/loft uses in two story buildings in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them.”

This designation aims to serve the surrounding residential neighborhoods while maintaining a community-oriented feel. The proposed self-storage facility will offer essential storage solutions for residents of nearby neighborhoods like Wildwood Estates, Stockbridge Estates, and Pine Hills Mobile Home, significantly enhancing convenience. Additionally, the facility is expected to have a minimal impact on traffic, as evidenced by the Georgia Department of Transportation’s 2023 traffic count data of 4,540. Additionally, the facility’s proximity to the intersection of North Henry Boulevard and Highway 138 West supports the intent of the Low-Density Mixed-Use designation. By integrating into the pedestrian-friendly environment, the self-storage facility will contribute to the vibrancy and accessibility of the area, aligning with the goals of the City of Stockbridge 2024 Comprehensive Plan.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

2. **The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code:**

The proposed self-storage facility meets the purpose and intent of the Stockbridge Unified Development Code. The proposed self-storage facility meets Section A of Section 1.4 because it can promote the safety and general welfare by providing a secure place for nearby and incoming residents and nearby businesses across the Davis Pavilion Shopping Center to store their belongings. The development meets both Section B and Section C since it prohibits eighteen wheelers from accessing the site once the construction is complete. The prohibition of eighteen wheelers decreases the traffic impact on Davis Road. In addition, the development meets Section H since the site will be clean and well-managed.

Section 2.4.10 of the Stockbridge Unified Development Code provides a list of permitted uses that are found in the requested C-3 zoning district, which includes self-storage facilities. The requested self-storage facility meets the intent of the requested C-3 zoning district.

List Of Objectives found in Section 1.4 of The Unified Development Code

Promote	A. Promote the health, safety, aesthetics, convenience, order, prosperity, and general welfare of the present and future residents of the City of Stockbridge.
Minimize	B. Minimize congestion on public streets.
Advance	C. Advance traffic safety.
Protect	H. Protect property against blight and depreciation.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

3. **Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community:** The proposed rezoning of the property from SR (Suburban Residential) and O-I (Office-Institutional) to C-3 (Heavy Commercial) is anticipated to bring significant benefits to the surrounding area. The new self-storage facility will be strategically located near several residential communities, such as Stockbridge Estates, Pine Hills Mobile Home Park, Wildwood Estates, Sentry Oaks subdivision, and the newly approved townhomes at 576 Davis Road. This convenient location will provide current and future residents with easy access to essential storage solutions. Moreover, the self-storage facility will support the nearby Davis Pavilion Shopping Center, offering much-needed storage options for businesses and patrons. This development is expected to enhance the overall functionality and appeal of the area, catering to the storage needs of both residential and commercial entities. Additionally, the facility will create jobs and generate additional revenue for the City. Importantly, the facility will generate less traffic, as eighteen-wheelers will be prohibited once construction is completed, as evidenced by the Georgia Department of Transportation's 2023 traffic count data of 4,540.

4. **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property:** The site appears to be suitable for the proposed self-storage facility. The topography of the site is relatively flat, which is ideal for construction. The drainage is adequately addressed with the inclusion of a stormwater pond in the plans, ensuring that runoff is managed effectively. Access to the site is facilitated by its proximity to major roads, providing convenient entry and exit points. The total area of the property is 6.895 acres (300,379 square feet), and its rectangular shape is conducive to efficient layout and development of the buildings and infrastructure.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

5. **The impact upon adjacent property owners should the request be granted:** If the rezoning request from SR (Suburban Residential) and O-I (Office-Institutional) to C-3 (Heavy Commercial) for the self-storage facility is approved, it could positively impact the adjacent property owners in Stockbridge Estates, Pine Hills Mobile Home Park, Wildwood Estates, Sentry Oaks subdivision, and the newly approved townhomes at 576 Davis Road. One positive impact is that the facility is expected to generate less traffic, as eighteen-wheelers will be prohibited once construction is completed. According to the Georgia Department of Transportation's 2023 traffic count data, the vicinity area currently experiences a traffic volume of 4,540 vehicles. Another positive impact is that the self-storage facility will have security features, which will enhance the overall safety of the vicinity. The appearance of the facility can also influence its impact. Well-maintained facilities with good landscaping can improve the overall look of the neighborhood.

6. **The potential impact of the rezoning on City infrastructure including water and sewage system:** The potential impact of the rezoning on city infrastructure, including water and sewage systems, is minimal for the proposed self-storage warehouse. Since there are no restroom facilities planned and operations will be virtual, there will be no immediate need for water or sanitary sewage services. If the future plans change, water service is available from the Henry County Water Authority, and a septic tank system can be used due to the minimal water usage expected.

7. **The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes:** The proposed self-storage facility is poised to significantly impact the surrounding thoroughfares, pedestrian and vehicular circulation, and overall traffic volumes. With an existing traffic volume of 4,540 vehicles from the Georgia Department of Transportation's 2023 traffic count data, the addition of a deceleration lane is a strategic measure to mitigate congestion and enhance safety. This lane will allow vehicles to slow down without disrupting the main flow of traffic, thereby reducing the risk of rear-end collisions, especially in areas with frequent turning movements. Despite Davis Road being a local road, the proximity to residential areas such as Stockbridge Estates, Pine Hills Mobile Home Park, Wildwood Estates, and Sentry Oaks subdivision introduces a diverse mix of traffic types, including both residential and commercial. Implementing a deceleration lane will accommodate this mix, improving overall traffic management and safety. Furthermore, the prohibition of eighteen-wheelers on the property post-construction will further alleviate traffic concerns, ensuring a safer travel for all road users.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

8. **The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan:** The rezoning request for the property from SR (Suburban Residential) and OI (Office-Institutional) to C-3 (Heavy Commercial) aligns with the Stockbridge Unified Development Code's policies and objectives. The proposed self-storage facility is also consistent with the purpose and intent of the requested C-3 (Heavy Commercial) zoning district.
9. **The ability of the subject land to be developed as it is presently zoned:** The subject property, which includes an existing house at 681 Davis Road, is zoned both SR (Suburban Residential) and OI (Office-Institutional). Three of the parcels are zoned SR (Suburban Residential), which allows the construction of single-family residences. The fourth parcel is zoned OI (Office-Institutional) which permits the development of offices, banks, and personal business services. The existing road, Davis Road, is sufficient for both residential and potential office uses.

STAFF RECOMMENDATION

Staff recommends **approval** to rezone the four parcels on the south side of Davis Road, from SR (Suburban Residential) and OI (Office-Institutional) to C-3 (Heavy Commercial) to allow for the construction of a self-storage warehouse development with the following conditions:

1. **Site Plan** – The subject property shall be developed similar to the site plan that was submitted by the applicant on August 8, 2024
2. **Buffers** – The developer shall provide a 40-foot buffer along the eastern side of the property adjacent to Stockbridge Estates Mobile Home, a 15-foot buffer along the western side adjacent to Davis Pavilion Shopping Center, and a 15-foot buffer along the southern side adjacent to Walmart Shopping Center, in accordance with Section 3.2.34 F of the Stockbridge Unified Development Code.
3. **Architectural Standards** – Each building must have at least 50% of its exterior on all four facades constructed with brick, stone, or a combination of these materials
4. **Number of Units** – The number of rental units shall be limited to a maximum of 247.
5. Flock Cameras shall be installed at the entrance of the facility.
6. Streetlights shall be installed around the perimeter of the property.
7. Ingress and egress must be provided for the Fire Marshal for all buildings.
8. The self-storage facility must be enclosed with a gate.

City of Stockbridge

AGENDA ITEM

MEETING DATE

DECEMBER 9, 2024

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

FUNDING SOURCE

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☒ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-08. Consideration of a Comprehensive Plan Amendment request to change the property's future land use designation from Park/Recreation/Conservation to Low-Density Residential to allow for the construction of single-family detached homes on four separate lots (not in a subdivision). Property Owners: Joyce Kemper-Hager Living Trust and Joyce Kemper-Hager as Trustee. Applicants: AP Property Solutions, LLC and Surender Sharma. Agent: Sibley-Miller Surveying and Planning, Inc. Property size: 4.849 +/- acres.

BACKGROUND INFORMATION:

Staff recommendation—Approval. The applicant submitted a withdrawal letter on November 21, 2024. Planning Commission action on November 21, 2024—Withdrawal.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

GRANTS ADMIN._____

ATTACHMENTS:

ITEM/PROJECT/EVENT:

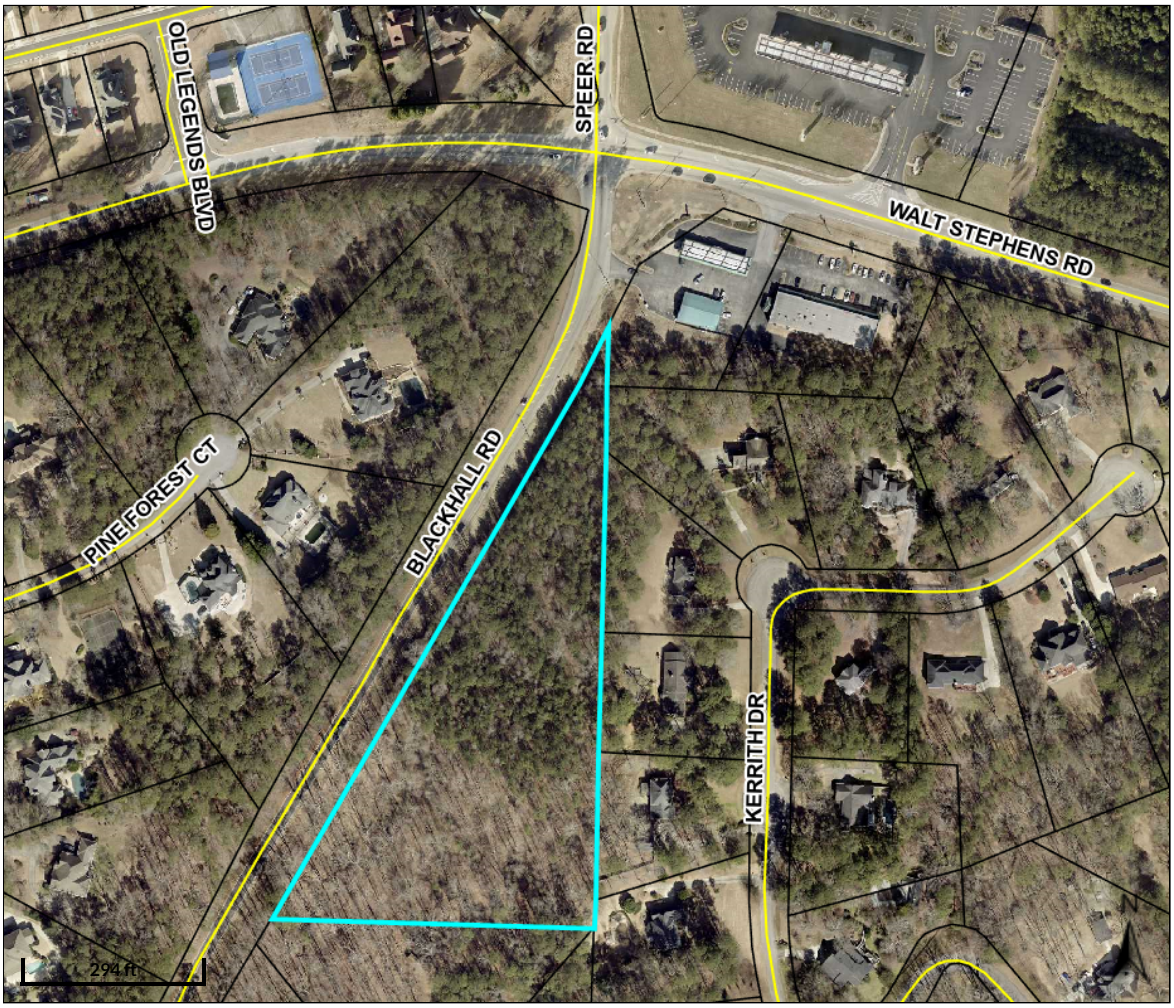
COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-08 FOR PARCEL #013-01018000 ON THE EAST SIDE OF BLACKHALL ROAD.

BACKGROUND INFORMATION:

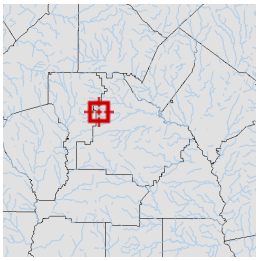
STAFF RECOMMENDATION: APPROVAL.

Staff Signature_____

Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	013-01018000	**Class**	R	**Owner**	JOYCE KEMPER-HAGER	**Land**	$95,900			
Property		**Acreage**	7.1	**Address**	LIVING TRUST	**Value:**				
Address					JOYCE KEMPER-HAGER AS	**Building**	$0	**Last 2 Sales**		
District	City/Stockbridge				TRUSTEE	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					818 EAGLE DRIVE	**Misc**	$0	11/4/2019	$0	FAMLY/GIFT	U
					GRIFFIN GA 30223	**Value:**		1/1/1960	$0	n/a	U
						Total	$95,900				
						Value:					

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 11/7/2024
Last Data Uploaded: 11/7/2024 1:10:18 AM

Developed by SCHNEIDER GEOSPATIAL

RESERVED FOR CLERK OF THE SUPERIOR COURT

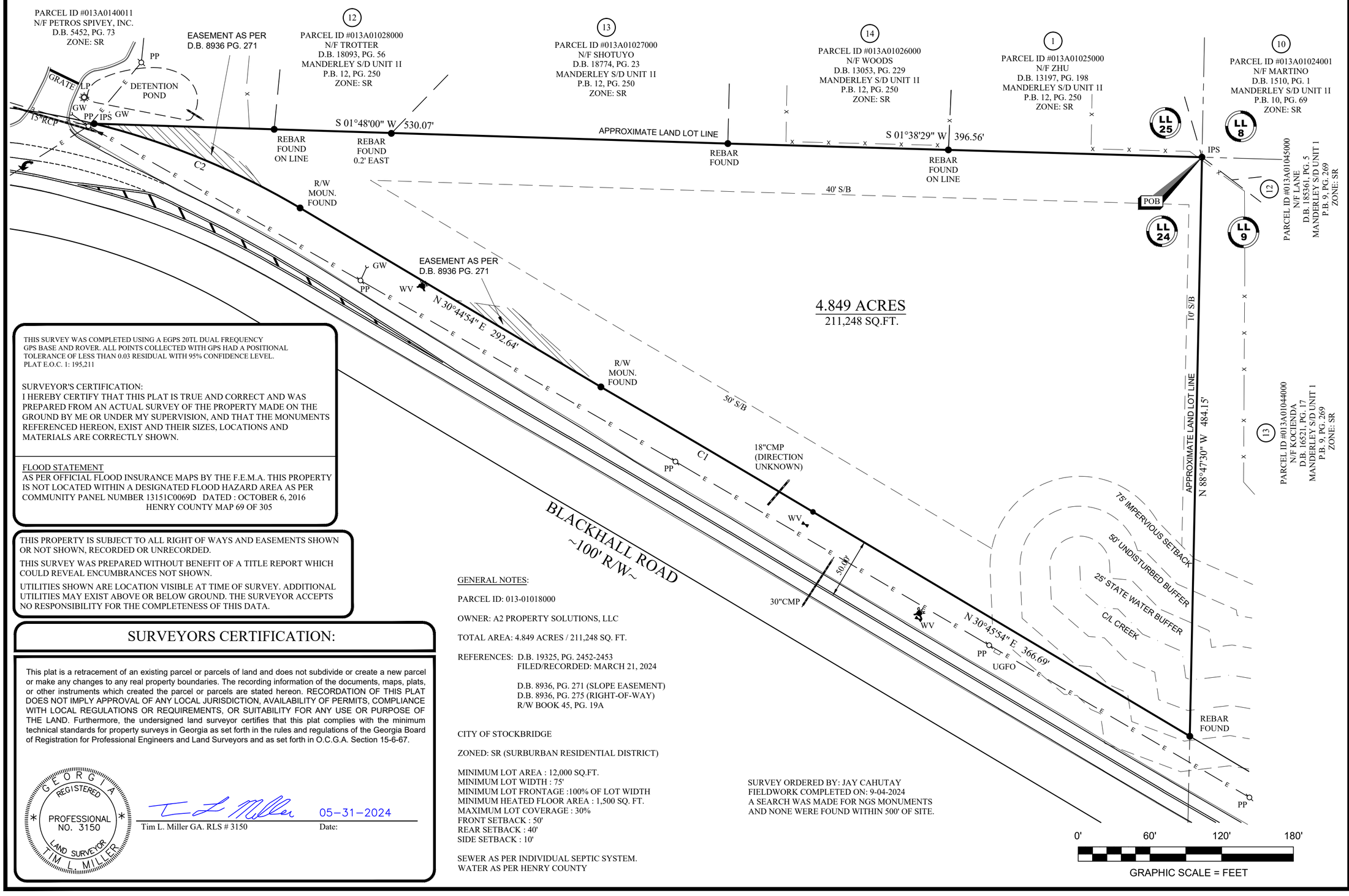
LEGEND

LP = LIGHT POLE
PP = POWER POLE
POB = POINT OF BEGINNING
D.B. = DEED BOOK
P.B. = PLAT BOOK
PG. = PAGE
N/F = NOW OR FORMERLY
EX. = EXISTING
R/W = RIGHT OF WAY
CTP = CRIMP TOP PIPE
OTP = OPEN TOP PIPE
IPS = IRON PIN SET (#4 REBAR)
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE

WOODEN POWER POLE -----
WOODEN POWER POLE -----
EX. OVERHEAD POWER LINES ——E——
EX. FENCE ——x——
STORM PIPE----------
EX. WATER VALVE-----
FIRE HYDRANT ---------
EX. ASPHALT ----------

CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	15189.57'	205.77'	205.77'	N 30°29'54" E
C2	630.00'	186.69'	186.01'	S 22°15'32" W

GRID NORTH
GA. WEST



THIS SURVEY WAS COMPLETED USING A EGPS 20TL DUAL FREQUENCY GPS BASE AND ROVER. ALL POINTS COLLECTED WITH GPS HAD A POSITIONAL TOLERANCE OF LESS THAN 0.03 RESIDUAL WITH 95% CONFIDENCE LEVEL.
PLAT E.O.C. 1: 195,211

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE MONUMENTS REFERENCED HEREON, EXIST AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN.

FLOOD STATEMENT
AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER COMMUNITY PANEL NUMBER 13151C0069D DATED : OCTOBER 6, 2016
HENRY COUNTY MAP 69 OF 305

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.

UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

SURVEYORS CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED PROFESSIONAL NO. 3150 LAND SURVEYOR TIM L MILLER

T L Miller 05-31-2024

Tim L. Miller GA. RLS # 3150 Date:

GENERAL NOTES:

PARCEL ID: 013-01018000

OWNER: A2 PROPERTY SOLUTIONS, LLC

TOTAL AREA: 4.849 ACRES / 211,248 SQ. FT.

REFERENCES: D.B. 19325, PG. 2452-2453
FILED/RECORDED: MARCH 21, 2024

D.B. 8936, PG. 271 (SLOPE EASEMENT)
D.B. 8936, PG. 275 (RIGHT-OF-WAY)
R/W BOOK 45, PG. 19A

CITY OF STOCKBRIDGE

ZONED: SR (SURBURBAN RESIDENTIAL DISTRICT)

MINIMUM LOT AREA : 12,000 SQ.FT.
MINIMUM LOT WIDTH : 75'
MINIMUM LOT FRONTAGE :100% OF LOT WIDTH
MINIMUM HEATED FLOOR AREA : 1,500 SQ. FT.
MAXIMUM LOT COVERAGE : 30%
FRONT SETBACK : 50'
REAR SETBACK : 40'
SIDE SETBACK : 10'

SEWER AS PER INDIVIDUAL SEPTIC SYSTEM.
WATER AS PER HENRY COUNTY

SURVEY ORDERED BY: JAY CAHUTAY
FIELDWORK COMPLETED ON: 9-04-2024
A SEARCH WAS MADE FOR NGS MONUMENTS AND NONE WERE FOUND WITHIN 500' OF SITE.

SIBLEY-MILLER
SURVEYING & PLANNING INC.
212 WEST CAMPGROUND RD
McDONOUGH, GA. 30253
PHONE: (770) 320-7555
FAX: (770) 320-7333
www."sibleysurveying.com"
*CIVIL ENGINEERING
*TOPOGRAPHICAL SURVEYS
*LAND DEVELOPMENT DESIGN
*CONSTRUCTION LAYOUT
*LAND PLANNING
*LAND SURVEYING

BOUNDARY SURVEY FOR:

A2 PROPERTY SOLUTIONS, LLC

TOTAL AREA = 4.849 ACRES
CITY OF STOCKBRIDGE
LAND LOT 24, 12th. DISTRICT
HENRY COUNTY, GEORGIA

PROJECT #: B24022

BOUNDARY SURVEY

DRAWN BY:	PWF
CHECKED BY:	TLM/KB
SCALE:	1" = 60'
DATE:	05/31/2024

SHEET: 1 OF 1

Stockbridge
Where Community Connects

TO: Mayor/Council
Planning Commission

FROM: Gordon Linton, Senior Planner

CC: R. Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: November 21, 2024 (Planning Commission)

December 9, 2024 (Mayor and Council)

Subject: CP-2024-08 For #013-01018000 (Blackhall Road)

I. PURPOSE

To Consider a Comprehensive Plan Amendment application to change the current future land use designation of a parcel that is located on the east side of Blackhall Road, south of Walt Stephens Road from Park/Recreation/Conservation to Low-Density Residential to allow for the division of the property into separate lots for single-family detached residential development.

The applicant also simultaneously submitted a rezoning application to rezone the subject property from SR (Suburban Residential) to RR (Rural Residential).

II. Project Information

Proposed Development	Single-family detached residential development
Site Address	The subject property is located on the east side of Blackhall Road which is south of Walt Stephens Road.
Parcel Identification	013-01018000

Parcel Acreage	4.849
Applicants	AP Property Solutions, LLC and Surender Sharma
Agent	Sibley-Miller Surveying and Planning, Inc.
Owner	Joyce Kemper-Hager Living Trust and Joyce Kemper-Hager as Trustee
Current Future Land Use Designation	Park/Recreation/Conservation
Proposed Future Land Use Designation	Low-Density Residential
Number of Proposed Units Per Acre	1.21 acres
Current Use	The subject property is currently vacant and is heavily wooded.

SURROUNDING LAND USE DESIGNATION

Location	Current Land Use	Current Future Land Use Designation
Property to the North	BP (Gas station)	Low Density Mixed Use
	Spivey Plaza (Shopping Center)	Low Density Mixed Use
	Legend's at Lake Spivey (Subdivision)	Medium Density Residential

Property to the South	Manderley Subdivision	Low Density Residential
Property to the East	Lost Valley on Lake Spivey (Subdivision) Legend's at Lake Spivey (Subdivision)	Medium Density Suburban (Henry County)
Property to the West	Manderley Subdivision	Low Density Residential

SURROUNDING LAND USE DENSITIES

Name of Subdivision	Units	Estimate Density Per Acres
Manderley Subdivision	73	1 unit per acre
Lost Valley on Lake Spivey	22	1 unit per acre
Legend's at Lake Spivey	100	2 units per acre
AP Property Solutions, LLC	**4**	**1.21 units per acre**

III. Findings of Fact

1. The surrounding land use designations that are in the vicinity of the area are as follows: Low Density Mixed Use and High Density Residential.

2. The applicant submitted a rezoning application to rezone the property from SR (Suburban Residential) to RR (Rural Residential).

3. The applicant submitted a subdivision plat to divide the subject property into four residential lots.

IV. Maps and Illustrations

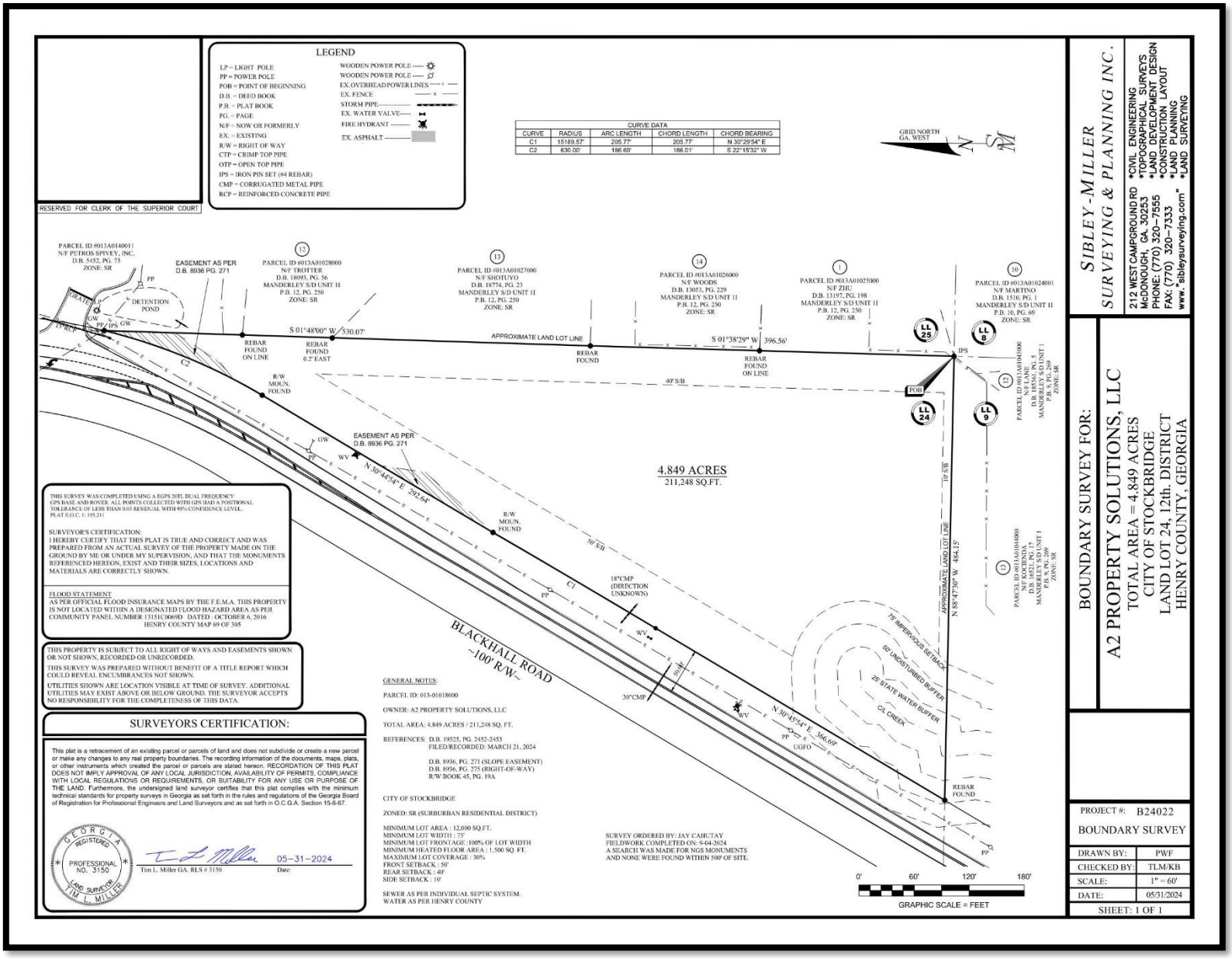
Vicinity Map



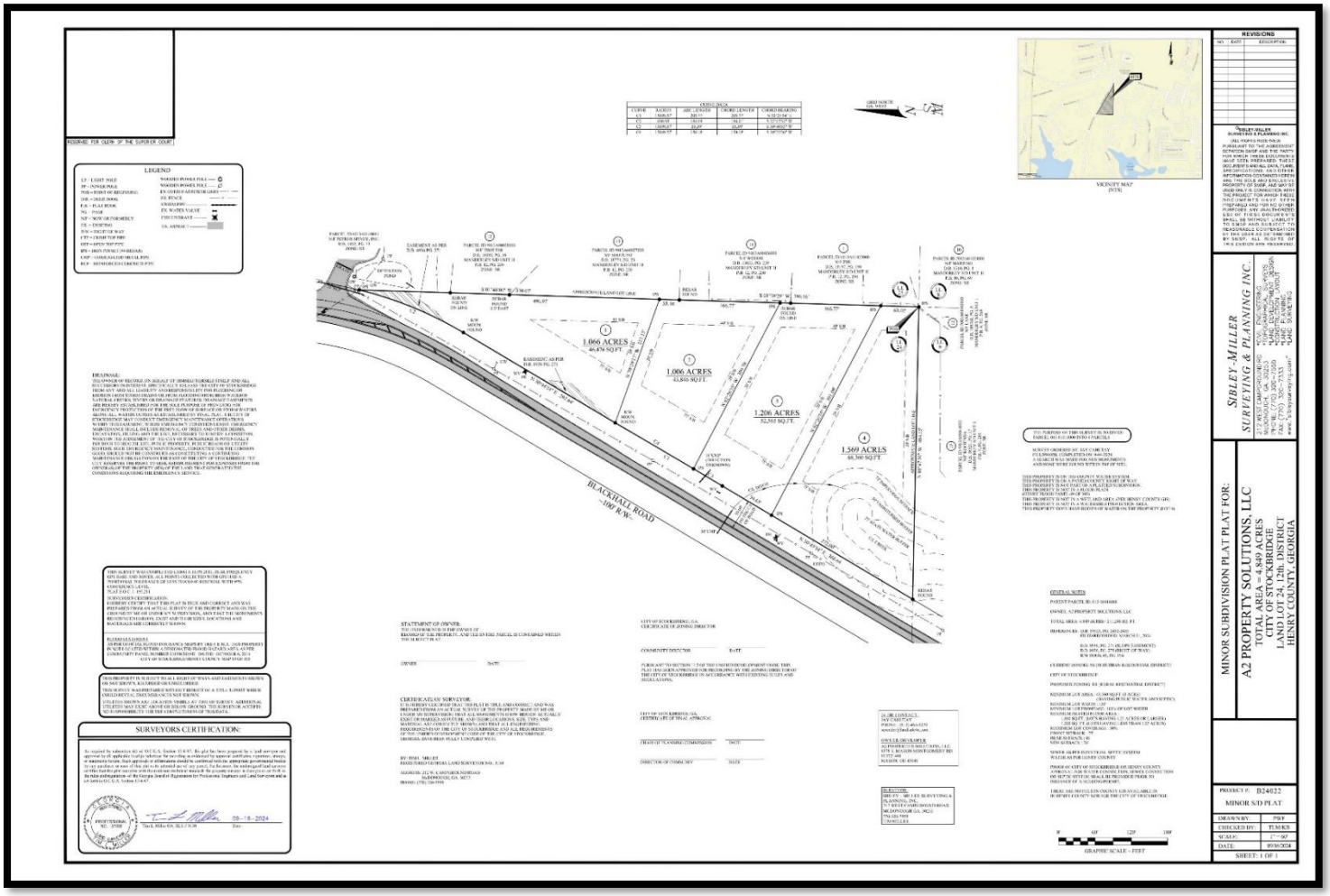
Aerial Photo with Site Plan



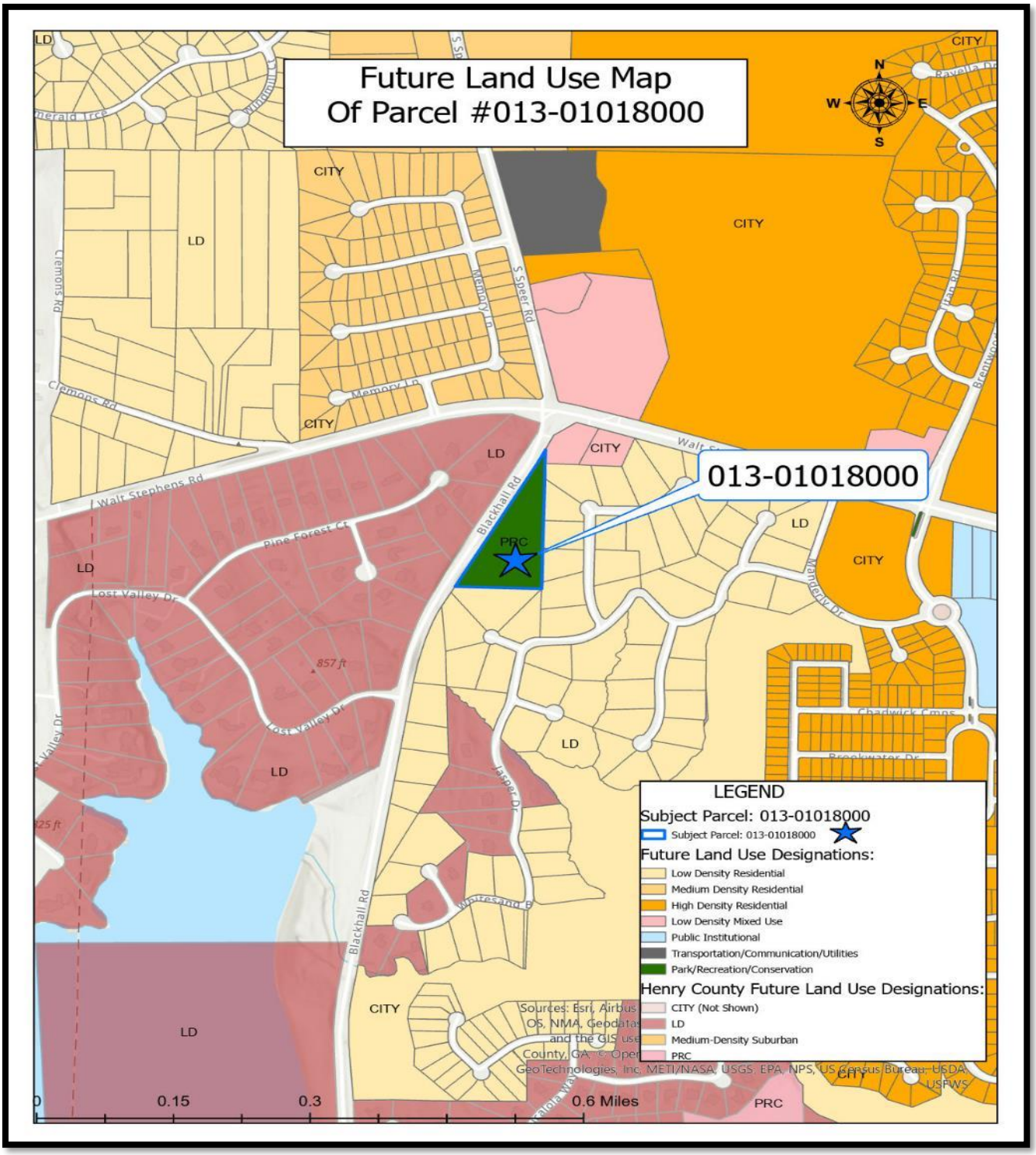
Survey of Subject Property



Plat Showing the Division of the Proposed Residential Lots at Blackhall Road



Future Land Use Map of 013-01018000 (Blackhall Road)



V. Analysis

Project Description

A2 Property Solutions, represented by Surender Sharma, proposes to subdivide the subject property, located at the east side of Blackhall Road, south of Walt Stephens Road, into four single family residential lots. These proposed residential lots range in size from 1.066 to 1.569 acres, totaling 4.849 acres.

Currently, the subject parcel has a current future land use designation of Park/Recreation/Conservation, which is not compatible with the requested RR (Rural Residential) zoning district. Therefore, the applicant has requested to change the future land use designation from Park/Recreation/Conservation to Low Density Residential. Page 49 of the 2024 Comprehensive Plan provides a list of compatible zoning districts that are found in the requested future land use designation of Low Density Residential, which includes the requested RR (Rural Residential) zoning district.

Staff Analysis

The applicant requests a **Comprehensive Plan Amendment** under the City of Stockbridge Unified Development Code Section **(Sec. 9.2.7):**

ANALYSIS OF REQUEST

1. Consistency with the Comprehensive Plan.

Currently, the subject property has a current future land use designation of Park/Recreation/Conservation, which is not compatible with the requested RR (Rural Residential) zoning district. Therefore, the applicant has requested to change the future land use designation from Park/Recreation/Conservation to Low Density Residential. Page 49 of the 2024 Comprehensive Plan provides a list of compatible zoning districts that are found in the requested future land use designation of Low Density Residential, which includes the requested RR (Rural Residential) zoning district.

The City of Stockbridge 2024 Comprehensive Plan states that the future land use designation of Low Density Residential are for properties that have a density range of 1 to 3.99 units per acre. Since the four lots have a total density of 1.21 units per acre, it meets the required density range of the Low-Density Residential future land use designation. In addition, the proposed single-family development meets the intent of the Low-Density Residential future land use designation, which states on Page 49:

- “This designation is intended for typical, large lot residential subdivision developments.”

Lastly, the proposed single-family development is consistent with the policy goals of the 2024 Comprehensive Plan on pages 42-44 that are listed below:

Community Goals and Policies (page 42-44)	To provide a variety of housing choices to suit the changing needs and lifestyles of City residents. **(Housing Goal)**
	Provide a mixture of housing options to attract young professionals, singles, and small families. **(Housing Policy)**
	To establish land use designations that meet the needs of the City and are consistent with the new UDC. **(Future Land Use Goal)**

2. Relation to the Zoning of the Property.

The applicant is requesting to rezone the subject property from SR (Suburban Residential) to RR (Rural Residential). The requested RR (Rural Residential) zoning district is compatible with the proposed Low Density Residential future land use designation.

3. Suitability of the Site's Location.

The subject property, located on the east side of Blackhall Road and south of Walt Stephens Road, is suitable for residential development. The proposal to subdivide the property into four single-family residential lots aligns with the 2024 Comprehensive Plan, which supports changing the land use from Park/Recreation/Conservation to Low Density Residential. This transition allows for the requested Rural Residential zoning district, making the site ideal for residential use. Each lot, ranging from 1.066 to 1.569 acres, provides ample space for homes, fitting well with the area's character and community needs.

4. Maintaining the Current Land Use Designation.

Keeping the current land use designation of Park/Recreation/Conservation for the property on Blackhall Road and Walt Stephens Road has important benefits. It

preserves green space, offers recreational areas for the community, and protects local wildlife habitats. This designation helps maintain the environmental balance and beauty of the area, contributing to residents' well-being and aligning with long-term conservation goals. Additionally, it prevents overdevelopment, preserving the neighborhood's rural character and tranquility.

VI. STAFF RECOMMENDATION

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2024-08 is consistent with the 2024 Comprehensive Plan in conjunction with the requested rezoning of RZ-2024-09 to rezone the parcel from SR (Suburban Residential) to RR (Rural Residential). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

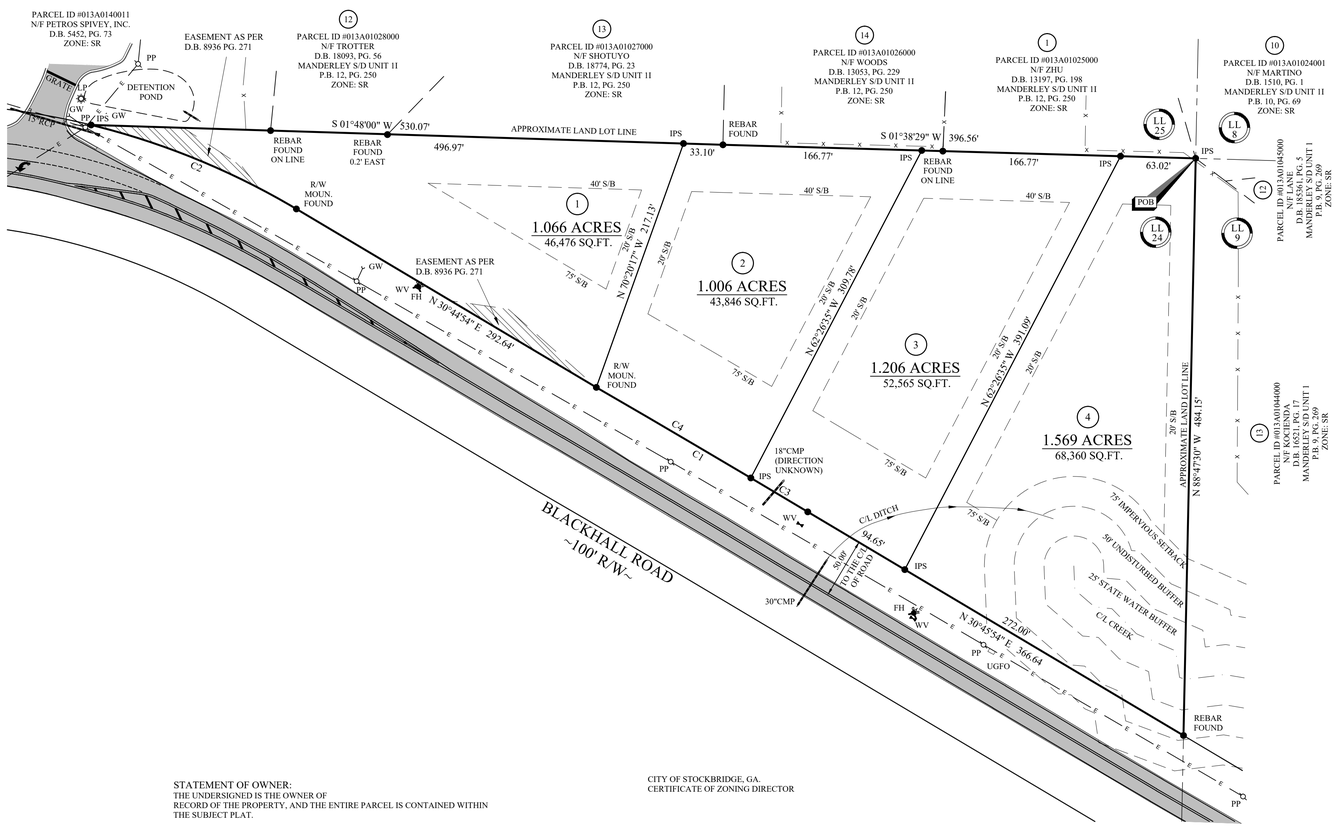
RESERVED FOR CLERK OF THE SUPERIOR COURT

LEGEND

LP = LIGHT POLE	WOODEN POWER POLE -----
PP = POWER POLE	WOODEN POWER POLE -----
POB = POINT OF BEGINNING	EX. OVERHEAD POWER LINES ----
D.B. = DEED BOOK	EX. FENCE ---- x ----
P.B. = PLAT BOOK	STORM PIPE----------
PG. = PAGE	EX. WATER VALVE-----
N/F = NOW OR FORMERLY	FIRE HYDRANT ---------
EX. = EXISTING	EX. ASPHALT ----------
R/W = RIGHT OF WAY	
CTP = CRIMP TOP PIPE	
OTP = OPEN TOP PIPE	
IPS = IRON PIN SET (#4 REBAR)	
CMP = CORRUGATED METAL PIPE	
RCP = REINFORCED CONCRETE PIPE	

DRAINAGE:
THE OWNER OF RECORD, ON BEHALF OF HIMSELF/HERSELF/ITSELF AND ALL SUCCESSORS IN INTEREST, SPECIFICALLY RELEASE THE CITY OF STOCKBRIDGE FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATEROF NATURAL CREEKS, RIVERS OR DRAINAGE FEATURES. DRAINAGE EASEMENTS ARE HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE OR STORM WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY FINAL PLAT. THE CITY OF STOCKBRIDGE MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT, WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL INCLUDE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE, NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGEMENT OF THE CITY OF STOCKBRIDGE IS POTENTIALLY INJUROUS TO HEALTH, LIFE, PUBLIC PROPERTY, PUBLIC ROADS OR UTILITY SYSTEMS. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHOULD NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF STOCKBRIDGE. THE CITY RESERVES THE RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER (S) OF THE PROPERTY (IES) OF THE LAND THAT GENERATED THE CONDITIONS REQUIRING THE EMERGENCY SERVICE.

CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	15189.57'	205.77'	205.77'	N 30°29'54" E
C2	630.00'	186.69'	186.01'	S 22°15'32" W
C3	15189.57'	55.59'	55.59'	S 30°46'53" W
C4	15189.57'	150.18'	150.18'	S 30°23'36" W





VICINITY MAP
(NTS)

THIS SURVEY WAS COMPLETED USING A EGPS 20TL DUAL FREQUENCY GPS BASE AND ROVER. ALL POINTS COLLECTED WITH GPS HAD A POSITIONAL TOLERANCE OF LESS THAN 0.03 RESIDUAL WITH 95% CONFIDENCE LEVEL.
PLAT E.O.C. 1: 195,211

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE MONUMENTS REFERENCED HEREON, EXIST AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN.

FLOOD STATEMENT
AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER COMMUNITY PANEL NUMBER 13151C0069D DATED : OCTOBER 6, 2016
CITY OF STOCKBRIGE/HENRY COUNTY MAP 69 OF 305

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.

UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

SURVEYORS CERTIFICATION:

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED PROFESSIONAL NO. 3150 LAND SURVEYOR TIM L. MILLER

Tim L. Miller GA. RLS # 3150 — Date: 09-16-2024

STATEMENT OF OWNER:
THE UNDERSIGNED IS THE OWNER OF RECORD OF THE PROPERTY, AND THE ENTIRE PARCEL IS CONTAINED WITHIN THE SUBJECT PLAT.

OWNER _____ DATE _____

CERTIFICATE OF SURVEYOR:
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOW HEREON ACTUALLY EXIST OR MARKED AS FUTURE, AND THEIR LOCATIONS, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE CITY OF STOCKBRIDGE AND ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF STOCKBRIDGE, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

BY: TIM L. MILLER
REGISTERED GEORGIA LAND SURVEYOR NO.. 3150

ADDRESS: 212 W. CAMPGROUND ROAD
McDONOUGH, GA. 30253
PHONE: (770) 320-7555

CITY OF STOCKBRIDGE, GA.
CERTIFICATE OF ZONING DIRECTOR

COMMUNITY DIRECTOR _____ DATE _____

PURSUANT TO SECTION 11.2 OF THE UNIFIED DEVELOPMENT CODE, THIS PLAT HAS BEEN APPROVED FOR RECORDING BY THE ZONING DIRECTOR OF THE CITY OF STOCKBRIDGE IN ACCORDANCE WITH EXISTING RULES AND REGULATIONS.

CITY OF STOCKBRIDGE, GA.
CERTIFICATE OF FINAL APPROVAL

CHAIR OF PLANNING COMMISSION _____ DATE _____

DIRECTOR of COMM DEV _____ DATE _____

24 HR CONTACT:
JAY CAHUTAY
PHONE : (513) 463-5270
surender@landsale4u.com

OWNER/DEVLOPER
A2 PROPERTIES SOLUTIONS, LLC
9378 S. MASON MONTGOMERY RD.
SUITE 401
MASON, OH 45040

SURVEYOR:
SIBLEY - MILLER SURVEYING & PLANNING, INC.
212 WEST CAMPGROUND ROAD
MCDONOUGH GA. 30253
770-320-7555
TIM MILLER

THE PURPOSE OF THIS SURVEY IS TO DIVIDE PARCEL 013-01018000 INTO 4 PARCELS

SURVEY ORDERED BY: JAY CAHUTAY
FIELDWORK COMPLETED ON: 9-04-2024
A SEARCH WAS MADE FOR NGS MONUMENTS AND NONE WERE FOUND WITHIN 500' OF SITE.

THIS PROPERTY IS ON THE COUNTY WATER SYSTEM.
THIS PROPERTY IS ON A PAVED COUNTY RIGHT OF WAY
THIS PROPERTY IS NOT PART OF A PLATTED SUBDIVISION.
THIS PROPERTY IS NOT IN A FLOOD PLAIN.
(HENRY FLOOD PANEL 69 OF 305)
THIS PROPERTY IS NOT IN A WETLAND AREA. (PER HENRY COUNTY GIS)
THIS PROPERTY IS NOT IN A WATERSHED PROTECTION AREA.
THIS PROPERTY DOES HAVE BODIES OF WATER ON THE PROPERTY (LOT 4)

GENERAL NOTES:

PARENT PARCEL ID: 013-01018000

OWNER: A2 PROPERTY SOLUTIONS, LLC

TOTAL AREA: 4.849 ACRES / 211,248 SQ. FT.

REFERENCES: D.B. 19325, PG. 2452-2453
FILED/RECORDED: MARCH 21, 2024

D.B. 8936, PG. 271 (SLOPE EASEMENT)
D.B. 8936, PG. 275 (RIGHT-OF-WAY)
R/W BOOK 45, PG. 19A

CURRENT ZONING: SS (SUBURBAN RESIDENTIAL DISTRICT)

CITY OF STOCKBRIDGE

PROPOSED ZONING: RR (RURAL RESIDENTIAL DISTRICT)

MINIMUM LOT AREA : 43,560 SQ.FT. (1 ACRE)
(HAVING PUBLIC WATER AND SEPTIC)
MINIMUM LOT WIDTH : 150'
MINIMUM LOT FRONTAGE :100% OF LOT WIDTH
MINIMUM HEATED FLOOR AREA :
1,000 SQ.FT. (LOTS HAVING 1.25 ACRES OR LARGER)
1,200 SQ. FT. (LOTS HAVING LESS THAN 1.25 ACRES)
MAXIMUM LOT COVERAGE : 30%
FRONT SETBACK : 75'
REAR SETBACK : 40'
SIDE SETBACK : 20'

SEWER AS PER INDIVIDUAL SEPTIC SYSTEM.
WATER AS PER HENRY COUNTY

PROOF OF CITY OF STOCKBRIDGE OR HENRY COUNTY APPROVAL FOR WATER CONNECTION, SEWER CONNECTION OR SEPTIC SYSTEM SHALL BE PROVIDED PRIOR TO ISSUANCE OF A BULDING PERMIT.

THERE ARE NO FULTON COUNTY GIS AVAILABLE IN IN HENRY COUNTY NOR FOR THE CITY OF STOCKBRIDGE

0' 60' 120' 180'
GRAPHIC SCALE = FEET

REVISIONS

NO.	DATE	DESCRIPTION

©SIBLEY-MILLER SURVEYING & PLANNING INC.
(ALL RIGHTS RESERVED)
PURSUANT TO THE AGREEMENT BETWEEN SMSP AND THE PARTY FOR WHICH THESE DOCUMENTS HAVE BEEN PREPARED, THESE DOCUMENTS AND ALL DATA, PLANS, SPECIFICATIONS, AND OTHER INFORMATION CONTAINED HEREIN ARE THE SOLE AND EXCLUSIVE PROPERTY OF SMSP, AND MAY BE USED ONLY IN CONNECTION WITH THE PROJECT FOR WHICH THESE DOCUMENTS HAVE BEEN PREPARED AND FOR NO OTHER PURPOSES. ANY UNAUTHORIZED USE OF THESE DOCUMENTS SHALL BE WITHOUT LIABILITY TO SMSP AND SUBJECT TO REASONABLE COMPENSATION BY THE USER AS DETERMINED BY SMSP. ALL RIGHTS OF THIS DESIGN ARE RESERVED.

SIBLEY-MILLER
SURVEYING & PLANNING INC.
212 WEST CAMPGROUND RD
McDONOUGH, GA. 30253
PHONE: (770) 320-7555
FAX: (770) 320-7333
www. sibleysurveying.com"
*CIVIL ENGINEERING
*TOPOGRAPHICAL SURVEYS
*LAND DEVELOPMENT DESIGN
*CONSTRUCTION LAYOUT
*LAND PLANNING
*LAND SURVEYING

MINOR SUBDIVISION PLAT PLAT FOR:

A2 PROPERTY SOLUTIONS, LLC

TOTAL AREA = 4.849 ACRES
CITY OF STOCKBRIDGE
LAND LOT 24, 12th. DISTRICT
HENRY COUNTY, GEORGIA

PROJECT #: B24022

MINOR S/D PLAT

DRAWN BY:	PWF
CHECKED BY:	TLM/KB
SCALE:	1" = 60'
DATE:	09/16/2024

SHEET: 1 OF 1

Surveyed Legal Description
Blackhall Road
Parcel 013-01018000

All that tract or parcel of land lying and being in Land Lot 24 of the 12th District, City of Stockbridge, Henry County Georgia, and being more particularly described as follows:
Beginning at a rebar set at the common Land Lot corners of Land Lots 8, 9, 24 & 25 of said District,
Thence S 88°47'30" E along the Southerly line of Land Lot 24 a distance of 484.15' to a rebar found on the Easterly right of way of Blackhall Rd. (100’ R/W);
Thence N 30°45'54" E along said right of way a distance of 366.69' to a point;
Thence with a curve turning to the left along said right of way, with an arc length of 205.77', with a radius of 15189.57', with a chord bearing of N 30°29'54" E, with a chord length of 205.77' to a rebar set;
Thence N 30°44'54" E along said right of way a distance of 292.64' to a point;
Thence with a curve turning to the left along said right of way, with an arc length of 186.69', with a radius of 630.00', with a chord bearing of N 22°15'32" E, with a chord length of 186.01' to a point;
Thence S 01°48'00" W leaving said right of way a distance of 530.07' to a rebar found;
Thence S 01°38'29" W a distance of 530.07' to the Point of Beginning;
Having An Area Of 211,247.6 Square Feet, 4.849 Acres

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT

2024 MAR 21 PM 12: 41

BK: 19325 PG: 2452-2453
Filed and Recorded
Mar-21-2024 01:33:31PM
DOC#: D2024-006339
Real Estate Transfer Tax Paid $125.00
0752024001818
SABRIYA HILL
CLERK OF SUPERIOR COURT Henry County GA.

AFTER RECORDING RETURN TO:
Jin H. Kim, Esq.
The Kim Firm, LLC
5755 North Point Parkway, Suite 50
Alpharetta, GA 30022
File No: 2023030120
Parcel #: 013-01018000

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE, made this **14th day of March, 2024**, by and between

Peggy Joyce Kemper-Hager, Trustee of Joyce Kemper-Hager Living Trust dated November 4, 2019

as party or parties of the first part, hereinafter called Grantor, and

A2 Property Solutions LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations ($10.00) Dollars in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lots 8, 9, 24 and 25 of the 12th District of Henry County, State of Georgia, which is shown on Exhibit C, attached herewith:
Beginning at an iron pin found on the southeastern side of the 100' right of way of Blackhall Road, located North 33 degrees 13 minutes 24 seconds East, 43.59' as measured along said right of way, from a right of way monument; and from said Point of Beginning thus established, run thence along said right of way, the following metes and bounds: North 31 degrees 48 minutes 03 seconds East, a distance of 466.79' to a right of way monument; continuing thence on a chord to the right bearing North 28 degrees 31 minutes 53 seconds East, on a radius of 6094.89', a chord distance of 596.55', which is an arc distance of 596.79' to an iron pin placed; thence departing said right of way, run thence-South 02 degrees 54 minutes 56 seconds West, a distance of 942.11' to an iron pin found; run thence North 87 degrees 37 minutes 14 seconds West, a distance of 483.42' to an iron pin found and the Point of Beginning. Plainly said, this description concurs with the boundary line(s) shown as the common corner of Land Lots 8, 9, 24 and 25 of the 12th District of Henry County, as shown on Plats recorded in Plat Book 4 page 271 for Lion County Safari, Plat Book 9 page 269 for Unit 1 "Manderly", and Plat Book 12 page 250 for Unit II "Manderly", all in Henry County records.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in fee simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of persons holding by, through, or under the Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

SIGNED, SEALED AND DELIVERED

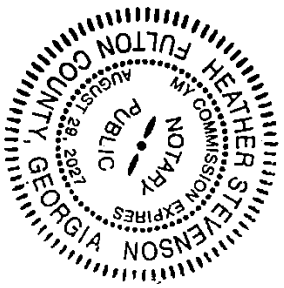
in the presence of:

Norman S. Hager
(Unofficial Witness)

_____ (SEAL)
(Notary Public)
My Commission Expires: 8/29/27

Joyce Kemper-Hager Living Trust
dated November 4, 2019

By: Peggy Joyce Kemper-Hager
Peggy Joyce Kemper-Hager,
Trustee



taylor | english

Taylor English Duma LLP 1600 Parkwood Circle, Suite 200, Atlanta, Georgia 30339
Main: 770.434.6868 Fax: 770.434.7376 taylorenglish.com

Steven L. Jones | Partner
Direct Dial: 678.336.7282
Cell Phone: 404.218.2756
E-mail: sjones@taylorenglish.com

November 21, 2024

VIA EMAIL: randerson@stockbridgega.org

City of Stockbridge, Georgia
Department of Community Development
Attn: Mr. Ryan Anderson
4602 North Henry Blvd.
Stockbridge, GA 30281
randerson@stockbridgega.org

Re: REZONING CASE #RZ-2024-09

Mr. Anderson:

Please accept this letter as notice that the above styled application is hereby withdrawn. This withdrawn is being submitted prior to the announcement of any conditions by any council, board, or commission.

Sincerely,



Steven L. Jones

Enclosures
cc: Applicant

taylor | english

Taylor English Duma LLP 1600 Parkwood Circle, Suite 200, Atlanta, Georgia 30339
Main: 770.434.6868 Fax: 770.434.7376 taylorenglish.com

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Direct Dial: 678.336.7282
Cell Phone: 404.218.2756
E-mail: sjones@taylorenglish.com

November 21, 2024

VIA EMAIL: randerson@stockbridgega.org

City of Stockbridge, Georgia
Department of Community Development
Attn: Mr. Ryan Anderson
4602 North Henry Blvd.
Stockbridge, GA 30281
randerson@stockbridgega.org

Re: COMPREHENSIVE PLAN AMENDMENT CASE #RZ-2024-08

Mr. Anderson:

Please accept this letter as notice that the above styled application is hereby withdrawn. This withdrawn is being submitted prior to the announcement of any conditions by any council, board, or commission.

Sincerely,



Steven L. Jones

Enclosures
cc: Applicant

City of Stockbridge

AGENDA ITEM

MEETING DATE

DECEMBER 9, 2024

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

FUNDING SOURCE

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☒ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

REZONING CASE #RZ-2024-09. Consideration of a rezoning request to rezone the property from 'RR' (Rural Residential) to 'SR' (Suburban Residential) to allow for the construction of single-family detached homes on four separate lots (not in a subdivision). Property Owners: Joyce Kemper-Hager Living Trust and Joyce Kemper-Hager as Trustee. Applicants: AP Property Solutions, LLC and Surender Sharma. Agent: Sibley-Miller Surveying and Planning, Inc. Property size: 4.849 +/- acres.

BACKGROUND INFORMATION:

Staff recommendation—Approval. The applicant submitted a withdrawal letter on November 21, 2024. Planning Commission action on November 21, 2024—Withdrawal.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

GRANTS ADMIN._____

ATTACHMENTS:

ITEM/PROJECT/EVENT:

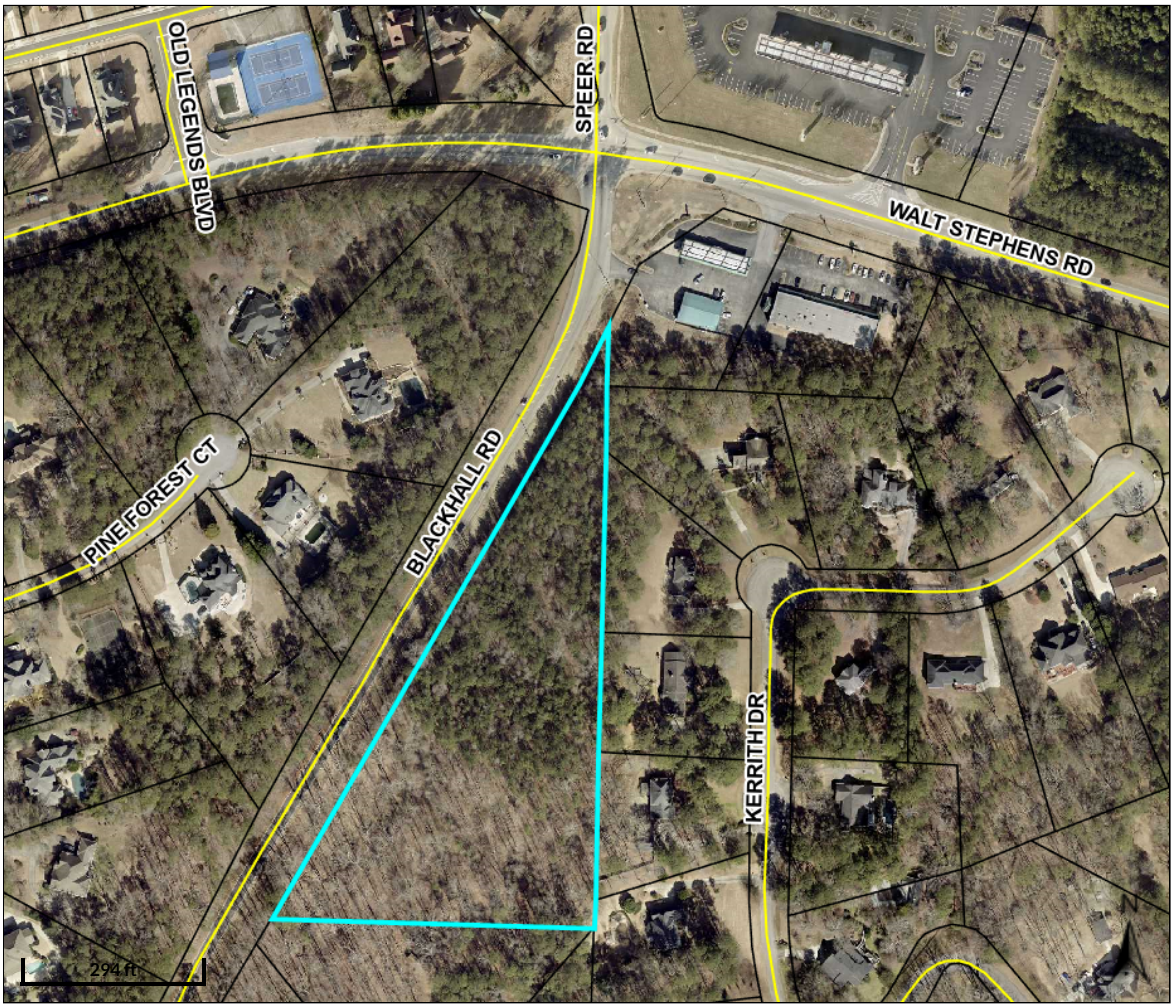
RZ-2024-09 FOR PARCEL #013-01018000 ON THE EAST SIDE OF BLACKHALL ROAD.

BACKGROUND INFORMATION:

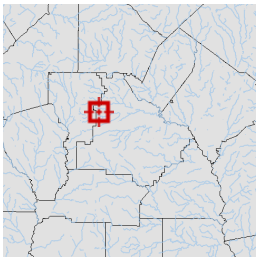
STAFF RECOMMENDATION: APPROVAL.

Staff Signature_____

Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	013-01018000	**Class**	R	**Owner**	JOYCE KEMPER-HAGER	**Land**	$95,900			
Property		**Acreage**	7.1	**Address**	LIVING TRUST	**Value:**				
Address					JOYCE KEMPER-HAGER AS	**Building**	$0	**Last 2 Sales**		
District	City/Stockbridge				TRUSTEE	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					818 EAGLE DRIVE	**Misc**	$0	11/4/2019	$0	FAMLY/GIFT	U
					GRIFFIN GA 30223	**Value:**		1/1/1960	$0	n/a	U
						Total	$95,900				
						Value:					

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 11/7/2024
Last Data Uploaded: 11/7/2024 1:10:18 AM

Developed by SCHNEIDER GEOSPATIAL

RESERVED FOR CLERK OF THE SUPERIOR COURT

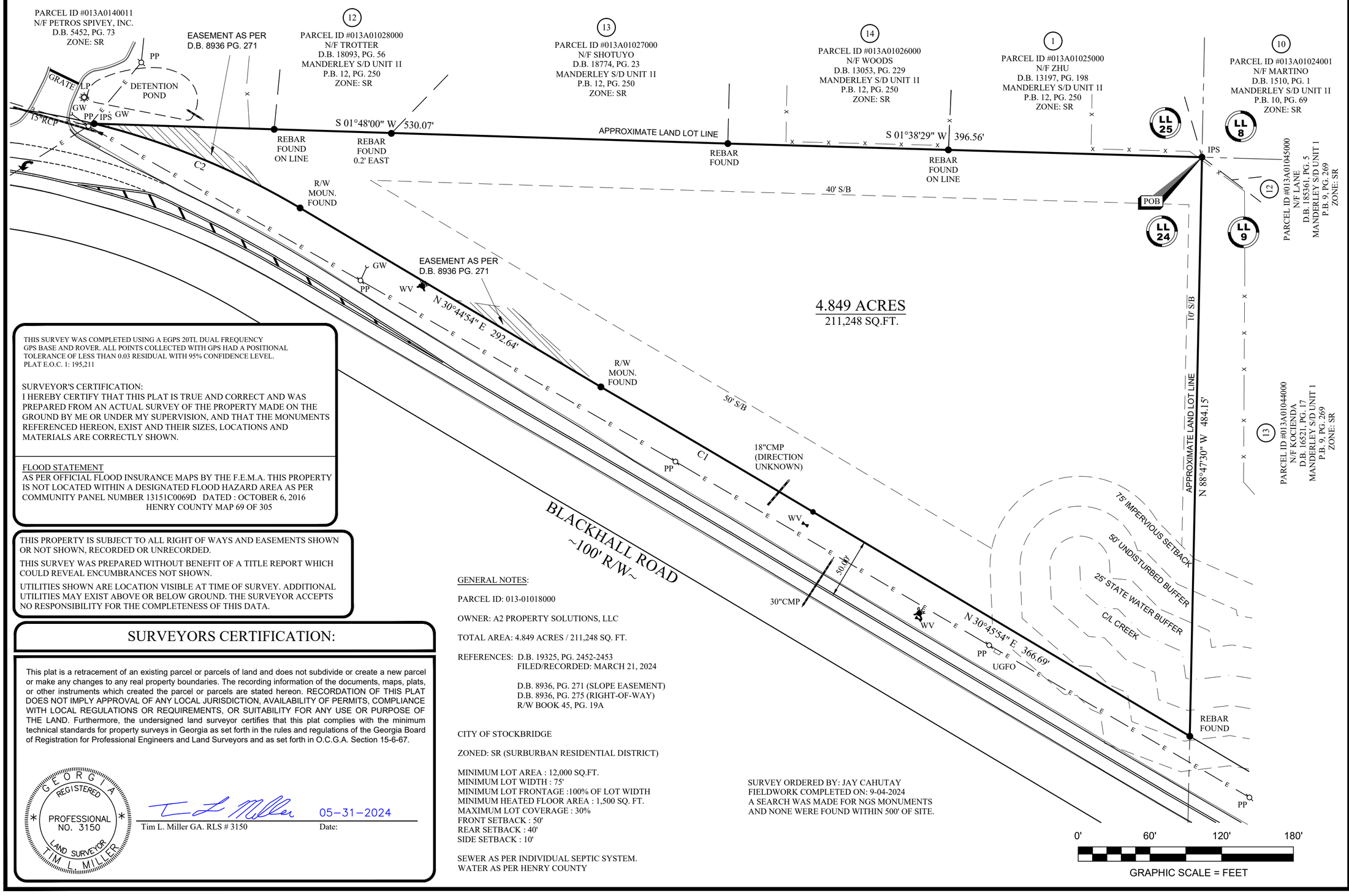
LEGEND

LP = LIGHT POLE
PP = POWER POLE
POB = POINT OF BEGINNING
D.B. = DEED BOOK
P.B. = PLAT BOOK
PG. = PAGE
N/F = NOW OR FORMERLY
EX. = EXISTING
R/W = RIGHT OF WAY
CTP = CRIMP TOP PIPE
OTP = OPEN TOP PIPE
IPS = IRON PIN SET (#4 REBAR)
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE

WOODEN POWER POLE -----
WOODEN POWER POLE -----
EX. OVERHEAD POWER LINES ——E——
EX. FENCE ——x——
STORM PIPE----------
EX. WATER VALVE-----
FIRE HYDRANT ---------
EX. ASPHALT ----------

CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	15189.57'	205.77'	205.77'	N 30°29'54" E
C2	630.00'	186.69'	186.01'	S 22°15'32" W

GRID NORTH
GA. WEST



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FLOOD STATEMENT
AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER COMMUNITY PANEL NUMBER 13151C0069D DATED : OCTOBER 6, 2016
HENRY COUNTY MAP 69 OF 305

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UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

SURVEYORS CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED PROFESSIONAL NO. 3150 LAND SURVEYOR TIM L MILLER

T L Miller 05-31-2024

Tim L. Miller GA. RLS # 3150 Date:

GENERAL NOTES:

PARCEL ID: 013-01018000

OWNER: A2 PROPERTY SOLUTIONS, LLC

TOTAL AREA: 4.849 ACRES / 211,248 SQ. FT.

REFERENCES: D.B. 19325, PG. 2452-2453
FILED/RECORDED: MARCH 21, 2024

D.B. 8936, PG. 271 (SLOPE EASEMENT)
D.B. 8936, PG. 275 (RIGHT-OF-WAY)
R/W BOOK 45, PG. 19A

CITY OF STOCKBRIDGE

ZONED: SR (SURBURBAN RESIDENTIAL DISTRICT)

MINIMUM LOT AREA : 12,000 SQ.FT.
MINIMUM LOT WIDTH : 75'
MINIMUM LOT FRONTAGE :100% OF LOT WIDTH
MINIMUM HEATED FLOOR AREA : 1,500 SQ. FT.
MAXIMUM LOT COVERAGE : 30%
FRONT SETBACK : 50'
REAR SETBACK : 40'
SIDE SETBACK : 10'

SEWER AS PER INDIVIDUAL SEPTIC SYSTEM.
WATER AS PER HENRY COUNTY

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FIELDWORK COMPLETED ON: 9-04-2024
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*LAND DEVELOPMENT DESIGN
*CONSTRUCTION LAYOUT
*LAND PLANNING
*LAND SURVEYING

BOUNDARY SURVEY FOR:

A2 PROPERTY SOLUTIONS, LLC

TOTAL AREA = 4.849 ACRES
CITY OF STOCKBRIDGE
LAND LOT 24, 12th. DISTRICT
HENRY COUNTY, GEORGIA

PROJECT #: B24022

BOUNDARY SURVEY

DRAWN BY:	PWF
CHECKED BY:	TLM/KB
SCALE:	1" = 60'
DATE:	05/31/2024

SHEET: 1 OF 1

Surveyed Legal Description
Blackhall Road
Parcel 013-01018000

All that tract or parcel of land lying and being in Land Lot 24 of the 12th District, City of Stockbridge, Henry County Georgia, and being more particularly described as follows:
Beginning at a rebar set at the common Land Lot corners of Land Lots 8, 9, 24 & 25 of said District,
Thence S 88°47'30" E along the Southerly line of Land Lot 24 a distance of 484.15' to a rebar found on the Easterly right of way of Blackhall Rd. (100’ R/W);
Thence N 30°45'54" E along said right of way a distance of 366.69' to a point;
Thence with a curve turning to the left along said right of way, with an arc length of 205.77', with a radius of 15189.57', with a chord bearing of N 30°29'54" E, with a chord length of 205.77' to a rebar set;
Thence N 30°44'54" E along said right of way a distance of 292.64' to a point;
Thence with a curve turning to the left along said right of way, with an arc length of 186.69', with a radius of 630.00', with a chord bearing of N 22°15'32" E, with a chord length of 186.01' to a point;
Thence S 01°48'00" W leaving said right of way a distance of 530.07' to a rebar found;
Thence S 01°38'29" W a distance of 530.07' to the Point of Beginning;
Having An Area Of 211,247.6 Square Feet, 4.849 Acres

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT

2024 MAR 21 PM 12: 41

BK: 19325 PG: 2452-2453
Filed and Recorded
Mar-21-2024 01:33:31PM
DOC#: D2024-006339
Real Estate Transfer Tax Paid $125.00
0752024001818
SABRIYA HILL
CLERK OF SUPERIOR COURT Henry County GA.

AFTER RECORDING RETURN TO:
Jin H. Kim, Esq.
The Kim Firm, LLC
5755 North Point Parkway, Suite 50
Alpharetta, GA 30022
File No: 2023030120
Parcel #: 013-01018000

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE, made this **14th day of March, 2024**, by and between

Peggy Joyce Kemper-Hager, Trustee of Joyce Kemper-Hager Living Trust dated November 4, 2019

as party or parties of the first part, hereinafter called Grantor, and

A2 Property Solutions LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations ($10.00) Dollars in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lots 8, 9, 24 and 25 of the 12th District of Henry County, State of Georgia, which is shown on Exhibit C, attached herewith:
Beginning at an iron pin found on the southeastern side of the 100' right of way of Blackhall Road, located North 33 degrees 13 minutes 24 seconds East, 43.59' as measured along said right of way, from a right of way monument; and from said Point of Beginning thus established, run thence along said right of way, the following metes and bounds: North 31 degrees 48 minutes 03 seconds East, a distance of 466.79' to a right of way monument; continuing thence on a chord to the right bearing North 28 degrees 31 minutes 53 seconds East, on a radius of 6094.89', a chord distance of 596.55', which is an arc distance of 596.79' to an iron pin placed; thence departing said right of way, run thence-South 02 degrees 54 minutes 56 seconds West, a distance of 942.11' to an iron pin found; run thence North 87 degrees 37 minutes 14 seconds West, a distance of 483.42' to an iron pin found and the Point of Beginning. Plainly said, this description concurs with the boundary line(s) shown as the common corner of Land Lots 8, 9, 24 and 25 of the 12th District of Henry County, as shown on Plats recorded in Plat Book 4 page 271 for Lion County Safari, Plat Book 9 page 269 for Unit 1 "Manderly", and Plat Book 12 page 250 for Unit II "Manderly", all in Henry County records.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in fee simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of persons holding by, through, or under the Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

SIGNED, SEALED AND DELIVERED

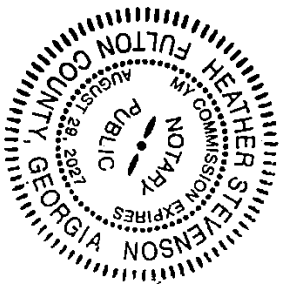
in the presence of:

Norman S. Hager
(Unofficial Witness)

_____ (SEAL)
(Notary Public)
My Commission Expires: 8/29/27

Joyce Kemper-Hager Living Trust
dated November 4, 2019

By: Peggy Joyce Kemper-Hager
Peggy Joyce Kemper-Hager,
Trustee



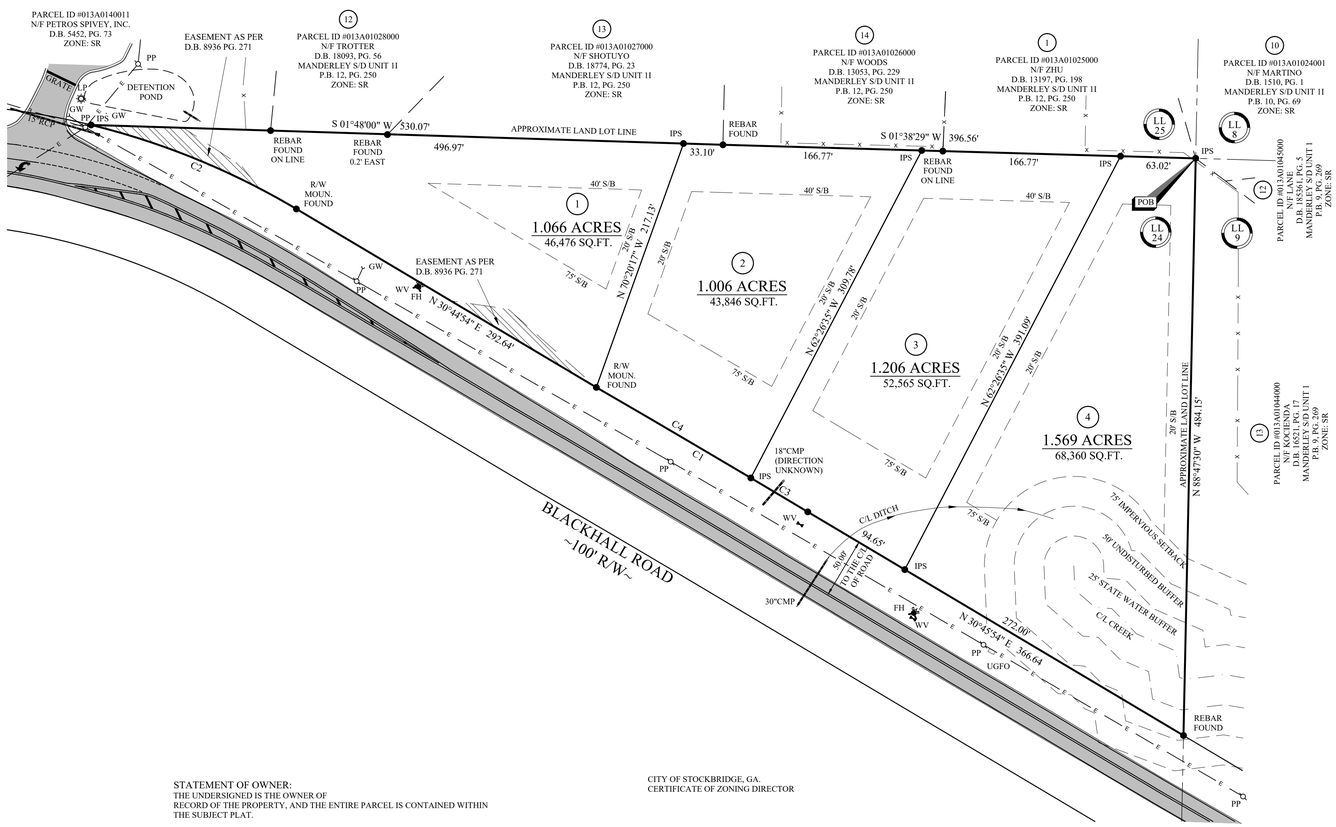
RESERVED FOR CLERK OF THE SUPERIOR COURT

LEGEND

LP = LIGHT POLE	WOODEN POWER POLE -----
PP = POWER POLE	WOODEN POWER POLE -----
POB = POINT OF BEGINNING	EX. OVERHEAD POWER LINES ----
D.B. = DEED BOOK	EX. FENCE ---- x ----
P.B. = PLAT BOOK	STORM PIPE----------
PG. = PAGE	EX. WATER VALVE-----
N/F = NOW OR FORMERLY	FIRE HYDRANT ---------
EX. = EXISTING	EX. ASPHALT ----------
R/W = RIGHT OF WAY	
CTP = CRIMP TOP PIPE	
OTP = OPEN TOP PIPE	
IPS = IRON PIN SET (#4 REBAR)	
CMP = CORRUGATED METAL PIPE	
RCP = REINFORCED CONCRETE PIPE	

DRAINAGE:
THE OWNER OF RECORD, ON BEHALF OF HIMSELF/HERSELF/ITSELF AND ALL SUCCESSORS IN INTEREST, SPECIFICALLY RELEASE THE CITY OF STOCKBRIDGE FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATEROF NATURAL CREEKS, RIVERS OR DRAINAGE FEATURES. DRAINAGE EASEMENTS ARE HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE OR STORM WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY FINAL PLAT. THE CITY OF STOCKBRIDGE MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT, WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL INCLUDE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE, NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGEMENT OF THE CITY OF STOCKBRIDGE IS POTENTIALLY INJUROUS TO HEALTH, LIFE, PUBLIC PROPERTY, PUBLIC ROADS OR UTILITY SYSTEMS. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHOULD NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF STOCKBRIDGE. THE CITY RESERVES THE RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER (S) OF THE PROPERTY (IES) OF THE LAND THAT GENERATED THE CONDITIONS REQUIRING THE EMERGENCY SERVICE.

CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	15189.57'	205.77'	205.77'	N 30°29'54" E
C2	630.00'	186.69'	186.01'	S 22°15'32" W
C3	15189.57'	55.59'	55.59'	S 30°46'53" W
C4	15189.57'	150.18'	150.18'	S 30°23'36" W





VICINITY MAP
(NTS)

THIS SURVEY WAS COMPLETED USING A EGPS 20TL DUAL FREQUENCY GPS BASE AND ROVER. ALL POINTS COLLECTED WITH GPS HAD A POSITIONAL TOLERANCE OF LESS THAN 0.03 RESIDUAL WITH 95% CONFIDENCE LEVEL.
PLAT E.O.C. 1: 195,211

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE MONUMENTS REFERENCED HEREON, EXIST AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN.

FLOOD STATEMENT
AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER COMMUNITY PANEL NUMBER 13151C0069D DATED : OCTOBER 6, 2016
CITY OF STOCKBRIGE/HENRY COUNTY MAP 69 OF 305

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.

UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

SURVEYORS CERTIFICATION:

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED PROFESSIONAL NO. 3150 LAND SURVEYOR TIM L. MILLER

Tim L. Miller GA. RLS # 3150 — Date: 09-16-2024

STATEMENT OF OWNER:
THE UNDERSIGNED IS THE OWNER OF RECORD OF THE PROPERTY, AND THE ENTIRE PARCEL IS CONTAINED WITHIN THE SUBJECT PLAT.

OWNER _____ DATE _____

CERTIFICATE OF SURVEYOR:
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOW HEREON ACTUALLY EXIST OR MARKED AS FUTURE, AND THEIR LOCATIONS, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE CITY OF STOCKBRIDGE AND ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF STOCKBRIDGE, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

BY: TIM L. MILLER
REGISTERED GEORGIA LAND SURVEYOR NO.. 3150

ADDRESS: 212 W. CAMPGROUND ROAD
McDONOUGH, GA. 30253
PHONE: (770) 320-7555

CITY OF STOCKBRIDGE, GA.
CERTIFICATE OF ZONING DIRECTOR

COMMUNITY DIRECTOR _____ DATE _____

PURSUANT TO SECTION 11.2 OF THE UNIFIED DEVELOPMENT CODE, THIS PLAT HAS BEEN APPROVED FOR RECORDING BY THE ZONING DIRECTOR OF THE CITY OF STOCKBRIDGE IN ACCORDANCE WITH EXISTING RULES AND REGULATIONS.

CITY OF STOCKBRIDGE, GA.
CERTIFICATE OF FINAL APPROVAL

CHAIR OF PLANNING COMMISSION _____ DATE _____

DIRECTOR of COMM DEV _____ DATE _____

24 HR CONTACT:
JAY CAHUTAY
PHONE : (513) 463-5270
surender@landsale4u.com

OWNER/DEVLOPER
A2 PROPERTIES SOLUTIONS, LLC
9378 S. MASON MONTGOMERY RD.
SUITE 401
MASON, OH 45040

SURVEYOR:
SIBLEY - MILLER SURVEYING & PLANNING, INC.
212 WEST CAMPGROUND ROAD
MCDONOUGH GA. 30253
770-320-7555
TIM MILLER

THE PURPOSE OF THIS SURVEY IS TO DIVIDE PARCEL 013-01018000 INTO 4 PARCELS

SURVEY ORDERED BY: JAY CAHUTAY
FIELDWORK COMPLETED ON: 9-04-2024
A SEARCH WAS MADE FOR NGS MONUMENTS AND NONE WERE FOUND WITHIN 500' OF SITE.

THIS PROPERTY IS ON THE COUNTY WATER SYSTEM.
THIS PROPERTY IS ON A PAVED COUNTY RIGHT OF WAY
THIS PROPERTY IS NOT PART OF A PLATTED SUBDIVISION.
THIS PROPERTY IS NOT IN A FLOOD PLAIN.
(HENRY FLOOD PANEL 69 OF 305)
THIS PROPERTY IS NOT IN A WETLAND AREA. (PER HENRY COUNTY GIS)
THIS PROPERTY IS NOT IN A WATERSHED PROTECTION AREA.
THIS PROPERTY DOES HAVE BODIES OF WATER ON THE PROPERTY (LOT 4)

GENERAL NOTES:

PARENT PARCEL ID: 013-01018000

OWNER: A2 PROPERTY SOLUTIONS, LLC

TOTAL AREA: 4.849 ACRES / 211,248 SQ. FT.

REFERENCES: D.B. 19325, PG. 2452-2453
FILED/RECORDED: MARCH 21, 2024

D.B. 8936, PG. 271 (SLOPE EASEMENT)
D.B. 8936, PG. 275 (RIGHT-OF-WAY)
R/W BOOK 45, PG. 19A

CURRENT ZONING: SS (SUBURBAN RESIDENTIAL DISTRICT)

CITY OF STOCKBRIDGE

PROPOSED ZONING: RR (RURAL RESIDENTIAL DISTRICT)

MINIMUM LOT AREA : 43,560 SQ.FT. (1 ACRE)
(HAVING PUBLIC WATER AND SEPTIC)
MINIMUM LOT WIDTH : 150'
MINIMUM LOT FRONTAGE :100% OF LOT WIDTH
MINIMUM HEATED FLOOR AREA :
1,000 SQ.FT. (LOTS HAVING 1.25 ACRES OR LARGER)
1,200 SQ. FT. (LOTS HAVING LESS THAN 1.25 ACRES)
MAXIMUM LOT COVERAGE : 30%
FRONT SETBACK : 75'
REAR SETBACK : 40'
SIDE SETBACK : 20'

SEWER AS PER INDIVIDUAL SEPTIC SYSTEM.
WATER AS PER HENRY COUNTY

PROOF OF CITY OF STOCKBRIDGE OR HENRY COUNTY APPROVAL FOR WATER CONNECTION, SEWER CONNECTION OR SEPTIC SYSTEM SHALL BE PROVIDED PRIOR TO ISSUANCE OF A BULDING PERMIT.

THERE ARE NO FULTON COUNTY GIS AVAILABLE IN IN HENRY COUNTY NOR FOR THE CITY OF STOCKBRIDGE

0' 60' 120' 180'
GRAPHIC SCALE = FEET

REVISIONS

NO.	DATE	DESCRIPTION

©SIBLEY-MILLER SURVEYING & PLANNING INC.
(ALL RIGHTS RESERVED)
PURSUANT TO THE AGREEMENT BETWEEN SMSP AND THE PARTY FOR WHICH THESE DOCUMENTS HAVE BEEN PREPARED, THESE DOCUMENTS AND ALL DATA, PLANS, SPECIFICATIONS, AND OTHER INFORMATION CONTAINED HEREIN ARE THE SOLE AND EXCLUSIVE PROPERTY OF SMSP, AND MAY BE USED ONLY IN CONNECTION WITH THE PROJECT FOR WHICH THESE DOCUMENTS HAVE BEEN PREPARED AND FOR NO OTHER PURPOSES. ANY UNAUTHORIZED USE OF THESE DOCUMENTS SHALL BE WITHOUT LIABILITY TO SMSP AND SUBJECT TO REASONABLE COMPENSATION BY THE USER AS DETERMINED BY SMSP. ALL RIGHTS OF THIS DESIGN ARE RESERVED.

SIBLEY-MILLER
SURVEYING & PLANNING INC.
212 WEST CAMPGROUND RD
McDONOUGH, GA. 30253
PHONE: (770) 320-7555
FAX: (770) 320-7333
www. sibleysurveying.com"
*CIVIL ENGINEERING
*TOPOGRAPHICAL SURVEYS
*LAND DEVELOPMENT DESIGN
*CONSTRUCTION LAYOUT
*LAND PLANNING
*LAND SURVEYING

MINOR SUBDIVISION PLAT PLAT FOR:

A2 PROPERTY SOLUTIONS, LLC

TOTAL AREA = 4.849 ACRES
CITY OF STOCKBRIDGE
LAND LOT 24, 12th. DISTRICT
HENRY COUNTY, GEORGIA

PROJECT #: B24022

MINOR S/D PLAT

DRAWN BY:	PWF
CHECKED BY:	TLM/KB
SCALE:	1" = 60'
DATE:	09/16/2024

SHEET: 1 OF 1

Rezoning Application

City of Stockbridge, Georgia

THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR REZONING APPLICATIONS TO BE HEARD BY THE CITY OF STOCKBRIDGE PLANNING COMMISSION.

PLEASE NOTE: ALL FEES ARE NON-REFUNDABLE. THERE ARE NO EXCEPTIONS.

ALL APPLICANTS ARE REQUIRED TO SCHEDULE AND ATTEND A PRE-APPLICATION MEETING WITH THE CITY OF STOCKBRIDGE PLANNING AND ZONING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PLEASE CALL THE OFFICE AT (770) 389-7900 TO SCHEDULE AN APPOINTMENT.

NO PRE-APPLICATION MEETING WILL BE CONDUCTED WITHOUT AN APPOINTMENT.

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT THE PLANNING AND ZONING DIVISION OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY, AT (770) 389-7900.

MEETING LOCATIONS—ALL PLANNING COMMISSION MEETINGS WILL BE HELD VIRTUALLY (BY ZOOM) UNTIL FURTHER NOTICE.

[Form revised on 1/19/22.]

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant: A2 Property Solutions LLC / Surender Sharma Phone: 513-297-5240 Date: 10/3/2024

Address Applicant: 9378 S. Mason Montgomery Rd, Suite 401 Fax _____ Cell # _____

City: Mason State: OH Zip: 45040 E-mail: surender@dealforland.com

Name of Agent: Sibley Miller Surveying & Planning Inc Phone: 770-320-7555 Date: _____

Address Agent: PO Box 2511 / 212 W Campground Rd Fax _____ Cell # _____

City: McDonough State: GA Zip: 30253 E-mail: karmon@sibleysurveying.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT HE OR SHE IS THE OWNER, OR AGENT OF THE OWNER, OF THE PROPERTY DESCRIBED BELOW, AND IS REQUESTING A REZONING OF THE PROPERTY.

Rezoning being requested RR (Rural Residential)

The property will be POSTED with a City of Stockbridge rezoning sign. The sign must remain on the subject property for no less than fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason. YS Acknowledgement

Address of Property: Blackhall Rd

Nearest intersection to the property: Walt Stephens Rd
(Street Address)

Size of Tract: 4.849 acre(s), Land Lot Number(s): 24, District(s): 12

Property Tax Parcel Number(s): 013-01018000 **(Required)**

Willow Wilson
Witness' Signature

Surender Sharma
Signature of Applicant

Willow Wilson
Printed Name of Witness

Surender Sharma
Printed Name of Applicant

Chastity F Byers
Notary

Signature of Agent

NOTARY STAMP:

NOTARIAL SEAL STATE OF OHIO

Chastity F Byers
Notary Public, State of Ohio
My Commission Expires 8-10-2025
Comm# 2020-RE-818235

(For Office Use Only)

Total Amount Paid $_____ Cash____Check #_____Received by:_____*(FEES ARE NON-REFUNDABLE)*

Application checked by:_____Date:_____ Map Number(s): _____

Pre-application meeting: _____Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at Blackhall Rd [address], with Parcel Number 013-01018000, which is the subject of this application.

Name of Property Owner: A2 Property Solutions LLC

Property Owner's Address: 9378 S. Mason Montgomery Rd, Suite 401

Telephone: 513-297-5240 E-mail: surender@dealforland.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: Surender Sharma Date: 10/3/2024

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): Tim Miller, Karmon Babb

Company/law firm (if applicable): Sibley Miller Surveying & Planning Inc

Telephone, E-Mail, & Address: 770-320-7555 PO Box 2511 / 212 W Campground Rd McDonough GA 30253 tim@sibleysurveying.com karmon@sibleysurveying.com

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

Surender Sharma

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

10/3/2024

Date

Chastity F Byers

Signature of Notary Public

Chastity F Byers

Printed Name of Notary Public

10/3/2024

Date

Notary Public's Seal or Stamp:

NOTARIAL SEAL

Chastity F Byers

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes [ ] No [✔]

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 3rd day of October, 2024

Surender Sharma

Applicant's Name - Printed

Surender Sharma

Signature of Applicant/Property Owner/Agent

N/A

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 3rd day of October, 2024

Chastity F Byers

Notary Public

NOTARIAL SEAL STATE OF OHIO

Chastity F Byers
Notary Public, State of Ohio
My Commission Expires 8-10-2025
Comm# 2020-RE-818235

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

Karmon

From: fritz jacques <fritz.jacques@hcwa.com>
Sent: Thursday, June 27, 2024 12:40 PM
To: Karmon
Cc: allan branan
Subject: FW: Question (Blackhall Rd) Parcel No. 013-01018000
Attachments: B24022 Division Survey (18x24) 5 Lots Blackhall Rd COS.pdf

Karmon,

Please be advised that the lots noted on the attached final plat will be served by public water service provided by Henry County Water Authority upon purchase of meter(s) and payment of water impact fees. Public sewer is not available.

Regards,

Fritz Jacques | Engineering Supervisor
Henry County Water Authority
100 Westridge Industrial Blvd. | McDonough, GA 30253
P: 678-583-3824

From: allan branan <allan.branan@hcwa.com>
Sent: Thursday, June 27, 2024 10:59 AM
To: fritz jacques <fritz.jacques@hcwa.com>
Subject: FW: Question (Blackhall Rd)

See attached

Allan Branan | Construction / Inspections Manager
Henry County Water Authority
100 Westridge Industrial Blvd. | McDonough, GA 30253
P: 678.583.3842

From: Karmon <karmon@sibleysurveying.com>
Sent: Thursday, June 27, 2024 10:49 AM
To: allan branan <allan.branan@hcwa.com>
Subject: RE: Question (Blackhall Rd)

This message came from outside of HCWA. Be wary of any attachments or links.

Here you go

Please make note of my new email address below. As of right now, I'm still receiving emails at reception@sibleysurveying.com, however I do not know how long that will be in effect.

Karmon Babb—Office Manager
PO Box 2511
McDonough, GA 30253

City of Stockbridge

Planning and Zoning Office

Septic System Information for Zoning Requests

4640 North Henry Boulevard; Stockbridge, GA 30281 (770) 389-7900

This form must be completed and submitted to the Planning and Zoning Office with all zoning applications for properties that are not served by public sewer.

Name of Applicant: A2 Property Solutions LLC Phone: 513-297-5240 Mobile: _____

Applicant Address: 9378 S Mason Montgomery Rd Suite 401 City, State: Mason OH Zip: 45040

Name of Agent: Sibley Miller Surveying & Planning Inc Phone: 770-320-7555 Mobile: _____

Agent Address: PO Box 2511 City, State: McDonough GA Zip: 30253

Request (Check one):

(Rezoning) (Current Zoning SR Requested Zoning RR) Conditional Use ____ Variance ____ Zoning Modification ____

For the Purpose of: Dividing parcel into 4 lots for SF Residential w/Septic

Property Address: Blackhall Rd Nearest Intersection to property: Walt Stephens Rd

Size of Tract 4.849 acres Land Lot (s) 24 District(s): 12

Property Tax Parcel Number(s): 013-01018000 Proposed Number of Lots: 4

Signature of Owner: Surender Sharma Printed Name of Owner: Surender Sharma

Signature of Agent: Karmon Babb Printed Name of Agent: Karmon Babb, Office Mgr

---

(To be Completed by Henry County Environmental Health)

Check all that apply

V There are suitable soils for the installation of a septic system on the subject property

_____ There are **not** suitable soils for the installation of a septic system on the subject property

_____ There is an existing septic system on the subject property.

_____ The existing septic system will support the proposed development and/or use

_____ The existing septic system will **not** support the proposed development and/or use.

Comments: _____

Name of Person Completing: DON Lucas Title: EHSII

Signature: Don Lucas Date 10/4/22

E-mail Address: donald.lucas@dph.ga.gov Phone Number: 470-661-0044

Sibley-Miller Surveying & Planning, Inc.
Land Surveyors and Planners
GA R.L.S NC P.L.S TN P.L.S
P.O. Box 2511, McDonough, GA 30253

Telephone: (770) 320-7555
Facsimile: (770) 320-7333
www.sibleysurveying.com

Date: October 3, 2024

Project: Blackhall Rd 4.849 acres City of Stockbridge Parcel # 013-01018000

To: The City of Stockbridge, Community Development Dept.
4640 North Henry Blvd, Second Floor, Stockbridge GA 30281
678-833-3340

LETTER OF INTENT

It is the intent of the property owner, A2 Property Solutions LLC (Surender Sharma), to divide the above parcel into 4 single family residential lots. Sewer service isn't available anywhere near the property. The property is currently zoned SR. In order to accomplish the division so the property owner can sell these lots, the property needs to be rezoned to RR to be able to utilize septic systems. Also, the current Comprehensive Land Use is Recreation/Conservation & needs to be amended to Low Density Residential, which would match all surrounding properties. We respectfully ask the City of Stockbridge (Community Development Dept. &/or Mayor & Council) to approve these requests for rezoning & amendment of Comprehensive Land Use designation.

Tim L Miller, Ga. RLS #3150



WE APPRECIATE YOUR BUSINESS
LAND SURVEYING LAND PLANNING ALTA SURVEY CIVIL ENGINEERING
COMMERCIAL DESIGN FEMA ELEVATION/LOMA CERTIFICATE RE-ZONING/SITE PLANS
TOPOGRAPHIC SURVEY CONSTRUCTION STAKING

If you have any questions, please contact me at tim@sibleysurveying.com or 770-320-7555.

Stockbridge
Where Community Connects

TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Senior Planner

CC: R. Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: November 21, 2024 (Planning Commission)

December 9, 2024 (Mayor and Council)

Subject: #RZ-2024-09 For #013-01018000 (Blackhall Road)

I. Purpose

Consider a rezoning request by AP Property Solutions, LLC and Surender Sharma to rezone a parcel that is located on the on the east side of Blackhall Road, south of Walt Stephens Road, from SR (Suburban Residential) to RR (Rural Residential) to allow for the division of the property into separate lots for single-family detached residential development.

The applicant also simultaneously submitted a Comprehensive Plan Amendment (CP-2024-08) to change the future land use designation of the parcel from Park/Recreation/Conservation to Low-Density Residential.

II. Project Information

Proposed Development	Single-family detached residential development
Site Address	The subject property is located on the east side of Blackhall Road which is south of Walt Stephens Road.
Parcel Identification	013-01018000

Parcel Acreage	4.849
Applicants	AP Property Solutions, LLC and Surender Sharma
Agent:	Sibley-Miller Surveying and Planning, Inc.
Owner:	Joyce Kemper-Hager Living Trust and Joyce Kemper-Hager as Trustee
Current Zoning:	SR (Suburban Residential)
Current Use:	The subject property is currently vacant and is heavily wooded.

SURROUNDING LAND USE AND ZONING

Location	Current Zoning	Current Land Use
Property to the North	C-1 (Neighborhood Commercial) C-1 (Neighborhood Commercial) C-1 (Neighborhood Commercial) PUD (Planned Unit Development)	BP (Gas station) Spivey Plaza (Shopping Center) Ingles Legends at Lake Spivey
Property to the South	SR (Suburban Residential)	Manderley Subdivision
Property to the East	R-1 (Single-Family Residence) Henry County PUD (Planned Unit	Lost Valley on Lake Spivey (Subdivision)

	Development)	
Property to the West	SR (Suburban Residential)	Manderley Subdivision

III. Finding of Facts

1. The subject property is surrounded by the following zoning districts: C-1 (Neighborhood Commercial), SR (Suburban Residential) and , R-1 (Single-Family Residence) - Henry County.

2. The applicant submitted a Comprehensive Plan Amendment (CP-2024-08) to change the current future land use designation from Park/Recreation/Conservation to Low-Density Residential.

3. The applicant submitted a subdivision plat to divide the subject property into four residential lots.

IV. Maps, Site Plan, and Renderings

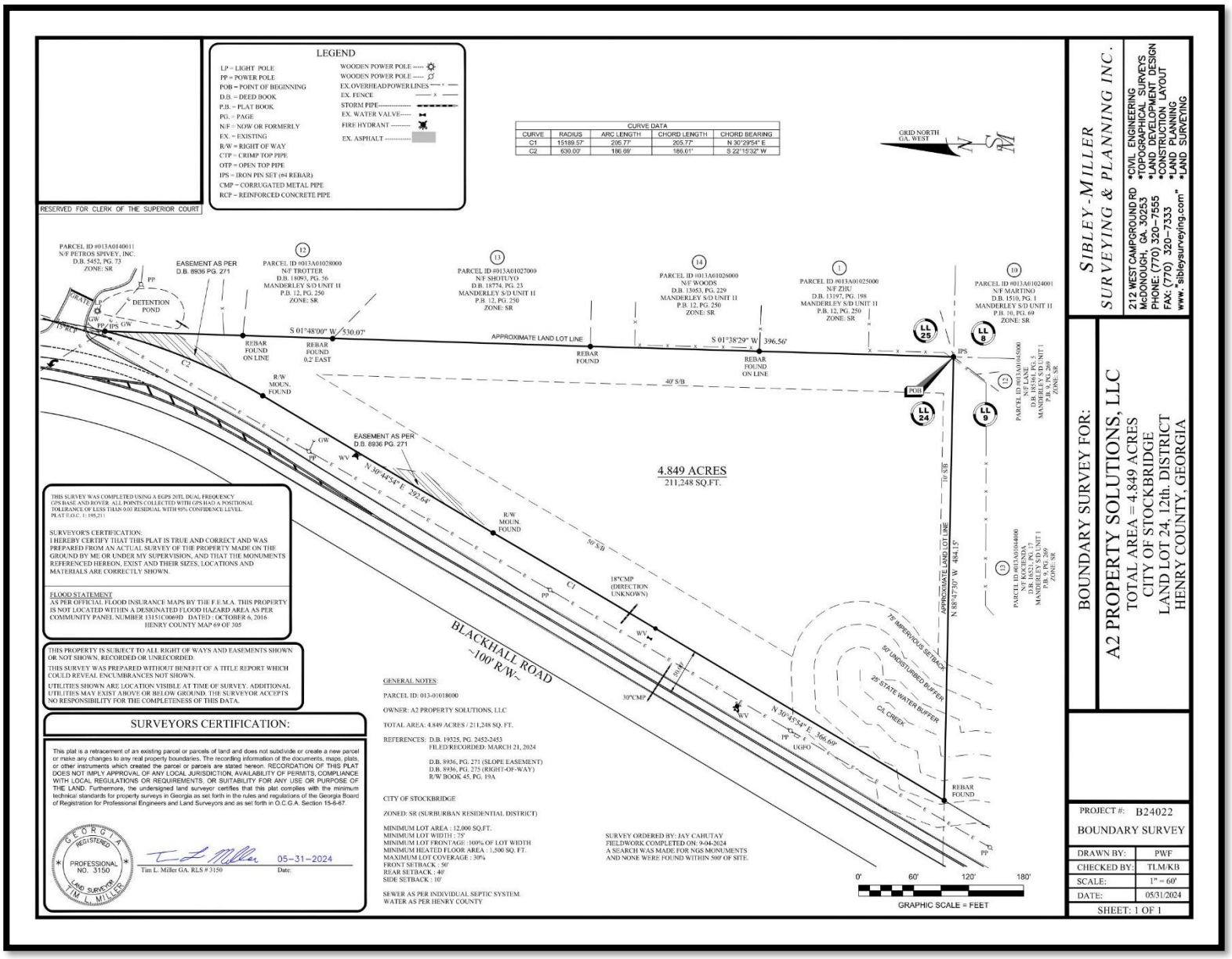
Vicinity Map



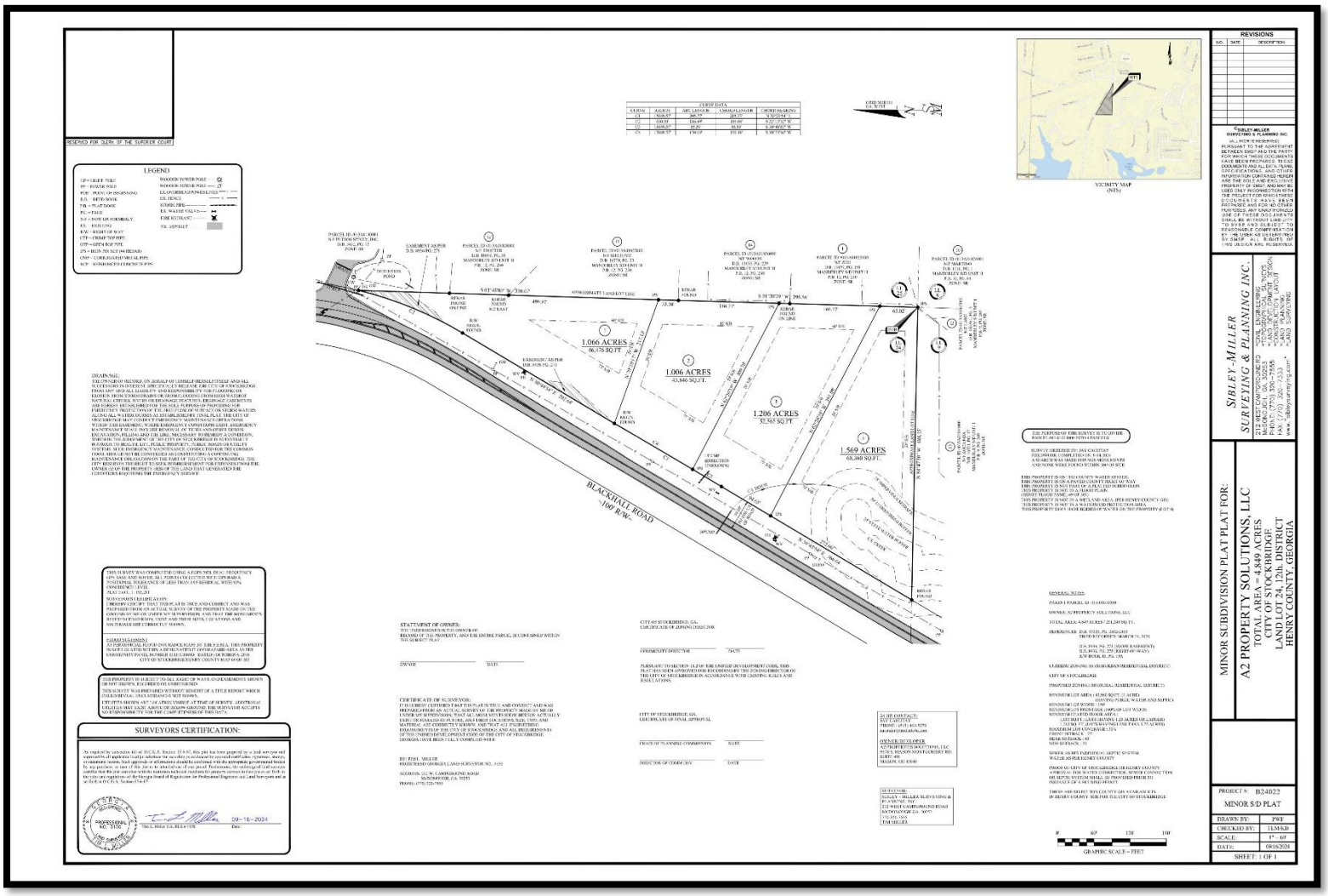
Aerial Photo with Site Plan



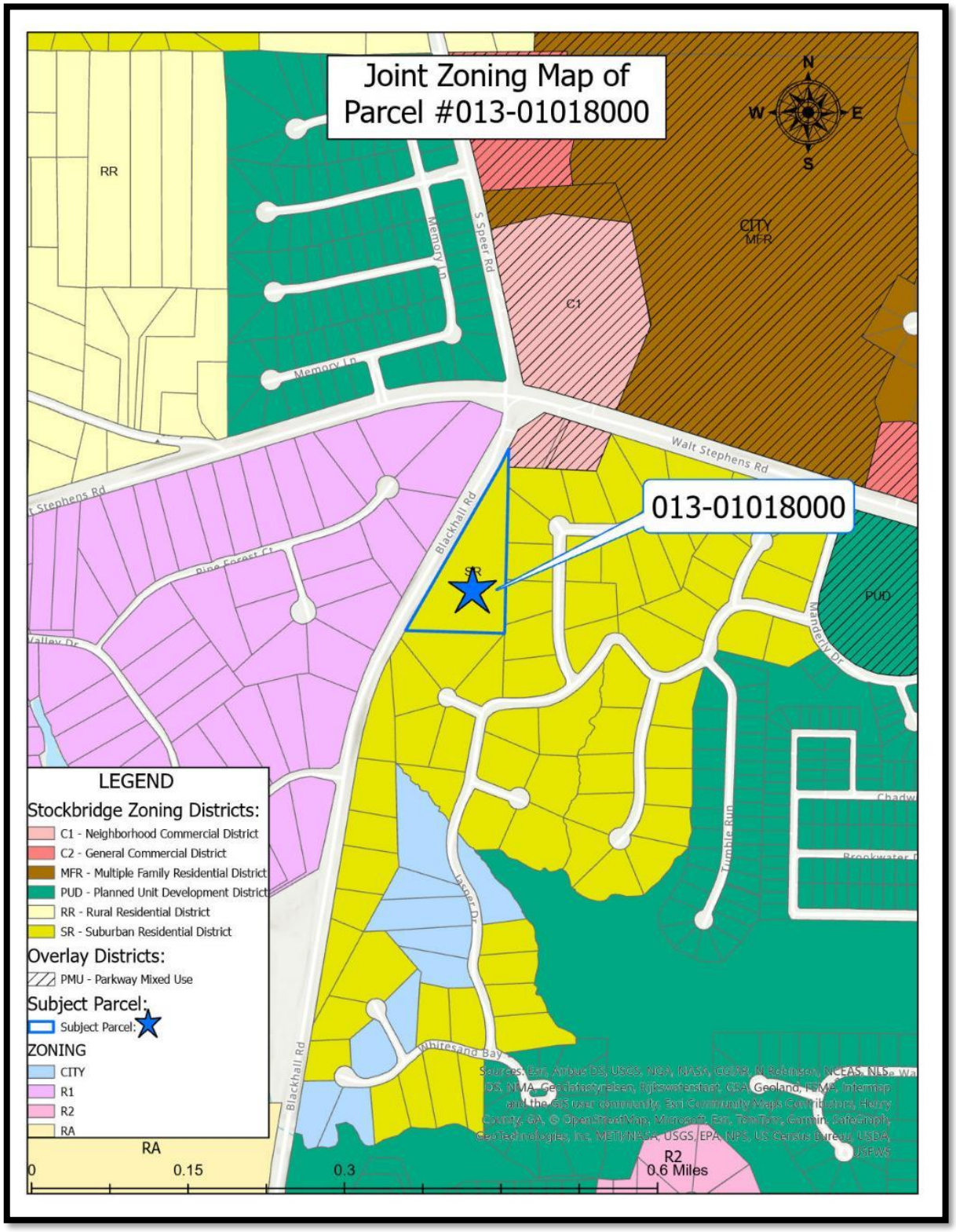
Survey of Subject Property



Plat Showing the Division of the Proposed Residential Lots at Blackhall Road



Joint Zoning Map of #013-01018000 (Blackhall Road)



V. Analysis

Project Description

A2 Property Solutions, represented by Surender Sharma, proposes to subdivide the subject property, located at the east side of Blackhall Road, south of Walt Stephens Road, into four single family residential lots. These proposed residential lots range in size from 1.066 to 1.569 acres, totaling 4.849 acres. Currently, sewer service is not available for the proposed residential lots to utilize. The current zoning of the subject property is SR (Suburban Residential), which does not allow the usage of septic systems. Therefore, the applicant is requesting to rezone the subject property from SR (Suburban Residential) to RR (Rural Residential). Section 2.4.1 of the Stockbridge Unified Development Code provides a list of permitted uses which includes single-family residences. The proposed lot sizes meet the minimum lot area requirement of 1 acre for properties using septic systems in this district.

Staff Analysis

The applicant requests a **Rezoning** under the City of Stockbridge Unified Development Code Section **(Sec. 9.2.1 C):**

The Planning Commission and the City Council shall consider the following standards in considering any proposal that would result in a change to the text or map of this UDC, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal.

ANALYSIS OF REQUEST

1. Consistency with the Comprehensive Plan.

Currently, the subject property has a future land use designation of Parks/Recreation/Conservation which is not compatible with the requested RR (Rural Residential) zoning district. Therefore, the applicant is requesting to change the current future land use designation from Parks/Recreation/Conservation to Low-Density Residential.

Page 49 of the 2024 Comprehensive Plan provides a list of zoning districts that are compatible with the requested Low-Density Residential future land use designation, which includes the proposed RR (Rural Residential) zoning district. The proposed density of 1.21 units per acre meets the required range of the requested future land use designation of Low-Density Residential which is 1 to 3.99 units per acre.

The proposed single-family detached residential development meet the intent of the requested future land use designation of the Low-Density Residential future land use designation, which states that it is “intended for typical, large lot residential subdivision developments.”

2. The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code.

The proposed single-family residential development meets the intent and purpose of the Stockbridge Unified Development Code. The proposed RR zoning district encourages low-density development which results in less traffic, which can contribute to safer road conditions on Blackhall Road. Since the proposed subject property is not located within a designated flood hazard area, it secures safely for the incoming residents. The proposed single-family residential development meets the intent and purpose of the RR zoning district since it will preserve both the mixed agricultural and residential character of the land.

3. Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.

The requested rezoning of the subject property from SR (Suburban Residential) to RR (Rural Residential) will influence the vicinity of the area in various ways. First, the proposed residential lots will create a transition between the commercial areas located to the north (BP Gas station, Spivey Plaza, Ingles) and the surrounding residential neighborhoods (Manderley Subdivision and Lost Valley on Lake Spivey). The development of the proposed residential lots will improve the overall visual appeal of the surrounding area making it attractive for residents.

4. The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.

The subject property which comprises of 4.849 acres is well suited for development due to the flat topography. The drainage is managed through the easement and a detention pond. The site has access from Blackhall Road, which is a paved county right-of-way. The subject property is divided into four lots, each meeting the minimum area requirements for the requested RR zoning district. Of the four lots, Lot 4 is the largest lot with 1.569 acres. However, Lot 4 is located near a creek and includes a 25-foot buffer and a 50-foot undisturbed buffer that will be used to protect the creek and to manage the drainage. Therefore, Lot 4 requires careful planning but do not significantly impede the development potential.

5. The impact upon adjacent property owners should the request be granted.

The subject property is surrounded by both commercial and residential areas. It is bordered to the north by commercial establishments such as the BP Gas station, Spivey Plaza shopping center, and Ingle's supermarket. This proximity to commercial areas will provide future residents with easy access to shopping, dining, and other services. The proposed single-family development is adjacent to residential neighborhoods, including the Manderley Subdivision and Lost Valley on Lake Spivey, offering a balance of community and convenience. According to the Georgia Department of Transportation Traffic Data Counts, the average daily traffic count on Blackhall Road was 8,650 in 2023. Therefore, the proposed development is unlikely to significantly increase traffic congestion in the area due to the already low traffic volume.

6. The potential impact of the rezoning on City infrastructure including water and sewage system.

A letter that was issued by the Henry County Water Authority on June 27, 2024, states that the lots will be served by public water. However, this will require the applicant to purchase the meters and payment of the water impact fees. Public sewer is not available for the subject property so the proposed single-family development will rely on the individual septic systems. To accommodate this, the applicant requested to rezone the subject property from SR (Suburban Residential) to RR (Rural Residential), which is critical for facilitating the division and sale of the proposed lots.

7. The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

The proposed single-family development is anticipated to have a minimal impact on the adjacent thoroughfares and traffic volumes. According to the Georgia Department of Transportation, Blackhall currently experiences a low traffic count of 8,650 vehicles per day. The development will utilize the existing access points from Blackhall Road. The proximity to the commercial areas such as the BP gas station, the Spivey Plaza shopping center, and the Ingles supermarket will provide convenient access for future residents, encouraging pedestrian movement and reducing the need for long vehicular trips. Enhancing the pedestrian infrastructure along Blackhall Road will improve both the safety and connectivity.

8. The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan.

The applicant's request to rezone the subject properties from SR (Suburban Residential) to RR (Rural Residential) aligns with the overall intent of the Stockbridge Unified Development Code. The proposed change supports lower density, large lot residential development, which is consistent with the overall goal of the 2024 Comprehensive Plan which is promoting sustainable growth and preserving the rural character of the area.

9. The ability of the subject land to be developed as it is presently zoned.

The subject property which is currently zoned SR (Suburban Residential) can be developed for residential purposes due to its existing compatibility with the nearby subdivisions and the existing infrastructure.

IV. STAFF RECOMMENDATION

Staff recommends approval to rezone the subject property from SR (Suburban Residential) to RR (Rural Residential) to allow for the division of the property into separate lots for single-family detached residential development with the following conditions:

1. The developer shall comply with the design standards of the RR zoning district as outlined in Section 2.4.1 of the Stockbridge Unified Development Code.

2. A 25-foot buffer shall be installed along the eastern side of the property adjacent to the Manderley subdivision..

taylor | english

Taylor English Duma LLP 1600 Parkwood Circle, Suite 200, Atlanta, Georgia 30339
Main: 770.434.6868 Fax: 770.434.7376 taylorenglish.com

Steven L. Jones | Partner
Direct Dial: 678.336.7282
Cell Phone: 404.218.2756
E-mail: sjones@taylorenglish.com

November 21, 2024

VIA EMAIL: randerson@stockbridgega.org

City of Stockbridge, Georgia
Department of Community Development
Attn: Mr. Ryan Anderson
4602 North Henry Blvd.
Stockbridge, GA 30281
randerson@stockbridgega.org

Re: REZONING CASE #RZ-2024-09

Mr. Anderson:

Please accept this letter as notice that the above styled application is hereby withdrawn. This withdrawn is being submitted prior to the announcement of any conditions by any council, board, or commission.

Sincerely,



Steven L. Jones

Enclosures
cc: Applicant

taylor | english

Taylor English Duma LLP 1600 Parkwood Circle, Suite 200, Atlanta, Georgia 30339
Main: 770.434.6868 Fax: 770.434.7376 taylorenglish.com

Steven L. Jones | Partner
Direct Dial: 678.336.7282
Cell Phone: 404.218.2756
E-mail: sjones@taylorenglish.com

November 21, 2024

VIA EMAIL: randerson@stockbridgega.org

City of Stockbridge, Georgia
Department of Community Development
Attn: Mr. Ryan Anderson
4602 North Henry Blvd.
Stockbridge, GA 30281
randerson@stockbridgega.org

Re: COMPREHENSIVE PLAN AMENDMENT CASE #RZ-2024-08

Mr. Anderson:

Please accept this letter as notice that the above styled application is hereby withdrawn. This withdrawn is being submitted prior to the announcement of any conditions by any council, board, or commission.

Sincerely,



Steven L. Jones

Enclosures
cc: Applicant

City of Stockbridge

AGENDA ITEM

MEETING DATE

DECEMBER 9, 2024

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ■ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

FUNDING SOURCE

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ■ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

ANNEXATION CASE #AX-2024-02. Consideration of an annexation request to annex two parcels at 1778 & 1872 Highway 42 from unincorporated Henry County into the City of Stockbridge to allow for the construction of a mixed-residential development with 142 townhomes and 101 single-family detached homes. Property Owner: Rowan Properties, LP. Applicant: Meritage Homes, c/o Clay Kirkley. Agent: Hayley Todd, PEC+. Property size: 48.59+/- acres.

BACKGROUND INFORMATION:

Staff recommendation—Approval. However, on November 21, 2024, the applicant submitted a deferral letter to request a 30-day deferral until the December 19, 2024 Planning Commission meeting. The Planning Commission therefore deferred this case at its November 21, 2024 meeting. The Staff therefore recommends deferral.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

GRANTS ADMIN._____

ATTACHMENTS:

ITEM/PROJECT/EVENT:

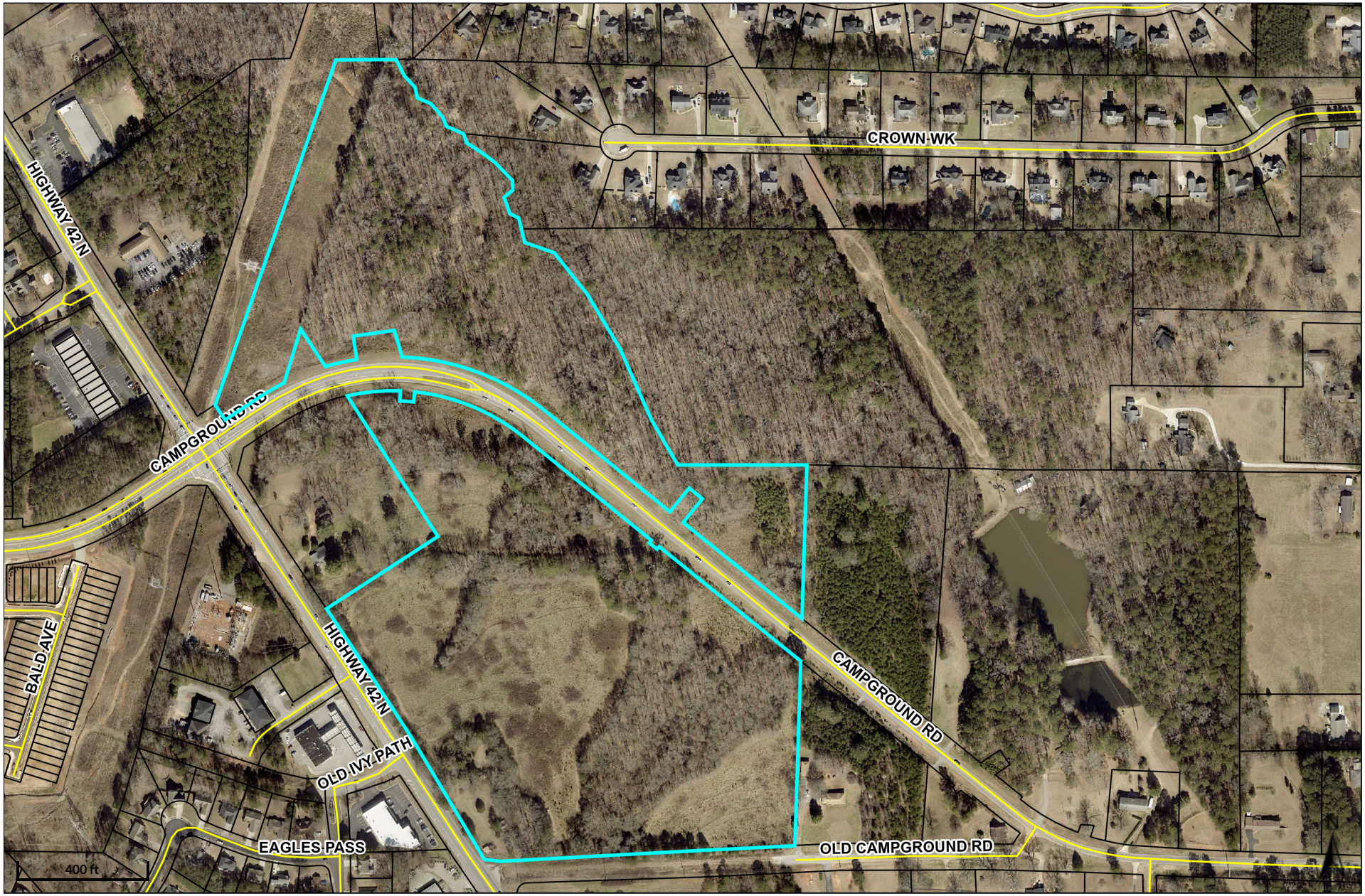
ANNEXATION CASE #AX-2024-02 FOR TWO PARCELS AT 1778 & 1872 HIGHWAY 42 NORTH.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION: DEFERRAL UNTIL THE DECEMBER 19, 2024 PLANNING COMMISSION MEETING.

Staff Signature_____

HIGHWAY 42 NORTH REZONING





PEC+ | Planners & Engineers Collaborative+

HIGHWAY 42 NORTH (1778 & 1872)

CITY OF STOCKBRIDGE, GA

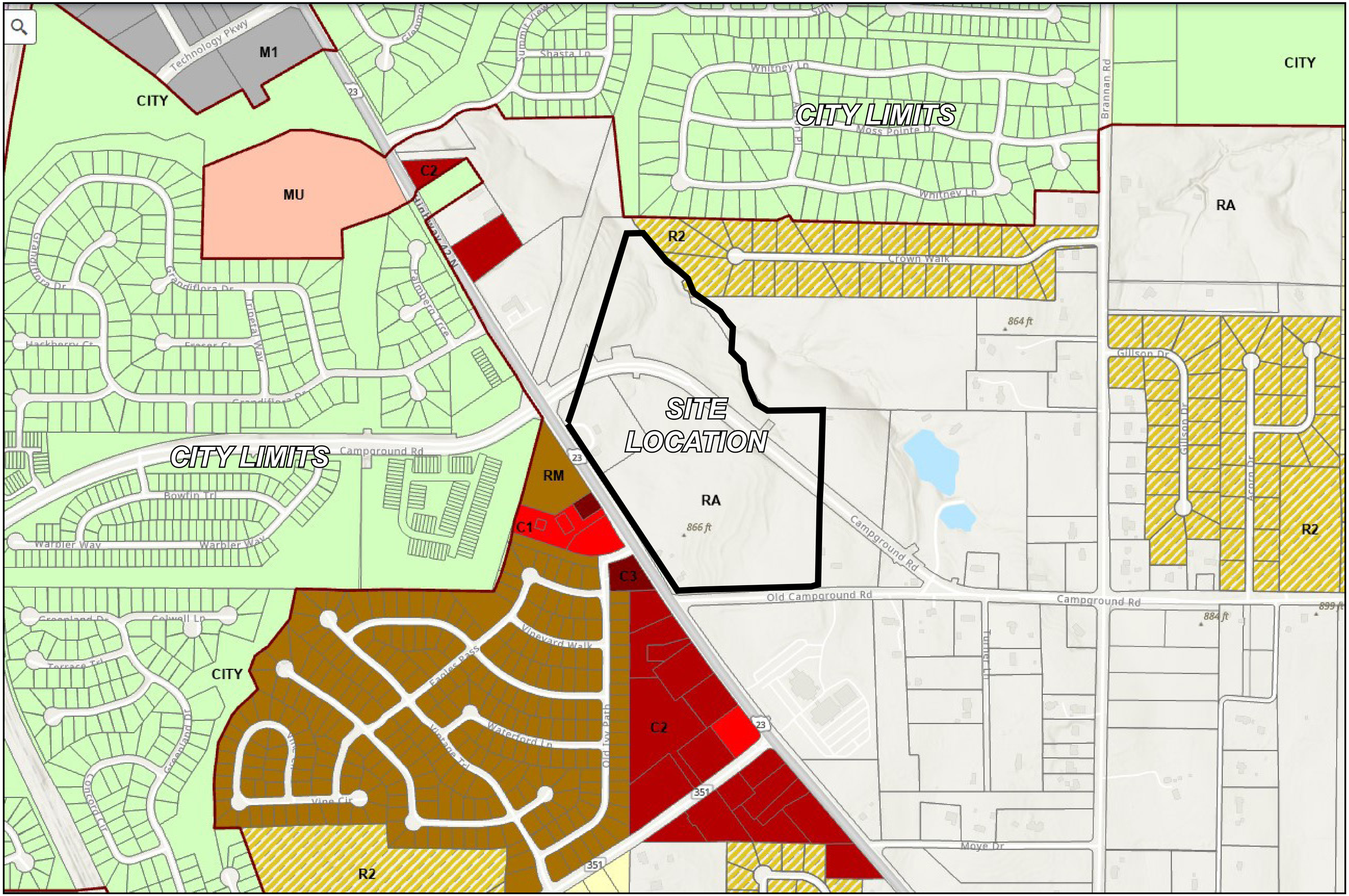
SITE LOCATION

SUMMARY OF REQUEST:

Proposed development: a new, 243-unit, single-family attached and detached development on the approximately 48.5-acre site known as Campground Road @ Highway 42 (the "Subject Property," PIDs 089-01001000 and 089-01001003).

Actions:

- ***Annexation of the subject property from Unincorporated Henry County into the City of Stockbridge.***
- ***Comprehensive Land Use Map Amendment of the subject property from High-Density Residential to Medium-Density Residential.***
- ***Rezone of the subject property from RA to PUD under the Parkway Mixed Use Overlay.***



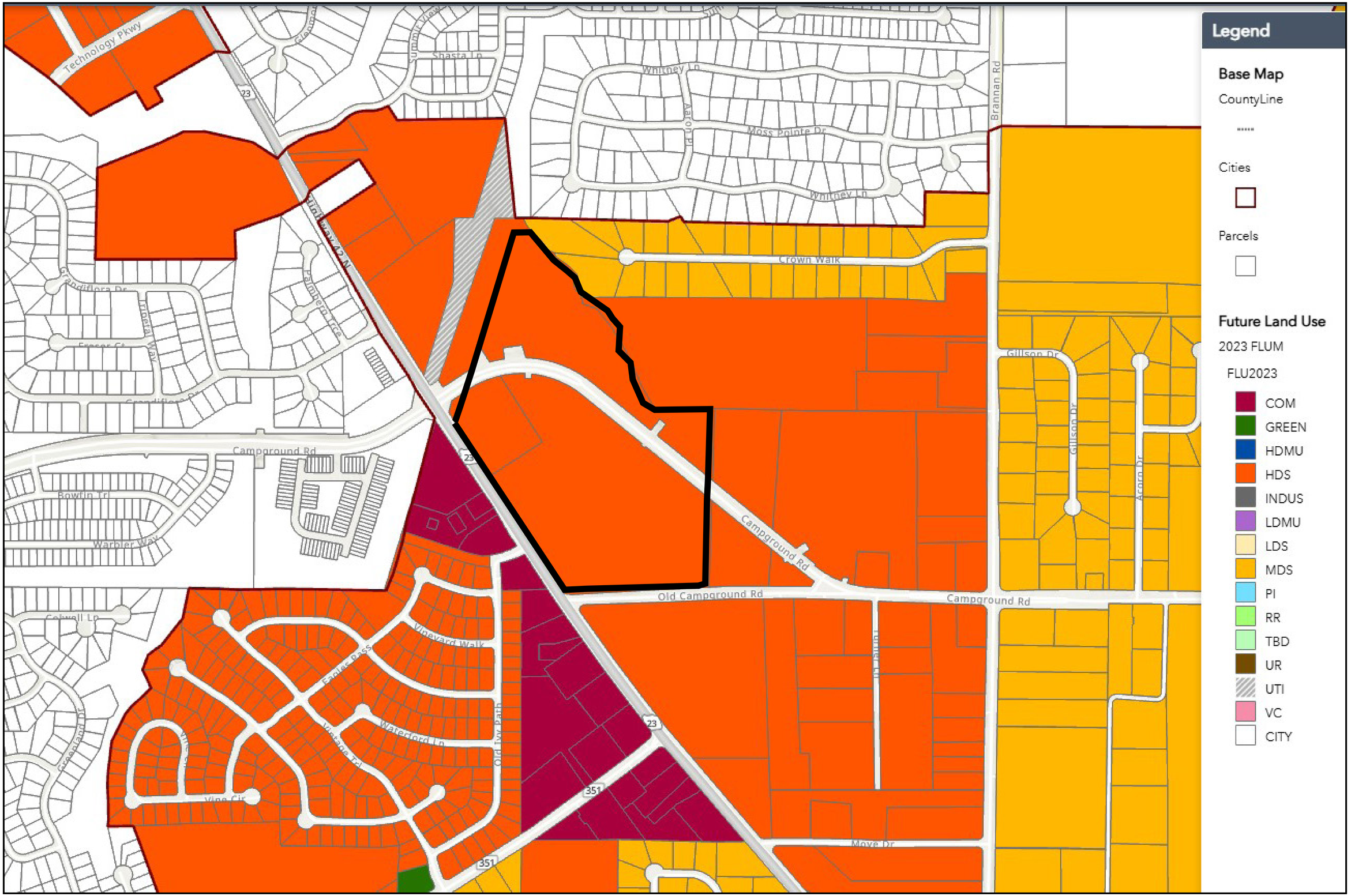
360 STUDIO LANDSCAPE ARCHITECTURE

PEC+ Planners & Engineers Collaborative+

HIGHWAY 42 NORTH (1778 & 1872)

CITY OF STOCKBRIDGE, GA

SITE PLAN RENDERING


Legend
Base Map
CountyLine
Cities
Parcels
Future Land Use
2023 FLUM
FLU2023
COM
GREEN
HDMU
HDS
INDUS
LDMU
LDS
MDS
PI
RR
TBD
UR
UTI
VC
CITY
Technology Pkwy
Shasta Ln
Whitney Ln
Aaron Pl
Moss Pointe Dr
Brannan Rd
Crown Walk
Gillson Dr
Acorn Dr
Campground Rd
Old Campground Rd
Bowlin Trl
Warbler Way
Colwell Ln
Vineyard Walk
Prairie Pass
Waterford Ln
Old Toy Path
Vine Cir
Moye Dr
23
351



HIGHWAY 42 NORTH (1778 & 1872)

CITY OF STOCKBRIDGE, GA

SITE PLAN RENDERING

360 STUDIO LANDSCAPE ARCHITECTURE — A Division of PEC

PEC+ Planners & Engineers Collaborative+









PEC+ Planners & Engineers Collaborative+

HIGHWAY 42 NORTH (1778 & 1872)

CITY OF STOCKBRIDGE, GA

ELEVATIONS

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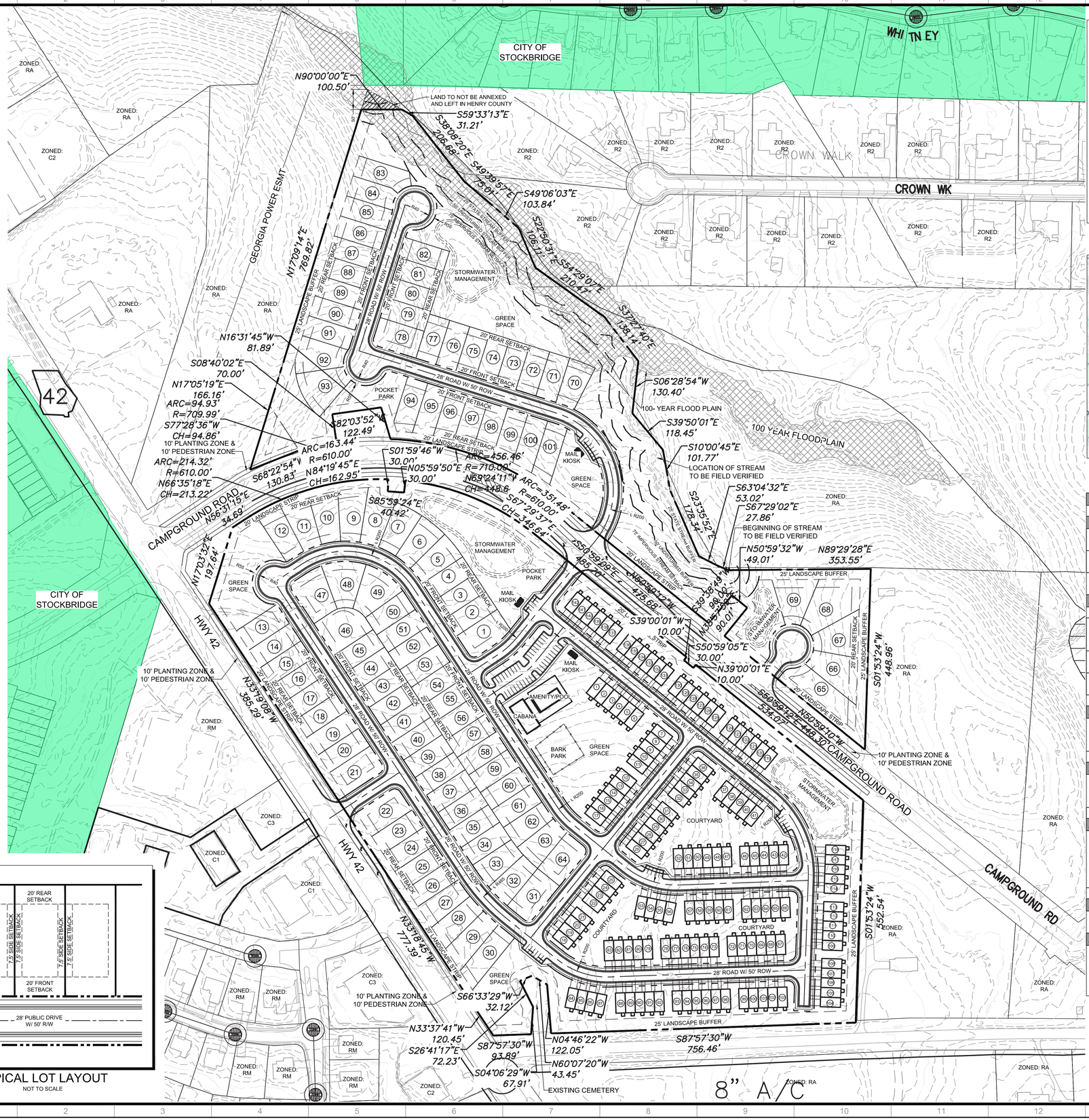
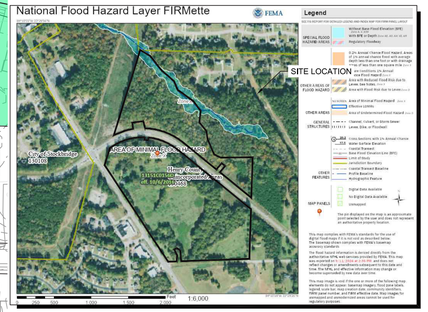
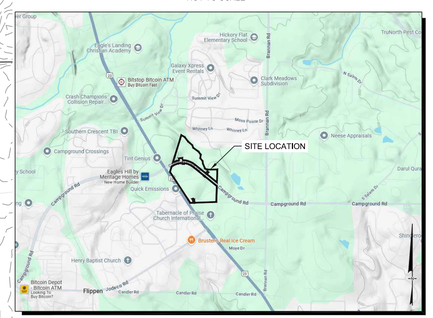




FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	48.54 ACRES
ZONING	
EXISTING ZONING	RA
PROPOSED ZONING	PUD (PLANNED UNIT DEVELOPMENT)
EXISTING OVERLAY DISTRICT	HIGHWAY CORRIDOR OVERLAY DISTRICT
PROPOSED OVERLAY DISTRICT	PMU (PARKWAY MIXED USE)
EXISTING ZONING JURISDICTION	HENRY COUNTY
PROPOSED ZONING JURISDICTION	CITY OF STOCKBRIDGE
USE CALCULATIONS	
TOTAL SITE AREA	48.54 ACRES
STREET RIGHT-OF-WAY AREA	8.76 ACRES
FLOOD HAZARD AREA	1.54 ACRES
NET SITE AREA	38.24 ACRES
SINGLE FAMILY LAND USE	25.22 NET ACRES
TOWNHOME LAND USE	13.02 NET ACRES
TOTAL 24'x50' TOWNHOME UNITS	142 UNITS (10.91 UPA)
TOTAL SINGLE FAMILY LOTS	101 LOTS (4.00 UPA)
TOTAL UNITS/ DENSITY	243 UNITS (6.35 UPA)
PROPOSED SFD SETBACK REQUIREMENTS	
FRONT SETBACK	20 FEET
SIDE SETBACK	7.5 FEET
REAR SETBACK	20 FEET
REQUIRED BUFFERS	25 FEET
PROPOSED TH SETBACK REQUIREMENTS	
FRONT SETBACK	15 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	20 FEET
REQUIRED BUFFERS	25 FEET
DEVELOPMENT STANDARDS	
MIN DEVELOPMENT SIZE	3 CONTIGUOUS ACRES
REQUIREMENTS FOR LAND USE	MUST INCLUDE MINIMUM OF TWO (2) DIFFERENT USES AND/OR TWO (2) TYPES OF VARIED HOUSING OPTIONS. (2.4,14.B.2.)
PROPOSED SF MINIMUM LOT SIZE	5,000 SF
PROPOSED MINIMUM SFD LOT WIDTH	50 FEET
EXTERIOR LANDSCAPED STRIPS	20 FEET
OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE	20% (9.719 ACRES)
OPEN SPACE PROPOSED	15.67 ACRES (32.2%)
PARKING REQUIREMENTS	
PROPOSED RESIDENT PARKING (2 SPACES PER UNIT)	486 SPACES
PROPOSED AMENITY PARKING	37 SPACES
PROPOSED GUEST PARKING	27 SPACES
TOTAL PARKING PROVIDED	550 SPACES

TYPICAL LOT LAYOUT
NOT TO SCALE

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www.Georgia811.com
Know what's below. Call before you dig.

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LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

HWY 42 @ CAMPGROUND ROAD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

HIGHWAY 42 @ CAMPGROUND ROAD
MCDONOUGH, GA 30253

HENRY COUNTY, GEORGIA

FOR

MERITAGE HOMES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/28/2024

ZONING SITE PLAN

0 60 120 240 360

SCALE: 1" = 120'
DATE: 10/07/2024
PROJECT: 19279.00A

GRID NORTH
GEORGIA WEST ZONE

SHEET Z1

J:\2019\19279.00A\dwl\Concepts & Exhibits\Zoning\19279.00A - Site - Zone1.dwg - MKopp - 10/7/2024 1:40 PM

TRANSMITTAL MEMO

RE: **Campground Road @ Hwy 42 Rezoning and Annexation Applications**
Planners and Engineers Collaborative, Inc. Project No. 19279.00A
On behalf of Meritage Homes

TO: **City of Stockbridge Community**
4602 North Henry Blvd
Stockbridge, GA 30281
678-833-3347

ATTN: **Ryan Anderson**
678-833-3340

FROM: **Planners and Engineers Collaborative**
350 Research Court, Suite 200
Peachtree Corners, GA 30092

C/O Hayley Todd – (757) 508-6593

Enclosed materials:

Rezoning Application
Annexation Application

CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

Annexation No: _____ Date: _____

Received by: _____

TYPE OF ANNEXATION

☐ **60% Method:** Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.

☑ **100% Method:** Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: 1778 & 1872 HWY 42 N, STOCKBRIDGE, GA

Is this property contiguous to the city limits? ☑ Yes ☐ No

LAND USE AND ZONING

County: high density suburban

County Zoning Classification: RA

Present Land Use: high density residential

Requested Zoning Classification: PUD

PROPERTY OWNER

Name: ROWAN FAMILY REAL ESTATE LLC

Mailing Address: 83 BRANNAN RD MCDONOUGH GA 30253

Telephone: (770) 289- 4530

Email: RROWAN@SANDSCONTRACTORS.COM

Signature: _____

Date: 10/07/2024

City of Stockbridge Planning and Zoning Division

Rezoning Application

Name of Applicant: MERITAGE HOMES Phone: 678.348.8422 Date: 10-07-24

Address Applicant: 3700 Mansell Road, Suite 550 Fax Cell #

City: ALPHARETTA State: GA Zip: 30022 E-mail: Clay.Kirkley@meritagehom

Name of Agent: HAYLEY TODD, PEC+ Phone: 678.684.6287 Date: 10-07-24

Address Agent: 350 RESEARCH COURT, STE 200 Fax Cell #

City: NORCROSS State: GA Zip: 30092 E-mail: HTODD@PEC.PLUS

THE APPLICANT NAMED ABOVE AFFIRMS THAT HE OR SHE IS THE OWNER, OR AGENT OF THE OWNER, OF THE PROPERTY DESCRIBED BELOW, AND IS REQUESTING A REZONING OF THE PROPERTY.

Rezoning being requested PUD, PARKWAY MIXED USE OVERLAY TO FACILITATE A NEW 243 UNIT, MIXED RESIDENTIAL DEVELOPMENT

The property will be POSTED with a City of Stockbridge rezoning sign. The sign must remain on the subject property for no less than fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason. _____ Acknowledgement

Address of Property: 1778 & 1872 HWY 42 N

Nearest intersection to the property: HIGHWAY 42 N AND CAMPGROUND ROAD (Street Address)

Size of Tract: 48.59 acre(s), Land Lot Number(s): 34, 35, 62, District(s): 7

Property Tax Parcel Number(s): 089-01001003, 089-01001000 **(Required)**

Witness Signature

T. Williams

Printed Name of Witness

Notary

NOTARY STAMP:

LINDA BOROVICKA NOTARY PUBLIC COBB COUNTY, GEORGIA My Commission Expires 06-25-2028

Signature of Applicant

MERITAGE HOMES, C/O C Kirkley

Printed Name of Applicant

Signature of Agent

MERITAGE HOMES OF GEORGIA INC CORPORATE SEAL 2014 ARIZONA

(For Office Use Only)

Total Amount Paid $ Cash Check # Received by: *(FEES ARE NON-REFUNDABLE)*

Application checked by: Date: Map Number(s):

Pre-application meeting: Date:

Planning Commission Decision:

City Council Decision:

Community Development Director's Signature: Date:

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1872 HWY 42 N [address], with Parcel Number 089-01001000 which is the subject of this application.

Name of Property Owner: ROWAN FAMILY REAL ESTATE LLC

Property Owner's Address: 83 BRANNAN RD MCDONOUGH GA 30253

Telephone: 770-289-4530 E-mail: RROWAN@SANDSCONTRACTORS.COM

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of HENRY [County], GEORGIA [State].

Signature: _____ Date: 10-07-24

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): MERITAGE HOMES, C/O Clay Kirkley

Company/law firm (if applicable): MERITAGE HOMES

Telephone, E-Mail, & Address: Clay.Kirkley@meritagehomes.com

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

_____ _____

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

10/07/2024
Date

Signature of Notary Public

Robert Wood
Printed Name of Notary Public

10/7/24
Date

Notary Public's Seal or Stamp:

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1778 HWY 42 N [address], with Parcel Number 089-01001003, which is the subject of this application.

Name of Property Owner: ROWAN PROPERTIES LP

Property Owner's Address: 1872 HWY 42 NORTHMCDONOUGH GA 30253

Telephone: 770-289-4530 E-mail: RROWAN@SANDSCONTRACTORS.COM

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of HENRY [County], GEORGIA [State].

Signature: _____ Date: 10-07-24

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): MERITAGE HOMES, C/O Clay Kirkley

Company/law firm (if applicable): MERITAGE HOMES

Telephone, E-Mail, & Address: Clay.Kirkley@meritagehomes.com

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

_____ _____

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

10/07/2024
Date

Signature of Notary Public

Robert Wood
Printed Name of Notary Public

10/7/24
Date

Notary Public's Seal or Stamp:

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes_____No

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	**Dollar Amount of Campaign Contribution**	**Description of Gift $250 or greater, which was given to Board Member**

We certify that the foregoing information is true and correct, this 3rd day of October, 2024

C. Kirkley, on behalf of Meritage Homes

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 3rd day of October 2024

Notary Public

LINDA BOROVICKA
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY Commission Expires 06-25-2028

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes ____ No ____

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this ____ day of ____.

ROWAN FAMILY REAL ESTATE LLC
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 7th day of October 2024

Notary Public

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes ____ **No** ____

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this ____ day of ____, ____.

ROWAN PROPERTIES, L.P.

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 7th day of October 2024.

Notary Public

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

FW: Pre-Application Meeting for Proposed Annexation

GL

Kenneth Wood <Kwood@pec.plus> on behalf of Gordon Linton <Glinton@stockbridgega.org>

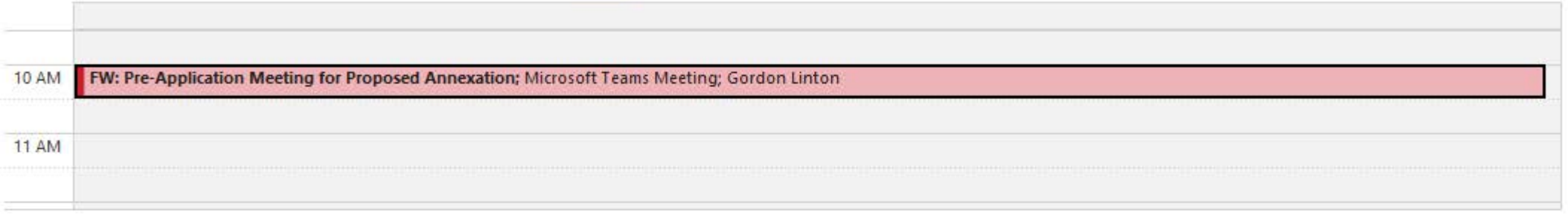
No Response Required

Required Ramirez, Francisco; Kenneth Wood; Keedra Jackson; Linda Logan; Demetries Wells; Jordyn Bucholtz; Ryan Anderson

Thu 7/18/2024 10:00 AM

Follow up. Completed on Thursday, July 18, 2024.
Accepted on 7/15/2024 4:53 PM.

Thursday, July 18, 2024 10:00 AM-10:30 AM Microsoft Teams Meeting



-----Original Appointment-----
From: Gordon Linton <Glinton@stockbridgega.org>
Sent: Monday, July 15, 2024 4:18 PM
To: Gordon Linton; Kenneth Wood; Keedra Jackson; Linda Logan; Demetries Wells; Jordyn Bucholtz; Ryan Anderson
Subject: Pre-Application Meeting for Proposed Annexation
When: Thursday, July 18, 2024 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

Meeting to discuss a proposed annexation. The person we are meeting with is Kenneth Wood

---

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 280 442 082 279

Passcode: tsnbxu

For organizers: Meeting options

Planners & Engineers Collaborative+

10/7/2024

Re: **Letter of Intent – Annexation and PUD Rezoning**
Campground Road @ Highway 42
PEC+ Project No. 19279.00A

Dear Community Development Officials,

This application seeks to annex and rezone the approximately 48.5-acre site known as Campground Road @ Highway 42 (the "Subject Property," PIDs 089-01001000 and 089-01001003) from RA to PUD under the Parkway Mixed Use Overlay. Bringing the site from Henry County into the City Limits of Stockbridge and rezoning to PUD would allow for the development of a new, 243-unit, single-family attached and detached development.

Site and Proposal

The Subject Property is located along the eastern side of Highway 42 and is bisected by Campground Road. The site is bordered by the Clark Meadows subdivision to the north, a Georgia Power easement to the northwest, Highway 42 to the southwest, and Tabernacle of Praise Church to the south across Old Campground Road. The site is made up of two parcels that total approximately 48.5-acres.

Of the 46.5-acres, approximately 1.5 acres are in a floodplain. Approximately 8.7 acres of the site are proposed to be used for street right-of-way. The net area of the site is 38.29 acres. The proposed 243-unit single family subdivision has a net site density of 6.35 units per acre. There would be 142 townhome units and 101 single-family detached lots. The site would have 15 acres of open space (approximately 30% of the total site area). Elevations are included with this submittal.

The proposed annexation and rezoning would allow for the 48.5-acre site to be annexed into the City Limits of Stockbridge, rezoned PUD, and be subject to the Parkway Mixed Use overlay district. The proposal includes 243 new homes.

Rationale for Request

This area is part of the "high-density suburban" character area per the Henry County Comprehensive Plan. As such, the proposed PUD zoning in Stockbridge is compatible with the underlying designation and is therefore aligned with the comprehensive plan. The immediate area is characterized by different types of single family development, including townhomes and detached homes. The proposed development would fit into the character of the existing context and would present a high quality addition to the overall area. The development would be compatible and consistent with nearby and adjacent development pattern, and therefore meets the purpose and intent of the district per the City of Stockbridge UDO.

Constitutional Objections

The portions of the Code of Ordinances and Zoning Ordinance for City of Stockbridge (the "Zoning Ordinance") which classifies or conditions the Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant and property owner are unconstitutional, in that they would destroy the Applicant's and property owner's property rights without

first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Ordinance which presently restricts the Property's use to the present zoning classification, uses, regulations, requirements, and conditions is unconstitutional, illegal, null and void, and constitutes a taking of the Applicant's and the property owner's property rights in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States by denying economic and viable use of the Property while not substantially advancing legitimate state interests.

The Property is presently suitable for OSC as proposed in the requested rezoning, as amended by the Applicant, and is not economically suitable for uses restricted under its present zoning and development classification, conditions, regulations, and restrictions due to its location, shape, size, surrounding development, and other factors. A denial of the requested rezoning and related variances would constitute an arbitrary and capricious act by City of Stockbridge and the City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment. A refusal by City of Stockbridge and the City Council to approve this requested rezoning, with only such additional conditions as agreed to by the Applicant and/or owner, so as to permit the only feasible economic use of the Property, would be unconstitutional between the Applicant, owner, and similarly situated property owners, in violation of Article I, Section I, Paragraph II of the Constitution of the State by discriminating of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment.

Conclusion

The applicant and owner respectfully request that the City of Stockbridge City Council, Planning Commission and Planning Staff approve and support the Applicant's rezoning request to allow for annexation into Stockbridge and the development of a new, single-family attached and detached subdivision. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

ZONING DESCRIPTION
NORTH TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 34 & 35 of the 7TH District, Henry County, Georgia and being more particularly described as follows:

Beginning at the intersection of the northerly right-of-way line of Campground Road Extension (Variable R/W) with the southeasterly right-of-way line of Union City Norcross Transmission Line easement; thence along said easement

North 17 degrees 5 minutes 19 seconds East, a distance of 166.16 feet; thence North 17 degrees 9 minutes 14 seconds East, a distance of 769.82 feet; thence leaving saif right-of-way line North 90 degrees 0 minutes 0 seconds East, a distance of 100.50 feet; thence along the centerline of creek and following the meanderings thereof the following:

South 59 degrees 33 minutes 13 seconds East, a distance of 31.21 feet; thence South 38 degrees 8 minutes 20 seconds East, a distance of 206.68 feet; thence South 49 degrees 39 minutes 57 seconds East, a distance of 75.01 feet; thence South 49 degrees 6 minutes 3 seconds East, a distance of 103.84 feet; thence South 22 degrees 50 minutes 31 seconds East, a distance of 106.11 feet; thence South 54 degrees 29 minutes 7 seconds East, a distance of 210.47 feet; thence South 37 degrees 27 minutes 40 seconds East, a distance of 138.14 feet; thence South 6 degrees 28 minutes 54 seconds West, a distance of 130.40 feet; thence South 39 degrees 50 minutes 1 second East, a distance of 118.45 feet; thence South 10 degrees 0 minutes 45 seconds East, a distance of 101.77 feet; thence South 23 degrees 35 minutes 52 seconds East, a distance of 178.34 feet; thence South 63 degrees 4 minutes 32 seconds East, a distance of 53.02 feet; thence South 67 degrees 29 minutes 2 seconds East, a distance of 27.86 feet;

thence leaving said creek North 89 degrees 29 minutes 28 seconds East, a distance of 353.55 feet; thence South 01 degree 53 minutes 24 seconds West, a distance of 448.96 feet to a point on said right-of-way line of Campground Road Extension; thence along said right-of-way the following courses and distances:
North 50 degrees 59 minutes 10 seconds West, a distance of 448.30 feet; thence North 38 degrees 57 minutes 59 seconds East, a distance of 90.01 feet; thence North 50 degrees 59 minutes 32 seconds West, a distance of 49.01 feet; thence South 39 degrees 38 minutes 49 seconds West, a distance of 90.00 feet; thence North 50 degrees 59 minutes 12 seconds West, a distance of 475.68 feet; thence 456.46 feet along an arc of a curve to the left having a radius of 710.00 feet and a chord bearing and distance of North 69 degrees 24 minutes 11 seconds West 448.64 feet to a point; thence North 16 degrees 31 minutes 45 seconds West, a distance of 81.89 feet; thence South 82 degrees 3 minutes 52 seconds West, a distance of 122.49 feet; thence South 8 degrees 40 minutes 2 seconds East, a distance of 70.00 feet; thence 94.93 feet along an arc of a curve to the left having a radius of 709.99 feet and a chord bearing and distance of South 77 degrees 28 minutes 36 seconds West 94.86 feet to a point; thence South 68 degrees 22 minutes 54 seconds West, a distance of 130.83 feet to the POINT OF BEGINNING.

Said Tract containing 16.12 acres.

ZONING DESCRIPTION
SOUTH TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 34 & 35 of the 7TH District, Henry County, Georgia and being more particularly described as follows:

Beginning at the intersection of the northerly right-of-way line of Campground Road (80' R/W) with the northeasterly right-of-way line of State Route 43, aka U.S. Hwy 23 (90' R/W), thence along said right-of-way of State Route 43, aka U.S. Hwy 23 North 33 degrees 37 minutes 41 seconds West, a distance of 120.45 feet; thence North 33 degrees 18 minutes 45 seconds West, a distance of 777.39 feet; thence North 33 degrees 19 minutes 8 seconds West, a distance of 385.29 feet; thence North 17 degrees 3 minutes 32 seconds East, a distance of 197.64 feet to a point on the southerly right-of-way line of Campground Road Extension (Variable R/W); thence along said right-of-way the following courses and distances:

North 56 degrees 31 minutes 15 seconds East, a distance of 34.69 feet; thence 214.32 feet along an arc of a curve to the right having a radius of 610.00 feet and a chord bearing and distance of North 66 degrees 35 minutes 18 seconds East 213.22 feet to a point; thence 163.44 feet along an arc of a curve to the right having a radius of 610.00 feet and a chord bearing and distance of North 84 degrees 19 minutes 45 seconds East 162.95 feet to a point; thence South 01 degree 59 minutes 46 seconds West, a distance of 30.00 feet; thence South 85 degrees 59 minutes 24 seconds East, a distance of 40.42 feet; thence North 5 degrees 59 minutes 50 seconds East, a distance of 30.00 feet; thence 351.48 feet along an arc of a curve to the right having a radius of 610.00 feet and a chord bearing and distance of South 67 degrees 29 minutes 37 seconds East 346.64 feet to a point; thence South 50 degrees 59 minutes 9 seconds East, a distance of 485.70 feet; thence South 39 degrees 0 minutes 1 second West, a distance of 10.00 feet; thence South 50 degrees 59 minutes 5 seconds East, a distance of 30.00 feet; thence North 39 degrees 0 minutes 1 second East, a distance of 10.00 feet; thence South 50 degrees 59 minutes 12 seconds East, a distance of 534.07 feet;

thence leaving said right-of-way line South 01 degree 53 minutes 24 seconds West, a distance of 552.54 feet; thence South 87 degrees 57 minutes 30 seconds West, a distance of 756.46 feet; thence North 4 degrees 46 minutes 22 seconds West, a distance of 122.05 feet; thence North 60 degrees 7 minutes 20 seconds West, a distance of 43.45 feet; thence South 66 degrees 33 minutes 29 seconds West, a distance of 32.12 feet; thence South 26 degrees 41 minutes 17 seconds East, a distance of 72.23 feet; thence South 4 degrees 6 minutes 29 seconds West, a distance of 67.91 feet; thence South 87 degrees 57 minutes 30 seconds West, a distance of 93.89 feet to the POINT OF BEGINNING.

Said Tract containing 32.42 acres.

Henry County, GA

Parcel Results

20 Results

Parcel ID	Owner	Property Address
070E01072000	SUMMITT AT EAGLES LANDING HOMEOWNERS ASSOC INC	SUMMIT VIEW DR
071-01033000	S ATLANTA CONFERENCE	1978 HIGHWAY 42 N
071-01034015	A4 INVESTMENTS LLC	204 WEST CAMPGROUND RD
071-01034016	CAMPGROUND CENTER LLC	100-140 WEST CAMPGROUND RD
071-01034020	HOPEWELL CAPITAL LLC, THE PATTERSON REAL EST GRP L	WEST CAMPGROUND RD
071Q01200000	MERITAGE HOMES OF GEORGIA INC	
088C01028000	WILLIAMS TANESHA	297 WHITNEY LN
088C01029000	HOQUE RIAJ AL	301 WHITNEY LN
089-01001000	ROWAN FAMILY REAL ESTATE LLC	1872 HIGHWAY 42 N
089-01001003	ROWAN PROPERTIES LP	1778 HIGHWAY 42 N
089-01001021	THE KOLODKIN FAMILY LIMITED PARTNERSHIP	1775-1789 HIGHWAY 42 N
089-01002000	STEWART JAMES L	101 CAMPGROUND RD
089-01002001	YONKERS LLC	CAMPGROUND RD
089-01009003	SUSHRUT LLC	
089-02048002	O'REILLY AUTOMOTIVE INC	1765 HIGHWAY 42 HWY N
089-02049005	TABERNACLE OF PRAISE CHURCH INTNL INC	1640 HIGHWAY 42 N
089F01015000	FAUR CYNTHIA G W	157 CROWN WALK
089F01016000	MAUSHARDT THERESA A &	158 CROWN WALK

Mailing Labels

20 Results

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Show Parcel ID on Label

Skip Labels 0

For best results, uncheck "Fit to Page" in your print settings.

Download

Data contained on this website represent a work in progress toward completion of the annual tax digest. As such, data is subject to change at any time. Ownership and map information correspond with the most current information processed by our office. Search deed records at the Henry County Courthouse to ensure the most current ownership information. Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries. Contact 770-288-7526 to verify zoning.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/7/2024, 12:15:24 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL









Planners & Engineers Collaborative+
350 RESEARCH COURT
SUITE 200
PEACHTREE CORNERS, GA 30092

9/27/2023

City of Stockbridge Community Development
4602 North Henry Blvd
Stockbridge, GA 30281

Re: **Campground – Water Sewer Letter**
Planners and Engineers Collaborative, Inc. Project No: 19279.00A

Please be advised, Planners and Engineers Collaborative requested the water/sewer service letter on or before the date referenced above. We have yet to receive documentation but will furnish the letter to Stockbridge as soon as we receive it.

Sincerely,
Planners and Engineers Collaborative, Inc.
Ramona Booker
Email rbooker@pec.plus
Phone number 678-684-6227

Planners & Engineers Collaborative+
350 RESEARCH COURT
SUITE 200
PEACHTREE CORNERS, GA 30092

9/27/2023

Henry County Water Authority, Engineering Division
100 Westridge Industrial Blvd
McDonough, GA 30253
Phone # 678-583-3800

Re: **Campground – Water Sewer Letter–**
Planners and Engineers Collaborative, Inc. Project No: 19279.00A

Dear HWCA Engineering Division

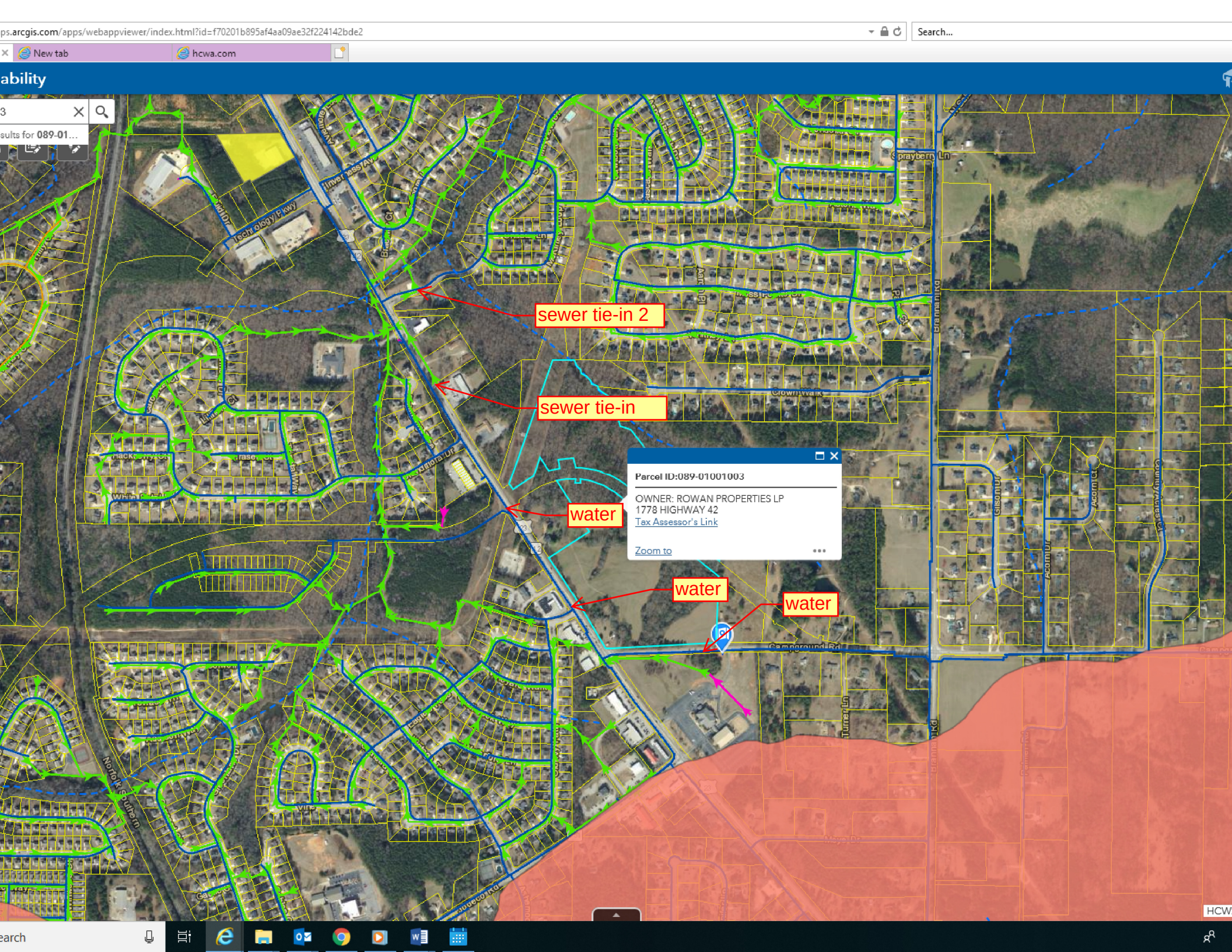
Planners and Engineers Collaborative, Inc. (PEC) is submitting this letter of intent as required to fulfill the water /sewer availability letter request for parcel ID's 089-01001003, 089-01001000 currently zoned RA. At present PEC is working through due diligence with our client who is proposing a PUD subdivision of total 243 units. The community would consist of 142 Townhome units and 101 Single Family homes. The Subject Property is located along Hwy 42 and Campground Rd in Mcdonough GA. The site is made up of two parcels that total approximately +-48.597-acres.

Attached are documents per your request. If there is anything else you may need, please reach out to me at htodd@pec.plus who is the point of contact for this project. Thank you for your time and assistance.

Current jurisdiction: RA – Henry County
Proposed jurisdiction PUD– City of Stockbridge

The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,
Planners and Engineers Collaborative, Inc.
Ramona Booker
Email rbooker@pec.plus
Phone number 678-684-6227


sewer tie-in 2
sewer tie-in
water
water
water
Parcel ID:089-01001003
OWNER: ROWAN PROPERTIES LP
1778 HIGHWAY 42
Tax Assessor's Link
Zoom to

From: Kenneth Wood <Kwood@pec.plus>
Sent: Wednesday, November 6, 2024 4:01 PM
To: Keedra Jackson <kjackson@stockbridgega.org>; Ryan Anderson <randerson@stockbridgega.org>
Subject: RE: 30-day deferral to December Planning Commission

Caution: This email originated from outside your organization.
Exercise caution when opening attachments or clicking links, especially from unknown senders.

This is for the Campground at Highway 42 Meritage Homes subdivision that is on both sides of Campground.

Kenneth Wood P.E. | LEED AP
Principal | C.E.O.
E: ken@pec.plus
D: 678-684-6206 | Main: 770.451.2741

New Website | Linkedin | Facebook
Georgia East Office (Main): 350 Research Court, Peachtree Corners, GA 30092
Georgia West Office: 900 Circle 75 Pkwy. Suite 925, Atlanta, Ga 30339
Georgia South Office: 315 West Solomon Street, Suite 210, Griffin, Ga 30223

In accepting and utilizing any drawings or other data on any form of electronic media generated and provided by Planners and Engineers Collaborative, The Client agrees that all such drawings and data are instruments of service of Planners and Engineers Collaborative; and they are not to be used or modified in whole or in part, for any purpose or project other than the project for which they have been prepared without waiving all claims against Planners and Engineers Collaborative and indemnifying for any damage, liability or cost, including defense cost arising from such claims.
Under no circumstances shall transfer of the drawings and other instruments of service on electronic media for use by The Client be deemed a sale by Planners and Engineers Collaborative, and Planners and Engineers Collaborative makes no warranties, either express or implied, of merchantability and fitness for any particular purpose.

> **From:** Kenneth Wood
> **Sent:** Wednesday, November 6, 2024 4:00 PM
> **To:** Keedra Jackson <kjackson@stockbridgega.org>; Ryan Anderson <randerson@stockbridgega.org>
> **Subject:** 30-day deferral to December Planning Commission
>
> Keedra and Ryan,
> After meeting with the District Council and Mayor Pro-tem about what they would like to see in their area we would like to request a deferral away from the November cycle to the December cycle to give us time to resubmit a new plan and meet with the council members.
>
> **Kenneth Wood P.E. | LEED AP**

Principal | C.E.O.
E: ken@pec.plus
D: 678-684-6206 | Main: 770.451.2741



New Website | Linkedin | Facebook
Georgia East Office (Main): 350 Research Court, Peachtree Corners, GA 30092
Georgia West Office: 900 Circle 75 Pkwy. Suite 925, Atlanta, Ga 30339
Georgia South Office: 315 West Solomon Street, Suite 210, Griffin, Ga 30223

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Under no circumstances shall transfer of the drawings and other instruments of service on electronic media for use by The Client be deemed a sale by Planners and Engineers Collaborative, and Planners and Engineers Collaborative makes no warranties, either express or implied, of merchantability and fitness for any particular purpose.

RE: 30-day deferral to December Planning Commission

Yes, the attached plan

Kenneth Wood P.E. | LEED AP
Principal | C.E.O.
E: ken@pec.plus
D: 678-684-6206 | Main: 770.451.2741

New Website | Linkedin | Facebook
Georgia East Office (Main): 350 Research Court, Peachtree Corners, GA 30092
Georgia West Office: 900 Circle 75 Pkwy. Suite 925, Atlanta, Ga 30339
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Under no circumstances shall transfer of the drawings and other instruments of service on electronic media for use by The Client be deemed a sale by Planners and Engineers Collaborative, and Planners and Engineers Collaborative makes no warranties, either express or implied, of merchantability and fitness for any particular purpose.

From: Keedra Jackson <kjackson@stockbridgega.org>
Sent: Thursday, November 21, 2024 1:36 PM
To: Kenneth Wood <Kwood@pec.plus>; Ryan Anderson <randerson@stockbridgega.org>
Cc: Linda Logan <LLogan@stockbridgega.org>
Subject: RE: 30-day deferral to December Planning Commission

For our records, we are discussing the deferral of 1778 and 1842 Highway 42, correct?

Thanks Kenneth.

Keedra T. Jackson, Chief Planner
Community Development Department
Planning & Zoning Division
4602 North Henry Boulevard
Stockbridge, GA 30281
Main Ph: (770)389-7900 Ext 267
Direct Ph: (678)833-3329
Mobile: (678)674-3080

Email: kjackson@stockbridgega.org
Website: www.stockbridgega.org

Stockbridge
Where Community Connects

From: Kenneth Wood <Kwood@pec.plus>
Sent: Thursday, November 21, 2024 1:28 PM
To: Keedra Jackson <kjackson@stockbridgega.org>; Ryan Anderson <randerson@stockbridgega.org>
Cc: Linda Logan <LLogan@stockbridgega.org>
Subject: RE: 30-day deferral to December Planning Commission

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Exercise caution when opening attachments or clicking links, especially from unknown senders.

After meeting with the district Commissioner to get feedback on the proposal we realized that we needed to take another look at adding commercial to the plan. In addition, we are looking at making the townhomes wider so that they have larger min. SF.
We are also adding multi-use paths around the site. We need the extra time to be able to complete new plans and ideas.

Kenneth Wood P.E. | LEED AP
Principal | C.E.O.
E: ken@pec.plus
D: 678-684-6206 | Main: 770.451.2741

PEC+ 60 YEARS

New Website | Linkedin | Facebook
Georgia East Office (Main): 350 Research Court, Peachtree Corners, GA 30092
Georgia West Office: 900 Circle 75 Pkwy. Suite 925, Atlanta, Ga 30339
Georgia South Office: 315 West Solomon Street, Suite 210, Griffin, Ga 30223

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Under no circumstances shall transfer of the drawings and other instruments of service on electronic media for use by The Client be deemed a sale by Planners and Engineers Collaborative, and Planners and Engineers Collaborative makes no warranties, either express or implied, of merchantability and fitness for any particular purpose.

From: Keedra Jackson <kjackson@stockbridgega.org>
Sent: Thursday, November 21, 2024 1:01 PM
To: Kenneth Wood <Kwood@pec.plus>; Ryan Anderson <randerson@stockbridgega.org>
Cc: Linda Logan <LLogan@stockbridgega.org>
Subject: RE: 30-day deferral to December Planning Commission

Greetings Kenneth,

For our records that you are requesting a deferral of a specific property, could you please reply to this email stating the specific property you are requesting a deferral on?

Thank you much.

Keedra T. Jackson, Chief Planner
Community Development Department
Planning & Zoning Division
4602 North Henry Boulevard
Stockbridge, GA 30281
Main Ph: (770)389-7900 Ext 267
Direct Ph: (678)833-3329
Mobile: (678)674-3080
Email: kjackson@stockbridgega.org
Website: www.stockbridgega.org

Stockbridge
Where Community Connects

From: Kenneth Wood <Kwood@pec.plus>
Sent: Wednesday, November 6, 2024 4:00 PM
To: Keedra Jackson <kjackson@stockbridgega.org>; Ryan Anderson <randerson@stockbridgega.org>
Subject: 30-day deferral to December Planning Commission

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Keedra and Ryan,
After meeting with the District Council and Mayor Pro-tem about what they would like to see in their area we would like to request a deferral away from the

November cycle to the December cycle to give us time to resubmit a new plan and meet with the council members.

Kenneth Wood P.E. | LEED AP
Principal | C.E.O.
E: ken@pec.plus
D: 678-684-6206 | Main: 770.451.2741



New Website | Linkedin | Facebook
Georgia East Office (Main): 350 Research Court, Peachtree Corners, GA 30092
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CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

PREPARED BY:
J.B. PRINCE & ASSOCIATES INC.
LAND SURVEYORS
125 WESTRIDGE INDUSTRIAL BLVD.
SUITE 102
PHONE #: 770-957-4614

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JONTHAN B. PRINCE , R.L.S. #3244

3-7-2018
DATE

GEORGIA REGISTERED NO. 3244 LAND SURVEYOR JONATHAN B. PRINCE

IF YOU DIG GEORGIA...
CALL US FIRST!
811
UTILITIES PROTECTION CENTER
IT'S THE LAW

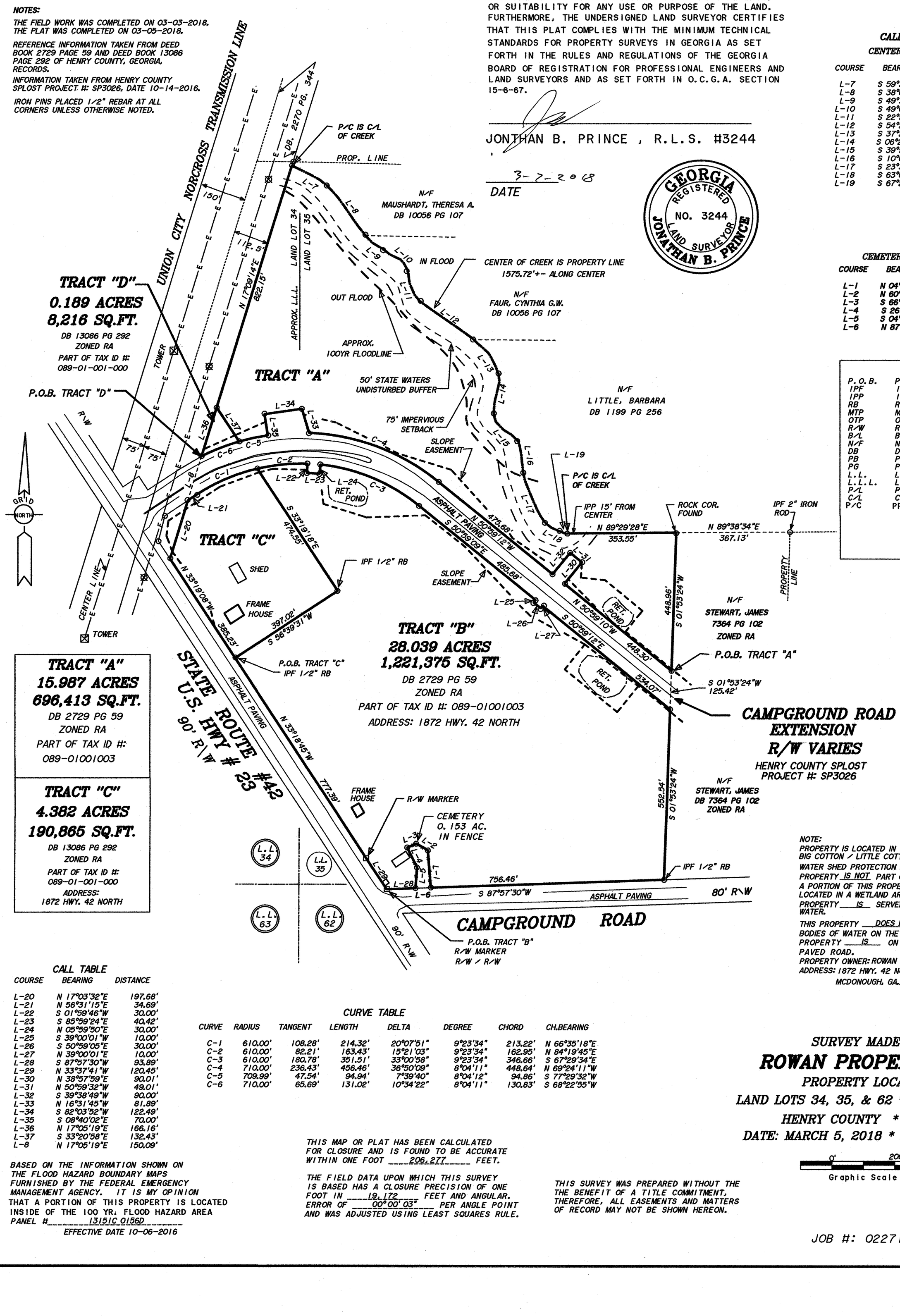
NOTES:

THE FIELD WORK WAS COMPLETED ON 03-03-2018. THE PLAT WAS COMPLETED ON 03-05-2018.

REFERENCE INFORMATION TAKEN FROM DEED BOOK 2729 PAGE 59 AND DEED BOOK 13086 PAGE 292 OF HENRY COUNTY, GEORGIA, RECORDS.

INFORMATION TAKEN FROM HENRY COUNTY SPLOST PROJECT #: SP3026, DATE 10-14-2016.

IRON PINS PLACED 1/2" REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.



CALL TABLE
CENTER OF CREEK

COURSE	BEARING	DISTANCE
L-7	S 59°33'13"E	129.88'
L-8	S 38°08'20"E	206.68'
L-9	S 49°39'57"E	75.01'
L-10	S 49°06'03"E	103.84'
L-11	S 22°50'31"E	106.11'
L-12	S 54°29'07"E	210.47'
L-13	S 37°27'40"E	138.14'
L-14	S 06°28'54"W	130.40'
L-15	S 39°50'01"E	118.45'
L-16	S 10°00'45"E	101.77'
L-17	S 23°35'52"E	178.34'
L-18	S 63°04'32"E	53.02'
L-19	S 67°29'02"E	27.86'

CEMETERY CALL TABLE

COURSE	BEARING	DISTANCE
L-1	N 04°46'22"W	122.05'
L-2	N 60°07'20"W	43.45'
L-3	S 66°33'29"W	32.12'
L-4	S 26°41'17"E	72.23'
L-5	S 04°08'29"W	67.91'
L-6	N 87°57'30"E	49.80'

LEGEND

P.O.B.	POINT OF BEGINNING
IPF	IRON PIN FOUND
IPP	IRON PIN PLACED
RB	REBAR
MTP	MASH TOP PIPE
OTP	OPEN TOP PIPE
R/W	RIGHT-OF-WAY
B/L	BUILDING LINE
N/F	NOW OR FORMERLY
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
L.L.	LAND LOT
L.L.L.	LAND LOT LINE
P/L	PROPERTY LINE
C/L	CENTER LINE
P/C	PROPERTY CORNER

TRACT "A"
15.987 ACRES
696,413 SQ.FT.
DB 2729 PG 59
ZONED RA
PART OF TAX ID #: 089-01001003

TRACT "C"
4.382 ACRES
190,865 SQ.FT.
DB 13086 PG 292
ZONED RA
PART OF TAX ID #: 089-01-001-000
ADDRESS: 1872 HWY. 42 NORTH

CALL TABLE

COURSE	BEARING	DISTANCE
L-20	N 17°03'32"E	197.68'
L-21	N 56°31'15"E	34.69'
L-22	S 01°59'46"W	30.00'
L-23	S 85°59'24"E	40.42'
L-24	N 05°59'50"E	30.00'
L-25	S 39°00'01"W	10.00'
L-26	S 50°59'05"E	30.00'
L-27	N 39°00'01"E	10.00'
L-28	S 87°57'30"W	93.89'
L-29	N 33°37'41"W	120.45'
L-30	N 38°57'59"E	90.01'
L-31	N 50°59'32"W	49.01'
L-32	S 39°38'49"W	90.00'
L-33	N 16°31'45"W	81.89'
L-34	S 82°03'52"W	122.49'
L-35	S 08°40'02"E	70.00'
L-36	N 17°05'19"E	166.16'
L-37	S 33°20'58"E	132.43'
L-8	N 17°05'19"E	150.09'

CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	610.00'	108.28'	214.32'	20°07'51"	9°23'34"	213.22'	N 66°35'18"E
C-2	610.00'	82.21'	163.43'	15°21'03"	9°23'34"	162.95'	N 84°19'45"E
C-3	610.00'	180.78'	351.51'	33°00'58"	9°23'34"	346.66'	S 67°29'34"E
C-4	710.00'	236.43'	456.46'	36°50'09"	8°04'11"	448.64'	N 69°24'11"W
C-5	709.99'	47.54'	94.94'	7°39'40"	8°04'12"	94.86'	S 77°29'32"W
C-6	710.00'	65.69'	131.02'	10°34'22"	8°04'11"	130.83'	S 68°22'55"W

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. IT IS MY OPINION THAT A PORTION OF THIS PROPERTY IS LOCATED INSIDE OF THE 100 YR. FLOOD HAZARD AREA
PANEL # 13151C 0156D
EFFECTIVE DATE 10-06-2016

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT 206,277 *FEET.*

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 19,172 *FEET AND ANGULAR. ERROR OF* 00°00'03" *PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES RULE.*

THIS SURVEY WAS PREPARED WITHOUT THE THE BENEFIT OF A TITLE COMMITMENT, THEREFORE, ALL EASEMENTS AND MATTERS OF RECORD MAY NOT BE SHOWN HEREON.

NOTE:
PROPERTY IS LOCATED IN THE BIG COTTON / LITTLE COTTON INDIAN CREEK WATER SHED PROTECTION DISTRICT.
PROPERTY IS NOT *PART OF A SUBDIVISION*
A PORTION OF THIS PROPERTY IS *LOCATED IN A WETLAND AREA.*
PROPERTY IS *SERVED BY COUNTY WATER.*
THIS PROPERTY DOES HAVE *BODIES OF WATER ON THE PROPERTY.*
PROPERTY IS *ON A ASPHALT PAVED ROAD.*
PROPERTY OWNER: ROWAN PROPERTIES LP
ADDRESS: 1872 HWY. 42 NORTH
MCDONOUGH, GA., 30253

SURVEY MADE FOR:
ROWAN PROPERTIES LP
PROPERTY LOCATED IN:
LAND LOTS 34, 35, & 62 * 7TH. DISTRICT
HENRY COUNTY * GEORGIA
DATE: MARCH 5, 2018 * SCALE: 1"=200'

0' 200'
Graphic Scale

JOB #: 022718RO

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TRACT "B"
16.176 ACRES

TRACT "A"
32.859 ACRES

N90°00'00"E 100.50'
S59°33'13"E 31.21'
S38°08'20"E 206.68'
S49°39'57"E 75.01'
S49°06'03"E 103.84'
S22°50'31"E 106.11'
S54°29'07"E 210.47'
S37°27'40"E 138.14'
S06°28'54"W 130.40'
S39°50'01"E 118.45'
S10°00'45"E 101.77'
S23°35'52"E 178.34'
S63°04'32"E 53.02'
S67°29'02"E 27.86'
N50°59'32"W 49.01'
N89°29'28"E 353.55'
S39°38'49"W 90.00'
N38°57'55"E 90.01'
S01°53'24"W 448.96'
S01°53'24"W 552.54'
N50°59'10"W 445.30'
S50°59'12"E 534.07'
S50°59'09"E 485.70'
N50°59'12"W 475.68'
S39°00'01"W 10.00'
S50°59'05"E 30.00'
N39°00'01"E 10.00'
N17°09'14"E 769.82'
N16°31'45"W 81.89'
S08°40'02"E 70.00'
N17°05'19"E 166.16'
ARC=94.93'
R=709.99'
S77°28'36"W
CH=94.86'
S82°03'52"W 122.49'
ARC=163.44'
R=610.00'
N84°19'45"E
CH=162.95'
S01°59'46"W 30.00'
N05°59'50"E 30.00'
ARC=456.46'
R=710.00'
N69°24'11"W
CH=448.6'
ARC=351.48'
R=610.00'
S67°29'37"E
CH=346.64'
S85°59'24"E 40.42'
S68°22'54"W 130.83'
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R=610.00'
N66°35'18"E
CH=213.22'
N56°31'15"E 34.69'
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S66°33'29"W 32.12'
N33°37'41"W 120.45'
S87°57'30"W 93.89'
S26°41'17"E 72.23'
S04°06'29"W 67.91'
N04°46'22"W 122.05'
N60°07'20"W 43.45'
S87°57'30"W 756.46'
42

FEMA FIRM MAP
NOT TO SCALE

SITE LOCATION MAP
NOT TO SCALE

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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

HWY 42 @ CAMPGROUND ROAD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

HIGHWAY 42 @ CAMPGROUND ROAD
MCDONOUGH, GA 30253

HENRY COUNTY, GEORGIA

FOR

MERITAGE HOMES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/2024

ZONING BOUNDARY EXHIBIT

0 60 120 240 360

SCALE: 1" = 120'
DATE: 09/16/2024
PROJECT: 19279.00A

GEORGIA811 www.Georgia811.com Know what's below. Call before you dig.

GRID NORTH
GEORGIA WEST ZONE

Z1.2
SHEET

J:\2019\19279\00A\Dsk\Concepts & Exhibits\Zoning\19279.00A - Site - Zone1.dwg - MKopp - 10/7/2024 1:22 PM

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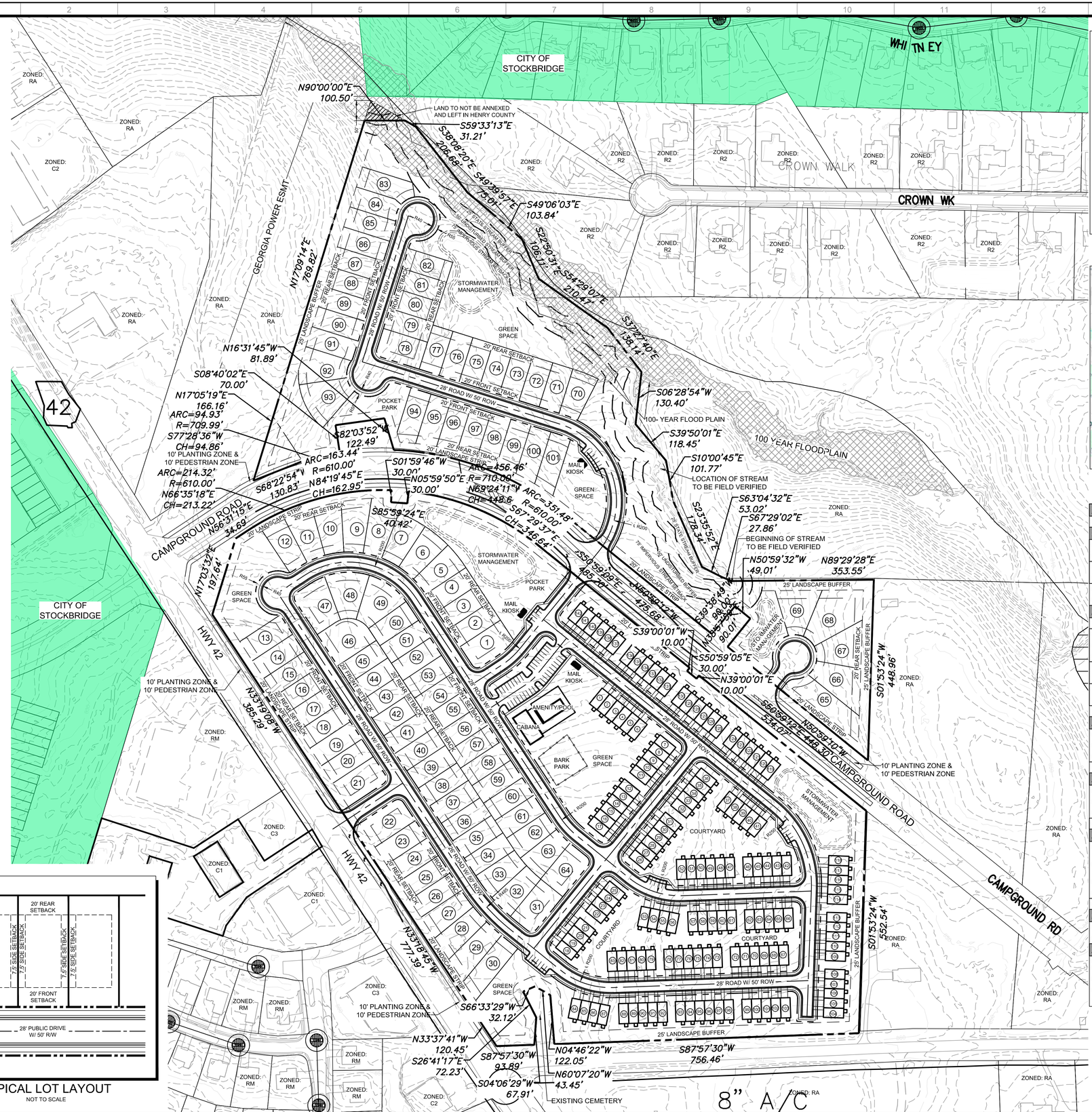
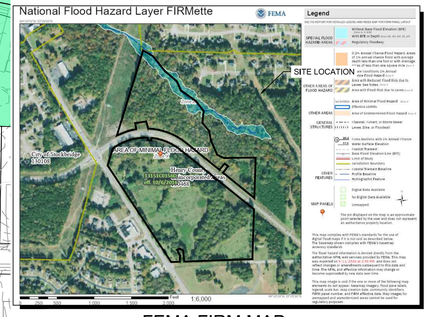
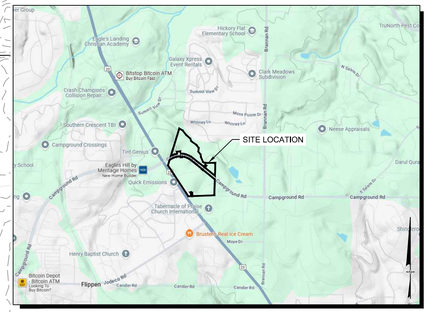


TYPICAL LOT LAYOUT
NOT TO SCALE



FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	48.54 ACRES
ZONING	
EXISTING ZONING	RA
PROPOSED ZONING	PUD (PLANNED UNIT DEVELOPMENT)
EXISTING OVERLAY DISTRICT	HIGHWAY CORRIDOR OVERLAY DISTRICT
PROPOSED OVERLAY DISTRICT	PMU (PARKWAY MIXED USE)
EXISTING ZONING JURISDICTION	HENRY COUNTY
PROPOSED ZONING JURISDICTION	CITY OF STOCKBRIDGE
USE CALCULATIONS	
TOTAL SITE AREA	48.54 ACRES
STREET RIGHT-OF-WAY AREA	8.76 ACRES
FLOOD HAZARD AREA	1.54 ACRES
NET SITE AREA	38.24 ACRES
SINGLE FAMILY LAND USE	25.22 NET ACRES
TOWNHOME LAND USE	13.02 NET ACRES
TOTAL 24'x50' TOWNHOME UNITS	142 UNITS (10,91 UPA)
TOTAL SINGLE FAMILY LOTS	101 LOTS (4.00 UPA)
TOTAL UNITS/ DENSITY	243 UNITS (6,35 UPA)
PROPOSED SFD SETBACK REQUIREMENTS	
FRONT SETBACK	20 FEET
SIDE SETBACK	7.5 FEET
REAR SETBACK	20 FEET
REQUIRED BUFFERS	25 FEET
PROPOSED TH SETBACK REQUIREMENTS	
FRONT SETBACK	15 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	20 FEET
REQUIRED BUFFERS	25 FEET
DEVELOPMENT STANDARDS	
MIN DEVELOPMENT SIZE	3 CONTIGUOUS ACRES
REQUIREMENTS FOR LAND USE	MUST INCLUDE MINIMUM OF TWO (2) DIFFERENT USES AND/OR TWO (2) TYPES OF VARIED HOUSING OPTIONS. (2.4.14.B.2.)
PROPOSED SF MINIMUM LOT SIZE	5,000 SF
PROPOSED MINIMUM SFD LOT WIDTH	50 FEET
EXTERIOR LANDSCAPED STRIPS	20 FEET
OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE	20% (9.719 ACRES)
OPEN SPACE PROPOSED	15.67 ACRES (32.2%)
PARKING REQUIREMENTS	
PROPOSED RESIDENT PARKING (2 SPACES PER UNIT)	486 SPACES
PROPOSED AMENITY PARKING	37 SPACES
PROPOSED GUEST PARKING	27 SPACES
TOTAL PARKING PROVIDED	550 SPACES

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350 RESEARCH COURT STE 200
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PROJECT

HWY 42 @ CAMPGROUND ROAD

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AT

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MCDONOUGH, GA 30253

HENRY COUNTY, GEORGIA

FOR

MERITAGE HOMES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/28/2024

ZONING SITE PLAN

0 60 120 240 360

SCALE: 1" = 120'
DATE: 10/07/2024
PROJECT: 19279.00A

Z1
SHEET

J:\2019\19279\00A\Civil\Concepts & Exhibits\Zoning\19279.00A - Site - Zone1.dwg - MKipp - 10/7/2024 1:40 PM

City of Stockbridge

AGENDA ITEM

MEETING DATE

DECEMBER 9, 2024

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

FUNDING SOURCE

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☒ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-00. Consideration of Comprehensive Plan Amendment request to assign the future land use designation of Medium-Density Residential to two parcels at 1778 & 1872 Highway 42, if and after Annexation Case #AX-2024-02 is approved, to allow for the construction of a mixed-residential development with 142 townhomes and 101 single-family detached homes. Property Owner: Rowan Properties, LP. Applicant: Meritage Homes, c/o Clay Kirkley. Agent: Hayley Todd, PEC+. Property size: 48.59+/- acres.

BACKGROUND INFORMATION:

Staff recommendation—Approval. However, on November 21, 2024, the applicant submitted a deferral letter to request a 30-day deferral until the December 19, 2024 Planning Commission meeting. The Planning Commission therefore deferred this case at its November 21, 2024 meeting. The Staff therefore recommends deferral.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

GRANTS ADMIN._____

ATTACHMENTS:

ITEM/PROJECT/EVENT:

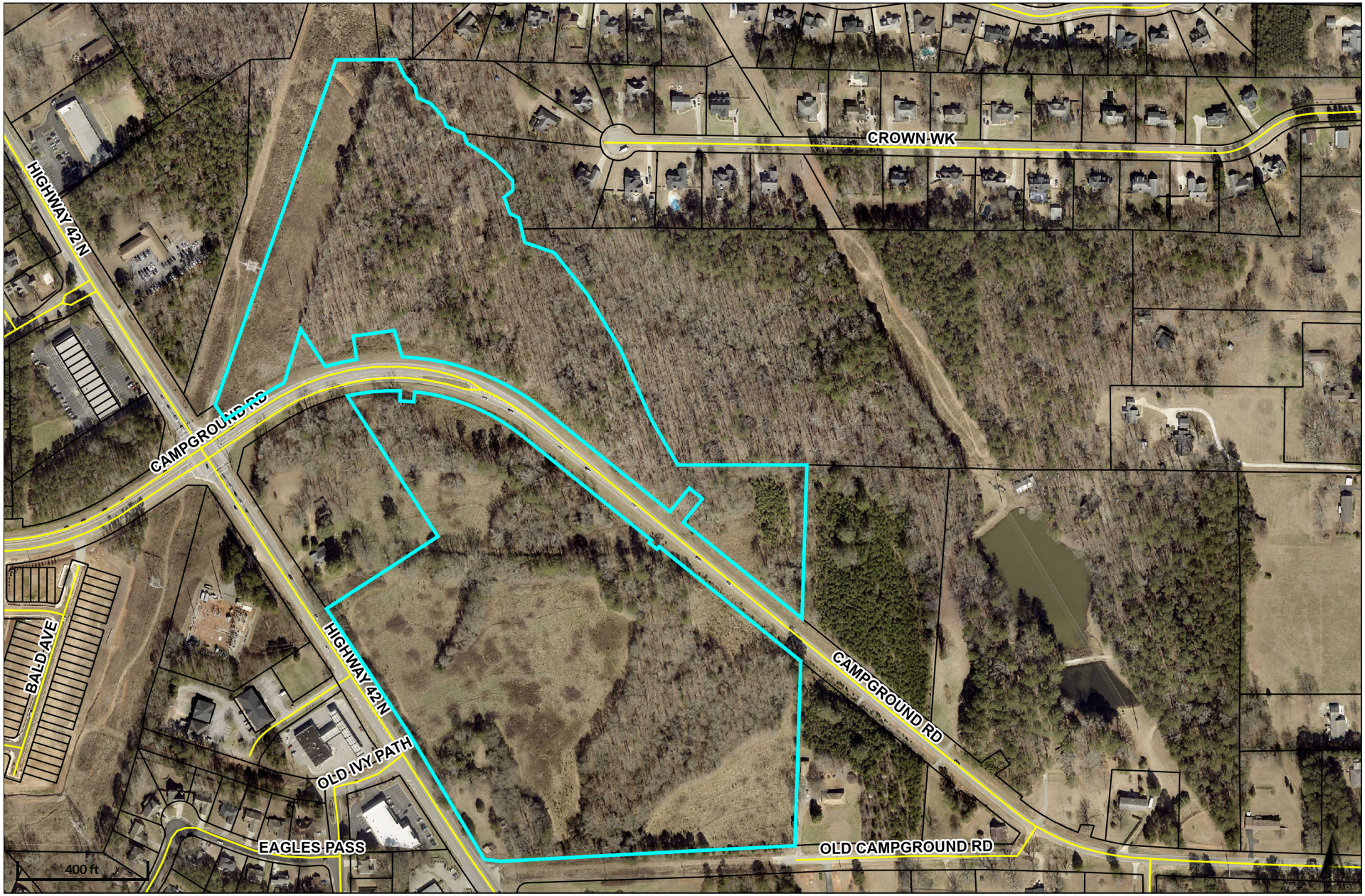
COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-09 FOR TWO PARCELS AT 1778 & 1872 HIGHWAY 42 NORTH.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION: DEFERRAL TO THE DECEMBER 19, 2024 PLANNING COMMISSION MEETING.

Staff Signature_____

HIGHWAY 42 NORTH REZONING





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HIGHWAY 42 NORTH (1778 & 1872)

CITY OF STOCKBRIDGE, GA

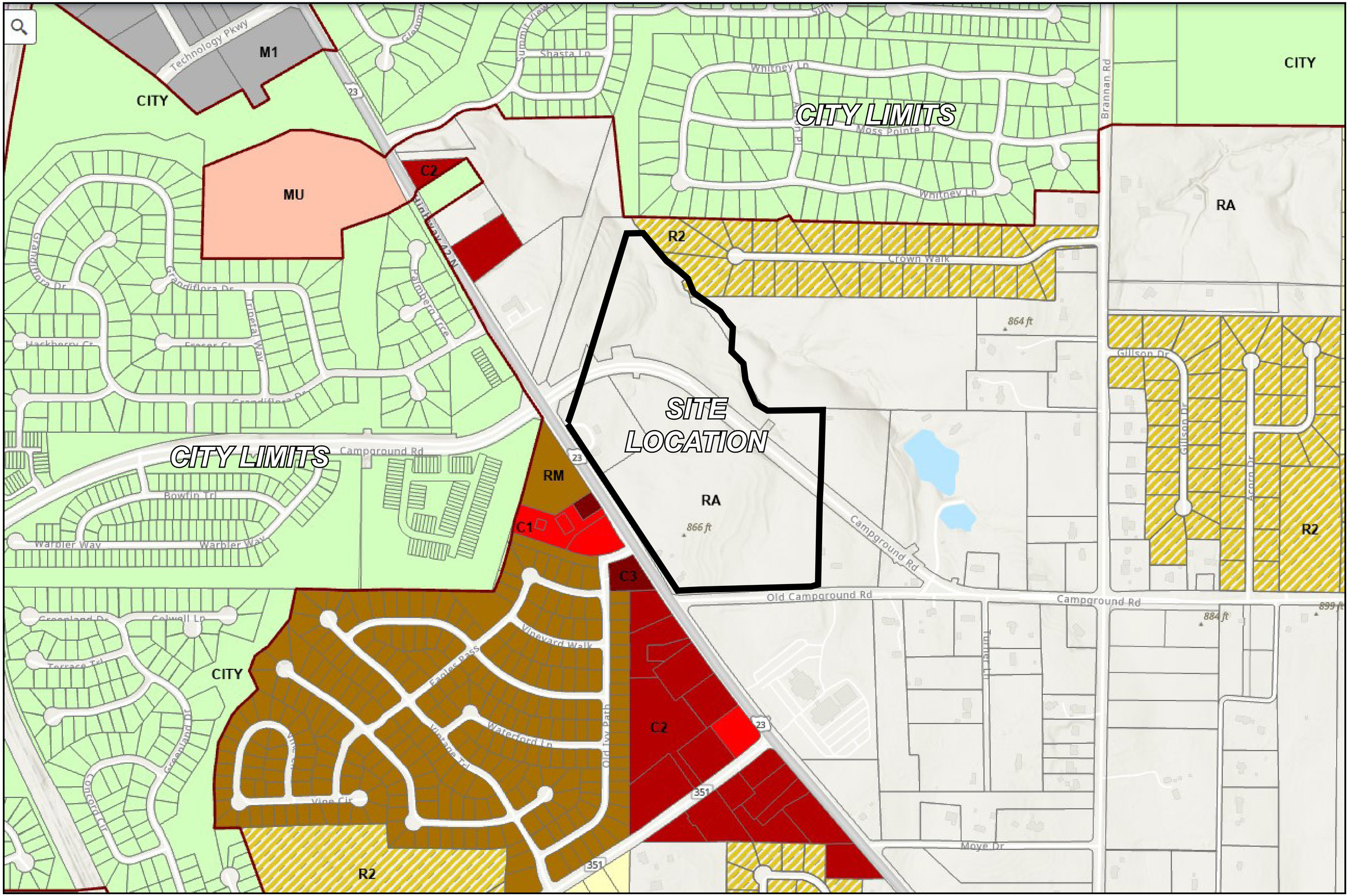
SITE LOCATION

SUMMARY OF REQUEST:

Proposed development: a new, 243-unit, single-family attached and detached development on the approximately 48.5-acre site known as Campground Road @ Highway 42 (the "Subject Property," PIDs 089-01001000 and 089-01001003).

Actions:

- ***Annexation of the subject property from Unincorporated Henry County into the City of Stockbridge.***
- ***Comprehensive Land Use Map Amendment of the subject property from High-Density Residential to Medium-Density Residential.***
- ***Rezone of the subject property from RA to PUD under the Parkway Mixed Use Overlay.***



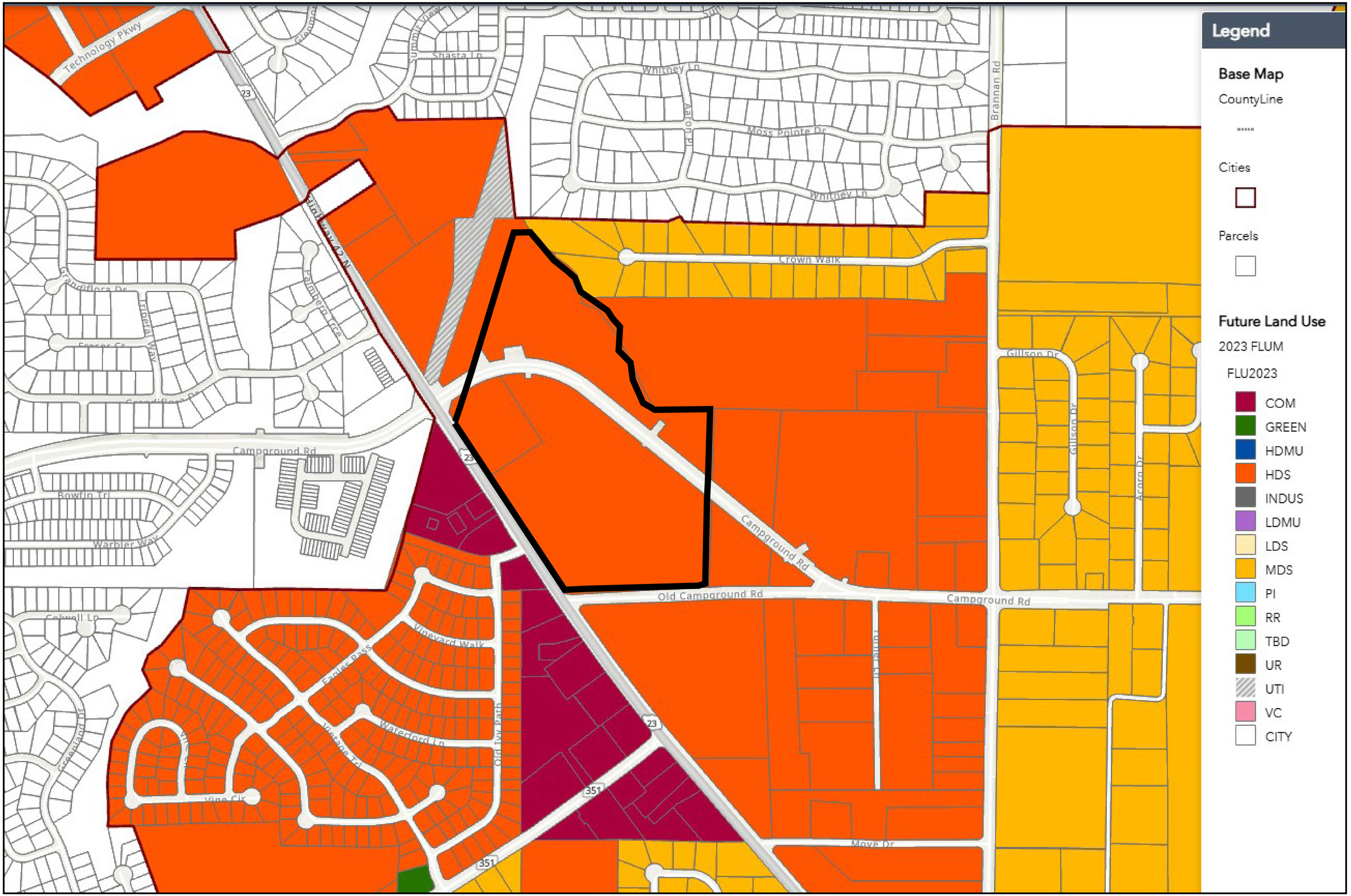
360 STUDIO LANDSCAPE ARCHITECTURE

PEC+ Planners & Engineers Collaborative+

HIGHWAY 42 NORTH (1778 & 1872)

CITY OF STOCKBRIDGE, GA

SITE PLAN RENDERING


Legend
Base Map
CountyLine
Cities
Parcels
Future Land Use
2023 FLUM
FLU2023
COM
GREEN
HDMU
HDS
INDUS
LDMU
LDS
MDS
PI
RR
TBD
UR
UTI
VC
CITY
Technology Pkwy
Shasta Ln
Whitney Ln
Aaron Pl
Moss Pointe Dr
Brannan Rd
Crown Walk
Gillson Dr
Acorn Dr
Campground Rd
Old Campground Rd
Bowlin Trl
Warbler Way
Colwell Ln
Vineyard Walk
Prairie Pass
Waterford Ln
Old Toy Path
Vine Cir
Moye Dr
23
351



HIGHWAY 42 NORTH (1778 & 1872)

CITY OF STOCKBRIDGE, GA

SITE PLAN RENDERING

360 STUDIO LANDSCAPE ARCHITECTURE — A Division of PEC

PEC+ Planners & Engineers Collaborative+









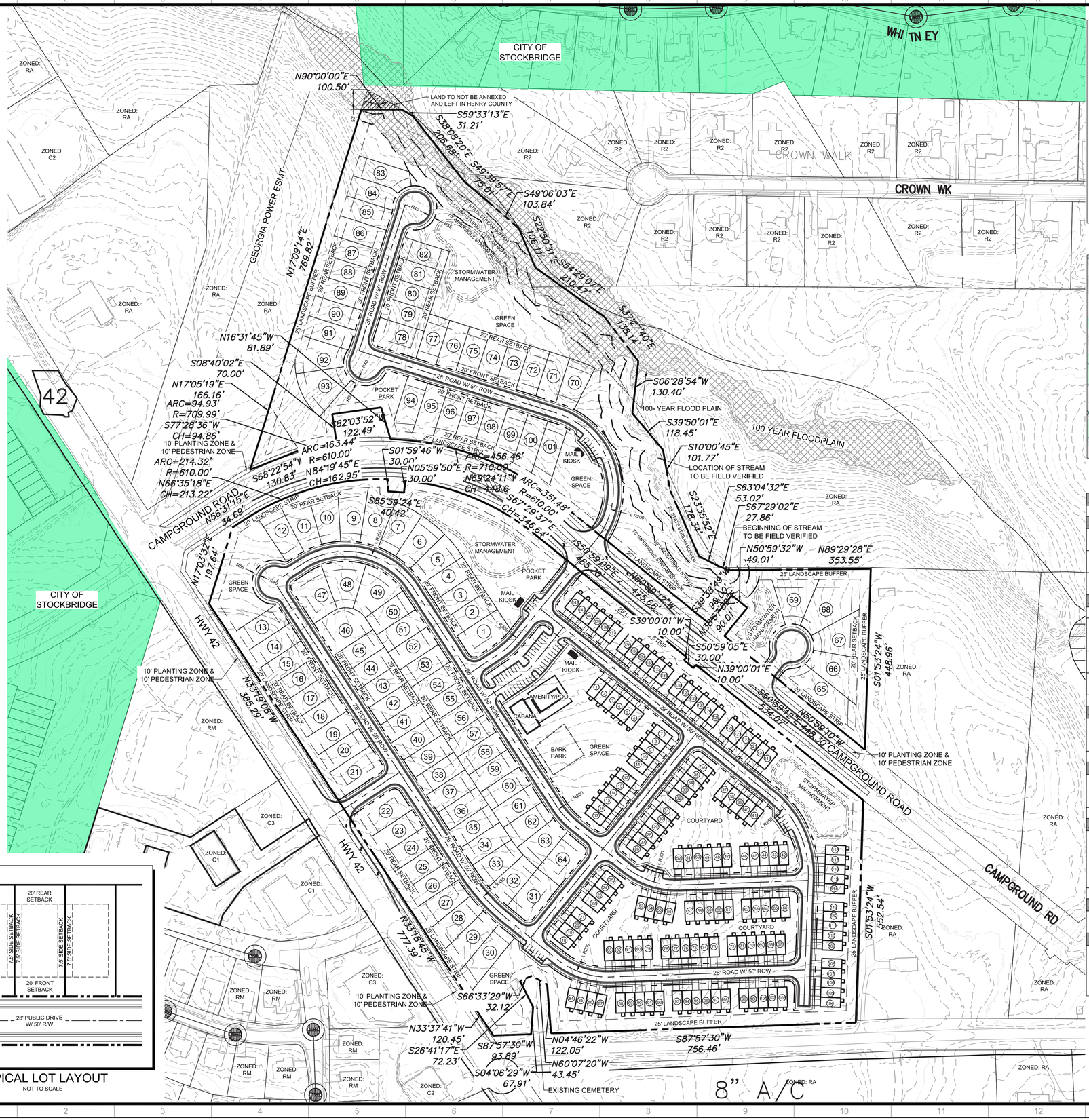
PEC+ Planners & Engineers Collaborative+

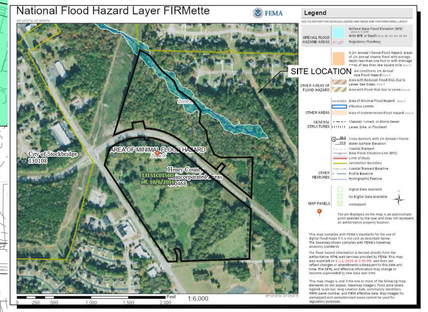
HIGHWAY 42 NORTH (1778 & 1872)

CITY OF STOCKBRIDGE, GA

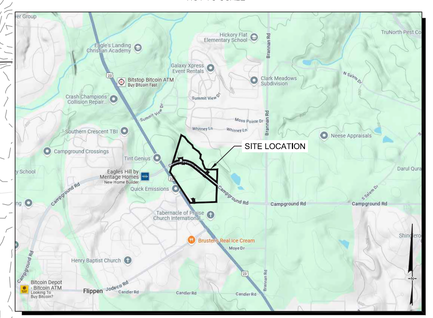
ELEVATIONS

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative.





FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	48.54 ACRES
ZONING	
EXISTING ZONING	RA
PROPOSED ZONING	PUD (PLANNED UNIT DEVELOPMENT)
EXISTING OVERLAY DISTRICT	HIGHWAY CORRIDOR OVERLAY DISTRICT
PROPOSED OVERLAY DISTRICT	PMU (PARKWAY MIXED USE)
EXISTING ZONING JURISDICTION	HENRY COUNTY
PROPOSED ZONING JURISDICTION	CITY OF STOCKBRIDGE
USE CALCULATIONS	
TOTAL SITE AREA	48.54 ACRES
STREET RIGHT-OF-WAY AREA	8.76 ACRES
FLOOD HAZARD AREA	1.54 ACRES
NET SITE AREA	38.24 ACRES
SINGLE FAMILY LAND USE	25.22 NET ACRES
TOWNHOME LAND USE	13.02 NET ACRES
TOTAL 24'x50' TOWNHOME UNITS	142 UNITS (10.91 UPA)
TOTAL SINGLE FAMILY LOTS	101 LOTS (4.00 UPA)
TOTAL UNITS/ DENSITY	243 UNITS (6.35 UPA)
PROPOSED SFD SETBACK REQUIREMENTS	
FRONT SETBACK	20 FEET
SIDE SETBACK	7.5 FEET
REAR SETBACK	20 FEET
REQUIRED BUFFERS	25 FEET
PROPOSED TH SETBACK REQUIREMENTS	
FRONT SETBACK	15 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	20 FEET
REQUIRED BUFFERS	25 FEET
DEVELOPMENT STANDARDS	
MIN DEVELOPMENT SIZE	3 CONTIGUOUS ACRES
REQUIREMENTS FOR LAND USE	MUST INCLUDE MINIMUM OF TWO (2) DIFFERENT USES AND/OR TWO (2) TYPES OF VARIED HOUSING OPTIONS. (2.4,14.B.2.)
PROPOSED SF MINIMUM LOT SIZE	5,000 SF
PROPOSED MINIMUM SFD LOT WIDTH	50 FEET
EXTERIOR LANDSCAPED STRIPS	20 FEET
OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE	20% (9.719 ACRES)
OPEN SPACE PROPOSED	15.67 ACRES (32.2%)
PARKING REQUIREMENTS	
PROPOSED RESIDENT PARKING (2 SPACES PER UNIT)	486 SPACES
PROPOSED AMENITY PARKING	37 SPACES
PROPOSED GUEST PARKING	27 SPACES
TOTAL PARKING PROVIDED	550 SPACES

TYPICAL LOT LAYOUT
NOT TO SCALE

GEORGIA811
www.Georgia811.com
Know what's below. Call before you dig.

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

HWY 42 @ CAMPGROUND ROAD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

HIGHWAY 42 @ CAMPGROUND ROAD
MCDONOUGH, GA 30253

HENRY COUNTY, GEORGIA

FOR

MERITAGE HOMES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/28/2024

ZONING SITE PLAN

0 60 120 240 360

SCALE: 1" = 120'
DATE: 10/07/2024
PROJECT: 19279.00A

GRID NORTH
GEORGIA WEST ZONE

SHEET Z1

J:\2019\19279.00A\dwl\Concepts & Exhibits\Zoning\19279.00A - Site - Zone1.dwg - MKopp - 10/7/2024 1:40 PM

TRANSMITTAL MEMO

RE: **Campground Road @ Hwy 42 Rezoning and Annexation Applications**
Planners and Engineers Collaborative, Inc. Project No. 19279.00A
On behalf of Meritage Homes

TO: **City of Stockbridge Community**
4602 North Henry Blvd
Stockbridge, GA 30281
678-833-3347

ATTN: **Ryan Anderson**
678-833-3340

FROM: **Planners and Engineers Collaborative**
350 Research Court, Suite 200
Peachtree Corners, GA 30092

C/O Hayley Todd – (757) 508-6593

Enclosed materials:

Rezoning Application
Annexation Application

CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

Annexation No: _____ Date: _____

Received by: _____

TYPE OF ANNEXATION

☐ **60% Method:** Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.

☑ **100% Method:** Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: 1778 & 1872 HWY 42 N, STOCKBRIDGE, GA

Is this property contiguous to the city limits? ☑ Yes ☐ No

LAND USE AND ZONING

County: high density suburban

County Zoning Classification: RA

Present Land Use: high density residential

Requested Zoning Classification: PUD

PROPERTY OWNER

Name: ROWAN FAMILY REAL ESTATE LLC

Mailing Address: 83 BRANNAN RD MCDONOUGH GA 30253

Telephone: (770) 289- 4530

Email: RROWAN@SANDSCONTRACTORS.COM

Signature: _____

Date: 10/07/2024

City of Stockbridge Planning and Zoning Division

Rezoning Application

Name of Applicant: MERITAGE HOMES Phone: 678.348.8422 Date: 10-07-24

Address Applicant: 3700 Mansell Road, Suite 550 Fax Cell #

City: ALPHARETTA State: GA Zip: 30022 E-mail: Clay.Kirkley@meritagehom

Name of Agent: HAYLEY TODD, PEC+ Phone: 678.684.6287 Date: 10-07-24

Address Agent: 350 RESEARCH COURT, STE 200 Fax Cell #

City: NORCROSS State: GA Zip: 30092 E-mail: HTODD@PEC.PLUS

THE APPLICANT NAMED ABOVE AFFIRMS THAT HE OR SHE IS THE OWNER, OR AGENT OF THE OWNER, OF THE PROPERTY DESCRIBED BELOW, AND IS REQUESTING A REZONING OF THE PROPERTY.

Rezoning being requested PUD, PARKWAY MIXED USE OVERLAY TO FACILITATE A NEW 243 UNIT, MIXED RESIDENTIAL DEVELOPMENT

The property will be POSTED with a City of Stockbridge rezoning sign. The sign must remain on the subject property for no less than fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason. _____ Acknowledgement

Address of Property: 1778 & 1872 HWY 42 N

Nearest intersection to the property: HIGHWAY 42 N AND CAMPGROUND ROAD (Street Address)

Size of Tract: 48.59 acre(s), Land Lot Number(s): 34, 35, 62, District(s): 7

Property Tax Parcel Number(s): 089-01001003, 089-01001000 **(Required)**

Witness Signature

T. Williams

Printed Name of Witness

Notary

NOTARY STAMP:

LINDA BOROVICKA NOTARY PUBLIC COBB COUNTY, GEORGIA My Commission Expires 06-25-2028

Signature of Applicant

MERITAGE HOMES, C/O C Kirkley

Printed Name of Applicant

Signature of Agent

MERITAGE HOMES OF GEORGIA INC CORPORATE SEAL 2014 ARIZONA

(For Office Use Only)

Total Amount Paid $ Cash Check # Received by: *(FEES ARE NON-REFUNDABLE)*

Application checked by: Date: Map Number(s):

Pre-application meeting: Date:

Planning Commission Decision:

City Council Decision:

Community Development Director's Signature: Date:

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1872 HWY 42 N [address], with Parcel Number 089-01001000 which is the subject of this application.

Name of Property Owner: ROWAN FAMILY REAL ESTATE LLC

Property Owner's Address: 83 BRANNAN RD MCDONOUGH GA 30253

Telephone: 770-289-4530 E-mail: RROWAN@SANDSCONTRACTORS.COM

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of HENRY [County], GEORGIA [State].

Signature: _____ Date: 10-07-24

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): MERITAGE HOMES, C/O Clay Kirkley

Company/law firm (if applicable): MERITAGE HOMES

Telephone, E-Mail, & Address: Clay.Kirkley@meritagehomes.com

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

_____ _____

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

10/07/2024
Date

Signature of Notary Public

Robert Wood
Printed Name of Notary Public

10/7/24
Date

Notary Public's Seal or Stamp:

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1778 HWY 42 N [address], with Parcel Number 089-01001003, which is the subject of this application.

Name of Property Owner: ROWAN PROPERTIES LP

Property Owner's Address: 1872 HWY 42 NORTHMCDONOUGH GA 30253

Telephone: 770-289-4530 E-mail: RROWAN@SANDSCONTRACTORS.COM

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of HENRY [County], GEORGIA [State].

Signature: _____ Date: 10-07-24

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): MERITAGE HOMES, C/O Clay Kirkley

Company/law firm (if applicable): MERITAGE HOMES

Telephone, E-Mail, & Address: Clay.Kirkley@meritagehomes.com

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

_____ _____

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

10/07/2024
Date

Signature of Notary Public

Robert Wood
Printed Name of Notary Public

10/7/24
Date

Notary Public's Seal or Stamp:

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes_____No

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	**Dollar Amount of Campaign Contribution**	**Description of Gift $250 or greater, which was given to Board Member**

We certify that the foregoing information is true and correct, this 3rd day of October, 2024

C. Kirkley, on behalf of Meritage Homes

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 3rd day of October 2024

Notary Public

LINDA BOROVICKA
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY Commission Expires 06-25-2028

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes ____ No ____

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this ____ day of ____.

ROWAN FAMILY REAL ESTATE LLC
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 7th day of October 2024

Notary Public

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes ____ **No** ____

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this ____ day of ____, ____.

ROWAN PROPERTIES, L.P.

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 7th day of October 2024.

Notary Public

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

FW: Pre-Application Meeting for Proposed Annexation

GL

Kenneth Wood <Kwood@pec.plus> on behalf of Gordon Linton <Glinton@stockbridgega.org>

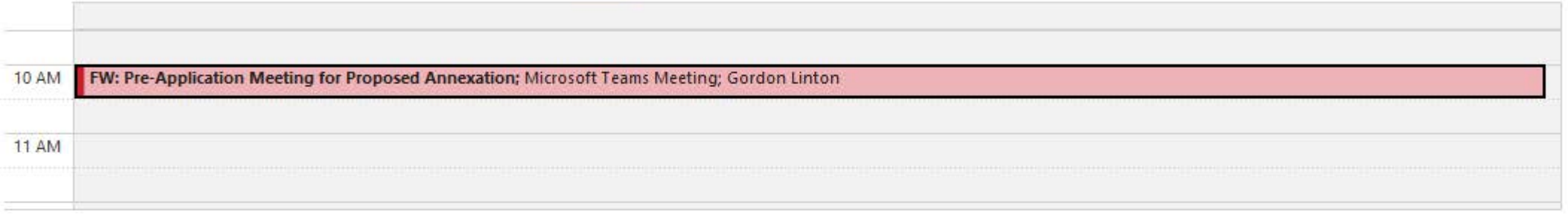
No Response Required

Required Ramirez, Francisco; Kenneth Wood; Keedra Jackson; Linda Logan; Demetries Wells; Jordyn Bucholtz; Ryan Anderson

Thu 7/18/2024 10:00 AM

Follow up. Completed on Thursday, July 18, 2024.
Accepted on 7/15/2024 4:53 PM.

Thursday, July 18, 2024 10:00 AM-10:30 AM Microsoft Teams Meeting



-----Original Appointment-----
From: Gordon Linton <Glinton@stockbridgega.org>
Sent: Monday, July 15, 2024 4:18 PM
To: Gordon Linton; Kenneth Wood; Keedra Jackson; Linda Logan; Demetries Wells; Jordyn Bucholtz; Ryan Anderson
Subject: Pre-Application Meeting for Proposed Annexation
When: Thursday, July 18, 2024 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

Meeting to discuss a proposed annexation. The person we are meeting with is Kenneth Wood

---

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 280 442 082 279

Passcode: tsnbxu

For organizers: Meeting options

Planners & Engineers Collaborative+

10/7/2024

Re: **Letter of Intent – Annexation and PUD Rezoning**
Campground Road @ Highway 42
PEC+ Project No. 19279.00A

Dear Community Development Officials,

This application seeks to annex and rezone the approximately 48.5-acre site known as Campground Road @ Highway 42 (the "Subject Property," PIDs 089-01001000 and 089-01001003) from RA to PUD under the Parkway Mixed Use Overlay. Bringing the site from Henry County into the City Limits of Stockbridge and rezoning to PUD would allow for the development of a new, 243-unit, single-family attached and detached development.

Site and Proposal

The Subject Property is located along the eastern side of Highway 42 and is bisected by Campground Road. The site is bordered by the Clark Meadows subdivision to the north, a Georgia Power easement to the northwest, Highway 42 to the southwest, and Tabernacle of Praise Church to the south across Old Campground Road. The site is made up of two parcels that total approximately 48.5-acres.

Of the 46.5-acres, approximately 1.5 acres are in a floodplain. Approximately 8.7 acres of the site are proposed to be used for street right-of-way. The net area of the site is 38.29 acres. The proposed 243-unit single family subdivision has a net site density of 6.35 units per acre. There would be 142 townhome units and 101 single-family detached lots. The site would have 15 acres of open space (approximately 30% of the total site area). Elevations are included with this submittal.

The proposed annexation and rezoning would allow for the 48.5-acre site to be annexed into the City Limits of Stockbridge, rezoned PUD, and be subject to the Parkway Mixed Use overlay district. The proposal includes 243 new homes.

Rationale for Request

This area is part of the "high-density suburban" character area per the Henry County Comprehensive Plan. As such, the proposed PUD zoning in Stockbridge is compatible with the underlying designation and is therefore aligned with the comprehensive plan. The immediate area is characterized by different types of single family development, including townhomes and detached homes. The proposed development would fit into the character of the existing context and would present a high quality addition to the overall area. The development would be compatible and consistent with nearby and adjacent development pattern, and therefore meets the purpose and intent of the district per the City of Stockbridge UDO.

Constitutional Objections

The portions of the Code of Ordinances and Zoning Ordinance for City of Stockbridge (the "Zoning Ordinance") which classifies or conditions the Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant and property owner are unconstitutional, in that they would destroy the Applicant's and property owner's property rights without

first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Ordinance which presently restricts the Property's use to the present zoning classification, uses, regulations, requirements, and conditions is unconstitutional, illegal, null and void, and constitutes a taking of the Applicant's and the property owner's property rights in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States by denying economic and viable use of the Property while not substantially advancing legitimate state interests.

The Property is presently suitable for OSC as proposed in the requested rezoning, as amended by the Applicant, and is not economically suitable for uses restricted under its present zoning and development classification, conditions, regulations, and restrictions due to its location, shape, size, surrounding development, and other factors. A denial of the requested rezoning and related variances would constitute an arbitrary and capricious act by City of Stockbridge and the City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment. A refusal by City of Stockbridge and the City Council to approve this requested rezoning, with only such additional conditions as agreed to by the Applicant and/or owner, so as to permit the only feasible economic use of the Property, would be unconstitutional between the Applicant, owner, and similarly situated property owners, in violation of Article I, Section I, Paragraph II of the Constitution of the State by discriminating of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment.

Conclusion

The applicant and owner respectfully request that the City of Stockbridge City Council, Planning Commission and Planning Staff approve and support the Applicant's rezoning request to allow for annexation into Stockbridge and the development of a new, single-family attached and detached subdivision. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

ZONING DESCRIPTION
NORTH TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 34 & 35 of the 7TH District, Henry County, Georgia and being more particularly described as follows:

Beginning at the intersection of the northerly right-of-way line of Campground Road Extension (Variable R/W) with the southeasterly right-of-way line of Union City Norcross Transmission Line easement; thence along said easement

North 17 degrees 5 minutes 19 seconds East, a distance of 166.16 feet; thence North 17 degrees 9 minutes 14 seconds East, a distance of 769.82 feet; thence leaving saif right-of-way line North 90 degrees 0 minutes 0 seconds East, a distance of 100.50 feet; thence along the centerline of creek and following the meanderings thereof the following:

South 59 degrees 33 minutes 13 seconds East, a distance of 31.21 feet; thence South 38 degrees 8 minutes 20 seconds East, a distance of 206.68 feet; thence South 49 degrees 39 minutes 57 seconds East, a distance of 75.01 feet; thence South 49 degrees 6 minutes 3 seconds East, a distance of 103.84 feet; thence South 22 degrees 50 minutes 31 seconds East, a distance of 106.11 feet; thence South 54 degrees 29 minutes 7 seconds East, a distance of 210.47 feet; thence South 37 degrees 27 minutes 40 seconds East, a distance of 138.14 feet; thence South 6 degrees 28 minutes 54 seconds West, a distance of 130.40 feet; thence South 39 degrees 50 minutes 1 second East, a distance of 118.45 feet; thence South 10 degrees 0 minutes 45 seconds East, a distance of 101.77 feet; thence South 23 degrees 35 minutes 52 seconds East, a distance of 178.34 feet; thence South 63 degrees 4 minutes 32 seconds East, a distance of 53.02 feet; thence South 67 degrees 29 minutes 2 seconds East, a distance of 27.86 feet;

thence leaving said creek North 89 degrees 29 minutes 28 seconds East, a distance of 353.55 feet; thence South 01 degree 53 minutes 24 seconds West, a distance of 448.96 feet to a point on said right-of-way line of Campground Road Extension; thence along said right-of-way the following courses and distances:
North 50 degrees 59 minutes 10 seconds West, a distance of 448.30 feet; thence North 38 degrees 57 minutes 59 seconds East, a distance of 90.01 feet; thence North 50 degrees 59 minutes 32 seconds West, a distance of 49.01 feet; thence South 39 degrees 38 minutes 49 seconds West, a distance of 90.00 feet; thence North 50 degrees 59 minutes 12 seconds West, a distance of 475.68 feet; thence 456.46 feet along an arc of a curve to the left having a radius of 710.00 feet and a chord bearing and distance of North 69 degrees 24 minutes 11 seconds West 448.64 feet to a point; thence North 16 degrees 31 minutes 45 seconds West, a distance of 81.89 feet; thence South 82 degrees 3 minutes 52 seconds West, a distance of 122.49 feet; thence South 8 degrees 40 minutes 2 seconds East, a distance of 70.00 feet; thence 94.93 feet along an arc of a curve to the left having a radius of 709.99 feet and a chord bearing and distance of South 77 degrees 28 minutes 36 seconds West 94.86 feet to a point; thence South 68 degrees 22 minutes 54 seconds West, a distance of 130.83 feet to the POINT OF BEGINNING.

Said Tract containing 16.12 acres.

ZONING DESCRIPTION
SOUTH TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 34 & 35 of the 7TH District, Henry County, Georgia and being more particularly described as follows:

Beginning at the intersection of the northerly right-of-way line of Campground Road (80' R/W) with the northeasterly right-of-way line of State Route 43, aka U.S. Hwy 23 (90' R/W), thence along said right-of-way of State Route 43, aka U.S. Hwy 23 North 33 degrees 37 minutes 41 seconds West, a distance of 120.45 feet; thence North 33 degrees 18 minutes 45 seconds West, a distance of 777.39 feet; thence North 33 degrees 19 minutes 8 seconds West, a distance of 385.29 feet; thence North 17 degrees 3 minutes 32 seconds East, a distance of 197.64 feet to a point on the southerly right-of-way line of Campground Road Extension (Variable R/W); thence along said right-of-way the following courses and distances:

North 56 degrees 31 minutes 15 seconds East, a distance of 34.69 feet; thence 214.32 feet along an arc of a curve to the right having a radius of 610.00 feet and a chord bearing and distance of North 66 degrees 35 minutes 18 seconds East 213.22 feet to a point; thence 163.44 feet along an arc of a curve to the right having a radius of 610.00 feet and a chord bearing and distance of North 84 degrees 19 minutes 45 seconds East 162.95 feet to a point; thence South 01 degree 59 minutes 46 seconds West, a distance of 30.00 feet; thence South 85 degrees 59 minutes 24 seconds East, a distance of 40.42 feet; thence North 5 degrees 59 minutes 50 seconds East, a distance of 30.00 feet; thence 351.48 feet along an arc of a curve to the right having a radius of 610.00 feet and a chord bearing and distance of South 67 degrees 29 minutes 37 seconds East 346.64 feet to a point; thence South 50 degrees 59 minutes 9 seconds East, a distance of 485.70 feet; thence South 39 degrees 0 minutes 1 second West, a distance of 10.00 feet; thence South 50 degrees 59 minutes 5 seconds East, a distance of 30.00 feet; thence North 39 degrees 0 minutes 1 second East, a distance of 10.00 feet; thence South 50 degrees 59 minutes 12 seconds East, a distance of 534.07 feet;

thence leaving said right-of-way line South 01 degree 53 minutes 24 seconds West, a distance of 552.54 feet; thence South 87 degrees 57 minutes 30 seconds West, a distance of 756.46 feet; thence North 4 degrees 46 minutes 22 seconds West, a distance of 122.05 feet; thence North 60 degrees 7 minutes 20 seconds West, a distance of 43.45 feet; thence South 66 degrees 33 minutes 29 seconds West, a distance of 32.12 feet; thence South 26 degrees 41 minutes 17 seconds East, a distance of 72.23 feet; thence South 4 degrees 6 minutes 29 seconds West, a distance of 67.91 feet; thence South 87 degrees 57 minutes 30 seconds West, a distance of 93.89 feet to the POINT OF BEGINNING.

Said Tract containing 32.42 acres.

Henry County, GA

Parcel Results

20 Results

Parcel ID	Owner	Property Address
070E01072000	SUMMITT AT EAGLES LANDING HOMEOWNERS ASSOC INC	SUMMIT VIEW DR
071-01033000	S ATLANTA CONFERENCE	1978 HIGHWAY 42 N
071-01034015	A4 INVESTMENTS LLC	204 WEST CAMPGROUND RD
071-01034016	CAMPGROUND CENTER LLC	100-140 WEST CAMPGROUND RD
071-01034020	HOPEWELL CAPITAL LLC, THE PATTERSON REAL EST GRP L	WEST CAMPGROUND RD
071Q01200000	MERITAGE HOMES OF GEORGIA INC	
088C01028000	WILLIAMS TANESHA	297 WHITNEY LN
088C01029000	HOQUE RIAJ AL	301 WHITNEY LN
089-01001000	ROWAN FAMILY REAL ESTATE LLC	1872 HIGHWAY 42 N
089-01001003	ROWAN PROPERTIES LP	1778 HIGHWAY 42 N
089-01001021	THE KOLODKIN FAMILY LIMITED PARTNERSHIP	1775-1789 HIGHWAY 42 N
089-01002000	STEWART JAMES L	101 CAMPGROUND RD
089-01002001	YONKERS LLC	CAMPGROUND RD
089-01009003	SUSHRUT LLC	
089-02048002	O'REILLY AUTOMOTIVE INC	1765 HIGHWAY 42 HWY N
089-02049005	TABERNACLE OF PRAISE CHURCH INTNL INC	1640 HIGHWAY 42 N
089F01015000	FAUR CYNTHIA G W	157 CROWN WALK
089F01016000	MAUSHARDT THERESA A &	158 CROWN WALK

Mailing Labels

20 Results

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Show Parcel ID on Label

Skip Labels 0

For best results, uncheck "Fit to Page" in your print settings.

Download

Data contained on this website represent a work in progress toward completion of the annual tax digest. As such, data is subject to change at any time. Ownership and map information correspond with the most current information processed by our office. Search deed records at the Henry County Courthouse to ensure the most current ownership information. Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries. Contact 770-288-7526 to verify zoning.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/7/2024, 12:15:24 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL









Planners & Engineers Collaborative+
350 RESEARCH COURT
SUITE 200
PEACHTREE CORNERS, GA 30092

9/27/2023

City of Stockbridge Community Development
4602 North Henry Blvd
Stockbridge, GA 30281

Re: **Campground – Water Sewer Letter**
Planners and Engineers Collaborative, Inc. Project No: 19279.00A

Please be advised, Planners and Engineers Collaborative requested the water/sewer service letter on or before the date referenced above. We have yet to receive documentation but will furnish the letter to Stockbridge as soon as we receive it.

Sincerely,
Planners and Engineers Collaborative, Inc.
Ramona Booker
Email rbooker@pec.plus
Phone number 678-684-6227

Planners & Engineers Collaborative+
350 RESEARCH COURT
SUITE 200
PEACHTREE CORNERS, GA 30092

9/27/2023

Henry County Water Authority, Engineering Division
100 Westridge Industrial Blvd
McDonough, GA 30253
Phone # 678-583-3800

Re: **Campground – Water Sewer Letter–**
Planners and Engineers Collaborative, Inc. Project No: 19279.00A

Dear HWCA Engineering Division

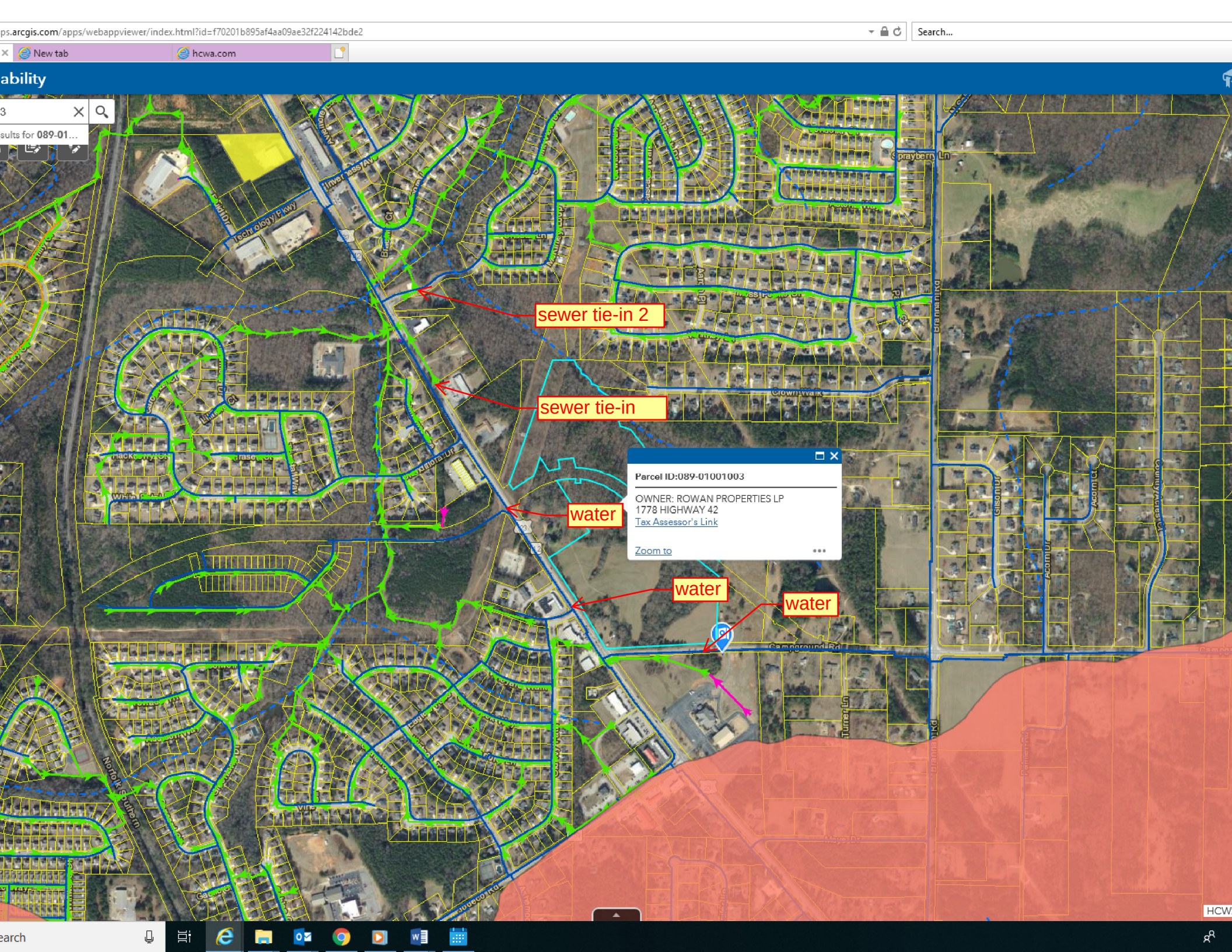
Planners and Engineers Collaborative, Inc. (PEC) is submitting this letter of intent as required to fulfill the water /sewer availability letter request for parcel ID's 089-01001003, 089-01001000 currently zoned RA. At present PEC is working through due diligence with our client who is proposing a PUD subdivision of total 243 units. The community would consist of 142 Townhome units and 101 Single Family homes. The Subject Property is located along Hwy 42 and Campground Rd in Mcdonough GA. The site is made up of two parcels that total approximately +-48.597-acres.

Attached are documents per your request. If there is anything else you may need, please reach out to me at htodd@pec.plus who is the point of contact for this project. Thank you for your time and assistance.

Current jurisdiction: RA – Henry County
Proposed jurisdiction PUD– City of Stockbridge

The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,
Planners and Engineers Collaborative, Inc.
Ramona Booker
Email rbooker@pec.plus
Phone number 678-684-6227


sewer tie-in 2
sewer tie-in
water
water
water
Parcel ID:089-01001003
OWNER: ROWAN PROPERTIES LP
1778 HIGHWAY 42
Tax Assessor's Link
Zoom to

From: Kenneth Wood <Kwood@pec.plus>
Sent: Wednesday, November 6, 2024 4:01 PM
To: Keedra Jackson <kjackson@stockbridgega.org>; Ryan Anderson <randerson@stockbridgega.org>
Subject: RE: 30-day deferral to December Planning Commission

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Exercise caution when opening attachments or clicking links, especially from unknown senders.

This is for the Campground at Highway 42 Meritage Homes subdivision that is on both sides of Campground.

Kenneth Wood P.E. | LEED AP
Principal | C.E.O.
E: ken@pec.plus
D: 678-684-6206 | Main: 770.451.2741

New Website | Linkedin | Facebook
Georgia East Office (Main): 350 Research Court, Peachtree Corners, GA 30092
Georgia West Office: 900 Circle 75 Pkwy. Suite 925, Atlanta, Ga 30339
Georgia South Office: 315 West Solomon Street, Suite 210, Griffin, Ga 30223

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Under no circumstances shall transfer of the drawings and other instruments of service on electronic media for use by The Client be deemed a sale by Planners and Engineers Collaborative, and Planners and Engineers Collaborative makes no warranties, either express or implied, of merchantability and fitness for any particular purpose.

> **From:** Kenneth Wood
> **Sent:** Wednesday, November 6, 2024 4:00 PM
> **To:** Keedra Jackson <kjackson@stockbridgega.org>; Ryan Anderson <randerson@stockbridgega.org>
> **Subject:** 30-day deferral to December Planning Commission
>
> Keedra and Ryan,
> After meeting with the District Council and Mayor Pro-tem about what they would like to see in their area we would like to request a deferral away from the November cycle to the December cycle to give us time to resubmit a new plan and meet with the council members.
>
> **Kenneth Wood P.E. | LEED AP**

Principal | C.E.O.
E: ken@pec.plus
D: 678-684-6206 | Main: 770.451.2741



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RE: 30-day deferral to December Planning Commission

Yes, the attached plan

Kenneth Wood P.E. | LEED AP
Principal | C.E.O.
E: ken@pec.plus
D: 678-684-6206 | Main: 770.451.2741

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From: Keedra Jackson <kjackson@stockbridgega.org>
Sent: Thursday, November 21, 2024 1:36 PM
To: Kenneth Wood <Kwood@pec.plus>; Ryan Anderson <randerson@stockbridgega.org>
Cc: Linda Logan <LLogan@stockbridgega.org>
Subject: RE: 30-day deferral to December Planning Commission

For our records, we are discussing the deferral of 1778 and 1842 Highway 42, correct?

Thanks Kenneth.

Keedra T. Jackson, Chief Planner
Community Development Department
Planning & Zoning Division
4602 North Henry Boulevard
Stockbridge, GA 30281
Main Ph: (770)389-7900 Ext 267
Direct Ph: (678)833-3329
Mobile: (678)674-3080

Email: kjackson@stockbridgega.org
Website: www.stockbridgega.org

Stockbridge
Where Community Connects

From: Kenneth Wood <Kwood@pec.plus>
Sent: Thursday, November 21, 2024 1:28 PM
To: Keedra Jackson <kjackson@stockbridgega.org>; Ryan Anderson <randerson@stockbridgega.org>
Cc: Linda Logan <LLogan@stockbridgega.org>
Subject: RE: 30-day deferral to December Planning Commission

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After meeting with the district Commissioner to get feedback on the proposal we realized that we needed to take another look at adding commercial to the plan. In addition, we are looking at making the townhomes wider so that they have larger min. SF.
We are also adding multi-use paths around the site. We need the extra time to be able to complete new plans and ideas.

Kenneth Wood P.E. | LEED AP
Principal | C.E.O.
E: ken@pec.plus
D: 678-684-6206 | Main: 770.451.2741

PEC+ 60 YEARS

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Under no circumstances shall transfer of the drawings and other instruments of service on electronic media for use by The Client be deemed a sale by Planners and Engineers Collaborative, and Planners and Engineers Collaborative makes no warranties, either express or implied, of merchantability and fitness for any particular purpose.

From: Keedra Jackson <kjackson@stockbridgega.org>
Sent: Thursday, November 21, 2024 1:01 PM
To: Kenneth Wood <Kwood@pec.plus>; Ryan Anderson <randerson@stockbridgega.org>
Cc: Linda Logan <LLogan@stockbridgega.org>
Subject: RE: 30-day deferral to December Planning Commission

Greetings Kenneth,

For our records that you are requesting a deferral of a specific property, could you please reply to this email stating the specific property you are requesting a deferral on?

Thank you much.

Keedra T. Jackson, Chief Planner
Community Development Department
Planning & Zoning Division
4602 North Henry Boulevard
Stockbridge, GA 30281
Main Ph: (770)389-7900 Ext 267
Direct Ph: (678)833-3329
Mobile: (678)674-3080
Email: kjackson@stockbridgega.org
Website: www.stockbridgega.org

Stockbridge
Where Community Connects

From: Kenneth Wood <Kwood@pec.plus>
Sent: Wednesday, November 6, 2024 4:00 PM
To: Keedra Jackson <kjackson@stockbridgega.org>; Ryan Anderson <randerson@stockbridgega.org>
Subject: 30-day deferral to December Planning Commission

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Keedra and Ryan,
After meeting with the District Council and Mayor Pro-tem about what they would like to see in their area we would like to request a deferral away from the

November cycle to the December cycle to give us time to resubmit a new plan and meet with the council members.

Kenneth Wood P.E. | LEED AP
Principal | C.E.O.
E: ken@pec.plus
D: 678-684-6206 | Main: 770.451.2741



New Website | Linkedin | Facebook
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PREPARED BY:
J.B. PRINCE & ASSOCIATES INC.
LAND SURVEYORS
125 WESTRIDGE INDUSTRIAL BLVD.
SUITE 102
PHONE #: 770-957-4614

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JONTHAN B. PRINCE , R.L.S. #3244

3-7-2018
DATE

GEORGIA REGISTERED NO. 3244 LAND SURVEYOR JONATHAN B. PRINCE

IF YOU DIG GEORGIA...
CALL US FIRST!
811
UTILITIES PROTECTION CENTER
IT'S THE LAW

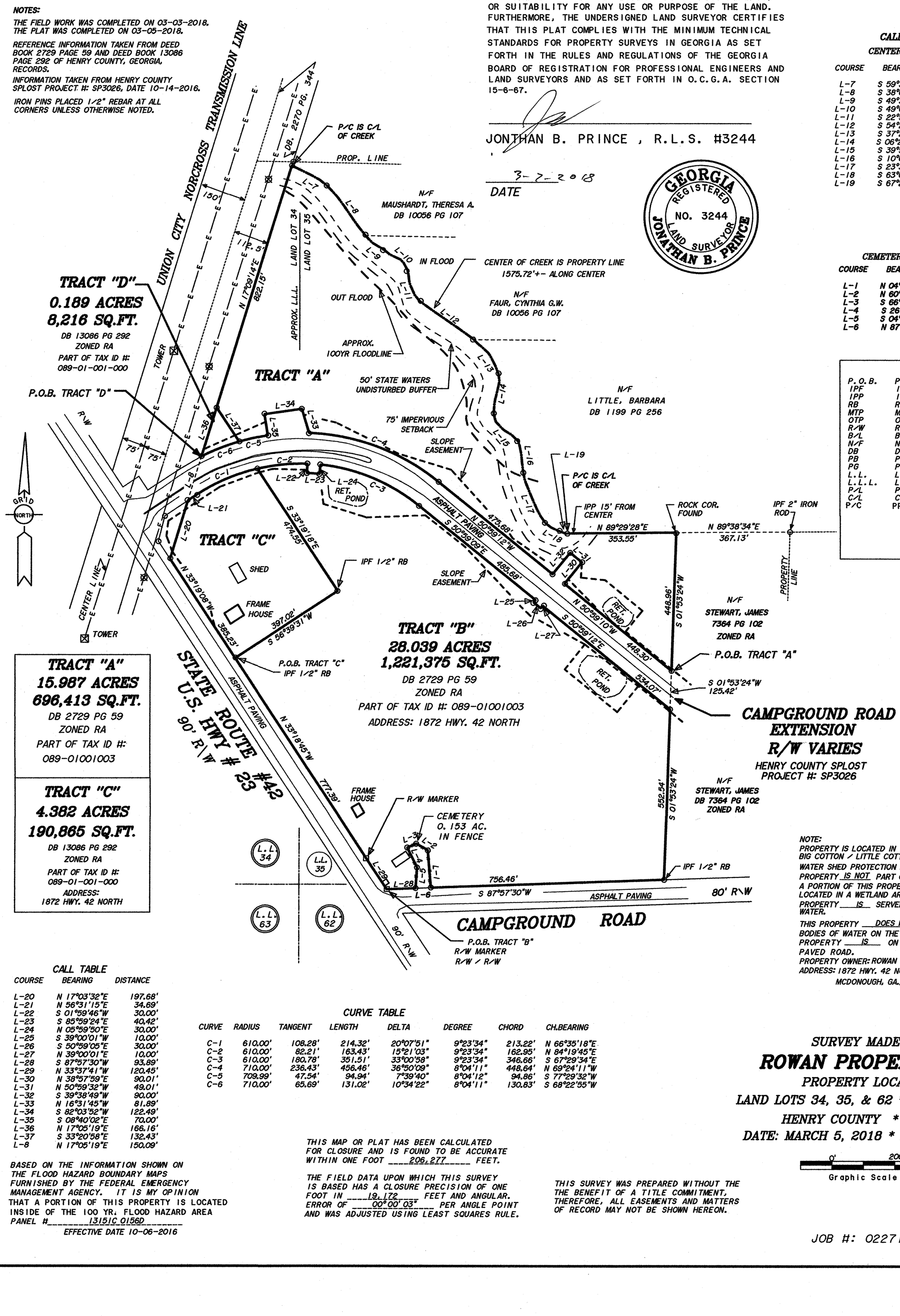
NOTES:

THE FIELD WORK WAS COMPLETED ON 03-03-2018. THE PLAT WAS COMPLETED ON 03-05-2018.

REFERENCE INFORMATION TAKEN FROM DEED BOOK 2729 PAGE 59 AND DEED BOOK 13086 PAGE 292 OF HENRY COUNTY, GEORGIA, RECORDS.

INFORMATION TAKEN FROM HENRY COUNTY SPLOST PROJECT #: SP3026, DATE 10-14-2016.

IRON PINS PLACED 1/2" REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.



CALL TABLE
CENTER OF CREEK

COURSE	BEARING	DISTANCE
L-7	S 59°33'13"E	129.88'
L-8	S 38°08'20"E	206.68'
L-9	S 49°39'57"E	75.01'
L-10	S 49°06'03"E	103.84'
L-11	S 22°50'31"E	106.11'
L-12	S 54°29'07"E	210.47'
L-13	S 37°27'40"E	138.14'
L-14	S 06°28'54"W	130.40'
L-15	S 39°50'01"E	118.45'
L-16	S 10°00'45"E	101.77'
L-17	S 23°35'52"E	178.34'
L-18	S 63°04'32"E	53.02'
L-19	S 67°29'02"E	27.86'

CEMETERY CALL TABLE

COURSE	BEARING	DISTANCE
L-1	N 04°46'22"W	122.05'
L-2	N 60°07'20"W	43.45'
L-3	S 66°33'29"W	32.12'
L-4	S 26°41'17"E	72.23'
L-5	S 04°08'29"W	67.91'
L-6	N 87°57'30"E	49.80'

LEGEND

P.O.B.	POINT OF BEGINNING
IPF	IRON PIN FOUND
IPP	IRON PIN PLACED
RB	REBAR
MTP	MASH TOP PIPE
OTP	OPEN TOP PIPE
R/W	RIGHT-OF-WAY
B/L	BUILDING LINE
N/F	NOW OR FORMERLY
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
L.L.	LAND LOT
L.L.L.	LAND LOT LINE
P/L	PROPERTY LINE
C/L	CENTER LINE
P/C	PROPERTY CORNER

TRACT "A"
15.987 ACRES
696,413 SQ.FT.
DB 2729 PG 59
ZONED RA
PART OF TAX ID #: 089-01001003

TRACT "C"
4.382 ACRES
190,865 SQ.FT.
DB 13086 PG 292
ZONED RA
PART OF TAX ID #: 089-01-001-000
ADDRESS: 1872 HWY. 42 NORTH

CALL TABLE

COURSE	BEARING	DISTANCE
L-20	N 17°03'32"E	197.68'
L-21	N 56°31'15"E	34.69'
L-22	S 01°59'46"W	30.00'
L-23	S 85°59'24"E	40.42'
L-24	N 05°59'50"E	30.00'
L-25	S 39°00'01"W	10.00'
L-26	S 50°59'05"E	30.00'
L-27	N 39°00'01"E	10.00'
L-28	S 87°57'30"W	93.89'
L-29	N 33°37'41"W	120.45'
L-30	N 38°57'59"E	90.01'
L-31	N 50°59'32"W	49.01'
L-32	S 39°38'49"W	90.00'
L-33	N 16°31'45"W	81.89'
L-34	S 82°03'52"W	122.49'
L-35	S 08°40'02"E	70.00'
L-36	N 17°05'19"E	166.16'
L-37	S 33°20'58"E	132.43'
L-8	N 17°05'19"E	150.09'

CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	610.00'	108.28'	214.32'	20°07'51"	9°23'34"	213.22'	N 66°35'18"E
C-2	610.00'	82.21'	163.43'	15°21'03"	9°23'34"	162.95'	N 84°19'45"E
C-3	610.00'	180.78'	351.51'	33°00'58"	9°23'34"	346.66'	S 67°29'34"E
C-4	710.00'	236.43'	456.46'	36°50'09"	8°04'11"	448.64'	N 69°24'11"W
C-5	709.99'	47.54'	94.94'	7°39'40"	8°04'12"	94.86'	S 77°29'32"W
C-6	710.00'	65.69'	131.02'	10°34'22"	8°04'11"	130.83'	S 68°22'55"W

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. IT IS MY OPINION THAT A PORTION OF THIS PROPERTY IS LOCATED INSIDE OF THE 100 YR. FLOOD HAZARD AREA
PANEL # 13151C 0156D
EFFECTIVE DATE 10-06-2016

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT 206,277 *FEET.*

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 19,172 *FEET AND ANGULAR. ERROR OF* 00°00'03" *PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES RULE.*

THIS SURVEY WAS PREPARED WITHOUT THE THE BENEFIT OF A TITLE COMMITMENT, THEREFORE, ALL EASEMENTS AND MATTERS OF RECORD MAY NOT BE SHOWN HEREON.

NOTE:
PROPERTY IS LOCATED IN THE BIG COTTON / LITTLE COTTON INDIAN CREEK WATER SHED PROTECTION DISTRICT.
PROPERTY IS NOT *PART OF A SUBDIVISION*
A PORTION OF THIS PROPERTY IS *LOCATED IN A WETLAND AREA.*
PROPERTY IS *SERVED BY COUNTY WATER.*
THIS PROPERTY DOES HAVE *BODIES OF WATER ON THE PROPERTY.*
PROPERTY IS *ON A ASPHALT PAVED ROAD.*
PROPERTY OWNER: ROWAN PROPERTIES LP
ADDRESS: 1872 HWY. 42 NORTH
MCDONOUGH, GA., 30253

SURVEY MADE FOR:
ROWAN PROPERTIES LP
PROPERTY LOCATED IN:
LAND LOTS 34, 35, & 62 * 7TH. DISTRICT
HENRY COUNTY * GEORGIA
DATE: MARCH 5, 2018 * SCALE: 1"=200'

0' 200'
Graphic Scale

JOB #: 022718RO

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TRACT "B"
16.176 ACRES

TRACT "A"
32.859 ACRES

N90°00'00"E 100.50'
S59°33'13"E 31.21'
S38°08'20"E 206.68'
S49°39'57"E 75.01'
S49°06'03"E 103.84'
S22°50'31"E 106.11'
S54°29'07"E 210.47'
S37°27'40"E 138.14'
S06°28'54"W 130.40'
S39°50'01"E 118.45'
S10°00'45"E 101.77'
S23°35'52"E 178.34'
S63°04'32"E 53.02'
S67°29'02"E 27.86'
N50°59'32"W 49.01'
N89°29'28"E 353.55'
S39°38'49"W 90.00'
N38°57'55"E 90.01'
S01°53'24"W 448.96'
S01°53'24"W 552.54'
N50°59'10"W 445.30'
S50°59'12"E 534.07'
S50°59'09"E 485.70'
N50°59'12"W 475.68'
S39°00'01"W 10.00'
S50°59'05"E 30.00'
N39°00'01"E 10.00'
N17°09'14"E 769.82'
N16°31'45"W 81.89'
S08°40'02"E 70.00'
N17°05'19"E 166.16'
ARC=94.93'
R=709.99'
S77°28'36"W
CH=94.86'
S82°03'52"W 122.49'
ARC=163.44'
R=610.00'
N84°19'45"E
CH=162.95'
S01°59'46"W 30.00'
N05°59'50"E 30.00'
ARC=456.46'
R=710.00'
N69°24'11"W
CH=448.6'
ARC=351.48'
R=610.00'
S67°29'37"E
CH=346.64'
S85°59'24"E 40.42'
S68°22'54"W 130.83'
ARC=214.32'
R=610.00'
N66°35'18"E
CH=213.22'
N56°31'15"E 34.69'
N17°03'32"E 197.64'
N33°19'08"W 385.29'
N33°16'45"W 777.39'
S66°33'29"W 32.12'
N33°37'41"W 120.45'
S87°57'30"W 93.89'
S26°41'17"E 72.23'
S04°06'29"W 67.91'
N04°46'22"W 122.05'
N60°07'20"W 43.45'
S87°57'30"W 756.46'
42

FEMA FIRM MAP
NOT TO SCALE

SITE LOCATION MAP
NOT TO SCALE

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350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

HWY 42 @ CAMPGROUND ROAD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

HIGHWAY 42 @ CAMPGROUND ROAD
MCDONOUGH, GA 30253

HENRY COUNTY, GEORGIA

FOR

MERITAGE HOMES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

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GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/2024

ZONING BOUNDARY EXHIBIT

0 60 120 240 360

SCALE: 1" = 120'
DATE: 09/16/2024
PROJECT: 19279.00A

GEORGIA811 www.Georgia811.com Know what's below. Call before you dig.

GRID NORTH
GEORGIA WEST ZONE

Z1.2
SHEET

J:\2019\19279\00A\Dsk\Concepts & Exhibits\Zoning\19279.00A - Site - Zone1.dwg - MKopp - 10/7/2024 1:22 PM

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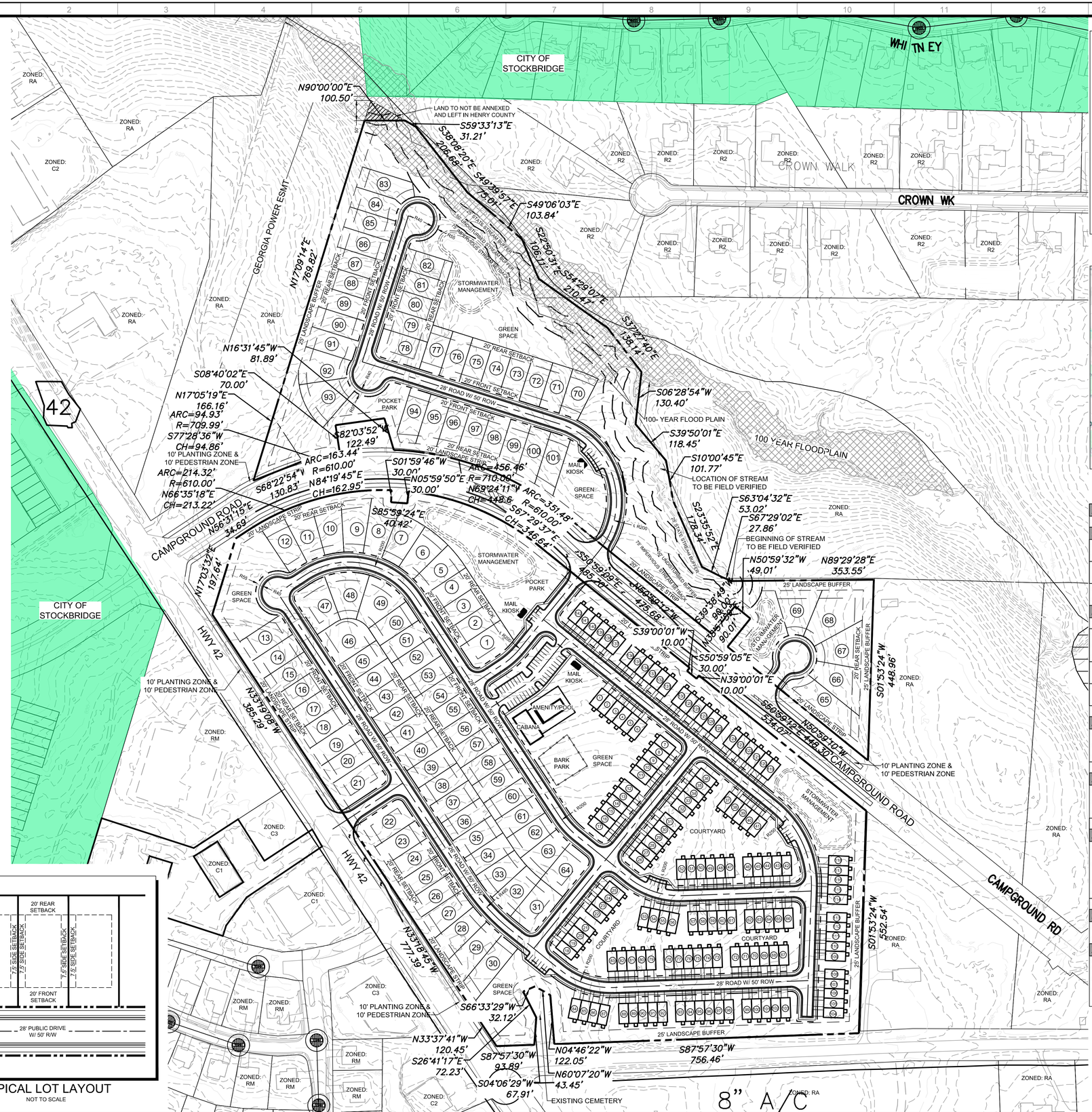
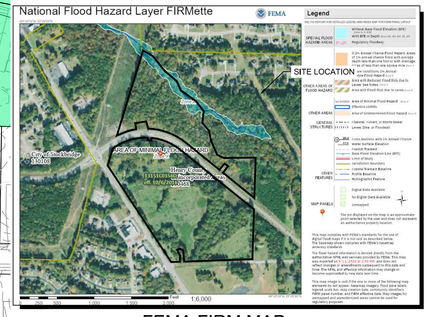


TYPICAL LOT LAYOUT
NOT TO SCALE



FEMA FIRM MAP
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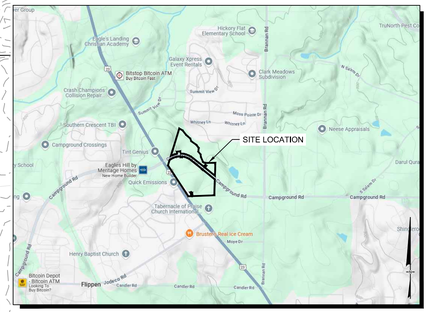

SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	48.54 ACRES
ZONING	
EXISTING ZONING	RA
PROPOSED ZONING	PUD (PLANNED UNIT DEVELOPMENT)
EXISTING OVERLAY DISTRICT	HIGHWAY CORRIDOR OVERLAY DISTRICT
PROPOSED OVERLAY DISTRICT	PMU (PARKWAY MIXED USE)
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GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/28/2024

ZONING SITE PLAN

0 60 120 240 360

SCALE: 1" = 120'
DATE: 10/07/2024
PROJECT: 19279.00A

Z1
SHEET

J:\2019\19279\00A\Civil\Concepts & Exhibits\Zoning\19279.00A - Site - Zone1.dwg - MKipp - 10/7/2024 1:40 PM

City of Stockbridge

AGENDA ITEM

MEETING DATE

DECEMBER 9, 2024

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

FUNDING SOURCE

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☒ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

REZONING CASE #RZ-2024-10. Consideration of rezoning request to assign the assign the zoning districts of PUD (Planned Unit Development) and PMU (Parkway Mixed-Use) Overlay District to two parcels at 1778 & 1872 Highway 42, if and after Annexation Case #AX-2024-02 is approved, to allow for the construction of a mixed-residential development with 142 townhomes and 101 single-family detached homes. Property Owner: Rowan Properties, LP. Applicant: Meritage Homes, c/o Clay Kirkley. Agent: Hayley Todd, PEC+. Property size: 48.59+/- acres.

BACKGROUND INFORMATION:

Staff recommendation—Approval. However, on November 21, 2024, the applicant submitted a deferral letter to request a 30-day deferral until the December 19, 2024 Planning Commission meeting. The Planning Commission therefore deferred this case at its November 21, 2024 meeting. The Staff therefore recommends deferral.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

GRANTS ADMIN._____

ATTACHMENTS:

ITEM/PROJECT/EVENT:

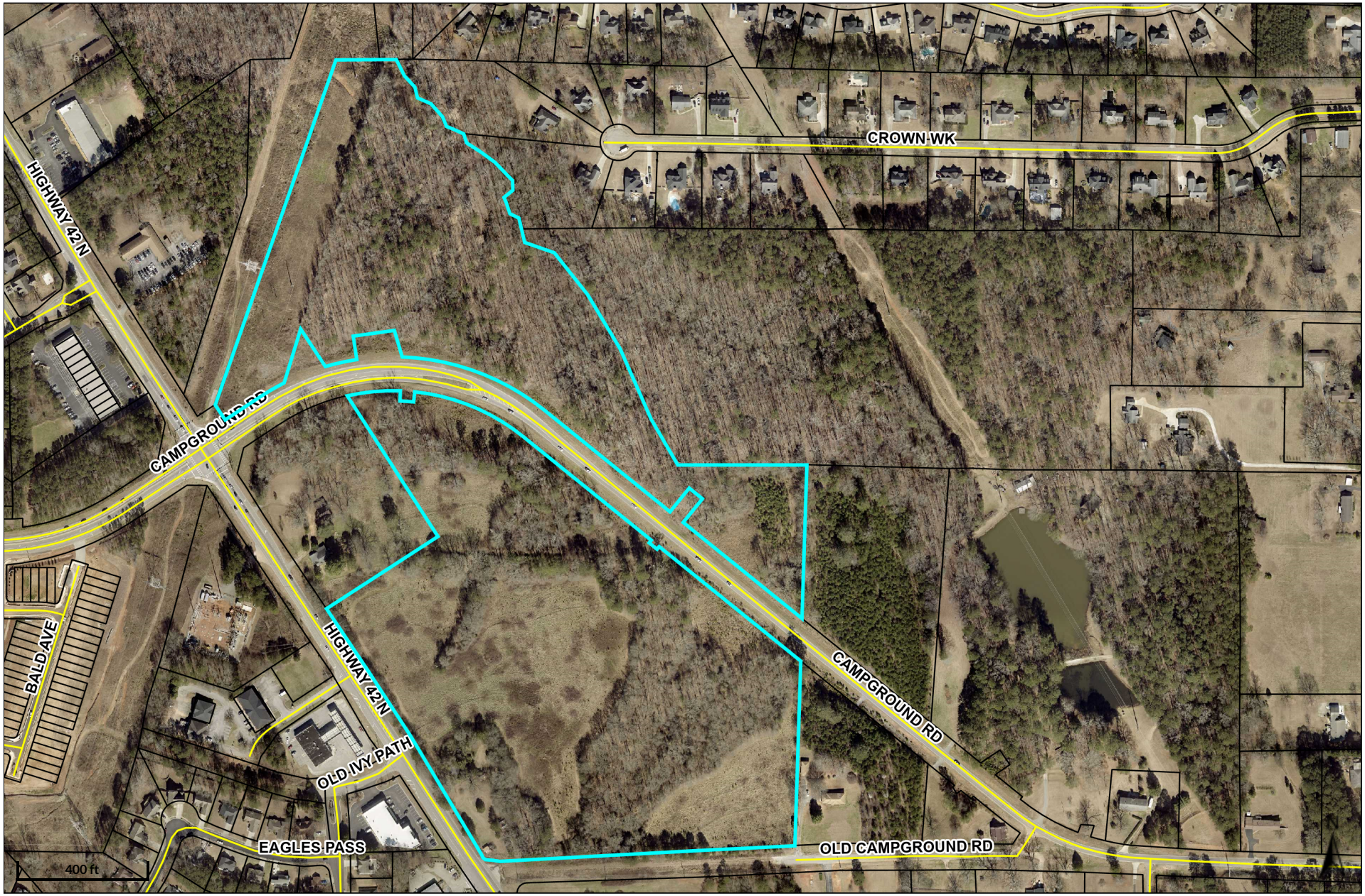
REZONING CASE #RZ-2024-10 FOR TWO PARCELS AT 1778 & 1872 HIGHWAY 42 NORTH.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION: DEFERRAL TO THE DECEMBER 19, 2024 PLANNING COMMISSION MEETING.

Staff Signature_____

HIGHWAY 42 NORTH REZONING





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HIGHWAY 42 NORTH (1778 & 1872)

CITY OF STOCKBRIDGE, GA

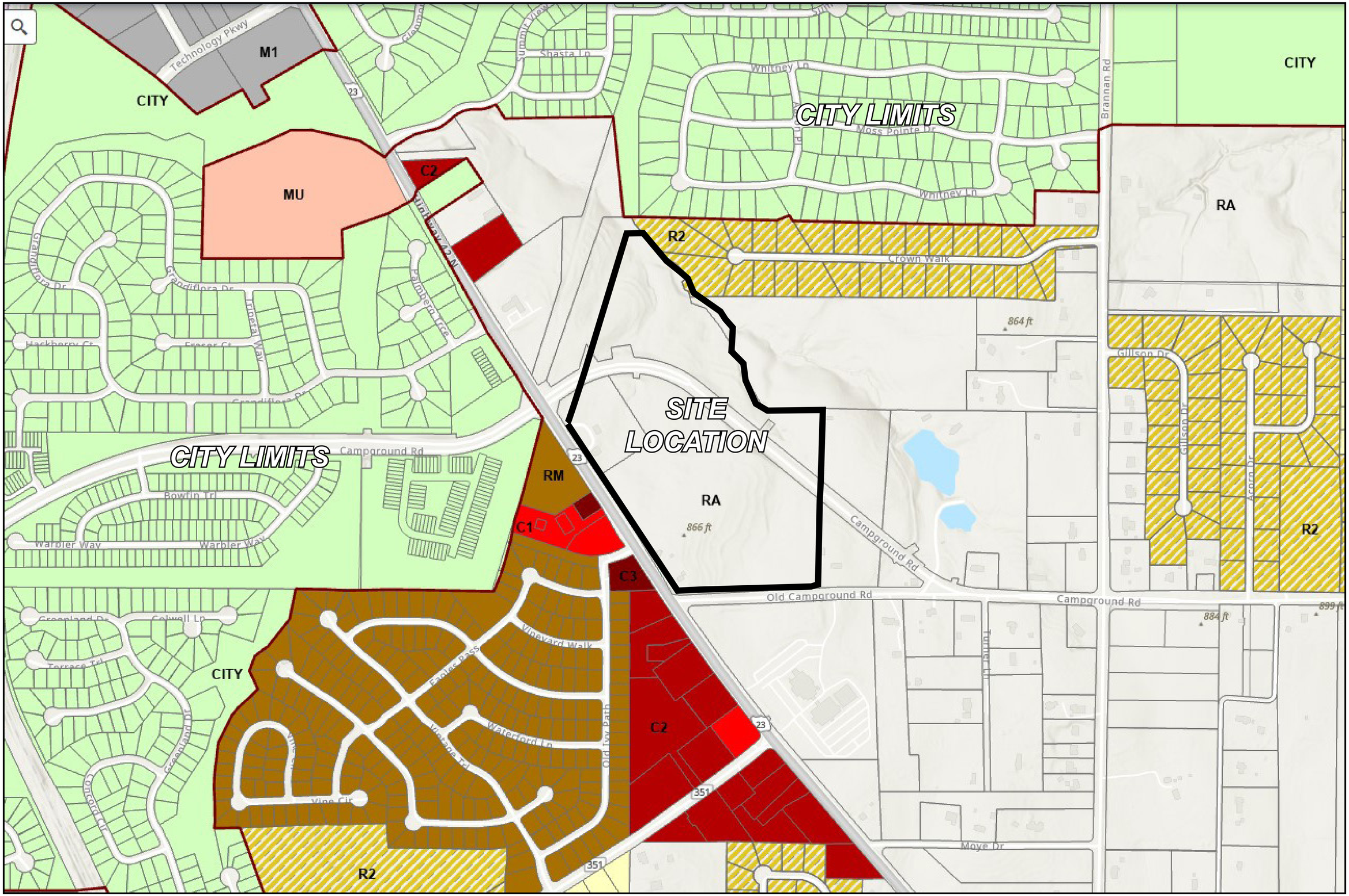
SITE LOCATION

SUMMARY OF REQUEST:

Proposed development: a new, 243-unit, single-family attached and detached development on the approximately 48.5-acre site known as Campground Road @ Highway 42 (the "Subject Property," PIDs 089-01001000 and 089-01001003).

Actions:

- ***Annexation of the subject property from Unincorporated Henry County into the City of Stockbridge.***
- ***Comprehensive Land Use Map Amendment of the subject property from High-Density Residential to Medium-Density Residential.***
- ***Rezone of the subject property from RA to PUD under the Parkway Mixed Use Overlay.***



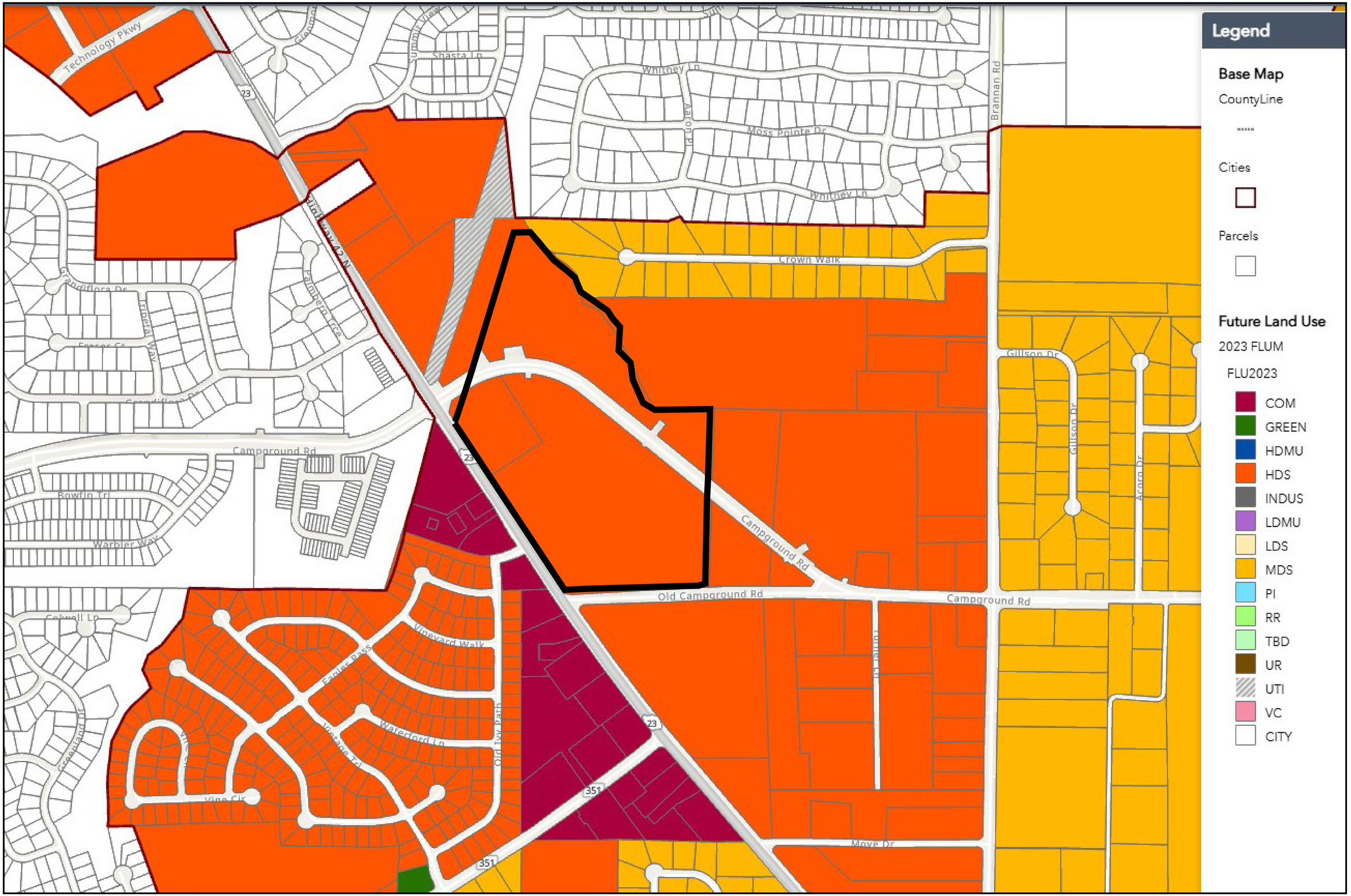
360 STUDIO LANDSCAPE ARCHITECTURE

PEC+ Planners & Engineers Collaborative+

HIGHWAY 42 NORTH (1778 & 1872)

CITY OF STOCKBRIDGE, GA

SITE PLAN RENDERING


Legend
Base Map
CountyLine
Cities
Parcels
Future Land Use
2023 FLUM
FLU2023
COM
GREEN
HDMU
HDS
INDUS
LDMU
LDS
MDS
PI
RR
TBD
UR
UTI
VC
CITY
Technology Pkwy
Shasta Ln
Whitney Ln
Aaron Pl
Moss Pointe Dr
Brannan Rd
Crown Walk
Gillson Dr
Acorn Dr
Campground Rd
Old Campground Rd
Bowlin Trl
Warbler Way
Colwell Ln
Vineyard Walk
Prairie Pass
Waterford Ln
Old Toy Path
Vine Cir
Moye Dr
23
351



HIGHWAY 42 NORTH (1778 & 1872)

CITY OF STOCKBRIDGE, GA

SITE PLAN RENDERING

360 STUDIO LANDSCAPE ARCHITECTURE — A Division of PEC

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HIGHWAY 42 NORTH (1778 & 1872)

CITY OF STOCKBRIDGE, GA

ELEVATIONS

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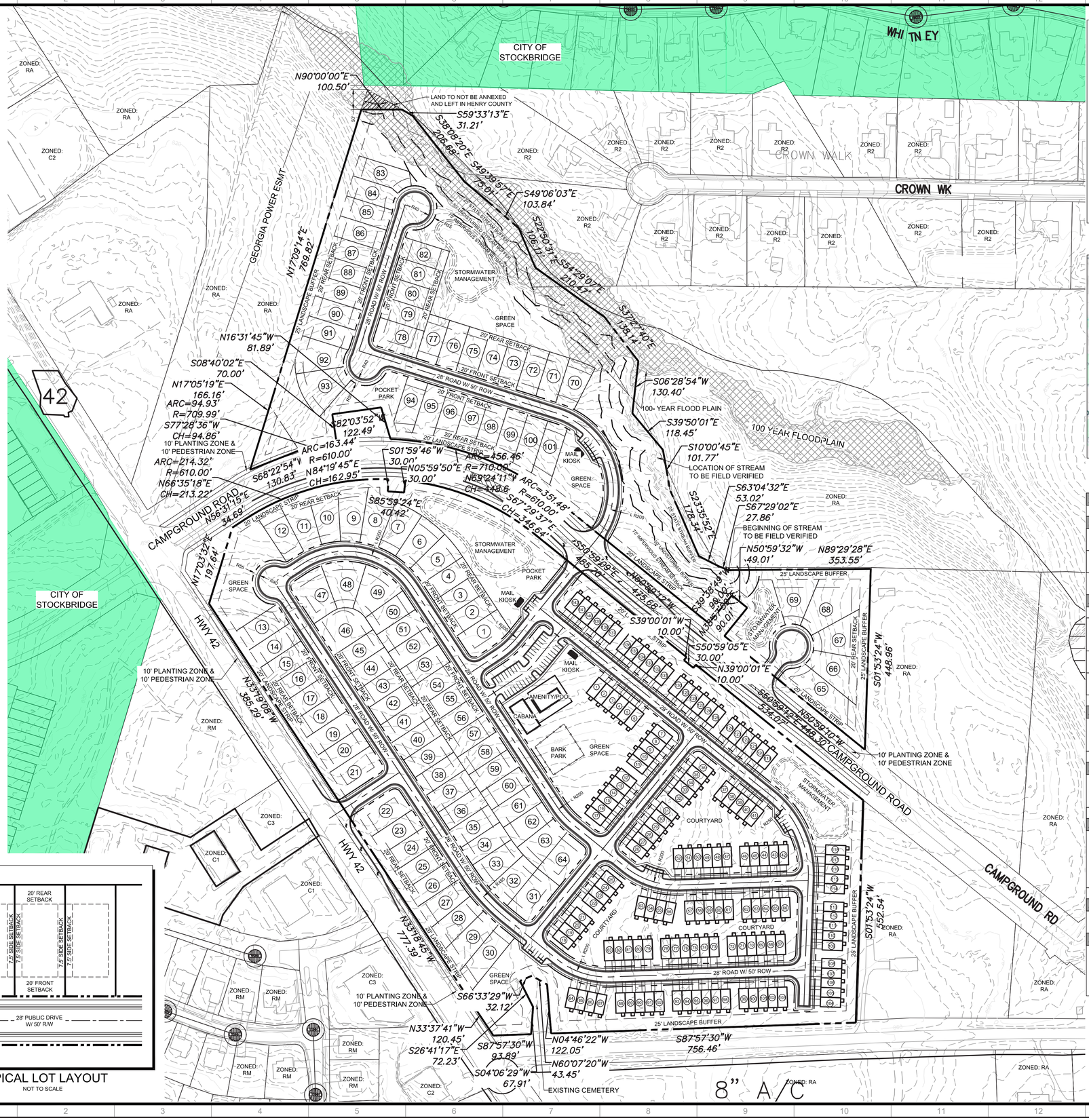
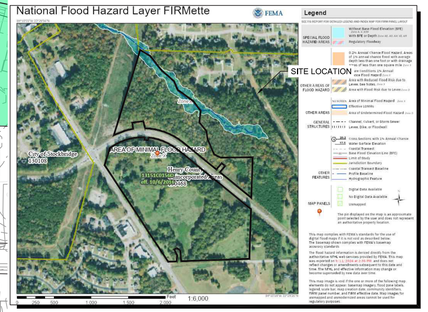
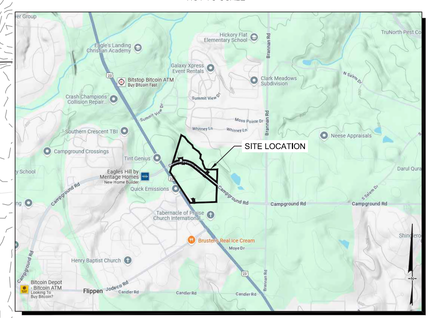




FEMA FIRM MAP
NOT TO SCALE



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TOTAL PARKING PROVIDED	550 SPACES

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NOT TO SCALE

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HWY 42 @ CAMPGROUND ROAD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

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HENRY COUNTY, GEORGIA

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MUNICIPALITY PROJECT #

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GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/28/2024

ZONING SITE PLAN

0 60 120 240 360

SCALE: 1" = 120'
DATE: 10/07/2024
PROJECT: 19279.00A

GRID NORTH
GEORGIA WEST ZONE

SHEET Z1

J:\2019\19279.00A\dwl\Concepts & Exhibits\Zoning\19279.00A - Site - Zone1.dwg - MKopp - 10/7/2024 1:40 PM

TRANSMITTAL MEMO

RE: **Campground Road @ Hwy 42 Rezoning and Annexation Applications**
Planners and Engineers Collaborative, Inc. Project No. 19279.00A
On behalf of Meritage Homes

TO: **City of Stockbridge Community**
4602 North Henry Blvd
Stockbridge, GA 30281
678-833-3347

ATTN: **Ryan Anderson**
678-833-3340

FROM: **Planners and Engineers Collaborative**
350 Research Court, Suite 200
Peachtree Corners, GA 30092

C/O Hayley Todd – (757) 508-6593

Enclosed materials:

Rezoning Application
Annexation Application

CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

Annexation No: _____ Date: _____

Received by: _____

TYPE OF ANNEXATION

☐ **60% Method:** Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.

☑ **100% Method:** Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: 1778 & 1872 HWY 42 N, STOCKBRIDGE, GA

Is this property contiguous to the city limits? ☑ Yes ☐ No

LAND USE AND ZONING

County: high density suburban

County Zoning Classification: RA

Present Land Use: high density residential

Requested Zoning Classification: PUD

PROPERTY OWNER

Name: ROWAN FAMILY REAL ESTATE LLC

Mailing Address: 83 BRANNAN RD MCDONOUGH GA 30253

Telephone: (770) 289- 4530

Email: RROWAN@SANDSCONTRACTORS.COM

Signature: _____

Date: 10/07/2024

City of Stockbridge Planning and Zoning Division

Rezoning Application

Name of Applicant: MERITAGE HOMES Phone: 678.348.8422 Date: 10-07-24

Address Applicant: 3700 Mansell Road, Suite 550 Fax Cell #

City: ALPHARETTA State: GA Zip: 30022 E-mail: Clay.Kirkley@meritagehom

Name of Agent: HAYLEY TODD, PEC+ Phone: 678.684.6287 Date: 10-07-24

Address Agent: 350 RESEARCH COURT, STE 200 Fax Cell #

City: NORCROSS State: GA Zip: 30092 E-mail: HTODD@PEC.PLUS

THE APPLICANT NAMED ABOVE AFFIRMS THAT HE OR SHE IS THE OWNER, OR AGENT OF THE OWNER, OF THE PROPERTY DESCRIBED BELOW, AND IS REQUESTING A REZONING OF THE PROPERTY.

Rezoning being requested PUD, PARKWAY MIXED USE OVERLAY TO FACILITATE A NEW 243 UNIT, MIXED RESIDENTIAL DEVELOPMENT

The property will be POSTED with a City of Stockbridge rezoning sign. The sign must remain on the subject property for no less than fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason. _____ Acknowledgement

Address of Property: 1778 & 1872 HWY 42 N

Nearest intersection to the property: HIGHWAY 42 N AND CAMPGROUND ROAD (Street Address)

Size of Tract: 48.59 acre(s), Land Lot Number(s): 34, 35, 62, District(s): 7

Property Tax Parcel Number(s): 089-01001003, 089-01001000 **(Required)**

Witness Signature

T. Williams

Printed Name of Witness

Notary

NOTARY STAMP:

LINDA BOROVICKA NOTARY PUBLIC COBB COUNTY, GEORGIA My Commission Expires 06-25-2028

Signature of Applicant

MERITAGE HOMES, C/O C Kirkley

Printed Name of Applicant

Signature of Agent

MERITAGE HOMES OF GEORGIA INC CORPORATE SEAL 2014 ARIZONA

(For Office Use Only)

Total Amount Paid $ Cash Check # Received by: *(FEES ARE NON-REFUNDABLE)*

Application checked by: Date: Map Number(s):

Pre-application meeting: Date:

Planning Commission Decision:

City Council Decision:

Community Development Director's Signature: Date:

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1872 HWY 42 N [address], with Parcel Number 089-01001000 which is the subject of this application.

Name of Property Owner: ROWAN FAMILY REAL ESTATE LLC

Property Owner's Address: 83 BRANNAN RD MCDONOUGH GA 30253

Telephone: 770-289-4530 E-mail: RROWAN@SANDSCONTRACTORS.COM

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of HENRY [County], GEORGIA [State].

Signature: _____ Date: 10-07-24

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): MERITAGE HOMES, C/O Clay Kirkley

Company/law firm (if applicable): MERITAGE HOMES

Telephone, E-Mail, & Address: Clay.Kirkley@meritagehomes.com

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

_____ _____

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

10/07/2024
Date

Signature of Notary Public

Robert Wood
Printed Name of Notary Public

10/7/24
Date

Notary Public's Seal or Stamp:

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1778 HWY 42 N [address], with Parcel Number 089-01001003, which is the subject of this application.

Name of Property Owner: ROWAN PROPERTIES LP

Property Owner's Address: 1872 HWY 42 NORTHMCDONOUGH GA 30253

Telephone: 770-289-4530 E-mail: RROWAN@SANDSCONTRACTORS.COM

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of HENRY [County], GEORGIA [State].

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Company/law firm (if applicable): MERITAGE HOMES

Telephone, E-Mail, & Address: Clay.Kirkley@meritagehomes.com

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10/07/2024
Date

Signature of Notary Public

Robert Wood
Printed Name of Notary Public

10/7/24
Date

Notary Public's Seal or Stamp:

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes_____No

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	**Dollar Amount of Campaign Contribution**	**Description of Gift $250 or greater, which was given to Board Member**

We certify that the foregoing information is true and correct, this 3rd day of October, 2024

C. Kirkley, on behalf of Meritage Homes

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 3rd day of October 2024

Notary Public

LINDA BOROVICKA
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY Commission Expires 06-25-2028

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes ____ No ____

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this ____ day of ____.

ROWAN FAMILY REAL ESTATE LLC
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 7th day of October 2024

Notary Public

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes ____ **No** ____

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this ____ day of ____, ____.

ROWAN PROPERTIES, L.P.

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 7th day of October 2024.

Notary Public

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

FW: Pre-Application Meeting for Proposed Annexation

GL

Kenneth Wood <Kwood@pec.plus> on behalf of Gordon Linton <Glinton@stockbridgega.org>

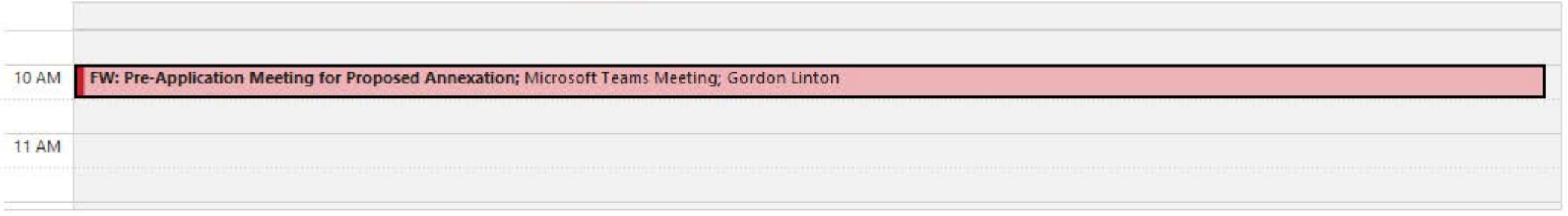
No Response Required

Required Ramirez, Francisco; Kenneth Wood; Keedra Jackson; Linda Logan; Demetries Wells; Jordyn Bucholtz; Ryan Anderson

Thu 7/18/2024 10:00 AM

Follow up. Completed on Thursday, July 18, 2024.
Accepted on 7/15/2024 4:53 PM.

Thursday, July 18, 2024 10:00 AM-10:30 AM Microsoft Teams Meeting



-----Original Appointment-----
From: Gordon Linton <Glinton@stockbridgega.org>
Sent: Monday, July 15, 2024 4:18 PM
To: Gordon Linton; Kenneth Wood; Keedra Jackson; Linda Logan; Demetries Wells; Jordyn Bucholtz; Ryan Anderson
Subject: Pre-Application Meeting for Proposed Annexation
When: Thursday, July 18, 2024 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

Meeting to discuss a proposed annexation. The person we are meeting with is Kenneth Wood

---

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 280 442 082 279

Passcode: tsnbxu

For organizers: Meeting options

Planners & Engineers Collaborative+

10/7/2024

Re: **Letter of Intent – Annexation and PUD Rezoning**
Campground Road @ Highway 42
PEC+ Project No. 19279.00A

Dear Community Development Officials,

This application seeks to annex and rezone the approximately 48.5-acre site known as Campground Road @ Highway 42 (the "Subject Property," PIDs 089-01001000 and 089-01001003) from RA to PUD under the Parkway Mixed Use Overlay. Bringing the site from Henry County into the City Limits of Stockbridge and rezoning to PUD would allow for the development of a new, 243-unit, single-family attached and detached development.

Site and Proposal

The Subject Property is located along the eastern side of Highway 42 and is bisected by Campground Road. The site is bordered by the Clark Meadows subdivision to the north, a Georgia Power easement to the northwest, Highway 42 to the southwest, and Tabernacle of Praise Church to the south across Old Campground Road. The site is made up of two parcels that total approximately 48.5-acres.

Of the 46.5-acres, approximately 1.5 acres are in a floodplain. Approximately 8.7 acres of the site are proposed to be used for street right-of-way. The net area of the site is 38.29 acres. The proposed 243-unit single family subdivision has a net site density of 6.35 units per acre. There would be 142 townhome units and 101 single-family detached lots. The site would have 15 acres of open space (approximately 30% of the total site area). Elevations are included with this submittal.

The proposed annexation and rezoning would allow for the 48.5-acre site to be annexed into the City Limits of Stockbridge, rezoned PUD, and be subject to the Parkway Mixed Use overlay district. The proposal includes 243 new homes.

Rationale for Request

This area is part of the "high-density suburban" character area per the Henry County Comprehensive Plan. As such, the proposed PUD zoning in Stockbridge is compatible with the underlying designation and is therefore aligned with the comprehensive plan. The immediate area is characterized by different types of single family development, including townhomes and detached homes. The proposed development would fit into the character of the existing context and would present a high quality addition to the overall area. The development would be compatible and consistent with nearby and adjacent development pattern, and therefore meets the purpose and intent of the district per the City of Stockbridge UDO.

Constitutional Objections

The portions of the Code of Ordinances and Zoning Ordinance for City of Stockbridge (the "Zoning Ordinance") which classifies or conditions the Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant and property owner are unconstitutional, in that they would destroy the Applicant's and property owner's property rights without

first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Ordinance which presently restricts the Property's use to the present zoning classification, uses, regulations, requirements, and conditions is unconstitutional, illegal, null and void, and constitutes a taking of the Applicant's and the property owner's property rights in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States by denying economic and viable use of the Property while not substantially advancing legitimate state interests.

The Property is presently suitable for OSC as proposed in the requested rezoning, as amended by the Applicant, and is not economically suitable for uses restricted under its present zoning and development classification, conditions, regulations, and restrictions due to its location, shape, size, surrounding development, and other factors. A denial of the requested rezoning and related variances would constitute an arbitrary and capricious act by City of Stockbridge and the City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment. A refusal by City of Stockbridge and the City Council to approve this requested rezoning, with only such additional conditions as agreed to by the Applicant and/or owner, so as to permit the only feasible economic use of the Property, would be unconstitutional between the Applicant, owner, and similarly situated property owners, in violation of Article I, Section I, Paragraph II of the Constitution of the State by discriminating of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment.

Conclusion

The applicant and owner respectfully request that the City of Stockbridge City Council, Planning Commission and Planning Staff approve and support the Applicant's rezoning request to allow for annexation into Stockbridge and the development of a new, single-family attached and detached subdivision. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

ZONING DESCRIPTION
NORTH TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 34 & 35 of the 7TH District, Henry County, Georgia and being more particularly described as follows:

Beginning at the intersection of the northerly right-of-way line of Campground Road Extension (Variable R/W) with the southeasterly right-of-way line of Union City Norcross Transmission Line easement; thence along said easement

North 17 degrees 5 minutes 19 seconds East, a distance of 166.16 feet; thence North 17 degrees 9 minutes 14 seconds East, a distance of 769.82 feet; thence leaving saif right-of-way line North 90 degrees 0 minutes 0 seconds East, a distance of 100.50 feet; thence along the centerline of creek and following the meanderings thereof the following:

South 59 degrees 33 minutes 13 seconds East, a distance of 31.21 feet; thence South 38 degrees 8 minutes 20 seconds East, a distance of 206.68 feet; thence South 49 degrees 39 minutes 57 seconds East, a distance of 75.01 feet; thence South 49 degrees 6 minutes 3 seconds East, a distance of 103.84 feet; thence South 22 degrees 50 minutes 31 seconds East, a distance of 106.11 feet; thence South 54 degrees 29 minutes 7 seconds East, a distance of 210.47 feet; thence South 37 degrees 27 minutes 40 seconds East, a distance of 138.14 feet; thence South 6 degrees 28 minutes 54 seconds West, a distance of 130.40 feet; thence South 39 degrees 50 minutes 1 second East, a distance of 118.45 feet; thence South 10 degrees 0 minutes 45 seconds East, a distance of 101.77 feet; thence South 23 degrees 35 minutes 52 seconds East, a distance of 178.34 feet; thence South 63 degrees 4 minutes 32 seconds East, a distance of 53.02 feet; thence South 67 degrees 29 minutes 2 seconds East, a distance of 27.86 feet;

thence leaving said creek North 89 degrees 29 minutes 28 seconds East, a distance of 353.55 feet; thence South 01 degree 53 minutes 24 seconds West, a distance of 448.96 feet to a point on said right-of-way line of Campground Road Extension; thence along said right-of-way the following courses and distances:
North 50 degrees 59 minutes 10 seconds West, a distance of 448.30 feet; thence North 38 degrees 57 minutes 59 seconds East, a distance of 90.01 feet; thence North 50 degrees 59 minutes 32 seconds West, a distance of 49.01 feet; thence South 39 degrees 38 minutes 49 seconds West, a distance of 90.00 feet; thence North 50 degrees 59 minutes 12 seconds West, a distance of 475.68 feet; thence 456.46 feet along an arc of a curve to the left having a radius of 710.00 feet and a chord bearing and distance of North 69 degrees 24 minutes 11 seconds West 448.64 feet to a point; thence North 16 degrees 31 minutes 45 seconds West, a distance of 81.89 feet; thence South 82 degrees 3 minutes 52 seconds West, a distance of 122.49 feet; thence South 8 degrees 40 minutes 2 seconds East, a distance of 70.00 feet; thence 94.93 feet along an arc of a curve to the left having a radius of 709.99 feet and a chord bearing and distance of South 77 degrees 28 minutes 36 seconds West 94.86 feet to a point; thence South 68 degrees 22 minutes 54 seconds West, a distance of 130.83 feet to the POINT OF BEGINNING.

Said Tract containing 16.12 acres.

ZONING DESCRIPTION
SOUTH TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 34 & 35 of the 7TH District, Henry County, Georgia and being more particularly described as follows:

Beginning at the intersection of the northerly right-of-way line of Campground Road (80' R/W) with the northeasterly right-of-way line of State Route 43, aka U.S. Hwy 23 (90' R/W), thence along said right-of-way of State Route 43, aka U.S. Hwy 23 North 33 degrees 37 minutes 41 seconds West, a distance of 120.45 feet; thence North 33 degrees 18 minutes 45 seconds West, a distance of 777.39 feet; thence North 33 degrees 19 minutes 8 seconds West, a distance of 385.29 feet; thence North 17 degrees 3 minutes 32 seconds East, a distance of 197.64 feet to a point on the southerly right-of-way line of Campground Road Extension (Variable R/W); thence along said right-of-way the following courses and distances:

North 56 degrees 31 minutes 15 seconds East, a distance of 34.69 feet; thence 214.32 feet along an arc of a curve to the right having a radius of 610.00 feet and a chord bearing and distance of North 66 degrees 35 minutes 18 seconds East 213.22 feet to a point; thence 163.44 feet along an arc of a curve to the right having a radius of 610.00 feet and a chord bearing and distance of North 84 degrees 19 minutes 45 seconds East 162.95 feet to a point; thence South 01 degree 59 minutes 46 seconds West, a distance of 30.00 feet; thence South 85 degrees 59 minutes 24 seconds East, a distance of 40.42 feet; thence North 5 degrees 59 minutes 50 seconds East, a distance of 30.00 feet; thence 351.48 feet along an arc of a curve to the right having a radius of 610.00 feet and a chord bearing and distance of South 67 degrees 29 minutes 37 seconds East 346.64 feet to a point; thence South 50 degrees 59 minutes 9 seconds East, a distance of 485.70 feet; thence South 39 degrees 0 minutes 1 second West, a distance of 10.00 feet; thence South 50 degrees 59 minutes 5 seconds East, a distance of 30.00 feet; thence North 39 degrees 0 minutes 1 second East, a distance of 10.00 feet; thence South 50 degrees 59 minutes 12 seconds East, a distance of 534.07 feet;

thence leaving said right-of-way line South 01 degree 53 minutes 24 seconds West, a distance of 552.54 feet; thence South 87 degrees 57 minutes 30 seconds West, a distance of 756.46 feet; thence North 4 degrees 46 minutes 22 seconds West, a distance of 122.05 feet; thence North 60 degrees 7 minutes 20 seconds West, a distance of 43.45 feet; thence South 66 degrees 33 minutes 29 seconds West, a distance of 32.12 feet; thence South 26 degrees 41 minutes 17 seconds East, a distance of 72.23 feet; thence South 4 degrees 6 minutes 29 seconds West, a distance of 67.91 feet; thence South 87 degrees 57 minutes 30 seconds West, a distance of 93.89 feet to the POINT OF BEGINNING.

Said Tract containing 32.42 acres.

Henry County, GA

Parcel Results

20 Results

Parcel ID	Owner	Property Address
070E01072000	SUMMITT AT EAGLES LANDING HOMEOWNERS ASSOC INC	SUMMIT VIEW DR
071-01033000	S ATLANTA CONFERENCE	1978 HIGHWAY 42 N
071-01034015	A4 INVESTMENTS LLC	204 WEST CAMPGROUND RD
071-01034016	CAMPGROUND CENTER LLC	100-140 WEST CAMPGROUND RD
071-01034020	HOPEWELL CAPITAL LLC, THE PATTERSON REAL EST GRP L	WEST CAMPGROUND RD
071Q01200000	MERITAGE HOMES OF GEORGIA INC	
088C01028000	WILLIAMS TANESHA	297 WHITNEY LN
088C01029000	HOQUE RIAJ AL	301 WHITNEY LN
089-01001000	ROWAN FAMILY REAL ESTATE LLC	1872 HIGHWAY 42 N
089-01001003	ROWAN PROPERTIES LP	1778 HIGHWAY 42 N
089-01001021	THE KOLODKIN FAMILY LIMITED PARTNERSHIP	1775-1789 HIGHWAY 42 N
089-01002000	STEWART JAMES L	101 CAMPGROUND RD
089-01002001	YONKERS LLC	CAMPGROUND RD
089-01009003	SUSHRUT LLC	
089-02048002	O'REILLY AUTOMOTIVE INC	1765 HIGHWAY 42 HWY N
089-02049005	TABERNACLE OF PRAISE CHURCH INTNL INC	1640 HIGHWAY 42 N
089F01015000	FAUR CYNTHIA G W	157 CROWN WALK
089F01016000	MAUSHARDT THERESA A &	158 CROWN WALK

Mailing Labels

20 Results

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Show Parcel ID on Label

Skip Labels 0

For best results, uncheck "Fit to Page" in your print settings.

Download

Data contained on this website represent a work in progress toward completion of the annual tax digest. As such, data is subject to change at any time. Ownership and map information correspond with the most current information processed by our office. Search deed records at the Henry County Courthouse to ensure the most current ownership information. Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries. Contact 770-288-7526 to verify zoning.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/7/2024, 12:15:24 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL









Planners & Engineers Collaborative+
350 RESEARCH COURT
SUITE 200
PEACHTREE CORNERS, GA 30092

9/27/2023

City of Stockbridge Community Development
4602 North Henry Blvd
Stockbridge, GA 30281

Re: **Campground – Water Sewer Letter**
Planners and Engineers Collaborative, Inc. Project No: 19279.00A

Please be advised, Planners and Engineers Collaborative requested the water/sewer service letter on or before the date referenced above. We have yet to receive documentation but will furnish the letter to Stockbridge as soon as we receive it.

Sincerely,
Planners and Engineers Collaborative, Inc.
Ramona Booker
Email rbooker@pec.plus
Phone number 678-684-6227

Planners & Engineers Collaborative+
350 RESEARCH COURT
SUITE 200
PEACHTREE CORNERS, GA 30092

9/27/2023

Henry County Water Authority, Engineering Division
100 Westridge Industrial Blvd
McDonough, GA 30253
Phone # 678-583-3800

Re: **Campground – Water Sewer Letter–**
Planners and Engineers Collaborative, Inc. Project No: 19279.00A

Dear HWCA Engineering Division

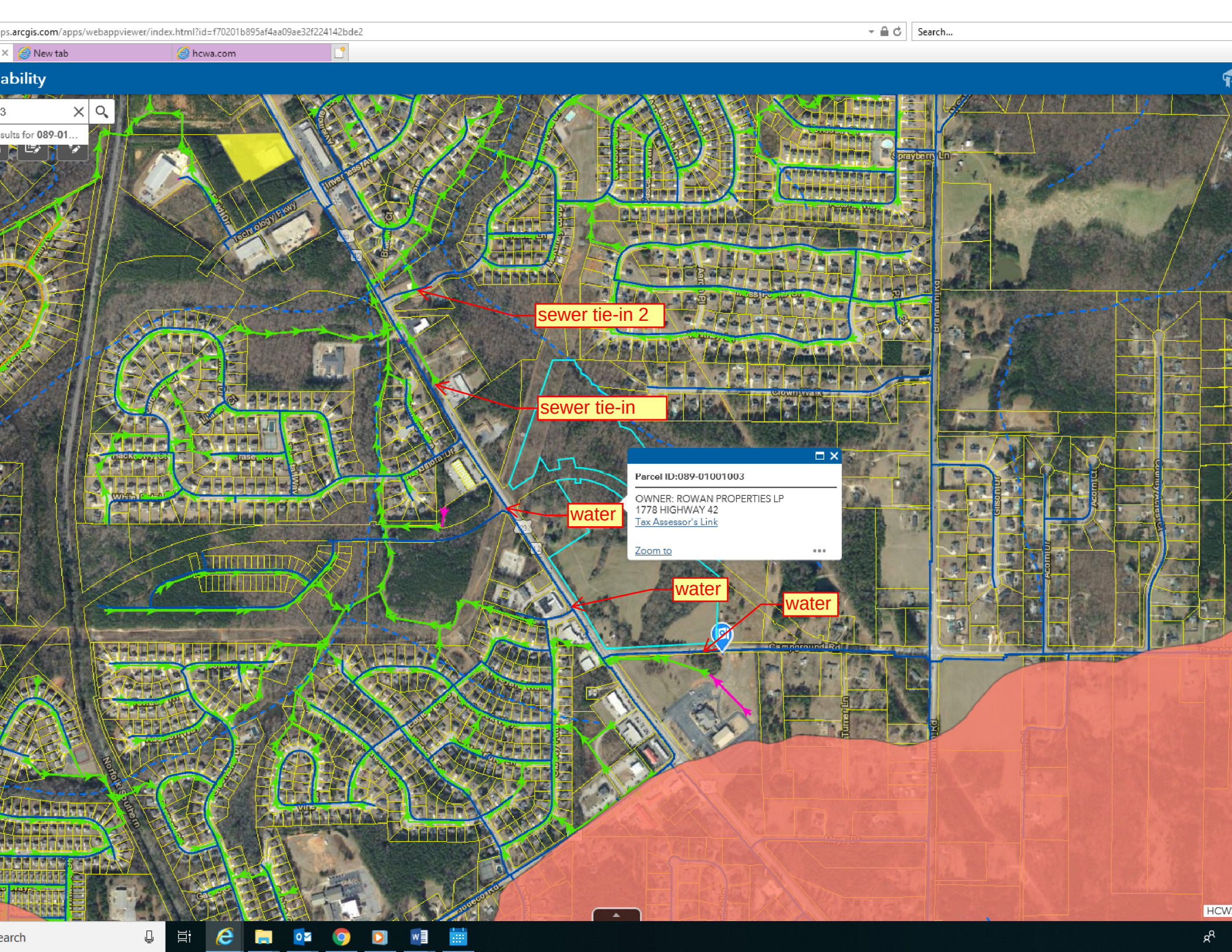
Planners and Engineers Collaborative, Inc. (PEC) is submitting this letter of intent as required to fulfill the water /sewer availability letter request for parcel ID's 089-01001003, 089-01001000 currently zoned RA. At present PEC is working through due diligence with our client who is proposing a PUD subdivision of total 243 units. The community would consist of 142 Townhome units and 101 Single Family homes. The Subject Property is located along Hwy 42 and Campground Rd in Mcdonough GA. The site is made up of two parcels that total approximately +-48.597-acres.

Attached are documents per your request. If there is anything else you may need, please reach out to me at htodd@pec.plus who is the point of contact for this project. Thank you for your time and assistance.

Current jurisdiction: RA – Henry County
Proposed jurisdiction PUD– City of Stockbridge

The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,
Planners and Engineers Collaborative, Inc.
Ramona Booker
Email rbooker@pec.plus
Phone number 678-684-6227


sewer tie-in 2
sewer tie-in
water
water
water
Parcel ID:089-01001003
OWNER: ROWAN PROPERTIES LP
1778 HIGHWAY 42
Tax Assessor's Link
Zoom to

From: Kenneth Wood <Kwood@pec.plus>
Sent: Wednesday, November 6, 2024 4:01 PM
To: Keedra Jackson <kjackson@stockbridgega.org>; Ryan Anderson <randerson@stockbridgega.org>
Subject: RE: 30-day deferral to December Planning Commission

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This is for the Campground at Highway 42 Meritage Homes subdivision that is on both sides of Campground.

Kenneth Wood P.E. | LEED AP
Principal | C.E.O.
E: ken@pec.plus
D: 678-684-6206 | Main: 770.451.2741

New Website | Linkedin | Facebook
Georgia East Office (Main): 350 Research Court, Peachtree Corners, GA 30092
Georgia West Office: 900 Circle 75 Pkwy. Suite 925, Atlanta, Ga 30339
Georgia South Office: 315 West Solomon Street, Suite 210, Griffin, Ga 30223

In accepting and utilizing any drawings or other data on any form of electronic media generated and provided by Planners and Engineers Collaborative, The Client agrees that all such drawings and data are instruments of service of Planners and Engineers Collaborative; and they are not to be used or modified in whole or in part, for any purpose or project other than the project for which they have been prepared without waiving all claims against Planners and Engineers Collaborative and indemnifying for any damage, liability or cost, including defense cost arising from such claims.
Under no circumstances shall transfer of the drawings and other instruments of service on electronic media for use by The Client be deemed a sale by Planners and Engineers Collaborative, and Planners and Engineers Collaborative makes no warranties, either express or implied, of merchantability and fitness for any particular purpose.

> **From:** Kenneth Wood
> **Sent:** Wednesday, November 6, 2024 4:00 PM
> **To:** Keedra Jackson <kjackson@stockbridgega.org>; Ryan Anderson <randerson@stockbridgega.org>
> **Subject:** 30-day deferral to December Planning Commission
>
> Keedra and Ryan,
> After meeting with the District Council and Mayor Pro-tem about what they would like to see in their area we would like to request a deferral away from the November cycle to the December cycle to give us time to resubmit a new plan and meet with the council members.
>
> **Kenneth Wood P.E. | LEED AP**

Principal | C.E.O.
E: ken@pec.plus
D: 678-684-6206 | Main: 770.451.2741



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RE: 30-day deferral to December Planning Commission

Yes, the attached plan

Kenneth Wood P.E. | LEED AP
Principal | C.E.O.
E: ken@pec.plus
D: 678-684-6206 | Main: 770.451.2741

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From: Keedra Jackson <kjackson@stockbridgega.org>
Sent: Thursday, November 21, 2024 1:36 PM
To: Kenneth Wood <Kwood@pec.plus>; Ryan Anderson <randerson@stockbridgega.org>
Cc: Linda Logan <LLogan@stockbridgega.org>
Subject: RE: 30-day deferral to December Planning Commission

For our records, we are discussing the deferral of 1778 and 1842 Highway 42, correct?

Thanks Kenneth.

Keedra T. Jackson, Chief Planner
Community Development Department
Planning & Zoning Division
4602 North Henry Boulevard
Stockbridge, GA 30281
Main Ph: (770)389-7900 Ext 267
Direct Ph: (678)833-3329
Mobile: (678)674-3080

Email: kjackson@stockbridgega.org
Website: www.stockbridgega.org

Stockbridge
Where Community Connects

From: Kenneth Wood <Kwood@pec.plus>
Sent: Thursday, November 21, 2024 1:28 PM
To: Keedra Jackson <kjackson@stockbridgega.org>; Ryan Anderson <randerson@stockbridgega.org>
Cc: Linda Logan <LLogan@stockbridgega.org>
Subject: RE: 30-day deferral to December Planning Commission

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After meeting with the district Commissioner to get feedback on the proposal we realized that we needed to take another look at adding commercial to the plan. In addition, we are looking at making the townhomes wider so that they have larger min. SF.
We are also adding multi-use paths around the site. We need the extra time to be able to complete new plans and ideas.

Kenneth Wood P.E. | LEED AP
Principal | C.E.O.
E: ken@pec.plus
D: 678-684-6206 | Main: 770.451.2741

PEC+ 60 YEARS

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Under no circumstances shall transfer of the drawings and other instruments of service on electronic media for use by The Client be deemed a sale by Planners and Engineers Collaborative, and Planners and Engineers Collaborative makes no warranties, either express or implied, of merchantability and fitness for any particular purpose.

From: Keedra Jackson <kjackson@stockbridgega.org>
Sent: Thursday, November 21, 2024 1:01 PM
To: Kenneth Wood <Kwood@pec.plus>; Ryan Anderson <randerson@stockbridgega.org>
Cc: Linda Logan <LLogan@stockbridgega.org>
Subject: RE: 30-day deferral to December Planning Commission

Greetings Kenneth,

For our records that you are requesting a deferral of a specific property, could you please reply to this email stating the specific property you are requesting a deferral on?

Thank you much.

Keedra T. Jackson, Chief Planner
Community Development Department
Planning & Zoning Division
4602 North Henry Boulevard
Stockbridge, GA 30281
Main Ph: (770)389-7900 Ext 267
Direct Ph: (678)833-3329
Mobile: (678)674-3080
Email: kjackson@stockbridgega.org
Website: www.stockbridgega.org

Stockbridge
Where Community Connects

From: Kenneth Wood <Kwood@pec.plus>
Sent: Wednesday, November 6, 2024 4:00 PM
To: Keedra Jackson <kjackson@stockbridgega.org>; Ryan Anderson <randerson@stockbridgega.org>
Subject: 30-day deferral to December Planning Commission

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Keedra and Ryan,
After meeting with the District Council and Mayor Pro-tem about what they would like to see in their area we would like to request a deferral away from the

November cycle to the December cycle to give us time to resubmit a new plan and meet with the council members.

Kenneth Wood P.E. | LEED AP
Principal | C.E.O.
E: ken@pec.plus
D: 678-684-6206 | Main: 770.451.2741



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Georgia East Office (Main): 350 Research Court, Peachtree Corners, GA 30092
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Georgia South Office: 315 West Solomon Street, Suite 210, Griffin, Ga 30223

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PREPARED BY:
J.B. PRINCE & ASSOCIATES INC.
LAND SURVEYORS
125 WESTRIDGE INDUSTRIAL BLVD.
SUITE 102
PHONE #: 770-957-4614

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JONTHAN B. PRINCE , R.L.S. #3244

3-7-2018
DATE

GEORGIA REGISTERED NO. 3244 LAND SURVEYOR JONATHAN B. PRINCE

IF YOU DIG GEORGIA...
CALL US FIRST!
811
UTILITIES PROTECTION CENTER
IT'S THE LAW

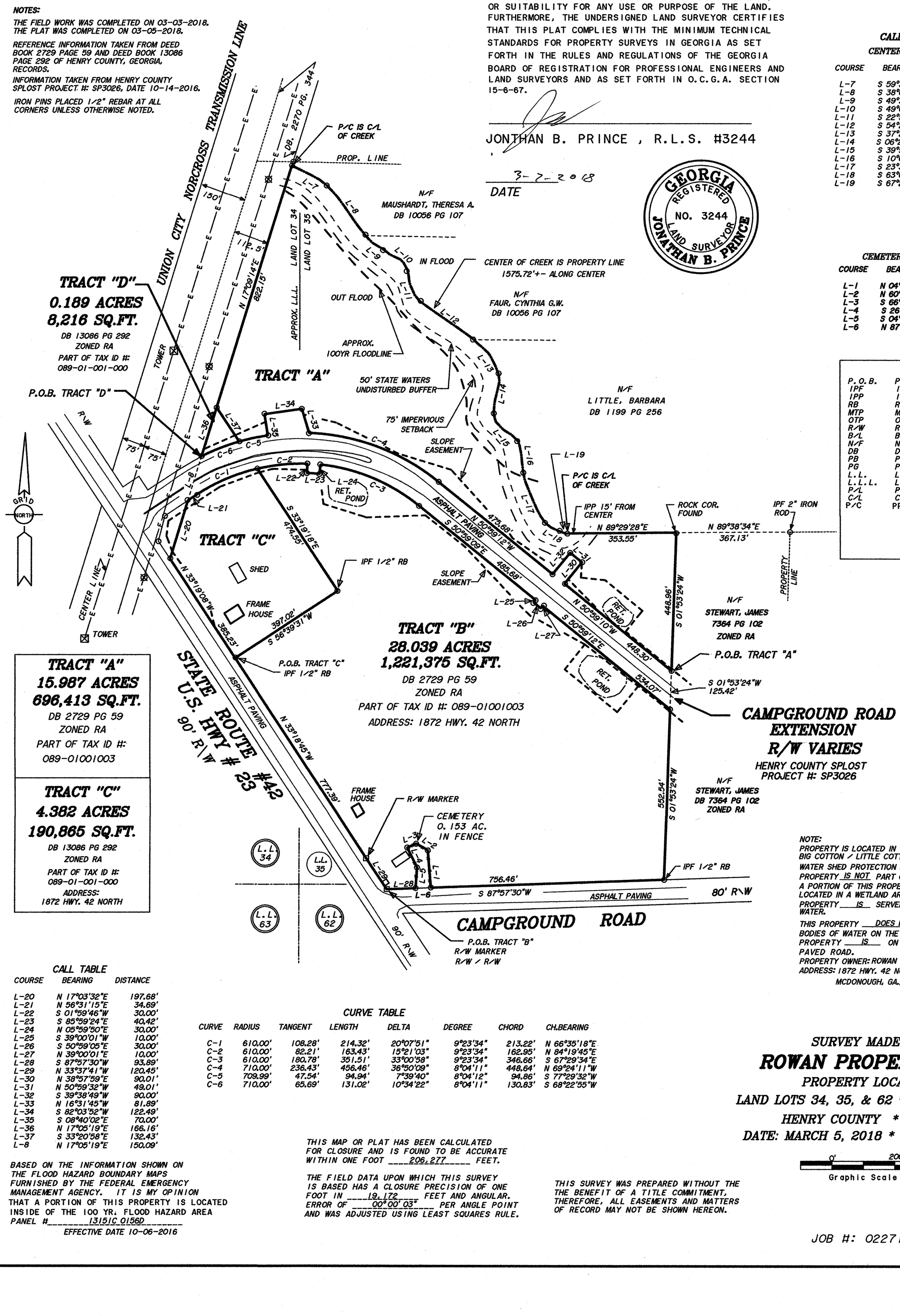
NOTES:

THE FIELD WORK WAS COMPLETED ON 03-03-2018. THE PLAT WAS COMPLETED ON 03-05-2018.

REFERENCE INFORMATION TAKEN FROM DEED BOOK 2729 PAGE 59 AND DEED BOOK 13086 PAGE 292 OF HENRY COUNTY, GEORGIA, RECORDS.

INFORMATION TAKEN FROM HENRY COUNTY SPLOST PROJECT #: SP3026, DATE 10-14-2016.

IRON PINS PLACED 1/2" REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.



CALL TABLE
CENTER OF CREEK

COURSE	BEARING	DISTANCE
L-7	S 59°33'13"E	129.88'
L-8	S 38°08'20"E	206.68'
L-9	S 49°39'57"E	75.01'
L-10	S 49°06'03"E	103.84'
L-11	S 22°50'31"E	106.11'
L-12	S 54°29'07"E	210.47'
L-13	S 37°27'40"E	138.14'
L-14	S 06°28'54"W	130.40'
L-15	S 39°50'01"E	118.45'
L-16	S 10°00'45"E	101.77'
L-17	S 23°35'52"E	178.34'
L-18	S 63°04'32"E	53.02'
L-19	S 67°29'02"E	27.86'

CEMETERY CALL TABLE

COURSE	BEARING	DISTANCE
L-1	N 04°46'22"W	122.05'
L-2	N 60°07'20"W	43.45'
L-3	S 66°33'29"W	32.12'
L-4	S 26°41'17"E	72.23'
L-5	S 04°08'29"W	67.91'
L-6	N 87°57'30"E	49.80'

LEGEND

P.O.B.	POINT OF BEGINNING
IPF	IRON PIN FOUND
IPP	IRON PIN PLACED
RB	REBAR
MTP	MASH TOP PIPE
OTP	OPEN TOP PIPE
R/W	RIGHT-OF-WAY
B/L	BUILDING LINE
N/F	NOW OR FORMERLY
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
L.L.	LAND LOT
L.L.L.	LAND LOT LINE
P/L	PROPERTY LINE
C/L	CENTER LINE
P/C	PROPERTY CORNER

TRACT "A"
15.987 ACRES
696,413 SQ.FT.
DB 2729 PG 59
ZONED RA
PART OF TAX ID #: 089-01001003

TRACT "C"
4.382 ACRES
190,865 SQ.FT.
DB 13086 PG 292
ZONED RA
PART OF TAX ID #: 089-01-001-000
ADDRESS: 1872 HWY. 42 NORTH

CALL TABLE

COURSE	BEARING	DISTANCE
L-20	N 17°03'32"E	197.68'
L-21	N 56°31'15"E	34.69'
L-22	S 01°59'46"W	30.00'
L-23	S 85°59'24"E	40.42'
L-24	N 05°59'50"E	30.00'
L-25	S 39°00'01"W	10.00'
L-26	S 50°59'05"E	30.00'
L-27	N 39°00'01"E	10.00'
L-28	S 87°57'30"W	93.89'
L-29	N 33°37'41"W	120.45'
L-30	N 38°57'59"E	90.01'
L-31	N 50°59'32"W	49.01'
L-32	S 39°38'49"W	90.00'
L-33	N 16°31'45"W	81.89'
L-34	S 82°03'52"W	122.49'
L-35	S 08°40'02"E	70.00'
L-36	N 17°05'19"E	166.16'
L-37	S 33°20'58"E	132.43'
L-8	N 17°05'19"E	150.09'

CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	610.00'	108.28'	214.32'	20°07'51"	9°23'34"	213.22'	N 66°35'18"E
C-2	610.00'	82.21'	163.43'	15°21'03"	9°23'34"	162.95'	N 84°19'45"E
C-3	610.00'	180.78'	351.51'	33°00'58"	9°23'34"	346.66'	S 67°29'34"E
C-4	710.00'	236.43'	456.46'	36°50'09"	8°04'11"	448.64'	N 69°24'11"W
C-5	709.99'	47.54'	94.94'	7°39'40"	8°04'12"	94.86'	S 77°29'32"W
C-6	710.00'	65.69'	131.02'	10°34'22"	8°04'11"	130.83'	S 68°22'55"W

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. IT IS MY OPINION THAT A PORTION OF THIS PROPERTY IS LOCATED INSIDE OF THE 100 YR. FLOOD HAZARD AREA
PANEL # 13151C 0156D
EFFECTIVE DATE 10-06-2016

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT 206,277 *FEET.*

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 19,172 *FEET AND ANGULAR. ERROR OF* 00°00'03" *PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES RULE.*

THIS SURVEY WAS PREPARED WITHOUT THE THE BENEFIT OF A TITLE COMMITMENT, THEREFORE, ALL EASEMENTS AND MATTERS OF RECORD MAY NOT BE SHOWN HEREON.

NOTE:
PROPERTY IS LOCATED IN THE BIG COTTON / LITTLE COTTON INDIAN CREEK WATER SHED PROTECTION DISTRICT.
PROPERTY IS NOT *PART OF A SUBDIVISION*
A PORTION OF THIS PROPERTY IS *LOCATED IN A WETLAND AREA.*
PROPERTY IS *SERVED BY COUNTY WATER.*
THIS PROPERTY DOES HAVE *BODIES OF WATER ON THE PROPERTY.*
PROPERTY IS *ON A ASPHALT PAVED ROAD.*
PROPERTY OWNER: ROWAN PROPERTIES LP
ADDRESS: 1872 HWY. 42 NORTH
MCDONOUGH, GA., 30253

SURVEY MADE FOR:
ROWAN PROPERTIES LP
PROPERTY LOCATED IN:
LAND LOTS 34, 35, & 62 * 7TH. DISTRICT
HENRY COUNTY * GEORGIA
DATE: MARCH 5, 2018 * SCALE: 1"=200'

0' 200'
Graphic Scale

JOB #: 022718RO

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TRACT "B"
16.176 ACRES

TRACT "A"
32.859 ACRES

N90°00'00"E 100.50'
S59°33'13"E 31.21'
S38°08'20"E 206.68'
S49°39'57"E 75.01'
S49°06'03"E 103.84'
S22°50'31"E 106.11'
S54°29'07"E 210.47'
S37°27'40"E 138.14'
S06°28'54"W 130.40'
S39°50'01"E 118.45'
S10°00'45"E 101.77'
S23°35'52"E 178.34'
S63°04'32"E 53.02'
S67°29'02"E 27.86'
N50°59'32"W 49.01'
N89°29'28"E 353.55'
S39°38'49"W 90.00'
N38°57'55"E 90.01'
S01°53'24"W 448.96'
S01°53'24"W 552.54'
N50°59'10"W 445.30'
S50°59'12"E 534.07'
S50°59'09"E 485.70'
N50°59'12"W 475.68'
S39°00'01"W 10.00'
S50°59'05"E 30.00'
N39°00'01"E 10.00'
N17°09'14"E 769.82'
N16°31'45"W 81.89'
S08°40'02"E 70.00'
N17°05'19"E 166.16'
ARC=94.93'
R=709.99'
S77°28'36"W
CH=94.86'
S82°03'52"W 122.49'
ARC=163.44'
R=610.00'
N84°19'45"E
CH=162.95'
S01°59'46"W 30.00'
N05°59'50"E 30.00'
ARC=456.46'
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N69°24'11"W
CH=448.6'
ARC=351.48'
R=610.00'
S67°29'37"E
CH=346.64'
S85°59'24"E 40.42'
S68°22'54"W 130.83'
ARC=214.32'
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S26°41'17"E 72.23'
S04°06'29"W 67.91'
N04°46'22"W 122.05'
N60°07'20"W 43.45'
S87°57'30"W 756.46'
42

FEMA FIRM MAP
NOT TO SCALE

SITE LOCATION MAP
NOT TO SCALE

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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

HWY 42 @ CAMPGROUND ROAD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

HIGHWAY 42 @ CAMPGROUND ROAD
MCDONOUGH, GA 30253

HENRY COUNTY, GEORGIA

FOR

MERITAGE HOMES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/2024

ZONING BOUNDARY EXHIBIT

0 60 120 240 360

SCALE: 1" = 120'
DATE: 09/16/2024
PROJECT: 19279.00A

GEORGIA811 www.Georgia811.com Know what's below. Call before you dig.

GRID NORTH
GEORGIA WEST ZONE

Z1.2
SHEET

J:\2019\19279\00A\Dsk\Concepts & Exhibits\Zoning\19279.00A - Site - Zone1.dwg - MKopp - 10/7/2024 1:22 PM

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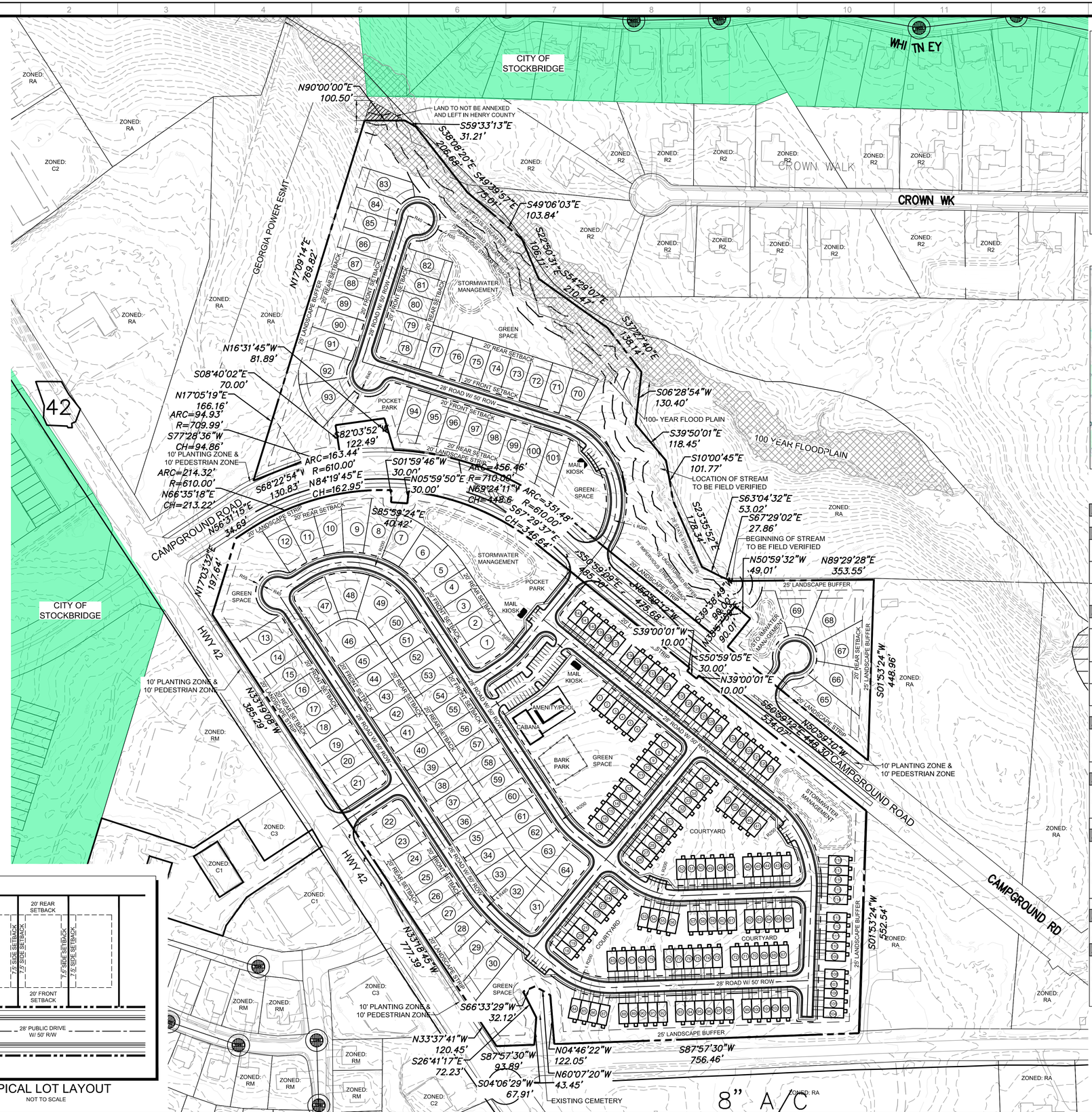
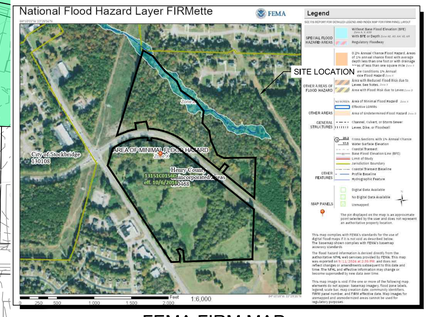
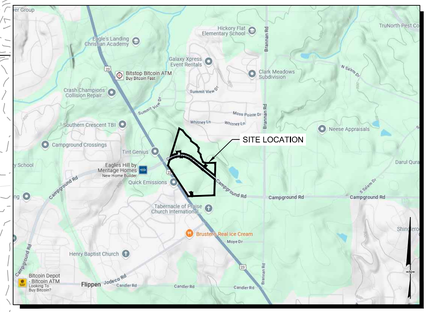


TYPICAL LOT LAYOUT
NOT TO SCALE



FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	48.54 ACRES
ZONING	
EXISTING ZONING	RA
PROPOSED ZONING	PUD (PLANNED UNIT DEVELOPMENT)
EXISTING OVERLAY DISTRICT	HIGHWAY CORRIDOR OVERLAY DISTRICT
PROPOSED OVERLAY DISTRICT	PMU (PARKWAY MIXED USE)
EXISTING ZONING JURISDICTION	HENRY COUNTY
PROPOSED ZONING JURISDICTION	CITY OF STOCKBRIDGE
USE CALCULATIONS	
TOTAL SITE AREA	48.54 ACRES
STREET RIGHT-OF-WAY AREA	8.76 ACRES
FLOOD HAZARD AREA	1.54 ACRES
NET SITE AREA	38.24 ACRES
SINGLE FAMILY LAND USE	25.22 NET ACRES
TOWNHOME LAND USE	13.02 NET ACRES
TOTAL 24'x50' TOWNHOME UNITS	142 UNITS (10,91 UPA)
TOTAL SINGLE FAMILY LOTS	101 LOTS (4.00 UPA)
TOTAL UNITS/ DENSITY	243 UNITS (6,35 UPA)
PROPOSED SFD SETBACK REQUIREMENTS	
FRONT SETBACK	20 FEET
SIDE SETBACK	7.5 FEET
REAR SETBACK	20 FEET
REQUIRED BUFFERS	25 FEET
PROPOSED TH SETBACK REQUIREMENTS	
FRONT SETBACK	15 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	20 FEET
REQUIRED BUFFERS	25 FEET
DEVELOPMENT STANDARDS	
MIN DEVELOPMENT SIZE	3 CONTIGUOUS ACRES
REQUIREMENTS FOR LAND USE	MUST INCLUDE MINIMUM OF TWO (2) DIFFERENT USES AND/OR TWO (2) TYPES OF VARIED HOUSING OPTIONS. (2.4.14.B.2.)
PROPOSED SF MINIMUM LOT SIZE	5,000 SF
PROPOSED MINIMUM SFD LOT WIDTH	50 FEET
EXTERIOR LANDSCAPED STRIPS	20 FEET
OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE	20% (9.719 ACRES)
OPEN SPACE PROPOSED	15.67 ACRES (32.2%)
PARKING REQUIREMENTS	
PROPOSED RESIDENT PARKING (2 SPACES PER UNIT)	486 SPACES
PROPOSED AMENITY PARKING	37 SPACES
PROPOSED GUEST PARKING	27 SPACES
TOTAL PARKING PROVIDED	550 SPACES

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GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/28/2024

ZONING SITE PLAN

0 60 120 240 360

SCALE: 1" = 120'
DATE: 10/07/2024
PROJECT: 19279.00A

Z1
SHEET

J:\2019\19279\00A\Civil\Concepts & Exhibits\Zoning\19279.00A - Site - Zone1.dwg - MKipp - 10/7/2024 1:40 PM

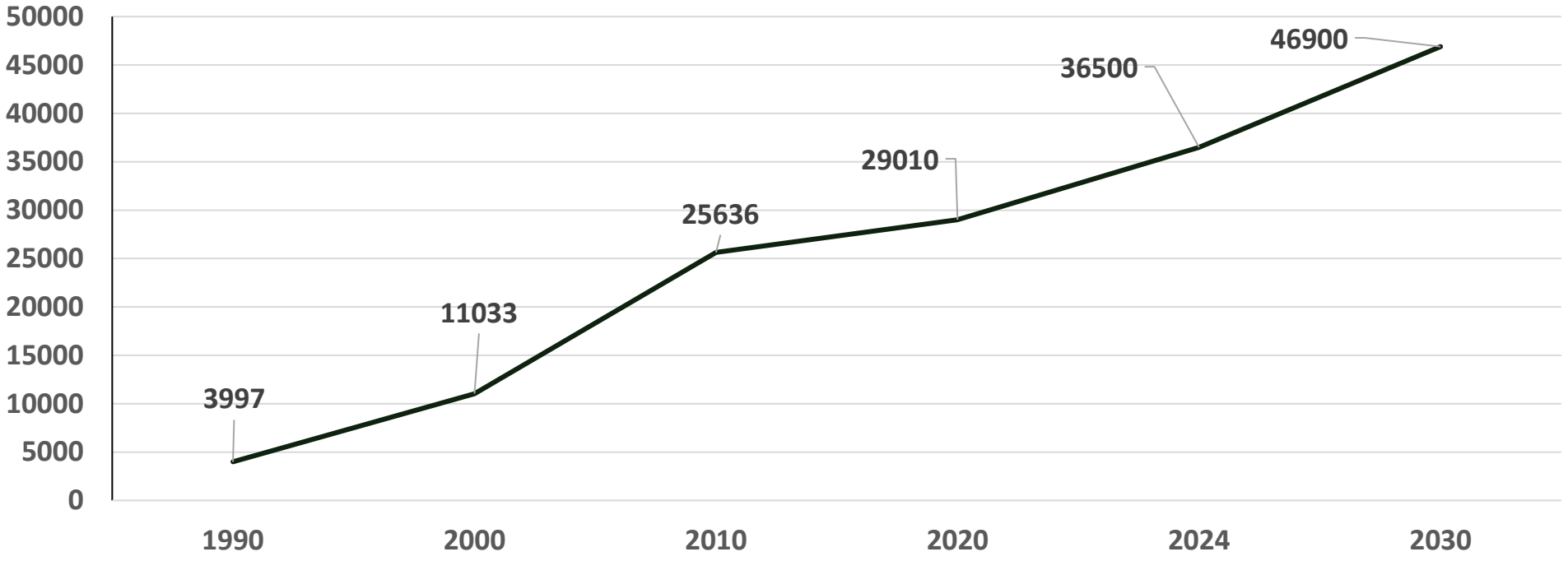


FY 2025 Proposed Budget

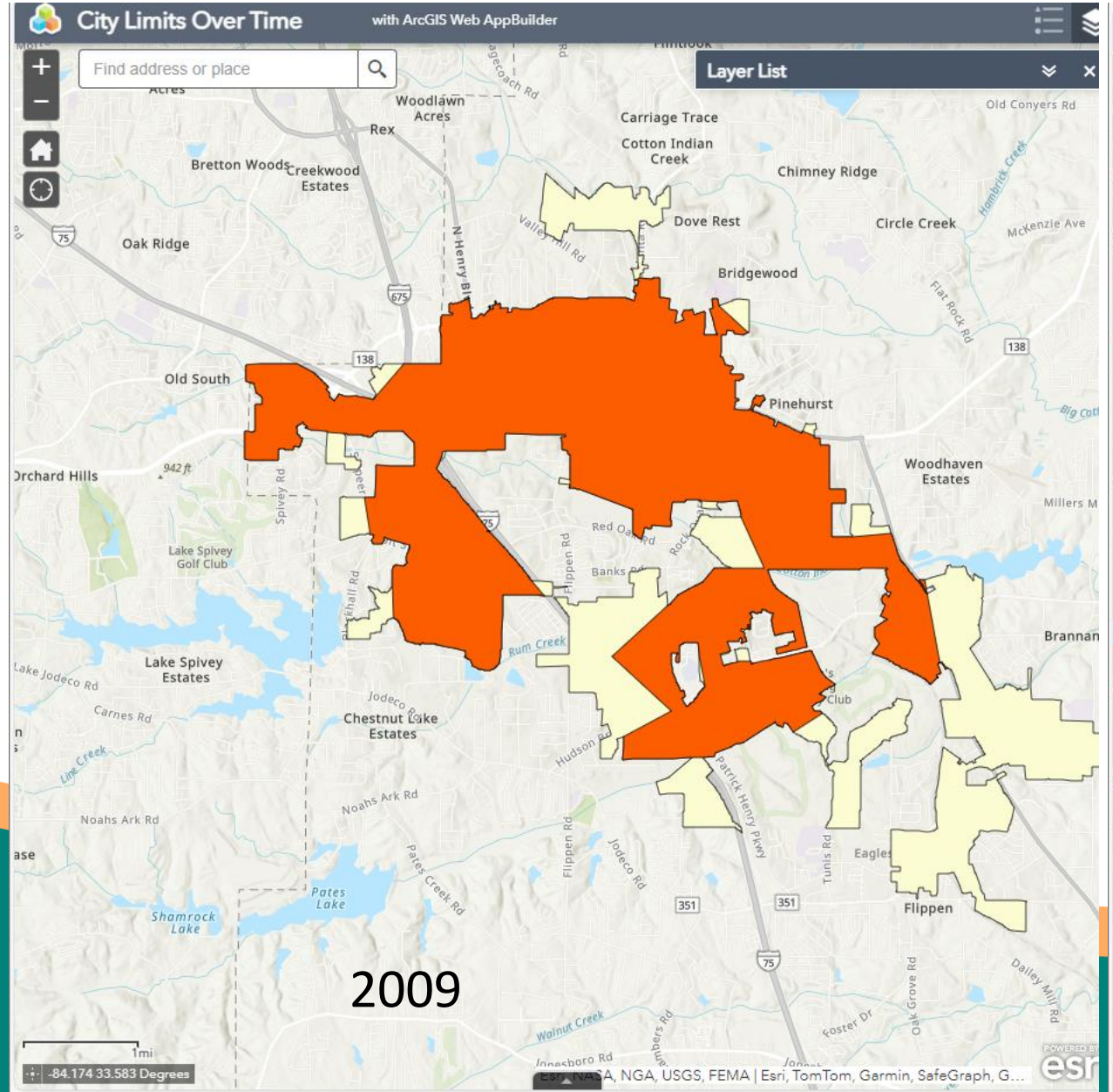
Presented by Frederick Gardiner AICP, City Manager

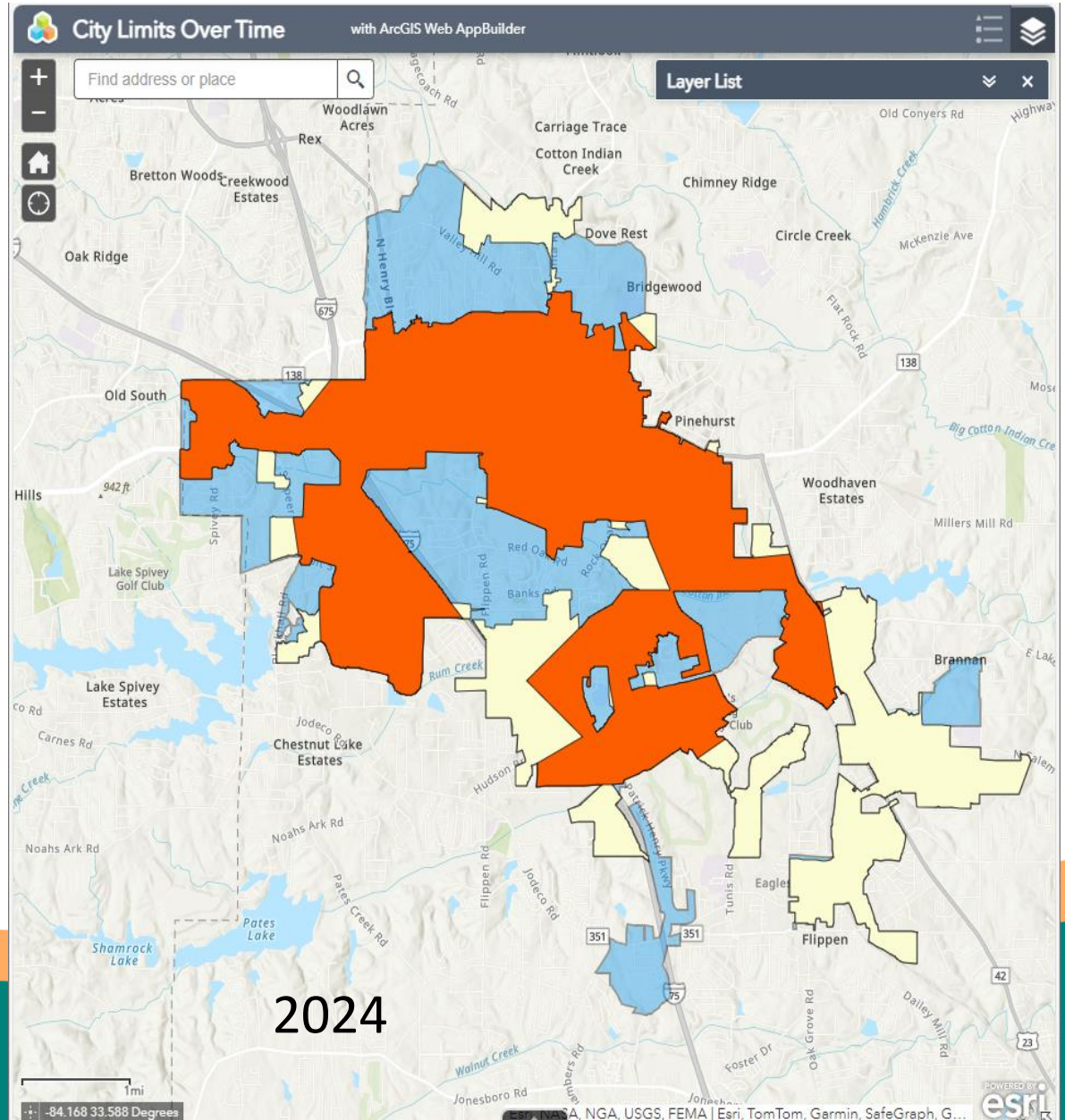
Stockbridge Future Growth

Population Projected Year Over Year to 2030



Stockbridge Future Growth





City of Stockbridge
Challenges and Opportunities

Increase Demands on Public Safety as we grow

Opportunity to Redevelopment and Revitalize Downtown

Connecting Regionally, Nationally and Internationally



Increase Demands on Public Works - Systems

New Development at high Value increase Tax Base

Become the Beacon of the Southern Crescent

WHAT'S IN THE BUDGET HIGHLIGHTS

- Priorities:
  - Road and Sidewalk Improvements
  - Increase in Police Officers and Crime Fighting Equipment
  - No Property Millage Rate Increase
  - No Fee or Utility Rate Increase
  - 4% COLA For All Qualified Employees
  - Reduced Health Benefits Cost For The City
- Special Projects:
  - Youth Senior and Performing Arts Center
  - Parks Improvements – New Eagles Landing, Memorial Park
  - Trail System Expansion
  - North Henry Blvd Pedestrian Bridge Planning
  - Water and Sewer System Upgrades
  - New Maintenance Facility for Public Works

City of Stockbridge FY 2025 Budget
General and All Funds Highlight

- General Fund Revenue to Expenses:
  - Revenues = $29,239,311
  - Expenditures = $29,239,311
  - General Fund Revenue to Expenses is Balanced.

- Total Budget Across All Funds:
  - Revenue = $62,188,518
  - Expenditures = $62,188,518

- Across All Funds (General and Enterprise Funds)
  - Revenue and Expenditures are Balanced.

City of Stockbridge
Three Year Comparison of Revenues General Funds

GENERAL FUND	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ADOPTED	FY 2025 PROPOSED
TAXATION	$13,493,766	$15,384,672	$22,721,810	$24,149,868
LICENSES AND PERMITS	$764,003	$1,325,833	$1,187,000	$1,418,500
INTERGOVERNMENTAL REVENUE	$281,849	$1,212,068	$228,000	$288,000
CHARGE FOR SERVICES	$280,123	$356,380	$343,600	$840,800
FINES AND FORFEITURES	$256,485	$910,000	$910,000	$1,410,000
INVESTMENT INCOME	$1,256	$1,893	$1,800	$1,800
MISCELLANEOUS REVENUE	$158,870	$4,722,024	$244,426	$280,826
OTHER FINANCING SOURCES	$121,260	$969,694	$1,015,000	$849,517
TOTAL REVENUES	**$15,357,612**	**$24,882,563**	**$26,711,636**	**$29,239,311**

DEPARTMENT	FY 2024 ADOPTED	FY 25 PROPOSED	VARIANCE
Governing Body	592,880.00	581,904.00	*(10,976.00)*
City Clerk	364,369.98	439,020.00	*74,650.02*
Executive	784,581.99	794,655.00	*10,073.01*
Finance	1,053,689.29	1,399,989.00	*346,299.71*
Non-Departmental	736,200.00	1,540,755.00	*804,555.00*
Business Services	236,711.30	261,723.00	*25,011.70*
Information Technology	1,119,936.41	891,286.00	*(228,650.41)*
Human Resources	612,480.65	981,003.00	*368,522.35*
Government Buildings	673,944.67	1,073,708.00	*399,763.33*
Municipal Court	678,195.07	719,406.00	*41,210.93*
Police Department	8,200,000.00	8,710,605.00	*510,605.00*
Public Services	4,696,100.00	4,169,046.00	*(527,054.00)*
City Events	590,000.00	670,000.00	*80,000.00*
Parks	181,000.00	221,000.00	*40,000.00*
Permitting	618,575.39	670,259.00	*51,683.61*
Planning	614,199.92	743,760.00	*129,560.08*
Economic Development	353,709.07	464,159.00	*110,449.93*
Main Street	238,612.89	256,059.00	*17,446.11*
GIS	117,880.55	125,974.00	*8,093.45*
Other Financing Uses	*4,248,568.76*	*4,525,100.00*	*276,431.24*
	26,711,635.94	**29,239,311.00**	**2,527,675.06**

THANK YOU

Stockbridge

Where Community Connects

Stockbridge

Where Community Connects

Proposed FY 25 Budget



Lakeisha Gaines

2025 Budget

Stockbridge
Where Community Connects

MEMORANDUM

TO: **Mayor and Council**

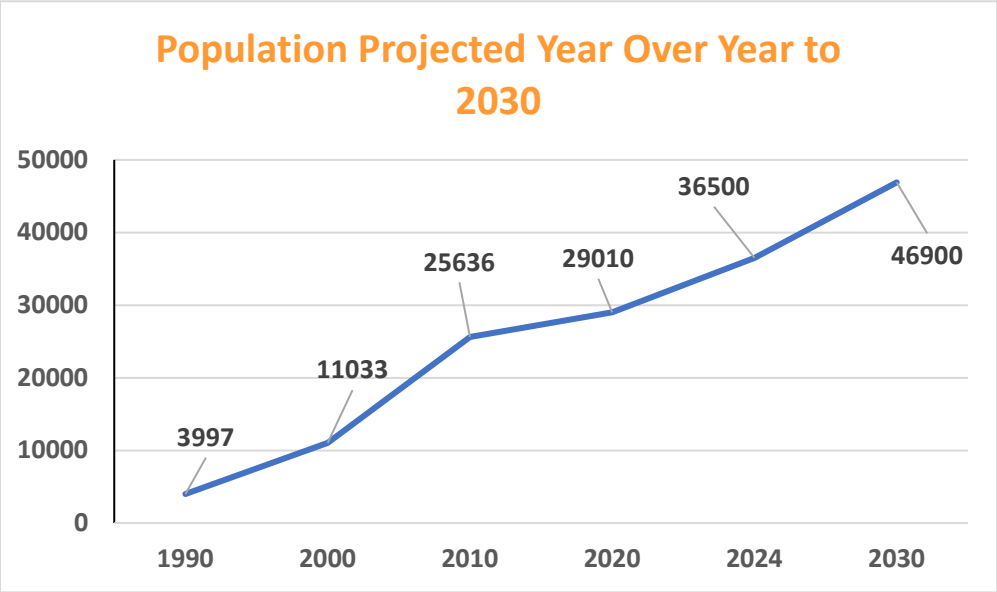
FROM: Frederick Gardiner, City Manager

DATE: November 4, 2024

SUBJECT: **FY 2025 Budget Letter**

In accordance with Section 2.21.(5) Powers and Duties of the City Manager; The City Manager shall prepare and submit the annual operating and capital budgets to the City Council.

Attached you will find the proposed fiscal year 2025 annual operating and capital budgets for your review and consideration. This fiscal year's budget represents the continued commitment to fund the general operations of the municipal government as we continue to see high population growth as well as increased residential and commercial developments.



It is estimated that the population of the City of Stockbridge will grow from 36,500 to approximately 46,900 by 2030. If the rapid pace of development in Stockbridge and Henry County continues, these population estimates are likely to be realized. Along with this reality comes the need to continue to provide public safety via our police department as well as road and utility services via our public works department. This budget does not anticipate any increases in permit and development fees or any increases in utility rates for the FY 2025 budget.

Millage Rate:
Stockbridge City Council has adopted the recommended millage rate for property taxes at 3.77 mills. This is the same rate adopted last year (2023), marking the first time in over 35 years that the City of Stockbridge instituted a property tax or millage rate. The continuation of this rate reflects the council's concerns about maintaining overall expenditures in line with the increasing demands for services and the rapid growth of the city's population and boundaries.

Budget Summary
Revenue: All budgets are predicated on the anticipated revenues collected and not the expenditure proposed. The operating fund for all governments is the general fund, which is one of four funds utilized by local government. The General Fund budget for the City of Stockbridge is recommended at $29.2 million, an increase of $2.6 million over FY 2024. This increase in revenue is due to a five percent (5%) rise in the digest.

Local Option Sales Tax (LOST) is anticipated to increase by over $400,000, which is due in part to the increase garnered via the January 2023 annexation and the number of new commercial businesses located in the city. Prime in this commercial growth is the opening of the new half a million square foot COSTCO Wholesale store and the new Sprouts Grocery. It is also anticipated that our fines and forfeiture will increase by over $500,000 as police activities around the city have increased and the school zone camera implementation has been deterring speeding around the schools within the city limits. The city's FY 2025 budget is balanced across all funds at a total of $62,188,518, to include our general fund, enterprise funds, fiduciary fund, and special fund.

GENERAL FUND	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ADOPTED	FY 2025 PROPOSED
TAXATION	$13,493,766	$15,384,672	$22,721,810	$24,149,868
LICENSES AND PERMITS	$764,003	$1,325,833	$1,187,000	$1,418,500
INTERGOVERNMENTAL REVENUE	$281,849	$1,212,068	$228,000	$288,000
CHARGE FOR SERVICES	$280,123	$356,380	$343,600	$840,800
FINES AND FORFEITURES	$256,485	$910,000	$910,000	$1,410,000
INVESTMENT INCOME	$1,256	$1,893	$1,800	$1,800
MISCELLANEOUS REVENUE	$158,870	$4,722,024	$244,426	$280,826
OTHER FINANCING SOURCES	$121,260	$969,694	$1,015,000	$849,517
TOTAL REVENUES	**$15,357,612**	**$24,882,563**	**$26,711,636**	**$29,239,311**

Expenditure: Under the budget rules, expenditure must equal revenue to have a balanced budget. The recommended General Fund Budget for Fiscal Year 2025 is $29.2 million dollars and the key expenses under the FY 2025 budget are those of public safety and public works.

These two departments have seen an increase year after year due to the demands for their services, many of which are centered around the city's growth and development. The Stockbridge Police Department is recommended at $8.7 million, which is a $510,605 increase over FY 2024 budgeted amount. This increase will be mostly allocated towards adding additional officers to the force and their associated equipment cost. The Stockbridge Police Department was established in July 2022 and since that time the call for services has increased above those when Henry County Police Department was providing service to the city. The department has been keen on acquiring state and federal funds to offset the need for additional officers. One such grant has been the COPS grant we were awarded in 2023 to cover the cost of four (4) officers. One major requirement of this grant is that every year, the city is required to fund 25% of the cost until it's fully funded at the end of four (4) years. The department will continue its pursuit of grants to reduce the reliance on the budget over the coming years.

The Public Works Department across all functions is recommended at $5.1 million for FY 2025. This represents a $171,654 increase above the adopted $4.9 million for FY 2024. Public Works, with the annexation of over 7,000 new residents, 91 miles of new roadway, and 30 miles of sidewalk, has seen an increase in calls for repair of these facilities. Our right of way (ROW) maintenance has been repurposed to address our roadways on a rotating schedule with a call crew to address urgent needs. As new developments come online, the need for right of way maintenance in these areas also becomes a priority to keep a well-maintained appearance for the city. With our state aid and SPLOST funds, it's anticipated that the Public Works Department will be able to meet the ever-increasing demands while keeping the high level of services that is expected.

Debt Services is another cost associated with an impact on the general fund expenditures at $4.2 million. This cost is associated with the bonds floated to construct the Merle Manders Conference Center, City Hall, and the Stockbridge Amphitheater. Moreover, this cost is also associated with the repayment of bonds floated for the construction of a Performing Arts Center. Next year, however, the bonds associated with the Amphitheater will be fully paid off and that building will be free whereby reducing the city's total debt service amount.

Health Care has cost the city roughly $3.3 million over the last few years, however, under this proposed budget, staff will be recommending a new healthcare provider which will reduce the cost by roughly $300,000. The change should have little impact on the coverage that the city employees enjoy under the present provider.

Major capital projects needed to support the long-term maintenance of existing buildings and to accommodate future facilities that will serve our staff, youth, and seniors have been included in the proposed SPLOST. These projects include replacing the 1960 maintenance shop at $4 million and constructing a much-needed youth and senior center that will provide enrichment opportunities to our next generation and aging residents at $12 million. SPLOST Funding has also been proposed at $8 million for the repairs to City Hall and the

Merle Manders Conference Center, both of which were built in 2009 and have been deferred proper maintenance.

Cost of living adjustment (COLA) has been proposed at 4% for all city employees with more than a year of service. This shows our commitment and appreciation to the hardworking and dedicated professional employees who go out every day to get the job done. As they are committed to the city, so are we to them. Showing our appreciation to the employees through the COLA, an improved work environment, and good equipment, only serves to boost morale, retain high performers and attract new high performing employees to the city.

Culture Activities continue to illustrate the progress of the city as we provide events that bring the diverse communities of Stockbridge together in a many shared spaces. The city under this budget has made a commitment to improvements in our existing and new parks via the general fund and SPLOST. The Events Department works to provide entertainment and cultural programs such as Bridgefest, Juneteenth, July 4th, etc. This department also coordinates with the amphitheater on such events and others that bring together the city and promote the city.

In conclusion, the City of Stockbridge is financially prime to meet the future challenges that await but is also ready to take advantage of the opportunities. There is growth in our commercial and residential portfolio that will serve the city well in the years to come.

Proposed Budget for Fiscal Year Ending December 31, 2025

Stockbridge

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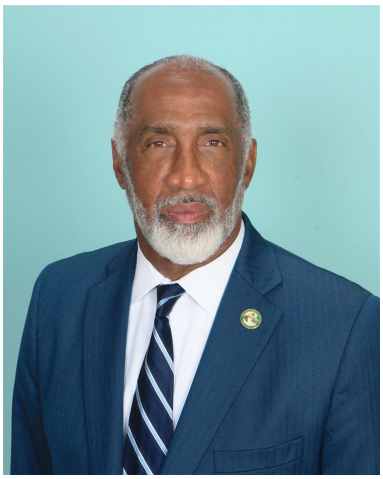
Submitted by:

Frederick Gardiner, City Manager

Lakeisha Gaines, Interim Treasurer

MAYOR AND COUNCIL



Anthony S. Ford



Lakeisha T. Gantt



Yolanda Barber



Alphonso Thomas



Elton Alexander



Kyle D. Berry Sr.

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City of Stockbridge, Georgia
Fiscal Year 2025 Budget Calendar

Dates:	Action:
May 28	Distribute Budget worksheets to Dept Heads
June 13-14	City Manager Budget Retreat
June 28	Capital Budgets due to City Manager & Finance Officer
July 12	Capital Budget Review and Assessment
August 19	Draft Budget Review by Manager & Finance Officer
August 21 - 23	Mayor & City Council Budget Retreat
November 1	Submit Final Draft Budget to Mayor and Council
November 12	Public Hearing Meeting #1
November 19	Public Hearing Meeting #2
December 9	Budget Adoption @ City Council Meeting

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PERSONNEL SUMMARY

City of Stockbridge --- 2024 Budgeted Positions

		Proposed Budget 2025					
Departmental / Budgeted Area	Job Title	FTE	PTE	FTE	PTE	FTE	PTE
		Budgeted		Filled		Request	
Executive	City Manager	1		1			
	Executive Assistant	1		1			
	Mgmt.Analyst reclass Mgr.of Innovation Perf. Mgmt.	1		1			
	Grants Administrator	1		1			
	Receptionist	1		1			
	Public Information Officer	1		1			
Finance Administration	Treasurer/Finance Director	1		0		1	
	Sr. Accountant/Accounting Manager	1		1			
	Accounts Payable Clerk	1		1			
	PropertyTax Specialist	0		0		1	
	Payroll Specialist	1		1			
	Accountant 1	1		1			
	Accountant 2	1		0		1	
	Procurement Manager	1		1			
	Contract Specialist (new titles)	1		1			
	Procurement Coordinator (new titles)	1		1			
Code Enforcement	Code Enforcement Officer	1		2			
	Code Enforcement Supervisor reclass to Manager	1		0		1	
Main Street	Downtown Development Manager	1		1			
	Downtown Development Marketing Specialist	1		1			
Permitting Development	Building Permit Coordinator	1		1			
	Permit Technician	1		1			
	Chief Building Official	1		1			
	Building Inspector	1		1		1	
	Fire Marshall	1		1			
Business Services	Occupational Tax Clerk	1		2			
	Business Services Supervisor	1		1			
GIS/Planning	GIS Analyst	1		1			
	City Clerk	1		1			
	Deputy City Clerk	1		1			
City Clerk	Records Coordinator	1		1			
Human Resources	Human Resources Risk Manager/Director	1		1			
	Human Resources Generalist	0		0		1	

	Human Resources Coordinator	1		1			
Economic Development	Economic Development Coordinator	1		1			
	Executive Assistant	0		1			
	Economic Development Director	1		1			
MM Conference Center	Conference Center & Events Manager	1		0		1	
	PW Events Technician	2		2			
	Conference Center Coordinator	2		1		1	
	Administrative Assistant	1		1			
	Events Coordinator	1		1			
Municipal Court	Associate Judge						
	Court Administrator	1		1			
	Deputy Court Clerk	1		1			
	Administrative Assistant	0		0		1	
	Assistant Court Clerk 1/reclass of Admin. Asst)	1		1			
	Judge		1		1		
	Solicitor		1		1		
Governing Body	Mayor		1		1		
	Admin Assistant to Mayor & Council	1		1			
	Executive Assistant to Mayor & Council	1		1			
	City Council		5		5		
Planner & Zoning	Senior Planner	1		2			
	Community Development Director	1		1			
	Chief Planner	1		1			
	Executive Assistant	1		1			
	Planner I	1		0		1	
Government Buildings/Property	Public Works Operations Manager	1		1			
	Facilities Technician	2		2			
	Facilities Supervisor	1		0		1	
Public Works	PW Administrative Analyst (reclass)	1		1			
	Crew Leader - Public Works	8		8			
	PW Operations Analyst	1		1			
	Mechanic	1		1			
	Mechanic - ASE Certified	1		0		1	
	Public Works Director	1		1			
	Asst. Public Works Director	1		0		1	
	Public Works Equipment Operator	1		1			
	Public Works Technician	15		15			
Sanitation	Utility Billing Clerk- Sanitation	1		1			
	Utility Billing Clerk - Sewer	1		1			

Sewer/Wastewater	Wastewater Collections Systems Operator I	3		3			
	Wastewater Collections Systems Operator II	1		1			
	Wastewater Reclamation Plant Superintendent	1		1			
	Wastewater Chief Collections Operator	1		1			
	Wastewater Chief Treatment Operator	1		1			
	Wastewater Treatment Operator I	1		1			
	Wastewater Treatment Operator II	1		1			
Stormwater	Stormwater Supervisor	1		1			
	Stormwater Technician	4		4		3	
Water	Utility Billing Supervisor - Water	1		1			
	Water Superintendent	1		0		1	
	AMI Water Technician	0		0		1	
	Water Systems Technician I	5		1		4	
	Water Systems Technician II	1		1			
	Water Systems Chief Operator	1		1			
Police	Police Chief	1		1			
	Assistant Police Chief	1		1			
	Police Major	2		2			
	Police Captain	4		4			
	Lieutenant	8		8			
	Detective/Corporal	9		9			
	Sergeant/Staff Sergeant	7		7			
	Senior Police Officer	13		13			
	Police Officer	12	3	12			
	Public Safey Officer	4		3			
	Executive Assistant	1		0		1	
	Police Administrative Coordinator	0		0		1	
		1		1			
	Records Coordinator/TAC	2		2			
	Multi-Media Specialist	0		0		1	
	Accountant 1	1		1			
	Public Safety Supervisor	0		0		1	
	Crime Scene Supervisor	1		2			
	Crime Scene Investigator	3		3			
	Crime Scene Analyst	1		1			
	Criminal Intelligence	1		1			
	Records Clerk/TAC	1		1			
	Property & Evidence Custodian	1		1			
	Accreditation Manager	1		1			
TOTAL		185	11	174		21	

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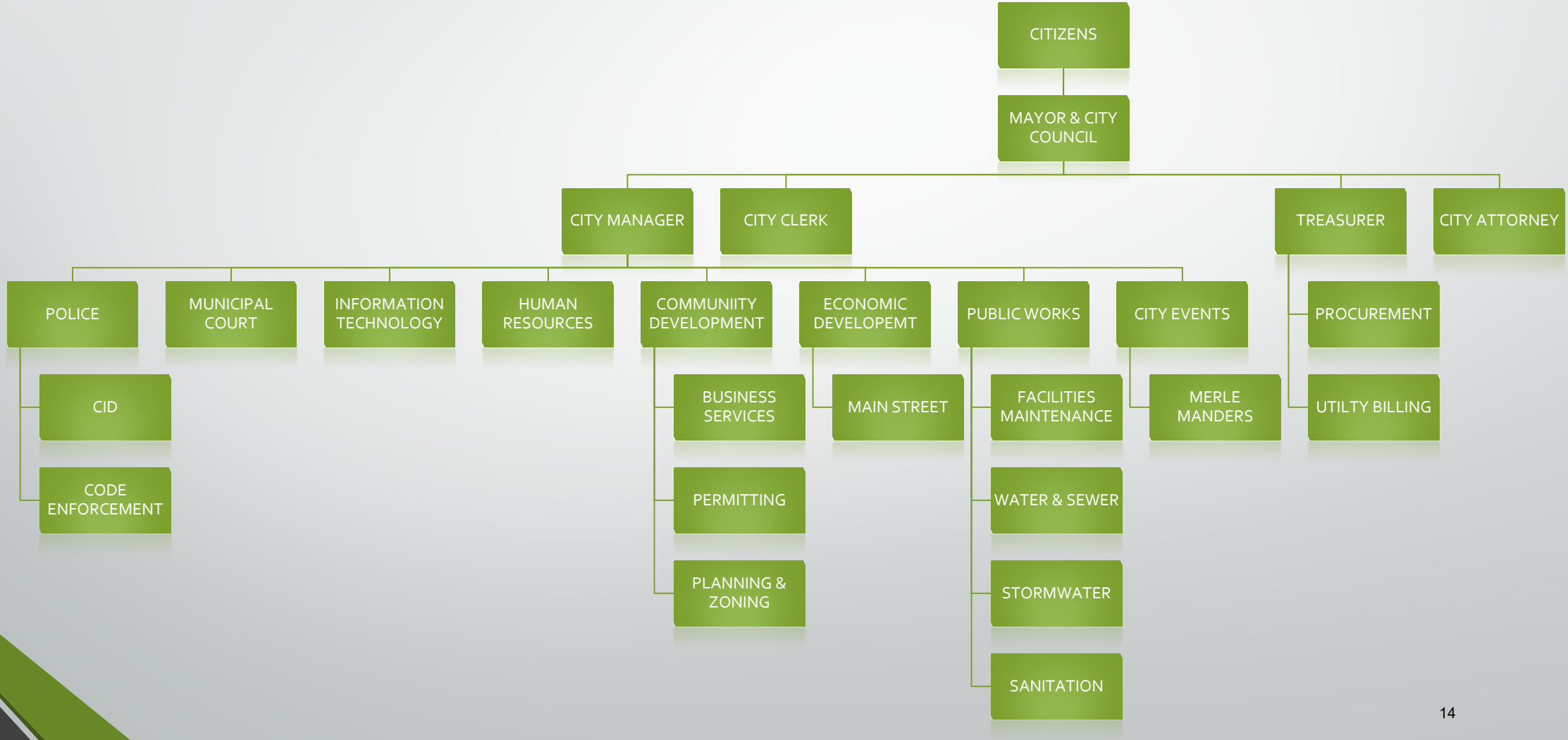
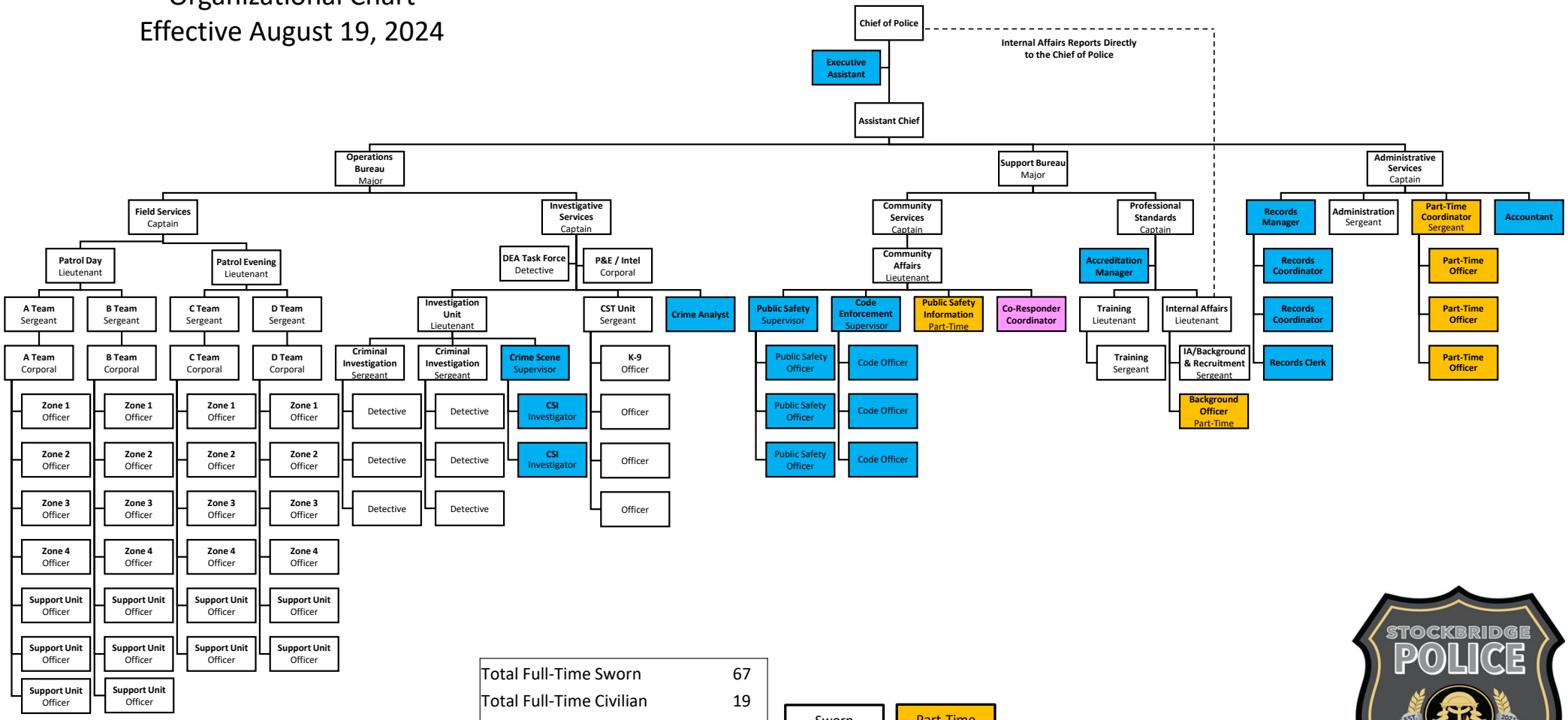


City of Stockbridge Police Department
Organizational Chart
Effective August 19, 2024



Total Full-Time Sworn	67
Total Full-Time Civilian	19
Total Part-Time	6
Total Full Time Employees	**86**

Sworn | Part-Time | Civilian | Vacant

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ANNUAL OPERATING BUDGET & CAPITAL IMPROVEMENT POLICY

ANNUAL OPERATING BUDGET AND CAPITAL IMPROVEMENT POLICY

The Georgia State law requires an annual balanced budget. The adopted budget shall be a balanced budget with anticipated revenues (including appropriated unencumbered surplus) equal to or greater than appropriated expenditures. All funds within the budget shall also be balanced.

The City's Proposed Budget shall be prepared annually by the City Manager with participation of all City Departments consistent with provisions of the City Charter and State Budget Laws. The Budget shall include (1) revenues forecasts (2) personnel costs, (3) operating and maintenance supply costs, (4) general services costs (5) debt service and; (6) capital and other (non-capital) costs.

The budget review process shall include public hearings. At the time the proposed budget is transmitted to members of the City Council by the City Manager, a copy will be made available for public inspection at City Hall and advertised in a local newspaper of general circulation. No earlier than seven days after the proposed budget is transmitted to the City Council and at least seven days in advance of budget adoption, a public hearing takes place to give the public an opportunity to comment on the proposed budget. Notice of a public hearing must be advertised at least fourteen days in advance of the public hearing.

Prior to the first day of the fiscal year, the City Council will adopt an Annual Operating Budget and Five-Year Capital Improvements at a public meeting. The annual and CIP budget shall be advertised at least one week prior to the meeting. The proposed budget is prepared by the City Manager and transmitted to members of the City Council for its review with sufficient time given for the City Council to address policy and fiscal issues.

▪ Adoption

The Budget shall be adopted by the approval of a budget ordinance that specifies the anticipated revenues by appropriate categories, the proposed expenditure totals for each department, each non-departmental expense, and for each fund covered by the budget.

▪ Amendments

Budget amendments must be approved by resolution. The budget shall be adopted at the fund/department level, which is the legal level of budgetary control. The current year's budget may be adjusted to reflect changes in local economy, changes in priorities or services needed, and receipt of unbudgeted revenues and for unanticipated expenditures.

▪ Balanced Budget

The Annual Budget consists of operating, debt services, grants, and capital spending. The Annual Budget shall be balanced with anticipated revenues, including appropriated, unencumbered surplus or stabilization reserves, equal to proposed expenditures. All funds within the Budget shall also be balanced. City Council will annually approve the revenues, expenditures, and capital improvements spending for all City fund appropriations. The Annual Budget will also include operating impacts from the Five-Year CIP. The operating impacts should address any one-time or reoccurring cost increases or decreases due to the major capital investment. Capital expenses include both major equipment and infrastructure improvement costs.

▪ Planning

The City will utilize a Decentralized Budget Process. All departments will be given an opportunity to participate in the Budget Process and submit funding requests to the City Manager.

▪ Capital

All Capital Expenditures must be approved as part of each department budget in the Capital Improvement Fund. Before committing to a Capital Improvement Project, the City Manager or his/her designee must verify fund availability. The Capital Budget provides annual funding for long-term capital projects identified in the Capital Improvement During the

Annual Budget Process, each department submits its Budget request including operating and capital needs. Upon review of the requests, major capital projects are placed in the Capital Improvements Fund. Other capital outlays are placed in the department's operating budget. Capital outlay is generally defined as an individual item in excess of $5,000 with a life expectancy of more than two years but less than 10 years.

Citywide capital improvements are assessed and prioritized based on the City's objectives and goals, the City's comprehensive work plan, and the City's strategic plan.

▪ Interim Reporting on the Annual Budget and Capital Improvements

Periodic financial reports will be provided to enable the City Manager to monitor and control the Annual Operating and Capital Budget and to enable Department Heads to manage the annual appropriations. These reports will be prepared and distributed to Department Heads and on to the City Manager. Summary financial and budgetary reports should be presented by the City Manager to the City Council no less than quarterly and preferably on a monthly basis.

▪ Control and Accountability

Each Department Head is responsible for ensuring that his/her department expenditures do not exceed budgeted funds. Departments cannot exceed appropriations described in the budget. Failure to achieve budgetary control will be evaluated and investigated by the City Manager.

▪ Budget Transfers

Contingent upon remaining within the confines of the total department budget, each Department Head has the authority to recommend Budget Transfers to the City Manager. Funds within departmental budget line items can be transferred upon the recommendation of the Department Head and with approval of the City Manager. Budget transfers over $50,000 for operating expenses for Capital Improvements must be approved by City Council prior to any spending or contract purchases.

BASIS of BUDGETING

The modified accrual basis is followed in all governmental funds. Under this method, revenues are recognized when they become measurable and available as net current assets. Expenditures are generally recognized when the obligation is incurred, with the exception of principal and interest on general long-term debt which is recognized when due, and purchase of Capital Assets whose cost are fully recognized at time of purchase and not amortized over the life of the asset.

Unlike full accrual basis, annual appropriated budgets are adopted for all funds at the department level. Budgets are adopted on a non-GAAP basis. All appropriations that have not been encumbered at the end of the fiscal year will lapse. Expenditures may not legally exceed budgeted appropriations at the department level.

All Proprietary Funds are budgeted for using the accrual basis of accounting. Whereby, revenues are recognized when incurred. Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise funds are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

GAAP BASIS vs. BUDGET BASIS

Budgets are adopted on a basis consistent with GAAP except for the capital projects fund, which have project length budgets, rather than annual budgets. The City adopts budgets for its enterprise and internal service funds; however, the reporting of the budget to actual comparison is not required.

How to Use this Budget

WHAT IS A BUDGET?

A budget is a financial plan for a city. It includes both estimates of resources available, including revenues and fund balance, and appropriations that are the authority to spend money for specific purposes. After extensive input from the various departments, as well as the public, the budget is prepared by the Finance Department. The City Manager presents the budget for adoption to Mayor & City Council.

The document begins with a transmittal letter from the City Manager. This letter summarizes the contents of the budget and provides an explanation of the rationale used by the City Manager during the budget development process. The City Manager also outlines the administration's work program for the upcoming year.

The budget document is prepared to provide information about the City, both financial information and operational/policy information from a variety of perspectives and degree of detail. The reader should first review the Table of Contents and the Glossary and then read the Transmittal letter. The Financial Summary Section should then be reviewed. Finally, the specific department and program budgets provide the detailed information as to what purposes the City's resources will be utilized during the fiscal year. When reading this document, it is useful to remember that it has been developed based on both organizational structure and financial structure. The organizational structure is reflected in the departmental budgets. The financial structure is reflected in the reporting of expenditures and revenues by fund. A fund is a self-balancing set of accounts designed to track specific revenues and the uses of those revenues. Each fund is independent of all other funds and money cannot be transferred from one fund to another without the approval of the City Council.

QUESTIONS & ANSWERS

Q: What is the purpose of the City Budget?

A: The budget is an annual financial plan for the City of Stockbridge. It specifies the level of municipal services to be provided in the coming year and the resources, including personnel positions, capital expenditures and operating expenses needed to provide these services. It reflects the policies and priorities set by the Mayor and City Council. How to Use this Budget

Q: What is a fiscal year?

A: A fiscal year is a 12-month operating cycle that comprises a budget and financial reporting period. The City's fiscal year begins on January 1st and ends on December 31st.

Q: What is an operating budget?

A: An operating budget is an annual financial plan for recurring expenditures, such as salaries, utilities, and supplies.

Q: What is a capital improvement budget?

A: A capital improvement budget is both a short and long-range plan for the construction of physical assets, such as buildings, streets, sewers, as well as vehicles and equipment.

Q: What is an enterprise fund?

A: An enterprise fund earns its own revenues by charging customers for the services that it provides. It receives no tax funds.

Q: What is a budget appropriation?

A: A budget appropriation is a specific amount of money that has been approved by the City Council for use in a particular manner.

Q: What is a budget amendment?

A: A budget amendment is an ordinance adopted by the City Council which alters the adopted budget by appropriating additional monies to a department, decreasing appropriations to a particular department, or transferring funds from one department to another.

Budget Process

The City of Stockbridge is required to prepare an annual budget in accordance with the City Charter. The budget is prepared for each fiscal year beginning January 1 through December 31st. The City Manager prepares a proposed budget to present at the City's Budget Retreat hosted in August or September of each year to get Mayor & Council vision for the City's operation.

For the fiscal year 2025, the City of Stockbridge began the budget process with updates to its capital budget long term infrastructural projects and proposal for new projects in the new budget year. The City then begun the preparation of the operational budget with revenue and expenditure projections. In forecasting revenues and expenditures, the City first reviewed its mission statement, strategy plan and goals and objectives to set priorities for spending. In addition, staff considered historical trends, current changes within the City and projected economic trends when forecasting revenues and expenditures.

Budget Preparation

Prior to the departmental submission of their annual request, the Finance Department conducted an annual training session for all personnel involved in the budget process, if needed. During the training, the staff was trained on the steps to completing the budget process and advised of fiscal year changes, highlight critical deadlines and reviewed issues likely to impact the City. Each department then prepared their proposed expenditure based on operational priorities. Directors submitted their budget recommendations to the Finance Department for initial review and coordination.

Budget Review

The Finance Department works with each department head to compile all proposed revenues and expenditures for the new fiscal year. The City Manager, Finance Director and Human Resources meet with each director to review their personnel budget requests. Once all departments' recommended revenues and operational expenditure request are reviewed and approved by the City Manager, a proposed budget is submitted to the Mayor & Council. Prior to the adoption of the budget, the City conducts community budget meetings in which staff provide information and answer questions regarding both the capital projects and operational budget.

Budget Adoption

The City Charter requires three reading of the budget prior to adoption. The attached budget calendar shows the proposed dates for the publication and reading of the new budget.

BUDGET AMENDMENTS

The City of Stockbridge sees its annual budget as a fluid document. While every effort is made to operate within the confines of the adopted budget, there are times when amendments are required. Budget amendments may require the approval of the City Council by an ordinance. Occasions requiring an amendment to the budget include, but are not limited to:

- Acceptance of additional grant money.
- Appropriation of additional funding if expenditures are projected to exceed budgeted amounts.

• Re-appropriation of funds from one department to another when deemed necessary.

Line item or department changes that has no impact on the total of allocated budget only requires the approval of the City Manager.

KEY ACTORS

While all employees are a part of the budget process at some point, there are several people who play more intricate roles in this process.

Mayor & City Council: The Mayor and City Council set policies which drive the development of the budget, which consists of the Mayor and Council members and conduct public hearings and readings of the budget ordinance.

City Manager: The City Manager presents the budget document to the Mayor and City Council for approval.

Department Directors: Department Directors must review previous capital improvement plans, make necessary changes and request to allow the City to develop a 5-year comprehensive five-year CIP Program. In addition, Directors must then submit requests for additional personnel, purchased good and services which will all the finance department to develop each departmental budget request and budget document.

Finance Director: The Finance Director is primarily responsible for providing direction for the budget, reviewing financial analyses, projections and overseeing the budget process.

The budget document must be completed for the City Manager to present to City Council. Once the budget is approved, the budget book is prepared and submitted to the GFOA for consideration of the Distinguished Budget Award.

Stockbridge
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BUDGET SUMMARY

DIVISION		PROPOSED BUDGET	UPDATED BUDGET	VARIANCE
11100	GOVERNING BODY	581,904.00	581,904.00	-
11300	CITY CLERK	439,020.00	439,020.00	-
13000	EXECUTIVE	794,655.00	794,655.00	-
15100	FINANCIAL ADMINISTRATION	1,399,989.00	1,399,989.00	-
15110	NON - DEPARTMENTAL	1,493,755.00	1,493,755.00	-
15160	BUSINESS SERVICES	261,723.00	261,723.00	-
15350	INFORMATION TECHNOLOGY	891,286.00	891,286.00	-
15400	HUMAN RESOURCES	981,003.00	981,003.00	-
15650	GOVERNMENT BUILDINGS	1,073,708.00	1,073,708.00	-
25000	MUNICIPAL COURT	766,406.00	766,406.00	-
32100	POLICE ADMINISTRATION	8,710,605.00	8,710,605.00	-
42200	PUBLIC WORKS	4,169,046.00	4,169,046.00	-
61900	CITY EVENTS	670,000.00	670,000.00	-
62200	PARKS	221,000.00	221,000.00	-
72000	PERMITTING DEVELOPMENT	670,259.00	670,259.00	-
74100	PLANNING & ZONING	743,760.00	743,760.00	-
75100	ECONOMIC DEVELOPMENT	464,159.00	464,159.00	-
75500	MAIN STREET	256,059.00	256,059.00	-
75700	GIS / PLANNING	125,974.00	125,974.00	-
90000	OTHER FINANCING USES	4,525,000.00	4,525,000.00	-
	GENERAL FUND TOTAL	**29,239,311.00**	**29,239,311.00**	-
230	ARPA - LOCAL FISCAL RECOVERY	-	-	-
255	GRANTS	1,740,815.00	1,740,815.00	-
275	HOTEL / MOTEL	425,000.00	425,000.00	-
320	SPLOST V	6,604,896.00	6,604,896.00	-
321	SPLOST VI	-	-	-
335	TSPLOST	5,628,801.00	5,628,801.00	-
350	URBAN RE-DEVELOPMENT	2,269,053.00	2,269,053.00	-
353	CITYWIDE PROJECTS	-	-	-
355	DOWNTOWN DEVELOPMENT AUTH(	45,000.00	45,000.00	-
357	CITYWIDE DOWNTOWN AUTHORIT'	45,000.00	45,000.00	-

360	PUBLIC FACILITIES AUTHORITY	4,050,060.00	4,050,060.00	-
495	CEMETERY	10,000.00	10,000.00	-
505	SEWER	1,979,107.00	1,979,107.00	-
505	WATER	2,458,638.00	2,458,638.00	-
505	DEBT SERVICE	194,472.00	194,472.00	-
510	STORMWATER	1,097,232.00	1,097,232.00	-
540	SANITATION	3,095,321.00	3,095,321.00	-
555	MERLE MANDERS CONFERENCE CEN	705,912.00	705,912.00	-
565	AMPHITHEATER	2,600,000.00	2,600,000.00	-
	ENTERPRISE FUNDS TOTAL	**32,949,307.00**	**32,949,307.00**	**-**
	TOTAL	**62,188,618.00**	**62,188,618.00**	
	CAPITAL	-	-	
	FY 2025 Total Budget	**62,188,618.00**	**62,188,618.00**	

FUND	DEPARTMENT	FY 2024 ADOPTED	FY 2025 PROPOSED	VARIANCE
100	General Fund	26,711,635.92	29,239,311.00	(2,527,675.08)
210	Confiscated Assets	-	-	-
211	Property and Evidence	-	-	-
230	ARPA	-	-	-
255	Grants	1,000,000.00	1,740,815.00	(740,815.00)
275	Hotel Motel	375,000.00	425,000.00	(50,000.00)
320	SPLOST V	1,175,842.00	6,604,896.00	(5,429,054.00)
321	SPLOST VI	-	-	-
335	TSPLOST	5,500,000.00	5,628,801.00	(128,801.00)
350	Urban Redevelopment Authority	1,204,764.50	2,269,053.00	(1,064,288.50)
353	Citywide Projects	12,336,355.00	-	12,336,355.00
355	Downtown Development Authority	45,000.00	45,000.00	-
357	Citywide Development Authority	45,000.00	45,000.00	-
360	Public Facilities Authority	2,946,323.50	4,050,060.00	(1,103,736.50)
495	Cemetery	10,000.00	10,000.00	-
505	Sewer	2,085,145.51	1,979,107.00	106,038.51
505	Water	2,380,016.50	2,458,638.00	(78,621.50)
505	Debt Services	127,240.20	194,472.00	(67,231.80)
510	Stormwater	1,213,290.15	1,097,232.00	116,058.15
540	Sanitation	2,860,309.84	3,095,321.00	(235,011.16)
555	Merle Manders Conference Center	739,157.18	705,912.00	33,245.18
565	Amphitheater	2,000,000.00	2,600,000.00	(600,000.00)
Fund	**Fund Totals**	**62,755,080.30**	**62,188,618.00**	**3,094,137.38**

DIVISION	DEPARTMENT	FY 2024 ADOPTED	FY 25 PROPOSED	VARIANCE
11100	Governing Body	592,880.00	581,904.00	*(10,976.00)*
11300	City Clerk	364,369.98	439,020.00	*74,650.02*
13000	Executive	784,581.99	794,655.00	*10,073.01*
15100	Finance	1,053,689.29	1,399,989.00	*346,299.71*
15110	Non-Departmental	736,200.00	1,493,755.00	*757,555.00*
15160	Business Services	236,711.30	261,723.00	*25,011.70*
15350	Information Technology	1,119,936.41	891,286.00	*(228,650.41)*
15400	Human Resources	612,480.65	981,003.00	*368,522.35*
15650	Government Buildings	673,944.67	1,073,708.00	*399,763.33*
25000	Municipal Court	678,195.07	766,406.00	*88,210.93*
32100	Police Department	8,200,000.00	8,710,605.00	*510,605.00*
42200	Public Services	4,696,100.00	4,169,046.00	*(527,054.00)*
61900	City Events	590,000.00	670,000.00	*80,000.00*
62200	Parks	181,000.00	221,000.00	*40,000.00*
72000	Permitting	618,575.39	670,259.00	*51,683.61*
74100	Planning	614,199.92	743,760.00	*129,560.08*
75100	Economic Development	353,709.07	464,159.00	*110,449.93*
75500	Main Street	238,612.89	256,059.00	*17,446.11*
75700	GIS	117,880.55	125,974.00	*8,093.45*
90000	*Other Financing Uses*	*4,248,568.76*	*4,525,000.00*	*276,431.24*
Total Projected GF Expenses		**26,711,635.94**	**29,239,311.00**	**2,527,675.06**

REVENUES

Budget Worksheet

Fund: GENERAL FUND

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
31 Taxes	13,493,765.72	15,384,672.00	22,721,809.94	6,701,506.98	24,149,868.00
32 Licenses and Permits	764,002.92	1,325,832.50	1,187,000.00	1,523,833.56	1,418,500.00
33 Intergovernmental	281,848.94	1,212,067.74	288,000.00	-	288,000.00
34 Charges for Services	280,122.70	356,379.98	343,600.00	1,328,340.63	840,800.00
35 Fines and Forfeitures	256,485.19	910,000.00	910,000.00	290,845.50	1,410,000.00
36 Investment Income	1,256.07	1,893.00	1,800.00	132.13	1,800.00
38 Miscellaneous	158,870.19	4,722,024.00	244,426.00	478,818.65	280,826.00
39 Other Financing Sources	121,259.80	969,694.00	1,015,000.00	32,846.01	849,517.00
Total Budget	**15,357,611.53**	**24,882,563.22**	**26,711,635.94**	**10,356,323.46**	**29,239,311.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
100-00000-311500	INTANGIBLE RECORDING TAX	86,854.09	98,203.57	108,553.00	59,515.83	100,000.00	33,415.94	100,000.00
100-00000-311600	REAL ESTATE TRANSFER	30,792.30	58,166.88	55,120.00	25,974.31	55,000.00	10,054.84	55,000.00
100-00000-311710	FRANCHISE TAX-ELECTRIC	1,165,000.00	1,175,906.01	1,165,000.00	1,333,435.89	1,200,000.00	-	1,200,000.00
100-00000-311715	FRANCHISE TAX - EMC	2,850.46	68,877.16	32,638.00	36,798.03	1,500.00	-	1,500.00
100-00000-311720	FRANCHISE TAX-COLLEGE PK.	12,214.13	5,727.91	5,816.00	816.89	5,800.00	6,587.31	5,800.00
100-00000-311730	FRANCHISE TAX-GAS	179,898.94	140,838.45	175,445.00	198,529.14	150,000.00	-	150,000.00
100-00000-311750	FRANCHISE TAX-TELV CABLE	237,001.19	176,886.63	227,700.00	194,991.41	150,000.00	29,507.72	150,000.00
100-00000-311760	FRANCHISE TAX-TELEPHONE	27,664.71	44,450.85	30,400.00	41,403.57	30,000.00	6,972.22	30,000.00
100-00000-311790	FRANCHISE TAX-OTHER	732.92	1,484.73	1,000.00	1,487.00	1,000.00	706.85	1,000.00
100-00000-313100	LOCAL OPTION SALES/USE TX	5,369,181.00	6,540,225.40	7,400,000.00	7,814,282.46	8,907,511.92	-	9,907,512.00
100-00000-313110	HCTC - AVT TAX	632,873.47	767,848.99	600,000.00	739,535.24	718,000.00	273,496.78	718,000.00
100-00000-314201	BEER TAX	277,122.05	367,296.94	300,000.00	358,371.09	340,000.00	101,201.64	340,000.00
100-00000-314202	LIQUOR TAX-PACKAGE SALES	206,279.72	260,249.33	246,000.00	244,581.31	300,000.00	80,508.96	300,000.00
100-00000-314203	WINE TAX	146,963.63	125,803.94	146,000.00	124,300.36	180,000.00	38,304.39	180,000.00
100-00000-314204	CONSUMPTION TAX - LIQUOR	64,541.27	97,973.83	84,000.00	114,411.29	100,000.00	44,597.78	100,000.00
100-00000-316100	OCCUPATIONAL TAX	900,000.00	1,002,402.21	1,100,000.00	1,288,980.72	1,200,000.00	1,475,099.48	1,200,000.00
100-00000-316112	GA MUNICIPAL LICENSE FEE	115,416.00	49,680.62	60,000.00	51,720.00	60,000.00	49,640.00	60,000.00
100-00000-316113	MISC BUSINESS TAX	5,276.15	2,741.80	20,000.00	4,367.87	20,000.00	2,885.00	20,000.00
100-00000-316150	OCCUPATIONAL TAX ADMIN.	99,487.50	105,773.10	95,000.00	133,161.73	110,000.00	44,185.00	110,000.00
100-00000-316200	INSURANCE PREMIUM TAX	2,300,000.00	2,389,695.96	2,225,000.00	2,568,811.15	2,225,000.00	-	2,225,000.00
100-00000-316300	Financial Institution Taxes	175,925.40	105,427.00	105,000.00	106,815.00	105,000.00	127,734.00	105,000.00
100-00000-318000	CITY PROPERTY TAX	2,000,000.00	-	1,200,000.00	7,425,035.92	6,760,998.00	105,653.93	7,189,056.00
100-00000-318001	CITY MOBILE HOME TAX	-	-	-	-	-	5,654.10	-
100-00000-318002	CITY PROPERTY TAX N.O.D.	-	-	-	-	-	498.36	-
100-00000-318003	MOBILE HOME PENALTY	-	-	-	-	-	227.17	-
100-00000-319110	PEN & INT-REAL PROP	-	-	-	191.47	-	6,187.50	-
100-00000-319111	FORECLOSED/VACANT-REG FEE	630.00	3,176.20	2,000.00	1,700.00	2,000.00	400.00	2,000.00
100-00000-321110	OT ALCOHOLIC BEV-BEER	81,618.08	41,250.00	42,000.00	58,125.00	42,000.00	55,125.00	42,000.00
100-00000-321120	OT ALCOHOLIC BEV-WINE	76,893.08	39,750.00	50,000.00	54,585.00	50,000.00	51,375.00	50,000.00
100-00000-321130	OT ALCOHOLIC BEV-LIQUOR	224,171.85	110,000.00	120,000.00	145,000.00	120,000.00	147,500.00	120,000.00
100-00000-321140	ALCOHOLIC BEV-SPEC. EVENT	-	11,662.09	3,500.00	26,309.46	5,000.00	249.97	5,000.00
100-00000-321200	OT REGULATORY FEE	32,823.00	22,011.50	22,000.00	35,755.00	22,000.00	47,535.00	22,000.00
100-00000-322200	BSD - BUILDING PERMIT FEES - COMMERCIAL	72,737.57	362,793.59	420,000.00	601,201.55	405,000.00	703,094.80	600,000.00
100-00000-322201	BSD - MECH, ELEC, PLUMBING PERMIT FEES - COMMER	8,767.50	4,833.20	70,000.00	17,284.05	50,000.00	6,527.00	50,000.00
100-00000-322203	BSD - OTHER PERMIT FEES - COMMERCIAL	-	650.00	10,000.00	46,319.08	5,000.00	91,612.69	6,500.00
100-00000-322204	BSD - BUILDING PERMIT FEES RESIDENTIAL	182,440.10	30,889.80	370,000.00	330,876.98	290,000.00	56,549.95	325,000.00
100-00000-322205	BSD - MECH,ELEC,PLUMBING - PERMIT FEES RESIDENT.	12,285.00	8,798.00	80,000.00	14,231.71	70,000.00	1,290.00	70,000.00
100-00000-322207	BSD - OTHER PERMIT FEES RESIDENTIAL	5,775.00	5,510.00	10,000.00	9,296.33	5,000.00	2,750.00	5,000.00
100-00000-322215	ZONING VERIFICATION FEES	17,323.07	18,490.00	14,000.00	47,328.00	14,000.00	10,840.00	14,000.00
100-00000-322990	FILM REVENUE	14,700.00	-	10,000.00	2,600.00	5,000.00	3,300.00	5,000.00
100-00000-323100	OCCUPATIONAL TAX PENALTY	62,396.27	47,612.64	45,000.00	39,084.57	45,000.00	73,159.63	45,000.00
100-00000-323101	ENG - PERMITS	19,897.50	25,899.60	30,000.00	43,299.40	30,000.00	4,830.00	30,000.00
100-00000-323902	ENG - PLAN REVIEW	7,035.00	30,397.50	21,000.00	17,680.50	21,000.00	1,702.50	21,000.00
100-00000-323904	ESPC - INSPECTIONS	13,209.00	185.00	7,000.00	205.00	7,000.00	-	7,000.00
100-00000-324210	BSD PENALTY	2,257.50	675.00	1,332.50	857.92	1,000.00	800.00	1,000.00
100-00000-334311	GRANTS FOR STREETS	300,000.00	281,848.94	1,212,067.74	-	288,000.00	-	288,000.00
100-00000-341300	BSD - PLAN CHECK FEES - COMMERCIAL	59,316.92	172,122.77	100,000.00	249,556.78	100,000.00	350,246.43	100,000.00
100-00000-341301	BSD - PLAN CHECK FEES - RESIDENTIAL	18,740.55	14,968.89	37,821.23	47,926.55	30,000.00	25,457.59	30,000.00
100-00000-341302	PZ - REZONING APP FEE - SINGLE FAMILY RES	-	12,504.60	10,000.00	229,987.40	5,000.00	154,938.88	5,000.00
100-00000-341304	PZ - REZONING APP FEE - COMMERCIAL INDUSTRIAL	-	3,750.00	3,280.00	16,275.00	500.00	6,300.00	500.00
100-00000-341305	PZ - REZONING APP FEE - DRI	-	17,122.63	1,000.00	19,730.20	1,000.00	5,929.18	1,000.00
100-00000-341306	PZ - ZONING CERTIFICATION FEE	-	-	500.00	3,600.00	500.00	250.00	500.00
100-00000-341400	PRINTING & DUPLICAT SRVCS	-	87.22	153.75	2,599.68	100.00	182.28	100.00
100-00000-342120	REPORTS - POLICE DEPT	-	1,800.00	-	9,703.56	3,000.00	1,886.90	3,000.00
100-00000-342201	FIRE - OPERATIONAL PERMITS	2,992.50	2,225.00	5,125.00	1,150.00	5,000.00	300.00	5,000.00
100-00000-342202	FIRE - CONSTRUCTION PERMITS	11,130.00	18,640.00	20,000.00	13,025.00	20,000.00	4,250.00	20,000.00
100-00000-342203	FIRE - INSPECTION FEES	24,381.00	27,107.73	20,000.00	23,572.05	20,000.00	14,125.00	20,000.00
100-00000-342900	OTHER SERVICE FEES	-	-	150,000.00	-	150,000.00	-	150,000.00
100-00000-342950	TRAFFIC CAMERAS	-	-	-	568,008.35	-	238,625.40	-

100-00000-343400	RIGHT OF WAY PERMIT FEE	2,520.00	1,950.00	3,000.00	1,050.00	3,000.00	-	3,000.00
100-00000-343410	STREET LIGHT FEES	-	-	-	-	-	-	497,200.00
100-00000-349300	BAD CHECK FEES	367.50	725.00	500.00	675.00	500.00	200.00	500.00
100-00000-349400	OPENEDGE MERCHANT FEE	11,310.05	7,118.86	5,000.00	21,757.81	5,000.00	5,095.92	5,000.00
100-00000-351140	FINES & FORFEITURES	827,948.00	239,639.19	900,000.00	849,386.51	900,000.00	195,153.50	1,400,000.00
100-00000-351145	CODE ENFORCEMENT FINES	210.00	16,846.00	10,000.00	22,789.00	10,000.00	-	10,000.00
100-00000-361000	INTEREST REVENUES	1,722.85	1,256.07	1,893.00	208.35	1,800.00	128.08	1,800.00
100-00000-381100	SPRINT COM - RENT	107,389.23	5,700.00	45,437.00	-	45,000.00	-	45,000.00
100-00000-381200	PARK PAVILION RENTAL	15,907.73	48,320.63	21,175.00	52,315.70	22,000.00	20,950.00	22,000.00
100-00000-381300	T-MOBILE TOWER LEASE	48,002.09	94,608.83	41,906.00	99,042.42	54,000.00	44,397.07	54,000.00
100-00000-383000	INS.REIM.DAM./STOLEN PROP	-	5,112.27	14,000.00	146,589.72	10,000.00	49,896.97	10,000.00
100-00000-389011	Misc Revenue	-	2,287.19	-	-	1,000.00	-	1,000.00
100-00000-389012	YOUTH COUNCIL FUNDRAISER	-	1,100.00	820.00	95.32	800.00	-	800.00
100-00000-389013	CITY EVENTS REVENUE	12,915.00	27,280.00	14,000.00	83,945.00	14,000.00	480.00	14,000.00
100-00000-389014	BRIDGEFEST SPONSORSHIP	10,000.00	11,925.00	2,460.00	10,132.66	2,400.00	100.00	2,400.00
100-00000-389015	TASTY TUESDAY/FOOD TRUCK SPONSORSHIP	6,000.00	9,340.00	7,000.00	13,920.00	7,000.00	780.00	7,000.00
100-00000-389018	HOLIDAY FESTIVAL SPONSORSHIP	800.00	1,830.00	800.00	3,185.00	800.00	-	800.00
100-00000-389019	VETERAN'S DAY SPONSORSHIP	1,000.00	300.00	1,000.00	1,250.00	1,000.00	-	1,000.00
100-00000-389020	PRETTY IN PINK SPONSORSHIP	1,000.00	630.00	1,000.00	850.00	1,000.00	-	1,000.00
100-00000-389021	SOUNDS OF SUMMER SPONSORSHIP	3,400.00	-	2,500.00	-	-	-	-
100-00000-389022	MEMORIAL DAY MARCH SPONSORSHIP	700.00	300.00	1,230.00	-	1,230.00	-	1,230.00
100-00000-389025	COMMUNITY DONATIONS - POLICE	-	16,035.00	-	10,274.00	20,000.00	-	20,000.00
100-00000-389026	DISTRICT 1 SPONSORSHIP	-	-	-	-	-	-	-
100-00000-389027	DISTRICT 2 SPONSORSHIP	-	-	-	-	-	5,200.00	-
100-00000-389028	DISTRICT 3 SPONSORSHIP	-	-	-	-	-	-	-
100-00000-389029	DISTRICT 4 SPONSORSHIP	-	-	-	-	-	-	-
100-00000-389030	MISCELLANEOUS	28,197.39	(68,398.73)	61,696.00	3,121,242.38	61,696.00	62,013.58	98,096.00
100-00000-389031	DISTRICT 5 SPONSORSHIP	-	-	-	-	-	11,750.00	
100-00000-389033	9/11 EVENT SPONSORSHIP	-	-	-	-	-	-	-
100-00000-389034	JUNETEENTH EVENT SPONSORSHIP	-	-	-	-	-	-	-
100-00000-389035	NEWLETTERS ADS	-	-	-	-	-	-	-
100-00000-389036	AWARDS/GRANTS GMA	-	-	-	-	-	-	-
100-00000-389038	MAIN STREET/ECONOMIC DEV SPONSORS	-	2,500.00	-	5,325.25	2,500.00	-	2,500.00
100-00000-389040	FROM RESERVES	3,550,025.02	-	4,507,000.00	-	-	-	-
100-00000-389041	BOND RESERVES	-	-	-	-	-	-	-
100-00000-391100	OPERATING TRANSFER IN	121,259.80	121,259.80	215,000.00	120,000.00	215,000.00	-	215,000.00
100-00000-391355	OPERATING TRANS FROM DDA	-	-	-	-	-	-	-
100-00000-391555	TRANSFER IN CONFERENCE CENTER	-	-	-	-	-	-	-
100-00000-391560	TRANSFER IN COMMUNITY CENTER	-	-	-	-	-	-	-
100-00000-392100	SALE OF GEN FIXED ASSETS	10,000.00	-	54,694.00	31,160.95	50,000.00	-	50,000.00
100-00000-392200	PROPERTY SALE	-	-	700,000.00	-	750,000.00	-	584,517.00
General Fund Total:		**20,048,270.08**	**15,452,683.32**	**24,882,563.22**	**30,147,650.72**	**26,711,635.92**	**4,900,397.29**	**29,239,311.00**

Budget Worksheet

Fund: 255 - GRANTS

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
33 Intergovernmental	-	-	-	422,894.20	772,732.00
38 Miscellaneous Revenue	-	-	1,000,000.00	-	968,083.00
Total Budget	**-**	**-**	**1,000,000.00**	**422,894.20**	**1,740,815.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
255-00000-333100	FEDERAL TASK FORCE VEHICLE STIPEND	-	-	-	-	-	-	-
255-00000-333101	FEDERAL TASK FORCE OVERTIME REIM	-	-	-	-	-	-	-
255-00000-334110	CDBG FY20	-	305,725.00	-	199,825.04	199,825.04	-	-
255-00000-334314	LCI 2021 Bicycle Connectivity	-	-	-	29,204.00	301,770.76	49,196.00	-
255-00000-334316	LMIG	-	287,562.63	-	301,770.76	-	373,698.20	-
255-00000-334317	BULLETPROOF VEST GRANT	-	-	-	21,796.00	21,796.00	-	-
255-00000-334318	LEMHWA	-	-	-	-	-	-	-
255-00000-334319	COPS HIRING PROGRAM GRANT	-	-	-	-	-	-	772,732.00
255-00000-334320	JUSTICE ASSIST./MENTAL HLTH AND WELL GRANT	-	-	-	-	-	-	-
255-00000-334321	CRIMINAL JUSTICE COORD. CNCL PRG GRANT	-	-	-	-	-	-	-
255-00000-334322	PUBLIC SAFETY & VIOLENT CRIME REDUCTION GRANT	-	-	-	-	-	-	-
255-00000-334323	FEMA PUBLIC ASSIST	-	-	-	17,832.15	17,832.15	-	-
255-00000-334324		-	-	-	-	-	-	-
255-00000-334325	LMIG 2025	-	-	-	-	-	-	-
255-00000-389030	MISC REVENUE	-	-	1,000,000.00	-	1,000,000.00	-	968,083.00
Fund: 255 - Grants Fund Surplus (Deficit):		**-**	**593,287.63**	**1,000,000.00**	**570,427.95**	**1,541,223.95**	**422,894.20**	**1,740,815.00**

Budget Worksheet

Fund: 275 - HOTEL/MOTEL TAX

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
31 Taxes	484,363.06	375,000.00	375,000.00	573,008.95	425,000.00
Total Budget	**484,363.06**	**375,000.00**	**375,000.00**	**573,008.95**	**425,000.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
275-00000-314100	HOTEL/MOTEL TAX	375,000.00	484,363.06	375,000.00	1,022,886.13	914,323.74	346,772.21	425,000.00
275-00000-389040	FROM RESERVES	(134,000.00)	-	36,226.53	-	-	-	-
275-00000-391105	OPERATNG TRNSFER IN (OUT)	-	-	-	-	-	-	-
Fund: 255 - Grants Fund Surplus (Deficit):		**241,000.00**	**484,363.06**	**411,226.53**	**1,022,886.13**	**914,323.74**	**346,772.21**	**425,000.00**

Budget Worksheet

Fund: 320 SPLOST V

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
33 Intergovernmental	-	-	-	4,317,751.24	6,604,896.00
36 Investment Income	-	-	-	377.73	-
Total Budget	**-**	**-**	**-**	**4,318,128.97**	**6,604,896.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
320-00000-337500	SPLOST V	-	13,063,819.87	-	6,616,172.82	6,228,143.91	741,691.01	6,604,896.00
320-00000-361000	INTEREST REVENUE	-	868.25	-	1,452.95	1,452.95	258.83	-
Division: 00000 - OPENING ENTRIES Total:		**-**	**13,064,688.12**	**-**	**6,617,625.77**	**6,229,596.86**	**741,949.84**	**6,604,896.00**
320-90000-612020	TRANSFER TO/FROM GENERAL FUND	-	-	-	2,946,323.50	-	-	-
Division: 90000 - OTHER FINANCING USES Total:		**-**	**-**	**-**	**2,946,323.50**	**-**	**-**	
Fund: 320 - SPLOST V FUND Surplus (Deficit):		**-**	**11,136,275.12**	**-**	**514,567.39**	**6,229,596.86**	**-134,306.41**	**6,604,896.00**

Budget Worksheet

Fund: 321 - SPLOST VI

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
33 Intergovernmental	-	-	-	-	-
36 Investment Income	-	-	-	-	-
Total Budget	**-**	**-**	**-**	**-**	**-**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
321-00000-337500	SPLOST V	-	-	-	-	-	-	-
321-00000-361000	INTEREST REVENUE	-	-	-	-	-	-	-
Division: 00000 - OPENING ENTRIES Total:		**-**	**-**	**-**	**-**	**-**	**-**	**-**
321-90000-612020	TRANSFER TO/FROM GENERAL FUND	-	-	-	-	-	-	-
Division: 90000 - OTHER FINANCING USES Total:		**-**	**-**	**-**	**-**	**-**	**-**	
Fund: 321 - SPLOST VI FUND Surplus (Deficit):		**-**	**-**	**-**	**-**	**-**	**-**	**-**

Budget Worksheet

Fund: 335 - TSPLOST

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
33 Intergovernmental	-	-	-	3,609,989.74	5,628,801.00
36 Investment Income	-	-	-	-	-
Total Budget	**-**	**-**	**-**	**3,609,989.74**	**5,628,801.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
335-00000-337500	TSPLOST 1	-	4,527,329.45	-	6,398,353.84	6,398,353.84	1,284,669.18	5,628,801.00
335-00000-361001	TSPLOST INTEREST INCOME	-	-	-	-	-	-	-
Fund: 335 - TSPLOST 1 Surplus (Deficit):		**-**	**4,527,329.45**	**-**	**6,398,353.84**	**6,398,353.84**	**1,284,669.18**	**5,628,801.00**

Budget Worksheet

Fund: 353 - CITYWIDE CAPITAL PROJECTS

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
38 Miscellaneous Revenue		-	-	-	-
39 Other Financing Uses	10,623,467.00	199,365.54	13,539,688.00	-	-
	10,623,467.00	**199,365.54**	**13,539,688.00**	**-**	**-**
Fund: 353 - CITYWIDE PROJECTS FUND Total:	10,623,467.00	199,365.54	13,539,688.00	-	-

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
353-00000-391100	OPERATING TRANSFER IN	10,623,467.00	4,041,627.05	13,539,688.00	-	-	-	-
353-00000-391347	TRANSFER FROM SPLOST IV	-	-	-	-	-	-	-
353-00000-391350	TRANSFER TO/FROM AMPHITHEATER	-	(3,842,261.51)	-	-	-	-	-
353-00000-391360	TRANSFER FROM PFA	-	-	-	-	-	-	-
353-00000-393200	PFA BOND PROCEEDS	-	-	-	-	-	-	-
Fund: 353 - CITYWIDE PROJECTS FUND Surplus (Deficit):		**10,623,467.00**	**199,365.54**	**13,539,688.00**	**-**	**-**	**-**	**-**

Budget Worksheet

Fund: 350 - URA

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
38 Miscellaneous Revenu	1,205,212.87	1,023,624.00	1,204,764.50	31,000.00	2,269,053.00
39 Other Financing Sources	-	-	-	-	-
Total Budget	**1,205,212.87**	**1,023,624.00**	**1,204,764.50**	**31,000.00**	**2,269,053.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
350-00000-389001	MISCELLANEOUS REVENUE	-	-	-	-	-	31,000.00	-
350-00000-391100	OPERATING TRANSFERS IN	1,223,177.76	1,205,212.87	1,208,358.50	1,208,355.50	1,204,764.50	-	-
350-00000-392200	PROPERTY SALE	-	-	-	-	-	-	
350-00000-393200	BOND PROCEEDS	-	-	-	-	-	-	
350-00000-393210	PROC.-2005 TAXABLE BONDS	-	-	-	-	-	-	
Division: 00000 - OPENING ENTRIES Total:		**1,223,177.76**	**1,205,212.87**	**1,208,358.50**	**1,208,355.50**	**1,204,764.50**	**31,000.00**	**-**
350-80000-581300	PRINCIPAL-OTHER DEBT	780,000.00	780,000.00	1,023,624.00	820,000.00	1,039,731.50	-	2,110,066.00
350-80000-582300	INTEREST-OTHER DEBT	443,177.76	425,212.87	184,734.50	388,355.50	165,033.00	-	158,987.00
350-80000-583000	BOND ISSUANCE COST	-	-	-	-	-	-	
Division: 80000 - DEBT SERVICES Total:		**1,223,177.76**	**1,205,212.87**	**1,208,358.50**	**1,208,355.50**	**1,204,764.50**	**-**	**2,269,053.00**
350-90000-521220	LEGAL	-	-	-	-	-	-	
350-90000-611201	TRANSFER TO CIVIC CENTER	-	-	-	-	-	-	
350-90000-611301	TRANSFER TO LCI GRANT	-	-	-	-	-	-	
350-90000-611651	TRANSFER TO/FROM GF	-	-	-	-	-	-	
350-90000-612001	TRANSFER - GF/URA	-	-	-	-	-	-	
Division: 90000 - OTHER FINANCING USES Total:		**-**	**-**	**-**	**-**	**-**	**-**	
Fund: 350 - URBAN REDEVELOPMENT AGENCY Surplus (Deficit):		**-**	**-**	**-**	**-**	**-**	**31,000.00**	**2,269,053.00**

Budget Worksheet

Fund: 355 - DOWNTOWN DEVELOPMENT AUTHORITY

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
36 Investment Income	-	-	-	-	-
38 Miscellaneous Revenue	45,000.00	45,000.00	45,000.00	-	45,000.00
39 Other Financing Uses	-	-	-	-	-
Total Budget	**45,000.00**	**45,000.00**	**45,000.00**	**-**	**45,000.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
355-00000-361000	INTEREST REVENUES	-	-	-	-	-	-	-
355-00000-361010	INTEREST ON CHECKING	-	-	-	-	-	-	-
355-00000-381000	Rental Revenue	-	-	-	-	-	-	-
355-00000-389009	LAND PURCHASE REIMB	-	-	-	-	-	-	-
355-00000-389030	MISC REVENUE	45,000.00	-	45,000.00	-	45,000.00	-	45,000.00
355-00000-389040	FROM RESERVES	-	-	-	-	-	-	-
355-00000-391100	OP TRANSFER IN	-	-	-	-	-	-	-
355-00000-392200	PROPERTY SALE	-	-	-	-	-	-	-
355-00000-393100	EXTINGUISHMENT OF DEBT	-	-	-	-	-	-	-
355-00000-393200	BOND PROCEEDS	-	-	-	-	-	-	-
Division: 00000 - OPENING ENTRIES Total:		**45,000.00**	**-**	**45,000.00**	**-**	**45,000.00**	**-**	**45,000.00**
355-90000-611355	OPERATING TRANS OUT	-	-	-	-	-	-	
Division: 90000 - OTHER FINANCING USES Total:		**-**	**-**	**-**	**-**	**-**	**-**	
Fund: 355 - DOWNTOWN DEVELOPMENT AUTHORITY Surplus (Deficit):		**-**	**(21,923.39)**	**-**	**472.51**	**-**	**-45,937.68**	**45,000.00**

Budget Worksheet

Fund: 357 - CITYWIDE DEVELOPMENT AUTHORITY

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
36 Investment Income	-	-	-	-	-
38 Miscellaneous Revenue	45,000.00	45,000.00	45,000.00	-	45,000.00
39 Other Financing Uses	-	-	-	-	-
Total Budget	**45,000.00**	**45,000.00**	**45,000.00**	**-**	**45,000.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
357-00000-389030	MISC REVENUE	-	-	45,000.00	-	45,000.00	-	45,000.00
357-00000-391100	OPERATING TRANSFERS IN	-	-	-	-	-	-	-
Division: 00000 - OPENING ENTRIES Total:		**-**	**-**	**45,000.00**	**-**	**45,000.00**	**-**	**45,000.00**
357-90000-611275	TRANSFER TO/FROM GF	-	(1,473.15)	-	-	-	-	-
Division: 90000 - OTHER FINANCING USES Total:		**-**	**(1,473.15)**	**-**	**-**	**-**	**-**	**-**
Fund: 357 - CITYWIDE DEVELOPMENT AUTHORITY Surplus (Deficit):		**-**	**-**	**-**	**(529.31)**	**-**	**(446.76)**	**45,000.00**

Budget Worksheet

Fund 360 - PUBLIC FACILITIES AUTHORITY

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
39 Other Financing Uses	-	2,943,804.26	2,946,323.50	-	60.00
58 Debt Services	-	-	-	-	4,050,000.00
Total Budget	**-**	**2,943,804.26**	**2,946,323.50**	**-**	**4,050,060.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
360-00000-391100	OPERATING TRANSFERS IN	3,014,566.25	-	2,943,804.26	-	2,946,323.50	-	-
360-00000-393200	BOND PROCEEDS - TRAIL PROJECT FUND	-	-	-	-	-	-	-
360-00000-393201	BOND PROCEEDS - CULTURAL ART CTR FUND	-	-	-	-	-	-	-
360-00000-393202	BOND PROCEEDS - PUBLIC SAFETY EQUIP FUND	-	-	-	-	-	-	-
360-00000-393203	BOND PROCEEDS - AMPHITHEATER PROJ FUND	-	-	-	-	-	-	-
360-00000-393204	PFA BOND PROCEEDS	-	-	-	-	-	-	-
360-00000-393205	BOND CAPITALIZED INTEREST - PFA	-	-	-	-	-	-	60.00
Division: 00000 - OPENING ENTRIES Total:		**3,014,566.25**	**-**	**2,943,804.26**	**-**	**2,946,323.50**	**-**	**60.00**
360-80000-581300	PRINCIPAL-OTHER DEBT	-	2,685,000.00	-	3,915,000.00	2,720,000.00	-	4,050,000.00
360-80000-582300	INTEREST-OTHER DEBT	3,014,566.25	517,608.51	2,943,804.26	467,570.82	226,323.50	-	-
Division: 80000 - DEBT SERVICES Total:		**3,014,566.25**	**3,202,608.51**	**2,943,804.26**	**4,382,570.82**	**2,946,323.50**	**-**	**4,050,000.00**
360-90000-612015	TRANSFER PFA TO CITYWIDE PROJECTS	-	-	-	-	-	-	-
360-90000-612020	TRANSFER PFA TO/FROM GF	-	(3,014,566.26)	-	-	-	-	-
360-90000-612025	TRANSFER TO/FROM SPLOST IV	-	-	-	-	-	-	-
Division: 90000 - OTHER FINANCING USES Total:		**-**	**(3,014,566.26)**	**-**	**-**	**-**	**-**	**4,050,060.00**
Fund: 360 - PUBLIC FACILITIES AUTHORITY PROJECT FUND Surplus (Deficit):		**-**	**(3,061,402.38)**	**-**	**(4,509,270.44)**	**-**	**(46.84)**	**-**

Budget Worksheet

Fund: 495 - CEMETERY FUND

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
36 Investment Income	-	-	-	-	-
38 Miscellaneous Revenue	-	10,000.00	10,000.00	-	10,000.00
Total Budget	**-**	**10,000.00**	**10,000.00**	**-**	**10,000.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
495-00000-361000	INTEREST REVENUES	20,000.00	-	10,000.00	-	10,000.00	-	-
495-00000-389030	CEMETERY USE FEE	-	-	-	-	-	-	10,000.00
Division: 00000 - OPENING ENTRIES Total:		**20,000.00**	**-**	**10,000.00**	**-**	**10,000.00**	**-**	**10,000.00**
495-90000-611275	TRANSFER FROM G/F	-	(10,775.89)	-	-	-	-	-
495-90000-612007	TRANSFER TO/FROM GF	-	-	-	-	-	-	-
Division: 90000 - OTHER FINANCING USES Total:		**-**	**(10,775.89)**	**-**	**-**	**-**	**-**	**10,000.00**
Fund: 495 - CEMETERY FUND Surplus (Deficit):		**-**	**565.83**	**-**	**(1,414.83)**	**-**	**(389.82)**	**-**

Budget Worksheet

Fund 505 - Water
Division: 43300 - SEWER

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
34 Charges For Services	1,805,138.04	1,640,000.00	1,828,000.00	2,380,977.51	1,979,107.00
36 Investment Income	-	300.00	-	-	-
38 Miscellaneous Revenue	-	280,345.51	257,145.51	-	-
Total Budget	**1,805,138.04**	**1,920,645.51**	**2,085,145.51**	**2,380,977.51**	**1,979,107.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
505-43300-344230	SEWER RESIDENTIAL	655,000.00	625,079.99	525,000.00	440,257.61	600,000.00	132,281.37	605,000.00
505-43300-344231	SEWER HC LEXINGTON SQUARE	50,000.00	51,640.32	40,000.00	58,178.11	45,000.00	19,704.60	40,000.00
505-43300-344232	SEWER COLLECTION FEE HC	5,000.00	4,447.34	5,000.00	3,427.80	4,500.00	1,217.82	4,500.00
505-43300-344233	SEWER APTS/MOBILE HOMES	375,000.00	565,103.11	435,000.00	587,518.46	555,000.00	202,950.74	561,000.00
505-43300-344234	SEWER HC B OF ED,3 CONYER	25,000.00	29,025.14	20,000.00	27,290.78	25,000.00	8,307.57	25,000.00
505-43300-344235	SEWER COMMERCIAL	355,000.00	312,653.63	325,000.00	287,588.79	315,000.00	101,586.31	315,000.00
505-43300-344236	SEWER BASE RESIDENTIAL	170,000.00	177,809.93	150,000.00	248,052.98	165,000.00	86,577.28	179,329.00
505-43300-344237	SEWER BASE COMMERCIAL	23,000.00	21,849.84	20,000.00	122,065.02	40,000.00	44,092.51	25,000.00
505-43300-344239	WILDWIND SEWER	24,000.00	3,528.74	10,000.00	1,858.84	3,500.00	(183.36)	3,500.00
505-43300-344240	SEWER CONNECT	50,000.00	6,000.00	35,000.00	123,000.00	25,000.00	72,000.00	85,778.00
505-43300-344290	LATE FEES	-	-	-	-	-	-	-
505-43300-344299	SEWER IMPACT FEES	100,000.00	8,000.00	75,000.00	164,000.00	50,000.00	96,000.00	135,000.00
505-43300-361000	INTEREST REVENUES	300.00	-	300.00	-	-	-	-
505-43300-381001	REIM FOR DAMAGED PROP.	-	-	-	-	-	-	-
505-43300-389040	FROM RESERVES	334,562.00	-	280,345.51	-	257,145.51	-	-
505-43300-391100	OPERATING TRANSFERS IN	-	-	-	-	-	-	-
Division: 43300 - SEWER Surplus Totals								
Fund: 505 SEWER FUND Surplus (Deficit):		**2,166,862.00**	**1,805,138.04**	**1,920,645.51**	**2,063,238.39**	**2,085,145.51**	**764,534.84**	**1,979,107.00**

Budget Worksheet

Fund 505 - Water
Division: 44200 - Water

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
34 Charges For Services	2,186,405.09	2,007,100.00	2,214,500.00	2,380,977.51	2,410,121.00
36 Investment Income	-	100.00	-	-	-
38 Miscellaneous Revenue	-	182,887.19	165,516.50	-	48,517.00
Total Budget	**2,186,405.09**	**2,190,087.19**	**2,380,016.50**	**2,380,977.51**	**2,458,638.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
505-44200-344210	WATER RESIDENTIAL	700,000.00	700,473.11	650,000.00	647,869.18	710,000.00	205,802.12	727,021.00
505-44200-344211	WATER APTS./MH	385,000.00	571,278.35	400,000.00	612,918.73	575,000.00	225,815.17	575,000.00
505-44200-344212	WATER IRRIGATION	20,000.00	24,759.62	20,000.00	20,288.64	20,000.00	1,076.67	200,000.00
505-44200-344215	WATER COMMERCIAL	500,000.00	491,024.87	450,000.00	462,794.96	475,000.00	167,101.85	471,000.00
505-44200-344216	WATER BASE RESIDENTIAL	187,000.00	186,294.65	155,000.00	283,384.10	175,000.00	106,268.46	175,000.00
505-44200-344217	WATER BASE COMMERCIAL	135,000.00	121,686.50	135,000.00	152,704.90	130,000.00	59,356.34	130,000.00
505-44200-344220	WATER CONNECT	100,000.00	18,900.00	55,000.00	97,050.00	20,000.00	53,300.00	20,000.00
505-44200-344221	WATER 2ND FIRELINE METERS	2,000.00	2,062.80	2,000.00	2,062.80	2,000.00	687.60	2,100.00
505-44200-344222	WATER AUTO READ METER	-	-	-	-	-	-	-
505-44200-344223	WATER MISCELLANEOUS	100.00	-	100.00	-	-	-	-
505-44200-344230	SEWER RESIDENTIAL	-	-	-	-	-	-	-
505-44200-344240	SEWER CONNECT	-	-	-	-	-	-	-
505-44200-344290	LATE FEES	70,000.00	60,984.67	55,000.00	55,716.44	50,000.00	23,625.14	50,000.00
505-44200-344295	RECONNECT FEE	10,000.00	2,940.52	10,000.00	2,850.00	2,500.00	1,150.00	5,000.00
505-44200-344299	WATER IMPACT FEES	100,000.00	6,000.00	75,000.00	132,000.00	55,000.00	72,000.00	55,000.00
505-44200-361000	INTEREST REVENUES	100.00	-	100.00	-	127,240.20	-	-
505-44200-361014	INTEREST ON BAD DEBT	-	-	-	-	-	-	-
505-44200-389040	FROM RESERVES	218,128.22	-	182,887.19	-	165,516.50	-	48,517.00
505-44200-391100	OPERATING TRANSFERS IN	-	-	-	-	-	-	
Division: 44200 - WATER Surplus (Deficit):		**2,427,328.22**	**2,186,405.09**	**2,190,087.19**	**2,466,194.38**	**2,507,256.70**	**916,183.35**	**2,458,638.00**

Budget Worksheet

Fund 510 - Stormwater

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
31 Taxes	993.33	-	1,499.79	1,826.31	1,500.00
34 Charges for Services	1,036,214.79	1,038,517.79	1,207,000.00	34,308.21	1,026,132.00
38 Miscellaneous Revenue	-	-	4,790.36	-	69,600.00
39 Other Financing Uses	73,188.00	-	-	-	-
Total Budget	**1,110,396.12**	**1,038,517.79**	**1,213,290.15**	**36,134.52**	**1,097,232.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
510-00000-319900	PENALTY/INTEREST STRMWTR	-	993.33	-	2,294.94	3,586.33	1,634.89	1,500.00
510-00000-349700	STORMWATER FEES	1,300,000.00	1,004,177.38	1,035,827.00	1,355,519.68	1,461,778.03	(9,222.92)	974,424.00
510-00000-349701	STRMWTR -PBLX DTNTN POND	-	-	-	-	-	-	-
510-00000-349800	STORMWATER FEES PRIOR YRS	30,000.00	32,037.41	2,690.79	49,367.15	51,308.76	40,437.50	51,708.00
510-00000-361002	INTEREST EARNED 4237	-	-	-	-	-	-	-
510-00000-361011	BANK INTEREST	-	-	-	-	-	-	-
510-00000-389040	FROM RESERVES	324,500.00	-	-	-	4,790.36	-	69,600.00
510-00000-392505	CONTRIBUTED CAPITAL	-	73,188.00	-	-	-	-	-
Fund STORMWATER - WATER Surplus (Deficit):		**1,654,500.00**	**1,110,396.12**	**1,038,517.79**	**1,407,181.77**	**1,521,463.48**	**32,849.47**	**1,097,232.00**

Budget Worksheet

Fund 540 - Sanitation

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
31 Taxes	1,695.68	1,000.00	1,000.23	3,370.78	1,000.00
34 Charges for Services	1,696,585.88	1,705,765.00	2,500,600.00	84,095.09	2,554,821.00
38 Miscellaneous Revenue	113,420.21	215,427.43	358,709.00	47,109.37	539,500.00
			61		
Total Budget	**1,811,701.77**	**1,922,192.43**	**2,860,370.23**	**134,575.24**	**3,095,321.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
540-00000-319901	PENALTY/INTEREST SANI	1,000.00	1,695.68	1,000.00	3,095.36	1,000.23	2,964.53	1,000.00
540-00000-344110	SAN-REVENUE	1,761,000.00	1,691,393.56	1,698,765.00	1,705,132.73	2,494,100.00	72,678.72	2,548,915.00
540-00000-344130	SAN-RECYCLED MAT REVENUE	2,000.00	1,252.80	2,000.00	640.00	1,500.00	-	1,500.00
540-00000-349801	SANI-PRIOR YEARS REVENUE	5,000.00	3,939.52	5,000.00	4,703.93	5,000.00	4,637.54	4,406.00
540-00000-361004	SANITATION INTEREST	-	-	-	-	-	-	-
540-00000-381000	RENTS & ROYALTIES	130,000.00	113,420.21	130,000.00	98,402.21	115,000.00	18,357.91	115,000.00
540-00000-389000	INS. REIM. PROPERTY DAM.	-	-	-	-	-	-	-
540-00000-389005	REIM. FOR CLEANUP	-	-	-	-	-	-	-
540-00000-389030	MISCELLANEOUS	-	-	-	-	-	-	-
540-00000-389040	FROM RESERVES	213,232.98	-	85,427.23	-	243,709.61	-	424,500.00
540-00000-391100	OPERATING TRANSFERS IN	-	-	-	-	-	-	
540-00000-392200	Sale of Fixed Assets	-	-	-	-	-	-	
Fund: 540 - SANITATION SOLID WASTE COLLECTION Surplus (Deficit):		**2,112,232.98**	**1,811,701.77**	**1,922,192.23**	**1,811,974.23**	**2,860,309.84**	**98,638.70**	**3,095,321.00**

Budget Worksheet

Fund: 555 Merle Manders Conference Center

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
38 Miscellaneous Revenue	10,785.00	210,000.00	213,100.00	33,006.00	126,534.00
39 Other Financing Uses	0.00	525,607.18	526,057.18	0.00	579,378.00
Total Budget	**10,785.00**	**735,607.18**	**739,157.18**	**33,006.00**	**705,912.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
555-00000-381000	RENTS & ROYALTIES	155,000.00	10,170.00	200,000.00	148,281.00	200,000.00	32,156.00	113,834.00
555-00000-381201	EQUIPMENT RENTAL	1,000.00	-	-	1,980.00	3,000.00	-	3,000.00
555-00000-381205	TABLE RENTALS	-	15.00	-	105.00	200.00	-	200.00
555-00000-381210	CHAIR RENTALS	-	-	-	-	-	-	-
555-00000-381215	AUDIO EQUIPMENT RENTAL	-	-	-	800.00	600.00	-	600.00
555-00000-381220	PODIUM RENTAL	-	-	-	200.00	300.00	-	300.00
555-00000-381225	PROJECTOR RENTAL	-	250.00	-	450.00	500.00	-	500.00
555-00000-381230	PROJECTION SCREEN RENTAL	-	100.00	-	100.00	100.00	-	100.00
555-00000-381301	DANCE FLOOR RENTAL	5,000.00	-	10,000.00	-	-	-	
555-00000-381305	STAGE RENTAL	-	-	-	500.00	500.00	-	500.00
555-00000-389001	LINEN RENTAL	-	-	-	-	-	-	-
555-00000-389002	DAMAGE FEES	-	300.00	-	-	500.00	-	500.00
555-00000-389004	KITCHEN RENTAL	1,750.00	-	-	-	-	600.00	-
555-00000-389006	FOOD/BEVERAGE/CATERING	-	-	-	200.00	-	-	-
555-00000-389007	CANCELLATION FEE	1,250.00	-	-	550.00	-	400.00	-
555-00000-389011	MISC REVENUE	-	-	-	-	-	-	-
555-00000-389018	CLIENT EVENT ATTENDANT	11,000.00	(50.00)	-	8,150.00	7,000.00	(150.00)	7,000.00
555-00000-389030	MISCELLANEOUS	1,000.00	-	-	330.03	400.00	-	-
555-00000-389034	MMCC WOMENS CONFERENCE	-	-	-	-	-	-	-
555-00000-389040	FROM RESERVES	-	-	-	-	-	-	-
555-00000-391100	OPERATING TRANSFERS IN	726,634.74	1,022,753.67	525,607.18	-	526,057.18	-	579,378.00
555-00000-392505	Contributed Capital	-	-	-	-	-	-	-
Fund 555 Merle Manders Total Revenues		**902,634.74**	**1,033,538.67**	**735,607.18**	**161,646.03**	**739,157.18**	**33,006.00**	**705,912.00**

Budget Worksheet

Fund: 565 - AMPHITHEATER

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
34 Charges for Services	445,079.52	1,060,000.00	1,060,000.00	9,023.40	2,045,000.00
38 Miscellaneous Revenue	2,500.00	715,000.00	940,000.00	73,579.72	555,000.00
Total Budget	**447,579.52**	**1,775,000.00**	**2,000,000.00**	**82,603.12**	**2,600,000.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
565-00000-347300	TICKET SALES	-	445,079.52	1,000,000.00	880,122.67	1,000,000.00	-	2,000,000.00
565-00000-347305	CONCESSION SALES	-	-	60,000.00	29,642.45	60,000.00	-	45,000.00
565-00000-381000	RENTS & ROYALTIES	-	2,500.00	715,000.00	2,500.00	540,000.00	-	400,000.00
565-00000-389030	MISCELLANEOUS	-	-	-	-	600,000.00	-	-
565-00000-389045	SPONSORSHIPS	-	-	-	33,000.00	400,000.00	-	155,000.00
565-00000-391000	TRANSFER FROM SPLOST IV BOND ACCT	450,000.00	-	-	-	-	-	-
565-00000-391370	TRANSFER TO/FROM CITY WIDE PROJECTS	-	3,842,261.51	-	-	-	-	-
Fund: 565 - AMPHITHEATER COMPLEX Surplus (Deficit):		**450,000.00**	**4,289,841.03**	**1,775,000.00**	**945,265.12**	**2,600,000.00**		**2,600,000.00**

Stockbridge
Where Community Connects

EXPENDITURES

Budget Worksheet



Division: 11100 - GOVERNING BODY

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
51 Personal Service	208,063.11	328,210.20	392,978.48	240,143.52	409,904.00
52 Purchased/ Contract Services	118,183.07	337,860.91	149,350.00	97,166.97	147,700.00
53 Supplies	39,405.71	38,947.96	52,800.00	25,194.70	24,300.00
					-
Total Budget	**365,651.89**	**705,019.07**	**595,128.48**	**362,505.19**	**581,904.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
100-11100-511100	REGULAR EMPLOYEE SALARIES	-	-	107,346.65	109,508.65	116,920.96	66,305.60	135,346.00
100-11100-511120	MAYOR	14,400.00	14,400.00	14,400.00	14,400.00	24,000.00	13,066.69	24,000.00
100-11100-511121	COUNCIL	60,000.00	60,000.00	60,000.00	60,000.00	100,000.00	58,333.45	100,000.00
100-11100-511300	OVERTIME	-	-	1,361.41	1,361.41	800.00	1,928.67	1,600.00
100-11100-512100	GRP INSRNC MEDICAL/DENTAL	148,731.97	123,029.80	109,740.64	112,461.15	107,757.52	77,392.31	107,758.00
100-11100-512110	GROUP INSURANCE LIFE	300.00	118.97	520.00	520.00	1,000.00	579.54	1,000.00
100-11100-512111	GROUP INSURANCE VISION	627.00	561.87	598.00	598.00	1,000.00	397.93	1,000.00
100-11100-512200	MEDICARE 1.45%	1,200.00	1,078.80	2,534.21	2,565.56	1,200.00	2,018.50	1,200.00
100-11100-512400	PENSION	10,800.00	7,745.40	23,476.86	25,611.12	34,000.00	19,366.76	34,000.00
100-11100-512700	WORKER'S COMPENSATION	2,300.00	1,128.27	1,184.31	1,184.31	2,300.00	754.07	-
100-11100-512851	HRA DEDUCTIBLE	6,000.00	-	-	-	4,000.00	-	4,000.00
100-11100-521101	OFFICIAL/ADMINISTRATIVE	12,000.00	5,694.55	7,000.00	20,395.96	14,000.00	8,720.36	14,000.00
100-11100-522341	COPIER RENTAL	-	-	607.80	607.80	650.00	354.55	-
100-11100-523400	PRINTING & BINDING	4,000.00	3,662.21	2,669.93	2,975.78	4,000.00	705.98	3,000.00
100-11100-523500	TRAVEL	-	429.20	930.00	930.00	2,000.00	39.00	2,000.00
100-11100-523502	TRAVEL MAYOR	4,997.01	4,890.36	4,502.58	4,502.58	10,000.00	4,884.19	10,000.00
100-11100-523503	TRAVEL DISTRICT 5	187.72	(199.05)	4,318.99	4,318.99	10,000.00	4,121.77	10,000.00
100-11100-523504	TRAVEL DISTRICT 3	9,291.98	9,944.44	3,885.58	3,885.58	10,000.00	4,408.84	10,000.00
100-11100-523505	TRAVEL DISTRICT 1	3,489.13	3,188.43	4,405.38	4,405.38	10,000.00	2,961.40	10,000.00
100-11100-523506	TRAVEL DISTRICT 4	3,614.66	3,757.95	2,990.94	2,990.94	10,000.00	3,447.00	10,000.00
100-11100-523507	TRAVEL DISTRICT 2	5,000.00	2,285.06	4,112.32	4,112.32	10,000.00	4,114.00	10,000.00
100-11100-523600	DUES & FEES	-	-	-	-	100.00	-	100.00
100-11100-523601	DUES & FEES MAYOR	102.99	102.99	-	-	100.00	-	100.00
100-11100-523602	DUES & FEES DISTRICT 5	-	-	100.00	-	100.00	-	100.00
100-11100-523603	DUES & FEES DISTRICT 3	100.00	-	-	-	100.00	-	100.00
100-11100-523604	DUES & FEES DISTRICT 1	(580.00)	(580.00)	-	-	100.00	-	100.00
100-11100-523605	DUES & FEES DISTRICT 4	-	-	-	-	100.00	-	100.00
100-11100-523606	DUES & FEES DISTRICT 2	100.00	-	-	-	100.00	-	100.00
100-11100-523700	EDUCATION & TRAINING	-	-	-	-	2,000.00	-	2,000.00
100-11100-523702	EDUCATION & TRAINING MAYOR	5,000.00	3,090.00	3,502.78	4,317.15	6,000.00	3,100.00	6,000.00
100-11100-523703	EDUCATION & TRAINING DISTRICT 5	264.78	264.78	3,855.00	3,855.00	6,000.00	3,025.00	6,000.00
100-11100-523704	EDUCATION & TRAINING DISTRICT 3	2,884.63	1,550.00	4,050.00	4,050.00	6,000.00	3,260.00	6,000.00
100-11100-523705	EDUCATION & TRAINING DISTRICT 1	3,489.13	2,204.00	3,510.00	3,510.00	6,000.00	3,034.00	6,000.00
100-11100-523706	EDUCATION & TRAINING DISTRICT 4	2,218.56	2,218.56	3,105.00	3,105.00	6,000.00	2,160.00	6,000.00
100-11100-523707	EDUCATION & TRAINING DISTRICT 2	5,000.00	689.78	3,919.37	3,105.00	6,000.00	2,645.00	6,000.00
100-11100-523911	COUNCIL INTIATIVES MAYOR	5,000.00	4,249.02	7,631.44	7,631.44	5,000.00	2,668.99	5,000.00
100-11100-523912	COUNCIL INTIATIVES DISTRICT 5	14,000.00	23,848.00	15,949.29	16,474.29	5,000.00	16,333.03	5,000.00
100-11100-523913	COUNCIL INTIATIVES DISTRICT 3	2,823.39	5,973.77	7,315.15	7,315.15	5,000.00	2,154.50	5,000.00
100-11100-523914	COUNCIL INTIATIVES DISTRICT 1	8,701.73	10,494.74	5,312.71	5,312.71	5,000.00	1,448.57	5,000.00
100-11100-523915	COUNCIL INTIATIVES DISTRICT 4	9,666.78	9,666.78	10,481.90	10,481.90	5,000.00	8,902.00	5,000.00
100-11100-523916	COUNCIL INTIATIVES DISTRICT 2	4,956.38	4,455.33	12,470.50	12,470.50	5,000.00	14,678.79	5,000.00
100-11100-531130	OFFICE SUPPLIES	4,000.00	3,004.78	1,815.91	1,779.20	2,500.00	552.16	2,500.00
100-11100-531700	MISCELLANEOUS EXPENSE	3,700.00	4,322.78	3,173.25	3,323.15	4,000.00	1,235.92	2,000.00
100-11100-531701	HOSPITALITY/FOOD/BEVERAGE	4,120.12	3,805.17	7,107.25	7,107.25	7,000.00	3,031.62	8,000.00
100-11100-531747	CIVIC EVENTS	8,000.00	4,762.15	8,007.55	8,007.55	15,000.00	7,290.42	9,000.00
100-11100-531748	YOUTH ADVISORY COUNCIL	21,500.00	22,642.98	17,686.11	17,794.12	21,500.00	11,374.68	-
100-11100-531750	UNIFORMS	-	-	38.86	38.86	400.00	-	400.00
100-11100-531751	UNIFORMS MAYOR	400.00	-	-	-	400.00	-	400.00
100-11100-531752	UNIFORMS DISTRICT 5	1,017.50	1,017.50	400.00	402.15	400.00	1,338.90	400.00
100-11100-531753	UNIFORMS DISTRICT 3	400.00	-	129.59	129.59	400.00	371.00	400.00
100-11100-531754	UNIFORMS DISTRICT 1	400.00	-	-	-	400.00	-	400.00
100-11100-531755	UNIFORMS DISTRICT 4	-	-	366.09	366.09	400.00	-	400.00
100-11100-531756	UNIFORMS DISTRICT 2	443.62	443.62	-	-	400.00	-	400.00
Division: 11100 - GOVERNING BODY Total:		**415,028.96**	**367,125.04**	**483,620.72**	**505,019.07**	**595,128.48**	**362,505.19**	**581,904.00**

Budget Worksheet

Division: 11300 - CITY CLERK

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
51 Personal Service	477,215.33	274,930.09	310,398.56	176,867.01	327,270.00
52 Purchased/ Contract Services	18,995.18	14,595.55	35,125.00	9,197.26	31,500.00
53 Supplies	21,150.34	32,431.69	15,750.00	9,561.48	75,250.00
54 Capital Outlay	-	2,653.56	7,000.00	2,500.00	5,000.00
Total Budget	**517,360.85**	**324,610.89**	**368,273.56**	**198,125.75**	**439,020.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
100-11300-511100	REGULAR EMPL. SALARIES	345,173.93	329,129.57	202,636.61	197,893.68	221,089.49	114,772.85	241,961.00
100-11300-511300	OVERTIME	200.00	2,937.85	2,017.23	2,017.23	-	-	-
100-11300-512100	GRP INSRNC MEDICAL/DENTAL	123,953.94	112,519.31	46,821.42	44,913.01	40,409.07	40,943.40	40,409.00
100-11300-512101	FEES GRP INS	1,500.00	-	1,500.00	-	1,500.00	-	1,500.00
100-11300-512110	GROUP INSURANCE LIFE	900.00	1,088.02	900.00	682.83	900.00	432.60	900.00
100-11300-512111	GROUP INSURANCE VISION	514.00	518.13	1,000.00	301.29	1,000.00	200.86	1,000.00
100-11300-512200	MEDICARE 1.45%	3,500.00	4,687.26	3,000.00	2,991.11	3,000.00	1,634.02	3,000.00
100-11300-512400	PENSION	35,000.00	25,100.64	32,000.00	24,104.53	32,000.00	18,227.58	32,000.00
100-11300-512600	UNEMPLOYMENT INSURANCE	3,000.00	-	2,000.00	-	2,000.00	-	-
100-11300-512700	WORKER'S COMPENSATION	2,500.00	1,234.55	2,000.00	2,026.41	2,000.00	655.70	-
100-11300-512800	EMPLOYEE ASSISTANCE PROG.	750.00	-	500.00	-	500.00	-	500.00
100-11300-512851	HRA DEDUCTIBLE	10,000.00	-	6,000.00	-	6,000.00	-	6,000.00
100-11300-521301	CODIFICATION	-	-	10,000.00	580.00	8,000.00	-	10,000.00
100-11300-522341	COPIER RENTAL	1,625.00	1,700.84	1,625.00	607.80	1,625.00	354.55	-
100-11300-523310	PUBLIC NOTICES	-	504.00	5,000.00	1,512.00	3,048.66	972.00	3,000.00
100-11300-523400	PRINTING & BINDING	4,725.00	1,910.00	500.00	968.92	1,000.00	706.72	1,000.00
100-11300-523500	TRAVEL	9,500.00	7,544.23	9,000.00	5,133.11	9,000.00	3,647.04	9,000.00
100-11300-523600	DUES & FEES	1,000.00	1,371.55	1,200.00	890.59	1,500.00	90.00	1,500.00
100-11300-523700	EDUCATION & TRAINING	9,800.00	5,544.00	6,500.00	4,618.45	6,500.00	3,346.95	6,500.00
100-11300-523940	POSTAGE	775.00	420.56	500.00	150.63	500.00	80.00	500.00
100-11300-531120	ELECTION EXPENSE	3,000.00	9,310.01	32,000.00	27,766.13	8,000.00	7,462.30	32,000.00
100-11300-531130	OFFICE SUPPLIES	5,000.00	4,731.33	1,500.00	958.26	2,500.00	104.61	2,500.00
100-11300-531132	COMMITTEE EXPENSES	-	-	-	-	-	-	3,000.00
100-11300-531140	SUPPLIES & MATERIALS	5,000.00	579.02	1,500.00	1,644.80	2,500.00	433.82	2,500.00
100-11300-531600	SMALL EQUIPMENT - NON CAPITAL	4,000.00	884.31	2,000.00	310.70	1,000.00	-	1,000.00
100-11300-531701	HOSPITALITY/FOOD/BEVERAGE	-	-	3,000.00	458.13	1,951.34	951.34	3,000.00
100-11300-531725	PROMOTIONAL ITEMS	5,000.00	4,094.32	1,500.00	879.96	3,000.00	-	3,000.00
100-11300-531747	MUNICPAL DINNERS	-	-	-	-	-	-	6,000.00
100-11300-531748	YOUTH COUNCIL	-	-	-	-	-	-	21,500.00
100-11300-531750	UNIFORMS	1,500.00	1,349.35	750.00	413.71	750.00	609.41	750.00
100-11300-542400	COMPUTER SOFTWARE	5,000.00	-	5,000.00	2,653.56	7,000.00	2,500.00	5,000.00
Division 11300 - CITY CLERK Total:		**582,916.87**	**517,158.85**	**382,084.31**	**324,610.89**	**368,273.56**	**198,125.75**	**439,020.00**

Budget Worksheet

Division: 13000 - EXECUTIVE

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
51 Personal Service	492,238.75	694,437.37	691,688.97	369,994.05	712,455.00
52 Purchased/ Contract Services	37,990.70	55,196.47	32,600.00	65,549.92	32,200.00
53 Supplies	21,783.69	16,678.78	13,500.00	5,944.84	15,000.00
57 Other Costs	130,227.59	118,006.43	43,359.03	27,574.21	35,000.00
Total Budget	**682,240.73**	**884,319.05**	**781,148.00**	**469,063.02**	**794,655.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
100-13000-511100	REGULAR EMPL. SALARIES	368,945.30	368,976.43	494,598.36	504,401.82	530,170.83	257,086.52	562,436.00
100-13000-511113	VEHICLE ALLOWANCE	-	-	-	-	12,000.00	6,000.00	6,000.00
100-13000-511300	OVERTIME	-	-	206.19	206.19	500.00	243.96	500.00
100-13000-512100	GRP INSRNC MEDICAL/DENTAL	102,887.49	89,812.24	103,247.99	151,808.89	80,818.14	83,362.93	80,819.00
100-13000-512110	GROUP INSURANCE LIFE	1,800.00	959.04	1,578.97	1,578.97	3,000.00	848.42	3,000.00
100-13000-512111	GROUP INSURANCE VISION	380.00	414.18	795.87	795.87	1,000.00	421.68	1,000.00
100-13000-512200	MEDICARE 1.45%	7,000.00	5,232.26	6,954.56	7,096.71	6,000.00	3,805.00	6,000.00
100-13000-512400	PENSION	4,200.00	3,012.12	2,900.05	3,163.69	4,200.00	2,392.39	4,200.00
100-13000-512401	RETIREMENT CONTRIBUTION	39,000.00	22,352.62	17,187.71	23,837.72	40,000.00	14,427.71	40,000.00
100-13000-512600	UNEMPLOYMENT INSURANCE	2,500.00	-	-	-	2,500.00	-	-
100-13000-512700	WORKER'S COMPENSATION	3,000.00	1,479.86	1,547.51	1,547.51	3,000.00	983.58	-
100-13000-512800	EMPLOYEE ASSISTANCE PROG.	600.00	-	-	-	500.00	-	500.00
100-13000-512850	HRA REIMBURSEMENT	3,000.00	-	-	-	8,000.00	421.86	8,000.00
100-13000-521201	PROFESSIONAL SERVICES	16,657.48	11,734.49	39,294.50	37,310.90	10,000.00	44,298.60	10,000.00
100-13000-522341	COPIER RENTAL	2,500.00	1,872.52	607.80	607.80	1,100.00	354.55	-
100-13000-523400	PRINTING & BINDING	-	-	1,218.95	1,218.95	500.00	705.98	1,200.00
100-13000-523500	TRAVEL	10,466.59	13,229.69	10,468.97	10,468.97	7,000.00	5,550.12	7,000.00
100-13000-523600	DUES & FEES	5,000.00	2,718.00	2,642.00	2,642.00	7,000.00	6,660.67	7,000.00
100-13000-523700	EDUCATION & TRAINING	10,000.00	8,436.00	2,938.22	2,938.22	7,000.00	4,188.00	7,000.00
100-13000-523850	INTERN HELP	-	-	-	-	-	3,792.00	
100-13000-523930	DRUG TESTING, VACCINES	-	-	-	-	-	-	
100-13000-523940	POSTAGE	-	-	9.63	9.63	-	-	
100-13000-531110	COMPUTER EXPENSE	395.75	395.75	-	-	-	-	
100-13000-531130	OFFICE SUPPLIES	3,500.00	3,991.92	1,797.29	1,797.29	2,500.00	1,322.10	2,500.00
100-13000-531140	SUPPLIES & MATERIALS	1,271.00	2,834.26	335.99	335.99	-	72.08	-
100-13000-531270	ENERGY-GASOLINE/DIESEL	-	-	-	-	-	-	-
100-13000-531700	MISCELLANEOUS EXPENSE	6,756.59	7,820.10	7,422.15	7,572.05	5,000.00	3,462.85	5,000.00
100-13000-531701	HOSPITALITY/FOOD/BEVERAGE	4,924.17	5,113.91	6,453.26	6,453.26	5,000.00	278.24	7,500.00
100-13000-531737	VETERAN'S DAY PARADE	-	-	315.00	315.00	-	-	
100-13000-531750	UNIFORMS	1,028.42	1,627.75	205.19	205.19	1,000.00	809.57	
100-13000-579000	CONTINGENCIES	120,000.00	130,227.59	90,000.00	118,006.43	43,359.03	27,574.21	35,000.00
Division: 13000 - EXECUTIVE		**715,812.79**	**682,240.73**	**792,726.16**	**884,319.05**	**781,148.00**	**469,063.02**	**794,655.00**

Budget Worksheet

Division: 15100 - FINANCIAL ADMINISTRATION

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
51 Personal Service	709,753.72	650,086.71	818,675.55	366,946.61	1,120,289.00
52 Purchased/ Contract Services	211,774.87	441,854.36	209,400.00	287,512.49	250,400.00
53 Supplies	7,278.33	9,536.32	5,250.00	4,547.51	7,800.00
54 Capital Outlay	57,601.77	26,123.70	41,000.00	456.00	21,500.00
57 Other Costs	-	-	-	-	-
61 Other Financing Uses	-	-	-	-	-
Total Budget	**986,408.69**	**1,127,601.09**	**1,074,325.55**	**659,462.61**	**1,399,989.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
100-15100-511100	REGULAR EMPL. SALARIES	501,265.74	501,008.26	456,279.40	461,978.60	575,778.65	227,004.66	798,942.00
100-15100-511300	OVERTIME	400.00	425.01	641.90	641.90	200.00	659.69	400.00
100-15100-512100	GRP INSRNC MEDICAL/DENTAL	172,075.79	151,167.58	139,921.78	134,452.30	134,696.90	93,419.22	134,697.00
100-15100-512101	FEES GRP INS	2,400.00	2,133.00	2,776.50	2,776.50	2,500.00	1,296.00	2,500.00
100-15100-512110	GROUP INSURANCE LIFE	1,485.71	1,756.44	1,751.47	1,751.47	1,875.00	944.58	1,875.00
100-15100-512111	GROUP INSURANCE VISION	709.00	820.55	833.07	833.07	1,250.00	390.70	1,250.00
100-15100-512200	MEDICARE 1.45%	5,714.29	7,147.60	6,544.85	6,627.49	7,500.00	3,272.11	7,500.00
100-15100-512400	PENSION	52,571.43	37,702.20	32,591.36	35,554.21	59,000.00	33,607.07	59,000.00
100-15100-512600	UNEMPLOYMENT INSURANCE	4,200.00	-	-	-	5,250.00	3,285.00	88,500.00
100-15100-512700	WORKER'S COMPENSATION	4,000.00	1,970.43	2,068.62	2,068.62	5,000.00	1,639.28	-
100-15100-512800	EMPLOYEE ASSISTANCE PROG.	1,257.14	1,622.65	2,098.75	2,098.75	1,625.00	1,428.30	1,625.00
100-15100-512851	HRA DEDUCTIBLE	10,000.00	4,000.00	1,303.80	1,303.80	24,000.00	-	24,000.00
100-15100-521100	CONSULTANT FEES	20,000.00	10,000.00	10,000.00	13,625.00	20,000.00	1,750.00	20,000.00
100-15100-521210	ACCOUNTING,ANNUAL AUDIT	54,100.00	56,030.00	86,000.00	86,000.00	50,000.00	85,000.00	75,000.00
100-15100-521223	PAYROLL FEES	43,000.00	12,041.87	10,000.00	13,960.41	10,000.00	9,472.21	25,000.00
100-15100-522210	MAINTENANCE AGREEMENTS	48,125.06	48,125.06	50,008.31	49,517.31	48,000.00	30,102.96	50,000.00
100-15100-522250	AUTO & TRUCK REPAIR	-	4.13	209.03	209.03	-	373.31	-
100-15100-522320	RENTAL OF EQUIP & VEHICLE	504.00	504.00	504.00	126.00	400.00	-	-
100-15100-522341	COPIER RENTAL	3,859.04	4,939.34	2,231.16	2,231.16	4,000.00	1,301.51	-
100-15100-523240	AT&T CLUB SERVICE	10,803.66	13,793.38	19,713.53	19,713.53	10,000.00	13,286.80	-
100-15100-523246	TELECOMMUNICATION	35,000.00	20,880.83	20,718.91	20,718.91	22,000.00	12,379.50	-
100-15100-523400	PRINTING & BINDING	500.00	194.53	2,341.44	2,341.44	500.00	958.44	2,400.00
100-15100-523500	TRAVEL	6,000.00	6,725.57	5,110.19	5,110.19	10,000.00	-	10,000.00
100-15100-523600	DUES & FEES	2,500.00	1,485.00	1,162.00	1,162.00	2,000.00	1,416.00	2,500.00
100-15100-523700	EDUCATION & TRAINING	12,000.00	6,081.00	5,331.00	5,331.00	10,000.00	-	10,000.00
100-15100-523850	PERSONNEL SERVICE	-	-	26,239.96	36,524.60	-	103,181.18	-
100-15100-523851	INTERN HELP	-	-	2,790.00	2,790.00	-	2,308.00	3,500.00
100-15100-523901	BANK CHARGES	5,000.00	2,383.65	15,672.59	15,874.19	5,000.00	531.21	16,000.00
100-15100-523905	COLLECTION FEE HENRY COUNTY	-	-	-	92,016.88	-	2,717.36	3,500.00
100-15100-523909	CREDIT CARD EXPENSES	5,000.00	25,347.83	15,000.00	72,297.47	15,000.00	21,811.57	30,000.00
100-15100-523940	POSTAGE	12,000.00	2,172.90	2,500.00	1,465.24	2,500.00	922.44	2,500.00
100-15100-531130	OFFICE SUPPLIES	3,500.00	3,968.65	1,000.00	4,146.40	3,000.00	3,343.12	5,000.00
100-15100-531140	SUPPLIES & MATERIALS	2,000.00	83.74	500.00	744.73	500.00	506.09	800.00
100-15100-531700	MISCELLANEOUS EXPENSE	2,000.00	776.06	500.00	315.43	500.00	171.58	500.00
100-15100-531701	HOSPITALITY/FOOD/BEVERAGE	300.00	146.68	500.00	939.98	750.00	526.72	750.00
100-15100-531750	UNIFORMS	600.00	24.73	600.00	199.89	500.00	-	750.00
100-15100-541406	STORM WATER/PROPERTY TAX	10,000.00	20,121.28	10,000.00	21,125.70	20,000.00	-	20,000.00
100-15100-542300	FURNITURE & FIXTURES	394.77	345.49	500.00	-	500.00	-	1,000.00
100-15100-542400	COMPUTER SOFTWARE	19,210.00	35,210.00	20,000.00	4,998.00	20,000.00	456.00	-
100-15100-542500	EQUIPMENT	1,925.00	1,925.00	1,000.00	-	500.00	-	500.00
Division: 15100 Financial Administration Total:		**1,056,679.10**	**986,408.69**	**957,783.62**	**1,127,601.09**	**1,074,325.55**	**659,462.61**	**1,399,989.00**

Budget Worksheet



Division: 15110 - NON-DEPARTMENTAL

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
52 Purchased/ Contract Services	605,153.29	396,716.11	618,400.00	289,600.55	643,400.00
53 Supplies	13,128.40	11,155.48	10,000.00	3,016.46	12,000.00
54 Capital Outlay	36,449.42	28,541.76	93,000.00	55,724.40	105,000.00
57 Other Costs	7,945.50	-	15,000.00	-	780,355.00
Total Budget	**662,676.61**	**436,413.35**	**736,400.00**	**348,341.41**	**1,540,755.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
100-15110-521100	CONSULTANT FEES	80,000.00	77,312.50	-	-	80,000.00	2,250.00	80,000.00
100-15110-521217	LEGAL	300,000.00	336,336.77	277,151.58	288,948.00	350,000.00	211,817.50	350,000.00
100-15110-521218	LEGAL, OTHER	30,000.00	153,527.40	108,427.74	89,027.74	150,000.00	35,304.00	150,000.00
100-15110-521335	SHREDING	3,000.00	1,299.97	1,180.75	1,447.68	2,000.00	1,019.03	2,000.00
100-15110-522250	AUTO & TRUCK REPAIR (ADMIN. VEHICLES)	3,000.00	1,050.82	1,574.99	1,574.99	3,000.00	863.10	3,000.00
100-15110-522320	RENTAL OF EQUIP & VEHICLE	-	-	2,342.56	2,342.56	200.00	1,134.75	-
100-15110-523300	ADVERTISEMENT	-	110.00	378.00	378.00	200.00	105.00	400.00
100-15110-523600	DUES & FEES (GMA DUES)	12,000.00	9,480.03	10,050.48	10,600.48	15,000.00	12,122.17	25,000.00
100-15110-523945	WEBSITE	5,000.00	22,997.80	-	-	15,000.00	24,985.00	30,000.00
100-15110-523946	SEE CLICK FIX SOFTWARE	-	3,038.00	2,396.66	2,396.66	3,000.00	-	3,000.00
100-15110-531140	SUPPLIES & MATERIALS (CITY HALL)	15,000.00	13,128.40	11,155.48	11,155.48	10,000.00	3,016.46	12,000.00
100-15110-531710	CHRISTMAS DECORATIONS	20,000.00	-	-	-	-	-	-
100-15110-542402	AGENDA SOFTWARE	8,000.00	7,199.98	7,199.97	7,199.97	8,000.00	12,790.29	20,000.00
100-15110-542403	CITY-WIDE DIGITAL SOFTWARE CONVERSION	25,000.00	19,249.44	21,341.79	21,341.79	25,000.00	12,404.93	25,000.00
100-15110-542404	APP SOFTWARE	10,000.00	10,000.00	-	-	10,000.00	-	10,000.00
100-15110-542526	OPENGOV	-	-	-	-	50,000.00	30,529.18	50,000.00
100-15110-571000	ABATEMENT PROGRAM	80,000.00	7,945.50	-	-	15,000.00	-	150,000.00
100-15110-579000	CONTINGENCIES	-	-	-	-	-	-	630,355.00
Division: 15110 - NON-DEPARTMENTAL Total:		**591,000.00**	**662,676.61**	**443,200.00**	**436,413.35**	**736,400.00**	**348,341.41**	**1,540,755.00**

Budget Worksheet

Division: 15160 - BUSINESS SERVICES

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
51 Personal Service	241,364.75	244,067.09	228,823.39	124,592.33	239,173.00
52 Purchased/ Contract Services	12,926.99	10,918.64	10,650.00	6,610.35	18,350.00
53 Supplies	2,856.99	11,451.02	3,200.00	471.06	4,200.00
Total Budget	**257,148.73**	**266,436.75**	**242,673.39**	**131,673.74**	**261,723.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
100-15160-511100	REGULAR SALARIES	143,751.38	140,468.25	145,332.99	148,199.39	155,014.32	74,814.12	167,364.00
100-15160-511300	OVERTIME	33.10	41.48	-	-	-	33.98	-
100-15160-512100	GRP INSRNC MEDICAL/DENTAL	66,609.21	80,281.31	53,058.02	77,106.15	40,409.07	34,540.50	40,409.00
100-15160-512110	GROUP INSURANCE LIFE	825.00	488.40	590.16	590.16	850.00	345.20	850.00
100-15160-512111	GROUP INSURANCE VISION	288.00	326.42	405.36	405.36	1,000.00	197.06	1,000.00
100-15160-512200	MEDICARE 1.45%	1,800.00	1,902.72	1,982.69	2,024.25	1,800.00	997.71	1,800.00
100-15160-512400	PENSION	18,750.00	13,446.84	12,946.78	14,123.76	18,750.00	10,680.18	18,750.00
100-15160-512600	UNEMPLOYMENT INSURANCE	3,000.00	-	-	-	2,000.00	-	-
100-15160-512700	WORKER'S COMPENSATION	3,000.00	2,409.33	1,618.02	1,618.02	3,000.00	983.58	3,000.00
100-15160-512851	HRA DEDUCTIBLE	6,000.00	2,000.00	-	-	6,000.00	2,000.00	6,000.00
100-15160-521201	PROFESSIONAL FEES	7,000.00	-	-	-	-	-	5,000.00
100-15160-521310	SOFTWARE	4,000.00	131.25	-	-	2,700.00	2,700.52	-
100-15160-525341	COPIER RENTAL	1,995.17	2,267.01	1,647.36	1,647.36	1,800.00	960.96	-
100-15160-523400	PRINTING & BINDING	1,800.00	1,349.48	2,570.84	2,570.84	1,500.00	546.78	3,000.00
100-15160-523500	TRAVEL	2,671.15	2,671.15	2,141.75	2,141.75	1,700.00	1,767.16	3,000.00
100-15160-523600	DUES & FEES	200.00	90.00	121.00	121.00	150.00	50.00	350.00
100-15160-523700	EDUCATION & TRAINING	1,457.76	1,457.76	317.75	317.75	1,000.00	50.00	2,000.00
100-15160-523940	POSTAGE	5,000.00	2,346.71	4,402.45	4,402.45	1,800.00	534.93	5,000.00
100-15160-531140	SUPPLIES & MATERIALS	2,314.29	2,371.64	1,486.88	1,459.26	2,000.00	471.06	2,500.00
100-15160-531600	SMALL EQUIPMENT - NON CAPITAL	-	-	-	-	900.00	-	1,200.00
100-15160-531750	UNIFORMS	485.35	485.35	388.76	388.76	300.00	-	500.00
Division: 15160 Business Services		**273,923.59**	**257,148.73**	**238,331.30**	**266,436.75**	**242,673.39**	**131,673.74**	**261,723.00**

Budget Worksheet

Division: 15350 - INFORMATION TECHNOLOGY

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
51 Personal Service	-	98,121.16	322,469.07	177,000.89	339,586.00
52 Purchased/ Contract Services	561,044.50	588,068.03	152,450.00	173,888.11	345,200.00
53 Supplies	52,517.86	71,065.72	52,500.00	19,629.86	51,500.00
54 Capital Outlay	48,343.62	119,041.75	144,000.00	15,767.66	155,000.00
Total Budget	**661,905.98**	**876,296.66**	**671,419.07**	**386,286.52**	**891,286.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
100-15350-511100	REGULAR EMPL. SALARIES	-	-	48,501.35	52,672.55	220,560.00	101,520.85	244,177.00
100-15350-511300	OVERTIME	-	-	1,777.31	1,777.31	-	1,328.19	1,000.00
100-15350-512100	GRP INSRNC MEDICAL/DENTAL	-	-	17,663.36	17,663.36	40,409.07	53,459.20	40,409.00
100-15350-512101	FEES GRP INS	-	-	-	-	1,500.00	-	1,500.00
100-15350-512110	GROUP INSURANCE LIFE	-	-	255.18	255.18	6,000.00	534.96	6,000.00
100-15350-512111	GROUP INSURANCE VISION	-	-	43.88	43.88	3,000.00	174.64	3,000.00
100-15350-512200	MEDICARE 1.45%	-	-	729.05	789.53	6,000.00	1,419.35	6,000.00
100-15350-512400	PENSION	-	-	20,714.87	22,598.04	30,000.00	17,088.33	30,000.00
100-15350-512600	UNEMPLOYMENT INSURANCE	-	-	-	-	3,000.00	-	-
100-15350-512700	WORKER'S COMPENSATION	-	-	2,321.31	2,321.31	4,500.00	1,475.37	-
100-15350-512800	EMPLOYEE ASSISTANCE PROG.	-	-	-	-	1,500.00	-	1,500.00
100-15350-512851	HRA DEDUCTIBLE	-	-	-	-	6,000.00	-	6,000.00
100-15350-521213	IT Services for Financial Administration	-	-	-	-	-	-	22,000.00
100-15350-521216	IT Services for Public Works	-	-	-	-	-	-	20,000.00
100-15350-521217	IT Services for GOV OS	-	-	-	-	-	-	6,000.00
100-15350-521222	IT TOTAL TECH	-	-	-	-	-	-	10,000.00
100-15350-521351	IT SERVICES (CONTRACTED)	338,164.35	326,838.57	323,669.79	318,306.44	43,250.00	26,140.31	30,000.00
100-15350-521352	IT SERVICES FOR PHONE SYSTEM	182,399.96	229,832.31	248,036.94	261,998.39	84,000.00	143,970.94	140,000.00
100-15350-521353	IT SERVICES FOR INTERNET SERVICES	35,700.00	4,373.62	47,496.42	4,517.16	10,000.00	2,300.86	10,000.00
100-15350-522210	MAINTENANCE AGREEMENTS	-	-	3,246.04	3,246.04	5,000.00	-	5,000.00
100-15350-522340	AT&T CLUB SERVICE	-	-	-	-	-	-	35,000.00
100-15350-522341	COPIER RENTAL	-	-	-	-	1,500.00	-	30,000.00
100-15350-522345	TELECOMMUNICATIONS	-	-	-	-	-	-	25,000.00
100-15350-523500	TRAVEL	-	-	-	-	3,500.00	-	3,500.00
100-15350-523600	DUES & FEES	-	-	-	-	1,500.00	-	1,500.00
100-15350-523700	EDUCATION & TRAINING	-	-	-	-	3,700.00	60.00	3,700.00
100-15350-523851	INTERN HELP	-	-	-	-	-	1,416.00	3,500.00
100-15350-531110	COMPUTER EXPENSE	33,520.13	52,517.86	61,005.55	69,062.40	45,000.00	18,921.20	45,000.00
100-15350-531130	OFFICE SUPPLIES	-	-	575.04	551.43	1,500.00	23.24	1,500.00
100-15350-531140	SUPPLIES & MATERIALS	-	-	1,153.89	1,153.89	2,500.00	291.68	2,500.00
100-15350-531142	HAND TOOLS & SMALL EQUIP	-	-	238.00	238.00	2,000.00	-	2,000.00
100-15350-531750	UNIFORMS	-	-	60.00	60.00	500.00	393.74	500.00
100-15350-541400	Computer NETWORK INFRASTRUCTURE	57,447.56	45,993.62	80,000.00	28,473.29	45,000.00	2,685.63	45,000.00
100-15350-542400	COMPUTER SOFTWARE	-	-	85,821.09	88,260.29	60,000.00	13,082.03	80,000.00
100-15350-542500	EQUIPMENT	-	-	80,000.00	2,308.17	40,000.00	-	30,000.00
Division: 15350 - INFORMATION TECHNOLOGY Total:		**649,582.00**	**661,905.98**	**1,023,309.07**	**876,296.66**	**671,419.07**	**386,286.52**	**891,286.00**

Budget Worksheet

Division: 15400 - HUMAN RESOURCES

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
51 Personal Service	167,623.37	200,857.14	236,658.28	125,450.81	413,203.00
52 Purchased/ Contract Services	493,322.90	476,515.05	335,350.00	309,042.30	560,350.00
53 Supplies	5,087.11	6,904.82	4,850.00	429.16	7,450.00
54 Capital Outlay	-	-	-	-	-
57 Other Costs	-	-	-	-	-
61 Other Financing Uses	-	-	-	-	-
Total Budget	**666,033.38**	**684,277.01**	**576,858.28**	**434,922.27**	**981,003.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
100-15400-511100	REGULAR EMPL. SALARIES	144,875.62	128,797.35	145,163.73	148,017.73	159,205.81	87,645.47	229,575.00
100-15400-512100	GRP INSRNC MEDICAL/DENTAL	32,612.27	21,556.01	27,138.96	26,078.11	35,919.17	18,068.64	35,919.00
100-15400-512110	GROUP INSURANCE LIFE	340.00	406.68	507.60	507.60	466.64	343.86	467.00
100-15400-512111	GROUP INSURANCE VISION	135.00	103.40	144.48	144.48	1,333.33	96.32	1,334.00
100-15400-512200	MEDICARE 1.45%	1,600.00	1,926.10	2,272.78	2,314.17	2,133.33	1,366.31	2,134.00
100-15400-512400	PENSION	20,000.00	14,343.24	21,175.22	23,100.24	30,666.67	17,468.08	30,667.00
100-15400-512600	UNEMPLOYMENT INSURANCE	1,200.00	-	-	-	1,600.00	-	-
100-15400-512700	WORKER'S COMPENSATION	1,000.00	490.59	694.81	694.81	1,333.33	462.13	107,107.00
100-15400-512851	HRA	4,000.00	-	-	-	4,000.00	-	6,000.00
100-15400-521100	CONSULTANT FEES	10,000.00	11,203.25	12,424.90	12,424.90	12,000.00	5,930.78	24,000.00
100-15400-521222	PAYROLL SOFTWARE	-	-	-	-	-	-	30,000.00
100-15400-522210	MAINTENANCE AGEEMENTS	5,000.00	57.16	-	-	500.00	-	500.00
100-15400-522320	RENTAL OF EQUIP & VEHICLE	-	6,316.39	5,874.16	5,874.16	6,400.00	6,000.00	6,000.00
100-15400-522341	COPIER RENTAL	700.00	1,807.00	607.80	607.80	700.00	354.55	-
100-15400-523110	INSURANCE GEN. LIABILITY	190,000.00	334,502.37	240,665.90	353,373.79	185,800.00	222,711.20	360,000.00
100-15400-523300	ADVERTISING	1,500.00	4,584.50	1,711.25	1,711.25	5,000.00	1,484.67	2,500.00
100-15400-523400	PRINTING & BINDING	500.00	187.54	1,086.05	1,086.05	500.00	705.99	500.00
100-15400-523500	TRAVEL	3,500.00	3,159.06	2,699.52	2,699.52	3,500.00	3,408.73	5,000.00
100-15400-523600	DUES & FEES	500.00	609.00	464.00	464.00	700.00	744.75	700.00
100-15400-523700	EDUCATION & TRAINING	10,000.00	2,455.00	(272.00)	2,229.00	3,000.00	525.00	4,000.00
100-15400-523708	TRAINING & DEVELOPMENT	25,000.00	56,100.00	35,875.00	34,350.00	30,000.00	3,500.00	30,000.00
100-15400-523850	PERSONNEL SERVICE	15,000.00	15,790.43	6,634.18	(1,603.82)	15,000.00	13,296.41	20,000.00
100-15400-523851	INTERN HELP	5,000.00	7,306.50	14,940.00	14,940.00	10,000.00	2,340.00	15,000.00
100-15400-523855	CONTRACT SERVICES	5,000.00	1,635.26	2,516.85	1,200.51	2,500.00	1,140.00	2,000.00
100-15400-523909	CREDIT CARD EXPENSES	4,000.00	1,701.31	733.21	733.21	1,500.00	-	1,500.00
100-15400-523930	DRUG TESTING, VACCINES	5,000.00	1,440.00	1,970.00	1,970.00	1,500.00	1,199.00	6,400.00
100-15400-523936	HR EXPENSES	3,000.00	1,819.10	1,402.46	1,402.46	1,500.00	1,936.63	2,000.00
100-15400-523937	HEALTH & WELLNESS	42,000.00	42,544.16	42,920.01	42,920.00	55,000.00	43,533.50	50,000.00
100-15400-523940	POSTAGE	1,000.00	104.87	132.22	132.22	250.00	231.09	250.00
100-15400-531130	OFFICE SUPPLIES	500.00	1,060.39	118.65	191.10	500.00	166.42	500.00
100-15400-531700	MISCELLANEOUS EXPENSE	1,000.00	780.68	968.35	968.35	1,000.00	90.01	1,000.00
100-15400-531701	HOSPITALITY/FOOD/BEVERAGE	4,000.00	2,727.01	5,701.15	5,701.15	3,000.00	172.73	5,600.00
100-15400-531710	CHRISTMAS DECORATIONS	5,000.00	213.45	-	-	250.00	-	250.00
100-15400-531750	UNIFORM	200.00	305.58	44.22	44.22	100.00	-	100.00
Division: 15400 - HUMAN RESOURCES Total:		**547,412.89**	**666,033.38**	**576,315.46**	**684,277.01**	**576,858.28**	**434,922.27**	**981,003.00**

Budget Worksheet

Division: 15650 - GOVERNMENT BUILDINGS/PROPERTY

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
51 Personal Service	220,514.93	221,722.58	278,197.95	156,286.93	248,108.00
52 Purchased/ Contract Services	530,585.08	581,982.94	608,832.00	249,066.24	642,100.00
53 Supplies	310,935.00	215,207.80	115,500.00	86,752.73	183,500.00
54 Capital Outlay	15,452.58	3,939.42	10,000.00	5,000.00	-
Total Budget	**1,077,487.59**	**1,022,852.74**	**1,012,529.95**	**497,105.90**	**1,073,708.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
100-15650-511100	REGULAR EMPL. SALARIES	161,489.29	127,804.24	129,363.67	130,856.07	179,588.88	89,753.18	178,999.00
100-15650-511300	OVERTIME	10,000.00	3,401.78	240.66	240.66	15,000.00	8,506.80	15,000.00
100-15650-512100	GRP INSRNC MEDICAL/DENTAL	92,531.82	69,680.67	40,409.07	64,067.09	40,409.07	38,186.93	40,409.00
100-15650-512110	GROUP INSURANCE LIFE	1,500.00	449.16	479.28	479.28	1,500.00	337.93	1,500.00
100-15650-512111	GROUP INSURANCE VISION	313.00	312.33	333.12	333.12	1,000.00	192.98	1,000.00
100-15650-512200	MEDICARE 1.45%	2,200.00	1,854.60	1,831.78	1,853.42	2,200.00	1,401.11	2,200.00
100-15650-512400	PENSION	22,000.00	15,777.60	20,714.87	22,598.04	30,000.00	17,088.33	3,000.00
100-15650-512700	WORKER'S COMPENSATION	2,500.00	1,234.55	1,294.90	1,294.90	2,500.00	819.67	-
100-15650-512851	HRA, DEDUCTIBLE	3,000.00	-	-	-	6,000.00	-	6,000.00
100-15650-521200	PROFESSIONAL FEES	15,000.00	-	-	-	10,000.00	-	10,000.00
100-15650-521230	ENGINEERING FEES	9,650.00	-	784.00	-	5,000.00	-	5,000.00
100-15650-522210	MAINTENANCE AGREEMENTS	50,000.00	21,309.37	16,404.66	25,943.78	50,000.00	14,523.69	55,000.00
100-15650-522219	LANDSCAPING	175,000.00	279,489.90	271,081.72	271,081.72	330,000.00	155,728.59	330,000.00
100-15650-522220	MAINTENANCE & CLEANING	-	2,748.75	-	7,627.50	5,000.00	2,155.71	5,000.00
100-15650-522224	FOUNTAIN MAINTENANCE	15,000.00	9,967.91	15,885.02	15,885.02	7,500.00	-	7,500.00
100-15650-522230	EQUIPMENT REPAIRS	10,000.00	9,439.31	103.00	-	10,000.00	286.92	-
100-15650-522250	AUTO & TRUCK REPAIR	2,000.00	435.34	8,122.17	8,122.17	1,000.00	120.00	1,000.00
100-15650-522310	Rental of Land and Building	1,000.00	705.72	760.75	760.75	1,000.00	-	1,000.00
100-15650-522318	FACILITY CLEANING POLICE DEPT	-	5,693.55	24,915.37	24,915.37	25,200.00	10,500.00	31,000.00
100-15650-522319	FACILITY CLEANING PW ADMIN	15,000.00	12,539.29	11,071.46	11,071.46	8,520.00	3,550.00	10,000.00
100-15650-522320	RENTAL OF EQUIP & VEHICLE	1,000.00	-	-	-	1,000.00	-	1,000.00
100-15650-522321	FACILITY CLEANING CITY HALL	52,000.00	42,873.33	38,336.00	35,901.50	30,240.00	16,100.00	38,000.00
100-15650-522322	FACILITY CLEANING MMCC	43,000.00	30,536.94	34,968.46	34,968.46	37,200.00	17,875.00	48,000.00
100-15650-522323	FACILITY CLEANING TSCC	15,000.00	9,600.00	6,400.00	6,400.00	8,520.00	3,550.00	10,000.00
100-15650-522324	FACILITY CLEANING MUNICIPAL COURT	21,000.00	7,655.11	8,979.64	8,979.64	10,692.00	4,455.00	15,000.00
100-15650-522325	FACILITY CLEANING MAINTENANCE SHOP	11,000.00	10,500.00	7,713.48	7,713.48	7,680.00	3,200.00	10,000.00
100-15650-522326	FACILITY CLEANING WWTP	8,000.00	6,900.00	8,600.00	8,600.00	7,680.00	3,200.00	9,000.00
100-15650-522333	EQUIPMENT REPAIRS CITY HALL	10,000.00	26,682.46	46,370.24	44,507.19	10,000.00	4,452.96	10,000.00
100-15650-522334	EQUIPMENT REPAIRS MMCC	10,000.00	1,537.25	18,946.48	18,510.40	5,000.00	4,100.25	10,000.00
100-15650-522335	EQUIPMENT REPAIRS TSCC	7,500.00	548.00	11,940.51	11,740.51	3,000.00	755.00	3,000.00
100-15650-522336	EQUIPMENT REPAIRS MUNICIPAL COURT	7,500.00	29,378.20	773.23	327.44	10,000.00	-	10,000.00
100-15650-522337	EQUIPMENT REPAIRS MAINTENANCE SHOP	5,000.00	5,342.32	16,344.10	16,344.10	5,000.00	160.00	5,000.00
100-15650-522338	EQUIPMENT REPAIRS WWTP	5,000.00	639.56	12,265.68	12,006.68	1,000.00	-	1,000.00
100-15650-522339	EQUIPMENT REPAIRS PW ADMIN	5,000.00	8,619.68	1,400.00	1,400.00	5,000.00	200.00	5,000.00
100-15650-522340	EQUIPMENT REPAIRS POLICE DEPARTMENT	-	2,565.88	4,694.30	5,656.77	5,500.00	2,203.49	5,500.00
100-15650-523310	PUBLIC NOTICES	-	-	90.00	90.00	100.00	105.00	100.00
100-15650-523500	TRAVEL	-	1,371.71	2,064.00	2,064.00	2,500.00	850.47	2,500.00
100-15650-523700	EDUCATION & TRAINING	2,500.00	3,165.00	1,365.00	1,365.00	3,500.00	994.16	3,500.00
100-15650-531130	OFFICE SUPPLIES	500.00	199.08	196.56	-	500.00	42.98	500.00
100-15650-531140	SUPPLIES & MATERIALS	10,000.00	2,806.14	2,340.53	2,340.53	1,000.00	3,280.93	5,000.00
100-15650-531142	HAND TOOLS & SMALL EQUIP.	2,500.00	1,156.37	1,848.98	1,848.98	2,500.00	1,070.94	2,500.00
100-15650-531143	SECURITY UPGRADE	35,000.00	210,621.46	10,000.00	92,836.97	25,000.00	14,986.81	85,000.00
100-15650-531224	GA PWR,LIGHTS,TAG OFFICE	3,000.00	2,105.07	10,433.47	10,684.20	3,000.00	9,506.08	5,000.00
100-15650-531225	GA PWR,4640 CITY HALL	75,000.00	89,073.45	97,442.36	102,404.10	78,000.00	54,170.61	78,000.00
100-15650-531271	Admin Vehicles	-	2,446.44	2,270.77	2,270.77	-	1,599.82	-
100-15650-531280	Cable	1,700.00	-	-	-	1,000.00	-	1,000.00
100-15650-531700	MISCELLANEOUS EXPENSE	3,000.00	1,224.48	1,130.00	1,130.00	1,500.00	595.24	1,500.00
100-15650-531720	SIGNS	1,000.00	-	-	-	500.00	-	500.00
100-15650-531740	TIRE EXPENSE	1,000.00	-	553.40	553.40	1,000.00	519.56	1,000.00
100-15650-531750	UNIFORMS	1,850.00	1,302.51	1,158.14	1,138.85	1,500.00	979.76	3,500.00
100-15650-542400	COMPUTER SOFTWARE	5,000.00	3,581.30	3,939.42	3,939.42	5,000.00	5,000.00	-
100-15650-542500	Equipment	15,000.00	-	-	-	5,000.00	-	-
Division: 15650 - GOVERNMENT BUILDINGS/PROPERTY Total:		**979,734.11**	**1,077,487.59**	**896,360.25**	**1,022,852.74**	**1,012,529.95**	**497,105.90**	**1,073,708.00**

Budget Worksheet

Division: 25000 - MUNICIPAL COURT

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
51 Personal Service	251,138.86	329,941.71	339,039.07	232,381.04	396,906.00
52 Purchased/ Contract Services	21,073.78	51,279.37	36,800.00	40,731.77	60,250.00
53 Supplies	18,711.72	19,058.42	10,550.00	9,326.47	11,800.00
54 Capital Outlay	34.77	-	96,536.00	7,317.00	5,000.00
57 Other Costs	66,179.79	272,906.49	154,308.00	187,444.93	292,450.00
61 Other Financing Uses	-	-	-	-	-
TOTAL BUDGET	**357,138.92**	**673,185.99**	**637,233.07**	**477,201.21**	**766,406.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
100-25000-511140	JUDGE	34,900.00	34,899.99	65,000.00	65,000.04	68,200.00	37,916.69	68,600.00
100-25000-511141	SOLICITOR	27,100.00	-	-	-	30,000.00	-	30,000.00
100-25000-511142	COURT CLERK & ASSISTANTS	113,602.76	107,080.77	142,989.74	145,581.09	160,430.00	89,486.22	225,647.00
100-25000-511300	OVERTIME	-	7.10	115.97	115.97	-	143.21	250.00
100-25000-512100	GRP INSRNC MEDICAL/DENTAL	109,878.77	90,123.49	40,409.07	94,853.42	40,409.07	87,118.14	40,409.00
100-25000-512110	GROUP INSURANCE LIFE	2,040.00	361.18	511.47	511.47	2,000.00	392.64	2,000.00
100-25000-512111	GROUP INSURANCE VISION	448.00	405.05	497.00	497.00	1,000.00	444.16	1,000.00
100-25000-512200	MEDICARE 1.45%	4,090.00	1,978.52	2,925.00	2,962.57	3,000.00	1,811.76	3,000.00
100-25000-512400	PENSION	15,800.00	11,331.12	15,881.36	17,325.12	23,000.00	13,101.06	23,000.00
100-25000-512600	UNEMPLOYMENT INSURANCE	2,000.00	-	-	-	2,000.00	-	-
100-25000-512700	WORKER'S COMPENSATION	6,000.00	2,951.54	3,095.03	3,095.03	6,000.00	1,967.16	-
100-25000-512851	HRA, DEDUCTIBLE	3,000.00	2,000.00	-	-	3,000.00	-	3,000.00
100-25000-521221	LEGAL - INDIGENT	5,000.00	1,200.00	250.00	250.00	-	-	2,000.00
100-25000-521225	INTERPRETER	500.00	39.95	5,374.74	2,861.87	1,000.00	910.47	3,000.00
100-25000-521310	COURT SOFTWARE	10,000.00	11,512.56	6,726.90	31,504.34	21,685.00	28,000.12	35,000.00
100-25000-521335	SHREDING	100.00	152.44	100.00	686.50	900.00	652.11	1,400.00
100-25000-522341	COPIER RENTAL	1,800.00	2,821.62	2,757.00	2,757.00	3,000.00	1,893.99	-
100-25000-523220	GEORGIA TECHNOLOGY AUTH.	150.00	77.92	131.33	131.33	150.00	66.78	150.00
100-25000-523310	PUBLIC NOTICES	-	546.00	-	-	-	-	200.00
100-25000-523400	PRINTING & BINDING	1,000.00	164.73	2,684.68	2,433.94	3,450.00	712.65	3,000.00
100-25000-523500	TRAVEL	2,500.00	540.19	840.07	840.07	1,700.00	1,625.08	4,000.00
100-25000-523600	DUES & FEES	1,000.00	55.00	60.00	180.00	1,040.00	413.04	1,500.00
100-25000-523700	EDUCATION & TRAINING	2,500.00	150.00	636.74	636.74	2,000.00	-	3,000.00
100-25000-523850	PERSONNEL SERVICE	-	-	5,000.00	5,427.18	-	2,700.00	1,000.00
100-25000-523851	INTERN HELP	-	-	-	-	-	2,456.00	3,500.00
100-25000-523940	POSTAGE	1,000.00	701.98	2,826.60	2,826.60	1,500.00	1,301.53	2,500.00
100-25000-531130	OFFICE SUPPLIES	1,500.00	1,268.69	1,420.73	1,420.73	2,000.00	974.14	2,000.00
100-25000-531211	NTRL GAS,4545 MUNI COURT	1,000.00	2,166.74	1,798.77	1,798.77	2,700.00	811.48	1,800.00
100-25000-531227	GA PWR,4602 MUNICIPAL CRT	5,550.00	14,637.51	15,312.17	15,448.03	5,550.00	7,540.85	7,000.00
100-25000.531701	HOSPITALITY/FOOD/BEVERAGE	-	-	-	-	-	-	250.00
100-25000-531750	UNIFORMS	350.00	-	81.47	81.47	300.00	-	750.00
100-25000-541200	Site Improvements	-	-	-	-	94,736.00	7,317.00	-
100-25000-542300	FURNITURE & FIXTURES	8,000.00	34.77	-	-	-	-	5,000.00
100-25000-573001	BRAIN & SPINAL INJURY	1,900.00	213.37	1,362.52	1,362.52	1,000.00	505.49	1,400.00
100-25000-573002	STATE PROBATION SYS FUND	800.00	25.00	125.00	125.00	200.00	100.00	200.00
100-25000-573003	FINES 10% JAIL	1,900.00	13,257.69	1,900.00	48,426.27	32,000.00	38,678.38	50,000.00
100-25000-573004	VICTIMS ASSIST. FUND	1,000.00	6,539.77	23,830.38	23,830.38	16,000.00	19,151.76	25,000.00
100-25000-573005	BOND REFUND	12,500.00	4,625.00	-	45,718.20	-	-	50,000.00
100-25000-573006	GA CRIME VICTIM'S FUND	550.00	26.00	208.00	208.00	208.00	156.00	250.00
100-25000-573007	CTY DRUG ABUSE TR AND EDU	6,500.00	153.36	1,885.04	1,885.04	2,900.00	2,134.77	2,900.00
100-25000-573008	P. O. A&B FUND	10,000.00	14,865.80	10,000.00	53,778.25	40,000.00	42,107.11	55,000.00
100-25000-573009	P. O. TRAINING FUND	10,000.00	12,904.74	47,449.01	47,449.01	32,000.00	38,065.41	50,000.00
100-25000-573010	INDIGENT DEFENSE FUND	10,000.00	13,046.34	10,000.00	48,077.94	30,000.00	38,339.19	50,000.00
100-25000-573011	DRIVERS ED/TRAINING FUND	7,500.00	522.72	2,045.88	2,045.88	-	8,206.82	6,700.00
100-25000-573020	WITNESS FEES	500.00	-	-	-	-	-	1,000.00
Division: 25000 - MUNICIPAL COURT Total:		**454,084.53**	**357,138.82**	**416,566.81**	**673,185.99**	**637,233.07**	**477,201.21**	**766,406.00**

Budget Worksheet

Division: 32100 - POLICE ADMINISTRATION

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
51 Personal Service	3,685,106.16	5,704,269.88	6,822,812.03	3,525,545.89	7,694,035.00
52 Purchased/ Contract Services	169,270.24	166,542.77	340,725.00	86,172.25	353,650.00
53 Supplies	552,509.74	450,013.73	377,120.00	233,297.74	468,920.00
54 Capital Outlay	28,474.23	154,484.11	636,342.97	321,741.16	165,000.00
57 Other Costs	-	15,096.00	23,000.00	9,864.50	29,000.00
Total Budget	**4,435,360.37**	**6,490,406.49**	**8,200,000.00**	**4,176,621.54**	**8,710,605.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
100-32100-511100	REGULAR EMPL. SALARIES	2,455,145.62	2,701,530.90	3,852,381.08	3,936,563.50	4,876,012.03	2,414,789.64	5,730,935.00
100-32100-511200	TEMPORARY EMPLOYEES	59,554.66	64,317.55	62,231.61	62,231.61	91,000.00	21,100.24	91,000.00
100-32100-511300	OVERTIME	71,029.85	72,585.25	215,171.52	215,171.52	140,000.00	147,816.60	230,000.00
100-32100-511305	HIDTA OVERTIME	-	-	5,091.21	5,091.21	-	2,180.23	-
100-32100-512100	GRP INSRNC MEDICAL/DENTAL	295,355.31	793,284.95	960,497.35	1,180,151.20	1,442,650.00	799,885.74	1,442,650.00
100-32100-512110	GROUP INSURANCE LIFE	7,905.92	7,905.92	12,939.45	12,939.45	18,150.00	9,061.87	18,150.00
100-32100-512111	GROUP INSURANCE VISION	2,876.62	3,346.09	5,470.21	5,470.21	7,800.00	3,654.74	7,800.00
100-32100-512200	MEDICARE 1.45%	36,919.02	40,544.76	58,834.01	60,054.66	62,000.00	36,928.25	62,000.00
100-32100-512400	PENSION	-	-	86,311.83	94,158.36	111,500.00	63,511.63	111,500.00
100-32100-512600	Unemployment Insurance	-	-	2,190.00	2,190.00	-	-	-
100-32100-512700	WORKER'S COMPENSATION	619.00	1,590.74	120,731.81	120,731.81	73,700.00	26,616.95	-
100-32100-512851	HRA DEDUCTIBLE	-	-	9,516.35	9,516.35	-	-	-
100-32100-521201	PROFESSIONAL FEES	27,518.31	26,018.31	2,094.39	3,107.89	4,500.00	727.00	4,500.00
100-32100-521335	SHREDING	-	-	1,058.26	1,058.26	-	972.55	1,200.00
100-32100-522200	REPAIRS & MAINTENANCE	2,917.17	2,151.24	(3,121.43)	1,096.57	12,500.00	3,996.57	12,500.00
100-32100-522210	MAINTENANCE AGREEMENTS	106.48	27.51	78.97	-	41,000.00	2,400.00	30,000.00
100-32100-522250	AUTO & TRUCK REPAIR	7,858.67	14,299.60	37,362.12	67,543.87	43,000.00	8,143.49	50,000.00
100-32100-522320	RENTAL OF EQUIP & VEHICLE	-	-	986.94	986.94	4,000.00	657.96	14,600.00
100-32100-522341	COPIER RENTAL	1,680.00	1,673.74	5,010.48	5,010.48	5,100.00	2,922.78	-
100-32100-523110	LIABILITY INSURANCE	1,149.75	1,149.75	11,000.00	11,000.00	15,000.00	-	15,000.00
100-32100-523220	GEORGIA TECHNOLOGY AUTH.	200.00	151.36	463.01	463.01	325.00	267.12	600.00
100-32100-523400	PRINTING & BINDING	-	-	3,623.31	3,623.31	550.00	1,406.16	2,000.00
100-32100-523500	TRAVEL	9,683.39	9,683.39	22,296.68	22,426.68	30,750.00	4,696.65	30,750.00
100-32100-523600	DUES & FEES	2,597.50	2,597.50	7,167.42	7,167.42	6,500.00	6,256.56	7,000.00
100-32100-523700	EDUCATION & TRAINING	5,167.60	5,242.60	20,752.23	20,757.22	85,000.00	19,171.00	85,000.00
100-32100-523800	LICENSES	3,756.00	3,756.00	-	-	2,500.00	-	1,500.00
100-32100-523855	CONTRACT SERVICES	4,840.00	3,257.07	5,045.05	6,627.98	10,000.00	20,400.95	20,000.00
100-32100-523860	P O SALARIES - EXTRA DUTY	21,600.00	21,920.00	-	-	68,000.00	-	68,000.00
100-32100-523929	PRE-EMPLOYMENT SCREENING	42,193.10	50,504.48	9,750.00	8,838.25	7,000.00	11,176.16	10,000.00
100-32100-523930	DRUG TESTING, VACCINES	8,805.00	8,085.00	5,585.00	5,585.00	4,000.00	2,910.00	-
100-32100-523940	POSTAGE	254.29	392.69	754.89	754.89	1,000.00	67.30	1,000.00
100-32100-531130	OFFICE SUPPLIES	21,382.66	20,662.33	11,845.98	13,358.19	10,000.00	3,575.62	10,000.00
100-32100-531140	SUPPLIES & MATERIALS	28,100.15	26,657.96	51,581.82	50,391.05	42,000.00	31,469.63	45,000.00
100-32100-531211	NTRL GAS, 4545 MUNI COURT	1,446.97	2,994.53	5,144.55	5,144.55	3,900.00	2,488.13	5,500.00
100-32100-531222	GA POWER ELECTRICITY	10,450.09	12,110.25	25,304.97	25,304.97	12,300.00	14,729.38	25,500.00
100-32100-531270	ENERGY-GASOLINE/DIESEL	85,000.00	121,684.95	227,284.10	227,284.10	175,000.00	115,114.80	250,000.00
100-32100-531290	CABLE	-	-	-	-	1,920.00	-	1,920.00
100-32100-531600	SMALL EQUIPMENT	70,015.82	67,616.97	5,047.38	5,916.09	45,000.00	698.24	25,000.00
100-32100-531700	MISCELLANEOUS EXPENSE	13,867.13	13,436.23	7,405.52	7,405.52	15,000.00	3,309.64	10,000.00
100-32100-531701	HOSPITAL/FOOD/BEVERAGE	-	-	6,371.94	6,371.94	6,000.00	5,115.39	11,000.00
100-32100-531725	PROMOTIONAL ITEMS	10,691.84	10,486.74	8,686.73	8,891.83	10,000.00	1,225.00	10,000.00
100-32100-531740	TIRE EXPENSE	7,441.69	6,909.97	11,047.95	14,844.73	6,000.00	2,481.02	15,000.00
100-32100-531750	UNIFORMS	233,625.00	251,904.35	80,026.38	80,206.38	50,000.00	45,537.06	60,000.00
100-32100-531780	COMMUNITY DONATIONS - POLICE	-	10,093.96	1,966.88	1,966.88	-	7,553.83	-
100-32100-542200	VEHICLES	-	-	129.63	129.63	125,000.00	233,930.74	-
100-32100-542300	FURNITURE & FIXTURES	2,196.35	2,196.35	850.03	850.03	5,000.00	188.15	25,000.00
100-32100-542400	COMPUTER SOFTWARE	-	-	134,712.01	131,767.01	131,342.97	77,623.67	135,000.00
100-32100-542500	EQUIPMENT	31,033.79	26,277.88	22,678.20	21,737.44	375,000.00	9,998.60	5,000.00
100-32100-573008	P. O. A&B FUND	-	-	8,240.00	8,240.00	16,000.00	3,600.00	22,000.00
100-32100-573013	LEGAL DEFENSE FUND	-	-	6,856.00	6,856.00	7,000.00	6,264.50	7,000.00
Division: 32100 - POLICE ADMINISTRATION Total:		**3,611,296.25**	**4,435,360.37**	**6,139,876.32**	**6,490,406.49**	**8,200,000.00**	**4,176,621.54**	**8,710,605.00**

Budget Worksheet

Division: 42200 - PUBLIC WORKS

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
51 Personal Services and Employee Benefit	1,467,394.83	1,525,505.38	1,990,155.33	1,060,559.22	2,213,346.00
52 Purchased/Contracted Services	2,202,619.07	909,911.70	947,700.00	262,018.35	1,008,200.00
53 Supplies	615,667.75	800,854.01	903,500.00	500,705.05	912,500.00
54 Capital Outlays	436,495.39	157,651.42	770,500.00	212,390.27	35,000.00
Total Budget	**4,722,177.04**	**3,393,922.51**	**4,611,855.33**	**2,035,672.89**	**4,169,046.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
100-42200-511100	REGULAR EMPL. SALARIES	1,162,709.04	833,516.70	912,855.39	931,668.47	1,166,892.33	560,960.74	1,503,083.00
100-42200-511300	OVERTIME	35,000.00	21,555.68	33,711.92	33,721.01	35,000.00	14,574.41	35,000.00
100-42200-512100	GRP INSRNC MEDICAL/DENTAL	499,346.95	380,268.23	428,262.81	411,522.21	332,863.00	278,484.33	332,863.00
100-42200-512110	GROUP INSURANCE LIFE	8,500.00	3,178.57	4,111.50	4,111.50	13,500.00	2,594.82	13,500.00
100-42200-512111	GROUP INSURANCE VISION	1,967.68	1,672.86	2,078.89	2,078.89	4,500.00	1,280.18	4,500.00
100-42200-512200	MEDICARE 1.45%	15,400.00	12,219.08	13,494.34	13,767.26	20,400.00	8,225.35	20,400.00
100-42200-512400	PENSION	250,000.00	179,290.44	86,311.83	94,158.36	300,000.00	170,883.37	300,000.00
100-42200-512600	UNEMPLOYMENT INSURANCE	11,000.00	-	-	-	15,000.00	-	-
100-42200-512700	WORKER'S COMPENSATION	62,000.00	31,520.37	34,058.91	34,058.91	62,000.00	20,427.25	-
100-42200-512851	HRA, DEDUCTIBLE	34,000.00	4,172.90	418.77	418.77	40,000.00	3,128.77	4,000.00
100-42200-521201	PROFESSIONAL	90,000.00	-	-	-	25,000.00	6,990.00	25,000.00
100-42200-521230	ENGINEERING FEES	22,800.00	2,560.00	-	-	25,000.00	216.00	3,000.00
100-42200-522000	ROW LANDSCAPING	300,000.00	209,178.48	249,974.60	340,796.12	400,000.00	144,667.43	400,000.00
100-42200-522150	SURVEILLANCE CAMERAS	13,500.00	-	-	-	13,500.00	-	-
100-42200-522210	MAINTENANCE AGREEMENTS	6,000.00	171.49	-	-	5,000.00	616.00	5,000.00
100-42200-522220	MAINTENANCE & CLEANING	5,000.00	-	4,305.00	4,305.00	3,000.00	1,983.50	3,000.00
100-42200-522224	TRAFFIC SIGNAL MAINTENANCE	-	-	-	-	-	-	75,000.00
100-42200-522230	EQUIPMENT REPAIRS	32,000.00	40,379.40	21,615.08	19,947.34	35,000.00	27,107.27	35,000.00
100-42200-522241	LMIG S013642-PRC,3 STRTS	1,837,276.97	1,826,918.66	324,114.00	310,282.00	288,000.00	4,723.50	300,000.00
100-42200-522242	STREET/TRACK MAIN. & REP.	20,000.00	21,290.00	39,028.44	39,028.44	20,000.00	7,914.75	20,000.00
100-42200-522250	AUTO & TRUCK REPAIR	30,000.00	17,305.52	20,341.96	19,185.39	15,000.00	8,273.05	15,000.00
100-42200-522253	DAMAGE TO CITIZEN VEHICLE	2,500.00	700.00	879.00	879.00	2,500.00	12,011.93	2,500.00
100-42200-522320	RENTAL OF EQUIP & VEHICLE	5,000.00	375.25	1,800.00	1,847.27	5,000.00	-	5,000.00
100-42200-522341	COPIER RENTAL	-	1,979.81	3,272.04	3,272.04	5,000.00	1,680.07	-
100-42200-523245	TELECOMMUNICATIONS	14,000.00	12,924.70	12,809.93	12,809.93	5,000.00	7,620.22	-
100-42200-523310	PUBLIC NOTICES	-	394.00	1,266.00	1,266.00	100.00	-	100.00
100-42200-523400	PRINTING & BINDING	-	-	1,234.22	1,234.22	100.00	224.08	100.00
100-42200-523500	TRAVEL	3,500.00	2,338.74	2,302.52	2,302.52	3,500.00	2,695.92	3,500.00
100-42200-523600	DUES & FEES	1,000.00	586.00	377.00	377.00	1,000.00	-	1,000.00
100-42200-523700	EDUCATION & TRAINING	5,500.00	4,013.00	1,470.00	1,470.00	7,500.00	3,404.20	7,500.00
100-42200-523850	PERSONNEL SERVICE	50,000.00	60,648.02	153,982.31	149,106.36	80,000.00	31,767.43	100,000.00
100-42200-523851	UTILITY PROTECTION SERV.	5,000.00	-	-	-	5,000.00	-	5,000.00
100-42200-523930	DRUG TESTING, VACCINES	3,500.00	856.00	395.00	395.00	1,000.00	123.00	-
100-42200-523960	REIMBURSEMENT/REPAIRS	2,500.00	-	1,374.05	1,374.05	2,500.00	-	2,500.00
100-42200-531130	OFFICE SUPPLIES	1,000.00	1,442.22	941.86	929.05	1,000.00	627.50	1,000.00
100-42200-531140	SUPPLIES & MATERIALS	20,000.00	14,706.48	11,256.36	13,065.32	15,000.00	11,628.14	15,000.00
100-42200-531142	HAND TOOLS & SMALL EQUIP.	12,900.00	9,487.45	7,439.06	7,439.06	15,000.00	13,627.67	15,000.00
100-42200-531145	MOSQUITO SPRAYING	1,000.00	625.00	625.00	625.00	1,500.00	85.00	1,500.00
100-42200-531211	NTRL GAS,4545 MUNI COURT	8,500.00	9,553.77	8,704.22	8,704.22	9,000.00	3,736.94	9,000.00
100-42200-531222	GA POWER ELECTRICITY	20,000.00	30,444.99	36,987.79	37,389.23	21,000.00	19,334.37	21,000.00
100-42200-531233	STREET LIGHTS, OUTSIDE	450,000.00	465,693.92	450,000.00	621,990.13	750,000.00	405,268.00	750,000.00
100-42200-531270	ENERGY-GASOLINE/DIESEL	45,000.00	57,103.47	56,295.77	56,495.77	45,000.00	31,428.48	50,000.00
100-42200-531700	MISCELLANEOUS EXPENSE	1,500.00	792.28	478.01	478.01	2,500.00	80.02	2,500.00
100-42200-531710	CHRISTMAS DECORATIONS	15,000.00	162.79	-	-	15,000.00	-	15,000.00
100-42200-531720	SIGNS	16,500.00	11,945.75	10,000.00	33,254.07	10,000.00	3,955.96	10,000.00
100-42200-531740	TIRE EXPENSE	7,500.00	2,448.65	11,371.15	11,371.15	7,500.00	2,013.04	7,500.00
100-42200-531750	UNIFORMS	17,200.00	11,260.98	8,351.32	9,113.00	11,000.00	8,919.93	15,000.00
100-42200-541305	BUILDING - BAYS	-	-	-	-	-	7,602.00	
100-42200-541403	PAVING	25,000.00	24,392.52	-	-	25,000.00	-	-
100-42200-541404	SIDEWALKS	165,000.00	361,429.00	306.87	1,888.00	300,000.00	5,270.00	-
100-42200-542200	VEHICLES	50,000.00	-	131,756.00	131,756.00	240,000.00	-	-
100-42200-542400	COMPUTER SOFTWARE	5,500.00	3,581.30	3,939.42	3,939.42	5,500.00	5,111.21	35,000.00
100-42200-542500	EQUIPMENT	57,100.00	47,092.57	10,079.00	20,068.00	200,000.00	194,407.06	-
Division: 42200 - PUBLIC WORKS Total:		**5,448,700.64**	**4,722,177.04**	**3,104,411.36**	**3,393,922.51**	**4,611,855.33**	**2,035,672.89**	**4,169,046.00**

Budget Worksheet

Division: 61900 - CITY EVENTS

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
51 Personal Service	1,000.00	-	-	-	-
52 Purchased/ Contract Services	12,132.87	22,020.00	30,000.00	0.00	35,000.00
53 Supplies	696,656.75	260,562.97	540,000.00	176,921.92	635,000.00
54 Capital Outlay	-	-	-	-	-
57 Other Costs	-	-	-	-	-
61 Other Financing Uses	-	-	-	-	-
Total Budget	**709,789.62**	**282,582.97**	**570,000.00**	**176,921.92**	**670,000.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
100-61900-523300	ADVERTISING	5,000.00	11,750.00	21,620.00	22,020.00	30,000.00	-	35,000.00
100-61900-531701	HOSPITALITY	1,500.00	4,095.32	4,500.00	4,500.00	1,500.00	1,353.88	1,500.00
100-61900-531705	HOLIDAY FEST/TREE LIGHTING	35,000.00	37,667.40	25,189.61	15,858.90	40,000.00	1,289.81	40,000.00
100-61900-531710	CHRISTMAS DECORATIONS	10,000.00	9,675.00	9,753.00	13,050.00	10,000.00	-	15,000.00
100-61900-531720	SIGNS	5,000.00	176.13	-	-	3,000.00	-	4,500.00
100-61900-531727	MEMORIAL DAY MARCH	6,000.00	4,898.63	1,529.00	2,010.65	4,000.00	3,875.20	5,000.00
100-61900-531731	PRETTY IN PINK	10,000.00	43,307.02	20,901.84	18,647.84	25,000.00	4,950.00	37,500.00
100-61900-531732	CAREER FAIRS	1,500.00	2,035.13	1,216.32	981.32	1,500.00	301.43	2,000.00
100-61900-531733	9/11 CEREMONY	1,000.00	1,621.24	4,071.54	4,071.54	-	-	4,500.00
100-61900-531734	BRIDGEFEST	35,000.00	212,022.25	83,578.93	75,048.44	120,000.00	24,550.00	150,000.00
100-61900-531736	FOOD TRUCKS	20,000.00	40,037.33	25,627.94	25,151.82	40,000.00	23,015.74	40,000.00
100-61900-531737	VETERAN'S DAY PARADE	10,000.00	5,664.45	9,888.85	9,318.72	10,000.00	-	15,000.00
100-61900-531757	BACK TO SCHOOL	10,000.00	22,855.04	12,499.32	11,953.32	13,000.00	5,225.00	15,000.00
100-61900-531758	JULY 4TH EVENT	50,000.00	135,532.43	73,700.84	64,069.83	140,000.00	70,973.00	150,000.00
100-61900-531759	JUNETEENTH EVENT	12,500.00	15,038.70	6,494.60	10,900.60	120,000.00	40,245.00	140,000.00
100-61900-531760	VOLUNTEER GALA	10,000.00	9,492.93	4,999.99	4,999.99	12,000.00	1,142.86	15,000.00
100-61900-531761	HISPANIFEST	-	25,000.00	(19,983.15)	-	-	-	
100-61900-542200	VEHICLES	-	-	-	-	-	-	
Division: 61900 - CITY EVENTS Total:		**280,000.00**	**709,789.62**	**284,500.00**	**282,582.97**	**570,000.00**	**176,921.92**	**670,000.00**

Budget Worksheet

Stockbridge
Where Community Connects

Division: 62200 - PARKS

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
51 Personal Service	-	2,089.00	-	-	-
52 Purchased/ Contract Services	21,963.51	55,617.33	139,100.00	17,619.31	21,000.00
53 Supplies	164,665.47	168,492.01	41,900.00	88,280.96	184,500.00
54 Capital Outlay	5,481.30	14,439.45	-	319.00	15,500.00
Total Budget	**192,110.28**	**240,637.79**	**181,000.00**	**106,219.27**	**221,000.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
100-62200-522151	SURVEILLANCE CAMERAS-REEVES CREEK TRAIL	5,500.00	-	-	-	5,500.00	-	-
100-62200-522152	SURVEILLANCE CAMERAS-MEMORIAL PARK	37,500.00	-	-	-	37,500.00	-	-
100-62200-522153	SURVEILLANCE CAMERAS-CLARK PARK	37,500.00	-	-	-	37,500.00	-	-
100-62200-522154	SURVEILLANCE CAMERAS-GARDNER PARK	27,500.00	-	-	-	27,500.00	-	-
100-62200-522224	FOUNTAIN MAINTENANCE	25,000.00	-	-	-	15,000.00	6,177.00	15,000.00
100-62200-522225	BRIDGE MAINTENANCE	25,000.00	-	1,385.00	1,385.00	5,000.00	-	5,000.00
100-62200-522230	EQUIPMENT REPAIRS	5,000.00	13,954.73	43,161.00	43,161.01	6,000.00	4,256.22	-
100-62200-522250	AUTO & TRUCK REPAIR	3,000.00	-	86.95	86.95	-	-	-
100-62200-523220	GEORGIA TECHNOLOGY AUTH.	1,000.00	289.80	289.80	289.80	600.00	144.90	1,000.00
100-62200-523240	AT&T CLUB SERVICE	4,500.00	7,718.98	10,694.57	10,694.57	4,500.00	7,041.19	-
100-62200-531140	SUPPLIES & MATERIALS	25,000.00	9,465.51	13,798.65	13,708.75	13,400.00	6,005.76	20,000.00
100-62200-531142	HAND TOOLS & SMALL EQUIP.	3,500.00	113.96	360.59	360.59	3,500.00	-	5,000.00
100-62200-531222	GA POWER ELECTRICITY	25,000.00	153,961.00	86,250.98	153,297.67	25,000.00	80,950.20	155,000.00
100-62200-531700	MISCELLANEOUS EXPENSE	-	1,125.00	1,125.00	1,125.00	-	1,325.00	4,500.00
100-62200-541209	IMPROVEMENTS	35,000.00	1,900.00	10,819.00	10,500.00	-	319.00	5,500.00
100-62200-542400	COMPUTER SOFTWARE	4,500.00	3,581.30	3,939.45	3,939.45	-	-	
100-62200-542500	EQUIPMENT	35,000.00	-	13,500.00	-	-	-	10,000.00
100-62200-542502	MISCELLANEOUS	-	-	-	-	-	-	
Division: 62200 - PARKS Total:		**357,500.00**	**192,110.28**	**187,499.99**	**240,637.79**	**181,000.00**	**106,219.27**	**221,000.00**

Budget Worksheet

Stockbridge
Where Community Connects

Division: 72000 - PERMITTING DEVELOPMENT

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
51 Personal Service	204,837.56	207,946.35	459,175.39	212,875.47	385,259.00
52 Purchased/ Contract Services	381,895.21	656,423.51	359,400.00	69,175.55	273,000.00
53 Supplies	2,579.86	26,263.13	8,000.00	2,612.47	9,000.00
54 Capital Outlay	-	-	58,000.00	6,098.84	3,000.00
Total Budget	**589,312.63**	**890,632.99**	**884,575.39**	**290,762.33**	**670,259.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
100-72000-511100	REGULAR EMPL. SALARIES	137,827.50	136,590.97	136,590.87	133,026.25	402,686.01	132,994.31	332,769.00
100-72000-511300	OVERTIME	-	-	-	-	-	335.16	-
100-72000-512100	GRP INSRNC MEDICAL/DENTAL	61,309.30	57,128.78	58,614.17	56,322.97	26,939.38	64,756.47	26,940.00
100-72000-512110	GROUP INSURANCE LIFE	550.00	489.00	550.00	490.43	550.00	549.73	550.00
100-72000-512111	GROUP INSURANCE VISION	257.00	259.76	1,000.00	132.44	1,000.00	265.88	1,000.00
100-72000-512200	MEDICARE 1.45%	1,000.00	1,929.46	1,845.22	1,882.57	1,000.00	1,926.00	1,000.00
100-72000-512400	PENSION	10,400.00	7,458.48	20,000.00	15,065.28	20,000.00	11,392.22	20,000.00
100-72000-512600	UNEMPLOYMENT INSURANCE	2,000.00	-	2,000.00	-	2,000.00	-	-
100-72000-512700	WORKER'S COMPENSATION	2,000.00	981.11	2,000.00	1,026.41	2,000.00	655.70	-
100-72000-512851	HRA DEDUCTIBLE	3,000.00	-	3,000.00	-	3,000.00	-	3,000.00
100-72000-521200	PROFESSIONAL FEES	-	-	-	-	10,000.00	-	5,000.00
100-72000-521202	CONSULTING SERVICES - BSD	400,000.00	374,366.15	355,427.38	584,371.98	294,600.00	18,811.10	-
100-72000-521203	CONSULTING SERVICES - ENGINEERING	100,000.00	-	66,175.00	56,063.75	54,000.00	19,000.00	100,000.00
100-72000-521310	SOFTWARE	7,300.00	-	-	-	17,600.00	17,547.35	110,000.00
100-72000-522210	MAINTENANCE AGREEMENT	6,000.00	4,219.95	13,650.00	-	(1,500.00)	-	-
100-72000-522250	AUTO & TRUCK REPAIR	-	-	863.80	1,798.67	1,000.00	878.84	5,000.00
100-72000-522341	COPIER RENTAL	500.00	63.26	525.00	-	600.00	-	-
100-72000-523400	PRINTING & BINDING	3,000.00	322.83	750.00	217.51	500.00	169.24	500.00
100-72000-523500	TRAVEL	2,500.00	1,442.02	1,200.00	862.00	1,000.00	1,389.08	6,000.00
100-72000-523600	DUES & FEES	1,000.00	-	25.00	25.00	500.00	262.50	5,000.00
100-72000-523700	EDUCATION & TRAINING	2,500.00	1,349.00	1,500.00	440.00	1,000.00	533.00	-
100-72000-523850	PERSONNEL SERVICES	-	-	10,000.00	12,417.99	34,300.00	6,184.53	36,000.00
100-72000-523851	INTERN HELP	-	-	-	-	-	4,400.00	3,500.00
100-72000-523940	POSTAGE	2,000.00	-	750.00	226.61	100.00	-	2,000.00
100-72000-531100	GEN SUPPLIES & MAT	1,000.00	102.58	136.20	-	500.00	1,465.06	1,500.00
100-72000-531140	SUPPLIES AND MATERIALS	-	-	2,201.18	2,201.18	500.00	230.50	2,500.00
100-72000-531270	ENERGY-GASOLINE/DIESEL	900.00	2,477.28	2,514.43	2,514.43	3,000.00	916.91	4,000.00
100-72000-531750	UNIFORMS	700.00	-	700.00	495.92	700.00	-	1,000.00
100-72000-542200	VEHICLES	-	-	-	-	-	-	-
100-72000-542300	FURNITURE & FIXTURES	500.00	-	-	-	7,000.00	6,098.84	3,000.00
Division: 72000 - PERMITTING DEVELOPMENT Total:		**749,443.80**	**589,312.63**	**703,590.25**	**890,632.99**	**884,575.39**	**290,762.42**	**670,259.00**

Budget Worksheet

Division: 74100 - PLANNING & ZONING

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
51 Personal Service	489,112.92	432,670.62	557,574.92	246,595.51	556,210.00
52 Purchased/ Contract Services	37,440.72	107,784.42	50,675.00	29,269.78	171,850.00
53 Supplies	4,390.94	4,838.53	5,950.00	3,179.44	12,200.00
84 - Capital Outlay	-	-	-	-	3,500.00
Total Budget	**530,944.58**	**545,293.57**	**614,199.92**	**279,044.73**	**743,760.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
100-74100-511100	REGULAR SALARIES	373,831.42	362,262.26	388,049.14	320,873.45	386,526.47	178,792.96	409,162.00
100-74100-512100	GRP INSRNC MEDICAL/DENTAL	119,628.88	70,021.68	55,541.94	53,370.83	67,348.45	25,455.50	67,348.00
100-74100-512110	GROUP INSURANCE LIFE	3,300.00	886.40	784.68	784.68	3,300.00	478.75	3,300.00
100-74100-512111	GROUP INSURANCE VISION	460.00	372.57	409.12	409.12	1,000.00	216.11	1,000.00
100-74100-512200	MEDICARE 1.45%	3,630.00	5,115.69	3,600.00	4,474.46	3,600.00	2,515.92	3,600.00
100-74100-512400	PENSION	61,800.00	44,320.56	61,800.00	46,551.85	61,800.00	35,201.95	61,800.00
100-74100-512600	UNEMPLOYMENT INSURANCE	12,000.00	-	12,000.00	-	12,000.00	-	-
100-74100-512700	WORKER'S COMPENSATION	12,000.00	5,903.00	12,000.00	6,206.23	12,000.00	3,934.32	-
100-74100-512851	HRA DEDUCTIBLE	12,000.00	230.76	723.96	-	10,000.00	-	10,000.00
100-74100-521150	ZONING BOARD STIPEND	5,000.00	1,700.00	1,975.00	2,075.00	4,100.00	1,225.00	5,600.00
100-74100-521200	PROFESSIONAL FEES	5,000.00	16,760.00	75,000.00	95,889.60	11,034.07	2,067.98	100,000.00
100-74100-521300	TECHNICAL SERVICES	1,000.00	-	-	-	2,695.93	1,365.00	3,000.00
100-74100-521310	SOFTWARE	4,000.00	-	-	-	13,770.00	12,272.34	-
100-74100-522210	MAINTENANCE AGREEMENTS	8,000.00	57.16	-	-	-	-	-
100-74100-522250	AUTO & TRUCK REPAIR	2,101.96	-	-	-	400.00	-	2,000.00
100-74100-522341	COPIER RENTAL	601.96	781.02	525.00	1,771.80	1,000.00	2,441.88	-
100-74100-523300	ADVERTISEMENT	5,000.00	3,634.00	846.00	1,071.00	4,000.00	916.00	5,000.00
100-74100-523400	PRINTING & BINDING	4,103.34	4,103.34	2,300.00	3,765.43	4,000.00	5,065.58	4,000.00
100-74100-523500	TRAVEL	6,197.99	6,927.16	1,125.14	1,125.14	4,500.00	15.00	10,000.00
100-74100-523501	ZONING ADVISORY BOARD TRAVEL	2,000.00	-	-	-	-	-	2,000.00
100-74100-523600	DUES & FEES	2,250.00	236.00	46.00	46.00	775.00	-	2,250.00
100-74100-523700	EDUCATION & TRAINING	2,543.93	2,543.93	1,520.00	1,520.00	3,500.00	3,695.00	6,000.00
100-74100-523701	ZONING ADVISORY BD ED & TRAININ(	1,000.00	-	190.00	190.00	400.00	190.00	1,000.00
100-74100-523850	PERSONNEL SERVICES	-	-	-	-	-	-	25,000.00
100-74100-523851	INTERN HELP	-	-	-	-	-	-	3,500.00
100-74100-523940	POSTAGE	2,000.00	698.11	330.45	330.45	500.00	16.00	2,500.00
100-74100-531100	SUPPLIES & MATERIALS	3,612.70	3,732.50	1,920.70	1,920.70	3,500.00	1,785.66	3,500.00
100-74100-531270	ENERGY-GASOLINE/DIESEL	1,000.00	-	-	-	1,000.00	-	1,500.00
100-74100-531400	BOOKS & PERIODICALS	-	-	-	-	-	-	1,200.00
100-74100-531600	SMALL EQUIPMENT - NON-CAPITAL	2,000.00	-	-	-	750.00	-	2,500.00
100-74100-531701	HOSPITALITY/FOOD/BEVERAGE	600.00	261.66	657.36	657.36	300.00	1,304.66	2,000.00
100-74100-531750	UNIFORMS	800.00	396.78	66.67	66.47	400.00	89.12	1,500.00
100-74100-542300	FURNITURE & FIXTURES	1,440.08	-	-	-	-	-	3,500.00
100-74100-542400	COMPUTER SOFTWARE	-	-	-	-	-	-	-
Division: 74100 - PLANNING & ZONING Total:		**669,300.30**	**530,944.58**	**621,411.16**	**545,293.57**	**614,199.92**	**279,044.73**	**743,760.00**

Budget Worksheet

Division: 75100 - ECONOMIC DEVELOPMENT

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
51 Personal Service	74,458.91	161,516.87	243,539.19	97,141.92	378,459.00
52 Purchased/ Contract Services	85,970.60	49,413.40	92,000.00	12,659.28	71,250.00
53 Supplies	-	5,436.91	4,750.00	2,523.20	4,250.00
54 Capital Outlay	-	-	10,200.00	3,028.50	10,200.00
Total Budget	**160,429.51**	**216,367.18**	**350,489.19**	**115,352.90**	**464,159.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
100-75100-511100	REGULAR SALARIES	77,961.72	49,584.30	110,229.68	117,821.64	146,280.12	57,323.45	293,200.00
100-75100-511300	OVERTIME	-	-	-	159.59	-	553.20	-
100-75100-512100	GRP INSRNC MEDICAL/DENTAL	15,165.69	15,561.35	13,469.69	32,544.62	40,409.07	18,550.08	40,409.00
100-75100-512110	GROUP INSURANCE LIFE	550.00	165.97	360.28	360.28	1,650.00	220.09	1,650.00
100-75100-512111	GROUP INSURANCE VISION	68.00	69.96	156.76	156.76	3,000.00	91.60	3,000.00
100-75100-512200	MEDICARE 1.45%	1,100.00	709.50	1,100.00	1,688.97	3,300.00	835.33	3,300.00
100-75100-512400	PENSION	10,300.00	7,386.72	7,112.05	7,758.60	30,900.00	17,601.01	30,900.00
100-75100-512600	UNEMPLOYMENT INSURANCE	2,000.00	-	-	-	6,000.00	-	-
100-75100-512700	WORKER'S COMPENSATION	2,000.00	981.11	1,026.41	1,026.41	6,000.00	1,967.16	-
100-75100-512851	HRA DEDUCTIBLE	1,000.00	-	-	-	6,000.00	-	6,000.00
100-75100-521200	PROFESSIONAL SERVICES	55,000.00	81,100.00	15,000.00	40,296.80	20,000.00	9,676.00	30,000.00
100-75100-522341	Copier Rental	-	-	-	-	1,000.00	-	-
100-75100-523240	AT&T Club Service	-	-	-	-	3,000.00	-	-
100-75100-523400	PRINTING & BINDING	1,500.00	-	429.25	429.25	1,000.00	-	500.00
100-75100-523500	TRAVEL	2,500.00	1,363.03	2,191.82	2,191.82	5,000.00	47.03	5,000.00
100-75100-523600	DUES & FEES	1,600.00	855.00	1,450.00	1,450.00	2,000.00	780.00	2,000.00
100-75100-523700	EDUCATION & TRAINING	5,000.00	420.00	2,500.00	2,551.78	5,000.00	75.00	5,000.00
100-75100-523708	Ed Incentives	-	-	-	-	50,000.00	-	25,000.00
100-75100-523851	INTERN HELP	-	-	2,493.75	2,493.75	4,500.00	2,081.25	3,500.00
100-75100-523940	POSTAGE	500.00	-	-	-	500.00	-	250.00
100-75100-531140	SUPPLIES & MATERIALS	1,000.00	-	1,000.00	1,908.28	1,500.00	332.55	1,500.00
100-75100-531701	HOSPITALITY/FOOD/BEVERAGE	1,000.00	-	2,500.00	2,808.90	3,000.00	2,190.65	2,500.00
100-75100-531750	UNIFORMS	-	-	200.00	209.16	250.00	-	250.00
100-75100-542400	Computer Software	-	-	-	-	10,200.00	3,028.50	10,200.00
Division: 75100 - ECONOMIC DEVELOPMENT Total:		**178,245.41**	**160,429.51**	**161,219.69**	**216,367.18**	**350,489.19**	**115,352.90**	**464,159.00**

Budget Worksheet

Division: 75500 - Main Street Program

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
51 Personal Service	175,752.50	172,511.77	182,942.89	83,826.88	204,559.00
52 Purchased/ Contract Services	18,409.68	26,101.11	34,825.00	16,297.70	30,000.00
53 Supplies	20,105.88	15,062.40	20,845.00	9,004.18	21,500.00
54 Capital Outlay	-	-	-	-	-
Total Budget	**214,268.06**	**213,675.28**	**238,612.89**	**109,128.76**	**256,059.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
100-75500-511100	REGULAR SALARIES	118,585.70	121,990.19	115,623.74	114,702.54	127,083.51	53,237.60	150,000.00
100-75500-511300	OVERTIME	-	-	-	-	-	21.63	500.00
100-75500-512100	GRP INSRNC MEDICAL/DENTAL	45,244.44	41,022.42	39,420.60	37,879.67	26,939.38	17,678.70	26,939.00
100-75500-512110	GROUP INSURANCE LIFE	620.00	426.36	457.92	457.92	620.00	214.58	620.00
100-75500-512111	GROUP INSURANCE VISION	257.00	189.92	203.88	203.88	1,000.00	81.07	1,000.00
100-75500-512200	MEDICARE 1.45%	1,500.00	1,658.08	1,553.26	1,586.67	1,500.00	807.67	1,500.00
100-75500-512400	PENSION	13,800.00	9,896.88	13,809.84	15,065.28	20,000.00	11,392.22	20,000.00
100-75500-512600	UNEMPLOYMENT INSURANCE	600.00	-	-	-	600.00	-	-
100-75500-512700	WORKER'S COMPENSATION	1,155.00	568.65	615.81	615.81	1,200.00	393.41	-
100-75500-512851	HRA, DEDUCTIBLE	2,000.00	-	2,000.00	2,000.00	4,000.00	-	4,000.00
100-75500-521200	PROFESSIONAL FEES	5,000.00	5,379.00	2,705.00	2,602.50	5,000.00	2,458.89	5,000.00
100-75500-522341	COPIER RENTAL	2,000.00	1,721.59	1,670.40	1,670.40	1,700.00	974.40	-
100-75500-523240	AT&T CLUB SERVICE	-	-	6,159.69	6,159.69	3,000.00	3,783.37	-
100-75500-523400	PRINTING & BINDING	2,500.00	1,243.24	1,581.23	1,581.23	2,500.00	493.46	2,000.00
100-75500-523500	TRAVEL	5,000.00	4,155.50	5,339.83	5,339.83	5,000.00	427.75	5,500.00
100-75500-523520	MAIN STREET BOARD TRAVEL	7,200.00	-	436.22	436.22	3,500.00	773.58	3,500.00
100-75500-523600	DUES & FEES	1,500.00	918.75	868.00	868.00	1,300.00	750.00	1,300.00
100-75500-523700	EDUCATION & TRAINING	3,000.00	2,194.95	2,107.50	2,107.50	3,050.00	680.00	3,000.00
100-75500-523720	MAIN STREET BOARD EDUCATION & TRAINING	4,200.00	1,255.00	1,600.00	1,600.00	3,575.00	605.00	3,500.00
100-75500-523851	INTERN HELP	2,000.00	-	1,987.50	1,987.50	2,000.00	4,856.25	2,000.00
100-75500-523940	POSTAGE	200.00	146.90	109.24	109.24	200.00	-	200.00
100-75500-523945	WEB SITE	3,000.00	594.00	1,639.00	1,639.00	4,000.00	495.00	4,000.00
100-75500-531140	SUPPLIES & MATERIALS	2,000.00	1,762.79	1,665.77	1,665.77	2,000.00	393.73	2,000.00
100-75500-531227	GA PWR, MAIN STREET	-	-	7,209.64	7,318.85	5,000.00	3,540.16	6,000.00
100-75500-531701	HOSPITALITY/FOOD/BEVERAGE	5,000.00	2,323.62	1,364.58	1,364.58	3,500.00	920.35	3,000.00
100-75500-531707	ENTERTAINMENT	10,000.00	9,848.46	3,010.22	3,010.22	5,000.00	3,781.53	5,000.00
100-75500-531724	DOWNTOWN BEAUTIFICATION	12,000.00	335.00	217.10	217.10	2,000.00	-	2,000.00
100-75500-531725	PROMOTIONAL SUPPLIES	6,000.00	5,419.78	1,394.90	1,394.90	2,500.00	316.57	2,500.00
100-75500-531750	Uniforms	1,200.00	416.23	90.98	90.98	845.00	51.84	1,000.00
100-75500-542300	FURNITURE & FIXTURES	-	-	-	-	-	-	-
Division: 75500 - Main Street Program Total:		**260,562.14**	**214,268.06**	**214,303.89**	**213,675.28**	**238,612.89**	**109,128.76**	**256,059.00**

Budget Worksheet

Division: 75700 - GIS/PLANNING

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
51 Personal Service	88,763.04	76,367.27	93,862.69	52,269.64	99,674.00
52 Purchased/ Contract Services	26,102.03	1,263.38	19,450.00	8,984.08	23,200.00
53 Supplies	4,983.03	24,703.49	3,200.00	-	3,100.00
54 Capital Outlay	-	-	-	-	-
Total Budget	**119,848.10**	**102,334.14**	**116,512.69**	**61,253.72**	**125,974.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
100-75700-511100	REGULAR EMPLOYEE SALARIES	67,303.06	66,685.31	66,685.43	58,801.23	68,393.00	38,142.31	75,404.00
100-75700-512100	GRP INSUR MEDICAL / DENTAL	15,266.32	14,254.61	11,467.24	11,018.99	13,469.69	9,286.25	13,470.00
100-75700-512110	GROUP INSURANCE LIFE	150.00	448.76	480.57	480.57	300.00	386.32	300.00
100-75700-512111	GROUP INSURANCE VISION	68.00	67.28	66.22	66.22	1,000.00	42.14	1,000.00
100-75700-512200	MEDICARE 1.45%	900.00	965.90	832.86	851.33	1,000.00	546.28	1,000.00
100-75700-512400	PENSION	8,500.00	6,095.88	4,488.22	4,896.24	6,500.00	3,702.44	6,500.00
100-75700-512600	UNEMPLOYMENT INSURANCE	700.00	-	-	-	700.00	-	-
100-75700-512700	WORKERS' COMPENSATION	500.00	245.30	252.69	252.69	500.00	163.90	-
100-75700-512851	HRA DEDUCTABLE	1,000.00	-	-	-	2,000.00	-	2,000.00
100-75700-521200	PROFESSIONAL SERVICES	10,000.00	14,448.75	(7,168.75)	(7,168.75)	2,000.00	-	10,000.00
100-75700-521300	Technical Services	5,293.34	5,146.67	5,380.00	5,380.00	5,600.00	3,766.67	-
100-75700-521310	SOFTWARE	5,200.00	-	-	-	1,500.00	4,235.81	8,000.00
100-75700-522341	COPIER RENTAL	1,728.51	1,767.00	1,609.44	1,609.44	1,700.00	938.84	-
100-75700-523400	PRINTING & BINDING	1,000.00	561.69	1,442.69	1,442.69	2,000.00	42.76	1,500.00
100-75700-523500	TRAVEL	1,000.00	-	-	-	1,200.00	-	1,500.00
100-75700-523600	DUES & FEES	600.00	-	(295.00)	-	250.00	-	700.00
100-75700-523700	EDUCATION & TRAINING	278.74	350.00	-	-	1,200.00	-	1,500.00
100-75700-531110	COMPUTER EXPENSE	-	-	18,565.12	22,941.00	-	-	-
100-75700-531140	SUPPLIES & MATERIALS	5,400.00	4,983.03	1,766.00	1,742.00	3,000.00	-	2,500.00
100-75700-531725	PROMOTIONAL ITEMS	-	-	-	-	-	-	300.00
100-75700-531750	UNIFORMS	150.00	-	20.49	20.49	200.00	-	300.00
100-75700-541100	LAND ACQUISITIONS / SITES	-	-	-	-	-	-	-
Division: 75700 - GIS/PLANNING Total:		**129,293.81**	**119,848.10**	**105,593.22**	**102,334.14**	**116,512.69**	**61,253.72**	**125,974.00**

Budget Worksheet

Division: 90000 - OTHER FINANCING USES

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
61 Other Financing Sources	1,217,461.91	(2,737,968.00)	4,248,568.76	1,039,731.50	4,525,000.00
Total Budget	**1,217,461.91**	**(2,737,968.00)**	**4,248,568.76**	**1,039,731.50**	**4,525,000.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
100-90000-611276	TRANSFER GF AND CEMETERY	20,000.00	10,775.89	10,000.00	-	10,000.00	-	10,000.00
100-90000-611300	TRANSFER GF AND SDDA	45,000.00	-	90,000.00	-	90,000.00	-	90,000.00
100-90000-611650	TRANSFER TO/FROM URA	1,205,212.88	1,205,212.87	1,208,355.50	1,208,355.50	1,204,764.50	1,039,731.50	2,400,000.00
100-90000-612020	TRANSFER TO/FROM PFA FUND	188,042.00	3,014,566.26	2,943,804.26	-	2,943,804.26	-	2,025,000.00
100-90000-612030	TRANSFER TO/FROM SPLOST V	-	-	-	(2,946,323.50)	-	-	-
100-90000-612040	TRANSFER TO/FROM AMPHITHEATER OPERATING	-	-	-	(500,000.00)	-	-	-
Division: 90000 - OTHER FINANCING USES Total:		**1,827,536.29**	**9,294,935.74**	**4,252,159.76**	**(2,737,968.00)**	**4,248,568.76**	**1,039,731.50**	**4,525,000.00**

Budget Worksheet

Fund: 255 - GRANTS

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
Division 32100 - POLICE ADMINISTRATION					
51 Personal Services and Employee Benefits	-	663,782.84	-	527,536.89	600,000.00
52 Purchased / Contracted Services	-	124,894.15		63,019.38	160,000.00
53 Supplies	-	2,159.95		36,832.43	300,000.00
54 Capital Outlays	-	-	-	124,523.00	375,000.00
57 Other Cost			1,000,000.00		-
Division 42200 - PUBLIC WORKS					
52 Purchased / Contracted Services	-	-	-	45,760.89	-
53 Supplies	-	-	-	-	-
54 Capital Outlays	-	-	-	-	305,815.00
57 Other Cost	-	-	-	-	-
Total Budget	**-**	**790,836.94**	**1,000,000.00**	**797,672.59**	**1,740,815.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
255-15100-531700	MISCELLANEOUS EXPENSE	-	-	54,029.00	-	1,000,000.00	-	-
Division: 15100 - FINANCIAL ADMINISTRATION Total:		**-**	**-**	**54,029.00**	**-**	**1,000,000.00**	**-**	**-**
255-32100-511100	REGULAR EMPL. SALARIES - POLICE GRANT	-	-	617,770.00	498,408.79	-	363,703.30	494,000.00
255-32100-512100	GRP INSRNC MEDICAL/DENTAL - POLICE GRANT	-	-	143,625.50	156,081.48	-	156,909.92	100,000.00
255-32100-512110	GROUP INSURANCE LIFE - POLICE GRANT	-	-	-	1,462.62	-	1,165.53	
255-32100-512111	GROUP INSURANCE VISION - POLICE GRANT	-	-	617.80	720.69	-	816.47	1,000.00
255-32100-512200	MEDICARE 1.45% - POLICE GRANT	-	-	8,957.70	7,109.26	-	4,941.67	5,000.00
255-32100-512700	WORKER'S COMPENSATION - POLICE GRANT	-	-	-	-	-	-	-
255-32100-521100	2022 LEMHWA CONSULTANT FEES	-	-	111,840.00	69,020.00	-	8,740.00	-
255-32100-521105	JAG CONSULTANT FEES - JUSTICE ASSIST/MENTAL HLT GRANT	-	-	-	36,925.00	-	53,190.00	42,000.00
255-15110-521202	GRANTS MATCH	-	-	-	-	-		-
255-32100-523500	2022 LEMHWA TRAVEL	-	-	22,700.00	18,949.15	-	1,089.38	-
255-32100-523846	LEMHWA	-	-	-	-	-	-	118,000.00
255-32100-531140	2022 LEMHWA SUPPLIES & MATERIAL	-	-	21,010.00	2,159.95	-	-	-
255-32100-531145	JUSTICE ASSIST/MENTAL HLTH	-	-	-	-	-	2,999.00	-
255-32100-531150	CRIMINAL JUSTICE COORD. CNCL PRG	-	-	-	-	-	-	-
255-32100-531155	PUB. SFTY & VIOLENT CRIME GRANT	-	-	-	-	-	11,703.43	-
255-32100-531600	SMALL EQUIP - PUB. SFTY & VIOLENT CRIME GRANT	-	-	-	-	-	22,130.00	300,000.00
255-32100-531700	2022 LEMHWA MISCELLANEOUS EXPENSE	-	-	3,600.00	-	-	-	-
255-32100-531750	UNIFORMS - BULLETPROOF VEST GRANT	-	-	-	-	-	-	-
255-32100-542500	EQUIPMENT - CRIMINAL JUSTICE COORD. CNCL PRG GRANT	-	-	-	-	-	12,203.00	-
255-32100-542505	EQUIPMENT - PUB. SFTY & VIOLENT CRIME GRANT	-	-	-	-	-	112,320.00	375,000.00
255-32100-551100	2022 DE MINIMIS 10% LEMHWA INDIRECT COST	-	-	15,850.00	-	-	-	-
Division: 32100 - POLICE ADMINISTRATION Total:		**-**	**-**	**945,971.00**	**790,836.94**	**1,000,000.00**	**751,911.70**	**1,435,000.00**
255-42200-522243	LMIG	-	548,416.95	-	-	-	45,760.89	-
255-42200-541490	LMIG 2024	-	-	-	-	-	-	-
255-42200-541491	LMIG 2025	-	-	-	-	-	-	305,815.00
Division: 42200 - PUBLIC WORKS Total:		**-**	**548,416.95**	**-**	**-**	**-**	**45,760.89**	**305,815.00**
255-43300-541489	CDBG FY20	-	305,725.00	-	-	-	-	-
Division: 43300 - SEWER Total:		**-**	**305,725.00**	**-**	**-**	**-**	**-**	**-**
255-74100-523847	LCI 2021 BICYCLE CONNECTIVITY	-	-	-	-	-	-	-
Division: 74100 - PLANNING & ZONING Total:		**-**	**-**	**-**	**-**	**-**	**-**	**-**
Fund: 255 - GRANT FUND Total:		**-**	**854,141.95**	**1,000,000.00**	**790,836.94**	**1,000,000.00**	**797,672.59**	**1,740,815.00**

Budget Worksheet

Fund: 275 - HOTEL MOTEL

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
52 Purchased / Contracted Services	-	-	2,800.00	-	2,800.00
53 Supplies	214,716.72	67,806.65	167,200.00	2,731.24	167,200.00
54 Capital Outlays	20,100.00	49,248.96	10,000.00	-	10,000.00
57 Other Cost	210,455.00	444,532.16	195,000.00	121,326.47	245,000.00
Total Budget	**445,271.72**	**561,587.77**	**375,000.00**	**124,057.71**	**425,000.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
275-15100-523300	ADVERTISING	-	-	-	-	-	-	-
275-15100-523310	PUBLIC NOTICES	825.00	-	825.00	-	800.00	-	800.00
275-15100-523400	PRINTING & BINDING	-	-	-	-	-	-	-
275-15100-523600	DUES & FEES	2,800.00	-	2,800.00	-	2,000.00	-	2,000.00
275-15100-531700	MISCELLANEOUS EXPENSE	-	-	-	-	-	-	-
275-15100-531709	CITY REBRANDING INITIATIVE	500.00	-	500.00	-	-	-	-
275-15100-531710	RSVP Program for Main Street	-	-	-	-	-	-	-
275-15100-531713	PROMOTIONAL SUPPLIES - MAIN STREE	7,000.00	3,014.75	7,000.00	7,719.11	7,000.00	-	7,000.00
275-15100-531714	PROMOTIONAL SUPPLIES - ECO DELVP	3,000.00	1,938.78	3,000.00	2,896.00	3,000.00	-	3,000.00
275-15100-531717	PROMOTIONAL SUPPLIES - MERLE	5,000.00	-	5,000.00	-	5,000.00	-	5,000.00
275-15100-531718	ADVERTISEMENT - MERLE	20,000.00	-	20,000.00	-	20,000.00	-	20,000.00
275-15100-531719	ADVERTISEMENT - TED	5,000.00	-	5,000.00	-	5,000.00	-	5,000.00
275-15100-531720	CITY QUARTERLY NEWSLETTER	25,000.00	2,000.00	25,000.00	12,765.01	20,000.00	-	20,000.00
275-15100-531726	CITY EVENT, Food Trucks	-	-	-	-	-	-	-
275-15100-531730	TOURISM	219,875.00	207,763.19	122,101.53	44,426.53	107,200.00	2,731.24	107,200.00
275-15100-531731	CITY EVENT SOUNDS OF SUMM	-	-	-	-	-	-	-
275-15100-531732	CITY EVENT, CITIES WEEK	-	-	-	-	-	-	-
275-15100-531733	CITY EVENT,MEMORIAL MARCH	-	-	-	-	-	-	-
275-15100-531736	CITY EVENT,STARS OVER STO	-	-	-	-	-	-	-
275-15100-531737	VETERAN'S DAY PARADE	-	-	-	-	-	-	-
275-15100-531738	VETERANS DAY DINNER	-	-	-	-	-	-	-
275-15100-531739	MAYORS BIKE RIDE	-	-	-	-	-	-	-
275-15100-531743	CITY EVENT, CIRCUS	-	-	-	-	-	-	-
275-15100-541495	BEAUTIFICATION	-	-	-	45,991.00	-	-	-
275-15100-542500	OTHER - WAYFINDING SIGNAGE	25,000.00	20,100.00	25,000.00	3,257.96	10,000.00	-	10,000.00
275-15100-572000	H.C. CHAMBER 2% / 3.5% 8/1/2015	195,000.00	210,455.84	195,000.00	444,532.16	195,000.00	121,326.47	245,000.00
275-15100-611251	TRANSFER TO/FROM GEN.FUND	-	-	-	-	-	-	-
Division: 15100 - FINANCIAL ADMINISTRATION Total:		**509,000.00**	**445,272.56**	**411,226.53**	**561,587.77**	**375,000.00**	**124,057.71**	**425,000.00**
275-90000-611251	TRANSFER TO/FROM GEN.FUND	-	-	-	-	-	-	
Division: 90000 - OTHER FINANCING USES Total:		**-**	**-**	**-**	**-**	**-**	**-**	**-**
Fund: 275 - HOTEL/MOTEL TAX Total:		**509,000.00**	**445,272.56**	**411,226.53**	**561,587.77**	**375,000.00**	**124,057.71**	**425,000.00**

Budget Worksheet

Fund: 320 - SPLOST

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
54 - Government Buildings	240,612.84	140,676.31	-	-	2,227,268.00
54 - Public Works	1,485,643.94	2,569,006.53	-	298,173.14	
54 - Sewer	28,422.50	144,700.00	-	100,708.31	
54 - Water	173,733.72	178,445.48	-	32,450.00	1,431,304.00
54 - Parks	-	123,906.55	-	84,259.72	-
61 - Other Financing Cost	-	2,946,323.50	-	-	2,946,324.00
Total Budget	**1,928,413.00**	**6,103,058.37**	**-**	**515,591.17**	**6,604,896.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
320-15100-523901	BANK CHARGES	-	-	-	-	-	-	-
Division: 15100 - FINANCIAL ADMINISTRATION Total:		**-**	**-**	**-**	**-**	**-**	**-**	**-**
320-15650-542300	POLICE STATION - FURNITURE & FIXTURES	-	240,612.84	-	140,676.31	-	-	
Division: 15650 - GOVERNMENT BUILDINGS/PROPERTY Total:		**-**	**240,612.84**	**-**	**140,676.31**	**-**	**-**	**-**
320-42200-522241	LMIG ROAD PAVING	-	1,485,643.94	-	2,464,885.63	-	144,026.25	2,227,268.00
320-42200-541404	SIDEWALKS-SPLOST V	-	-	-	104,120.90	-	154,146.89	
Division: 42200 - PUBLIC WORKS Total:		**-**	**1,485,643.94**	**-**	**2,569,006.53**	**-**	**298,173.14**	**2,227,268.00**
320-43300-541108	WTP CAPACITY REVIEW	-	15,572.50	-	16,200.00	-	11,330.00	
320-43300-541405	WALTER WAY LIFT STATION	-	-	-	-	-	-	
320-43300-541483	WWTP IMPROVEMENTS	-	12,850.00	-	128,500.00	-	89,378.34	
Division: 43300 - SEWER Total:		**-**	**28,422.50**	**-**	**144,700.00**	**-**	**100,708.34**	**-**
320-44200-523849	CONTRACT LABOR - WATER INFRASTRUCTURE	-	-	-	-	-	32,450.00	1,431,304.00
320-44200-531140	SUPPLIES & MATERIALS - WATER INFRASTUCTURE	-	-	-	114,600.00	-	-	
320-44200-542511	WATER METER REPLACEMENT	-	-	-	63,845.48	-	-	
Division: 44200 - WATER Total:		**-**	**-**	**-**	**178,445.48**	**-**	**32,450.00**	**1,431,304.00**
320-62200-521220	PROFESSIONAL SERVICES	-	173,733.72	-	123,906.56	-	84,259.72	
Division: 62200 - PARKS Total:		**-**	**173,733.72**	**-**	**123,906.56**	**-**	**84,259.72**	**-**
320-90000-612020	TRANSFER TO/FROM GENERAL FUND	-	-	-	2,946,323.50	-	-	2,946,324.00
Division: 90000 - OTHER FINANCING USES Total:		**-**	**-**	**-**	**2,946,323.50**	**-**	**-**	**2,946,324.00**
Fund: 320 - SPLOST V FUND Total:		**-**	**1,928,413.00**	**-**	**6,103,058.38**	**-**	**515,591.20**	**6,604,896.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
321-15100-523901	BANK CHARGES	-	-	-	-	-	-	-
Division: 15100 - FINANCIAL ADMINISTRATION Total:		-	-	-	-	-	-	-
321-15650-542300	POLICE STATION - FURNITURE & FIXTURES	-	-	-	-	-	-	-
Division: 15650 - GOVERNMENT BUILDINGS/PROPERTY Total:		-	-	-	-	-	-	-
321-42200-522241	LMIG ROAD PAVING	-	-	-	-	-	-	-
321-42200-541404	SIDEWALKS-SPLOST V	-	-	-	-	-	-	-
Division: 42200 - PUBLIC WORKS Total:		-	-	-	-	-	-	-
321-43300-541108	WTP CAPACITY REVIEW	-	-	-	-	-	-	-
321-43300-541405	WALTER WAY LIFT STATION	-	-	-	-	-	-	-
321-43300-541483	WWTP IMPROVEMENTS	-	-	-	-	-	-	-
Division: 43300 - SEWER Total:		-	-	-	-	-	-	-
321-44200-523849	CONTRACT LABOR - WATER INFRASTRUCTURE	-	-	-	-	-	-	-
321-44200-531140	SUPPLIES & MATERIALS - WATER INFRASTUCTURE	-	-	-	-	-	-	-
321-44200-542511	WATER METER REPLACEMENT	-	-	-	-	-	-	-
Division: 44200 - WATER Total:		-	-	-	-	-	-	-
321-62200-521220	PROFESSIONAL SERVICES	-	-	-	-	-	-	-
Division: 62200 - PARKS Total:		-	-	-	-	-	-	-
321-90000-612020	TRANSFER TO/FROM GENERAL FUND	-	-	-	-	-	-	-
Division: 90000 - OTHER FINANCING USES Total:		-	-	-	-	-	-	-
Fund: 321 - SPLOST VI FUND Total:		-	-	-	-	-	-	-

Budget Worksheet

Fund: 335 - TSPLOST

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
52 Finance	423.51	286.26	121,425.00	47,620.27	1,000,000.00
54 Public Works	-	82,703.50	-	2,458,180.48	2,128,801.00
54 Stormwater	-	50,415.00	-	31,740.00	2,500,000.00
61 Other Financing Sources	-	-	-	-	-
Total Budget	**423.51**	**133,404.76**	**121,425.00**	**2,537,540.75**	**5,628,801.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
335-15100-523901	BANK CHARGES	-	423.51	-	286.26	121,425.00	-	-
Division: 15100 - FINANCIAL ADMINISTRATION Total:		**-**	**423.51**	**-**	**286.26**	**-**	**-**	**-**
335-42200-521200	PROFESSIONAL SERVICES	-	-	-	-	-	47,620.27	1,000,000.00
335-42200-541404	SIDEWALKS	-	-	-	82,703.50	-	2,458,180.48	-
335-42200-541405	NEIGHBORHOOD PROJECT	-	-	-	-	-	-	2,128,801.00
335-42200-541406	TYE STREET SIDEWALK	-	-	-	-	-	-	-
335-42200-541407	COUNTRY CLUB DRIVE	-	-	-	-	-	-	-
335-42200-541436	ROADS	-	-	-	-	-	31,740.00	2,500,000.00
335-42200-541440	MLK SR HERITAGE TRAIL SPUR	-	-	-	-	-	-	-
335-42200-541441	MLK SR HERITAGE TRAIL I	-	-	-	-	-	-	-
335-42200-541442	TRAILHEAD	-	-	-	-	-	-	-
335-42200-541447	TRAILS	-	-	-	-	-	-	-
Division: 42200 - PUBLIC WORKS Total:		**-**	**-**	**-**	**82,703.50**	**-**	**2,537,540.75**	**5,628,801.00**
335-42500-541436	ROADS	-	-	-	50,415.00	-	-	-
Division: 42500 - STORMWATER Total:		**-**	**-**	**-**	**50,415.00**	**-**	**-**	**-**
Fund: 335 - TSPLOST 1 Total:		**-**	**423.51**	**-**	**133,404.76**	**121,425.00**	**2,537,540.75**	**5,628,801.00**

Budget Worksheet

Fund: 353 CITYWIDE PROJECTS

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
52 Purchased / Contracted Services	-	-	-	-	-
53 Supplies	-	-	-	-	-
54 Capital Outlays	10,623,467.00	13,539,688.00	6,891,416.68	11,693,818.70	-
57 Other Cost	-	-	-		-
Total Budget	**10,623,467.00**	**13,539,688.00**	**6,891,416.68**	**11,693,818.70**	**-**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
353-15650-541000	PROFESSIONAL FEES	6,585,683.24	261,287.70	11,703,900.00	770.50	11,693,818.70	-	-
353-15650-541100	LAND PURCHASE	-	7,500.00	-	22,000.00	-	-	-
353-15650-541301	COMMUNITY CENTER BLDG.	-	-	-	-	-	-	-
353-15650-541304	POLICE STATION RENOVATIONS	-	244,320.81	-	(18,425.71)	-	-	-
353-15650-541324	AMPHITHEATER FUND	3,829,100.01	-	-	6,226,671.70	-	1,120,214.19	-
353-15650-541326	TSW	-	13,664.37	-	-	-	-	-
353-15650-541327	MONUMENT SIGN	79,820.00	-	-	-	-	-	-
353-15650-541328	CULTURAL ART CENTER	128,863.75	128,863.75	-	-	-	-	-
353-15650-541330	CITY HALL INTERIOR OFFICE	-	95,848.23	-	8,495.84	-	-	-
353-15650-541332	BUILDING IMPROVEMENTS TSCC	-	(14,209.22)	-	31,339.33	-	-	-
353-15650-541336	114 MLK SR HT IMPROVEMENTS	-	-	-	-	-	-	-
Division: 15650 - GOVERNMENT BUILDINGS/PROPERTY Total:		**10,623,467.00**	**737,275.64**	**11,703,900.00**	**6,270,851.66**	**11,693,818.70**	**1,120,214.19**	**-**
353-32100-523710	POLICE CANINE PROGRAM	-	-	40,000.00	28,604.00	-	-	-
353-32100-531110	COMPUTER EXPENSE - POLICE DEPT	-	-	56,000.00	-	-	-	-
353-32100-531750	UNIFORMS - EXPENSE DEPT	-	-	120,000.00	61,717.02	-	(20,322.68)	-
353-32100-541332	BUILDING IMPROVEMENTS - POLICE DEPT	-	-	197,500.00	-	-	-	-
353-32100-542200	VEHICLES - POLICE DEPT	-	-	536,000.00	322,777.31	-	-	-
353-32100-542500	EQUIPMENT POLICE DEPT	-	-	886,288.00	207,466.69	-	-	-
Division: 32100 - POLICE ADMINISTRATION Total:		**-**	**-**	**1,835,788.00**	**620,565.02**	**-**	**-20,322.68**	**-**
Fund: 353 - CITYWIDE PROJECTS FUND Total:		**10,623,467.00**	**737,275.64**	**13,539,688.00**	**6,891,416.68**	**11,693,818.70**	**1,099,891.51**	**-**

Budget Worksheet

Fund: 350 - URBAN REDEVELOPMENT AUTHORITY

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
58 Debt Service	1,205,212.87	1,208,355.50	1,204,764.50	1,023,624.00	2,269,053.00
Total Budget	**1,205,212.87**	**1,208,355.50**	**1,204,764.50**	**1,023,624.00**	**2,269,053.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
350-80000-581300	PRINCIPAL-OTHER DEBT	780,000.00	780,000.00	1,023,624.00	820,000.00	1,039,731.50	1,023,624.00	2,110,066.00
350-80000-582300	INTEREST-OTHER DEBT	443,177.76	425,212.87	184,734.50	388,355.50	165,033.00	-	158,987.00
350-80000-583000	BOND ISSUANCE COST	-	-	-	-	-	-	-
Division: 80000 - DEBT SERVICES Total:		**1,223,177.76**	**1,205,212.87**	**1,208,358.50**	**1,208,355.50**	**1,204,764.50**	**1,023,624.00**	**2,269,053.00**
Fund: 350 - URBAN REDEVELOPMENT AGENCY Total:		**1,223,177.76**	**1,205,212.87**	**1,208,358.50**	**1,208,355.50**	**1,204,764.50**	**1,023,624.00**	**2,269,053.00**

			Principal	Interest
URA	Series 2005B, 2006A and 2006C - Maturity Date 02/01/2031	17,125,000.00	1,055,033.00	14,458.50
	Tax Exempt Series 2006C - Maturity Date - 02/01/2031	5,000,000.00	311,812.25	45,487.75
	Tax Exempt Series 2005 - Maturity Date 02/01/2031	7,330,000.00	447,306.25	58,851.25
	Tax Exempt Series 2006A - Maturity Date - 02/01/2031	4,795,000.00	295,914.50	40,189.50
		34,250,000.00	2,110,066.00	158,987.00

Principal Payment Due every February 1
Interest Payment Due every August 1

Budget Worksheet

Fund: 357 DOWNTOWN DEVELOPMENT AUTHORITY

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
52 Purchased / Contracted Services	5,464.93	(750.00)	23,000.00	-	23,000.00
58 Debt Service	16,458.46	227.49	7,000.00	45,699.68	7,000.00
54 Capital Outlays	-	-	15,000.00	-	15,000.00
61 Other Financing Cost	-	-	-	-	-
Total Budget	**21,923.39**	**(522.51)**	**45,000.00**	**45,699.68**	**45,000.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
355-15100-521201	PROFESSIONAL FEES	1,500.00	-	1,500.00	-	1,300.00	-	1,300.00
355-15100-521220	LEGAL	11,000.00	-	11,000.00	-	11,000.00	-	11,000.00
355-15100-523110	LIABILITY INSURANCE	2,000.00	1,721.00	2,000.00	-	2,000.00	-	2,000.00
355-15100-523310	PUBLIC NOTICES	-	-	-	168.00	200.00	-	200.00
355-15100-523400	PRINTING & BINDING	3,000.00	-	3,000.00	-	3,000.00	-	3,000.00
355-15100-523500	Travel	2,000.00	1,918.93	2,000.00	(918.00)	2,000.00	-	2,000.00
355-15100-523600	DUES AND FEES	500.00	520.00	500.00	-	500.00	-	500.00
355-15100-523700	Education and Training	3,000.00	1,305.00	3,000.00	-	3,000.00	-	3,000.00
355-15100-531130	OFFICE SUPPLIES	2,500.00	100.32	2,500.00	63.59	2,500.00	77.68	2,500.00
355-15100-531140	SUPPLIES & MATERIALS	1,000.00	-	1,000.00	24.00	1,000.00	12.00	1,000.00
355-15100-531700	MISCELLANEOUS EXPENSE	500.00	15,694.90	500.00	189.90	500.00	45,610.00	500.00
355-15100-531703	HOSPITALITY	3,000.00	663.24	3,000.00	-	3,000.00	-	3,000.00
355-15100-541101	FACADE GRANT	15,000.00	-	15,000.00	-	15,000.00	-	15,000.00
Division: 15100 - FINANCIAL ADMINISTRATION Total:		**45,000.00**	**21,923.39**	**45,000.00**	**(522.51)**	**45,000.00**	**45,699.68**	**45,000.00**
355-90000-611355	OPERATING TRANS OUT	-	-	-	-	-	-	
Division: 90000 - OTHER FINANCING USES Total:		**-**	**-**	**-**	**-**	**-**	**-**	**-**
Fund: 355 - DOWNTOWN DEVELOPMENT AUTHORITY Total:		**45,000.00**	**21,923.39**	**45,000.00**	**(522.51)**	**45,000.00**	**45,699.68**	**45,000.00**

Budget Worksheet

Fund: 357 CITYWIDE DEVELOPMENT AUTHORITY

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
52 Purchased / Contracted Services	1,317.15	491.56	23,000.00	880.60	23,000.00
58 Debt Service	156.00	37.75	7,000.00	128.76	7,000.00
54 Capital Outlays	-	-	15,000.00	-	15,000.00
61 Other Financing Cost	(1,473.15)	-	-	-	-
Total Budget	**-**	**529.31**	**45,000.00**	**1,009.36**	**45,000.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
357-15100-521201	PROFESSIONAL FEES	-	-	1,500.00	-	1,000.00	-	1,000.00
357-15100-521220	LEGAL	-	-	10,000.00	-	10,000.00	-	10,000.00
357-15100-523110	LIABILITY INSURANCE	-	-	2,000.00	-	2,000.00	-	2,000.00
357-15100-523310	PUBLIC NOTICES	-	-	1,000.00	-	1,000.00	-	1,000.00
357-15100-523400	PRINTING & BINDING	-	-	3,000.00	-	3,000.00	-	3,000.00
357-15100-523500	TRAVEL	-	-	2,000.00	-	2,000.00	330.60	2,000.00
357-15100-523600	DUES AND FEES	-	-	500.00	241.56	500.00	-	500.00
357-15100-523700	EDUCATION AND TRAINING	-	1,250.00	3,000.00	250.00	3,000.00	550.00	3,000.00
357-15100-523940	POSTAGE	-	67.15	-	-	500.00	-	500.00
357-15100-531130	OFFICE SUPPLIES	-	156.00	2,500.00	13.75	2,500.00	92.76	2,500.00
357-15100-531140	SUPPLIES AND MATERIALS	-	-	1,000.00	24.00	1,000.00	36.00	1,000.00
357-15100-531700	MISCELLANEOUS EXPENSE	-	-	500.00	-	500.00	-	500.00
357-15100-531703	HOSPITALITY	-	-	3,000.00	-	3,000.00	-	3,000.00
357-15100-541101	FACADE GRANT	-	-	15,000.00	-	15,000.00	-	15,000.00
357-15100-541105	LAND PURCHASE	-	-	-	-	-	-	-
Division: 15100 - FINANCIAL ADMINISTRATION Total:		**-**	**1,473.15**	**45,000.00**	**529.31**	**45,000.00**	**1,009.36**	**45,000.00**
357-90000-611275	TRANSFER TO/FROM GF	-	(1,473.15)	-	-	-	-	
Division: 90000 - OTHER FINANCING USES Total:		**-**	**(1,473.15)**	**-**	**-**	**-**	**-**	**-**
Fund: 357 - CITYWIDE DEVELOPMENT AUTHORITY Total:		**-**	**-**	**45,000.00**	**529.31**	**45,000.00**	**1,009.36**	**45,000.00**

Budget Worksheet

Fund: 360 - PUBLIC FACILITIES AUTHORITY

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
52 Purchased / Contracted Services	-	-	-	74.90	60.00
58 Debt Service	3,202,608.51	59.75	2,943,804.26	-	4,050,000.00
54 Capital Outlays	2,873,360.13	4,382,570.82	-	-	-
61 Other Financing Cost	(3,014,566.26)	126,639.87	-	-	-
Total Budget	**3,061,402.38**	**4,509,270.44**	**2,943,804.26**	**74.90**	**4,050,060.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
360-15100-523901	BANK CHARGES	-	-	-	59.75	-	74.90	60.00
Division: 15100 - FINANCIAL ADMINISTRATION Total:		**-**	**-**	**-**	**59.75**	**-**	**74.90**	**60.00**
360-32100-541492	POLICE BUILDING CONSTRUCTION	-	2,873,360.13	-	126,639.87	-	-	-
Division: 32100 - POLICE ADMINISTRATION Total:		**-**	**2,873,360.13**	**-**	**126,639.87**	**-**	**-**	**-**
360-80000-581300	PRINCIPAL-OTHER DEBT	-	2,685,000.00	-	3,915,000.00	2,720,000.00	-	3,823,676.00
360-80000-582300	INTEREST-OTHER DEBT	3,014,566.25	517,608.51	2,943,804.26	467,570.82	226,323.50	-	226,324.00
Division: 80000 - DEBT SERVICES Total:		**3,014,566.25**	**3,202,608.51**	**2,943,804.26**	**4,382,570.82**	**2,946,323.50**	**-**	**4,050,000.00**
360-90000-612025	TRANSFER TO/FROM SPLOST IV	-	-	-	-	-	-	-
Division: 90000 - OTHER FINANCING USES Total:		**-**	**(3,014,566.26)**	**-**	**-**	**-**	**-**	**-**
Fund: 360 - PUBLIC FACILITIES AUTHORITY PROJECT FUND Total:		**3,014,566.25**	**3,061,402.38**	**2,943,804.26**	**4,509,270.44**	**2,946,323.50**	**74.90**	**4,050,060.00**

			Principal	Interest	
PFA	***Series A - Maturity Date 08/01/2025***	***9,910,000.00***	***2,525,000.00***	-	
	Series B - Maturity Date 08/01/2025	***1,030,000.00***	***260,000.00***	-	
	Series C - Maturity Date 08/01/2036	14,865,000.00	1,265,000.00	-	
		25,805,000.00	4,050,000.00	-	2,025,000.00

Budget Worksheet

Fund: 495 - CEMETERY

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
52 Purchased / Contracted Services	2,948.84	746.49	3,000.00	-	3,000.00
53 Supplies	261.22	668.34	2,000.00	389.82	1,600.00
54 Capital Outlays	7,000.00	-	5,000.00	-	400.00
61 Other Financiang Sources	(10,775.89)	-	-	-	5,000.00
Total Budget	**(565.83)**	**1,414.83**	**10,000.00**	**389.82**	**10,000.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
495-15650-522220	MAINTENANCE & CLEANING	-	2,948.84	3,000.00	746.49	3,000.00	389.82	3,000.00
495-15650-531600	SMALL EQUIPMENT - NON-CAPITAL	2,000.00	261.22	2,000.00	44.34	1,600.00	-	1,600.00
495-15650-531700	MISC EXPENSE	-	-	-	624.00	400.00	-	400.00
495-15650-541200	SITE IMPROVEMENTS	10,000.00	7,000.00	5,000.00	-	5,000.00	-	5,000.00
Division: 15650 - GOVERNMENT BUILDINGS/PROPERTY Total:		**12,000.00**	**10,210.06**	**10,000.00**	**1,414.83**	**10,000.00**	**389.82**	**10,000.00**
495-90000-611275	TRANSFER FROM G/F	-	(10,775.89)	-	-	-	-	-
495-90000-612007	TRANSFER TO/FROM GF	-	-	-	-	-	-	-
Division: 90000 - OTHER FINANCING USES Total:		**-**	**(10,775.89)**	**-**	**-**	**-**	**-**	**-**
Fund: 495 - CEMETERY FUND Total:		**20,000.00**	**(565.83)**	**10,000.00**	**1,414.83**	**10,000.00**	**389.82**	**10,000.00**

Budget Worksheet

Fund: 80000 - DEBT SERVICES

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
58 Debt Services	30,916.78	127,240.20	127,240.20	1,923,729.48	130,472.00
61 Other Financing Cost	61,259.80	60,000.00	-	-	64,000.00
Total Budget	**4,518,999.37**	**6,451,386.22**	**4,592,402.21**	**1,923,729.48**	**194,472.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED	
505-80000-562000	AMORTIZATION	-	-	-	-	-	-	-	
505-80000-581300	PRINCIPAL-OTHER DEBT	96,323.42	-	99,253.20	-	102,272.06	-	105,472.00	
505-80000-582300	INTEREST-OTHER DEBT	30,916.78	30,916.78	27,987.00	27,987.00	24,968.14	4,498.75	25,000.00	2,929.78
Division: 80000 - DEBT SERVICES Total:		**127,240.20**	**30,916.78**	**127,240.20**	**27,987.00**	**127,240.20**	**4,498.75**	**130,472.00**	**3,018.86**
									89.08
505-90000-611002	INVALID FOR THIS ENTITY	-	-	-	-	-	-	-	
505-90000-611103	TRANSFER TO GEN.FUND	61,259.80	61,259.80	60,000.00	60,000.00	-	-	64,000.00	
505-90000-611151	TRANS. W/S - SAN.	-	-	-	-	-	-	-	
505-90000-611202	TRANSFER W&S	-	-	-	-	-	-	-	
505-90000-611260	TRANSFER W&S - MMCC	-	-	-	-	-	-	-	
505-90000-611500	TRANSFER TO SPLOST	-	-	-	-	-	-	-	
505-90000-611602	TRANSFER TO/FROM CONF.CTR	-	-	-	-	-	-	-	
505-90000-612002	WATER/SEWER - SPLOST III	-	-	-	-	-	-	-	
Division: 90000 - OTHER FINANCING USES Total:		**61,259.80**	**61,259.80**	**60,000.00**	**60,000.00**	**127,240.20**	**-**	**64,000.00**	
Fund: 505 - WATER & SEWER Total:		**4,594,190.22**	**4,518,999.37**	**4,237,972.90**	**6,451,386.22**	**4,592,402.21**	**1,923,729.48**	**194,472.00**	

Budget Worksheet

Fund: 43300 - SEWER

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
51 Personnel Services and Employee Benefits	927,505.95	872,242.25	967,345.51	538,479.09	994,107.00
52 Purchased / Contracted Services	403,969.63	344,393.55	442,800.00	216,519.18	404,500.00
53 Supplies	366,003.50	375,604.54	444,500.00	208,336.37	497,000.00
54 Capital Outlays	25,187.19	1,890,740.67	200,500.00	283,950.97	53,500.00
56 Depreciation and Amortization	-	-	-	-	-
57 Other Cost	31,616.54	7,960.34	30,000.00	(246.40)	30,000.00
Total Budget	**1,754,282.81**	**3,490,941.35**	**2,085,145.51**	**1,247,039.21**	**1,979,107.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
505-43300-511100	REGULAR EMPL. SALARIES	576,821.60	508,159.75	528,645.51	538,475.74	528,645.51	291,456.32	584,407.00
505-43300-511300	OVERTIME	55,000.00	48,073.89	50,000.00	48,527.00	50,000.00	30,408.11	50,000.00
505-43300-512100	GRP INSRNC MEDICAL/DENTAL	250,000.00	241,543.57	266,000.00	203,215.09	266,000.00	160,531.34	266,000.00
505-43300-512110	GROUP INSURANCE LIFE	3,100.00	1,613.40	3,000.00	1,645.54	3,000.00	1,274.02	3,000.00
505-43300-512111	GROUP INSURANCE VISION	1,262.00	1,077.67	1,000.00	1,013.28	1,000.00	787.98	1,000.00
505-43300-512200	MEDICARE 1.45%	8,000.00	7,729.26	8,000.00	7,812.84	8,000.00	4,528.08	8,000.00
505-43300-512401	RETIREMENT CONTRIBUTIONS	72,500.00	97,534.03	72,500.00	54,611.88	72,500.00	41,296.78	72,500.00
505-43300-512600	UNEMPLOYEMENT INSURANCE	5,000.00	-	4,000.00	-	4,000.00	-	-
505-43300-512700	WORKER'S COMPENSATION	35,000.00	18,226.22	25,000.00	12,917.09	25,000.00	8,196.46	-
505-43300-512850	HRA REIMBURSEMENT	9,200.00	3,548.16	9,200.00	4,023.79	9,200.00	-	9,200.00
505-43300-521201	PROFESSIONAL	15,000.00	9,289.20	15,000.00	5,477.50	15,000.00	5,500.00	15,000.00
505-43300-521222	IT Services for Sewer	8,500.00	-	10,000.00	-	10,000.00	-	10,000.00
505-43300-521230	ENGINEERING FEES	38,178.40	13,508.50	30,000.00	50,601.57	15,000.00	2,532.50	15,000.00
505-43300-521341	TESTING - ANALYTICAL COST	15,000.00	6,535.75	15,000.00	5,444.75	20,000.00	6,174.00	20,000.00
505-43300-522150	SURVEILLANCE CAMERAS	25,000.00	855.80	-	-	15,000.00	-	-
505-43300-522200	REPAIRS & MAINTENANCE	15,000.00	6,917.00	15,000.00	690.00	15,000.00	6,800.09	15,000.00
505-43300-522210	MAINTENANCE AGREEMENTS	50,000.00	2,845.32	25,000.00	3,844.55	25,000.00	3,793.64	25,000.00
505-43300-522211	DISPOSAL	1,000.00	-	1,000.00	-	3,000.00	-	3,000.00
505-43300-522220	MAINTENANCE & CLEANING	4,000.00	45.00	4,000.00	-	4,000.00	1.99	4,000.00
505-43300-522229	EQUIPMENT REPAIRS - PLANT	30,000.00	42,728.76	59,000.00	29,798.10	35,000.00	15,139.32	35,000.00
505-43300-522231	EQPMNT REPAIR PUMP STATIO	100,000.00	75,431.00	55,000.00	47,833.10	50,000.00	50,465.25	50,000.00
505-43300-522232	REPAIR, WWTP PLANT	50,000.00	8,415.89	55,000.00	47,988.00	35,000.00	25,030.75	35,000.00
505-43300-522233	PUMP STATION REPAIR(BLDG)	2,500.00	301.00	2,500.00	404.70	2,500.00	-	2,500.00
505-43300-522234	PUMP STATION ROADS REPAIR	2,500.00	-	2,500.00	-	2,500.00	319.98	2,500.00
505-43300-522235	VACCUM CLEAN SEWER LINES	35,000.00	9,320.00	35,000.00	10,394.00	35,000.00	16,093.50	35,000.00
505-43300-522240	STREET REPAIRS/MAINTENANC	15,000.00	138,425.31	16,000.00	2,480.00	15,000.00	500.00	15,000.00
505-43300-522250	AUTO & TRUCK REPAIR	15,000.00	6,937.32	15,000.00	31,915.20	15,000.00	3,339.80	15,000.00
505-43300-522255	DAMAGE TO PROPERTY	5,000.00	-	5,000.00	97.93	5,000.00	2,200.00	5,000.00
505-43300-522320	RENTAL OF EQUIP & VEHICLE	3,500.00	465.80	3,500.00	228.85	3,500.00	-	3,500.00
505-43300-522341	COPIER RENTAL	-	-	-	771.96	-	393.19	-
505-43300-523231	CELL PHONES	6,000.00	54.95	1,500.00	-	1,500.00	-	-
505-43300-523240	AT&T CLUB SERVICE	17,500.00	9,783.89	15,000.00	13,707.22	15,000.00	6,825.72	-
505-43300-523245	CBEYOND COMMUNICATIONS	6,800.00	6,180.09	6,800.00	6,056.41	6,800.00	3,647.70	-
505-43300-523310	PUBLIC NOTICES	2,500.00	340.00	3,000.00	484.00	3,500.00	1,674.00	3,500.00
505-43300-523400	PRINTING & BINDING	7,500.00	3,922.16	5,500.00	4,159.22	5,000.00	2,183.00	5,000.00
505-43300-523500	TRAVEL	5,500.00	4,091.91	5,500.00	7,479.38	5,500.00	1,292.90	5,500.00
505-43300-523600	DUES & FEES	3,500.00	1,307.80	3,500.00	1,495.40	3,500.00	203.80	3,500.00
505-43300-523700	EDUCATION & TRAINING	8,000.00	3,639.50	2,500.00	3,219.07	8,500.00	1,947.16	8,500.00
505-43300-523849	CONTRACT LABOR	7,500.00	-	7,500.00	-	5,000.00	-	5,000.00
505-43300-523900	OTHER (PURCHASED SRVCS)	-	-	-	3,245.67	-	-	-
505-43300-523902	MERCHANT FEES CREDIT CARD	13,500.00	14,015.48	13,500.00	20,353.28	13,500.00	10,084.06	13,500.00
505-43300-523905	COLL. FEE HENRY COUNTY	10,000.00	8,066.56	10,000.00	8,546.88	10,000.00	4,627.97	10,000.00
505-43300-523930	DRUG TESTING, VACCINES	1,500.00	240.00	1,500.00	475.00	1,500.00	88.00	1,500.00
505-43300-523940	POSTAGE	8,000.00	7,175.22	8,000.00	7,541.59	8,000.00	4,577.73	8,000.00
505-43300-523990	LANDFILL FEES	35,000.00	23,130.42	30,000.00	29,660.22	35,000.00	41,083.13	35,000.00
505-43300-531110	COMPUTER EXPENSE	7,500.00	9,978.12	7,500.00	3,084.40	7,500.00	402.43	-
505-43300-531130	OFFICE SUPPLIES	2,500.00	961.10	2,500.00	570.70	2,500.00	370.68	2,500.00
505-43300-531140	SUPPLIES & MATERIALS	25,000.00	18,099.85	25,000.00	16,290.93	25,000.00	14,112.48	45,000.00
505-43300-531142	HAND TOOLS & SMALL EQUIP.	20,000.00	10,514.98	10,000.00	4,068.32	10,000.00	423.32	15,000.00

505-43300-531214	ENERGY - NATURAL GAS	2,000.00	1,870.87	2,000.00	734.56	2,000.00	165.48	2,000.00
505-43300-531221	SNAPPING SHOALS EMC	6,000.00	3,682.38	6,000.00	4,038.43	6,000.00	2,527.59	6,000.00
505-43300-531223	GA POWER LIFT STATIONS	47,500.00	42,781.66	45,000.00	46,461.15	45,000.00	26,170.95	45,000.00
505-43300-531229	GA POWER - WWTP	165,000.00	154,381.90	28,500.00	183,794.00	165,000.00	106,137.04	170,000.00
505-43300-531270	ENERGY-GASOLINE/DIESEL	25,000.00	28,209.67	-	21,364.92	25,000.00	11,585.18	25,000.00
505-43300-531510	PUMP STATION WATER PURCHASES	-	-	-	-	2,000.00	111.09	-
505-43300-531700	MISC EXPENSE	5,000.00	3,169.64	50,000.00	307.35	33,000.00	51.21	40,000.00
505-43300-531703	LAB SUPPLIES/OTHER	15,000.00	13,684.82	20,000.00	16,094.92	25,000.00	10,129.91	25,000.00
505-43300-531706	CHEMICALS	70,000.00	67,459.03	80,000.00	71,356.31	80,000.00	29,303.42	105,000.00
505-43300-531720	SIGNS	2,000.00	-	2,000.00	-	3,000.00	-	3,000.00
505-43300-531740	TIRE EXPENSE	8,500.00	5,624.35	5,000.00	3,731.94	5,000.00	2,902.41	5,000.00
505-43300-531750	UNIFORMS	7,500.00	5,585.13	7,500.00	3,706.61	8,500.00	3,943.18	8,500.00
505-43300-541300	BUILDINGS	-	-	-	-	-	-	-
505-43300-541314	CAPITAL OUTLAY-BLDG	-	-	-	-	-	-	-
505-43300-541315	BUILDING - TILE LAB FLOOR	-	-	-	-	-	-	-
505-43300-541460	S2180931 WTR LN ECON STIM	-	-	-	-	-	-	-
505-43300-541462	S2180730 WWTP FCLTY IMP	35,000.00	80.00	25,000.00	1,729,884.84	25,000.00	276,301.73	25,000.00
505-43300-542200	VEHICLES	-	-	-	-	38,500.00	-	-
505-43300-542400	COMPUTER SOFTWARE	8,000.00	8,107.19	8,500.00	7,442.08	8,500.00	-	-
505-43300-542500	EQUIPMENT	75,000.00	-	100,000.00	125,737.75	100,000.00	-	-
505-43300-542503	DIGESTER	-	-	-	-	-	-	-
505-43300-542513	CAMERA, FOR SEWER LINES	-	-	-	-	-	-	-
505-43300-542517	WATERSHED MONITORING I&II	28,500.00	17,000.00	28,500.00	27,676.00	28,500.00	7,649.24	28,500.00
505-43300-573105	CONSENT ORDER - FINE	3,000.00	21,470.00	3,000.00	-	15,000.00	-	15,000.00
505-43300-573110	BAD DEBT EXP. W/S	30,000.00	10,146.54	15,000.00	7,960.34	15,000.00	(246.40)	15,000.00
505-43300-611103	TRANSFER TO/FROM GEN.FUND	-	-	-	-	-	-	-
Division: 43300 - SEWER Total:		**2,166,862.00**	**1,754,282.81**	**1,920,645.51**	**3,490,941.35**	**2,085,145.51**	**1,247,039.21**	**1,979,107.00**

Budget Worksheet

Fund: 42200 - WATER

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
51 Personnell Services and Employee Benefits	550,800.91	540,628.74	783,716.50	312,669.38	687,438.00
52 Purchased / Contracted Services	238,257.29	239,754.26	369,800.00	60,068.25	293,700.00
53 Supplies	1,062,768.00	1,184,691.73	934,000.00	689,695.04	1,371,500.00
54 Capital Outlays	5,640.00	65,893.50	30,500.00	5,111.20	6,000.00
56 Depreciation and Amortization	814,893.24	819,789.64	100,000.00	-	100,000.00
57 Other Cost	-	-	100,000.00	-	-
61 Other Financing Cost	-	21,700.00	62,000.00	-	-
Total Budget	**2,672,359.44**	**2,872,457.87**	**2,380,016.50**	**1,067,543.87**	**2,458,638.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
505-44200-511100	REGULAR EMPL. SALARIES	377,939.22	361,061.32	376,787.19	291,809.67	429,716.50	165,304.20	357,438.00
505-44200-511300	OVERTIME	35,000.00	39,582.22	35,000.00	42,359.55	35,000.00	20,638.35	35,000.00
505-44200-512100	GRP INSRNC MEDICAL/DENTAL	190,000.00	212,394.06	230,000.00	151,903.13	230,000.00	88,029.43	230,000.00
505-44200-512110	GROUP INSURANCE LIFE	2,000.00	1,266.42	2,000.00	1,088.67	2,000.00	632.06	2,000.00
505-44200-512111	GROUP INSURANCE VISION	889.00	917.97	1,000.00	726.23	1,000.00	381.59	1,000.00
505-44200-512200	MEDICARE 1.45%	5,000.00	5,655.72	5,000.00	4,735.00	5,000.00	2,646.02	5,000.00
505-44200-512401	RETIREMENT CONTRIBUTIONS	50,000.00	(79,920.17)	50,000.00	37,663.32	50,000.00	28,480.55	50,000.00
505-44200-512600	UNEMPLOYEMENT INSURANCE	5,000.00	-	4,000.00	-	4,000.00	-	-
505-44200-512700	WORKER'S COMPENSATION	20,000.00	9,843.37	20,000.00	10,343.17	20,000.00	6,557.18	-
505-44200-512850	HRA REIMBURSEMENT	7,000.00	-	7,000.00	-	7,000.00	-	7,000.00
505-44200-521201	PROFESSIONAL	2,000.00	-	2,000.00	-	2,000.00	-	2,000.00
505-44200-521222	IT Services for Water	15,000.00	-	15,000.00	-	15,000.00	-	10,000.00
505-44200-521230	ENGINEERING FEES	35,000.00	22,538.00	35,000.00	19,838.75	25,000.00	7,716.25	20,000.00
505-44200-521305	WATER TEST	12,000.00	7,760.00	13,500.00	8,147.98	15,000.00	-	13,500.00
505-44200-522210	MAINTENANCE AGREEMENTS	135,000.00	112,657.91	155,000.00	100,320.62	155,000.00	10,561.91	115,000.00
505-44200-522220	MAINTENANCE & CLEANING	10,000.00	1,641.00	10,000.00	1,733.00	1,000.00	-	1,000.00
505-44200-522231	EQPMNT REPAIR PUMP STATIO	36,000.00	19,536.90	20,000.00	38,366.82	15,000.00	13,927.65	15,000.00
505-44200-522240	STREET REPAIRS/MAINTENANC	15,500.00	-	10,000.00	4,137.00	10,000.00	-	5,000.00
505-44200-522250	AUTO & TRUCK REPAIR	8,500.00	12,799.56	8,500.00	18,039.14	8,500.00	1,473.32	7,500.00
505-44200-522255	DAMAGE TO PROPERTY	1,500.00	-	1,500.00	2,328.73	1,500.00	-	1,500.00
505-44200-522320	RENTAL OF EQUIP & VEHICLE	5,000.00	-	5,000.00	-	5,000.00	-	5,000.00
505-44200-523110	LIABILITY INSURANCE	70,000.00	17,156.93	65,000.00	-	65,000.00	-	50,000.00
505-44200-523245	CBEYOND COMMUNICATIONS	8,000.00	6,180.12	8,000.00	6,056.40	8,000.00	3,647.67	-
505-44200-523250	USA MOBILITY 770 201 0149	2,500.00	2,707.08	2,500.00	2,684.00	2,500.00	1,362.12	3,000.00
505-44200-523310	PUBLIC NOTICES	2,000.00	1,188.00	2,000.00	1,148.00	2,000.00	1,148.00	2,500.00
505-44200-523400	PRINTING & BINDING	7,500.00	3,922.13	2,000.00	4,001.29	2,000.00	2,178.72	3,000.00
505-44200-523500	TRAVEL	5,500.00	3,616.16	1,800.00	3,162.88	1,800.00	1,168.54	4,200.00
505-44200-523600	DUES & FEES	3,500.00	122.40	1,500.00	523.80	1,500.00	234.40	1,500.00
505-44200-523700	EDUCATION & TRAINING	7,500.00	5,200.21	10,000.00	875.00	10,000.00	834.16	10,000.00
505-44200-523840	COLLECTION AGENCY SRVICES	1,000.00	40.14	1,000.00	-	1,000.00	336.75	1,000.00
505-44200-523902	MERCHANT FEES CREDIT CARD	13,500.00	14,015.49	-	20,353.29	13,500.00	10,084.06	13,500.00
505-44200-523930	DRUG TESTING, VACCINES	1,000.00	-	1,000.00	335.00	1,000.00	667.00	1,000.00
505-44200-523940	POSTAGE	8,500.00	7,175.26	8,500.00	7,702.56	8,500.00	4,727.70	8,500.00
505-44200-531110	COMPUTER EXPENSE	10,000.00	13,966.28	10,000.00	5,128.15	10,000.00	416.63	-
505-44200-531130	OFFICE SUPPLIES	3,000.00	864.96	2,000.00	359.46	2,000.00	173.58	2,000.00
505-44200-531140	SUPPLIES & MATERIALS	103,000.00	41,484.88	50,000.00	(32,566.62)	50,000.00	11,484.94	50,000.00
505-44200-531142	HAND TOOLS & SMALL EQUIP.	39,000.00	15,296.19	25,000.00	11,931.45	15,000.00	2,178.84	20,000.00
505-44200-531221	SNAPPING SHOALS EMC	35,000.00	37,494.82	30,000.00	37,207.64	30,000.00	18,730.14	40,000.00
505-44200-531229	GA POWER - WTP	5,500.00	2,798.38	5,500.00	2,720.51	5,500.00	1,482.50	4,500.00
505-44200-531270	ENERGY-GASOLINE/DIESEL	20,000.00	21,567.97	20,000.00	17,805.69	20,000.00	8,030.47	25,000.00
505-44200-531510	INV PCH FOR RSALE-WATER	710,000.00	917,584.02	710,000.00	1,130,454.35	775,000.00	639,973.52	1,200,000.00
505-44200-531703	LAB SUPPLIES/OTHER	7,500.00	1,224.06	5,500.00	1,987.51	5,500.00	1,392.71	5,500.00
505-44200-531706	CHEMICALS	12,500.00	5,723.50	10,000.00	5,450.90	12,500.00	3,124.55	12,500.00
505-44200-531740	TIRE EXPENSE	3,500.00	231.99	2,500.00	1,665.60	2,500.00	422.96	2,500.00
505-44200-531750	UNIFORMS	7,000.00	4,531.79	6,000.00	2,547.09	6,000.00	2,284.20	9,500.00
505-44200-542401	COMPUTERS	7,000.00	-	5,500.00	-	5,500.00	5,111.20	6,000.00
505-44200-542500	EQUIPMENT	72,000.00	5,640.00	25,000.00	65,893.50	25,000.00	-	-
505-44200-561000	DEPRECIATION	100,000.00	814,893.24	100,000.00	819,789.64	100,000.00	-	100,000.00
505-44200-611151	TRANS. W/S - SAN.	-	-	-	-	62,000.00	-	
Division: 44200 - WATER Total:		**2,238,828.22**	**2,672,398.91**	**2,130,087.19**	**2,872,457.87**	**2,380,016.50**	**1,067,543.87**	**2,458,638.00**

Budget Worksheet

Fund: 510 STORMWATER

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
51 Personnel Service and Employee Benefits	349,324.55	304,156.01	467,308.15	234,942.76	497,232.00
52 Purchased / Contracted Services	63,534.22	49,595.92	176,533.04	28,963.11	135,000.00
53 Supplies	33,266.78	17,698.97	45,982.00	6,522.70	34,500.00
54 Capital Outlays	3,581.30	174,500.80	465,500.00	524,143.45	305,000.00
56 Depreciation and Amortization	129,840.90	141,582.53	65,000.00	-	65,500.00
57 Other Cost	-	-	-	-	-
61 Other Financing Cost	60,000.00	60,000.00	-	-	60,000.00
Total Budget	**639,547.75**	**747,534.23**	**1,220,323.19**	**794,572.02**	**1,097,232.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
510-42500-511100	REGULAR EMPL. SALARIES	354,784.20	175,845.61	239,517.79	175,749.05	264,308.15	126,868.38	326,232.00
510-42500-511300	OVERTIME	5,000.00	489.41	4,000.00	3,159.32	4,000.00	4,186.37	4,000.00
510-42500-512100	GRP INSRNC MEDICAL/DENTAL	100,215.80	66,276.93	83,000.00	56,945.69	83,000.00	55,238.72	83,000.00
510-42500-512110	GROUP INSURANCE LIFE	2,200.00	660.24	2,000.00	573.48	2,000.00	582.84	2,000.00
510-42500-512111	GROUP INSURANCE VISION	1,200.00	365.72	1,000.00	401.93	1,000.00	348.40	1,000.00
510-42500-512200	MEDICARE 1.45%	7,000.00	2,562.68	6,000.00	2,315.96	6,000.00	1,841.14	6,000.00
510-42500-512400	PENSION	65,000.00	89,830.32	65,000.00	48,962.28	65,000.00	37,024.75	65,000.00
510-42500-512600	UNEMPLOYMENT INSURANCE	9,500.00	-	5,000.00	-	5,000.00	-	-
510-42500-512700	WORKER'S COMPENSATION	27,000.00	13,293.64	27,000.00	16,048.30	27,000.00	8,852.16	-
510-42500-512850	HRA REIMBURSEMENT	11,000.00	-	10,000.00	-	10,000.00	-	10,000.00
510-42500-521201	PROFESSIONAL FEES	17,500.00	18,670.00	2,500.00	2,817.50	2,500.00	-	10,000.00
510-42500-521222	IT Services for Stormwater	7,000.00	-	500.00	-	5,500.00	-	5,500.00
510-42500-521230	ENGINEERING FEES	85,000.00	8,832.00	-	12,630.00	28,500.00	16,518.32	35,000.00
510-42500-522210	MAINTENANCE AGREEMENTS	7,000.00	57.16	-	-	7,000.00	-	-
510-42500-522230	EQUIPMENT REPAIRS	12,500.00	12,698.61	-	-	5,500.00	-	-
510-42500-522240	STREET REPAIRS/MAINTENANC	30,000.00	5,825.00	-	-	5,500.00	-	5,500.00
510-42500-522250	AUTO & TRUCK REPAIR	10,000.00	5,154.96	-	11,092.53	7,500.00	2,424.47	7,500.00
510-42500-523110	LIABILITY INSURANCE	2,500.00	612.74	-	-	2,500.00	-	2,500.00
510-42500-523304	PERMITS/ANNUAL REPORT	20,000.00	-	20,000.00	6,723.00	20,000.00	3,137.68	20,000.00
510-42500-523310	PUBLIC NOTICES	3,500.00	-	3,500.00	-	3,500.00	-	5,000.00
510-42500-523400	PRINTING & BINDING	5,000.00	-	5,000.00	49.00	5,000.00	-	5,000.00
510-42500-523500	TRAVEL	3,000.00	-	4,500.00	1,579.60	4,500.00	1,105.99	5,500.00
510-42500-523600	DUES & FEES	1,000.00	118.80	1,000.00	118.80	1,000.00	118.80	1,000.00
510-42500-523700	EDUCATION & TRAINING	5,000.00	1,249.00	6,500.00	3,428.06	7,000.00	1,133.16	7,000.00
510-42500-523852	NOI IMPLEMENTATION	7,500.00	-	3,500.00	-	4,000.00	-	4,000.00
510-42500-523901	BANK CHARGES	500.00	-	500.00	-	47,533.04	-	1,500.00
510-42500-523902	CREDIT CARD EXPENSES	3,500.00	4,287.07	3,500.00	7,157.74	4,000.00	1,756.02	4,500.00
510-42500-523930	DRUG TESTING, VACCINES	500.00	-	500.00	120.00	500.00	-	500.00
510-42500-523990	LANDFILL FEES	7,000.00	6,028.88	7,500.00	3,879.29	15,000.00	2,768.67	15,000.00
510-42500-531110	COMPUTER EXPENSE	5,500.00	2,107.18	5,500.00	435.27	5,500.00	-	-
510-42500-531130	OFFICE SUPPLIES	1,000.00	292.48	1,000.00	369.69	1,000.00	196.63	1,500.00
510-42500-531140	SUPPLIES & MATERIALS	8,500.00	9,759.90	8,500.00	4,085.12	10,000.00	517.16	7,500.00
510-42500-531142	HAND TOOLS & SMALL EQUIP.	5,500.00	610.81	500.00	227.82	2,982.00	323.85	3,500.00
510-42500-531270	ENERGY-GASOLINE/DIESEL	15,000.00	13,435.34	15,000.00	9,493.82	15,000.00	3,096.94	10,000.00
510-42500-531700	MISCELLANEOUS EXPENSE	2,500.00	2,087.53	2,500.00	8.74	3,000.00	8.78	3,500.00
510-42500-531740	TIRE EXPENSE	5,000.00	2,506.93	3,500.00	1,834.59	3,500.00	696.78	3,500.00
510-42500-531750	UNIFORMS	5,000.00	2,466.61	5,000.00	1,243.92	5,000.00	1,682.61	5,000.00
510-42500-541476	EASEMENTS	25,000.00	-	10,000.00	-	-	-	-
510-42500-542400	COMPUTER SOFTWARE	10,000.00	3,581.30	5,000.00	3,939.42	5,000.00	5,000.00	-
510-42500-542500	EQUIPMENT	293,000.00	-	50,000.00	-	55,000.00	-	-
510-42500-542515	STORMWATER REPAIR	255,000.00	-	300,000.00	170,561.38	400,000.00	519,143.45	300,000.00
510-42500-542518	WATERSHED ASSES. PHASE II	5,600.00	-	5,500.00	-	5,500.00	-	5,500.00
510-42500-561000	DEPRECIATION	65,000.00	129,840.90	65,000.00	141,582.53	65,000.00	-	65,000.00
510-42500-579000	CONTINGENCIES	-	-	-	-	-	-	-
Division: 42500 - STORMWATER Total:		**1,594,500.00**	**579,547.75**	**978,517.79**	**687,533.83**	**1,220,323.19**	**794,572.07**	**1,037,232.00**
510-90000-611402	TRANSFER TO SEWER	60,000.00	60,000.00	60,000.00	60,000.00	-	-	60,000.00
510-90000-611901	TRANSFER TO GF	-	-	-	-	-	-	-
Division: 90000 - OTHER FINANCING USES Total:		**60,000.00**	**60,000.00**	**60,000.00**	**60,000.00**	**-**	**-**	**60,000.00**
Fund: 510 - STORMWATER Total:		**1,654,500.00**	**639,547.75**	**1,038,517.79**	**747,533.83**	**1,220,323.19**	**794,572.07**	**1,097,232.00**

Budget Worksheet

Fund: 45200 - SANITATION SOLID WASTE COLLECTION

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
51 Personnel Services and Employee Benefits	92,293.92	102,965.29	111,809.84	59,996.30	116,321.00
52 Purchased / Contracted Services	1,764,410.77	2,043,516.49	2,695,500.00	1,211,608.01	2,942,500.00
53 Supplies	9,607.31	1,216.24	23,000.00	4,730.05	11,500.00
54 Capital Outlays	3,581.30	3,939.42	5,000.00	5,000.00	-
57 Other Cost	14,972.75	14,948.10	25,000.00	-	25,000.00
Total Budget	**1,884,866.05**	**2,166,585.54**	**2,860,309.84**	**1,281,334.36**	**3,095,321.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
540-45200-511100	REGULAR EMPL. SALARIES	42,483.30	42,629.91	42,092.23	53,613.74	44,209.84	25,386.65	50,721.00
540-45200-511300	OVERTIME	5,000.00	-	5,000.00	-	5,000.00	-	5,000.00
540-45200-512100	GRP INSRNC MEDICAL/DENTAL	46,043.98	42,874.18	45,000.00	39,240.12	45,000.00	27,202.80	45,000.00
540-45200-512110	GROUP INSURANCE LIFE	2,000.00	162.00	1,000.00	156.20	1,000.00	116.05	1,000.00
540-45200-512111	GROUP INSURANCE VISION	189.00	192.48	1,000.00	201.48	1,000.00	134.32	1,000.00
540-45200-512200	MEDICARE 1.45%	1,300.00	575.59	800.00	592.06	800.00	348.97	800.00
540-45200-512401	RETIREMENT CONTRIBUTIONS	13,000.00	4,780.52	10,800.00	8,135.28	10,800.00	6,151.81	10,800.00
540-45200-512700	WORKER'S COMPENSATION	2,200.00	1,079.24	2,000.00	1,026.41	2,000.00	655.70	-
540-45200-512850	HRA REIMBURSEMENT	2,000.00	-	2,000.00	-	2,000.00	-	2,000.00
540-45200-521222	IT TOTAL TECH	3,000.00	-	3,000.00	-	3,000.00	-	-
540-45200-521230	ENGINEERING FEES	5,000.00	2,514.00	5,000.00	3,450.00	6,000.00	3,078.00	5,000.00
540-45200-522210	MAINTENANCE AGREEMENTS	1,000.00	-	1,000.00	-	1,000.00	-	1,000.00
540-45200-522230	EQUIPMENT REPAIRS	60,000.00	13,921.89	25,000.00	-	15,000.00	2,280.73	-
540-45200-522246	KUBOTA SANI VEHICLES	5,000.00	-	2,000.00	-	2,000.00	-	-
540-45200-522250	AUTO & TRUCK REPAIR	5,000.00	476.37	5,000.00	-	5,000.00	-	7,000.00
540-45200-522252	DAMAGE TO CITIZEN ITEMS	1,000.00	-	1,000.00	-	1,000.00	-	1,000.00
540-45200-522254	SANITATION DISCOUNT	-	-	-	-	-	4,158.00	-
540-45200-523310	PUBLIC NOTICES	5,000.00	80.00	1,000.00	-	1,000.00	-	1,000.00
540-45200-523400	PRINTING & BINDING	3,000.00	-	1,000.00	3,414.81	1,000.00	187.44	1,000.00
540-45200-523700	EDUCATION & TRAINING	1,500.00	1,150.00	3,000.00	-	3,000.00	404.16	3,000.00
540-45200-523902	MERCHANT FEES CREDIT CARD	1,000.00	-	1,000.00	-	1,000.00	-	1,000.00
540-45200-523906	H. C. COLL. FEE	10,000.00	-	5,000.00	-	5,000.00	-	5,000.00
540-45200-523930	DRUG TESTING, VACCINES	500.00	-	500.00	-	500.00	-	500.00
540-45200-523940	POSTAGE	12,500.00	-	13,000.00	-	15,000.00	5,281.99	15,000.00
540-45200-523990	LANDFILL FEES	520,000.00	643,770.99	500,000.00	872,422.16	935,000.00	474,656.96	1,200,000.00
540-45200-523991	Sanitation Collections Outsourcing	1,300,000.00	1,071,094.81	1,200,000.00	1,124,421.68	1,700,000.00	720,367.74	1,700,000.00
540-45200-524000	SWMP COST JT. HC AND CITY	2,000.00	25,470.47	2,000.00	39,807.84	2,000.00	1,192.99	2,000.00
540-45200-531110	COMPUTER EXPENSE	7,500.00	6,070.32	6,500.00	-	6,500.00	-	-
540-45200-531130	OFFICE SUPPLIES	500.00	-	500.00	-	500.00	67.12	500.00
540-45200-531140	SUPPLIES & MATERIALS	3,000.00	-	2,000.00	-	2,000.00	-	2,000.00
540-45200-531240	ENERGY-BOTTLED GAS	5,000.00	-	-	-	4,000.00	-	-
540-45200-531270	ENERGY-GASOLINE/DIESEL	-	1,272.76	4,000.00	1,155.63	4,000.00	3,444.54	4,000.00
540-45200-531704	OTHER SUPPLIES	1,000.00	-	1,000.00	60.61	-	-	-
540-45200-531740	TIRE EXPENSE	3,000.00	1,196.32	3,000.00	-	3,000.00	-	3,000.00
540-45200-531750	UNIFORMS	2,000.00	1,067.91	2,000.00	-	2,000.00	1,218.39	2,000.00
540-45200-542400	COMPUTER SOFTWARE	4,000.00	3,581.30	5,000.00	3,939.42	5,000.00	5,000.00	-
540-45200-561000	DEPRECIATION	34,000.00	14,972.75	20,000.00	14,948.10	25,000.00	-	25,000.00
540-45200-611401	TRANSFER TO/FROM GF	-	-	-	-	-	-	
Division: 45200 - SANITATION SOLID WASTE COLLECTION Total:		**2,109,716.28**	**1,878,933.81**	**1,922,192.23**	**2,166,585.54**	**2,860,309.84**	**1,281,334.36**	**3,095,321.00**
Division: 90000 - OTHER FINANCING USES Total:		**-**	**-**	**-**	**-**	**-**	**-**	
Fund: 540 - SANITATION SOLID WASTE COLLECTION Total:		**2,112,232.98**	**1,884,866.05**	**1,922,192.23**	**2,176,145.85**	**2,860,309.84**	**2,701,124.59**	**3,095,321.00**

Budget Worksheet

Fund: 555 - MERLE MANDERS CONFERENCE CENTER

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
51 Personnel Services	501,594.07	456,905.08	544,207.36	244,921.48	525,512.00
52 Purchased / Contracted Services	36,903.09	87,545.07	61,300.00	23,398.82	56,550.00
53 Supplies	42,709.99	56,657.83	52,600.00	20,739.49	52,600.00
54 Capital Outlays	(106,696.50)	82,324.08	17,250.00	12,790.85	71,250.00
57 Other Cost	(2,135,338.27)	83,600.07	56,766.78	-	-
Total Budget	**(1,660,827.62)**	**767,032.13**	**732,124.14**	**301,850.64**	**705,912.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
555-15650-511100	REGULAR EMPL. SALARIES	287,716.47	279,065.22	266,798.24	278,132.64	293,207.36	145,631.34	290,512.00
555-15650-511300	OVERTIME	2,000.00	5,971.06	3,520.30	3,520.30	2,000.00	2,886.87	2,000.00
555-15650-512100	GRP INSRNC MEDICAL/DENTAL	185,511.27	148,384.37	133,201.55	127,994.77	168,000.00	62,229.09	168,000.00
555-15650-512110	GROUP INSURANCE LIFE	3,420.00	965.04	1,025.22	1,025.22	3,500.00	614.37	3,500.00
555-15650-512111	GROUP INSURANCE VISION	757.00	663.16	572.69	572.69	1,000.00	273.61	1,000.00
555-15650-512200	MEDICARE 1.45%	4,560.00	3,804.72	3,780.43	3,858.97	4,500.00	2,082.72	4,500.00
555-15650-512401	RETIREMENT CONTRIBUTIONS	30,500.00	56,839.09	49,696.15	37,663.40	50,000.00	28,480.55	50,000.00
555-15650-512600	UNEMPLOYMENT INSURANCE	8,400.00	-	-	-	8,000.00	-	-
555-15650-512700	WORKER'S COMPENSATION	7,920.00	5,901.41	4,137.09	4,137.09	8,000.00	2,722.93	-
555-15650-512850	HRA REIMBURSEMENT	6,000.00	-	-	-	6,000.00	-	6,000.00
555-15650-521201	PROFESSIONAL FEES	-	1,550.00	2,189.99	3,250.00	1,550.00	450.00	1,550.00
555-15650-521340	WEB-SITE	1,000.00	545.00	900.00	900.00	-	-	-
555-15650-522200	REPAIRS & MAINTENANCE	25,000.00	78.75	930.01	2,693.13	3,500.00	2,725.00	3,500.00
555-15650-522210	MAINTENANCE AGREEMENTS	3,500.00	228.65	-	-	500.00	-	500.00
555-15650-522230	EQUIPMENT REPAIRS	3,000.00	-	100.00	100.00	-	219.99	-
555-15650-522251	AUTO EXPENSE	3,000.00	-	1,466.88	12,879.68	-	-	-
555-15650-522320	RENTAL OF EQUIP & VEHICLE	3,000.00	1,866.51	4,304.40	3,971.62	3,000.00	-	3,000.00
555-15650-522341	COPIER RENTAL	2,000.00	3,244.21	2,208.72	2,208.72	3,500.00	1,288.42	-
555-15650-523245	CBEYOND COMMUNICATIONS	7,000.00	10,792.56	10,965.77	10,965.77	11,000.00	6,392.60	-
555-15650-523300	Advertising	-	-	-	-	4,000.00	500.00	7,000.00
555-15650-523400	PRINTING & BINDING	500.00	199.04	1,266.61	1,442.74	3,500.00	1,072.20	3,500.00
555-15650-523500	TRAVEL	3,000.00	-	2,500.00	2,500.00	3,000.00	-	3,000.00
555-15650-523600	DUES & FEES	700.00	1,211.00	1,147.25	1,147.25	1,200.00	441.74	1,200.00
555-15650-523700	EDUCATION & TRAINING	3,500.00	9,667.68	150.00	150.00	3,500.00	-	3,500.00
555-15650-523850	Personnel Services	35,000.00	3,687.50	41,020.50	27,123.30	10,000.00	3,326.87	15,000.00
555-15650-523851	CLIENT EVENT ATTENDANT	-	1,834.25	20,176.45	16,032.33	3,000.00	5,951.00	2,000.00
555-15650-523902	MERCHANT FEES CREDIT CARD	2,550.00	70.00	358.07	358.07	2,550.00	-	2,550.00
555-15650-523933	LINEN	6,000.00	1,927.94	1,737.50	1,737.50	7,000.00	1,011.00	10,000.00
555-15650-523940	POSTAGE	250.00	-	84.96	84.96	500.00	20.00	250.00
555-15650-531130	OFFICE SUPPLIES	2,500.00	2,843.03	2,149.51	2,149.51	3,000.00	132.34	3,000.00
555-15650-531140	SUPPLIES & MATERIALS	4,000.00	1,895.95	4,064.76	4,210.02	2,000.00	606.80	2,000.00
555-15650-531142	HAND TOOLS & SMALL EQUIP.	1,000.00	89.69	3,505.32	3,505.32	5,000.00	36.91	5,000.00
555-15650-531213	NATURAL GAS	2,500.00	5,282.81	5,172.97	5,172.97	5,300.00	2,568.23	5,300.00
555-15650-531232	GEORGIA POWER	25,000.00	23,009.04	26,505.07	26,794.70	25,000.00	14,930.04	25,000.00
555-15650-531271	FUEL	600.00	3,918.70	5,589.23	5,589.23	4,000.00	2,309.93	4,000.00
555-15650-531708	FOOD AND BEVERAGE	2,500.00	73.90	309.60	309.60	500.00	21.34	500.00
555-15650-531710	CHRISTMAS DECORATIONS	5,000.00	4,350.00	7,260.00	7,260.00	5,000.00	-	5,000.00
555-15650-531720	SIGNS	-	-	-	-	1,500.00	-	1,500.00
555-15650-531740	TIRE EXPENSE	1,000.00	-	-	463.68	-	-	
555-15650-531750	UNIFORMS	1,000.00	1,246.87	1,680.06	1,202.80	1,300.00	133.90	1,300.00
555-15650-541200	SITE IMPROVEMENTS	150,000.00	(106,696.50)	5,177.79	38,482.00	-	12,260.86	-
555-15650-542200	VEHICLES	-	-	35,765.04	35,765.04	-	-	-
555-15650-542300	FURNITURE & FIXTURES	3,500.00	-	3,009.70	3,009.70	5,000.00	-	5,000.00
555-15650-542400	Computer Software	4,000.00	-	(3,989.63)	4,720.37	10,000.00	-	-
555-15650-542500	EQUIPMENT	2,250.00	-	346.97	346.97	2,250.00	529.99	2,250.00
555-15650-542502	MISCELLANEOUS	-	-	-	-	-	-	64,000.00
555-15650-561000	DEPRECIATION	40,000.00	83,845.83	40,000.00	83,600.07	56,766.78	-	-
555-15650-575000	LOSS ON DISPOSAL OF ASSETS	-	(2,219,184.10)	-	-	-	-	
555-15650-611200	TRANSFER GF AND MMCC	-	-	-	-	-	-	
Division: 15650 - GOVERNMENT BUILDINGS/PROPERTY Total:		**902,634.74**	**(1,660,325.20)**	**690,785.17**	**767,032.13**	**732,124.14**	**301,850.64**	**705,912.00**
Fund: 555 - MERLE MANDERS CONFERENCE CENTER Total:		**902,634.74**	**(1,660,325.20)**	**690,785.17**	**767,032.13**	**732,124.14**	**301,850.64**	**705,912.00**

Budget Worksheet

Fund: 565 - AMPHITHEATER

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
52 Purchased / Contracted Services	2,428,108.15	426,284.22	1,682,500.00	134,817.62	2,494,000.00
53 Supplies	74,433.28	176,466.39	152,500.00	82,284.47	101,000.00
54 Capital Outlays	1,602,488.88	52,964.13	165,000.00	8,338.34	5,000.00
61 Other Financing Sources	714,931.99	1,118,135.95	-	-	-
Total Budget	**4,819,962.30**	**1,773,850.69**	**2,000,000.00**	**225,440.43**	**2,600,000.00**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED
565-61800-521100	CONSULTANT FEES	41,000.00	20,000.00	145,150.00	16,150.00	180,000.00	-	180,000.00
565-61800-521201	PROFESSIONAL FEES	5,000.00	2,435.00	12,031.75	12,031.75	30,000.00	-	30,000.00
565-61800-521204	ENTERTAINMENT/TALENT FEE	-	2,155,850.00	900,000.00	9,505.32	900,000.00	-	1,200,000.00
565-61800-521205	PRODUCTION SERVICES	-	-	122,021.44	122,021.44	250,000.00	16,286.80	405,000.00
565-61800-521206	SECURITY	-	12,755.00	-	-	-	-	275,000.00
565-61800-521207	USHER/BOX OFFICE	-	-	-	-	22,500.00	171.84	22,500.00
565-61800-521300	TECHNICAL SERVICES	8,325.00	10,575.00	13,890.00	11,870.00	30,000.00	4,025.00	30,000.00
565-61800-521310	SOFTWARE	-	17,626.88	-	-	-	-	-
565-61800-522210	MAINTENANCE AGREEMENTS	15,010.17	5,617.46	27,942.97	12,139.11	25,000.00	8,390.13	25,000.00
565-61800-522219	LANDSCAPING	70,155.00	70,155.00	74,841.98	74,220.00	75,000.00	43,295.00	75,000.00
565-61800-522220	MAINTENANCE & CLEANING	10,000.00	16,807.15	15,905.25	13,750.76	20,000.00	8,110.79	45,000.00
565-61800-522230	EQUIPMENT REPAIRS	10,000.00	1,937.00	60,657.70	3,779.93	10,000.00	4,016.67	10,000.00
565-61800-522320	RENTAL OF EQUIP & VEHICLE	30,557.27	64,713.33	30,000.00	80,092.59	40,000.00	6,724.12	40,000.00
565-61800-523240	AT&T CLUB SERVICE	10,000.00	9,180.77	10,371.07	10,371.07	10,000.00	6,503.40	-
565-61800-523300	ADVERTISING	-	6,740.08	51,852.25	60,352.25	40,000.00	35,454.03	140,000.00
565-61800-523310	PUBLIC NOTICE	-	-	-	-	-	-	-
565-61800-523850	PERSONNEL SERVICES	26,241.64	33,715.48	-	-	50,000.00	1,839.84	50,000.00
565-61800-531110	COMPUTER EXPENSE	-	-	-	-	-	-	-
565-61800-531140	SUPPLIES & MATERIALS	10,000.00	19,723.63	40,623.28	39,358.28	40,000.00	4,384.20	40,000.00
565-61800-531143	SECURITY UPGRADES	15,000.00	261.33	40,099.99	26,816.43	51,500.00	18,190.79	-
565-61800-531211	NATURAL GAS	974.12	1,345.10	1,312.68	1,312.68	1,000.00	321.84	1,000.00
565-61800-531222	GA POWER ELECTRICITY	27,973.48	53,103.22	101,969.00	101,969.00	50,000.00	59,325.32	16,500.00
565-61800-531233	STREET LIGHTS, OUTSIDE	10,000.00	-	-	-	10,000.00	-	10,000.00
565-61800-531270	ENERGY-GASOLINE/DIESEL	-	-	-	-	-	-	-
565-61800-531700	MISCELLANEOUS	-	-	-	-	-	-	-
565-61800-531701	HOSPITALITY/FOOD BEVERAGE	-	-	3,725.00	3,725.00	-	62.32	-
565-61800-531707	ENTERTAINMENT	-	-	3,285.00	3,285.00	-	-	-
565-61800-541300	BUILDING IMPROVEMENTS	50,000.00	1,330,539.00	50,000.00	33,643.49	50,000.00	6,895.00	-
565-61800-541416	CONSTRUCTION COSTS	94,763.32	-	50,000.00	-	50,000.00	-	-
565-61800-542300	FURNITURE & FIXTURES	5,000.00	204,777.33	1,888.34	1,888.34	5,000.00	-	5,000.00
565-61800-542500	EQUIPMENT	10,000.00	67,172.55	17,432.30	17,432.30	60,000.00	1,443.34	
565-61800-561000	DEPRECIATION	-	714,931.99	-	618,135.95	-	-	-
Division: 61800 - AMPHITHEATER Total:		**450,000.00**	**4,819,962.30**	**1,775,000.00**	**1,273,850.69**	**2,000,000.00**	**225,440.43**	**2,600,000.00**
565-90000-611300	TRANSFER TO GENERAL FUND	-	-	-	500,000.00	-	-	-
565-90000-611500	TRANSFER TO SPLOST IV	-	-	-	-	-	-	-
Division: 90000 - OTHER FINANCING USES Total:		**-**	**-**	**-**	**500,000.00**	**-**	**-**	**-**
Fund: 565 - AMPHITHEATER COMPLEX Total:		**450,000.00**	**4,819,962.30**	**1,775,000.00**	**1,773,850.69**	**2,000,000.00**	**225,440.43**	**2,600,000.00**

CAPITAL IMPROVEMENT PLAN

CAPITAL IMPROVEMENT SUMMARY

Department	Requested Item/Project	Justification	FY2025	FY2026	FY2027	FY2028	Total	Funding Source
Public Works	LMIG	Resurface City Streets	$ 2,200,000	$ 2,200,000	$ 2,200,000	$ 2,200,000	$ 8,800,000	SPLOST, TSPLOST, GDOT
Public Works	Sidewalk Maintenance Program	Maintain City Sidewalks	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 1,200,000	SPLOST/TSPLOST
Public Works	Old Atlanta Road Sidewalk	Install Sidewalks	$ -	$ -	$ -	$ -	$ -	TSPLOST
Public Works	Davidson PKWY Sidewalk	Install Sidewalks	$ -	$ -	$ -	$ -	$ -	TSPLOST
Public Works	Tye Street Sidewalk	Install Sidewalks	$ -	$ -	$ -	$ -	$ -	TSPLOST
Public Works	Peach Drive Sidewalk	Install Sidewalks	$ -	$ -	$ -	$ -	$ -	TSPLOST
Public Works	Neighborhood Project	Stormwater and Street Widening Project	$ 2,500,000	$ -	$ -	$ -	$ 2,500,000	TSPLOST
Public Works	Davis Road Sidewalk Project	Sidewalk and Curb and Gutter	$ -	$ 2,500,000	$ -	$ -	$ 2,500,000	TSPLOST
Public Works	Reeves Creek Trail Extension	Trail System Enhancement	$ 2,800,000	$ -	$ -	$ -	$ 2,800,000	TSPLOST
Public Works	Brush Creek Trail	Trail System Enhancement	$ -	$ 2,400,000	$ -	$ -	$ 2,400,000	TSPLOST
Public Works	MLK, SR Heritage Trail Spur Trail	Trail System Enhancement	$ -	$ -	$ 425,000	$ -	$ 425,000	TSPLOST
Public Works	MLK, SR Heritage Trail Green Front Café	Trail System Enhancement	$ -	$ -	$ 355,000	$ -	$ 355,000	TSPLOST
Public Works	Continuation of MLK, SR Heritage Trail	Trail System Enhancement	$ -	$ -	$ 625,000	$ -	$ 625,000	TSPLOST
Public Works	Trail Head Location With Reeves Creek Trail & MLK, SR	Trail System Enhancement	$ -	$ -	$ 500,000	$ -	$ 500,000	TSPLOST
Public Works	Country Club Drive	Traffic and Safety Enhancements	$ -	$ 1,000,000	$ -	$ -	$ 1,000,000	TSPLOST
Public Works	Burke Street Sidewalks/Pedestrain Improvements	Trail System Enhancement	$ -	$ -	$ 500,000	$ -	$ 500,000	TSPLOST
Public Works	Love Street Sidewalks/Pedestrain Improvements	Trail System Enhancement	$ -	$ -	$ 500,000	$ -	$ 500,000	TSPLOST
Public Works	Walt Stephens Trail	Trail System Enhancement	$ -	$ -	$ -	$ 3,000,000	$ 3,000,000	TSPLOST
Public Works	Downtown Pedestrain Bridge	Walkability	$ -	$ 800,000	$ -	$ -	$ 800,000	TSPLOST
Public Works	Campground Road Sidewalk	Install Sidewalks	$ -	$ -	$ 500,000	$ -	$ 500,000	TSPLOST
Public Works	Hudson Bridge RD/Eagle Landing PKWY	Road Resurfacing	$ 489,982	$ -	$ -	$ -	$ 489,982	TSPLOST
Public Works	Rock Quarry Road Extension	Road Enhancement	$ -	$ -	$ 2,000,000	$ -	$ 2,000,000	TSPLOST
Public Works	Rock Quarry Road Widening	Road Enhancement	$ -	$ 4,000,000	$ -	$ -	$ 4,000,000	TSPLOST
Public Works	Paving Program	Road Enhancement	$ -	$ -	$ -	$ -	$ -	General Fund
Public Works	Sidewalk Program	Maintain City Sidewalks	$ -	$ -	$ -	$ -	$ -	General Fund
Public Works	Vehicles	Vehicle Replacement	$ -	$ -	$ -	$ -	$ -	General Fund
Public Works	Computer Software Maintenance	Work Order System	$ -	$ -	$ -	$ -	$ -	General Fund
Public Works	Equipment	Equipment Replacement	$ -	$ -	$ -	$ -	$ -	General Fund
Gov Bldg & Prop	Maintenance Shop Renovation	Employee Safety and Health	$ 4,000,000	$ -	$ -	$ -	$ 4,000,000	SPLOST
Gov Bldg & Prop	Vehicles	Vehicle Replacement	$ -	$ -	$ -	$ -	$ -	General Fund
Gov Bldg & Prop	Computer Software Maintenance	Work Order System	$ -	$ -	$ -	$ -	$ -	General Fund
Gov Bldg & Prop	Equipment	Equipment Replacement	$ -	$ -	$ -	$ -	$ -	General Fund
Parks	Transfer Station Decommissioning	Additional Parking for Memorial Park	$ 50,000	$ -	$ -	$ -	$ 50,000	SPLOST
Parks	Gardner Park Land Acquisition	Increase Park Size for Parking	$ -	$ 395,000	$ -	$ -	$ 395,000	SPLOST
Parks	Reeves Creek Trail Restrooms	Add Restrooms	$ -	$ -	$ -	$ -	$ -	SPLOST
Parks	Eagles Landing Park Land Acquisition	New Park	$ -	$ -	$ 540,000	$ -	$ 540,000	SPLOST
Parks	Clark Park Stream Restoration	Repair Brush Creek Bank	$ 125,000	$ 614,386	$ -	$ -	$ 739,386	SPLOST
Parks	Walt Stephens Area Land Acquisition	New Park	$ -	$ -	$ -	$ 390,000	$ 390,000	SPLOST
Park	Memerial Park Improvements	Reconfiguring park layout						SPLOST
Parks	N Henry BLVD Land Acquisition	New Park	$ -	$ -	$ -	$ 390,000	$ 390,000	SPLOST
Water	SR 138/142 Utility Relocation GDOT	Utilities in Conflict With GDOT Widening Project	$ -	$ 735,000	$ -	$ -	$ 735,000	SPLOST
Water	Water System Improvements	Redundancy	$ -	$ -	$ -	$ -	$ -	SPLOST
Water	Water Service Line Replacement	Replace Defective Service Lines	$ 655,000	$ -	$ -	$ -	$ 655,000	SPLOST
Water	Lead & Copper Service Line Inventory/Replacement	Comply With Safe Drinking Water Act	$ -	$ -	$ -	$ -	$ -	SPLOST/Grant
Sewer	Clay Pipe Replacement	Reduce inflow and infiltration	$ 1,677,000	$ 4,774,000	$ 3,569,000	$ 3,182,000	$ 13,202,000	SPLOST/Grants
Sewer	Pineview Liftstation and Walter Way Force Main	Replace Equipment that has Exceeded its Serviceable Life	$ -	$ -	$ -	$ -	$ -	SPLOST/Grants
Sewer	Walter Way and Memorial Park Liftstation Rehabilitation	Replace Equipment that has Exceeded its Serviceable Life	$ -	$ -	$ -	$ -	$ -	SPLOST/Grants
Sewer	Northbridge Station Sanitary Sewer Rehabilitation	Replace Equipment that has Exceeded its Serviceable Life	$ -	$ -	$ 2,030,100	$ -	$ 2,030,100	SPLOST/Grants
Storm Water	Stormwater Maintenance Program	MS-4 Permit Requirement	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 1,600,000	SPLOST
Courts	Court Renovation	Renovation of the Municipal Court building's 1st floor to add workspace for add'l court staff, secure detention cell, modify judge's bench, modify existing work area for optimal efficiency	$ -	$ -	$ -	$ -	$ -	General Fund
Police	2023 Ford Interceptor	Vehicle Program	$ -	$ 748,000	$ 3,740,000	$ 972,400	$ 5,460,400	General Fund
Police	Gate Repairs	Gate Repair	$ 50,000	$ -	$ -	$ -	$ 50,000	General Fund
Police	Flock Cameras	Equipment	$ 43,750	$ -	$ -	$ -	$ 43,750	General Fund
Police	PD Roof Replacement	Equipment	$ -	$ -	$ -	$ -	$ -	General Fund
Police	Technology Trailer	Equipment	$ -	$ -	$ -	$ -	$ -	General Fund
Police	City-Wide Surveillance Cameras	Equipment	$ 125,000	$ 150,000	$ -	$ -	$ 275,000	General Fund
Police	Exterior Car Port/Storage Building for Police Headquarters	Exterior structure to hold and process vehicles in inclement weather and to store vehicles, equipment and other items that cannot be stored in the elements.	$ 60,000	$ -	$ -	$ -	$ 60,000	General Fund
	Funding Source(s)	**Total Proposed Capital**	$ 15,475,732	$ 21,016,386	$ 18,184,100	$ 10,834,400	$ 65,510,618	
		General Fund	$ 278,750	$ 898,000	$ 3,740,000	$ 972,400	$ 5,889,150	
		Fund Balance	$ -	$ -	$ -	$ -	$ -	
		GDOT	$ -	$ -	$ -	$ -	$ -	
		TSPLOST	$ 5,789,982	$ 10,700,000	$ 5,405,000	$ 3,000,000	$ 24,894,982	
		SPLOST	$ 4,830,000	$ 1,744,386	$ 540,000	$ 780,000	$ 7,894,386	
		COMBINATION	$ 4,577,000	$ 7,674,000	$ 8,499,100	$ 6,082,000	$ 26,832,100	
		Total Proposed	$ 15,475,732	$ 21,016,386	$ 18,184,100	$ 10,834,400	$ 65,310,618	

Police						Five Year	
Requested Item/Project	**Justification**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**Total**	**Funding Source**
2023 Ford Interceptor	Vehicle Program	$ -	$ 748,000	$ 3,740,000	$ 972,400	$ 5,460,400	**General Fund**
Gate Repairs	Gate Repair	$ 50,000				$ 50,000	**General Fund**
Flock Cameras	Equipment	$ 43,750				$ 43,750	**General Fund**
PD Roof Replacement	Equipment	$ -				$ -	**General Fund**
Technology Trailer	Equipment	$ -				$ -	**General Fund**
City-Wide Surveillance Cameras	Equipment	$ 125,000	$ 150,000			$ 275,000	**General Fund**
Exterior Car Port/Storage Building for Police Headquarters	Exterior structure to hold and process vehicles in inclement weather and to store vehicles, equipment and other items that cannot be stored in the elements.	$ 60,000				$ 60,000	**General Fund**
Funding Source	**Total Proposed Expenditures**	**$ 278,750**	**$ 898,000**	**$ 3,740,000**	**$ 972,400**	**$ 5,889,150**	
	General Fund	**$ 278,750**	**$ 898,000**	**$ 3,740,000**	**$ 972,400**	**$ 5,889,150**	
	Total Proposed Funding Source	**$ 278,750**	**$ 898,000**	**$ 3,740,000**	**$ 972,400**	**$ 5,889,150**	

Public Works						Five Year	
Requested Item/Project	**Justification**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**Total**	**Funding Source**
LMIG	Resurface City Streets	$ 2,200,000	$ 2,200,000	$ 2,200,000	$ 2,200,000	$ 8,800,000	**SPLOST, TSPLOST, GDOT**
Sidewalk Maintenance Program	Maintain City Sidewalks	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 1,200,000	**SPLOST/TSPLOST**
Old Atlanta Road Sidewalk	Install Sidewalks	$ -	$ -	$ -	$ -	$ -	**TSPLOST**
Davidson PKWY Sidewalk	Install Sidewalks	$ -	$ -	$ -	$ -	$ -	**TSPLOST**
Tye Street Sidewalk	Install Sidewalks	$ -	$ -	$ -	$ -	$ -	**TSPLOST**
Peach Drive Sidewalk	Install Sidewalks	$ -	$ -	$ -	$ -	$ -	**TSPLOST**
Neighborhood Project	Stormwater and Street Widening Project	$ 2,500,000	$ -	$ -	$ -	$ 2,500,000	**TSPLOST**
Davis Road Sidewalk Project	Sidewalk and Curb and Gutter	$ -	$ 2,500,000	$ -	$ -	$ 2,500,000	**TSPLOST**
Reeves Creek Trail Extension	Trail System Enhancement	$ 2,800,000	$ -	$ -	$ -	$ 2,800,000	**TSPLOST**
Brush Creek Trail	Trail System Enhancement	$ -	$ 2,400,000	$ -	$ -	$ 2,400,000	**TSPLOST**
MLK, SR Heritage Trail Spur Trail	Trail System Enhancement	$ -	$ -	$ 425,000	$ -	$ 425,000	**TSPLOST**
MLK, SR Heritage Trail Green Front Café	Trail System Enhancement	$ -	$ -	$ 355,000	$ -	$ 355,000	**TSPLOST**
Continuation of MLK, SR Heritage Trail	Trail System Enhancement	$ -	$ -	$ 625,000	$ -	$ 625,000	**TSPLOST**
Trail Head Location With Reeves Creek Trail & MLK, SR	Trail System Enhancement	$ -	$ -	$ 500,000	$ -	$ 500,000	**TSPLOST**
Country Club Drive	Traffic and Safety Enhancements	$ -	$ 1,000,000	$ -	$ -	$ 1,000,000	**TSPLOST**
Burke Street Sidewalks/Pedestrain Improvements	Trail System Enhancement	$ -	$ -	$ 500,000	$ -	$ 500,000	**TSPLOST**
Love Street Sidewalks/Pedestrain Improvements	Trail System Enhancement	$ -	$ -	$ 500,000	$ -	$ 500,000	**TSPLOST**
Walt Stephens Trail	Trail System Enhancement	$ -	$ -	$ -	$ 3,000,000	$ 3,000,000	**TSPLOST**
Downtown Pedestrain Bridge	Walkability	$ -	$ 800,000	$ -	$ -	$ 800,000	**TSPLOST**
Campground Road Sidewalk	Install Sidewalks	$ -	$ -	$ 500,000	$ -	$ 500,000	**TSPLOST**
Hudson Bridge RD/Eagle Landing PKWY	Road Resurfacing	$ 489,982	$ -	$ -	$ -	$ 489,982	**TSPLOST**
Rock Quarry Road Extension	Road Enhancement	$ -	$ -	$ 2,000,000	$ -	$ 2,000,000	**TSPLOST**
Rock Quarry Road Widening	Road Enhancement	$ -	$ 4,000,000	$ -	$ -	$ 4,000,000	**TSPLOST**
Paving Program	Road Enhancement	$ -	$ -	$ -	$ -	$ -	**General Fund**
Sidewalk Program	Maintain City Sidewalks	$ -	$ -	$ -	$ -	$ -	**General Fund**
Vehicles	Vehicle Replacement	$ -	$ -	$ -	$ -	$ -	**General Fund**
Computer Software Maintenance	Work Order System	$ -	$ -	$ -	$ -	$ -	**General Fund**
Equipment	Equipment Replacement	$ -	$ -	$ -	$ -	$ -	**General Fund**
Funding Source	**Total Proposed Expenditures**	**$ 8,289,982**	**$ 13,200,000**	**$ 7,905,000**	**$ 5,500,000**	**$ 34,894,982**	
	COMBINATION	**$ 2,500,000**	**$ 2,500,000**	**$ 2,500,000**	**$ 2,500,000**	**$ 10,000,000**	
	General Fund	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
	TSPLOST	**$ 5,789,982**	**$ 10,700,000**	**$ 5,405,000**	**$ 3,000,000**	**$ 24,894,982**	
SPLOST, TSPLOST, GDOT	**Total Proposed Funding Source**	**$ 8,289,982**	**$ 13,200,000**	**$ 7,905,000**	**$ 5,500,000**	**$ 34,894,982**	

Government Bldg & Property						Five Year	
Requested Item/Project	**Justification**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**Total**	**Funding Source**
Maintenance Shop Renovation	Employee Safety and Health	$ 4,000,000	$ -	$ -	$ -	$ 4,000,000	**SPLOST**
Vehicles	Vehicle Replacement						**General Fund**
Computer Software Maintenance	Work Order System						**General Fund**
Equipment	Equipment Replacement						**General Fund**
	Total Proposed Expenditures	**$ 4,000,000**	**$ -**	**$ -**	**$ -**	**$ 4,000,000**	
Funding Source	**General Fund**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
	SPLOST	**$ 4,000,000**	**$ -**	**$ -**	**$ -**	**$ 4,000,000**	
SPLOST	**Total Proposed Funding Source**	**$ 4,000,000**	**$ -**	**$ -**	**$ -**	**$ 4,000,000**	

Parks						Five Year	
Requested Item/Project	**Justification**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**Total**	**Funding Source**
Transfer Station Decommissioning	Additional Parking for Memorial Park	$ 50,000	$ -	$ -	$ -	$ 50,000	**SPLOST**
Gardner Park Land Acquisition	Increase Park Size for Parking	$ -	$ 395,000	$ -	$ -	$ 395,000	**SPLOST**
Reeves Creek Trail Restrooms	Add Restrooms	$ -	$ -	$ -	$ -	$ -	**SPLOST**
Eagles Landing Park Land Acquisition	New Park	$ -	$ -	$ 540,000	$ -	$ 540,000	**SPLOST**
Clark Park Stream Restoration	Repair Brush Creek Bank	$ 125,000	$ 614,385	$ -	$ -	$ 739,385	**SPLOST**
Walt Stephens Area Land Acquisition	New Park	$ -	$ -	$ -	$ 390,000	$ 390,000	**SPLOST**
Memorial Park Improvement	Reconfirguring Park Layout						**SPLOST**
N Henry BLVD Land Acquisition	New Park	$ -	$ -	$ -	$ 390,000	$ 390,000	**SPLOST**
	Total Proposed Expenditures	**$ 175,000**	**$ 1,009,385**	**$ 540,000**	**$ 780,000**	**$ 2,504,385**	
Funding Source		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
		$ 175,000	**$ 1,009,385**	**$ 540,000**	**$ 780,000**	**$ 2,504,385**	
SPLOST	**Total Proposed Funding Source**	**$ 175,000**	**$ 1,009,385**	**$ 540,000**	**$ 780,000**	**$ 2,504,385**	

Water						Five Year	
Requested Item/Project	**Justification**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**Total**	**Funding Source**
SR 138/142 Utility Relocation GDOT	Utilities in Conflict With GDOT Widening Project	$ -	$ 735,000	$ -	$ -	$ 735,000	**SPLOST**
Water System Improvements	Redundancy	$ -	$ -	$ -	$ -	$ -	**SPLOST**
Water Service Line Replacement	Replace Defective Service Lines	$ 655,000	$ -	$ -	$ -	$ 655,000	**SPLOST**
Lead & Copper Service Line Inventory/Replacement	Comply With Safe Drinking Water Act	$ -	$ -	$ -	$ -	$ -	**SPLOST/Grant**
	Total Proposed Expenditures	**$ 655,000**	**$ 735,000**	**$ -**	**$ -**	**$ 1,390,000**	
Funding Source		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
		$ 655,000	**$ 735,000**	**$ -**	**$ -**	**$ 1,390,000**	
SPLOST/Grant	**Total Proposed Funding Source**	**$ 655,000**	**$ 735,000**	**$ -**	**$ -**	**$ 1,390,000**	

Sewer						Five Year	
Requested Item/Project	**Justification**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**Total**	**Funding Source**
Clay Pipe Replacement	Reduce inflow and infiltration	$ 1,677,000	$ 4,774,000	$ 3,569,000	$ 3,182,000	$ 13,202,000	**SPLOST/Grants/Budget**
Pineview Liftstation and Walter Way Force Main	Replace Equipment that has Exceeded its Serviceable Life	$ -	$ -	$ -	$ -	$ -	**SPLOST/Grants/Budget**
Walter Way and Memorial Park Liftstation Rehabilitation	Replace Equipment that has Exceeded its Serviceable Life	$ -	$ -	$ -	$ -	$ -	**SPLOST/Grants/Budget**
Northbridge Station Sanitary Sewer Rehabilitation	Replace Equipment that has Exceeded its Serviceable Life	$ -	$ -	$ 2,030,100	$ -	$ 2,030,100	**SPLOST/Grants/Budget**
	Total Proposed Expenditures	**$ 1,677,000**	**$ 4,774,000**	**$ 5,599,100**	**$ 3,182,000**	**$ 15,232,100**	
Funding Source		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
SPLOST/Grants/Budget		**$ 1,677,000**	**$ 4,774,000**	**$ 5,599,100**	**$ 3,182,000**	**$ 15,232,100**	
	Total Proposed Funding Source	**$ 1,677,000**	**$ 4,774,000**	**$ 5,599,100**	**$ 3,182,000**	**$ 15,232,100**	

Storm Water						Five Year	
Requested Item/Project	**Justification**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**Total**	**Funding Source**
Stormwater Maintenance Program	MS-4 Permit Requirement	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 1,600,000	**SPLOST/Budget**
	Total Proposed Expenditures	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ 1,600,000**	
Funding Source		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
		$ 400,000	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ 1,600,000**	
SPLOST/Budget	**Total Proposed Funding Source**	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ 1,600,000**	

Courts							Five Year
Requested Item/Project	**Justification**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**Total**	**Funding Source**
Court Renovation	Renovation of the Municipal Court building's 1st floor to add workspace for add'l court staff, secure detention cell, modify judge's bench, modify existing work area for optimal efficiency	$ 94,736					$ 94,736	**General Fund**
	Total Proposed Expenditures	**$ 94,736**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 94,736**	
Funding Source		**$ 94,736**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 94,736**	
		$ -	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
	Total Proposed Funding Source	**$ 94,736**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 94,736**	

Stockbridge
Where Community Connects

APPENDIX

DEPARTMENT	REPORTS TO	CLASS TITLE	Pay Grade	Min	Mid	Max	
Executive	City Manager	Receptionist	101	$ 31,200.31	$ 39,780.39	$ 48,360.47	
MMCC	Conference Center Manager	MMCC Public Works Technician	102	$ 32,760.32	$ 41,769.41	$ 50,778.50	
Public Works	PW Operations Manager	Public Works Technician	102	$ 32,760.32	$ 41,769.41	$ 50,778.50	
Public Works	PW Operations Manager	Public Works Equipment Operator	102	$ 32,760.32	$ 41,769.41	$ 50,778.50	
Unassigned	Unassigned	Unassigned	103	$ 34,398.00	$ 43,858.00	$ 53,317.00	
Police	Police Administrative Manager	Records Clerk/TAC	104	$ 36,118.25	$ 46,050.77	$ 55,983.29	
Sanitation	Utility Billing Supervisor	Utility Billing Clerk	104	$ 36,118.25	$ 46,050.77	$ 55,983.29	
Sewer	Utility Billing Supervisor	Utility Billing Clerk	104	$ 36,118.25	$ 46,050.77	$ 55,983.29	
Sewer	Wastewater Superintendent	Wastewater Collections Operator I	104	$ 36,118.25	$ 46,050.77	$ 55,983.29	
Sewer	Wastewater Superintendent	Wastewater Systems Operator I	105	$ 37,924.17	$ 48,353.31	$ 58,782.46	
Sewer	Wastewater Superintendent	Wastewater Technician I	105	$ 37,924.17	$ 48,353.31	$ 58,782.46	
Water	Water Systems Superintendent	Water Systems Technician I	105	$ 37,924.17	$ 48,353.31	$ 58,782.46	
Various	Various	Administrative Assistant	106	$ 39,820.37	$ 50,770.98	$ 61,721.58	
Municipal Court	Court Clerk/Administrator	Assistant Court Clerk 1 (reclass of Adm. Asst)	106	$ 39,820.37	$ 50,770.98	$ 61,721.58	reclass
Public Works	Public Works Operations Manager	Facility Maintenance Technician	106	$ 39,820.37	$ 50,770.98	$ 61,721.58	
Public Works	Public Works Operations Manager	Mechanic	106	$ 39,820.37	$ 50,770.98	$ 61,721.58	
Public Works	Water Superintendent	AMI Infrastructure Technician	106	$ 39,820.37	$ 50,770.98	$ 61,721.58	new
Stormwater	Stormwater Supervisor	Stormwater Technician	106	$ 39,820.37	$ 50,770.98	$ 61,721.58	
Administration	Accounting Manger	Accounts Payable Clerk	107	$ 41,811.39	$ 53,309.53	$ 64,807.66	
Business Services	Business Services Supervisor	Occupational Tax Clerk	107	$ 41,811.39	$ 53,309.53	$ 64,807.66	
Administration	Procurement Manager	Procurement Coordinator	107	$ 41,811.39	$ 53,309.53	$ 64,807.66	
Public Works	General Maintenance Supervisor	Public Works Crew Leader	107	$ 41,811.39	$ 53,309.53	$ 64,807.66	
Sewer	Wastewater Superintendent	Wastewater Systems Operator II	107	$ 41,811.39	$ 53,309.53	$ 64,807.66	
Information Technology	IT Director	IT Technician/Help Desk	107	$ 41,811.39	$ 53,309.53	$ 64,807.66	
Water	Water Superintendent	Water Systems Technician II	107	$ 41,811.39	$ 53,309.53	$ 64,807.66	
Permitting	Chief Building Official	Permit Technician	107	$ 41,811.39	$ 53,309.53	$ 64,807.66	
Code Enforcement	Police Captain	Code Enforcement Officer	108	$ 43,901.96	$ 55,975.00	$ 68,048.04	
Main Street	Main Street Manager	Downtown Dev. Marketing Specialist	108	$ 43,901.96	$ 55,975.00	$ 68,048.04	
Police/Administration	Captain/City Mgr Office	Multimedia Specialist	108	$ 43,901.96	$ 55,975.00	$ 68,048.04	new
Police	Police Administrative Manager	Records Coordinator/TAC	108	$ 43,901.96	$ 55,975.00	$ 68,048.04	
Police	Police Sergeant	Public Safety Officer	108	$ 43,901.96	$ 55,975.00	$ 68,048.04	
Water	Water Superintendent	Water Systems Technician III	108	$ 43,901.96	$ 55,975.00	$ 68,048.04	
Permitting	Community Development Director	Building Permit Coordinator	109	$ 46,536.08	$ 59,333.50	$ 72,130.92	
Business Services	Community Development Director	Business Services Supervisor	109	$ 46,536.08	$ 59,333.50	$ 72,130.92	
Police	Police Sergeant	Property & Evidence Custodian	109	$ 46,536.08	$ 59,333.50	$ 72,130.92	
DEPARTMENT	**REPORTS TO**	**CLASS TITLE**	**Pay Grade**	**Min**	**Mid**	**Max**	
MMCC	Conference Center Manager	Conference Center Coordinator	109	$ 46,536.08	$ 59,333.50	$ 72,130.92	
MMCC	Conference Center Manager	Events Coordinator	109	$ 46,536.08	$ 59,333.50	$ 72,130.92	
Municipal Court	Court Clerk/Administrator	Deputy Court Clerk	109	$ 46,536.08	$ 59,333.50	$ 72,130.92	
Human Resources	Human Resources Director	Human Resources Coordinator	109	$ 46,536.08	$ 59,333.50	$ 72,130.92	
Administration	Treasurer/Finance Director	Payroll Specialist	109	$ 46,536.08	$ 59,333.50	$ 72,130.92	
Administration	Accounting Manager	Property Tax Specialist	109	$ 46,536.08	$ 59,333.50	$ 72,130.92	
Police	Police Sergeant	Police Officer	109	$ 46,536.08	$ 59,333.50	$ 72,130.92	
City Clerk	City Clerk	Records Coordinator	109	$ 46,536.08	$ 59,333.50	$ 72,130.92	
Water	Treasurer/Finance Director	Utility Billing Clerk Supervisor	109	$ 46,536.08	$ 59,333.50	$ 72,130.92	
Police	Police Sergeant	Detective	110	$ 49,328.24	$ 62,893.51	$ 76,458.78	
Executive	City Manager	Executive Assistant to City Manager	110	$ 49,328.24	$ 62,893.51	$ 76,458.78	
Police	Police Chief	Executive Assistant to Chief of Police	110	$ 49,328.24	$ 62,893.51	$ 76,458.78	

Governing Body	Mayor & Council	Executive Assistant to Mayor & Council	110	$ 49,328.24	$ 62,893.51	$ 76,458.78	
Economic Development	Economic Development Director	Executive Assistant	110	$ 49,328.24	$ 62,893.51	$ 76,458.78	reclass
Planning	Senior Planner	GIS Analyst	110	$ 49,328.24	$ 62,893.51	$ 76,458.78	
Police	Police Sergeant	Senior Crime Scene Investigator	110	$ 49,328.24	$ 62,893.51	$ 76,458.78	
Police	Police Sergeant	Senior Police Officer	110	$ 49,328.24	$ 62,893.51	$ 76,458.78	
Administration	Accounting Manager	Accountant 1	111	$ 52,287.94	$ 66,667.12	$ 81,046.31	
Police	Police Captain	Accountant 1	111	$ 52,287.94	$ 66,667.12	$ 81,046.31	
City Clerk	City Clerk	Deputy City Clerk	111	$ 52,287.94	$ 66,667.12	$ 81,046.31	
Public Works	Public Works Director	Administrative Analyst	112	$ 55,425.22	$ 70,667.15	$ 85,909.08	reclass
Police	Captain	Admnistrative Coordinator	112	$ 55,425.22	$ 70,667.15	$ 85,909.08	new
Police	Captain	Public Safety Supervisor	112	$ 55,425.22	$ 70,667.15	$ 85,909.08	new
Planning	Senior Planner	Planner 1	112	$ 55,425.22	$ 70,667.15	$ 85,909.08	
Police	Police Sergeant	Police Corporal	112	$ 55,425.22	$ 70,667.15	$ 85,909.08	
Finance	Procurement Manager	Contract Specialist (reclass)	112	$ 55,425.22	$ 70,667.15	$ 85,909.08	
Executive	City Manager	Public Information Officer	112	$ 55,425.22	$ 70,667.15	$ 85,909.08	
Stormwater	Asst. Public Works Director	Stormwater Supervisor	112	$ 55,425.22	$ 70,667.15	$ 85,909.08	
Public Works	PW Operations Manager	Public Works Operations Analyst	112	$ 55,425.22	$ 70,667.15	$ 85,909.08	
Permitting`	Community Development Director	Building Inspector	113	$ 58,750.73	$ 74,907.18	$ 91,063.63	
Administration	Accounting Manager	Accountant II	113	$ 58,750.73	$ 74,907.18	$ 91,063.63	
MMCC	City Manager	Conference Center Manager	113	$ 58,750.73	$ 74,907.18	$ 91,063.63	
Municipal Court	City Manager	Court Administrator	113	$ 58,750.73	$ 74,907.18	$ 91,063.63	
Main Street	Economic Development Director	Downtown Dev. Manager	113	$ 58,750.73	$ 74,907.18	$ 91,063.63	
Sewer	Wastewater Superintendent	Wastewater Collections Chief Operator	113	$ 58,750.73	$ 74,907.18	$ 91,063.63	
Sewer	Wastewater Superintendent	Wastewater Systems Chief Operator	113	$ 58,750.73	$ 74,907.18	$ 91,063.63	
Water	Water Superintendent	Water Systems Chief Operator	113	$ 58,750.73	$ 74,907.18	$ 91,063.63	
DEPARTMENT	**REPORTS TO**	**CLASS TITLE**	**Pay Grade**	**Min**	**Mid**	**Max**	
Executive	City Manager	Management Analyst	113	$ 58,750.73	$ 74,907.18	$ 91,063.63	
Human Resources	Human Resources Director	Human Resources Generalist	113	$ 58,750.73	$ 74,907.18	$ 91,063.63	
Unassigned	Unassigned	Unassigned	114	$ 62,000.00	$ 78,000.00	$ 95,000.00	
Economic Development	Economic Development Director	Downtown Development Manager	115	$ 66,012.32	$ 84,165.71	$ 102,319.09	
Public Works	Public Works Director	Public Works Operations Manager	115	$ 66,012.32	$ 84,165.71	$ 102,319.09	
Public Works	Public Works Director	Facilities Maintenance Supervisor	115	$ 66,012.32	$ 84,165.71	$ 102,319.09	
Information Technology	Information Technology Director	Network Administrator	115	$ 66,012.32	$ 84,165.71	$ 102,319.09	
Police	Captain	Crime Scene Supervisor	115	$ 66,012.32	$ 84,165.71	$ 102,319.09	
Police	Captain	Records Supervisor	115	$ 66,012.32	$ 84,165.71	$ 102,319.09	reclass
Police	Police Lieutenant	Police Sergeant	115	$ 66,012.32	$ 84,165.71	$ 102,319.09	
Planning	Community Development Director	Senior Planner	115	$ 66,012.32	$ 84,165.71	$ 102,319.09	
Community Development	Community Development Director	Chief Building Official	116	$ 69,973.06	$ 89,215.65	$ 108,458.24	
Police	Police Captain	Police Administrative Manager	116	$ 69,973.06	$ 89,215.65	$ 108,458.24	
Public Works	Public Works Director	Assistant Public Works Director	116	$ 69,973.06	$ 89,215.65	$ 108,458.24	
Executive	City Manager	Grants Administrator	116	$ 69,973.06	$ 89,215.65	$ 108,458.24	
Police	Police Captain	Police Lieutenant	116	$ 69,973.06	$ 89,215.65	$ 108,458.24	
Sewer	Public Works Director	Wastewater Plant Superintendent	116	$ 69,973.06	$ 89,215.65	$ 108,458.24	
Polixw	Captain	Code Enforcement Manager	116	$ 69,973.06	$ 89,215.65	$ 108,458.24	reclass
Water	Public Works Director	Water Superintendent	116	$ 69,973.06	$ 89,215.65	$ 108,458.24	
Administration	Treasurer/Finance Director	Accounting Manager	117	$ 74,171.44	$ 94,568.59	$ 114,965.73	
Planning	Community Development Director	Chief Planner	117	$ 74,171.44	$ 94,568.59	$ 114,965.73	
Executive	City Manager	Information Technology Director	117	$ 74,171.44	$ 94,568.59	$ 114,965.73	
Police	Police Major	Police Captain	117	$ 74,171.44	$ 94,568.59	$ 114,965.73	
Finance	Treasurer/Finance Director	Procurement Manager	117	$ 74,171.44	$ 94,568.59	$ 114,965.73	

Executive	City Manager	Project Manager	117	$ 74,171.44	$ 94,568.59	$ 114,965.73	
Executive	City Manager	Manager of Innovation & Perf. Management	118	$ 79,363.44	$ 101,188.39	$ 123,013.34	reclass
Permitting	Community Development Director	Fire Marshal	118	$ 79,363.44	$ 101,188.39	$ 123,013.34	
Police	Police Chief	Police Major	118	$ 79,363.44	$ 101,188.39	$ 123,013.34	
City Clerk	Mayor & Council	City Clerk	119	$ 84,918.88	$ 108,271.58	$ 131,624.27	
Human Resources	City Manager	Human Resources Director	119	$ 84,918.88	$ 108,271.58	$ 131,624.27	
Econ Development	City Manager	Economic Development Director	120	$ 90,863.21	$ 115,850.59	$ 140,837.97	
Executive	City Manager	Community Development Director	120	$ 90,863.21	$ 115,850.59	$ 140,837.97	
Public Works	City Manager	Public Works Director	120	$ 90,863.21	$ 115,850.59	$ 140,837.97	
Executive	Mayor & Council	Treasurer/Finance Director	121	$ 97,223.63	$ 123,960.13	$ 150,696.63	
Executive	City Manager	Police Chief	123	$ 111,311.33	$ 141,921.95	$ 172,532.57	
Unassigned	Unassigned	Unassigned	124				
Executive	Mayor & Council	City Manager	125	$ 127,440.35	$ 162,486.44	$ 197,532.54	

Job Title: AMI Technician

PG 106: Min: $39,8320.37 Mid: $50,770.98 Max: $61,721.58

Job Summary: Under the general supervision of the Water Superintendent, performs a wide variety of skilled, journey-level duties in support of the Automated Metering Infrastructure (AMI) including reading, building, programming, installing, activating, inspecting, diagnosing, replacing, and routing AMI meters; operates software related to AMI; generates AMI log summaries; submits AMI information to billing system; maintains AMI inventory; and performs related duties, as assigned.

Class Characteristics:

The position of Automated Metering Infrastructure (AMI) Technician is a nonexempt level classification.

Essential Job Duties:

- Performs a variety of skilled duties in support of the Automated Metering Infrastructure (AMI) including reading, building, programming, installing, activating, inspecting, diagnosing, replacing, and routing AMI meters.
- Coordinates the installation of water meters with developers and contractors for new development; utilizes portable GPS devices and other programs used to coordinate meter service locations.
- Installs, activates, programs, reads, inspects, diagnoses, routes, and replaces automated meters; programs and assigns water meters and transmitting devices to customer properties electronically.
- Records field activity performed at job site on work order system utilizing mobile unit/tablet. Confirms that all necessary information is included on the work order including accurate meter, register and smart point information.
- Manages, monitors, analyzes, troubleshoots, and ensures timely repairs of the AMI system, network, and associated equipment.
- Completes service account maintenance tasks including turning off and locking meter for nonpayment; connection of water services for new customers; disconnection of water services for account closures; and re-reads meters as needed.
- Oversees and tracks warranty equipment; inputs data for all meter repairs; scans, tracks, and prepares warranty items for shipping.
- Monitors inventories and stock for all new water meters, repairs, and transmitting devices.
- Investigates unusual or abnormal meter readings and customer complaints; re-read meters as necessary; identify and report meter discrepancies or malfunctions.
- Inspects meters for damage, defects, and unauthorized connections and report irregularities.

Job Title: AMI Technician (continued)

Supervisory Controls: Work in these positions is performed under the general supervision of the General Maintenance Supervisor.

Guidelines: Guidelines include City and departmental safety manuals, policies and procedures.

Complexity: The work consists of manual labor and technical duties

Personal Contacts: Contacts are typically with co-workers and the public.

Purpose of Contacts: Contacts typically occur to give and exchange information and provide services.

Physical Demands: Work is performed indoors and outdoors with the employee sitting, standing, walking, bending, crouching, carrying, pulling, balancing, kneeling, or stooping and may require physical exertion over moderately long periods of time.

· The employee may lift light to heavy objects and use equipment requiring a high degree of dexterity.

Work Environment: Work is performed in an indoor and outdoor environment with or within water where the employee is exposed to noise, dust, dirt, grease, machinery with moving parts, irritating chemicals, slippery or uneven surfaces, confined spaces, and possible sustained periods in hot, cold, or inclement weather.
· Work also involves equipment operation in residential areas as well as in heavy traffic.
· Weekend, holiday and after-hours work are sometimes required, as well as after- hours response and emergencies.

Supervisory and Management Responsibility: None

Minimum Qualifications:

High school diploma or GED required.
· Two (2) years of experience in the installation, inspection, maintenance, and repair of residential, industrial, and commercial water meters.
· Must possess and maintain a valid Georgia Driver's License throughout employment.
· Must maintain an acceptable Motor Vehicle Record (MVR) throughout employment.

Job Title: Administrative Analyst (PW)

PG: 112 Min: $ 55,425.22 Mid: $70,667.15 Max: $85,909.08

Job Summary: Under the direction of the Public Works Director coordinates, oversees, and monitors the administrative functions, including customer service, accounts payable, financial reporting and the analysis and procurement of goods and services for the seven Public Works Department Divisions (Water, Sewer, Stormwater, Sanitation, General Maintenance, Parks, and Government Buildings); monitors Department and capital projects budgets to maintain funding levels; performs clerical and administrative duties for the efficient operation of special projects undertaken by the Public Works Department; plans, coordinates, and organizes office activities and flow of communications and information; prepares a variety of reports, records, and documents required for compliance with local, state, and federal entities; and serves as a technical resource concerning the operations and activities of the Public Works Department and programs.

Class Characteristics: This is the full-performance exempt classification level.

Essential Job Functions and Responsibilities:

- Assists in the preparation, development, and administration of Department operating and capital improvement budgets; monitors revenues and expenditures; identifies and recommends resolutions for budgetary problems; creates data tracking and reporting systems; monitors monthly status.
- Performs complex administrative duties involving the preparation, maintenance, and processing of accounting transactions and documents; prepares and maintains financial spreadsheets for ledgers and statistical records; prepares reports from spreadsheets summarizing information and financial records, develops spreadsheets, manipulates data, initiates queries, and generates a variety of computerized reports.
- Participates in contract administration activities for Capital Improvement Program (CIP) projects including administering task order agreements, assisting with the procurement process, the development of bid documents, and the execution of the formal bid process and contract awards; and monitors contract budgets.
- Prepares requisitions; codes and tracks account payables; requests forms for vendors; coordinates orders; receives and reconciles shipments with purchase orders; maintains vendor files; makes training and travel arrangements for Department.
- Participates in the identification, planning, development, and implementation of new and/or modified programs that promote and enhance the mission, goals, and objectives of the Public Works Department; prepares presentation materials and background

Knowledge, Skills, Abilities Required by the Position:

Public Works Department, special projects and program organization, operations, policies, and objectives.

- Research and analysis methodology and related information resources in areas assigned.
- Principles and practices of municipal and capital projects budget preparation and administration.
- Capital projects management and general contract administration.
- Computer applications, including advanced proficiency with spreadsheet, database, word processing and presentation software.
- Professional level writing techniques, including proper grammar, spelling, vocabulary, and punctuation.
- Principles and practices of local government processes and government programs.
- Applicable City and Department policies, procedures, rules, regulations, and ordinances.

Ability to:

- Perform clerical and administrative duties to ensure smooth and efficient office operations of the Public Works Department and programs.
- Serve as a technical resource concerning the Public Works Department and programs.
- Monitor, track, and control expenditures against budgetary constraints.
- Compile, organize, summarize, interpret, present, and analyze statistical data in a clear and logical manner.
- Prepare and present clear, concise, and logically written and oral reports, correspondence, policies, procedures, and other written materials.
- Properly interpret and make sound decisions in accordance with laws, regulations, and policies.
- Establish and maintain effective working relationships and to deal tactfully, confidently, and effectively with all City personnel, outside agencies, vendors, and

Skills:

- ACTIVE LEARNING - Understand the implications of new information for both current and future problem-solving and decision-making.

- ACTIVE LISTENING - Give full attention to what other people are saying, take time to understand the points being made, ask questions as appropriate, and not interrupt at inappropriate times.

Job Title: Administrative Analyst (PW) (continued)

Working Environment

- Work is typically performed in an indoor professional office environment with minimal exposure to inclement weather and varying temperature and subject to constant interruptions and must meet with others on a regular basis.
- Routinely use standard office equipment such as computers, phones, photocopiers, scanners, etc.

Experience and Training Requirements:

- High School diploma or associate degree supplemented by five (5) years of qualifying professional-level administrative, analytical and/or budgetary experience in the areas of contracts, budgets, funding sources, capital projects, grants, policies, or other functional areas and a high level of political astuteness; and at least two (2) years of progressively responsible experience in public works operations.
- Must possess and maintain a valid Georgia Driver's License throughout employment.
- Must maintain an acceptable Motor Vehicle Record (MVR) throughout employment the general public, both in person and over the telephone.

The City has the right to revise the position description at any time and does not represent any way a contract of employment.

Job Title: Executive Assistant – Economic Development (reclass from Admin. Asst.)

PG: 110 Min. $49,328.24 Mid. $62,893.51 Max. $76,458.78

Job Summary: This position is that of an executive assistant who performs a wide range of administrative, customer service, project management, program related and management support tasks in the Economic Development Department. Work is varied, complex and involves customer service responsibilities as well as professional work such as research, analysis, and report generation. Work may cover assignments dealing with every facet of the Department's operations. This position's primary focus is administrative support for the Department, boards assigned to the department. In addition, special projects may be assigned from time to time and may represent the department with internal and external groups and committees.

Class Characteristics: This is an exempt level classification.

Major Duties:

- Assist the Economic Development Director with administrative functions of the department including budget, payroll, communications, information/data management, travel/training preparation, internal and external coordination, meetings, and policy implementation.
- Communicates with other departmental staff on a variety of requests.
- Compiles data for daily, monthly, and annual reports; responds to information requests and prepares reports for distribution.
- Provides staff support to the boards including the preparation of agendas, minutes, correspondence, and memos, responding to emails, filing, opening and evaluating mail, scheduling, setting and preparing for meetings, responding to requests for information, and assisting with other support as needed.
- Files and retrieves materials and data from department computerized and manual filing systems; maintains the department's filing system.
- Maintain various confidential records, correspondence, and information, and is responsible for protecting and maintaining the confidentiality of this information.
- Manages supplies and office equipment use through departmental check-out system; issues supply and equipment (keys) to staff.
- Assist in the response to open records requests, public inquiries and

clerical duties.

Personal Contacts: Contacts are typically with co-workers, developers, planning staff and the general public.

Purpose of Contacts: Contacts typically occur in order to give and exchange information and provide services.

Physical Demands: This work is performed indoors in an office setting and involves occasional minor lifting.

Work Environment: This work is performed indoors in an office setting.

Supervisory and Management Responsibility: None.

- **Minimum Qualifications:** High school diploma or GED equivalent and (5) years of senior or executive support experience in a municipal government or closely related field. An equivalent combination of education and experience may be considered. Must have the ability to work with minimal supervision. Must be a team player and make a positive contribution to the organization. Excellent customer service skills; highly organized; Experience and an advanced level proficiency with Microsoft Office Suite Products; Ability to work flexible hours to attend evening meetings; a valid State of Georgia Driver's License.

Job Title: Human Resources Generalist

PG: 113 - Min: $58,750.73 Mid: $74,907.18 Max: $91,063.63

Job Summary: This position will provide professional human resources and/or risk management support to city staff in the assigned areas, such as records, recruitment, benefits, training, claims administration classification and compensation, records and human resources information system (HRIS) and administration.

Class Characteristics: This is a full-time exempt classification level.

Essential Functions:

- Partner with HR Coordinator to drive and coordinate recruitment activities within the organization.
- Administer and interpret HR policies & procedures; legal compliance and ensure clear communication and equitable application of policies. Conduct exit interviews and identify areas of risk and provide recommendations to minimize organizational exposure.
- Coordinate the city's internship program, communicate with local colleges regarding the program.
- Contribute to the continuous development of HR strategies and initiatives; provide ideas and suggestions for strengthening human resources; and may lead specific improvement initiatives.
- Administers human resources and risk management records and related computer system; enters and maintains personnel and payroll data in the HRIS, such as personnel actions, deductions, taxes, etc.; verifies the accuracy and completeness of employee information and data entered; applies changes relating to the pay plan; calculates employee salaries and changes; prepare and submit reports, as required.
- Processes a variety of documentation associated with department operations, within designated timeframes, and per established procedures; receives and reviews various documentation; reviews, completes, processes, forwards, or retains as appropriate, compiles data for further processing for use in preparation of department reports.
- Responsible for employee badge program (new hires and replacement badges).
- Coordinate the city's Wellness Program with TPA.
- Responsible for verifying Motor Vehicle Report requirements.
- Serves as a resource to city departments regarding area of assignment, such as property and liability and or workers' compensation claims administration and other related issues.

- Responsible for ensuring adherence to timeframe for submission and accuracy of first report of injuries by departments and submits injury reports to Worker's Comp claims adjuster.
- Administers the City's safety program; develops incentives to keep employees safe; conducts safety audits and inspections; makes recommendations to correct deficiencies; reviews accident and workers' compensation reports; makes recommendations to reduce accidents.
- Assists with risk management functions; serves as a liaison to insurance carrier in reporting vehicle accidents and property damage; assists with the annual renewal process and ongoing reporting, tracking, and coordination with insurance provider.
- Participates in related professional organizations to stay abreast of safety program developments.
- Assists in administering compensation and classification plan; assigns classes by pay grade to pay scale; conducts wage, salary and benefits surveys; performs audits to validate job responsibilities; updates and maintains class specifications and job descriptions; makes recommendations regarding the allocation and reallocation of positions; and processes salary adjustments and increases as directed.
- Maintains employee files and records; responsible for scanning electronic employee files and records; and filing paper copies of appropriate documents into employee retirement/pension files as well.
- Receives, prepares, and distributes correspondence, memoranda, reports and forms. Maintain and update communications on city's intranet/SharePoint.
- Develop, implement and maintain internal recognition program.
- Process payments of various department-related risk management and benefits invoices and submit for processing.
- Serves as a member of the Wellness and Safety Committees.
- Coordinate annual employee events, such as Employee Picnic and Employee Holiday and Awards Luncheon.
- Performs other related duties as assigned.

Knowledge Required by the Position:

- Knowledge of human resources management principles, practices, and procedures.
- Knowledge of applicable federal, state, and local laws.
- Knowledge of employee recruitment strategies, talent management including social media.
- Knowledge of employee wellness programs.
- Knowledge of occupational health and safety principles and

Human Resources Generalist (cont'd)

programs.
- Knowledge of Workers' Compensation law, practices, and procedures.
- Knowledge of the organization structure, functions, and operations of city departments.
- Knowledge of computers and job-related software programs.
- Knowledge of local government operations, human resource and risk management-related programs, policies and plans.
- Must be a multitasker and have excellent time management skills.
- Ability to get along with others and work effectively with the public and co-workers.
- Must have excellent oral and written communications.
- Ability to deal with confidential and sensitive matters.

Supervisory Controls: The Human Resources Manager/Director assigns work in terms of general instructions.

Guidelines: Guidelines include federal, state and local laws; the City employee personnel policy and manual and city department policies and procedures. These guidelines required judgment, selections, and interpretation in application.

Complexity: The work consists of varied human resources administrative/technical duties. The variety of duties and strict regulations contribute to the complexity of the position. Successful performance ensures compliance with relevant local, state, and federal regulations and contributes to the provision of an efficient and effective workforce.

Personal Contacts: Contacts are typically with co-workers, City Manager/supervisors, job applicants, vendors, elected officials and the general public.

Purpose of Contacts: Contacts typically occur in order to give and exchange information and provide services.

Physical Demands: This work is performed indoors in an office setting and may involve occasional light lifting of 20 pounds or less.

Work Environment: This work is performed indoors in an office setting.

Job Title: Management Analyst (reclass to Manager of Data, Strategy and Innovation)

PG: 118 Min: 79,363.44 Mid: 101,188.39 Max: $123,013.34

Job Summary: Performs a wide variety of analytical and data collection work related to city operations and project management systems. This position is charged with driving organizational change, supporting and maintaining department data collection systems, identifying and measuring key performance indicators, and improving operational efficiency and performance. Collects and organizes data from systems, surveys, interviews, or other sources and develops summaries and observations. Performs analyses of operational processes, efficiency, and effectiveness, of organization strategic goals and financial plans and budgets for decision making. This position will maintain ongoing operational reporting processes and improvement activities, provide organizational reports for data collection and analysis. Assists with the budgeting and department planning processes.

Class Characteristics: This is the full-performance exempt classification level.

Essential Duties & Responsibilities:
These are typical responsibilities for this position and should not be construed as exclusive or all inclusive. May perform other duties as assigned.

- Performs specialized analyses of department operations, processes, productivity, and effectiveness.
- Maintains ongoing reporting and analysis systems to provide continuing indicators of department performance and trend analyses.
- Develops specialized reports of department on external trends, developments, issues, etc. for use in strategic planning, goal setting, budget development, etc.
- Contributes to the development and execution of department goals, budgets, and operations.
- Refines, implements, and integrate the departments vision as expressed in the COS Strategic Plan, and other strategic plan framework into the existing performance management system(s).
- Leads the design and implementation of data governance and data management frameworks, ensuring data quality, integrity and security.
- Presents to senior department leadership, the mayor's staff and/or to Council.

Manager of Data, Strategy and Innovation (cont'd)

- Uses project management tools and data-driven analysis to identify problem areas and opportunities, set targets and design and implement action-oriented plans to drive tangible results for the city.
- Helps define, accelerate, track, and lead key cross functional initiatives and results while reporting on performance measures and effectiveness of implemented strategies, including crafting project plans and tracking progress across projects to keep roadmaps progressing on schedule.
- Uses strong interpersonal skills to engage team members, clients, and partners to communicate business expectations to the technical experts to facilitate desired outcomes.
- Stays abreast with emerging technologies, industry trends, and best practices in data analytics and innovation to drive continuous improvement.
- Actively manages medium to large-scale projects, including leading project meetings, facilitating project team interaction, managing scope, managing deadlines, managing project budgets, and ensuring on-time delivery of solutions.

Knowledge, Skills and Abilities Required by the Position:

- Knowledge of organizational, financial, and operational analysis.
- Knowledge of or ability to understand and interpret municipal laws, policies, codes, and regulations.
- Knowledge of or ability to learn the City's organizational structure, departmental functions, and inter-relationships.
- Ability to maintain confidentiality and exercise considerable skill in handling sensitive information and data.
- Ability to prioritize among competing needs and opportunities and mange multiple projects or work streams at the same time.
- Ability to exercise considerable independent judgment and discretion in establishing, applying, and interpreting policies and procedures.
- Ability to prepare and deliver logical summaries and conclusions related to organizational, planning, budgeting, and other advice.
- Exceptional problem-solving skills with an ability to anticipate challenges and develop solutions on deadline.
- Ability to manage projects and lead a team to achieve results. Knowledge of change management and process improvement.
- Experience delivering medium to large-scale project on time and within budget.
- Budget development and management. Knowledge of relevant computer software.

- **Manager of Data, Strategy and Innovation (cont'd)**

- Strong verbal, written and presentation skills. Ability to work collaboratively to arrive at constructive solutions.
- Uses independent judgment and discretion in developing recommendations.
- Experience in driving organizational change and fostering a culture of data-driven decision-making.

Supervisory Controls: The work of this position is performed under the general supervision of the City Manager.

Guidelines: Guidelines include City and departmental manuals, policies and procedures, codes, and ordinances.

Complexity: This position provides effective, professional leadership, positioning the City to meet the community's current and future needs through appropriate technologies and services. The principal duties of the position are performed in a general office environment.

Personal Contacts: Contacts that typically occur with co-workers, elected officials, vendors, contractors, developers, local and state government agencies, and the general public.

Purpose of Contacts: Contacts typically occur in order to give and exchange information, solve problems, resolve conflicts and provide services.

Physical Demands: This work is performed indoors in an office setting and involves occasional light lifting.

Work Environment: This work is performed indoors in an office setting.

Supervisory and Management Responsibility: None

Minimum Qualifications: This position requires that the candidate possess a bachelor's degree from an accredited college or university in Public /Business administration, Finance, Public Policy, Organizational Development or other data driven field. Five (5) to seven (7) years' experience in strategic planning, data strategy and analytics, business analysis, project management, finance, operations or in an analytic environment or consulting experience in municipal government or public-sector management. Strong project management skills.

Position Description

Stockbridge
Where Community Connects

Job Title: Administrative Coordinator
Department: Police
Pay Grade: 112
FLSA Status: Exempt
Designation: Safety Sensitive

JOB SUMMARY

This position is responsible for directing, coordinating, and supervising the activities of Fleet Operations, Quartermaster, Logistics, and Building Services. Work consists of coordinating assigned activities with other divisions, departments, and outside agencies; and providing highly efficient and effective administrative support to the Police Department.

MAJOR DUTIES

The following duties are normal for this position. The omission of specific statements of the duties does not exclude them from the classification if the work is similar, related, or a logical assignment for this classification. Other duties may be required and assigned.

- Develops and implements goals, policies, and priorities; oversees the training of employees; and organizational effectiveness of the Administrative Unit operations; analyzes and solves problems.
- Provides or coordinates staff training; works with employees to correct deficiencies; implements corrective action when needed.
- Manages the police fleet, including the development and administration of a preventative maintenance program.
- Prioritizes, reviews, and approves maintenance requests.
- Offers advice and consultation on potential safety issues as they pertain to the use of city vehicles in a variety of assignments.
- Oversees transport of vehicles for repair. Contracts individual repairs with vendors and negotiates charges to be billed to the city as required.
- Coordinates vehicle purchases.
- Manages and oversees the installation and/or modification of all equipment/hardware in the police fleet which includes the city's radio system, mobile data terminals, wireless digital in-car video systems, and GPS tracking systems.
- Coordinates vehicle changeover processes.
- Oversees the delivery of vehicles for installation of radios, light bars, weapons racks, etc., and inspects vendors' work.
- Oversees the registration of new vehicles and the installation of license plates and City tags on vehicles.
- Submits state and county paperwork to the Finance Department.
- Coordinates with public works on the updating of the City's fuel management system. Enter new vehicle information into the vehicle replacement system. Oversees updating of all Fleet Operations databases.
- Ensures appropriate repairs are made; proper documentation is provided to Finance and approves invoices.
- Administers and coordinates the Police Department Motor Pool program.

- Ability to communicate clearly and concisely, both orally and in writing.
- Ability to understand the organization, operation, and services of the city, the Police Department, and of outside agencies as necessary to assume assigned responsibilities.
- Ability to understand, interpret, and apply general administrative and departmental policies and procedures.
- Ability to analyze problems, identify alternative solutions, project consequences of proposed actions, and implement recommendations in support of goals.
- Ability to adapt to changing technologies and learn the functionality of new equipment and systems.
- Knowledge of automotive fleet management and procurement.
- Knowledge of sources, suppliers, and substitutions for specialized materials and equipment used in the automotive repair industry.
- Knowledge of personal computers, network hardware, network operating systems, database software, and other information technology equipment and systems to effectively operate and maintain a fleet, its maintenance records, and replacement program.
- Knowledge of principles, methods, and procedures utilized in the purchase of departmental supplies and equipment.

PHYSICAL DEMANDS

Sit or stand for prolonged periods; correctable visual acuity to read a computer screen and a typeset page; fine finger dexterity to manipulate computer keyboard and mouse; speak audibly and clearly; hear in-person, radio, and telephone conversations; occasionally transport objects weighing up to 25 lbs.

SUPERVISORY AND MANAGEMENT RESPONSIBILITY

Manages and supervises support positions as assigned.

WORK ENVIRONMENT

Work is performed in an office environment and on or about the grounds of police facilities, often requiring off-site travel/assistance, including emergency maintenance services. Work may be performed under highly stressful conditions and/or with assigned deadlines.

MINIMUM QUALIFICATIONS

Bachelor's degree in Business Administration, Public Administration, or related field desired; a minimum of four (4) years of progressively responsible experience in records and/or fleet management to include two (2) years at a supervisory level; Any equivalent combination of education, training, and experience which provides the knowledge, skills and abilities for the job may be considered in lieu of educational requirement; valid Georgia Driver's License; successfully pass pre-employment medical and drug screen; satisfactory motor vehicle record (MVR); and acceptable background investigation.

The City of Stockbridge, Georgia, is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act, the City will provide reasonable accommodations to qualified individuals with disabilities and encourages both prospective and current employees to discuss potential accommodations with the employer.

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Position Description

Stockbridge
Where Community Connects

Job Title: Code Enforcement Manager
Department: Police
Pay Grade: 116
FLSA Status: Exempt
Designation: Safety Sensitive

JOB SUMMARY

This position is responsible for directing the activities of the Code Enforcement Unit. This position is also responsible for the administrative oversight of all city code enforcement services. The work requires coordination of the City's interdepartmental resources to provide unified zoning and enforcement services to the public.

MAJOR DUTIES

The following duties are normal for this position. The omission of specific statements of the duties does not exclude them from the classification if the work is similar, related, or a logical assignment for this classification. Other duties may be required and assigned.

- Plans, directs, and supervises the activities of the City's Code Enforcement Unit.
- Implement unit operating policies and procedures.
- Ensures accommodation of new legislation.
- Establishes unit goals and objectives.
- Prepares and administers code enforcement budget, controlling expenditures in accordance with budget appropriations as directed.
- Enforces all aspects of the City's codes and ordinances and manages site inspections of properties and structures within the City to ensure compliance with all applicable City, State, and Federal codes and regulatory requirements.
- Stays abreast of new codes and ordinances for amendment/adoption.
- Administers and manages the code enforcement, code inspection, and notification processes.
- Directs the presentation of cases at hearings and oversees the preparation of such cases from initial complaint reporting, presentation, and follow-through to completion.
- Presents evidence in various legal proceedings to ensure that complete and correct information is related to all participants; provides depositions to the court.
- Conducts appropriate research for maintaining current knowledge of new state and municipal legislation.
- Attends various department, public, and Council meetings, and provides oral presentations as needed.
- Handles difficult, sometimes volatile situations regarding code violations to resolve issues with property owners, tenants, and complainants.
- Consults with others on complex problem situations and provides technical expertise.
- Provides progress and activity reports to senior management; and assists with the revision of policies and/or ordinances as appropriate.

- Performs other duties as assigned.

KNOWLEDGE, SKILLS AND ABILITIES REQUIRED BY THE POSITION

- Knowledge of local zoning codes, Community Development, and nuisance codes.
- Knowledge of general construction practices, procedures, and requirements; and dispute resolution techniques and methods.
- Ability to effectively supervise, train, coach, and evaluate staff performance
- Ability to prepare and maintain clear and comprehensive records and to make necessary reports.
- Ability to effectively present programs and ideas orally and in writing and speak effectively to public groups and civic organizations.
- Ability to establish and maintain effective working relationships with employees, officials, and the public.
- Ability to enforce code requirements with tact and impartiality.
- Ability to communicate effectively verbally and in writing.
- Ability to organize, coordinate, and supervise office and field functions.
- Ability to prioritize and plan work activities and use time efficiently.
- Ability to write clearly and concisely; Edit work; Present numerical data effectively; Able to read and interpret written information.
- Ability to demonstrate accuracy and thoroughness.
- Ability to interact and communicate clearly with coworkers, citizens, and city officials.
- Ability to manage difficult situations, respond promptly to needs, solicit feedback to improve service, respond to requests for service and assistance, and meet commitments.
- Ability to exhibit tact, consideration, and patience in difficult situations.
- Ability to approach sudden, unexpected challenges effectively with confidence.
- Ability to identify and resolve problems efficiently; Gather and analyze information; Develop solutions; Use reason.
- Ability to prioritize and plan work activities; Uses time efficiently; Plans for additional resources; Organizes or schedules other tasks; Develops realistic action plans.
- Ability to speak clearly and persuasively; Listen and get clarification when necessary; Respond well to questions; Demonstrate presentation skills; Participate in meetings.

PHYSICAL DEMANDS

Primary functions require sufficient physical ability and mobility to work in an office setting and in a field environment; to stand or sit for prolonged periods of time; to occasionally stoop, bend, kneel, crouch, reach, and twist; walk on uneven terrain, loose soil, and sloped surfaces; to lift, carry, push, and/or pull light to moderate amounts of weight; to operate office equipment requiring repetitive hand movement and fine coordination including use of a computer keyboard; to travel to other locations; to operate equipment and vehicles; and to verbally communicate to exchange information.

WORK ENVIRONMENT

Work is performed primarily in a standard office setting with some travel from site to site and exposure to an outdoor field environment and all types of weather and temperature conditions; exposure to potentially hostile individuals and environments, noise, dust, grease, smoke, fumes, and gases; work at heights or in confined spaces; work and/or walk on various types of surfaces including slippery or uneven surfaces and rough terrain.

MINIMUM QUALIFICATIONS

Bachelor's degree in Construction Management, Business Administration, Fire Technology, Construction Technology, Public Administration, Law enforcement, or directly related field; minimum of 10 years of progressively responsible experience in municipal or state code enforcement and compliance work; at least 5 years of supervisory and administrative experience, or any equivalent combination of education, training, and experience which provides the requisite knowledge, skills, and abilities for this job. Knowledge of general construction practices, procedures, and requirements is required. International Code Council certification as a Property Housing and Maintenance Inspector, Georgia Association of Code Enforcement Level III Certification, and Certification as a Level 1B Soil and Erosion Inspector are also required or obtained within 24 months of the date of employment.

The City of Stockbridge, Georgia, is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act, the City will provide reasonable accommodations to qualified individuals with disabilities and encourages both prospective and current employees to discuss potential accommodations with the employer.

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_____ _____

Employee Signature

Date

_____ _____

Supervisor (or HR) Signature

Date

Position Description

Stockbridge
Where Community Connects

Job Title: Public Safety Supervisor
Department: Police
Pay Grade: 112
FLSA Status: Non-Exempt
Designation: Safety Sensitive

JOB SUMMARY

This position oversees, coordinates, and supervises the activities of a team of Public Safety Officers, ensuring that administrative and low-risk services that are often handled by police officers are handled to free police officers up to handle higher-priority risk calls for service while adhering to policies, maintenance of public order, and the safety of the community. The supervisor provides leadership, direction, and administrative support to Public Safety Officers, ensuring that operations are conducted efficiently and according to established protocols. This position does not have arrest powers and has limited enforcement responsibilities.

MAJOR DUTIES

The following duties are normal for this position. The omission of specific statements of the duties does not exclude them from the classification if the work is similar, related, or a logical assignment for this classification. Other duties may be required and assigned.

- Supervises on-duty Public Safety Officers personnel; directs the daily activities of subordinate employees; coordinates shift activities and exchange of pertinent information with other units.
- Keeps the appropriate commander informed of problems, services, and activities of the unit.
- Assists with ensuring departmental rules and regulations and work methods and procedures are followed.
- Assists with field training for new Public Safety Officers.
- Verifies the work of new Public Safety Officers for accuracy, proper work methods, techniques, and compliance with the application of standards and specifications; ensures adherence to safe work practices and procedures.
- Advises and assists subordinates with priorities, and procedures
- Ensures compliance with departmental rules and regulations.
- Schedules, coordinates, and assigns work; assures that personnel are assigned to shifts that provide optimum effectiveness in terms of current situations and circumstances governing deployment; ensures the training of Public Safety Officers in correct methods and procedures; reviews and evaluates employee performance.
- Completes daily duty roster as directed.
- Maintains administrative records and files (such as time logs, leave requests, duty rosters, and electronic timesheets).
- Identifies personnel training needs and makes recommendations for specialized training.

- Performs public relations duties; answers questions, addresses concerns, and gives information to the public, civic organizations, neighborhood groups, and business groups; attends meetings as necessary.

- Respond to complaints and questions related to Public Safety Officers' issues and activities; mediate disputes; provide information, research problems, and initiate problem resolution.
- Ensures the maintenance of Public Safety Officers' uniforms, vehicles, and equipment in accordance with department policies and procedures.
- Inspects subordinate personnel for fitness for duty; instructs and advises personnel in their work and/or in practices and procedures to be followed.
- Communicates with supervisors, employees, other departments, the public, and other individuals as needed to coordinate work activities, review the status of work, exchange information, or resolve problems; responds to requests for service or assistance.
- Attends court and testifies in judicial proceedings.
- Operates department vehicle in the performance of duties.
- Performs other related duties as required or assigned.

KNOWLEDGE, SKILLS AND ABILITIES REQUIRED BY THE POSITION

- Ability to communicate clearly and concisely, both orally and in writing.
- Ability to learn effectively to operate a police radio.
- Ability to establish and maintain effective working relationships with those contacted in the course of work.
- Ability to independently provide information and resources.
- Ability to investigate complaints and mediate resolutions in a timely and tactful manner.
- Ability to maintain records and prepare reports.
- Ability to make oral presentations and testify in court.
- Ability to prepare accurate and detailed documentation of investigation findings.
- Ability to prepare clear and concise technical reports.
- Ability to research, compile, and collect data.
- Ability to respond to inquiries, complaints, and requests for service fairly and tactfully.
- Ability to type and enter data accurately at a speed necessary for successful job performance.
- Ability to understand and follow oral and written instructions.
- Ability to work independently in the absence of supervision.
- Knowledge of city services and organizational structure.
- Knowledge of effective public relations practices.
- Knowledge of geographic features and locations within the area served.
- Knowledge of departmental and city policies and procedures and federal, state, and local laws and regulations.
- Knowledge of methods and techniques of business correspondence and technical report preparation.
- Knowledge of modern office procedures, methods, and equipment including computers and supporting word processing and spreadsheet applications.
- Knowledge of occupational hazards and standard safety practices.
- Knowledge of operations, services, and activities of a municipality.
- Knowledge of principles and procedures of record keeping.
- Knowledge of procedures involved in the methods and techniques of conducting and documenting field investigations.

PHYSICAL DEMANDS

Sit or stand for prolonged periods; ability to read from a computer screen and printed material; fine finger dexterity to manipulate computer keyboard and mouse; speak audibly and clearly; hear in-person, radio, and telephone conversations; occasionally transport objects weighing up to 25 lbs. Effective audio and visual discrimination and perception are needed to make observations, read and write, drive safely, and simultaneously operate emergency lights, sirens, radio, and computers.

WORK ENVIRONMENT

Work is performed predominantly in a variety of field-based environments and less in office settings and may require exposure to dangerous situations; if justified, willing to work any hour of the day or night (shift work), overtime, weekends on call, and holidays; work at any location in the city and travel in specific assignments.

SUPERVISORY AND MANAGEMENT RESPONSIBILITY

Exercise supervision over Public Safety Officers.

MINIMUM QUALIFICATIONS

Associate's degree in a related field (preferred); four (4) years of work experience involving a high level of public contact including some experience dealing with the public in an enforcement, inspection, investigation, or customer service capacity; or any equivalent combination of education, training, and experience which provides the requisite knowledge, skills, and abilities for this job; valid Georgia Driver's License; successfully passed pre-employment medical and drug screen; satisfactory motor vehicle record (MVR); and acceptable background investigation.

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Employee Signature Date

_____ _____

Supervisor (or HR) Signature Date

Position Description

Stockbridge
Where Community Connects

Job Title: Records Supervisor
Department: Police
Pay Grade: 115
FLSA Status: Non-Exempt
Designation: Safety Sensitive

JOB SUMMARY

This position is responsible for directing, coordinating, and supervising the activities of the Records Unit.

MAJOR DUTIES

The following duties are normal for this position. The omission of specific statements of the duties does not exclude them from the classification if the work is similar, related, or a logical assignment for this classification. Other duties may be required and assigned.

- Develops and implements goals, policies, and priorities; oversees the training of employees; evaluates work plans, staffing, and organizational effectiveness of the Records Unit operations; analyzes and solves problems.
- Plans, directs, coordinates, and reviews the work of the Police Records Unit staff, assigns work activities, projects, and programs; reviews and evaluates work products, methods, and procedures; meets with staff to identify and resolve problems.
- Selects, trains, motivates, and evaluates assigned personnel; provides or coordinates staff training; works with employees to correct deficiencies; implements corrective action when needed.
- Assume responsibility for the overall efficiency of records equipment; troubleshoot technical problems; oversee the evaluation, procurement, and implementation of equipment essential to record functions.
- Maintain a supply of general office materials, including print cartridges, toners, batteries, printer paper, and other miscellaneous office items.
- Orders, stocks, and maintains departmental forms and other necessary office documents.
- Acts as the liaison between the Stockbridge Police Department and the department's contracted Records Management System (RMS).
- Diagnose and correct records management systems problems through consultation with the appropriate City contacts and outside vendors.

KNOWLEDGE, SKILLS AND ABILITIES REQUIRED BY THE POSITION:

- Knowledge of personnel management and leadership principles.
- Ability to plan, schedule, assign, supervise, review, and evaluate the work of assigned staff.
- Ability to establish and maintain effective working relationships with those contacted in the course of work.
- Ability to communicate clearly and concisely, both orally and in writing.
- Ability to understand the organization, operation, and services of the city, the Police Department, and outside agencies as necessary to assume assigned responsibilities.
- Ability to understand, interpret, and apply general administrative and departmental policies and procedures.

- Ability to analyze problems, identify alternative solutions, project consequences of proposed actions, and implement recommendations in support of goals.
- Ability to adapt to changing technologies and learn the functionality of new equipment and systems.
- Knowledge of Georgia Open Records and Public Disclosure Laws.
- Knowledge of principles and methods of records and information management.
- Knowledge of crime reporting through the Federal Bureau of Investigation (FBI), National Incident-Based Reporting System (NIBRS) and Uniform Crime Reports (UCR).
- Knowledge of Georgia Electronic Accident Reporting System (GEARS).

PHYSICAL DEMANDS

Sit or stand for prolonged periods; correctable visual acuity to read a computer screen and a typeset page; fine finger dexterity to manipulate computer keyboard and mouse; speak audibly and clearly; hear in-person, radio, and telephone conversations; occasionally transport objects weighing up to 25 lbs.

SUPERVISORY AND MANAGEMENT RESPONSIBILITY

Exercise supervision over records personnel and support positions as assigned.

WORK ENVIRONMENT

Work is performed in an office and or remote environment and on or about the grounds of police facilities. Work may be performed under highly stressful conditions and/or with assigned deadlines.

MINIMUM QUALIFICATIONS

Bachelor's degree in Business Administration, Public Administration, or related field desired; four (4) to six (6) years of progressively responsible experience in records supervision. Any equivalent combination of education, training, and experience that provides the knowledge, skills, and abilities for the job may be considered in lieu of educational requirement; valid Georgia Driver's License; successfully pass pre-employment medical and drug screen; satisfactory motor vehicle record (MVR); and acceptable background investigation.

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Employee Signature Date

_____ _____

Supervisor (or HR) Signature Date

Position Description

Stockbridge
Where Community Connects

Job Title: Multimedia Specialist
Department: Police
Pay Grade: 108
FLSA Status: Non-Exempt
Designation: Safety Sensitive

JOB SUMMARY

This position is responsible for producing and managing various forms of digital content, including social media, video, graphic design, photography, audio, and other media. This role requires a proactive, detail-oriented individual with technical expertise to develop high-quality multimedia assets aligned with our organization's goals and brand identity.

MAJOR DUTIES:

The following duties are normal for this position. The omission of specific statements of the duties does not exclude them from the classification if the work is similar, related, or a logical assignment for this classification. Other duties may be required and assigned.

- Plans, captures, and edits professional-quality video, audio, and photographic content including but not limited to the purpose of information, marketing, and promoting.
- Plans, develops, and executes creative concepts, including but not limited to storyboards, scripts, and production schedules.
- Ensures all video and photographic content is optimized for multimedia platforms, including but not limited to websites and social media.
- Designs and edits visually compelling graphics and layouts for multimedia marketing, including but not limited to digital marketing, social media content, and infographics.
- Manages and maintains brand consistency across all creative multimedia, ensuring alignment with the organization's goals and brand identity.
- Plans, develops, and prepares multimedia, including but not limited to print and web, while adhering to technical specifications and brand guidelines.
- Collaborates with other team members to create dynamic multimedia.
- Manages multimedia projects concurrently, ensuring all content is of professional quality and delivered on time.
- Maintains and manages assigned multimedia technology and equipment, including but not limited to cameras, audio gear, lighting, computer, and computer software.
- Stays current with emerging, including but not limited to, technologies, software, and multimedia trends to ensure the organization remains at the forefront of digital content creation and delivery.
- Provides input during the procurement process for new multimedia technology and equipment.

KNOWLEDGE, SKILLS, AND ABILITIES REQUIRED BY THE POSITION:

- Proven experience in multimedia production, including designing, synthesizing, and editing of video, audio, photography, graphics, and other media.
- Proficiency and understanding of industry-standard software and tools, including but not limited to Adobe Creative Suite (Adobe Pro, Premiere Pro, Photoshop, Illustrator, After Effects, Adobe Express, Adobe Firefly, Adobe Stock, Lightroom, InDesign, Adobe Fonts,

Photoshop Express, Frame.io, Adobe Fresco, Media Encoder, Adobe Color, Capture, Behance, Portfolio, Audition, Animate, Bridge, InCopy, Character Animator, Aero, Lightroom Classic, Dreamweaver, and Mixamo) and other relevant editing platforms.

- Experience and familiarity with professional multimedia technology and equipment, including but not limited to cameras, audio gear, lighting, computer, and computer software.
- Strong understanding of multimedia platforms, including but not limited to social media and their specific content requirements.
- Ability to manage and oversee multiple projects simultaneously and meet tight timelines with exceptional attention to detail.
- Exceptional verbal and written communication skills.

PHYSICAL DEMANDS:

Sit or stand for prolonged periods; correctable visual acuity to read a computer screen and a typeset page; fine finger dexterity to manipulate computer keyboard and mouse; speak audibly and clearly; hear in-person, radio, and telephone conversations; occasionally transport objects weighing up to 25 lbs.

WORK ENVIRONMENT:

Work is performed in an office and remote environment with extensive time spent at a computer workstation. Great mental effort is required daily; moderate mental pressure and fatigue exist during a normal workday due to constant exposure to deadlines; and frequent contact with high-profile individuals. The environment includes a normal range of noise and other distractions with low everyday risks working around standard office equipment. Occasional visits to other departmental work sites may be required. Some travel to professional meetings is expected.

MINIMUM QUALIFICATIONS:

Associate or Bachelor's degree in Multimedia Production, Digital Media, or a related field, with at least 3 years of professional experience in multimedia production, including video, photography, audio, graphic design, and digital marketing and/or any equivalent combination of education, training, and experience which provides the requisite knowledge, skills, and abilities for the position. Proficiency in Adobe Creative Suite (Premiere Pro, Photoshop, Illustrator, After Effects) and experience with professional multimedia equipment (cameras, audio, lighting) are required. Candidates must have strong project management skills, advanced photography/videography expertise, and familiarity with social media and digital content platforms. Strong verbal and written communication skills, along with the ability to manage multiple projects and tight deadlines, are essential.

The City of Stockbridge, Georgia, is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act, the City will provide reasonable accommodations to qualified individuals with disabilities and encourages both prospective and current employees to discuss potential accommodations with the employer.

The City has the right to revise this position description at any time and does not represent in any way a contract of employment.

_____ _____

Employee Signature Date

_____ _____

Job Title: Assistant Court Clerk II

PG: 108: Min.: $43,901.96 Max: 68,049.04

Job Summary: The Assistant Court Clerk position assists the Court Clerk in the management of all administrative and clerical functions related to operation of the court, including receiving, examining, preparing, and processing a variety of legal documents in support of court operations, and other duties as required by law.

Class Characteristics:
Assistant Court Clerk: This is the entry- to mid-level classification.

Major Duties:
- Advises the public, defendants and attorneys regarding court dates, fines issued, and other miscellaneous information as requested in a professional manner.
- Answers department's phones and provides procedural information, explains court processes, and assists individuals in locating forms and information.
- Receives and provides receipts for payments received via money order, cashier's check, credit card and updates financial records.
- Enters disposition information accurately into court's case management database.
- Prepares certified copies of case dispositions when requested.
- Recalls warrants and withdraws license suspensions based on offender's compliance, records judgments and dismissals in court database
- Prepares continuances and schedules cases for hearings, conferring with the appropriate individuals according to established procedures, distributes calendars and related case files for review.
- Receives and citations and summons from the Police Department and maintains proper filing system for court folders.
- Utilizes GCIC and NCIC to prepare criminal/driving histories.
- Demonstrates a continuous effort to improve operations, decrease turnarounds times, streamline work processes, and work cooperatively and jointly to provide quality seamless customer service.
- Performs a variety of office and court support work, prepares letters, correspondence, forms and other documents, maintains copies of documents, operates computers, maintains and updates files and databases, generates computer reports, performs word processing, operates office equipment, maintains and retrieves archived records.
- Performs other duties as assigned.

Additional Duties for the Assistant Court Clerks:
- Maintains court records and files, such as records of court-appointed counsel, motions, and compliance documents.
- Prepares a variety of documents related to court operations and coordinates

Job Title: Assistant Court Clerks (continued)

- the flow of documents necessary for court assignment, arranges for interpreters.
- Performs difficult and complex duties related to reviewing legal documents and examining them for accuracy, completeness and conformity to requirements.
- Oversees the management of special program areas.
- Is willing and able to accept cross training and work assignments in all units.
- Assists and cooperates with the cross-training of other Court Clerks.

Knowledge Required by the Position:

- Personal computers and standard software applications related to court support work.
- Basic filing and financial record keeping systems.
- Basic accounting practices.
- Sufficient knowledge in taking and receipt cash money, accurately calculate and give change, balance a cash drawer and perform calculations using addition, subtraction, multiplication and division.
- Accurately set up, monitor and maintain financial records.
- Work independently and follow instructions.
- Establish and maintain cooperative working relationships with others, individually and in a team environment.
- Learn court policies, procedures, documents and terminology affecting assigned functions.
- Ability and willingness to accept varied work assignments.
- Knowledge of or ability to understand modern records management techniques and retrieval systems.
- As an essential function of this position, the employee must be able to handle high levels of stress satisfactorily and be congenial with other employees, court professionals and the public.
- Knowledge of or ability to understand and interpret local and state laws, policies, codes, and regulations.
- Ability to communicate clearly and effectively, orally and in writing.
- Ability to read, analyze and interpret complex documents.
- Ability to maintain confidentiality and exercise considerable skill in handling sensitive information and data.
- Knowledge of modern office procedures and equipment.
- Consistently demonstrate ability to respond to changing situations in a flexible manner in order to meet current needs, such as reprioritizing work as necessary.
- Ability to take the initiative to make decisions/choices without direct supervision.

- **Job Title: Assistant Court Clerks** (continued)

- Ability to carry out oral and written instructions.
- Ability to maintain an organized office environment.
- Ability to exercise judgment to resolve constituent inquiries.

Additional Knowledge for the Assistant Court Clerks:

- Proficient knowledge of legal procedures, documents and terminology used in court cases.
- Proficient knowledge of a variety of policies, rules, procedures and regulations.
- Proficient knowledge of statutes, policies and procedures, documents and terminology affecting assigned functions.
- Ability to perform a wide variety of complex and specialized clerical and accounting support work.
- Ability to interpret, explain and apply a variety of policies, rules, procedures and regulations.
- Ability to locate, read and understand statutes and instructions related to court processes and proceedings.
- Ability to understand and follow court calendar procedures.
- Ability to attend court sessions and perform a variety of support functions.
- Ability to effectively represent the court in responding to inquiries, providing assistance and dealing with concern from the public, community organizations, other County staff and agencies.
- Ability to perform a wide range of case processing functions.
- Ability to take and transcribe notes of court proceedings.
- Ability to prepare and maintain court calendars.
- Ability to work proactively and interact positively with all court staff, other staff contacted during the course of performing job duties, and the public.
- At the Court Clerk level, must possess the knowledge, skills, and ability to serve the supervising clerk in her/his absence.
- At the Court Clerk level, perform work demonstrating superior problem-solving skills and must possess the knowledge, skills, and ability to oversee the management of special program areas; must possess the knowledge, skills, and ability to perform specialized complex case processing and/or effectively perform all courtroom duties.
- At the Court Clerk level, must possess the knowledge, skills, and ability to mentor, train, and assign work to lower-level Court Clerks; must possess the knowledge, skills, and ability to perform special assignments.

Supervisory Controls: The work of the Assistant Court Clerks is performed under the general supervision of the Court Administrator.

Guidelines: Guidelines include state and federal laws and regulations governing municipal administration; City and departmental rules and regulations, and City ordinances, policies and procedures.

Job Title: Assistant Court Clerks (continued)

Complexity: Work requires analysis and judgment in accomplishing diverse duties. Work requires the exercise of independent thinking within the limits of

Job Title: Assistant Court Clerks (continued)

guidelines, policies, standards and precedents.

Personal Contacts: Contacts typically occur with co-workers, Judge, Solicitor, City Attorney, and the general public.

Purpose of Contacts: Contacts are typically to give and exchange information, resolve conflicts, solve problems and provide services.

Physical Demands: This work is performed indoors in an office setting and involves occasional light lifting.

Work Environment: This work is performed indoors in an office setting.

Supervisory and Management Responsibility: none

Minimum Qualifications:

Assistant Court Clerk: Associate's degree in criminal justice or a closely related field supplemented by two (2) years of experience performing responsible administrative support and clerical duties; or any equivalent combination of education, training, and experience which provides the requisite knowledge, skills, and abilities for this job; must possess within 12 months the Georgia Municipal Court Clerk Certification and within 90 days be certified with the Georgia Crime Information Center (GCIC); ability to accurately type a minimum of 45 words per minute.

Stockbridge

Where Community Connects

2025 Events Calendar

#	Event	Date(s)	Time	Location (s)	Description
1	**Job Fair**	Thursday, April 24	10:00 am - 1:00 pm	Amphitheater Parking Lot	Job Fair to include Stockbridge businesses and Goodwill. Food Trucks.
2	**Food Truck Tasty Tuesdays**	Every Tuesday Beginning May 6 until July 29 (Except on May 27, June 17 and July 1)	5:30 pm - 8:00 pm	Clark Park	Food Trucks, DJ, Vendors
3	**Memorial March**	Monday, May 26	9:00 am - 11:00 am	Merle Manders parking lot to Memorial Park	Honoring our Heroes that are gone but not forgotten.
4	**Juneteenth Celebration**	Thursday, June 19	Gates open at 3:00 pm Concert from 5:00 pm - 9:00 pm	Amphitheater Stage	Stockbridge celebrates Juneteenth. Cultural dance and music performances.
5	**Fourth of July Extravaganza**	Friday, July 4	Gates open at 3:00 pm Concert from 5:00 pm - 9:00 pm	Amphitheater	Third annual event in Stockbridge with music, food trucks and fireworks.
6	**Back to School Kick Off**	Saturday, July 19	11:00 am - 1:00 pm	Amphitheater Parking Lot	Kicking off the new school year with rides, back pack and supply give away.
7	**9/11 Ceremony**	Thursday, September 11	8:00 am - 11:00 am	City Hall Steps	Honoring the Heroes of that infamous day. Mayor and special guests speak and remember.
8	**BridgeFest**	Saturday, September 27	Carnival opens at 3:00 pm. Gates open at 5:00 pm Concert from 7:00 pm - 10:00 pm	Stockbridge Ampitheater	Food Trucks, Vendors, Kids Rides, Rotating Acts on Stage
9	**Pretty in Pink Breast Cancer Awareness Lunch/Fashion Show**	Thursday, October 16	11:00 am - 2:00 pm	Merle Manders Conference Center	Dressy lunch, Fashion Show, Emcee/Music
10	**Pretty in Pink Breast Cancer Awareness "Love Walk"**	Saturday, October 18	10:00 am - 12:00 pm	Clark Park Walking Trail	Survivors celebrating other Survivors and their families in a walk
11	**Veterans Day Lunch**	Friday, November 7	11:00 am - 1:00 pm	Merle Manders Conference Center	Honoring our Local Heroes
12	**Turkey Giveaway**	Saturday, November 22	10:00 am - until supplies run out.	Amphitheater Parking Lot	The City of Stockbridge partners with local organizations to assist families with a FREE turkey give away for the holiday.
13	**Holiday Festival & Tree Lighting**	Friday, December 5	5:30 pm - 9:00 pm	Amphitheater Parking Lot	Santa & Mrs. Claus, rides and tree lighting to start the holiday season.
14	**Volunteer Appreciation Dinner**	Saturday, December 13	5:00 pm - 8:00 pm	MMCC Ballroom	City shows appreciation for all of the great volunteers with a dinner and entertainment

Revised CITY OF STOCKBRIDGE PLANNING AND ZONING 2025 FEE SCEHDULE

Community Development Department

Acreage	Single-Family Residential		Multi-Family Residential		Commercial - Industrial		Mixed Use/ PUD		Development of Regional Impact (DRI)	
Acreage Numbers	Single-Family Residential Base Fee	Plus Acreage Tariff (per acre)	Multi-Family Residential Base Fee	Plus Acreage Tariff (per acre)	Commercial - Industrial Base Fee	Plus Acreage Tariff (per acre)	Mixed Use/PUD Base Fee	Plus Acreage Tariff (per acre)	DRI Pre-Application: (no zoning action)	DRI Application (Zoning Action)
0-5	$ 250.00	$ 50.00	$ 500.00	$ 50.00	$ 750.00	$ 50.00	$ 1,000.00	$ 50.00	$ 100.00	add'l $400
5.001-10.00	$ 500.00	$ 50.00	$ 750.00	$ 50.00	$ 1,000.00	$ 50.00	$ 1,500.00	$ 50.00	$ 100.00	add'l $400
10.001-20.00	$ 750.00	$ 50.00	$ 1,250.00	$ 50.00	$ 1,500.00	$ 50.00	$ 2,000.00	$ 50.00	$ 100.00	add'l $400
20.001-50.00	$ 1,250.00	$ 25.00	$ 1,500.00	$ 25.00	$ 2,000.00	$ 25.00	$ 2,500.00	$ 25.00	$ 100.00	add'l $400
50.001-100.00	$ 1,750.00	$ 25.00	$ 2,250.00	$ 25.00	$ 3,500.00	$ 25.00	$ 4,000.00	$ 25.00	$ 100.00	add'l $400
100.001+	$ 3,000.00	$ 25.00	$ 2,500.00	$ 25.00	$ 3,500.00	$ 25.00	$ 4,500.00	$ 25.00	$ 100.00	add'l $400

City of Stockbridge Revised 2025 Planning, Zoning & GIS Fee Schedule

Type	Fee	
	Current	**Proposed**
Administrative Variance	$300	$300
Appeal To Admin Decision	$500	$500
Applicant Request To Propone Case	$300	$300
Annexation	$300	$400
Comprehensive Land Use Amendment	$300	$600
Concept Plan Review -PUD	$50	$100
Conditional Use	$500, plus $5/ac.	$600
Final Plat	N/A	$200
Lot Split/Combination/Replat /Address Plat Review	$150	$200
Minor Modification to PUD Master Dev. Plan	$300	$300
Major Modification to Site Plan/Zoning Conditions/Development Agreements	$300	$400
Planning Commission Address List	$25	$25
Preliminary Plat	N/A	$500
Sign Permit Zoning Review	$50	$100
Special Use Permit	$300	$300
Temporary Permit for Special Event	$50	$75
Unified Development Code Text Admendment	$300	$400
Variance	$500	$600
Wireless Communications Facilities (WCF) Co-location Zoning Review	$50	$100
WCF Conditional Use Application (New)	$7,000	$7,000
Zoning Review for New Business	N/A	$25
Zoning Verification Letter	$50	$150
Geographic Information Systems (GIS) - Maps & Plans	**Current**	**Proposed**
A-Size 8 1/2" x 11"	$5	$5
B-Size (11"x17")	$10	$10
C-Size (14"x22")	$15	$15
D-Size (24"x36")	$20	$20
E-Size (36"x44")	$25	$25
Comprehensive Plan Document	N/A	$100
Livable Centers Initiative Document	N/A	$50
Any other Community Development Plans	N/A	$50

PROPOSED 2025 PARK PAVILION GAZEBO RENTAL FEES

CLARK PARK	FULL DAY CITY RESIDENT APR - OCT	FULL DAY NON-CITY RESIDENT APR - OCT	FULL DAY CITY RESIDENT NOV - MAR	FULL DAY NON-CITY RESIDENT NOV - MAR
PAVILION 1	$ 250.00	$ 300.00	$ 200.00	$ 250.00
PAVILION 2	$ 250.00	$ 300.00	$ 200.00	$ 250.00
PAVILION 3	$ 250.00	$ 300.00	$ 200.00	$ 250.00

MEMORIAL PARK	FULL DAY CITY RESIDENT APR - OCT	FULL DAY NON-CITY RESIDENT APR - OCT	FULL DAY CITY RESIDENT NOV - MAR	FULL DAY NON-CITY RESIDENT NOV - MAR
PAVILION 1	$ 250.00	$ 300.00	$ 200.00	$ 250.00
PAVILION 2	$ 250.00	$ 300.00	$ 200.00	$ 250.00
GAZEBO	$ 150.00	$ 200.00	$ 125.00	$ 150.00

GARDNER PARK	FULL DAY CITY RESIDENT APR - OCT	FULL DAY NON-CITY RESIDENT APR - OCT	FULL DAY CITY RESIDENT NOV - MAR	FULL DAY NON-CITY RESIDENT NOV - MAR
PAVILION 1	$ 250.00	$ 300.00	$ 200.00	$ 250.00
PAVILION 2	$ 250.00	$ 300.00	$ 200.00	$ 250.00

The recommendation is to eliminate the half-day reservations of the pavillions and gazebo.

Stockbridge
Where Community Connects

CITY OF

Stockbridge

GEORGIA

STOCKBRIDGE/BURKE CEMETERY

Unauthorized Interment Penalty

1.04.080 - General penalty for code violations.

A. Whenever in this code or in any ordinance of the city any act is prohibited or is made or declared to be unlawful or an offense, or whenever in such code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, where no specific penalty is provided therefor, such violation of any such provision of this code or any ordinance shall be punishable by a fine not exceeding one thousand ($1000) dollars, by sentence of imprisonment not exceeding three hundred sixty-five (365) days and to work on the streets or public works for a period not exceeding three hundred sixty-five (365) days, any or all such penalties in the discretion of the recorder.

B. The imposition of any such punishment shall not prevent the forcible removal or abatement of unlawful conditions and the imposition of a lien on the subject property for the cost thereof.

(Amended during 1991 codification; Code 1971, Sec. 1-8)

Penalty (Unauthorized Interment): $1000.00

Effective January 1, 2023

Stockbridge Youth Council

Service Dates

August 2023 to June 2024

2025 Proposed Annual Budget

Presented by:
Dr. Alfreda Renee Gourdine
SYC Advisory Committee Chair









- SYC New Member Interviews – July
- Fill the Bus/Tasty Tuesday – July 2023
- City of Stockbridge Back to School Kick Off – July 2023
- Leadership Retreat - September 2023
- College Tours – September 2023

Stockbridge Youth Council

3rd Quarter (2023 in review)





















Stockbridge Youth Council 4th Quarter (2023 in review)

- Lagrange Youth Symposium – October 2023
- Fall Festival – October 2023
- Breakfast with Stockbridge Police Department– December 2023
- SYC Tinsel and Toys Holiday Family Fun Day – December 2023

















Stockbridge Youth Council 1st Quarter (2024 in review)

- Area Beautification (Monthly)
- MLK Jr. Day of Service Community Clean-up – January 2024
- GMA Youth Forum – February 2024

















- African American Heritage Program – February 2024
- Young & Gifted Honors Ceremony – February 2024
- 1st SYC Youth Entrepreneur Expo – March 2024
- Dinner & Discussion – April 2024

Stockbridge Youth Council
1st Quarter (2024 in review)















Stockbridge Youth Council
2nd Quarter (2024 in review)

SPD Appreciation/Partnership Dinner– April 2024
Mothers Day Appreciation Tea - April 2024
Senior Banquet – May 2024
Father's Day Appreciation Brunch – June 2024









Stockbridge Youth Council 2025 Initiative

Annually the SYC pinpoints an initiative that they will support. The remainder of 2024 and beginning of 2025's initiative, we will continue to drive the importance of Teen Violence. The SYC will brainstorm 2025 and 2026 initiative during the monthly meetings and SYC Leadership Retreat.

Stockbridge Youth Council 2025 Proposed Calendar

Quarter One: January – March

- SYC Retreat – Training and Teambuilding
- Area Beautification
- City of Stockbridge Events/Community Involvement
- GMA Youth Forum

Community Service Project - TBD

Quarter Two: April – June

- SYC/SPD Dinner and Discussion
- City of Stockbridge Events/Community Involvement
- SYC Annual Youth Entrepreneur Expo
- Area Beautification
- Senior Banquet

Quarter Three: July – September

- SYC Leadership Training Retreat
- City of Stockbridge Events/Community Involvement
- Tasty Tuesday "Fill the Bus"
- City of Stockbridge "Back to School Drive"
- Career Readiness Event/College Tour
- Area Beautification

Quarter Four: October – December

- Fall Festival
- GMA Youth Symposium
- City of Stockbridge Events/Community Involvement
- SYC Tinsel Toys and all the Joy Holiday Family Event
- Area Beautification

Stockbridge Youth Council 2025 Budget Proposal

Line Item	***Amount***
Meals	$1500.00
Lodging	$3000.00
Training	$4000.00
Advertising	$600.00
Transportation	$1360.00
Office Supplies	$360.00
Apparel	$1260.00
Beautification	$600.00
Events	$7840.00
MISC	$980.00
Total:	$21,500.00



QUESTIONS

City of Stockbridge

AGENDA ITEM

MEETING DATE

DECEMBER 9, 2024

- ☐ RESOLUTION
- ■ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☐ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

FUNDING SOURCE

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

DE-ANNEXATION CASE #DX-2024-03 FOR THE MANDERLEY SUBDIVISION, PHASE 3. Consideration of an Ordinance to de-annex from the Corporate Limits of the City of Stockbridge nine parcels within the Manderley Subdivision, representing Phase 3. The request was made by the owners of the nine parcels, which would become part of unincorporated Henry County.

BACKGROUND INFORMATION:

The City Council previously approved DX-2024-01 (Phase 1) and DX-2024-02 (Phase 2) for the Manderley Subdivision. DX-2024-04 (Phase 4) is also being considered at the December 9, 2024 City Council meeting.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

De-Annexation Case #DX-2024-03 for the Manderley Subdivision, Phase 3.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Approval.

Staff Signature_____

Stockbridge
Where Community Connects

TO: Mayor and City Council

FROM: Ryan C. Anderson, Community Development Director
Jordyn Bucholtz, GIS Analyst

CC: Frederick Gardiner, City Manager; Valerie Ross, City Zoning Attorney

DATE: December 9, 2024

SUBJECT: **De-Annexation Case #DX-2024-03:**
Nine Properties in the Manderley Subdivision

Introduction. The owners of nine properties within the Manderley Subdivision submitted a de-annexation application to Henry County Planning & Zoning to request that their properties be de-annexed from the City of Stockbridge. The Manderley Subdivision is located at the western edge of the Stockbridge City Limits, bounded by Walt Stephens Road to the north and Blackall Road to the west. The nine properties have 9.828 +/- total acres, and they comprise residential lots in the southwestern portion of the subdivision. Table 1 below provides a list of the nine properties by address, parcel number, and owner/applicant.

Table 1—Properties for Proposed De-Annexation

Property Address	Parcel Number	Property Owner(s) / Co-Applicant (s)
220 Jasper Drive	013A01053000	Eliseo Monzon
230 Jasper Drive	013A01054000	Charles Keller and Levet Keller
240 Jasper Drive	013A01055000	Tina Strong
255 Jasper Drive	013A01056000	Sharon Rosser
221 Whitesand Bay Drive	013A01137000	Randall Parker
230 Whitesand Bay Drive	013A01133000	Bill Villa
231 Whitesand Bay Drive	013A01133000	Pamela Burrell
241 Whitesand Bay Drive	013A01135000	Jane Cole
251 Whitesand Bay Drive	013A01134000	Diogenes Lora

Henry County Government's Action. According to a Deannexation Evaluation Report which was prepared by the Henry County Planning & Zoning Department, Henry County Government received a de-annexation application from the nine applicants electronically on October 3, 2024. The applicants used the 100% method for the proposed de-annexation. The Department then prepared a Deannexation Evaluation Report for Henry County's Case #DE-AX-24-03, which recommended the approval of the proposed de-annexation. It stated that the subject property was previously zoned 'R-1' (Single-Family Residential) by Henry County prior to its 2022 annexation into the City of Stockbridge, and that the property would revert back to R-1 upon the successful de-annexation of the property from the City back into unincorporated Henry County. The property also had a previous Henry County future land use designation of Low-Density Residential, which allowed a density of up to 2.0 dwelling units per acre. After the completion of the DE-AX-24-03 Evaluation Report, the Henry County Board of Commissioners adopted Henry County Resolution #34-240, dated October 1, 2024, to approve the de-annexation.

City of Stockbridge's Receipt of De-Annexation Application Package. The City of Stockbridge received a copy of the de-annexation application package, which was sent electronically by Henry County on October 4, 2024. The package contained a letter, dated October 3, 2024, which stated that the Department had received an application for the de-annexation of nine properties within the Manderley Subdivision from the City of Stockbridge. A copy of the letter appears in the Appendix.

Background on the Manderley Subdivision. The Manderley Subdivision is established and well-developed. Table 2 below lists basic facts about it, and the Appendix contains several pertinent aerial photos and maps.

Table 2—Facts About Manderley Subdivision

Descriptive Factors:	**Findings:**
Current City of Stockbridge Zoning	SR (Suburban Residential)
Current City of Stockbridge Future Land Use Designation	Low-Density Residential.
Current Annexation Status	Annexed into City via 2022 Referendum.
Estimated Number of Subdivision Lots	79.
Name of Subdivider	Koppar Corporation.
Number of Development Phases	Three.
Years of Recorded Plat Approvals	1983, 1984, 1986, 1988, 1989.*
Status of Subdivision Lots	Nearly all are developed with SF homes.
Sizes of Subdivision Lots	Approximately one to two acres each.
Years of Home Construction	1985-1997, per Tax Assessors' records.

*Includes separate sheets for Unit II, and revisions to Unit I & Unit II.

Background on the Surrounding Area. The surrounding area includes Ingle's Market and several neighborhood commercial uses flanking Walt Stephens Road; and several subdivisions to the south, southeast, and east. To the west are several individual

residential parcels outside of Manderley Subdivision, Blackhall Road, the City Limits Line, and Spivey Lake. The commercial uses are located in the C-1 (Neighborhood Commercial) zoning district. The subdivisions to the south, southeast, and east are located in the PUD (Planned Unit Development) district, while the outlying residential parcels to the west are zoned 'SR' (Suburban Residential). Properties west of Blackhall Road, in unincorporated Henry County, are zoned 'R-1' (Single-Family Residential for large lots) and 'RA' (Residential-Agricultural).

Legal Requirements for De-Annexation. The Official Code of Georgia (O.C.G.A.) provides legal requirements for de-annexation in O.C.G.A. Sections 36-131 and 36-132. They are summarized in the list below.

1. Administrative Requirements:
   a. A written, signed application by the owners of no more than ten parcels.
   b. Adoption of a signed resolution by the county in which the property is located, consenting to the de-annexation.
   c. Submittal of a copy of the application to the municipality.
   d. Confirmation by City staff that the procedural requirements for de-annexation have been met by the property owners.
   e. Verification by City staff that the geographic requirements have been met.
   f. Approval by the municipality, unless the geographic requirements have not been met.
2. Geographic Requirements:
   a. At least one of the parcels must abut/be contiguous to the boundaries of the city limits (not separated from the city limits by unincorporated areas, a street, a creek or river, or a railroad).
   b. No prohibited unincorporated island would be created by the proposed de-annexation.
   c. No detrimental effects to the health, safety, and welfare of the property owners of the area to be de-annexed, or to the area remaining in the municipality (causing the de-annexed area to be cut off from receiving county services due to the lack of a reasonable access to the de-annexed area).

Analysis of De-Annexation Proposal:

1. Administrative Requirements – The applicants for the proposed DX-2024-03 de-annexation submitted a signed de-annexation application form to Henry County, which was for nine parcels. After the County's review, it adopted a signed resolution and sent a copy of the application to the City of Stockbridge. The Planning and Zoning Staff has verified that the acceptable 100 percent method of de-annexation has been used, and that the de-annexation proposal meets the geographic requirements, as are discussed below.

2. Geographic Requirements – From the maps appearing in the Appendix, it is apparent that all of the nine parcels within the proposed de-annexation area abut and are contiguous to other parcels within the Stockbridge City Limits, and they would even continue to do so if the de-annexation is approved. No prohibited unincorporated island would be created by the proposed de-annexation. Rather, the de-annexed

area would be surrounded on three sides by other parcels remaining within the City Limits. Whenever a new City Limits Map is prepared, the de-annexed area would push the city limits further East. Further, there would be no alteration of the existing streets or access to them; thus, there do not appear to be any health, safety, or welfare issues in terms of providing needed transportation of County service vehicles or emergency vehicles in reaching the homes of the property owners within the de-annexed area.

Conclusion. From the preceding analysis, it appears that both the administrative requirements and the geographic requirements have been met for the proposed de-annexation. Thus, according to the law, the applicants have complied with all of the de-annexation requirements and there are no apparent issues which would prohibit them from de-annexing their properties from the City of Stockbridge.

Recommendation. Since all of the de-annexation requirements have been met, the law states that the Mayor and City Council must approve this de-annexation request (DX-2024-03).

RCA/jb

Appendix

APPENDIX:

1. **Copy of De-Annexation Letter for DX-2024-03**

2. **Aerial Photo Showing Nine Parcels for De-Annexation via DX-2024-03**

3. **Map of 2022 City of Stockbridge Annexation Referendum— Location of Proposed DX-2024-03 De-Annexation Area**

4. **Manderley Subdivision Zoning Map**

5. **Manderley Subdivision Vicinity Map**

6. **Manderley Subdivision Parcel Map**

7. **Resulting New City Limits Map Upon the Approval of DX-2024-03**

1. COPY OF DE-ANNEXATION LETTER FOR DX-2024-03

Henry County
Department of Planning & Zoning
Toussaint Kirk, Director

October 3, 2024

Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, GA 30281
Attn: Frederick Gardiner, City Manager of the City of Stockbridge

RE: Request for Deannexation of Nine Properties into Unincorporated Henry County:

The Henry County Planning & Zoning Department has received an application for the deannexation (DE-AX-24-03) of nine properties within the Manderley Subdivision, totaling 9.828 +/- acres in incorporated City of Stockbridge. The properties are as follows:

220 Jasper Drive,	013A01053000
230 Jasper Drive,	013A01054000
240 Jasper Drive,	013A01055000
255 Jasper Drive,	013A01056000
221 Whitesand Bay Drive,	013A01137000
230 Whitesand Bay Drive,	013A01133000
231 Whitesand Bay Drive,	013A01136000
241 Whitesand Bay Drive,	013A01135000
251 Whitesand Bay Drive,	013A01134000

Enclosed for your review is a copy of the deannexation report prepared by Henry County Planning & Zoning Staff with application materials, the resolution of acceptance by the Henry County Board of Commissioners as a result of the October 1, 2024 Board of Commissioners meeting.

Please provide an official letter regarding the City of Stockbridge's agreement or non-agreement to this proposed deannexation. If you have any questions or need additional information, please contact the undersigned at 770-288-7526.

Best Regards,

Toussaint Kirk,
Director, Planning and Zoning

Cc: Cheri Hobson-Matthews, County Manager
Serena L. Nowell, County Attorney

Enclosures

140 Henry Parkway • McDonough, Georgia 30253
MAIN: (770) 288-7526 • FAX: (770) 288-7550

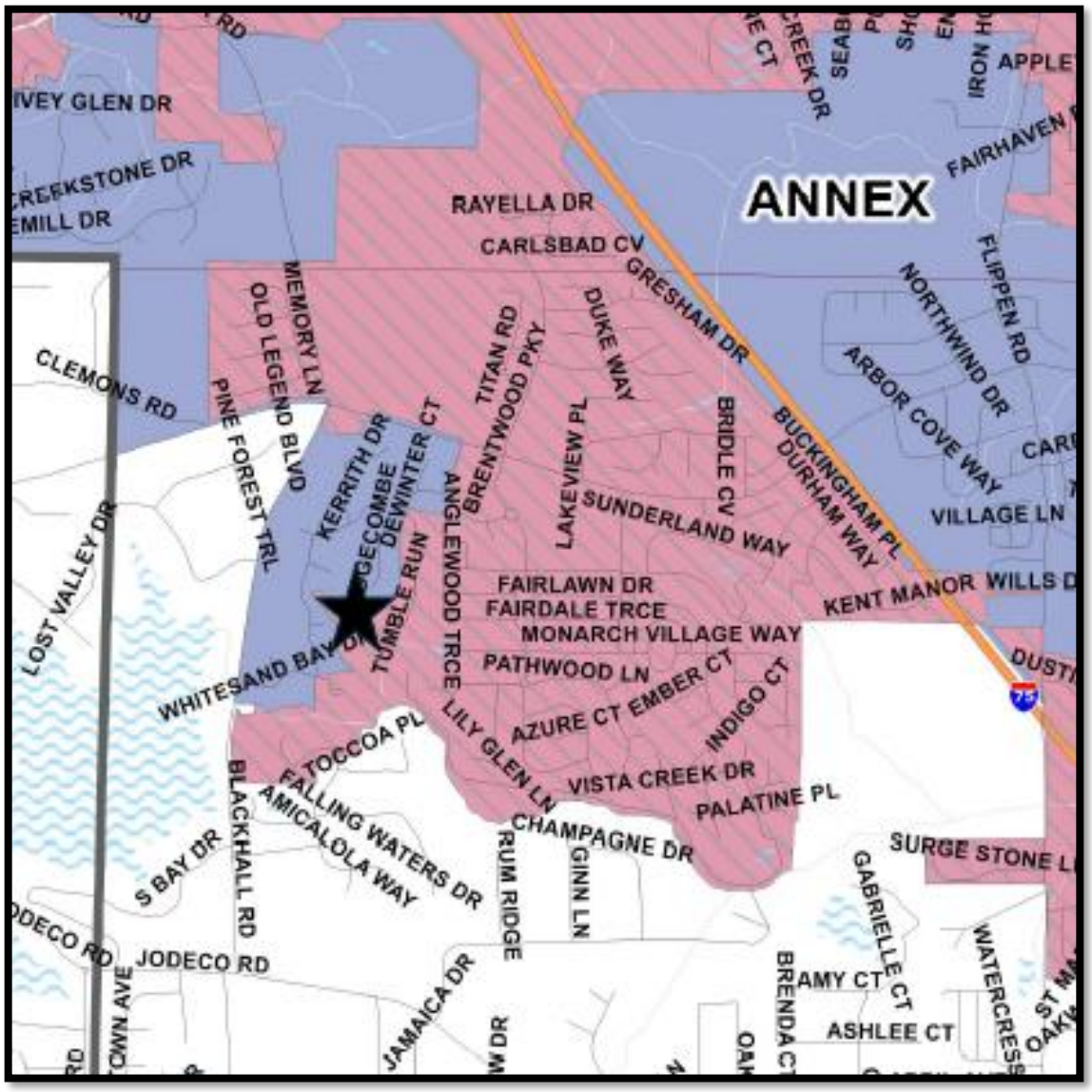
2. AERIAL PHOTO SHOWING NINE PARCELS FOR DE-ANNEXATION VIA DX-2024-03



3. MAP OF 2022 CITY OF STOCKBRIDGE ANNEXATION REFERENDUM: LOCATION OF PROPOSED DX-2024-03 DE-ANNEXATION AREA

LEGEND:

Pink Striped Areas – Were Already Part of the City of Stockbridge in 2022
Blue Areas – Were Annexed as Part of 2022 City of Stockbridge Annexation Referendum
Star – Location of Proposed DX-2024-03 De-Annexation
Blue Waves – Spivey Lake
Black Star—Location of Proposed De-Annexation



4. MANDERLEY SUBDIVISION ZONING MAP FOR DX-2024-03

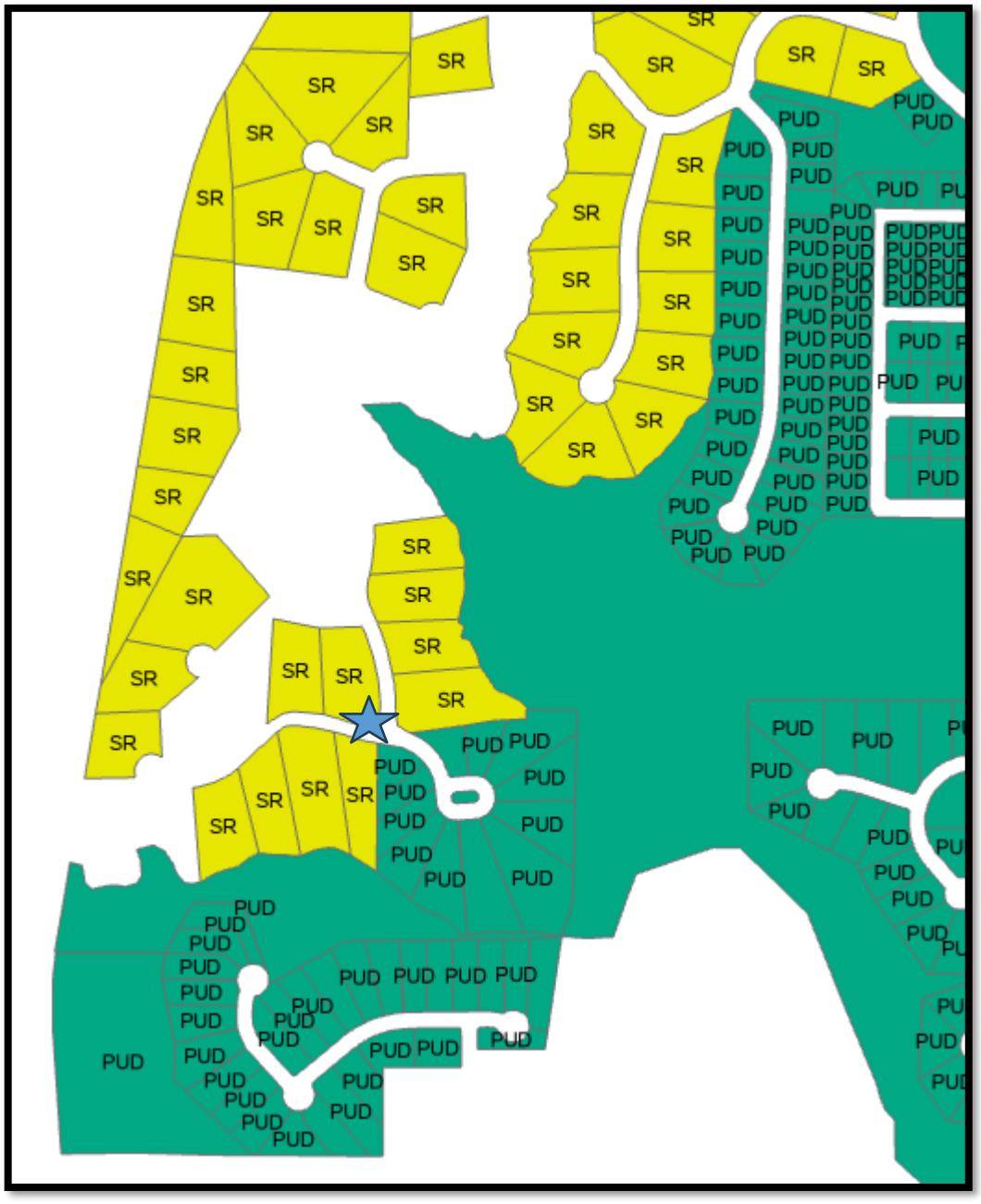
KEY:

Yellow—SR District (Suburban Residential) — Manderley Subdivision

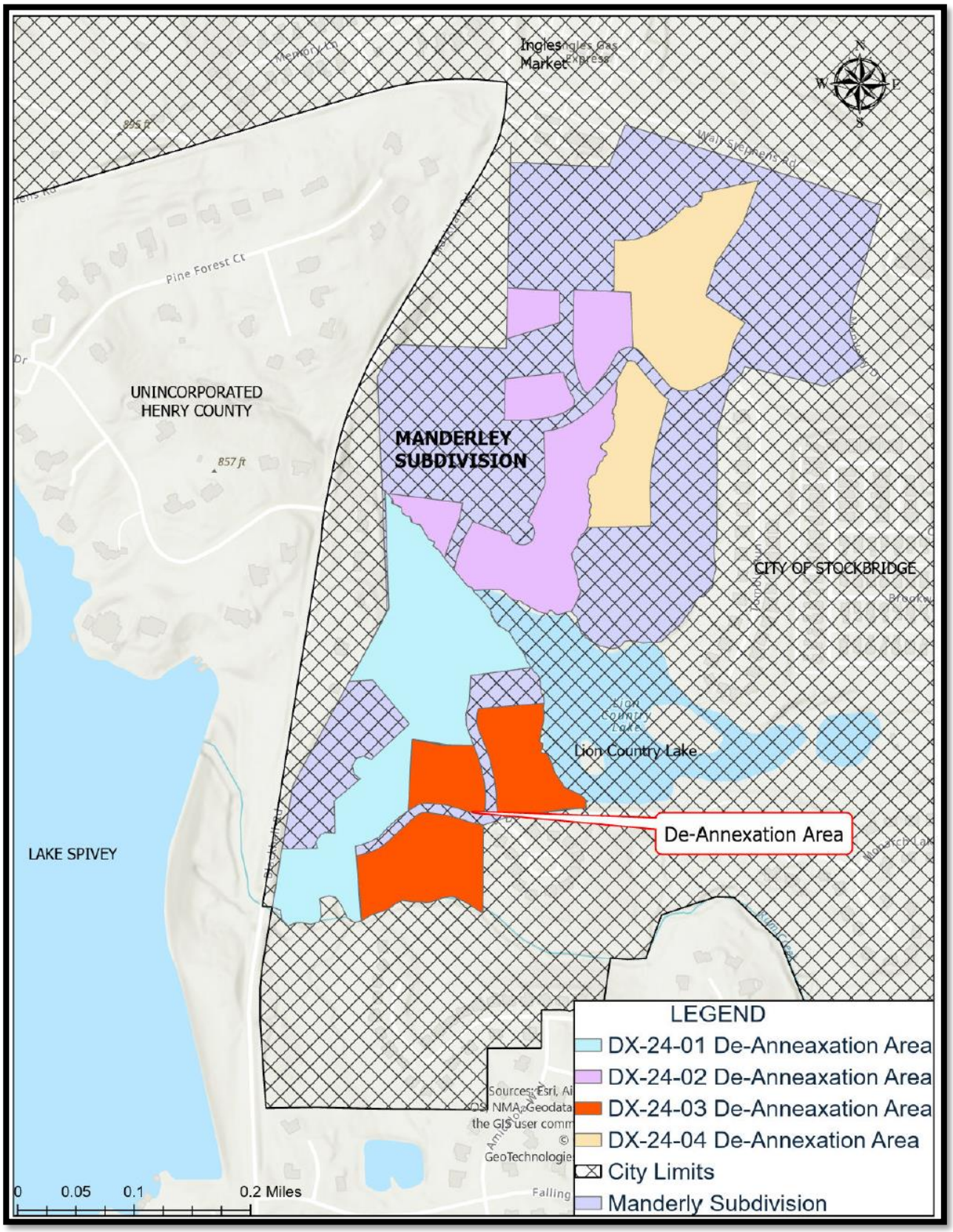
Green—PUD District (Planned Unit Development) — Monarch Village Subdivision

Black — Unincorporated Henry County

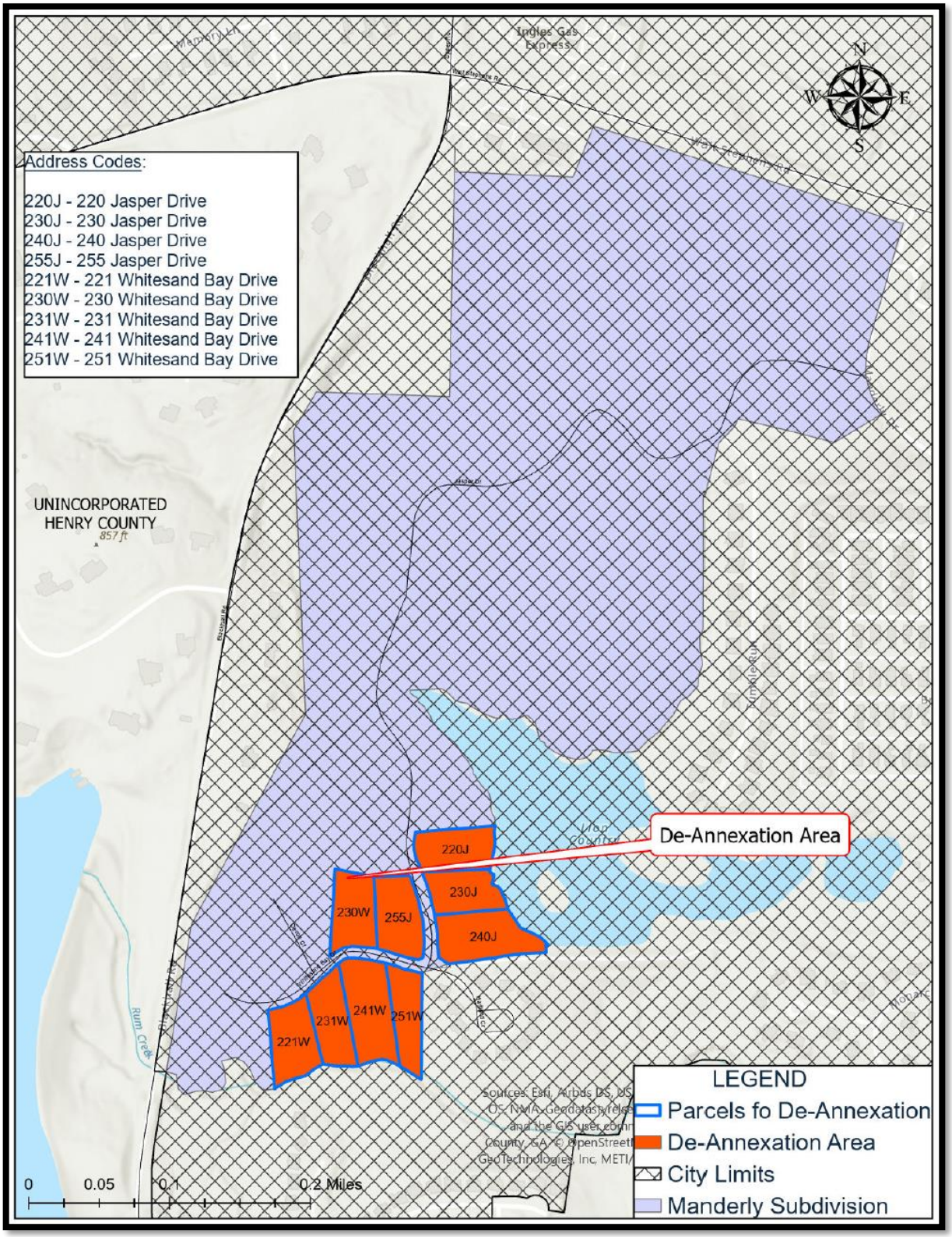
Blue Star — Area of Proposed De-Annexation



5. MANDERLEY SUBDIVISION VICINITY MAP FOR DX-2024-03

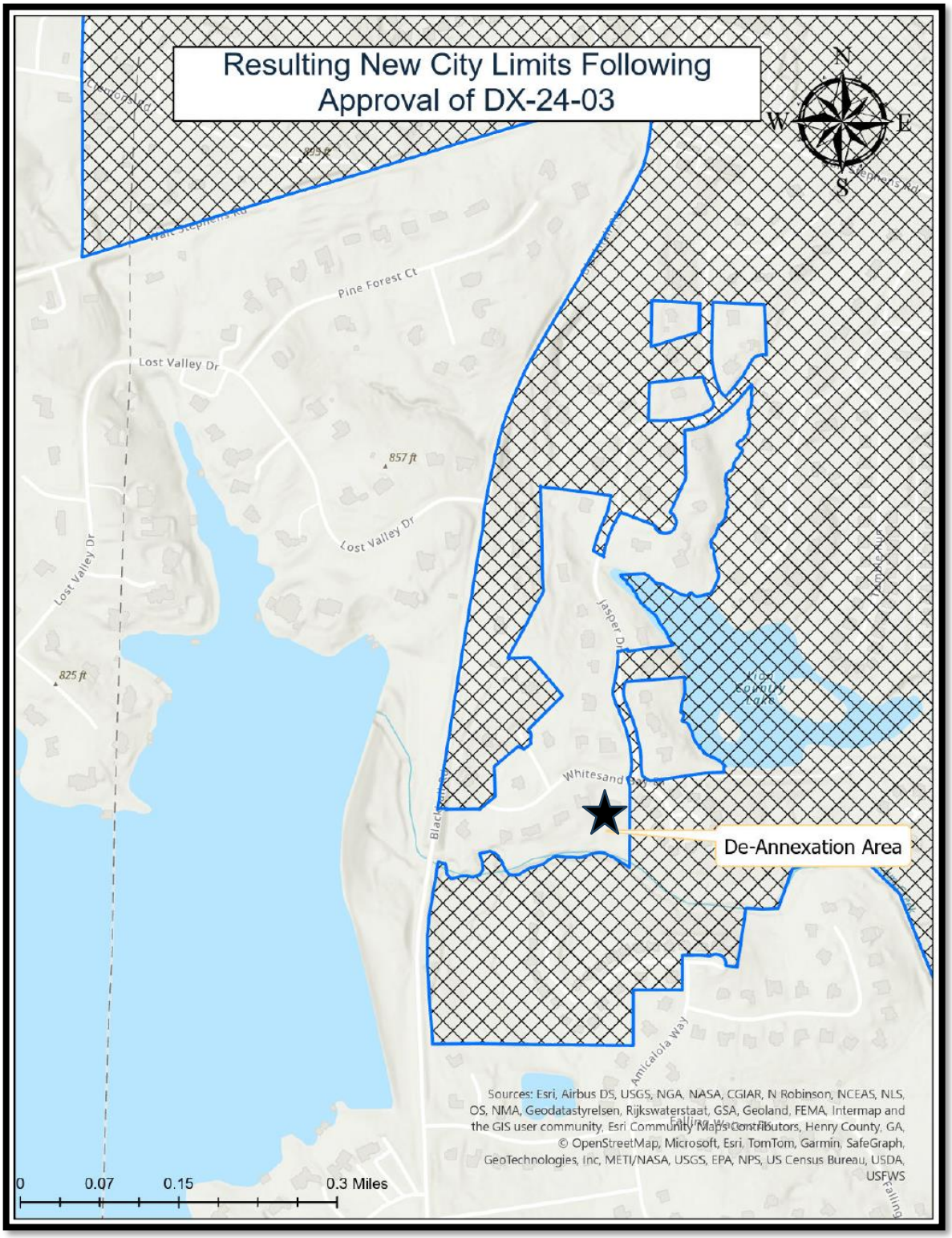


MANDERLEY SUBDIVISION PARCEL MAP FOR DX-2024-03



7. RESULTING MAP SHOWING NEW CITY LIMITS BOUNDARIES UPON THE APPROVAL OF DX-2024-03

★ **Black Star – De-Annexed Area**



City of Stockbridge

AGENDA ITEM

MEETING DATE

DECEMBER 9, 2024

- ☐ RESOLUTION
- ■ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☐ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

FUNDING SOURCE

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

DE-ANNEXATION CASE #DX-2024-04 FOR THE MANDERLEY SUBDIVISION, PHASE 4. Consideration of an Ordinance to de-annex from the Corporate Limits of the City of Stockbridge nine parcels within the Manderley Subdivision, representing Phase 4. The request was made by the owners of the nine parcels, which would become part of unincorporated Henry County.

BACKGROUND INFORMATION:

The City Council previously approved DX-2024-01 (Phase 1) and DX-2024-02 (Phase 2) for the Manderley Subdivision. DX-2024-03 (Phase 3) is also begin considered at the December 9, 2024 City Council meeting.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

De-Annexation Case #DX-2024-04 for the Manderley Subdivision, Phase 4.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Approval.

Staff Signature_____

Stockbridge
Where Community Connects

TO: Mayor and City Council

FROM: Ryan C. Anderson, Community Development Director
Jordyn Bucholtz, GIS Analyst

CC: Frederick Gardiner, City Manager; Valerie Ross, City Zoning Attorney

DATE: December 9, 2024

SUBJECT: **De-Annexation Case #DX-2024-03:**
Nine Properties in the Manderley Subdivision

Introduction. The owners of nine properties within the Manderley Subdivision submitted a de-annexation application to Henry County Planning & Zoning to request that their properties be de-annexed from the City of Stockbridge. The Manderley Subdivision is located at the western edge of the Stockbridge City Limits, bounded by Walt Stephens Road to the north and Blackall Road to the west. The nine properties have 9.828 +/- total acres, and they comprise residential lots in the southwestern portion of the subdivision. Table 1 below provides a list of the nine properties by address, parcel number, and owner/applicant.

Table 1—Properties for Proposed De-Annexation

Property Address	Parcel Number	Property Owner(s) / Co-Applicant (s)
220 Jasper Drive	013A01053000	Eliseo Monzon
230 Jasper Drive	013A01054000	Charles Keller and Levet Keller
240 Jasper Drive	013A01055000	Tina Strong
255 Jasper Drive	013A01056000	Sharon Rosser
221 Whitesand Bay Drive	013A01137000	Randall Parker
230 Whitesand Bay Drive	013A01133000	Bill Villa
231 Whitesand Bay Drive	013A01133000	Pamela Burrell
241 Whitesand Bay Drive	013A01135000	Jane Cole
251 Whitesand Bay Drive	013A01134000	Diogenes Lora

Henry County Government's Action. According to a Deannexation Evaluation Report which was prepared by the Henry County Planning & Zoning Department, Henry County Government received a de-annexation application from the nine applicants electronically on October 3, 2024. The applicants used the 100% method for the proposed de-annexation. The Department then prepared a Deannexation Evaluation Report for Henry County's Case #DE-AX-24-03, which recommended the approval of the proposed de-annexation. It stated that the subject property was previously zoned 'R-1' (Single-Family Residential) by Henry County prior to its 2022 annexation into the City of Stockbridge, and that the property would revert back to R-1 upon the successful de-annexation of the property from the City back into unincorporated Henry County. The property also had a previous Henry County future land use designation of Low-Density Residential, which allowed a density of up to 2.0 dwelling units per acre. After the completion of the DE-AX-24-03 Evaluation Report, the Henry County Board of Commissioners adopted Henry County Resolution #34-240, dated October 1, 2024, to approve the de-annexation.

City of Stockbridge's Receipt of De-Annexation Application Package. The City of Stockbridge received a copy of the de-annexation application package, which was sent electronically by Henry County on October 4, 2024. The package contained a letter, dated October 3, 2024, which stated that the Department had received an application for the de-annexation of nine properties within the Manderley Subdivision from the City of Stockbridge. A copy of the letter appears in the Appendix.

Background on the Manderley Subdivision. The Manderley Subdivision is established and well-developed. Table 2 below lists basic facts about it, and the Appendix contains several pertinent aerial photos and maps.

Table 2—Facts About Manderley Subdivision

Descriptive Factors:	**Findings:**
Current City of Stockbridge Zoning	SR (Suburban Residential)
Current City of Stockbridge Future Land Use Designation	Low-Density Residential.
Current Annexation Status	Annexed into City via 2022 Referendum.
Estimated Number of Subdivision Lots	79.
Name of Subdivider	Koppar Corporation.
Number of Development Phases	Three.
Years of Recorded Plat Approvals	1983, 1984, 1986, 1988, 1989.*
Status of Subdivision Lots	Nearly all are developed with SF homes.
Sizes of Subdivision Lots	Approximately one to two acres each.
Years of Home Construction	1985-1997, per Tax Assessors' records.

*Includes separate sheets for Unit II, and revisions to Unit I & Unit II.

Background on the Surrounding Area. The surrounding area includes Ingle's Market and several neighborhood commercial uses flanking Walt Stephens Road; and several subdivisions to the south, southeast, and east. To the west are several individual

residential parcels outside of Manderley Subdivision, Blackhall Road, the City Limits Line, and Spivey Lake. The commercial uses are located in the C-1 (Neighborhood Commercial) zoning district. The subdivisions to the south, southeast, and east are located in the PUD (Planned Unit Development) district, while the outlying residential parcels to the west are zoned 'SR' (Suburban Residential). Properties west of Blackhall Road, in unincorporated Henry County, are zoned 'R-1' (Single-Family Residential for large lots) and 'RA' (Residential-Agricultural).

Legal Requirements for De-Annexation. The Official Code of Georgia (O.C.G.A.) provides legal requirements for de-annexation in O.C.G.A. Sections 36-131 and 36-132. They are summarized in the list below.

1. Administrative Requirements:
   a. A written, signed application by the owners of no more than ten parcels.
   b. Adoption of a signed resolution by the county in which the property is located, consenting to the de-annexation.
   c. Submittal of a copy of the application to the municipality.
   d. Confirmation by City staff that the procedural requirements for de-annexation have been met by the property owners.
   e. Verification by City staff that the geographic requirements have been met.
   f. Approval by the municipality, unless the geographic requirements have not been met.
2. Geographic Requirements:
   a. At least one of the parcels must abut/be contiguous to the boundaries of the city limits (not separated from the city limits by unincorporated areas, a street, a creek or river, or a railroad).
   b. No prohibited unincorporated island would be created by the proposed de-annexation.
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Analysis of De-Annexation Proposal:

1. Administrative Requirements – The applicants for the proposed DX-2024-03 de-annexation submitted a signed de-annexation application form to Henry County, which was for nine parcels. After the County's review, it adopted a signed resolution and sent a copy of the application to the City of Stockbridge. The Planning and Zoning Staff has verified that the acceptable 100 percent method of de-annexation has been used, and that the de-annexation proposal meets the geographic requirements, as are discussed below.

2. Geographic Requirements – From the maps appearing in the Appendix, it is apparent that all of the nine parcels within the proposed de-annexation area abut and are contiguous to other parcels within the Stockbridge City Limits, and they would even continue to do so if the de-annexation is approved. No prohibited unincorporated island would be created by the proposed de-annexation. Rather, the de-annexed

area would be surrounded on three sides by other parcels remaining within the City Limits. Whenever a new City Limits Map is prepared, the de-annexed area would push the city limits further East. Further, there would be no alteration of the existing streets or access to them; thus, there do not appear to be any health, safety, or welfare issues in terms of providing needed transportation of County service vehicles or emergency vehicles in reaching the homes of the property owners within the de-annexed area.

Conclusion. From the preceding analysis, it appears that both the administrative requirements and the geographic requirements have been met for the proposed de-annexation. Thus, according to the law, the applicants have complied with all of the de-annexation requirements and there are no apparent issues which would prohibit them from de-annexing their properties from the City of Stockbridge.

Recommendation. Since all of the de-annexation requirements have been met, the law states that the Mayor and City Council must approve this de-annexation request (DX-2024-03).

RCA/jb

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Henry County
Department of Planning & Zoning
Toussaint Kirk, Director

October 3, 2024

Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, GA 30281
Attn: Frederick Gardiner, City Manager of the City of Stockbridge

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Best Regards,

Toussaint Kirk,
Director, Planning and Zoning

Cc: Cheri Hobson-Matthews, County Manager
Serena L. Nowell, County Attorney

Enclosures

140 Henry Parkway • McDonough, Georgia 30253
MAIN: (770) 288-7526 • FAX: (770) 288-7550

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3. MAP OF 2022 CITY OF STOCKBRIDGE ANNEXATION REFERENDUM: LOCATION OF PROPOSED DX-2024-03 DE-ANNEXATION AREA

LEGEND:

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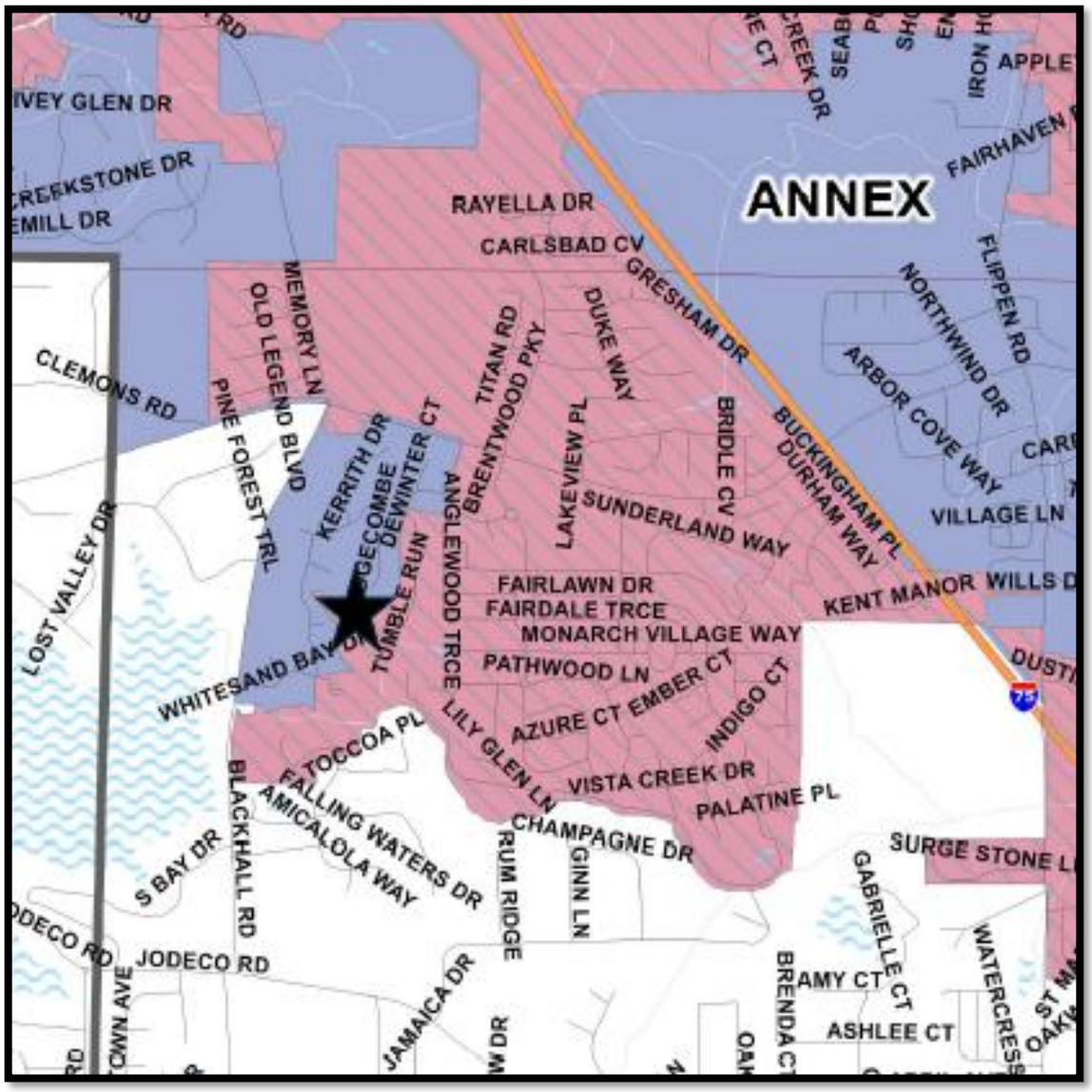

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KEY:

Yellow—SR District (Suburban Residential) — Manderley Subdivision

Green—PUD District (Planned Unit Development) — Monarch Village Subdivision

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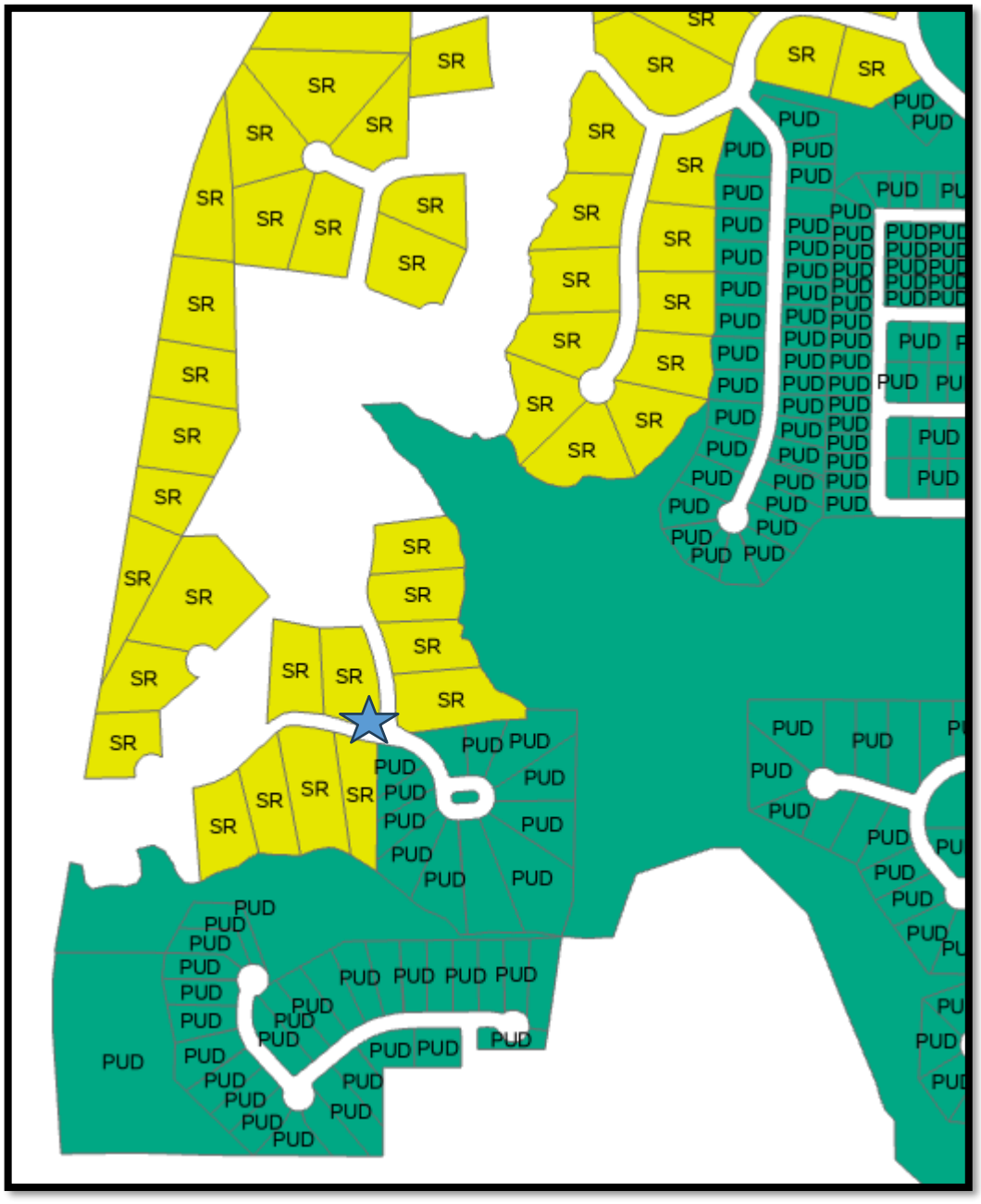
Blue Star — Area of Proposed De-Annexation



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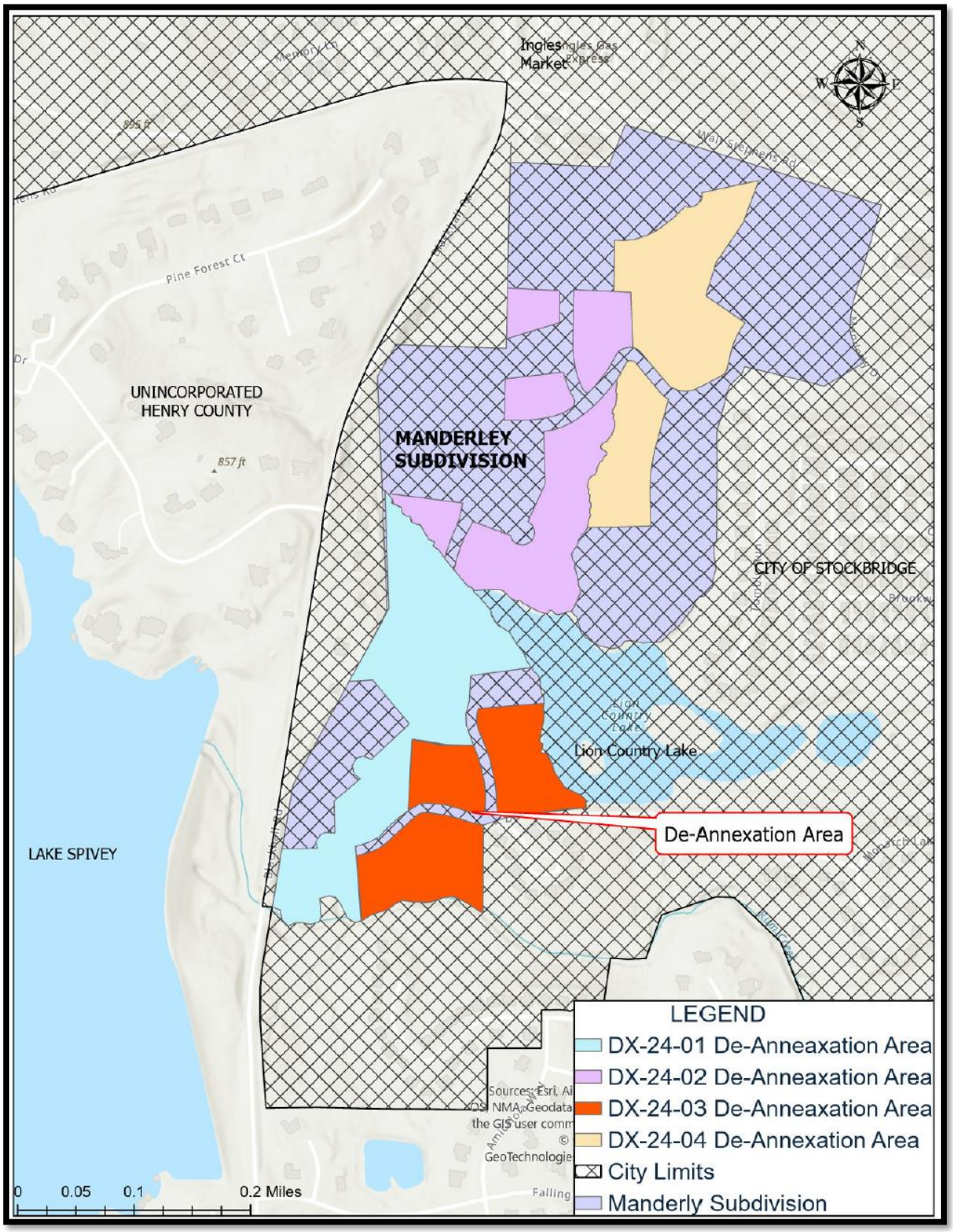
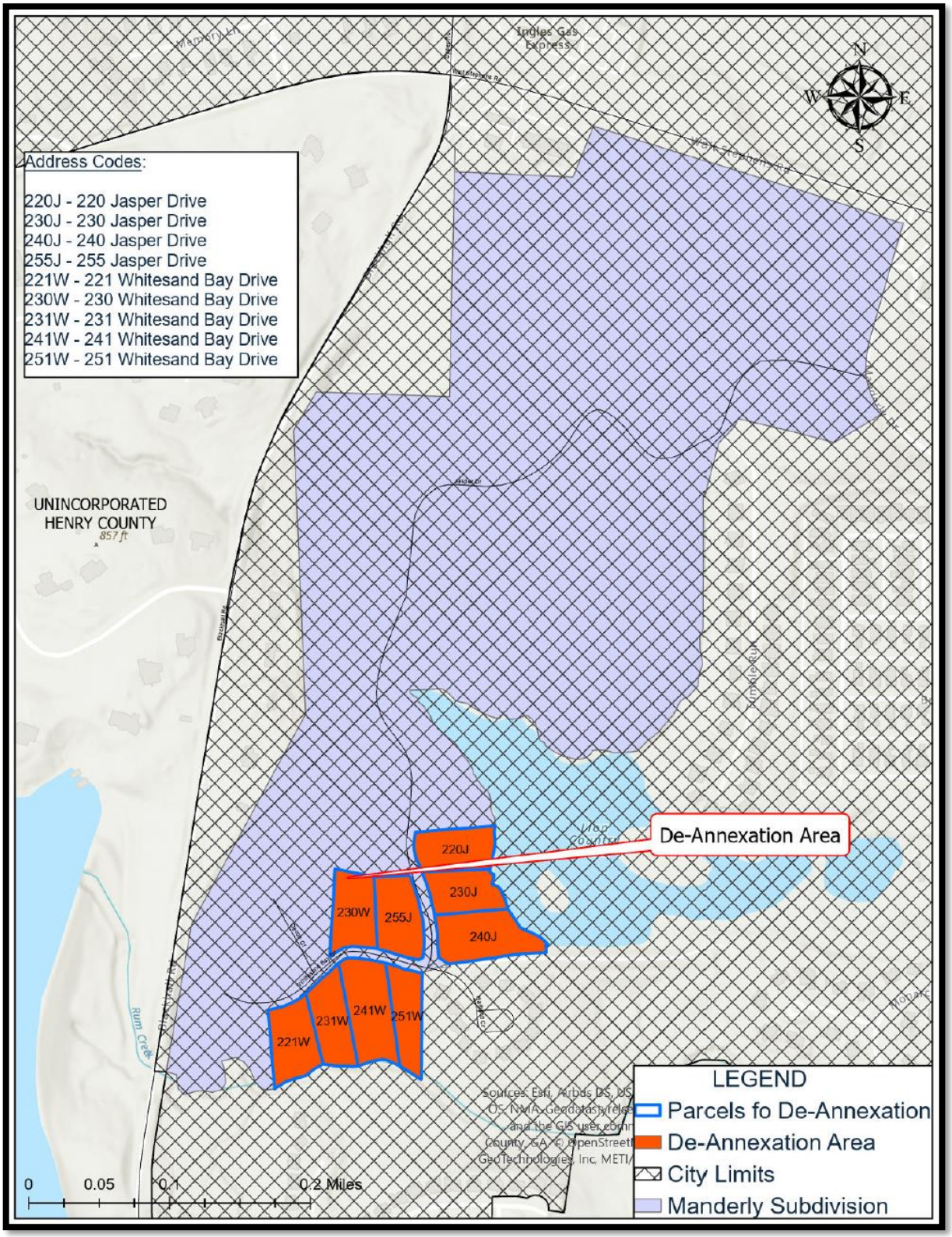


MANDERLEY SUBDIVISION PARCEL MAP FOR DX-2024-03



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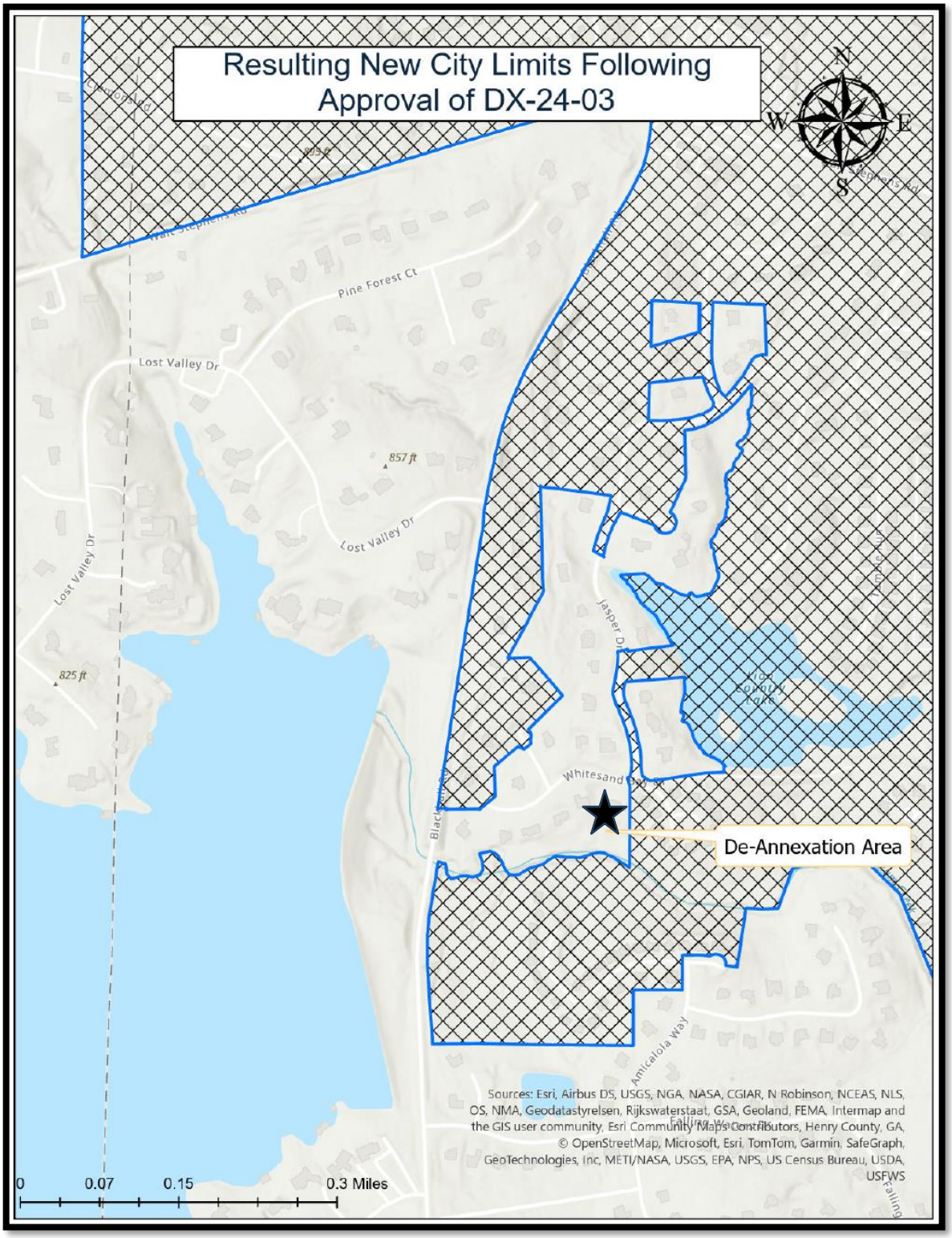

N

City of Stockbridge

AGENDA ITEM

MEETING DATE

November 12, 2024

☐	RESOLUTION
☐	ORDINANCE
☐	CONTRACT APPROVAL/ RENEWAL
☐	PUBLIC HEARING
☐	PRESENTATION
☐	BID/SOLICITATION AWARD
☐	TASK ORDER
☐	CHANGE ORDER
☐	BUDGET AMENDMENT
☐	BUDGET TRANSFER
☐	PAYMENT APPROVAL
X	OTHER – Consent Agenda

☐	GENERAL FUNDS
☐	FUND BALANCE
☐	SPLOST OR TSPOST
☐	ARPA
☐	GRANT
☐	HOTEL/MOTEL
☐	TOURISM
☐	COUNCIL INITIATIVE
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND
☐	BALANCE

PRESENTER:

DEPARTMENT: Utility Billing / Finance

ACCOUNT TRANSFER FROM:505.00000.111900

ACCOUNT TRANSFER TO: 505.43300.573110

ITEM/PROJECT/EVENT:

FY 2023 Bad Debt Write Off has a total of $11,428.61.

BACKGROUND INFORMATION:

The Bad Debt Write-Off to be approved by Council on Consent Agenda. For FY23, the total amount that has been sent to collections is $11,428.61 (please see the attached report). ** Please note the excluded list towards the bottom, this is a list of customers that made a payment in 2023, but their account wasn't actually closed until 2024. Anyone on the excluded list that has a balance over $50.00 has been sent to collections and will be on the bad debt write off report for next year, unless a payment is made before that time.

BACKGROUND INFORMATION:

FY 2019 $16,603.88 – Written off in 2020

FY2020 $14,111.78 – Written off in 2021

FY 2021 $45,649.83 – Written off in 2022

FY 2022 $8,406.04 – Written off in 2023

** Please note that for FY 2021, $45,649.83 was during Covid and the City suspended disconnections for non-payment. This results in higher balances.

STAFF RECOMMENDATION:

Finance will present the FY 2023 Bad Debt Write Offs for the Utility Department for approval on consent.

Fiscal Impact: Funds will be provided from account number

APPROVALS:

CITY MANAGER _____

CITY TREASURER *Lakeisha Gaines*_____

CITY ATTORNEY_____

DEPARTMENT HEAD *Lakeisha Gaines*_____

☐ FINANCIAL IMPACT ■ N/A

AMOUNT $11,428.61

ATTACHMENTS: [X]

City of Stockbridge

Collection Register

Lien Detail

Packet: UBPKT03451 - BAD DEBT YR 2023

Type: Send For Lien - Write Off

Account #	Name	Site Address		** Current Acct. Balance	Total Amount
001-05900-015	DONDRA AMERSON	120 MANN BLVD		212.84	212.84
DISBURSEMENT --	Liens From: C40 - Collection Agency W & S	To: 505-43300-573110 - BAD DEBT EXP. W/S	212.84		
001-06700-012	DESTINY N. MAGNA	113 OAKLAND BLVD		101.49	101.49
DISBURSEMENT --	Liens From: C40 - Collection Agency W & S	To: 505-43300-573110 - BAD DEBT EXP. W/S	101.49		
001-10800-011	VIOLET KING	99 BRYANT ST		113.22	113.22
DISBURSEMENT --	Liens From: C40 - Collection Agency W & S	To: 505-43300-573110 - BAD DEBT EXP. W/S	113.22		
001-12300-001	E. L. HOWZE	126 BRYANT ST		76.20	76.20
DISBURSEMENT --	Liens From: C40 - Collection Agency W & S	To: 505-43300-573110 - BAD DEBT EXP. W/S	76.20		
001-25100-005	DELORES MIDDLEBROOKS	100 WILLOW CT		539.48	539.48
DISBURSEMENT --	Liens From: C40 - Collection Agency W & S	To: 505-43300-573110 - BAD DEBT EXP. W/S	539.48		
002-03500-003	SUSAN G. RUSHING	104 CLUB DR		89.40	89.40
DISBURSEMENT --	Liens From: C40 - Collection Agency W & S	To: 505-43300-573110 - BAD DEBT EXP. W/S	89.40		
003-07700-010	TASHA MONIQUE STURDIVANT	105 WILSON ST		758.38	758.38
DISBURSEMENT --	Liens From: C40 - Collection Agency W & S	To: 505-43300-573110 - BAD DEBT EXP. W/S	758.38		
005-02501-010	MARGIE ROBINSON	110 BEACON ST		95.25	95.25
DISBURSEMENT --	Liens From: 195 - Water Penalty	To: 505-43300-573110 - BAD DEBT EXP. W/S	1.73		
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	8.32		
	C40 - Collection Agency W & S	505-43300-573110 - BAD DEBT EXP. W/S	76.20		
	100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	9.00		
006-05310-011	ROBERT JONES	103 CLUB CIR		403.83	403.83
DISBURSEMENT --	Liens From: C40 - Collection Agency W & S	To: 505-43300-573110 - BAD DEBT EXP. W/S	403.83		
006-08700-004	LUIS R DAVILA-RODRIGUEZ	105 BRIDGE PARK CT		51.70	51.70
DISBURSEMENT --	Liens From: C40 - Collection Agency W & S	To: 505-43300-573110 - BAD DEBT EXP. W/S	51.70		
007-00301-012	AQUANDRA SMITH	440 DAVIS RD		213.48	213.48
DISBURSEMENT --	Liens From: C40 - Collection Agency W & S	To: 505-43300-573110 - BAD DEBT EXP. W/S	213.48		
007-03200-002	EVELYN LOUISE MORRIS	101 LANDOVER DR		89.18	89.18
DISBURSEMENT --	Liens From: C40 - Collection Agency W & S	To: 505-43300-573110 - BAD DEBT EXP. W/S	89.18		
007-13800-005	TAMIKA N. THOMPSON	101 OAK CIR SOUTH		59.40	59.40
DISBURSEMENT --	Liens From: C40 - Collection Agency W & S	To: 505-43300-573110 - BAD DEBT EXP. W/S	59.40		
007-14200-005	JODY MICHAELS	206 OAK CIR NORTH		124.54	124.54
DISBURSEMENT --	Liens From: C40 - Collection Agency W & S	To: 505-43300-573110 - BAD DEBT EXP. W/S	124.54		
008-01000-020	NAKIA LISSIMORE	117B APPLETON BLVD		1,918.62	1,918.62
DISBURSEMENT --	Liens From: C40 - Collection Agency W & S	To: 505-43300-573110 - BAD DEBT EXP. W/S	1918.62		
008-03200-011	PARAMOUNT PROPERTIES	116D APPLETON BLVD		176.83	176.83
DISBURSEMENT --	Liens From: 102 - Water Residential Consumptic	To: 505-43300-573110 - BAD DEBT EXP. W/S	6.96		
	195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S	4.70		
	202 - Sewer Residential Consumptic	505-43300-573110 - BAD DEBT EXP. W/S	5.40		
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	16.64		
	C40 - Collection Agency W & S	505-43300-573110 - BAD DEBT EXP. W/S	125.13		
	100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	18.00		
008-03700-014	RAFAEL RENE GONZALEZ	132 APPLETON BLVD		82.03	82.03
DISBURSEMENT --	Liens From: 102 - Water Residential Consumptic	To: 505-43300-573110 - BAD DEBT EXP. W/S	38.28		
	100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	9.00		
	202 - Sewer Residential Consumptic	505-43300-573110 - BAD DEBT EXP. W/S	21.40		
	195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S	7.46		
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	5.89		
008-04200-027	MELODY FOGLER	133D APPLETON BLVD		71.49	71.49
DISBURSEMENT --	Liens From: C40 - Collection Agency W & S	To: 505-43300-573110 - BAD DEBT EXP. W/S	71.49		

008-05400-018	TANISHA RAGLAND	125B APPLETON BLVD		141.67	141.67
DISBURSEMENT --	Liens From: 100 - Water Residential Base	To: 505-43300-573110 - BAD DEBT EXP. W/S	9.00		
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	8.32		
	C40 - Collection Agency W & S	505-43300-573110 - BAD DEBT EXP. W/S	122.62		
	195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S	1.73		
008-05930-016	KENNYA L. STOKES	145 APPLETON BLVD		64.09	64.09
DISBURSEMENT --	Liens From: C40 - Collection Agency W & S	To: 505-43300-573110 - BAD DEBT EXP. W/S	64.09		
008-07800-015	CASSANDRA D. FINLEY	156 APPLETON BLVD		74.15	74.15
DISBURSEMENT --	Liens From: C40 - Collection Agency W & S	To: 505-43300-573110 - BAD DEBT EXP. W/S	74.15		
008-08000-014	LAJUAN BRUNSON	163 APPLETON BLVD		117.23	117.23
DISBURSEMENT --	Liens From: C40 - Collection Agency W & S	To: 505-43300-573110 - BAD DEBT EXP. W/S	117.23		
008-08800-015	DEWANNA L. CRAWFORD	406 FAIRHAVEN CT		236.97	236.97
DISBURSEMENT --	Liens From: C40 - Collection Agency W & S	To: 505-43300-573110 - BAD DEBT EXP. W/S	236.97		
009-03500-013	ROSALYN BATTLE	239 NORTH BRIDGE DR		50.42	50.42
DISBURSEMENT --	Liens From: C40 - Collection Agency W & S	To: 505-43300-573110 - BAD DEBT EXP. W/S	50.42		
009-11200-008	MICHAEL BURNETTE	950 SIDELINE CT		112.15	112.15
DISBURSEMENT --	Liens From: C40 - Collection Agency W & S	To: 505-43300-573110 - BAD DEBT EXP. W/S	112.15		
015-13500-009	TASHAUNIEKA JONES	312 SPRING CREEK DR		376.89	376.89
DISBURSEMENT --	Liens From: C40 - Collection Agency W & S	To: 505-43300-573110 - BAD DEBT EXP. W/S	376.89		
017-00500-015	CHARICE-NICOLE TURNER	108 GLYNN ADDY DR		62.17	62.17
DISBURSEMENT --	Liens From: 102 - Water Residential Consumptic	To: 505-43300-573110 - BAD DEBT EXP. W/S	19.26		
	100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	11.59		
	202 - Sewer Residential Consumptic	505-43300-573110 - BAD DEBT EXP. W/S	14.95		
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	10.72		
	195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S	5.65		
017-08400-008	ZAHRIA FREEMAN	137 GLYNN ADDY DR		209.69	209.69
DISBURSEMENT --	Liens From: C40 - Collection Agency W & S	To: 505-43300-573110 - BAD DEBT EXP. W/S	209.69		
017-09900-018	MOM MAM	107 GLYNN ADDY DR		259.58	259.58
DISBURSEMENT --	Liens From: C40 - Collection Agency W & S	To: 505-43300-573110 - BAD DEBT EXP. W/S	259.58		
017-11100-002	ELAINE ALEXANDER	329 TRAMORE PASS		128.89	128.89
DISBURSEMENT --	Liens From: C40 - Collection Agency W & S	To: 505-43300-573110 - BAD DEBT EXP. W/S	128.89		
017-18300-015	WAVERLI KIMBELL	845 TRAMORE DR		190.03	190.03
DISBURSEMENT --	Liens From: C40 - Collection Agency W & S	To: 505-43300-573110 - BAD DEBT EXP. W/S	190.03		
018-15400-011	ANGELA HEAD	308 BREEZY HILL WALK		115.84	115.84
DISBURSEMENT --	Liens From: 103 - Water Commercial Consumpt	To: 505-43300-573110 - BAD DEBT EXP. W/S	54.01		
	206 - Sewer County	505-43300-573110 - BAD DEBT EXP. W/S	28.49		
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	10.14		
	195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S	10.53		
	100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	12.67		
018-21600-014	SHAWNIECE L. BROWN	531CREEKVIEW OVERLOO		106.39	106.39
DISBURSEMENT --	Liens From: 103 - Water Commercial Consumpt	To: 505-43300-573110 - BAD DEBT EXP. W/S	13.92		
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	8.32		
	100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	9.00		
	C40 - Collection Agency W & S	505-43300-573110 - BAD DEBT EXP. W/S	60.15		
	206 - Sewer County	505-43300-573110 - BAD DEBT EXP. W/S	10.80		
	195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S	4.20		
018-22200-007	LAVITA WILLIAMS	523CREEKVIEW OVERLOO		135.52	135.52
DISBURSEMENT --	Liens From: C40 - Collection Agency W & S	To: 505-43300-573110 - BAD DEBT EXP. W/S	135.52		
018-27900-006	SARA D. AUSTIN	813 BRIGHT MORNING WY		314.78	314.78
DISBURSEMENT --	Liens From: C40 - Collection Agency W & S	To: 505-43300-573110 - BAD DEBT EXP. W/S	314.78		
020-00600-012	DAVINA VALLES	110 TURNING PT		565.87	565.87
DISBURSEMENT --	Liens From: C40 - Collection Agency W & S	To: 505-43300-573110 - BAD DEBT EXP. W/S	565.87		
047-09500-007	GIOVANNA ABBOTT	4083 ANGEL'S DR		738.16	738.16
DISBURSEMENT --	Liens From: C40 - Collection Agency W & S	To: 505-43300-573110 - BAD DEBT EXP. W/S	738.16		
047-10100-004	ANGELIQUE T. CARTER	4059 ANGEL'S DR		101.62	101.62
DISBURSEMENT --	Liens From: 200 - Sewer Residential Base	To: 505-43300-573110 - BAD DEBT EXP. W/S	9.08		
	195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S	9.23		
	202 - Sewer Residential Consumptic	505-43300-573110 - BAD DEBT EXP. W/S	31.97		
	100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	10.07		
	102 - Water Residential Consumptic	505-43300-573110 - BAD DEBT EXP. W/S	41.27		

051-12300-005 DISBURSEMENT --	NICHOLETTE B. VILLANUEVA Liens From: C40 - Collection Agency W & S	532 TOWNSEND BND To: 505-43300-573110 - BAD DEBT EXP. W/S	298.93	298.93	298.93
051-15200-005 DISBURSEMENT --	LEONARD SERMON Liens From: C40 - Collection Agency W & S	489 TOWNSEND BND To: 505-43300-573110 - BAD DEBT EXP. W/S	72.13	72.13	72.13
051-15300-005 DISBURSEMENT --	MARCUS RUFFIN JR Liens From: C40 - Collection Agency W & S	493 TOWNSEND BND To: 505-43300-573110 - BAD DEBT EXP. W/S	856.04	856.04	856.04
051-32500-000 DISBURSEMENT --	ELEANOR RANDOLPH GROUP Liens From: C40 - Collection Agency W & S	239 ADDY LN To: 505-43300-573110 - BAD DEBT EXP. W/S	51.70	51.70	51.70
051-32900-002 DISBURSEMENT --	REBECCA THOMAS Liens From: C40 - Collection Agency W & S	251 ADDY LN To: 505-43300-573110 - BAD DEBT EXP. W/S	175.24	175.24	175.24
052-02200-006 DISBURSEMENT --	SYLVIA SUTTON Liens From: C40 - Collection Agency W & S	325 NEWBURGH PL To: 505-43300-573110 - BAD DEBT EXP. W/S	288.72	288.72	288.72
052-07500-007 DISBURSEMENT --	DESRICK JONES Liens From: C40 - Collection Agency W & S	433 BRUNSWICK CIR To: 505-43300-573110 - BAD DEBT EXP. W/S	160.49	160.49	160.49
052-28300-001 DISBURSEMENT --	SHANTORIA MAYES Liens From: C40 - Collection Agency W & S	1681 GALLUP DR To: 505-43300-573110 - BAD DEBT EXP. W/S	50.18	50.18	50.18
052-30100-002 DISBURSEMENT --	EBONI RENEE JACKSON Liens From: C40 - Collection Agency W & S	804 ABARCA LN To: 505-43300-573110 - BAD DEBT EXP. W/S	74.78	74.78	74.78
062-03900-002 DISBURSEMENT --	TAH HOLDING LP Liens From: C40 - Collection Agency W & S	624 SPRAYBERRY DR To: 505-43300-573110 - BAD DEBT EXP. W/S	62.17	62.17	62.17
062-05800-001 DISBURSEMENT --	KRISTINA RAMOS Liens From: C40 - Collection Agency W & S	533 SPRAYBERRY DR To: 505-43300-573110 - BAD DEBT EXP. W/S	58.76	58.76	58.76

** NOTE: The Current Acct. Balance does not include pending payments.

Totals: 11,428.61

Excluded

Account #	Name	Site Address	Reason	Total Amount
001-01201-014	TONY T. SANTI	106 NEAL AVE	Account exists in packet UBPKT03444	9.90
001-01701-009	MARIONNA S. UPKINS	111 NEAL AVE	Account exists in packet UBPKT03444	3.40
001-06500-014	NORTHPOINT ASSET MANAGEMENT	110 OAKLAND BLVD	Account exists in packet UBPKT03444	13.73
001-12800-014	KELSEY ANNE SIMON	110 BRYANT ST	Account exists in packet UBPKT03444	65.50
001-12800-015	COREY WESSELINK	110 BRYANT ST	Account exists in packet UBPKT03444	41.32
001-19100-004	HARRELL DRIVE APARTMENTS	4673 NORTH HENRY BLVD	Account exists in packet UBPKT03444	35.73
001-19200-006	STOCKBRIDGE BRAKE & AUTO	202 WARD ST	Account exists in packet UBPKT03444	18.56
001-24800-003	DEE M. STEWART	106 WILLOW CT	Account exists in packet UBPKT03444	10.35
001-26300-015	LARK THOMAS	124 SPRING ST	Account exists in packet UBPKT03444	38.32
001-27200-004	BARGAIN INVESTMENT HOMES	116 LAMBERT DR	Account exists in packet UBPKT03444	20.66
002-00501-001	CECIL LOVE	109 CLUB DR	Account exists in packet UBPKT03444	19.05
003-03600-012	MARLENE GRIFFIN	136 TYE ST	Account exists in packet UBPKT03444	1,377.34
003-11300-003	PICNIC PROPERTIES, LLC	102 WILSON AVE	Account exists in packet UBPKT03444	17.15
004-01301-009	STANLEY HENDERSON	4882 NORTH HENRY BLVD	Account exists in packet UBPKT03444	36.70
004-04250-005	QING WU	5500 NORTH HENRY BLVD	Account exists in packet UBPKT03444	0.70
004-05130-003	BEAUTY 4 US, LLC	5627I 1&2 NORTH HENRY	Account exists in packet UBPKT03444	3,539.62
006-04500-007	TAH 2017-1 BORROWER LLC	128 CLUB CIR	Account exists in packet UBPKT03444	1.88
007-11900-009	EXCALIBUR HOMES	114 OAK CIR SOUTH	Account exists in packet UBPKT03444	20.66
007-17400-007	LEONARD ALLEN III	239 OAK CIR NORTH	Account exists in packet UBPKT03444	179.25
008-02500-015	ZUHAIR K. AHMED	109B APPLETON BLVD	Account exists in packet UBPKT03444	38.46
008-02600-020	REYNALDO RODRIGUEZ	109A APPLETON BLVD	Account exists in packet UBPKT03444	27.84
008-02700-013	ZUHAIR K. AHMED	109D APPLETON BLVD	Account exists in packet UBPKT03444	38.46
008-10200-006	DAVID DEAN	531 SHEFIELD CT	Account exists in packet UBPKT03444	35.94
008-10950-003	JESSICA B.CASTILLO	428 FAIRHAVEN CT	Account exists in packet UBPKT03444	141.40
009-03100-008	HUDSON HOMES MANAGEMENT	247 NORTH BRIDGE DR	Account exists in packet UBPKT03444	20.66

009-06700-007	WRPV XIV SFR OWNER 1 LLC	405 CENTRAL LINE	Account exists in packet UBPKT03444	4.20
009-09800-003	JOSIE MONTMINY	735 PULLMAN LN	Account exists in packet UBPKT03444	38.10
015-08500-004	HARVEY E. HOLMES	130 WILLOW SPRINGS LN	Account exists in packet UBPKT03444	1.20
015-15800-003	ADRIAN GARCIA	507 ALLISON ST	Account exists in packet UBPKT03444	5.70
015-31750-001	HUGH D. LOVE	190 WILLOW SPRINGS LN	Account exists in packet UBPKT03444	0.90
017-05900-007	KARLA I COFFEY	179 GLYNN ADDY DR	Account exists in packet UBPKT03444	19.05
017-13700-004	DOROTHY EMMANUEL	322 TRAMORE PASS	Account exists in packet UBPKT03444	1.88
017-21100-009	SHANNON BRYANT	402 TINA HELY CT	Account exists in packet UBPKT03444	34.41
018-00900-003	ELIZABETH M. BUCKNER	116 MISTY RIDGE TRL	Account exists in packet UBPKT03444	91.52
018-09700-002	HEATHER NINO	191 MISTY RIDGE TRL	Account exists in packet UBPKT03444	35.42
018-10300-008	MATTHEW J. ADKINS	179 MISTY RIDGE TRL	Account exists in packet UBPKT03444	10.60
018-22600-003	VALERIE & DARREN MOORE	515CREEKVIEW OVERLOO	Account exists in packet UBPKT03444	19.05
018-27700-005	ROBERT L. PETERSON**	814 BRIGHT MORNING WY	Account exists in packet UBPKT03444	36.80
020-03900-006	PATRICIA A. JOYNER	115 TURNING PT	Account exists in packet UBPKT03444	97.62
047-05700-004	STEPHANIE V. MCNEASE	5013 KEN'S CT	Account exists in packet UBPKT03444	38.10
047-08700-005	LAUREN FRANCOIS	4072 ANGEL'S DR	Account exists in packet UBPKT03444	32.17
047-10100-003	SFR JV-1 PROPERTY LLC	4059 ANGEL'S DR	Account exists in packet UBPKT03444	1.88
047-10200-004	CHAREA BRYSON	4043 ANGEL'S DR	Account exists in packet UBPKT03444	115.13
051-09300-016	MONICA OWENS-SCOTT	412 TOWNSEND BND	Account exists in packet UBPKT03444	-0.01
051-09500-008	SANCHEZ JONES	420 TOWNSEND BND	Account exists in packet UBPKT03444	64.95
051-33100-000	ELEANOR RANDOLPH GROUP LLC	259 ADDY LN	Account exists in packet UBPKT03444	19.05
052-18400-009	ERICKA N HARVEY	1664 GALLUP DR	Account exists in packet UBPKT03444	35.42
052-19600-001	SHIRLEY STEINBACK-HAWTHORNE	1712 GALLUP DR	Account exists in packet UBPKT03444	1.73
056-02500-008	GERMAINE HERRINGTON	616 TAHOE TRL	Account exists in packet UBPKT03444	8.19
056-04200-002	FRANCIS P ROBERTS	708 YUKON WAY	Account exists in packet UBPKT03444	4.29
062-01000-001	TIN HUYNH	508 SPRAYBERRY DR	Account exists in packet UBPKT03444	35.42
062-03900-001	ANTHONY FRENCH	624 SPRAYBERRY DR	Account exists in packet UBPKT03444	32.65
062-05100-001	DANIEL D. ASIEDU	505 SPRAYBERRY DR	Account exists in packet UBPKT03444	35.42
062-05600-001	MARCUS ALLEN JONES	525 SPRAYBERRY DR	Account exists in packet UBPKT03444	41.32
071-01100-000	DRB GROUP GEORGIA LLC	141 ZIRCON LN	Account exists in packet UBPKT03444	20.66
			Totals:	6,635.40

Lien Summary

Move from Revenue Code	Move to Revenue Code or GL Account		Total Amount
100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S		88.33
C40 - Collection Agency W & S	505-43300-573110 - BAD DEBT EXP. W/S		10930.91
206 - Sewer County	505-43300-573110 - BAD DEBT EXP. W/S		39.29
202 - Sewer Residential Consumption	505-43300-573110 - BAD DEBT EXP. W/S		73.72
200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S		77.43
103 - Water Commercial Consumption	505-43300-573110 - BAD DEBT EXP. W/S		67.93
102 - Water Residential Consumption	505-43300-573110 - BAD DEBT EXP. W/S		105.77
195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S		45.23
		Total:	11428.61

General Ledger Distribution

GL Posting Date: 11/15/2024

Fund	Account Number	Account Description	Total Amount	IFT
505 - WATER & SEWER				
	505-00000-111900	ACCOUNTS RECEIVABLE	-11294.07	
	505-00000-111906	WILDWIND REC	-39.29	

505-43300-573110	BAD DEBT EXP, W/S		11333.36
		Fund Total:	0.00
		Distribution Total:	0.00