

**STOCKBRIDGE
PLANNING COMMISSION**

BOARD MEMBERS

Stanley Dumas, Chair

David Planchon

Anthony Mitten, Vice-Chair

Harold Thibodeaux

Matthew Thomas

Jayden Williams

ADMINISTRATION

Ryan Anderson

Community Development Director

Keedra Jackson

Chief Planner

Linda Logan

Senior Planner, Secretary

Gordon Linton, Planner I

Valerie Ross, Attorney

Planning Commission Special Called Meeting Agenda January 30, 2025 6:30 PM



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

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AGENDA

PLANNING COMMISSION SPECIAL CALLED MEETING

CITY OF STOCKBRIDGE

THURSDAY, JANUARY 30, 2025 6:30 PM

I. Roll Call

Present:

Absent:

~ Stanley Dumas

~ Anthony Mitten

~ Harold Thibodeaux

~ David Planchon

~ Jayden Williams

~ Trameka Walker

II. Call to Order

III. Invocation

IV. Pledge of Allegiance

V. Adoption of the Agenda

VI. Approval of Minutes

December 19, 2024 Summary Minutes.

OLD BUSINESS

NEW BUSINESS

Item # 1 - Election of Officers

Presented by:

Item # 2 - ADOPTION OF THE OFFICIAL 2025 ZONING AND FUTURE LAND USE MAPS

Presented by:

Item # 3 - ANNEXATION CASE AX-2024-02 (For property to be located in Council District 5)

Presented by:

Item # 4 - COMPREHENSIVE9 PLAN AMENDMENT CASE CP-2024-09 (For property to be located in Council District 5)

Presented by:

Item # 5 - REZONING CASE RZ-2024-10 (For property to be located in Council District 5)

Presented by:

STAFF COMMENTS

BOARD COMMENTS

ADJOURN



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



SUMMARY MINUTES PLANNING COMMISSION

THURSDAY, DECEMBER 19, 2024 AT 6:30 p.m.

BOARD MEMBERS:

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

ADMINISTRATION:

Ryan Anderson, Comm. Dev. Director
Valerie Ross, City Zoning Attorney
Vanessa Holiday, City Clerk
Keedra Jackson, Chief Planner
Linda Logan, Senior Planner / PC Sect'y
Gordon Linton, Senior Planner

I. CALL TO ORDER – Made by Stanley Dumas Chairman, at 6:31 p.m.

II. INVOCATION – Given by Stanley Dumas.

III. PLEDGE OF ALLEGIANCE – Done in unison.

IV. ROLL CALL (Taken by Linda Logan):

Present:

Absent:

~ Stanley Dumas

____ **X** ____

~ Anthony Mitten

____ **X** ____

~ Harold Thibodeaux

____ **X** ____

~ David Planchon

____ **X** ____

~ Jayden Williams

____ **X** ____

~ Matthew Thomas

____ **X** ____

A quorum of members was present.

V. ADOPTION OF THE AGENDA

Jayden Williams motioned to adopt the agenda, and Harold Thibodeaux seconded it. A vote was taken, and the agenda was unanimously adopted.

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

Jayden Williams motioned to approve the November 21, 2024 Summary Minutes, and Harold Thibodeaux seconded the motion. A vote was taken, and the Minutes were unanimously approved.

VII. TEXT AMENDMENT CASE #TX-2024-09.

Consideration of a Text Amendment to Section 3.2.6 of the Stockbridge Unified Development Code (UDC) to modify and augment regulations for Bed and Breakfast (not in a subdivision) establishments.

Staff Presentation—Keedra Jackson stated that the purpose of TX-2024-09 was to make changes to Section 3.2.6 of the UDC by adding more regulations to Subsections 'F' through 'K'. Ms. Jackson read through the proposed revised subsections. Copies of a map of the existing bed and breakfast establishments was given to the Board members.

Board Questions and Staff Responses—Jayden Williams asked whether these proposed regulations would allow more opportunities for bed and breakfast facilities in the City. Ms. Jackson responded that the new regulations mainly speak to existing bed and breakfast establishments, which are non-conforming and are in the RR district. There are two of them in the City, and the new regulations would allow them to continue to operate as grandfathered uses. New bed and breakfast establishments would follow today's code. Harold Thibodeaux asked whether the Staff had researched this, whether a patron had requested it, or whether there was some conflict of interest. Ms. Jackson said that there were questions about an existing bed and breakfast, which has been operating for a decade or two. The Staff wanted to create a text amendment to allow them to continue to operate rather than to shut down. Mr. Thibodeaux asked whether the proposed text amendment would create a standard. Ryan Anderson replied that no, this would not create a new "standard." Rather, it would allow an existing accessory structure that is already located on the property, which existed before it became a bed and breakfast, to be converted into a residence for the owners of the bed and breakfast, to be used as living quarters for the owners (and it could not be rented out), similar to a patronage for a church. David Planchon asked about health department inspections. Mr. Anderson replied that that is already in place. The only change is to allow the owners of the bed and breakfast establishment to convert an existing accessory structure on the property to a residence, as a caretaker home. Mr. Planchon asked whether bed and breakfast establishments would not be allowed in subdivisions. Mr. Anderson said that perhaps that language should be added to the ordinance.

Public Hearing—Jocelyn Williams from 190 Banks Drive in Stockbridge expressed concerns about an existing homeowner wanting to sell his or her house to a new owner for use as a bed and breakfast establishment.

Board Action—Harold Thibodeaux motioned to adopt TX-2024-09, and David Planchon seconded the motion. A vote was taken, and the motion was unanimously approved.

VIII. REZONING CASE #RZ-2024-11. (Council District 2.)

Consideration of a rezoning request for **three parcels on the east side of Flippen Road, near Fairhaven Road.** The parcels would be rezoned from 'PUD' (Planned Unit Development) to 'PUD'--Master-Planned Development. The intent is to adopt a Master Plan for the property to allow for the construction of a townhome development. Applicant: Vista Residential Partners. Agent: Dennis J. Webb, Jr., Esq. The three parcels are located in Land Lot 38 of District 12, as are identified below; and they contain 18.31 +/- total acres.

- Parcel #030-01002000 (415 Flippen Road)—Contains 13.436 +/- acres within three separate tracts.
- Parcel #030-01002001—Contains 0.886 +/- acres.
- Parcel #030-01002002—Contains 3.988 +/- acres.

Staff Presentation and Comments—Gordon Linton gave a PowerPoint presentation. Then Ryan Anderson explained to the Board members that this was not a typical rezoning case because the property already has the correct zoning for the proposed development. Rather, the purpose of this case was to adopt a regulating plan (a master plan) for this development. It is concerned with the aesthetics, the landscaping, and things of that nature. The regulating plan would govern the overall concept of this development.

Board Questions and Staff Responses—Harold Thibodeaux asked Mr. Anderson whether the Board would be adopting stipulations on the builders for this development for the design. Mr. Anderson replied yes, that is exactly what they would be doing; applying design criteria, and adopting a regulating plan/master plan for this development. David Planchon asked whether the proposed 1,600 square feet for each unit would include heated space. Mr. Anderson said that the applicant would address those concerns. Stanley Dumas asked Mr. Anderson for clarification on the purpose of this case. Mr. Anderson said that the City Council must approve a regulating plan/master plan for this development. Stanley Dumas cited his recollection of the rezoning for the west side of the Flippen Road [the Reeves Creek II development, via RZ-2022-05] last year. Mr. Anderson explained that the subject property was assigned PUD zoning when it was annexed into the City in 2022. Tonight, the Board should only be considering the proposed regulating plan (master plan). David Planchon asked whether all three parcels had the same owner. Mr. Anderson confirmed that. Mr. Dumas

cited his understanding of the history of the properties on the west and east sides of Flippen Road.

Applicant's Presentation—Den Webb, an attorney with Smith, Gambrell & Russell, gave a PowerPoint presentation of RZ-2024-11. He explained that the applicant had already begun the annexation and rezoning process for the property on the west side of Flippen Road, then the City's 2022 annexation referendum brought the properties on both sides of Flippen Road into the City. Further, he said that Henry County had previously approved the subject property for 100 townhomes.

Board Questions and Applicant's Responses:

Jayden Williams asked about the provision of buffers for the floodplains, including the impacts of the construction process on the floodplains and walking trails. Den Webb said that that would be addressed during the LDP process. The developer plans to fully comply with the City and State code requirements for floodplain management requirements. That is typically done with the provision of silt fences and temporary detention ponds. Mr. Williams asked about a traffic study. Mr. Webb replied that a traffic study was done as part of the DRI for the property on the west side [for RZ-2022-05], and that some road improvements will be made to Flippen Road as a result of that traffic study. Mr. Williams asked whether the proposed development would be rent only or rent-to-own for the townhomes. Mr. Webb said that that issue has not been decided yet; that it's either going to be for sale or for rent; there's not going to be a combination of the two.

David Planchon said that he didn't see any provision for amenities. Dennis Webb said that that was addressed in the conditions in the staff report. The amenities would include a dog park, grilling area, fire pit, and connection to the nearby walking trail in the City. Mr. Planchon said that that is a lot of units to have without providing a pool or tennis courts. But Mr. Webb said that more amenities would be provided for 200 or more units, and usually those types of amenities are not seen in smaller developments because they would be a big expense for the HOA, and the homeowners would have to pay for that. Also, the residents of this proposed development would have access to the amenities that will be included in the development on the west side of Flippen Road [Reeves Creek II, which was approved via RZ-2022-05].

Jayden Williams asked whether the setbacks and the building space between this neighborhood and the surrounding neighborhood coincide with privacy. Dennis Webb replied that the developer was very intentional in providing relatively large buffers on the eastern side of the property (a minimum of 50 feet), and the floodplain and stream buffers would stay exactly as they are today. A lot of trees would remain.

Stanley Dumas asked about the status of the development on the west side of Flippen Road [Reeves Creek II]. Dennis Webb replied that they are at the tail end of permitting, and the only issue left is sewer. They are waiting for final approval from the Henry County Water Authority (HCWA); and then they would be done with the LDP process.

and get started with construction. It has been a long and involved process with HCWA. Mr. Dumas asked when they should expect to see bulldozers moving. Mr. Webb replied that some clearing and grading should begin in the spring and summer [of 2025], assuming that they would get done with permitting and this issue with sewer. Mr. Dumas said that he was asking this question because this development has had a lot of opposition and community feedback, and that people are not really pleased. He said that it was not unanimous when the Planning Commission voted in May, and it was not unanimous when the Council voted in July. Mr. Dumas said that it is a harder sell for this development on the east side of Flippen Road because it seems like the developer “bit the apple twice”, and the perception is going to be, “here they go again, they haven’t even done anything over there, and here they are, asking for something else; they’re just dumping all of this traffic on us . . . ” It might be an easier sell if the citizens could see something happening on the west side of Flippen Road. Mr. Webb replied that he agreed, but there were delays with Henry County. He pointed out that the developer is not asking for something else because the original development that was approved by Henry County [for Reeves Creek I in 2019] was much bigger. Mr. Dumas said that he understood that the developer had already applied for annexation of the property on the west side of Flippen Road [for Reeves Creek II].

David Planchon asked again about the traffic study, and Dennis Webb reiterated that those traffic improvements should begin soon. Harold Thibodeaux remarked on the excessive traffic in the area. He said that more four-lane roads are needed. He wanted to remind the public that the City Council will have the final say on this project.

Public Hearing:

1. Jocelyn Williams from 190 Banks Drive—Ms. Williams said that she was in opposition of the rezoning for the west side of Flippen Road [RZ-2022-05]. The zoning sign [for RZ-2024-11] should have said something different since the PUD zoning was already approved. She was concerned about infrastructure.
2. Courtney Hunter from 164 Titan Road—Ms. Hunter was concerned about traffic. Another traffic light needs to be installed. It is hard for parents of children who attend the daycare center to get in and out. You can’t keep building without considering the infrastructure.
3. Robin Butler from 404 Fairhaven Court—Ms. Butler was concerned about whether the proposed townhome units would be rented or purchased. She is a homeowner and she was concerned about renters.

Board Questions, with Responses from Staff and the Applicant—Stanley Dumas asked Ryan Anderson about whether the UDC has a cap on the rental percentage for townhomes. Mr. Anderson replied that the cap is ten percent (10%). Dennis Webb replied that there would be an HOA to regulate rentals. David Planchon asked about the proposed prices. Mr. Webb replied that they would be around \$250,000. The HOA covenant would have a rental restriction. Mr. Planchon was concerned about a new

owner purchasing all of the properties and then renting them. Mr. Webb suggested adding a zoning condition for a rental restriction, but the Board did not pursue this.

Board Action—Jayden Williams motioned to deny RZ-2024-11, but the motion failed due to the lack of a second to his motion. David Planchon then motioned to approve this case (with Staff's recommended conditions), and Harold Thibodeaux seconded the motion. A vote was taken, and Mr. Planchon's motion was approved by a vote of 2-1, with Mr. Williams being opposed.

IX. PROJECT UPDATES

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

There were no project updates.

X. STAFF COMMENTS

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

Ryan Anderson announced that the Board members who were present tonight would all be returning next year, and that there will be one new member.

XI. BOARD COMMENTS

Jayden Williams wished everyone a Merry Christmas, and he thanked the Staff for its good work.

XII. ADJOURNMENT

Jayden Williams motioned to adjourn the meeting, and Harold Thibodeaux seconded the motion. A vote was taken, and the meeting was unanimously adjourned at approximately 7:45 p.m.

City of Stockbridge Zoning Map 2025



Legend

ZONING DISTRICTS:

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

OVERLAY DISTRICTS:

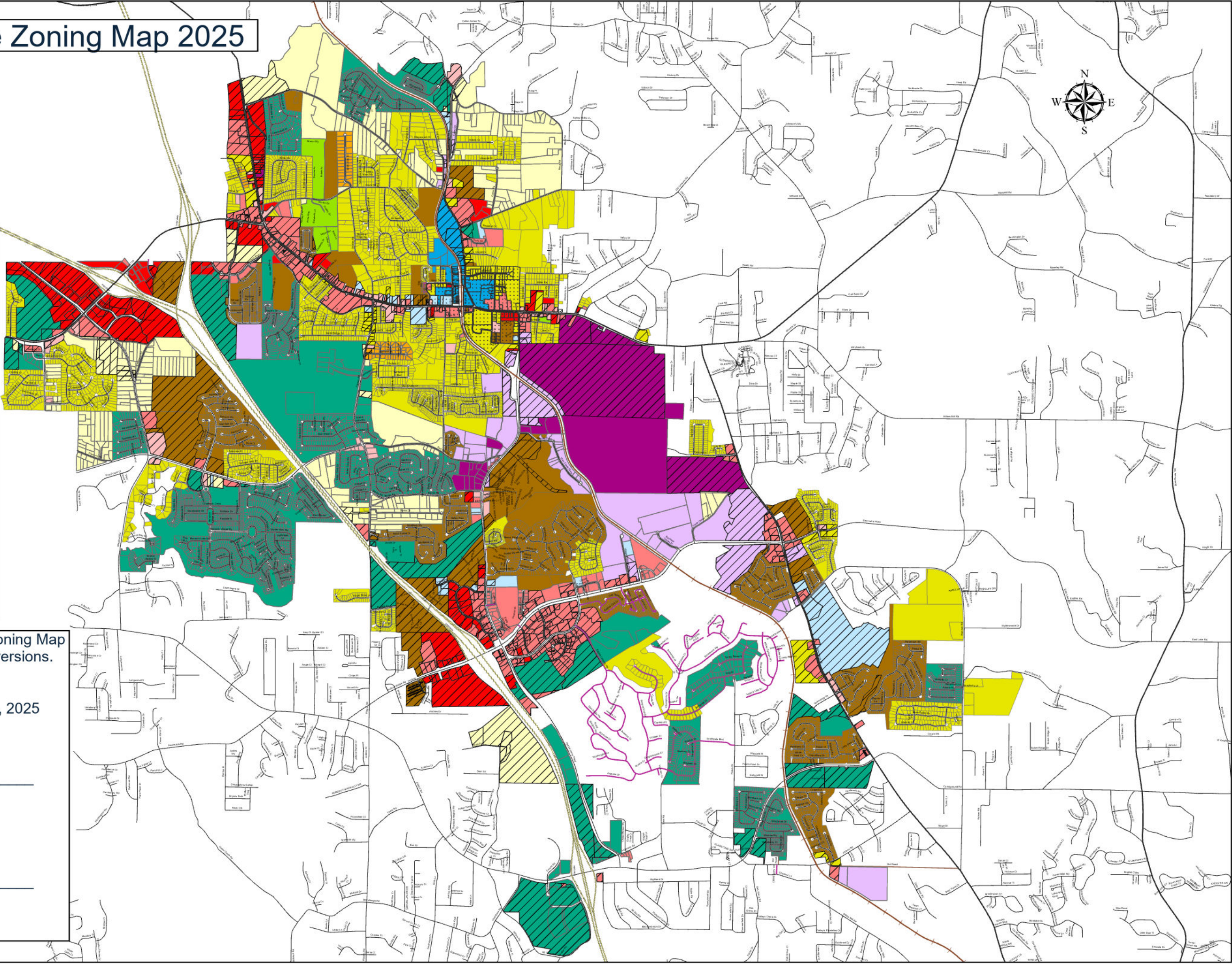
- DV - Downtown Village
- PMU - Parkway Mixed Use

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

This _____ day of _____, 2025

Vanessa Holiday
City of Stockbridge, City Clerk

Anthony Ford
City of Stockbridge, Mayor



City of Stockbridge Future Land Use Map 2025



Legend

FUTURE LAND USE DESIGNATIONS:

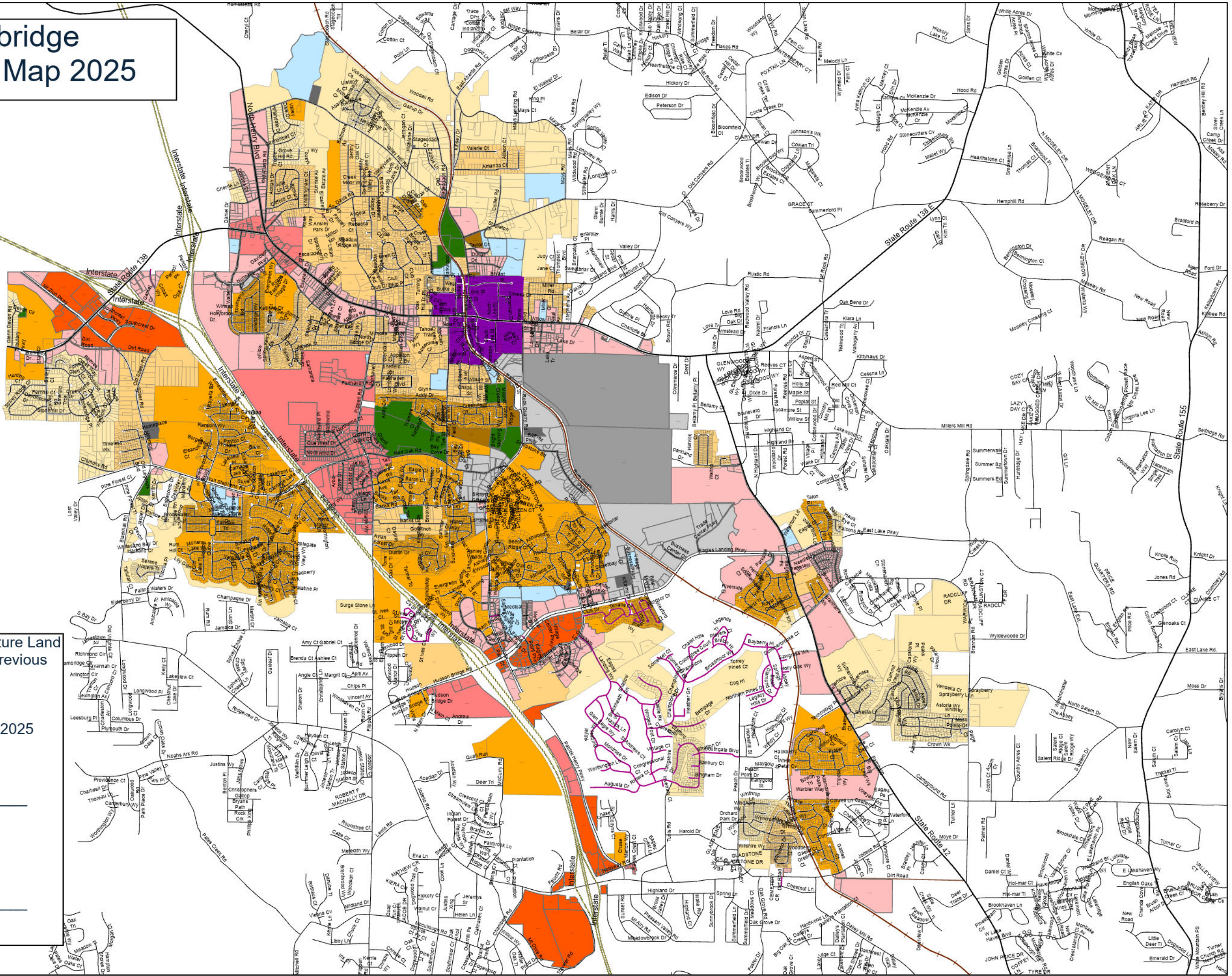
- Downtown District
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Special Purpose
- Low Density Mixed Use
- Medium Density Mixed Use
- High Density Mixed Use
- Public Institutional
- Office
- Light Industrial
- Heavy Industrial
- Transportation/Communication/Utilities
- Park/Recreation/Conservation

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

This _____ day of _____, 2025

Vanessa Holiday
City of Stockbridge, City Clerk

Anthony Ford
City of Stockbridge, Mayor



Project Name	Parcel Number	Approval Date	Case #
	029-01009000		
Keith Nation	029-01009001		
	S09-06010000		
	S08-01010000		
Yvette Morrison	S08-01020000		
D.R. Horton, Inc.	S16-01006000		
	053-01017005		
Marketplace Storefronts, LLC	053-01017000	12/11/2023	AX-2023-04
	052-01023000		
NexMetro Acquisitions, LLC	052-01024000	12/11/2023	AX-2023-03
	088-02055000		
	088-02057000		
	088-02056000		
Pulte Group (Battle Law, LLC)	070-01005001	1/8/2024	AX-2023-05
	052-01025024		
	052-01025027		
	052-01025028		
Waypoint Residential	052-01025021	1/8/2024	AX-2023-06
	S25-01022000		
Sylvain Captial Ventures, LLC	S25-01022005		
	S18-02003000		
	S18-02002005		
	S18-02002000		
	S18-02002006		
Forestar (USA)	S18-02004009		
	030-01009000		
	030-01009005		
D.R. Horton, Inc.	030-01009006		
Charlie Hightower	S24-01017000		
Stuart Hope	051-01016021		
	069-01009000		
LI Route 23, LLC	070-01001000		
Lennar Georgia, LLC	032-01026000		
	052-01022000		
	052-01031001		
	052-01023002		
	053-B01030006		
	053-B01030007		
	053-B01030008		
	052-01031000		
City of Stockbridge	053-B01030009		
	071A01088003		
	071A01089000		
	071A01090000		
Nathan McGarity	071A01091000	11/12/2024	AX-2024-01

Pivotal Enterprises

S07-01006000

Approval Date	Case #	Zoned From	Zoned To	Approval Date	Case #
		RR	MFR		
6/12/2023	RZ-2023-01	RR	MFR	6/12/2023	CP-2023-01
		RR	SR		
		RR	SR		
10/9/2023	RZ-2023-02	C-1	SR		
11/13/2023	RZ-2023-03	LI	MFR	10/9/2023	CP-2023-02
			PUD		
12/11/2023	RZ-2023-06	N/A	PUD	12/11/2023	CP-2023-05
			PUD		
12/11/2023	RZ-2023-04	N/A	PUD	12/11/2023	CP-2023-03
			SR		
			SR		
			SR		
1/8/2024	RZ-2023-07	N/A	SR	1/8/2024	CP-2023-06
			PUD		
			PUD		
			PUD		
1/8/2024	RZ-2023-08	N/A	PUD	1/8/2024	CP-2023-07
		SR	MFR		
2/12/2024	RZ-2023-09	SR	MFR	2/12/2024	CP-2023-08
		OI	MFR		
		OI	MFR		
		SR	MFR		
		OI	MFR		
2/12/2024	RZ-2023-10	C-1	MFR	2/12/2024	CP-2023-09
		C-3	PUD		
		C-3	PUD		
6/10/2024	RZ-2023-05	C-3	PUD		
7/8/2024	RZ-2024-02	SR	PUD	7/8/2024	CP-2024-02
9/9/2024	RZ-2024-05	OI	C-2		
9/9/2024	RZ-2024-06	C-2	MFR	9/9/2024	CP-2024-06
10/14/2024	RZ-2024-01	C2	MFR	10/14/2024	CP-2024-01
10/14/2024	RZ-2024-07	RR	PUD		
11/12/2024	RZ-2024-04	N/A	C-2	11/12/2024	CP-2024-04

112/9/2024

RZ-2024-03

C-2

MFR

12/9/2024

CP-2024-03

LDMU

MDR

Approval of 2023-2024 Zoning and Future Land Use Map Changes

Community Development Department

Planning & Zoning

Jordyn Bucholtz, GIS Analyst

Map Changes 2023

Project Information				Address			Annexations		Rezoning				Comp Plan Changes				Variances		
Year	Project Name	Parcel Number	ACRES	St #	St Name	St Type	Date	No.	Date	No.	From	To	Date	No.	From	To	Date	No.	
2023	Keith Nation	029-01009000		713	Valley Hill	Rd			6/12/2023	RZ-2023-01		MFR	6/12/2023	CP-2023-01		High-Density Residential	6/12/2023	VR-2023-01	
		029-01009001	9.85																
	Yvette Morrison	S09-06010000	2.2492	258	Valley Hill	Rd			10/9/2023	RZ-2023-02	RR	SR							
		S08-01010000	6.5254	264	Valley Hill	Rd			RR										
		S08-01020000	8.2874		Valley Hill	Rd			C-1										
	D.R.Horton, Inc.	S16-01006000	24.908	55	Valley Hill	Rd			11/13/2023	RZ-2023-03	LI	MFR	11/13/2023	CP-2023-02		High Density Residential	11/13/2023	VR-2023-02	
	Marketplace Storefronts, LLC.	053-01017005	20.408	2250	Jodeco	Rd	12/11/2023	AX-2023-04	12/11/2023	RZ-2023-06		PUD	12/11/2023	CP-2023-05		High-Density Mixed-Use	12/11/2023		
		053-01017000		2206	Jodeco	Rd													
	NexMetro Acquisitions, LLC	052-01023000	14.16	77	Holloway	Rd	12/11/2023	AX-2023-03	12/11/2023	RZ-2023-04		PUD	12/11/2023	CP-2023-03		High-Density Residential	12/11/2023		
		052-01024000		87		Rd													
	Pulte Group (Battle Law, LLC)	088-02055000	134.31	941			1/8/2024	AX-2023-05	1/8/2024	RZ-2023-07		SR	1/8/2024	CP-2023-06		Low Density Residential	1/8/2024	VR-2023-03	
		088-02057000		1100	Brannan	Rd													
088-02056000																			
070-01005001																			
Waypoint Residential	052-01025024	19.7431		Patrick Henry	Parkway	1/8/2024	AX-2023-06	1/8/2024	RZ-2023-08		PUD	1/8/2024	CP-2023-07		Medium Density Mixed Use	1/8/2024	VR-2023-04		
	052-01025027																		
	052-01025028																		
	052-01025021																		
Sylvain Capital Ventures, LLC.	S25-01022000	1.65	135	East Atlanta	Rd			2/12/2024	RZ-2023-09	SR	MFR	2/12/2024	CP-2023-08	Low-Density Mixed Use	Special Purpose	2/12/2024	VR-2023-05		
	S25-01022005		305	East Atlanta															
Forestar (USA)	S18-02003000	1.2	4844	North Henry	Blvd.			2/12/2024	RZ-2023-10	OI	MFR	2/12/2024	CP-2023-09	Low-Density Mixed Use	Medium-Density Residential	2/12/2024	VR-2023-06		
	S18-02002005	1.09	4882							OI				Low-Density Mixed Use					
	S18-02002000	10.62	4900							SR				Medium-Density Residential					
	S18-02002006	2.21	OI							Low-Density Mixed Use									
	S18-02004009	0.56	Center	Street	C-1					Low-Density Mixed Use									
	D.R.Horton, Inc.	030-01009000	73.859		Davidson					Parkway				6/10/2024				RZ-2023-05	C-3
030-01009005		3.636	C-3																
030-01009006		1.369	C-3																

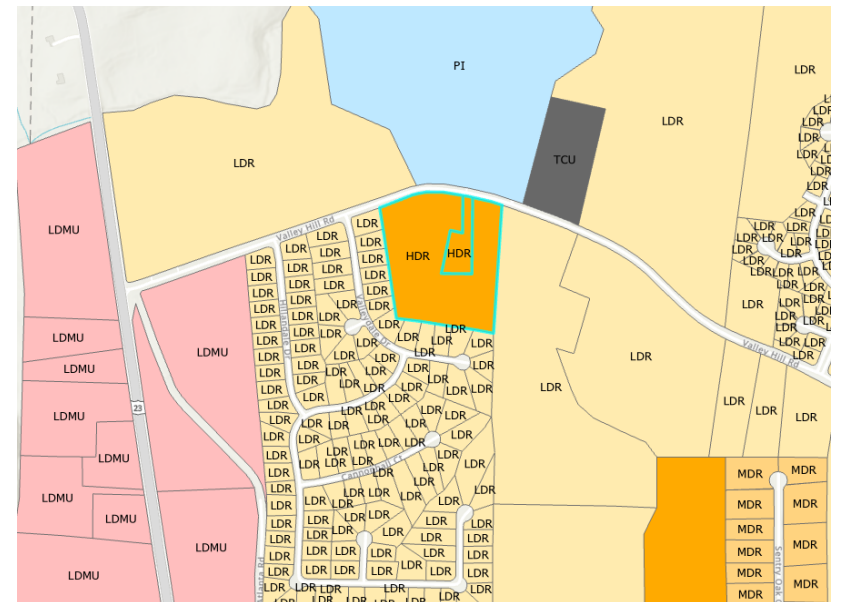
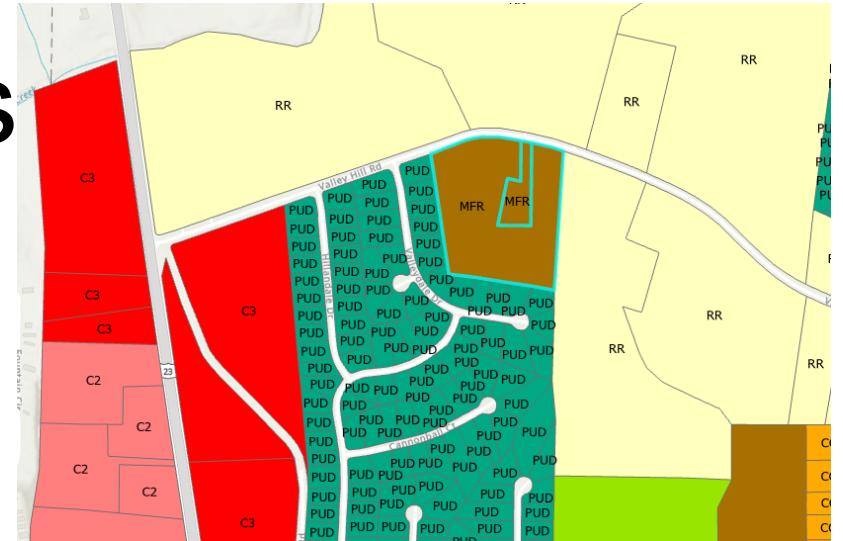
2023

Map Changes 2024

Project Information				Address			Annexations		Rezoning				Comp Plan Changes				Variances	
Year	Project Name	Parcel Number	ACRES	St #	St Name	St Type	Date	No.	Date	No.	From	To	Date	No.	From	To	Date	No.
2024	Charlie Hightower	S24-01017000	6.71	111	Old Conyers	Rd			7/8/2024	RZ-2024-02	SR	PUD	7/8/2024	CP-2024-02	Low-Density Residential	Special Purpose	7/8/2024	VR-2024-01
	Stuart Hope	051-01016021	6.92	425	Country Club	Dr.			9/9/2024	RZ-2024-05	O-I	C-2						
	LI Route 23, LLC	069-01009000	10.61	2612	Highway 42 N				9/9/2024	RZ-2024-06	C-2	MFR	9/9/2024	CP-2024-06	Low-Density Mixed-Use	Medium-Density Residential	9/9/2024	VR-2024-02
		070-01001000	3.03															
	Lennar Georgia, LLC	032-01026000	20.367		Hudson Bridge	Dr.			10/14/2024	RZ-2024-01	C-2	MFR	10/14/2024	CP-2024-01	Medium-Density Mixed-Use	Medium-Density Residential	10/14/2024	VR-2024-03
	City of Stockbridge	052-01022000	41.68		Patrick Henry	Parkway			10/14/2024	RZ-2024-07	RR	PUD						
		052-01031001																
		052-01023002																
		053-B01030006																
		053-B01030007																
		053-B01030008																
		052-01031000																
		0523-B01030009																
	Nathan McGarity	071A01088003	2.6		Patrick Henry	Parkway	11/12/2024	AX-2024-01	11/12/2024	RZ-2024-04		C-2	11/12/2024	CP-2024-04		High Density Mixed Use		
		071A01089000																
		071A01090000																
		071A01091000																
	Pivotal Enterprises	S07-01006000	2.28		Brush Creek	Court			12/9/2024	RZ-2024-03	C-2	MFR	12/9/2024	CP-2024-03	Low-Density Mixed-Use	Medium-Density Residential		

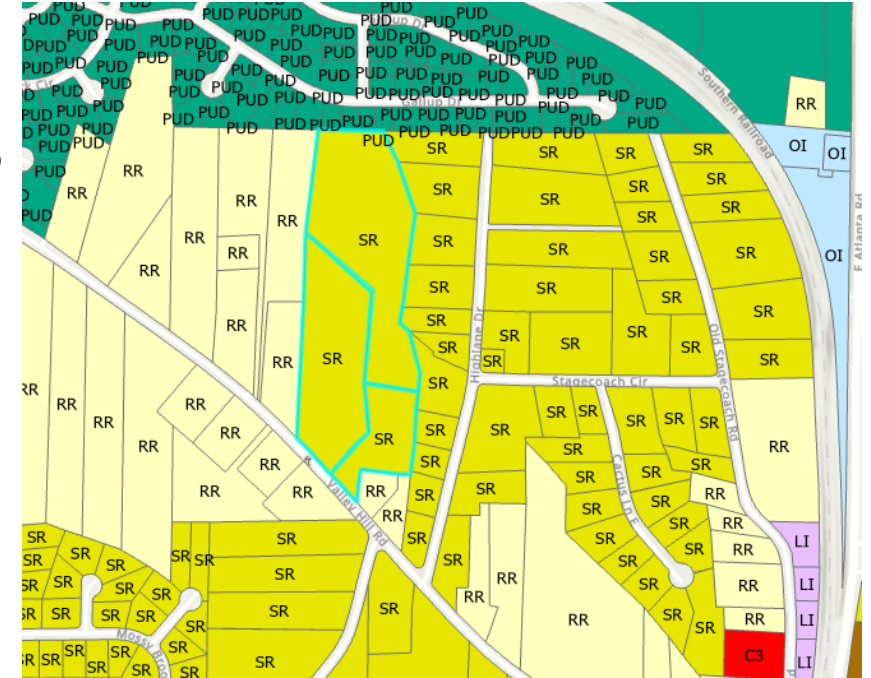
6/12/23 Approved Changes

- RZ-2023-01
 - Parcel #029-01009000: RR -> MFR
 - Parcel #029-01009001: RR -> MFR
- CP-2023-01
 - Parcel #029-01009000: LDR -> HDR
 - Parcel #029-01009001: LDR -> HDR



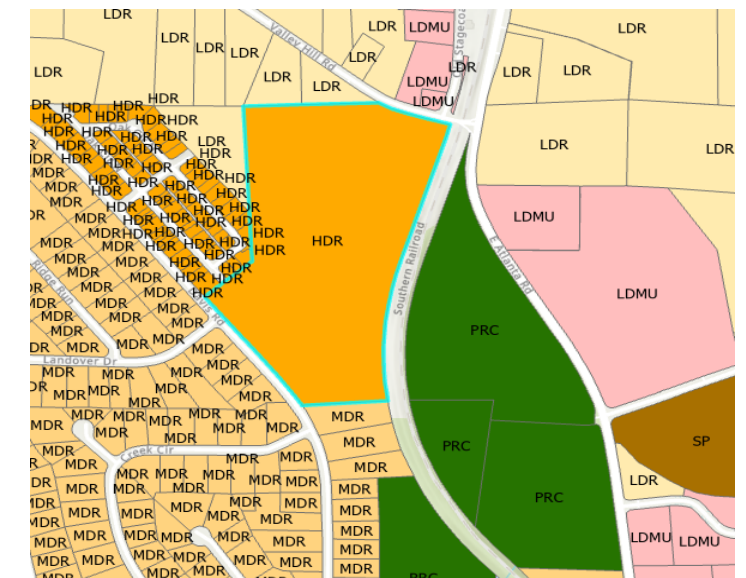
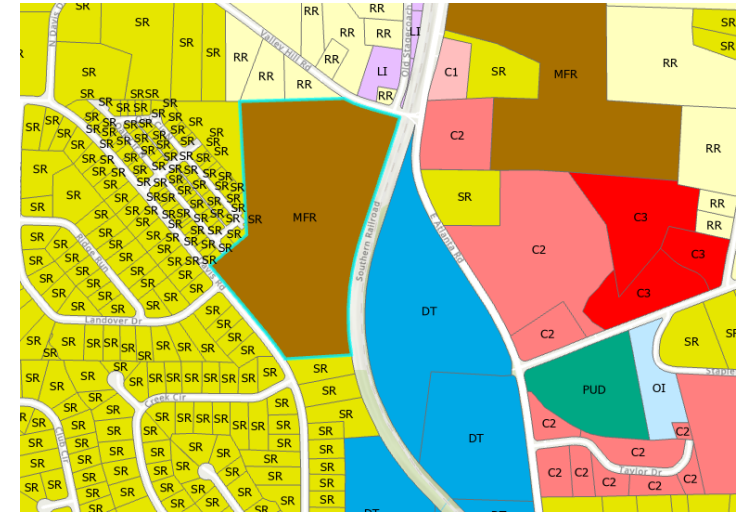
10/9/23 Approved Changes

- RZ-2023-02
 - Parcel #S09-06010000: RR -> SR
 - Parcel #S08-01010000: RR -> SR
 - Parcel #S08-01020000: C-1 -> SR



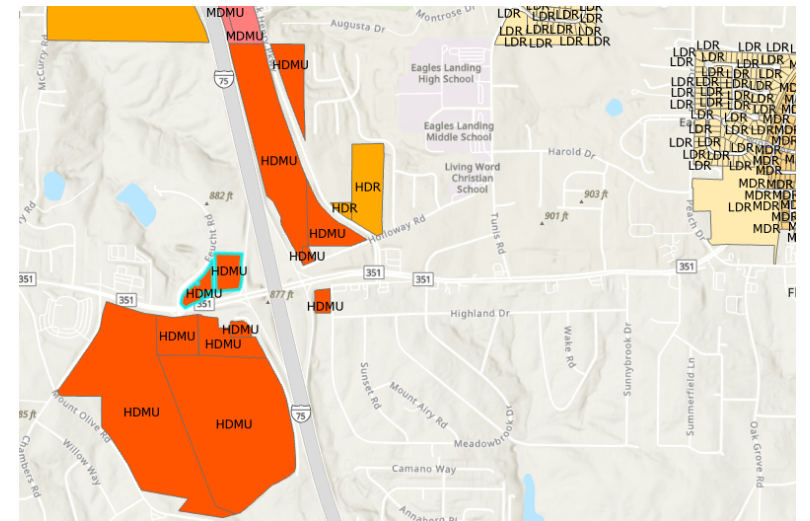
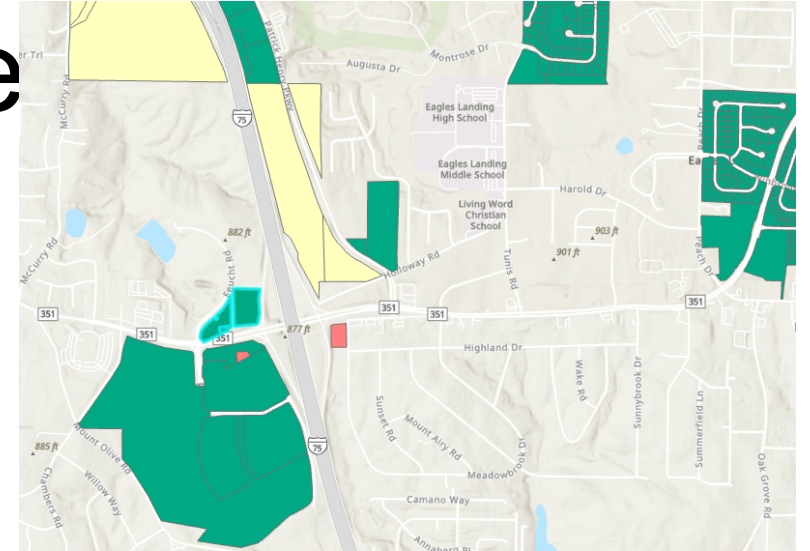
11/13/23 Approved Changes

- RZ-2023-03
 - Parcel #S16-01006000: LI -> MFR
- CP-2023-02
 - Parcel #S16-01006000: LI -> HDR



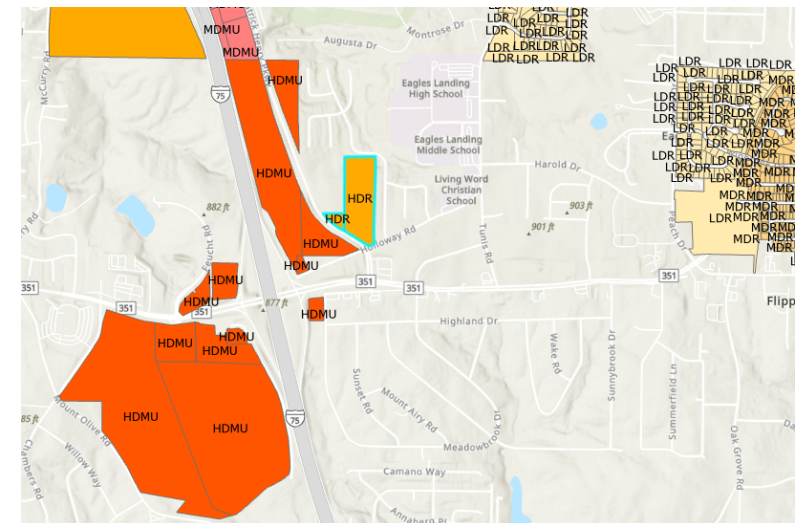
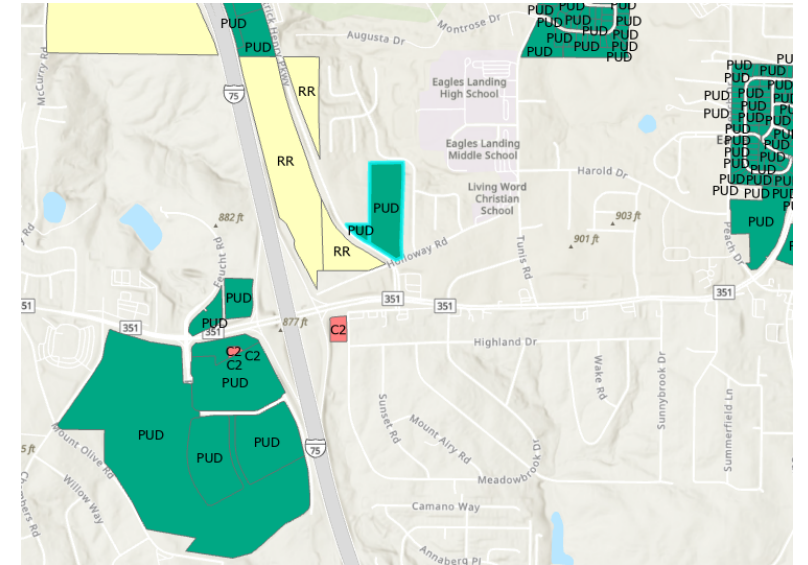
12/11/23 Approved Change

- AX-2023-04
 - Parcel #053-01017005
 - Parcel #053-01017000
- RZ-2023-06
 - Parcel #053-01017005: PUD
 - Parcel #053-01017000: PUD
- CP-2023-05
 - Parcel #053-01017005: HDMU
 - Parcel #053-01017000: HDMU



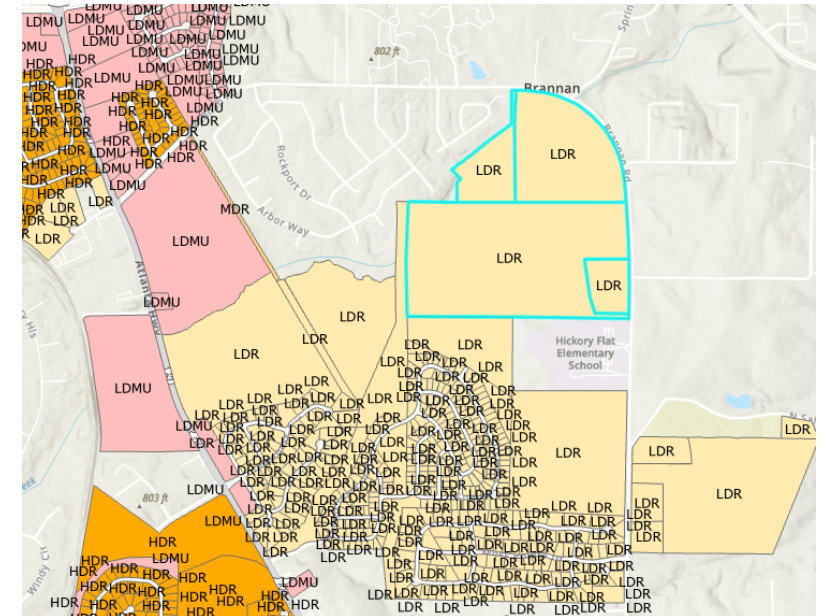
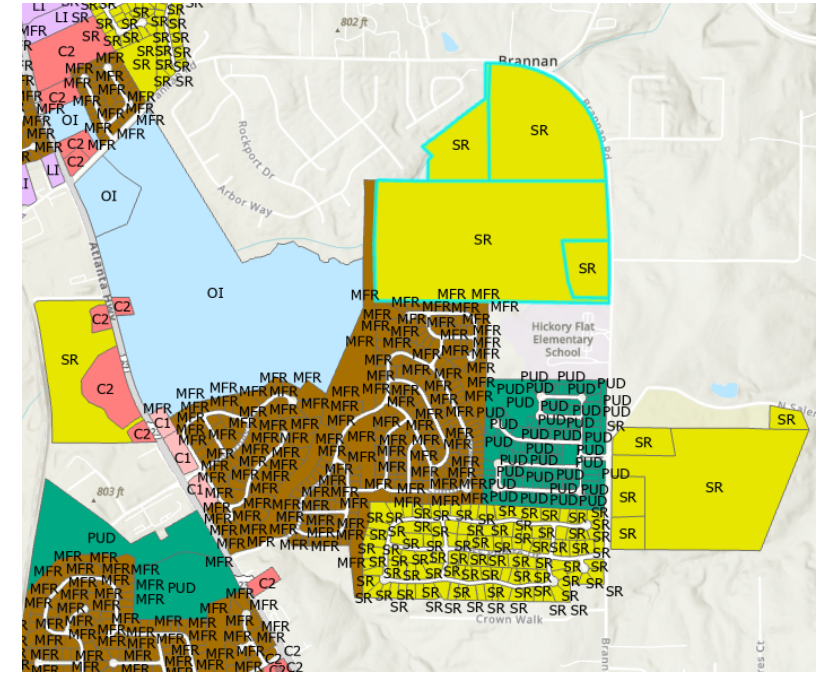
12/11/23 Approved Changes Continued

- AX-2023-03
 - Parcel #052-01023000
 - Parcel # 052-01024000
- RZ-2023-04
 - Parcel #052-01023000: PUD
 - Parcel # 052-01024000: PUD
- CP-2023-03
 - Parcel #052-01023000: HDR
 - Parcel # 052-01024000: HDR



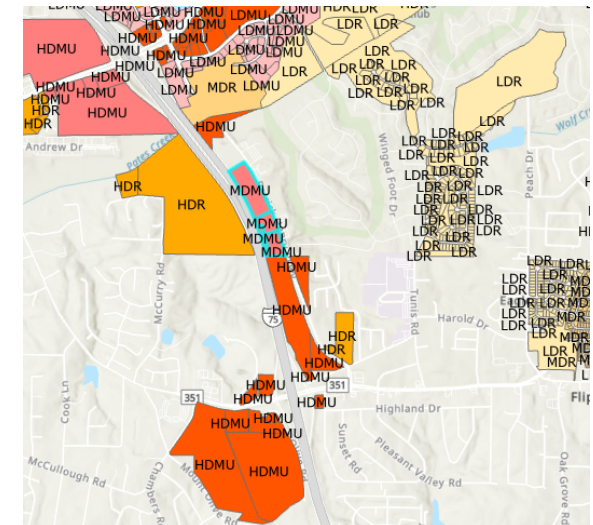
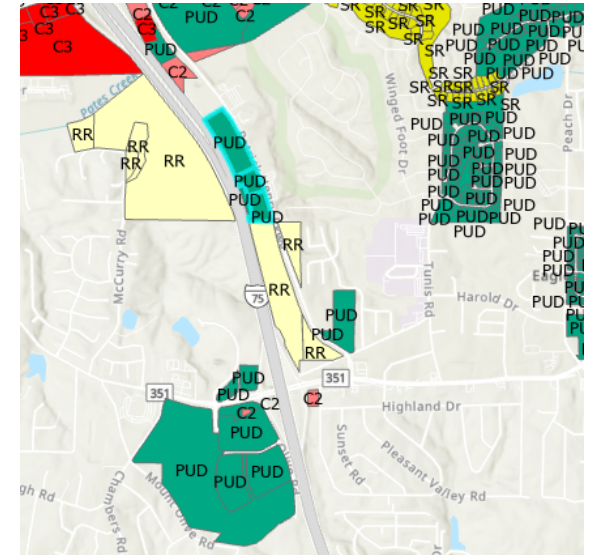
1/8/24 Approved Changes

- AX-2023-05
 - 088-02055000
 - 088-02057000
 - 088-02056000
 - 070-01005001
- RZ-2023-07
 - 088-02055000: SR
 - 088-02057000: SR
 - 088-02056000: SR
 - 070-01005001: SR
- CP-2023-06
 - 088-02055000: LDR
 - 088-02057000: LDR
 - 088-02056000: LDR
 - 070-01005001: LDR



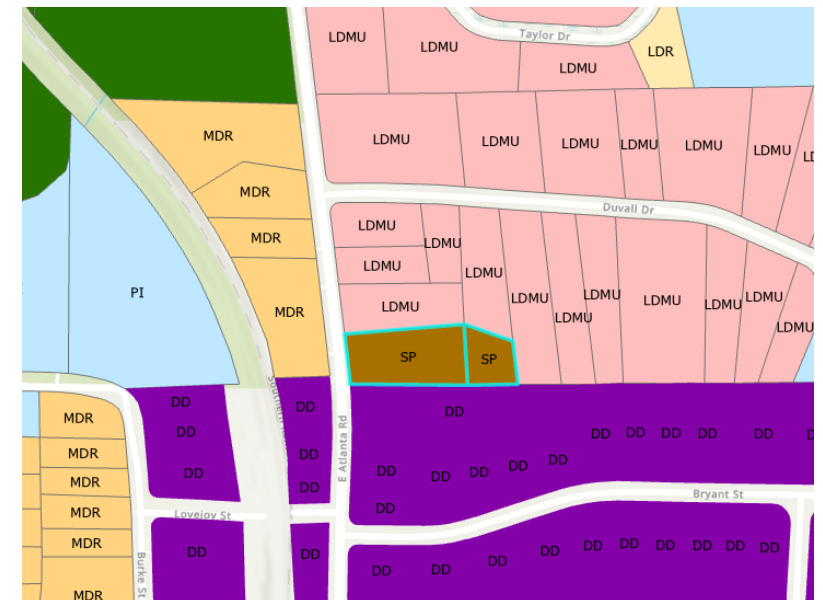
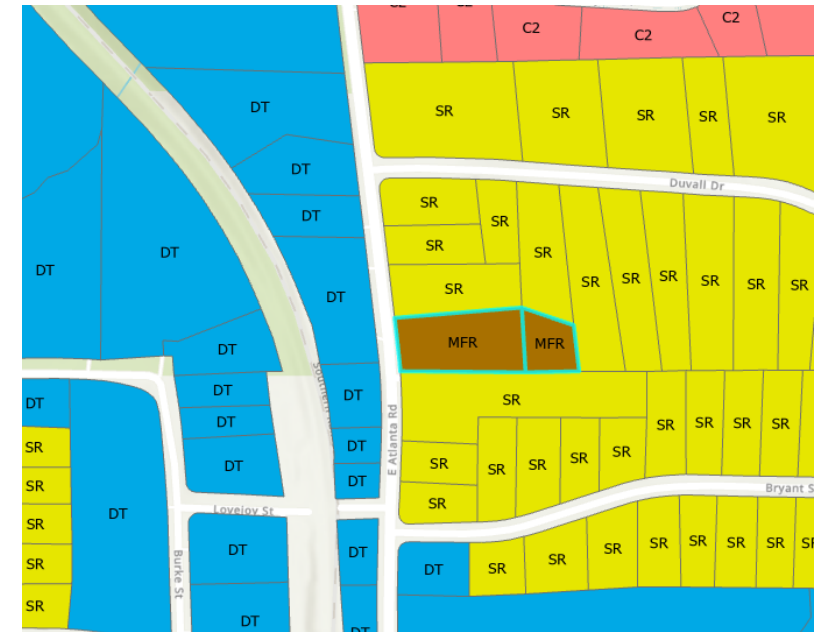
1/8/24 Approved Changes Continued

- AX-2023-06
 - 052-01025024
 - 052-01025027
 - 052-01025028
 - 052-01025021
- RZ-2023-08
 - 052-01025024: PUD
 - 052-01025027: PUD
 - 052-01025028: PUD
 - 052-01025021: PUD
- CP-2023-07
 - 052-01025024: MDMU
 - 052-01025027: MDMU
 - 052-01025028: MDMU
 - 052-01025021: MDMU



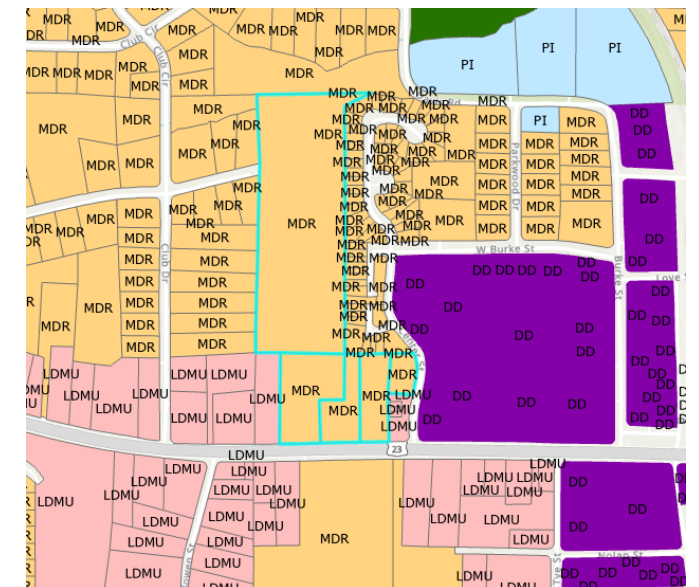
2/12/24 Approved Changes

- RZ-2023-09
 - S25-01022000: SR -> MFR
 - S25-01022005: SR -> MFR
- CP-2023-08
 - S25-01022000: LDMU -> SP
 - S25-01022005: LDMU -> SP



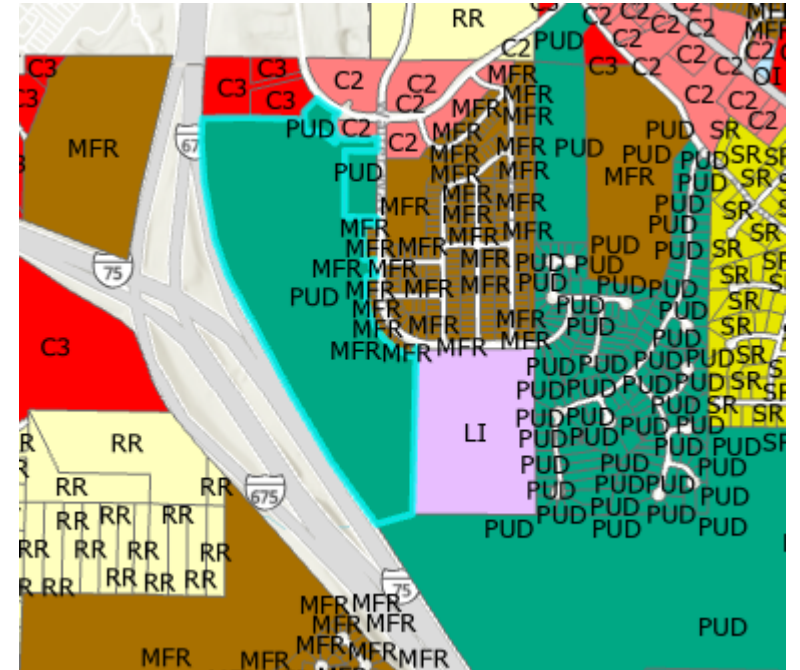
2/12/24 Approved Changes Continued

- RZ-2023-10
 - S18-02003000: OI -> MFR
 - S18-02002005: OI -> MFR
 - S18-02002000: SR -> MFR
 - S18-02002006: OI -> MFR
 - S18-02004009: C-1 -> MFR
- CP-2023-09
 - S18-02003000: LDMU -> MDR
 - S18-02002005: LDMU -> MDR
 - S18-02002000: MDR -> MDR
 - S18-02002006: LDMU -> MDR
 - S18-02004009: LDMU -> MDR



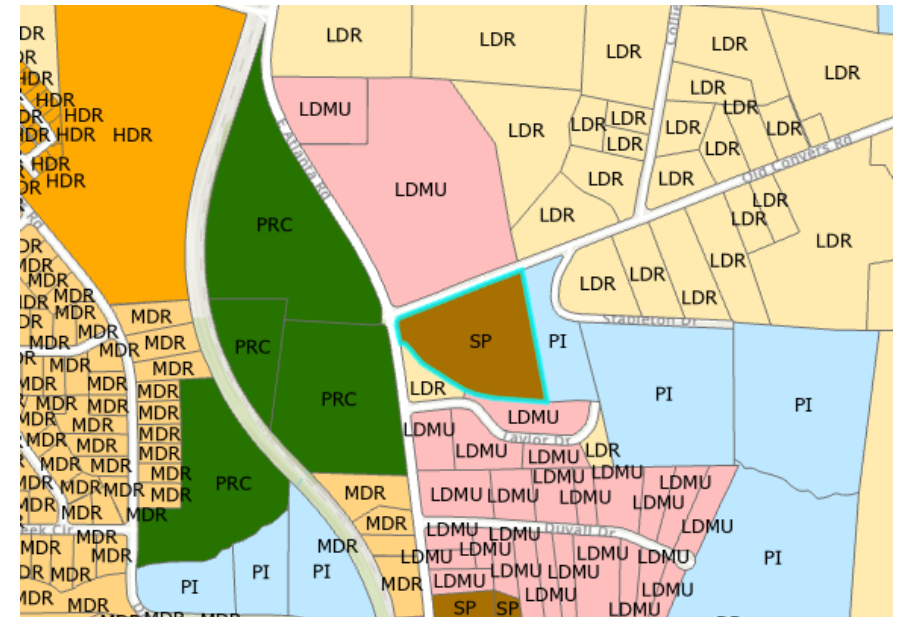
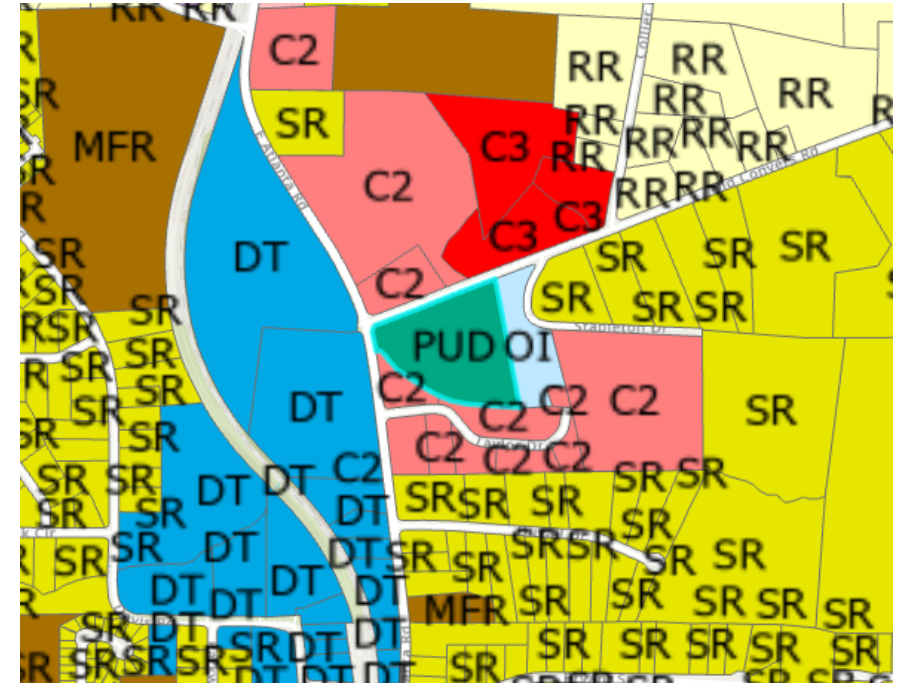
6/10/2024 Approved Changes

- RZ-2023-05
 - 030-01009000: C-3 -> PUD
 - 030-01009005: C-3 -> PUD
 - 030-01009006: C-3 -> PUD



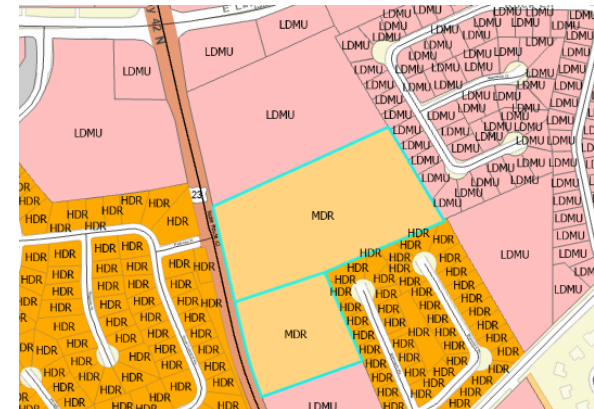
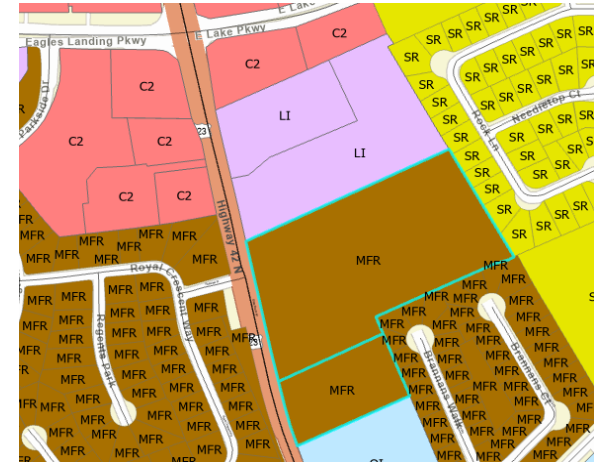
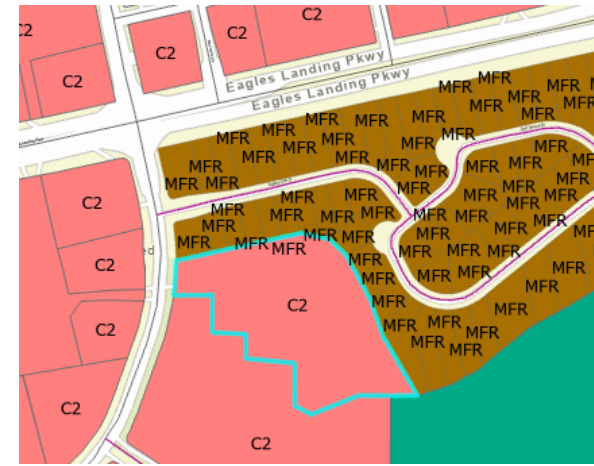
7/8/24 Approved Changes

- RZ-2024-02
 - S24-01017000: SR -> PUD
- CP-2024-02
 - S24-01017000: LDR -> SP



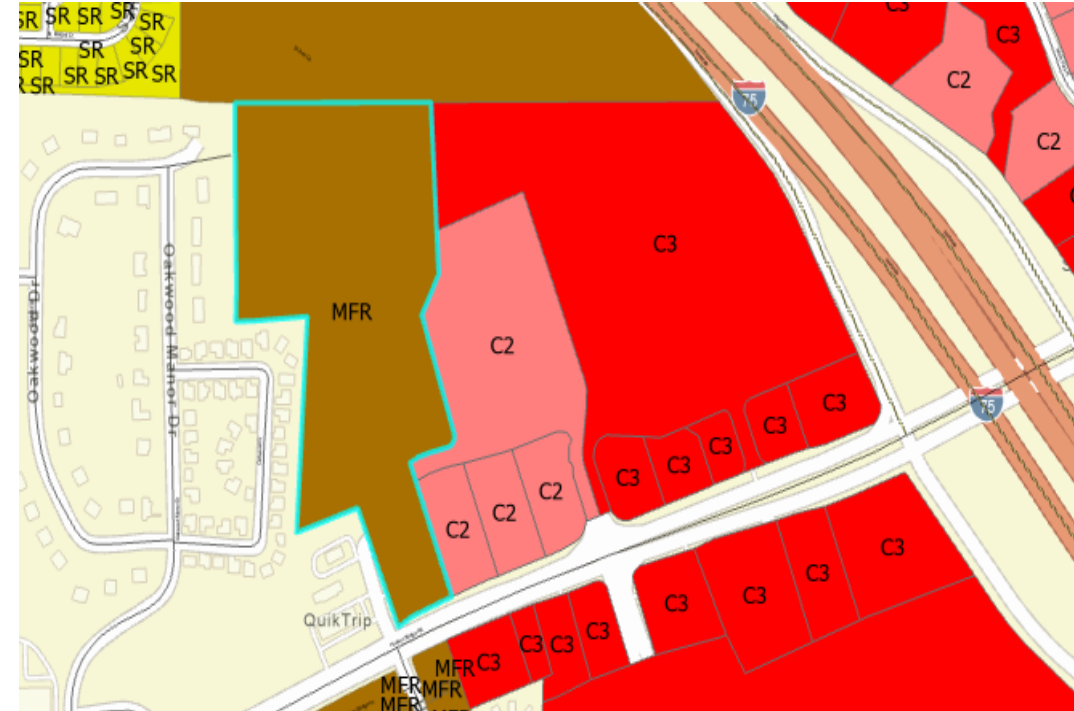
9/9/24 Approved Changes

- RZ-2024-05
 - 051-01016021: OI -> C-2
- RZ-2024-06
 - 069-01009000: C-2 -> MFR
 - 070-01001000: C-2 -> MFR
- CP-2024-06
 - 069-01009000: LDMU -> MDR
 - 070-01001000: LDMU -> MDR



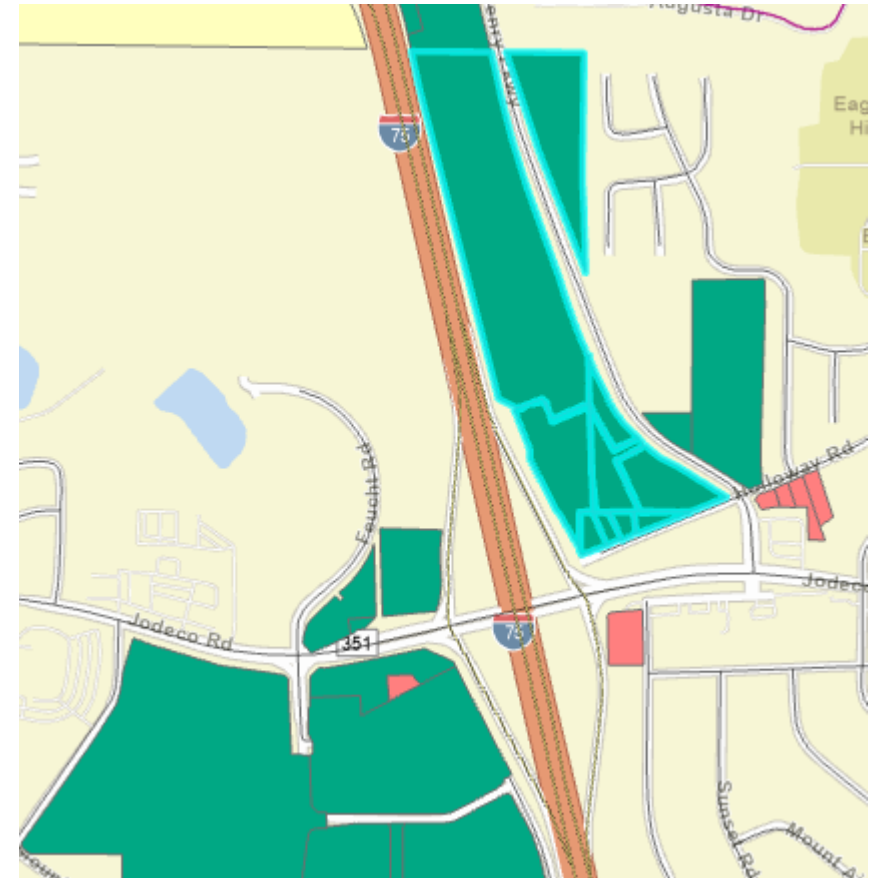
10/14/24 Approved Changes

- RZ-2024-01
 - 032-01026000: C-2 -> MFR
- CP-2024-01
 - 032-01026000: MDMU -> MDR



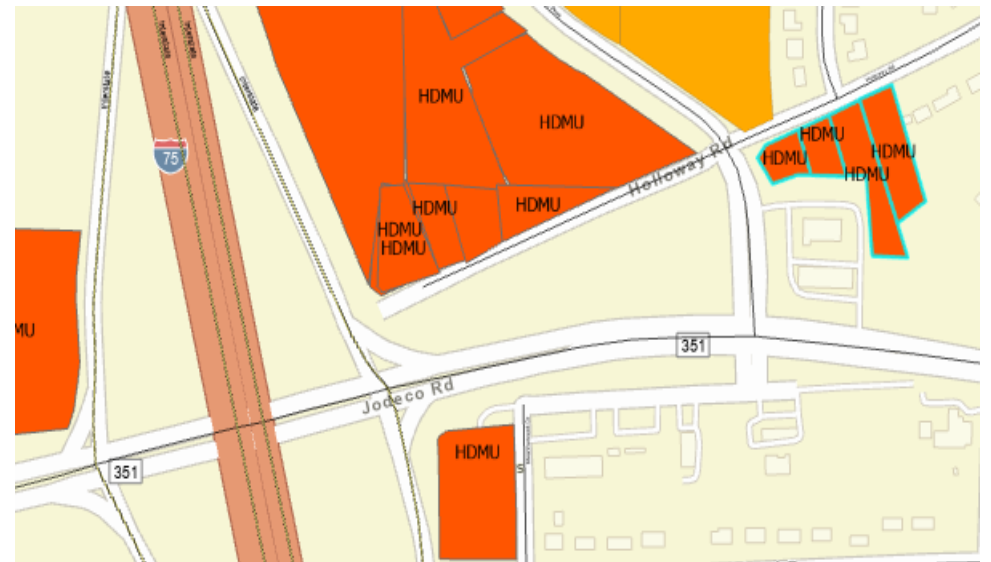
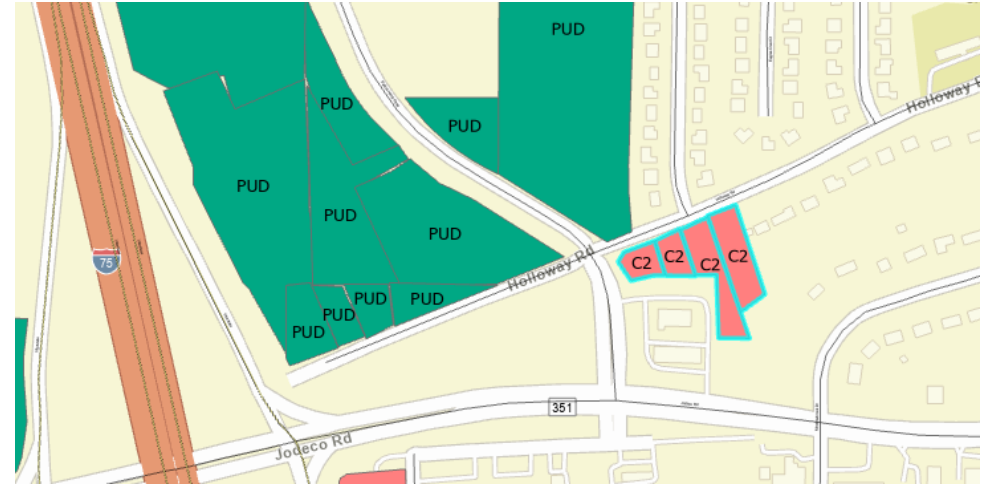
10/14/24 Approved Changes Continued

- RZ-2024-07
 - 052-01022000: RR -> PUD
 - 052-01031001: RR -> PUD
 - 052-01023002: RR -> PUD
 - 053-B01030006: RR -> PUD
 - 053-B01030007: RR -> PUD
 - 053-B01030008: RR -> PUD
 - 052-01031000: RR -> PUD
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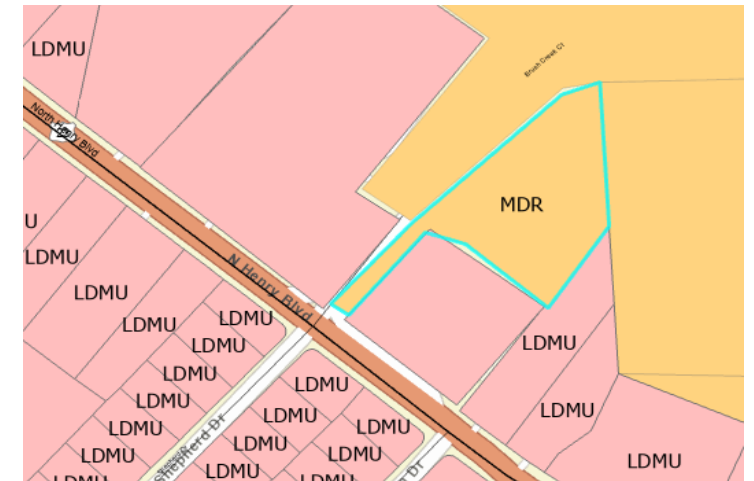
11/12/24 Approved Changes

- AX-2024-01
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- RZ-2024-04
 - C-2
- CP-2024-04
 - HDMU



12/9/24 Approved Changes

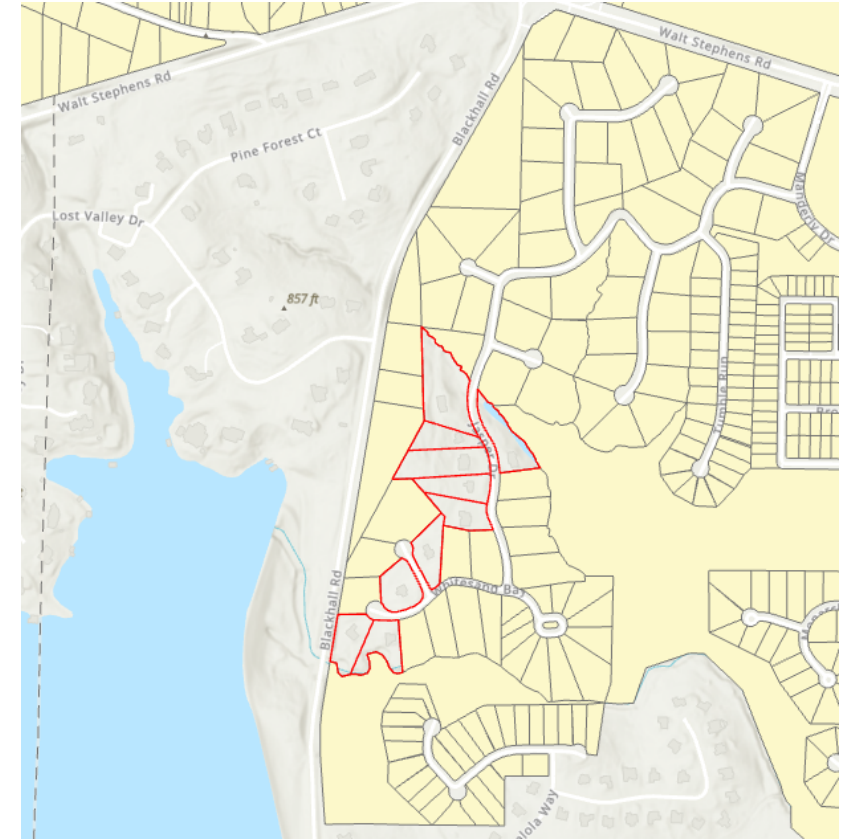
- RZ-2024-03
 - S07-01006000: C-2 -> MFR
- CP-2024-03
 - S07-01006000: LDMU -> MDR



De-Annexed Parcels

DX-2024-01

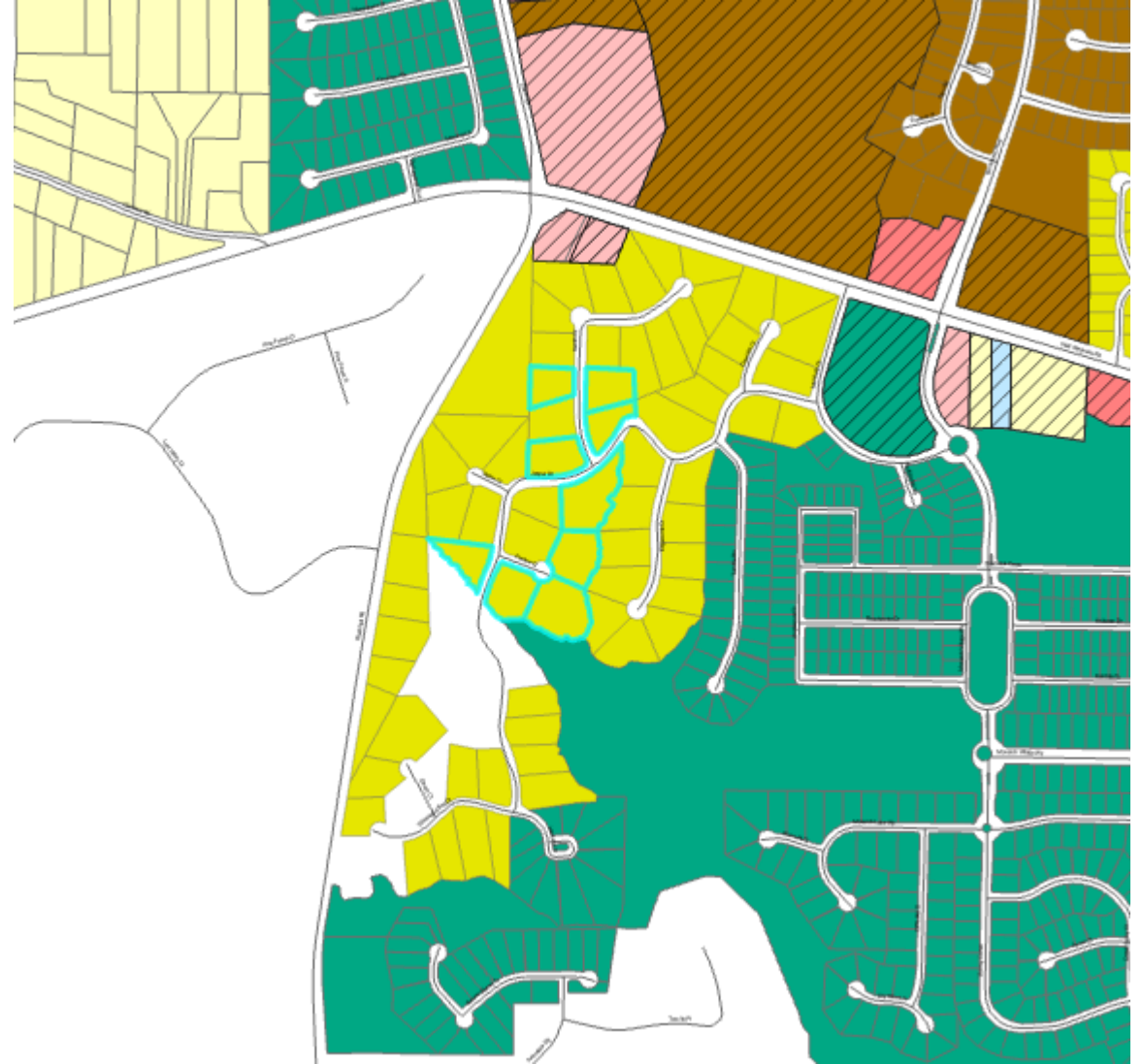
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- 013A01061000
- 013A01127000
- 013A01128005
- 013A01132000
- 013A01138000



De-Annexed Parcels

DX-2024-02

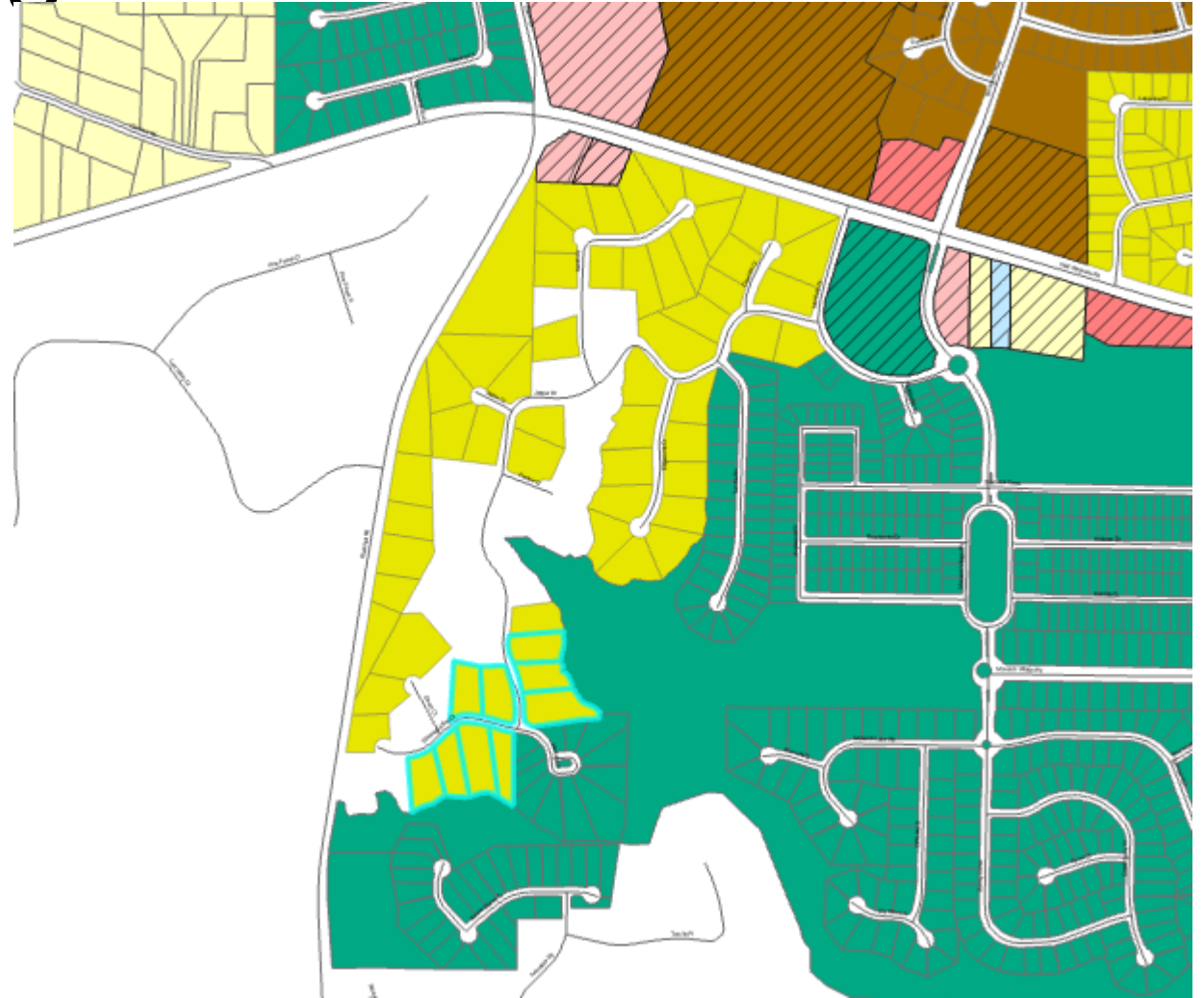
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De-Annexed Parcels

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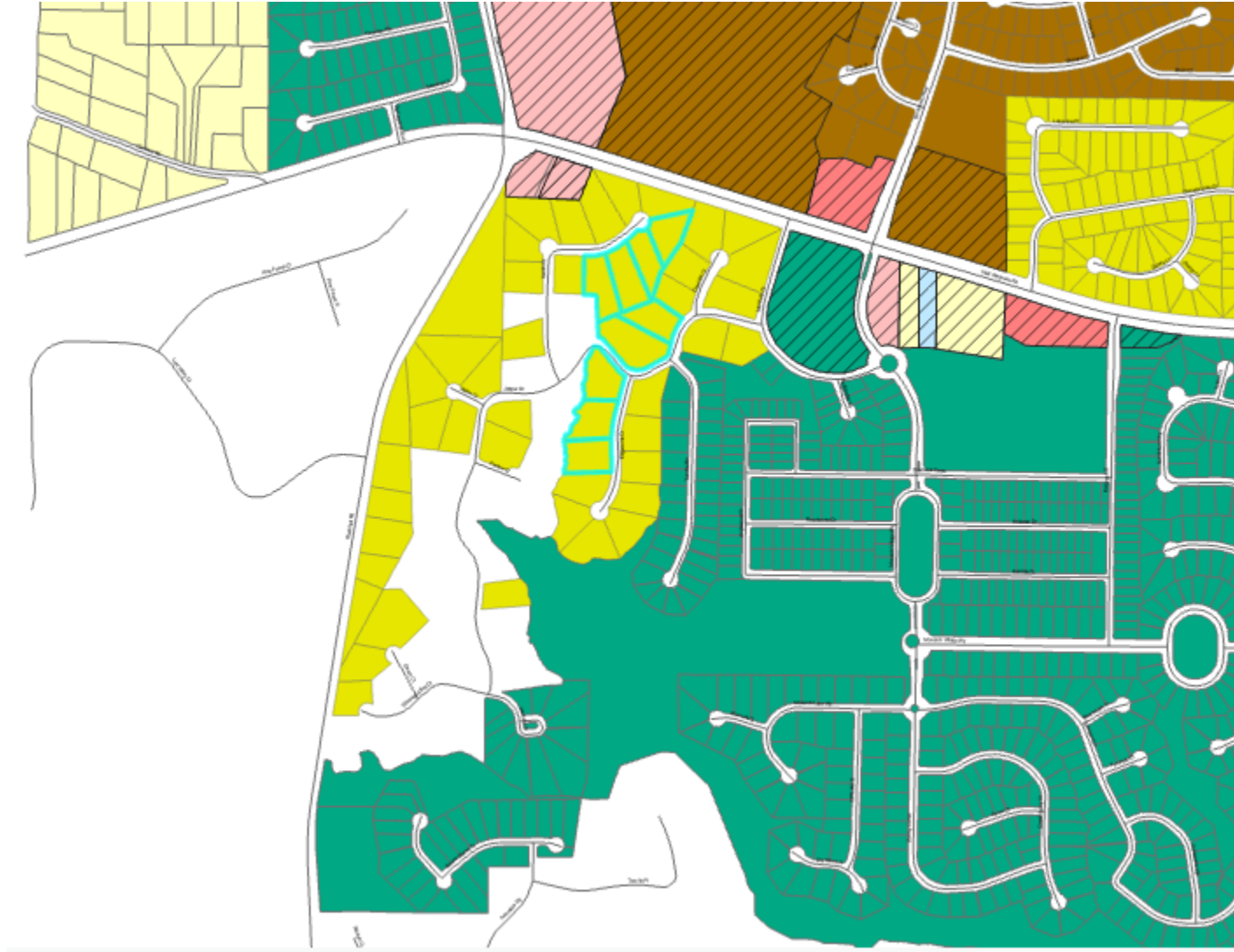
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De-Annexed Parcels

DX-2024-04

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City of Stockbridge Zoning Map 2025



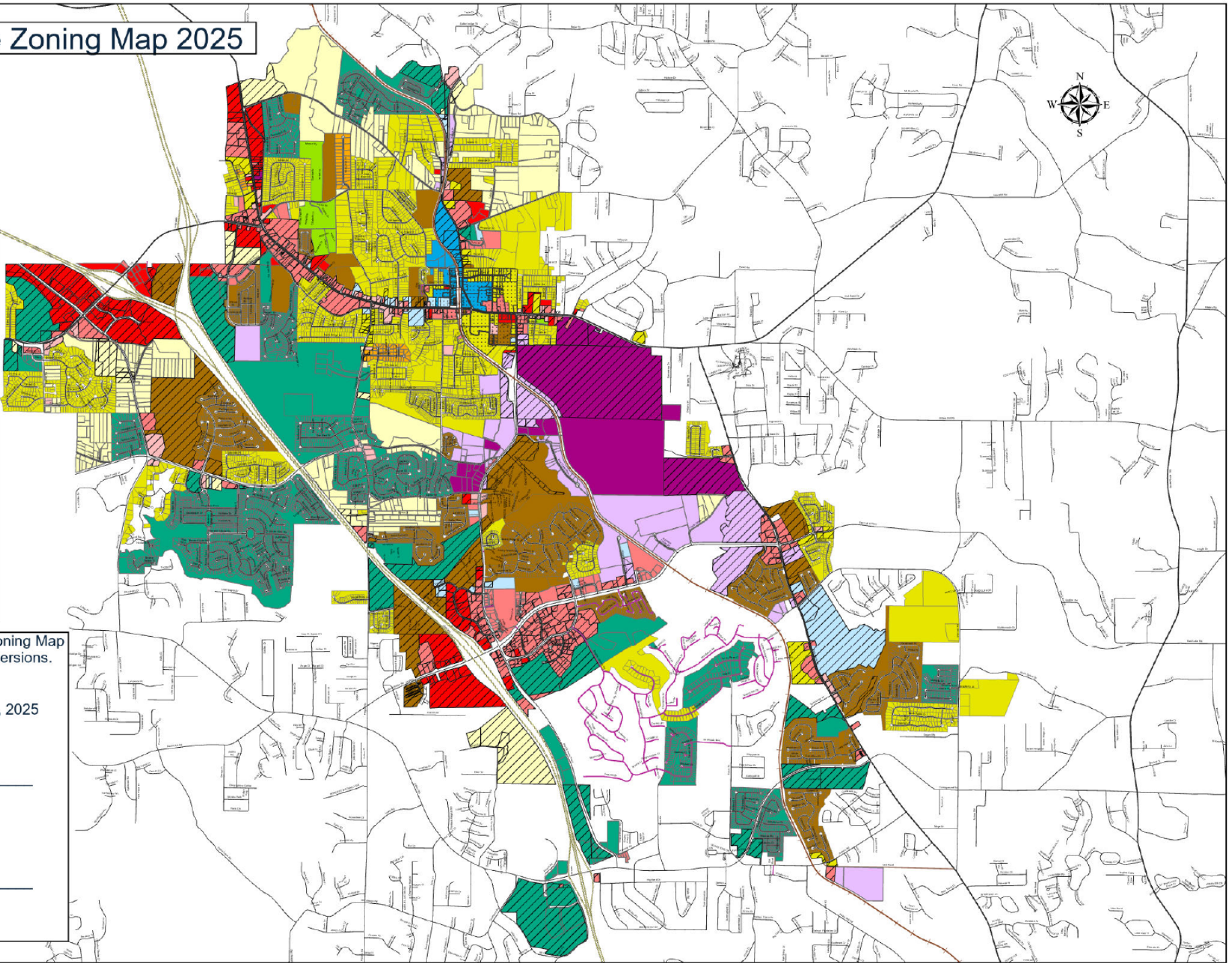
Legend

ZONING DISTRICTS:

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

OVERLAY DISTRICTS:

- DV - Downtown Village
- PMU - Parkway Mixed Use



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

This _____ day of _____, 2025

Vanessa Holiday
City of Stockbridge, City Clerk

Anthony Ford
City of Stockbridge, Mayor

City of Stockbridge Future Land Use Map 2025



Legend

FUTURE LAND USE DESIGNATIONS:

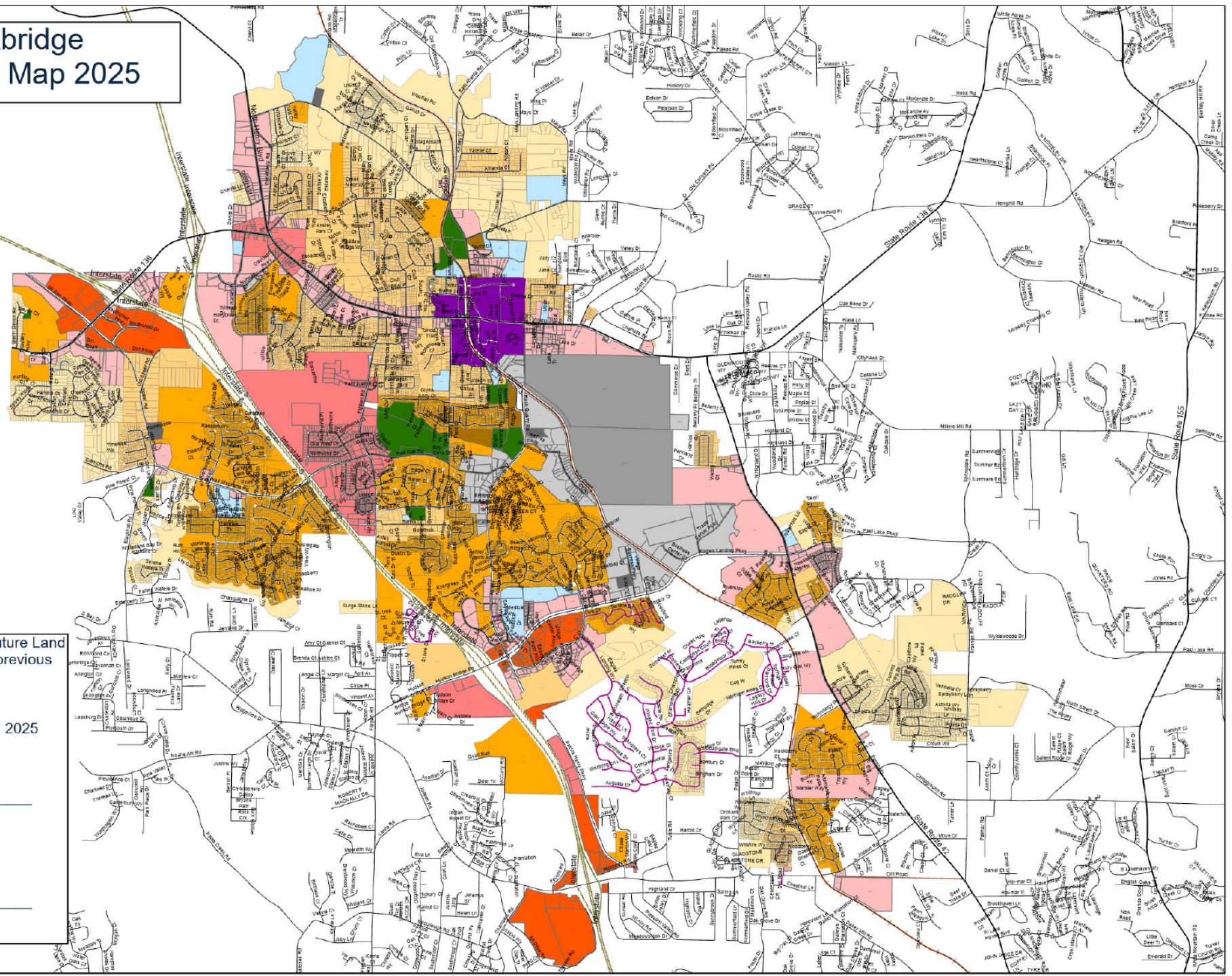
- Downtown District
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Special Purpose
- Low Density Mixed Use
- Medium Density Mixed Use
- High Density Mixed Use
- Public Institutional
- Office
- Light Industrial
- Heavy Industrial
- Transportation/Communication/Utilities
- Park/Recreation/Conservation

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

This _____ day of _____, 2025

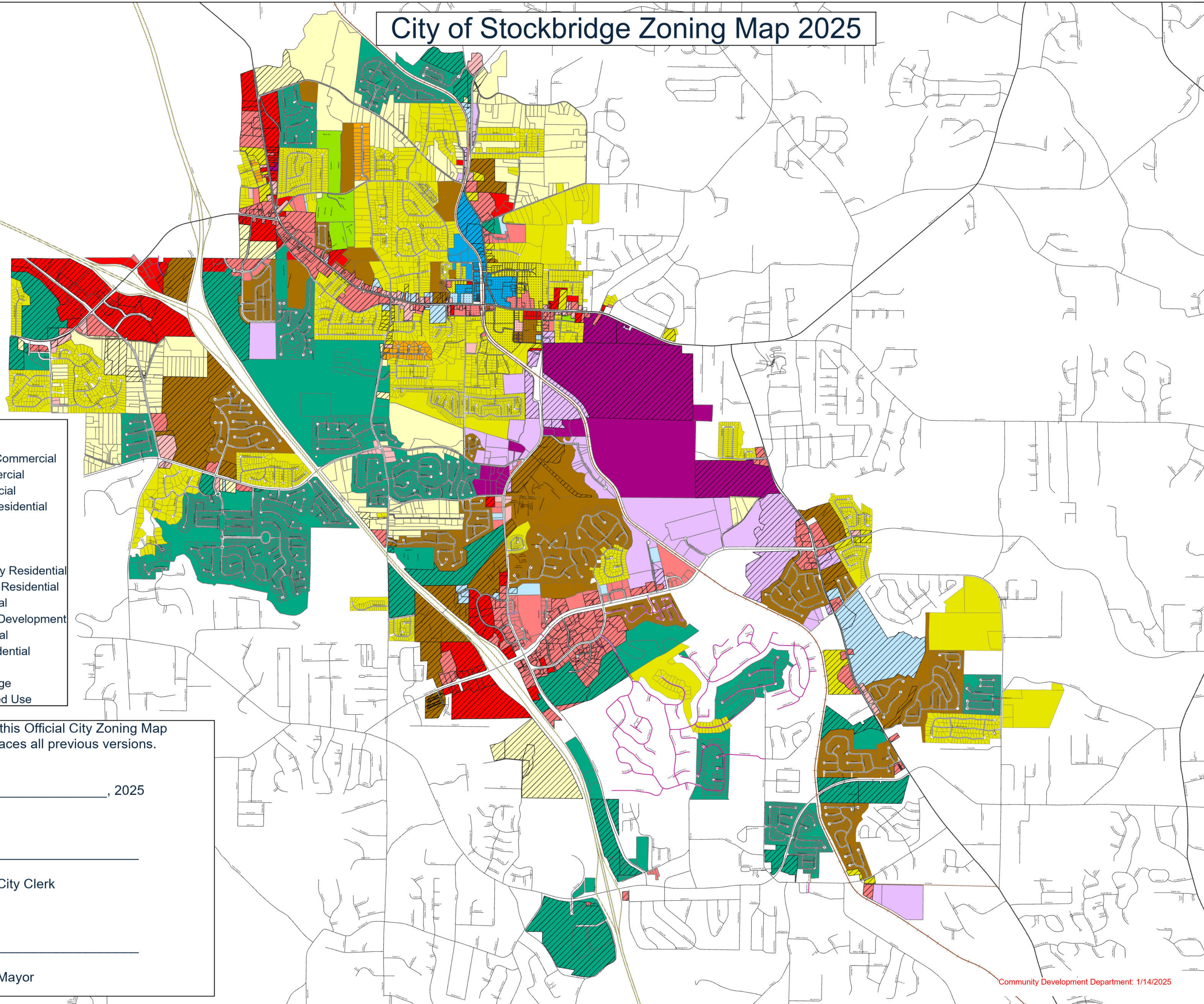
Vanessa Holiday
City of Stockbridge, City Clerk

Anthony Ford
City of Stockbridge, Mayor





City of Stockbridge Zoning Map 2025



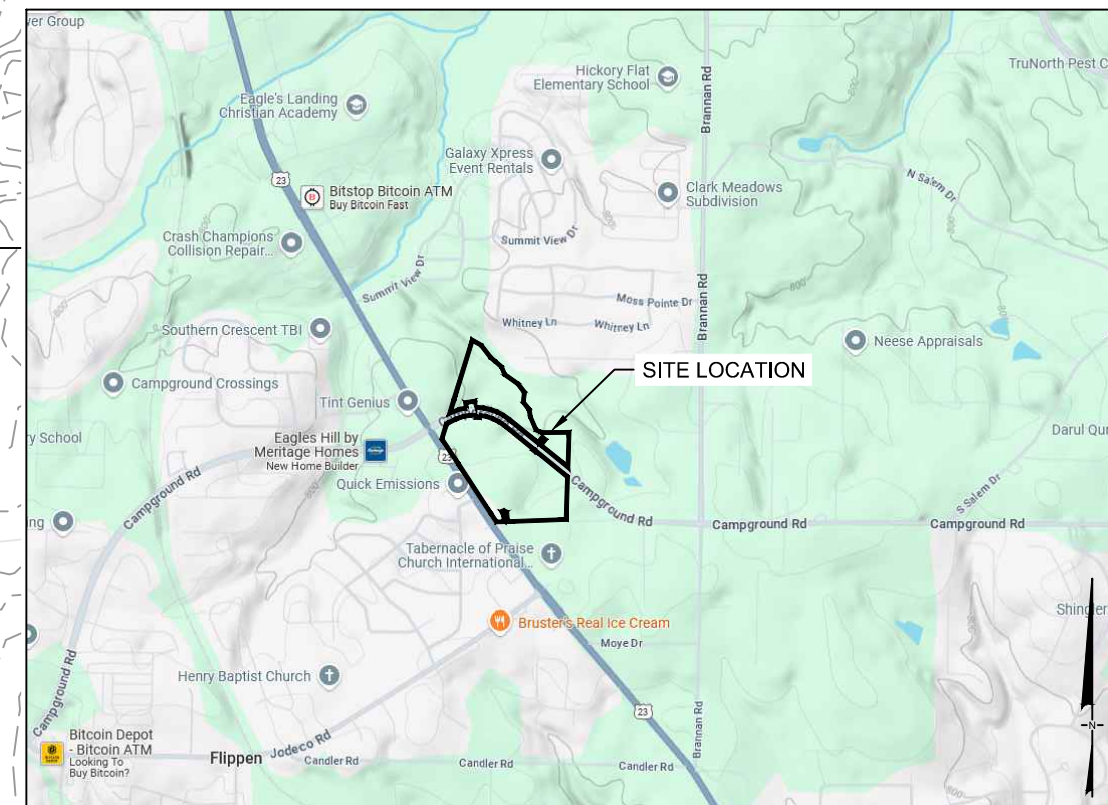
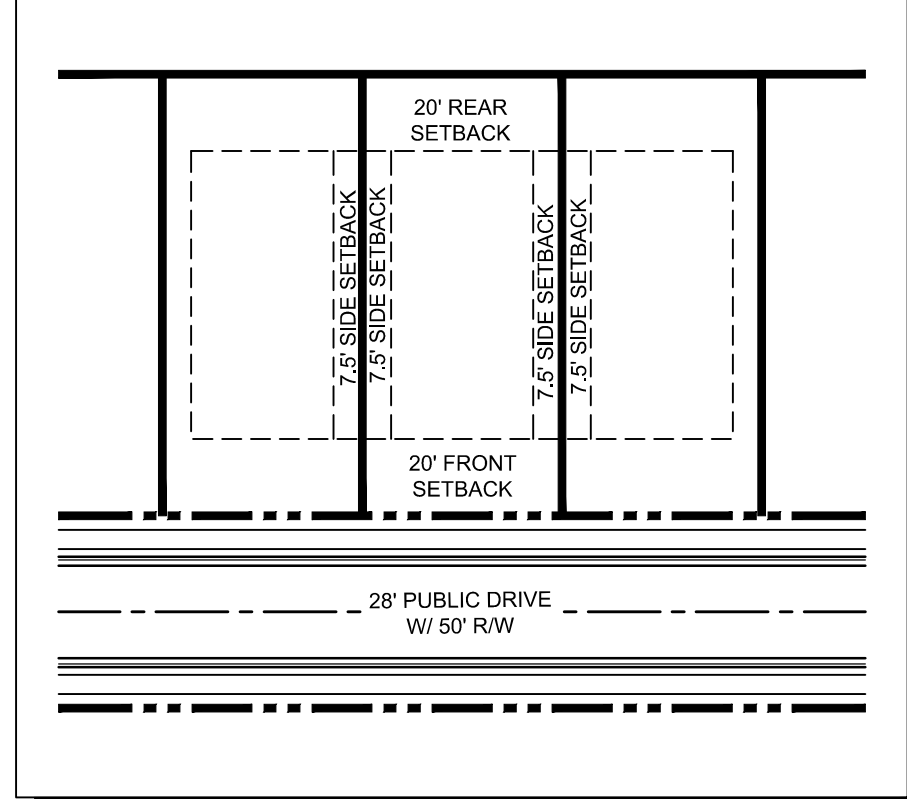
- Legend**
- ZONING DISTRICTS:**
- C1 - Neighborhood Commercial
 - C2 - General Commercial
 - C3 - Heavy Commercial
 - CCR - City Center Residential
 - DT - Downtown
 - HI - Heavy Industrial
 - LI - Light Industrial
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 - MHR - Mobile Home Residential
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 - PUD - Planned Unit Development
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 - SR - Suburban Residential
- OVERLAY DISTRICTS:**
- DV - Downtown Village
 - PMU - Parkway Mixed Use

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

This _____ day of _____, 2025

Vanessa Holiday
City of Stockbridge, City Clerk

Anthony Ford
City of Stockbridge, Mayor



SITE DATA:	
SITE AREA	48.717 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	48.717 ACRES
STREET RIGHT-OF-WAY AREA	7.40 ACRES
FLOOD HAZARD AREA	1.56 ACRES
NET SITE AREA	39.75 ACRES
RESIDENTIAL LAND USE	28.23 NET ACRES
COMMERCIAL LAND USE	11.52 NET ACRES
TOTAL TOWNHOME UNITS	82 UNITS
TOTAL SINGLE FAMILY BUNGALOW LOTS	15 LOTS
TOTAL SINGLE FAMILY LOTS	71 LOTS
TOTAL UNITS/ DENSITY	168 UNITS (4.2 UPA)
TOTAL COMMERCIAL AREA	79.075 SF
PROPOSED SFD SETBACK REQUIREMENTS	
FRONT SETBACK	20 FEET
SIDE SETBACK	7.5 FEET
REAR SETBACK	20 FEET
MAX. LOT IMPERVIOUS COVERAGE	78% OF LOT
REQUIRED BUFFERS	25 FEET
PROPOSED SFD BUNGALOW SETBACKS REQ	
FRONT YARD SETBACK	10 FEET
REAR YARD SETBACK	5 FEET
SIDE YARD SETBACK	3 FEET
MAX. LOT IMPERVIOUS AREA	85% OF LOT
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 MIN. LOT SIZE SF DETACH	5,000 SF
PROPOSED MINIMUM SFD LOT WIDTH	50 FEET
PROP. SF MIN. LOT SIZE BUNGALOW SF	3,500 SF
PROPOSED MIN. LOT SIZE BUNGALOWS	33 FEET
EXTERIOR LANDSCAPED STRIPS	20 FEET
OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE	20% (9.74 ACRES)
OPEN SPACE PROPOSED	20.1% (9.75 ACRES)
PARKING REQUIREMENTS	
PROPOSED RESIDENT PARKING (2 SPACES PER UNIT)	336 SPACES
PROPOSED AMENITY PARKING	30 SPACES
REQUIRED RETAIL PARKING	5 PER 1,000 SF
PROPOSED RETAIL PARKING	413 SPACES
TOTAL PARKING PROVIDED	779 SPACES

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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

[illegible]

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.

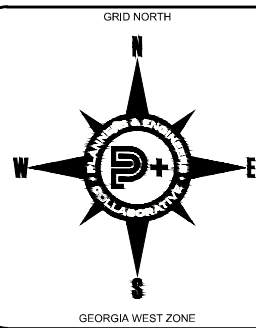


GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/2024

ZONING SITE PLAN



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DATE: 01/10/2025
PROJECT: 19279.00A



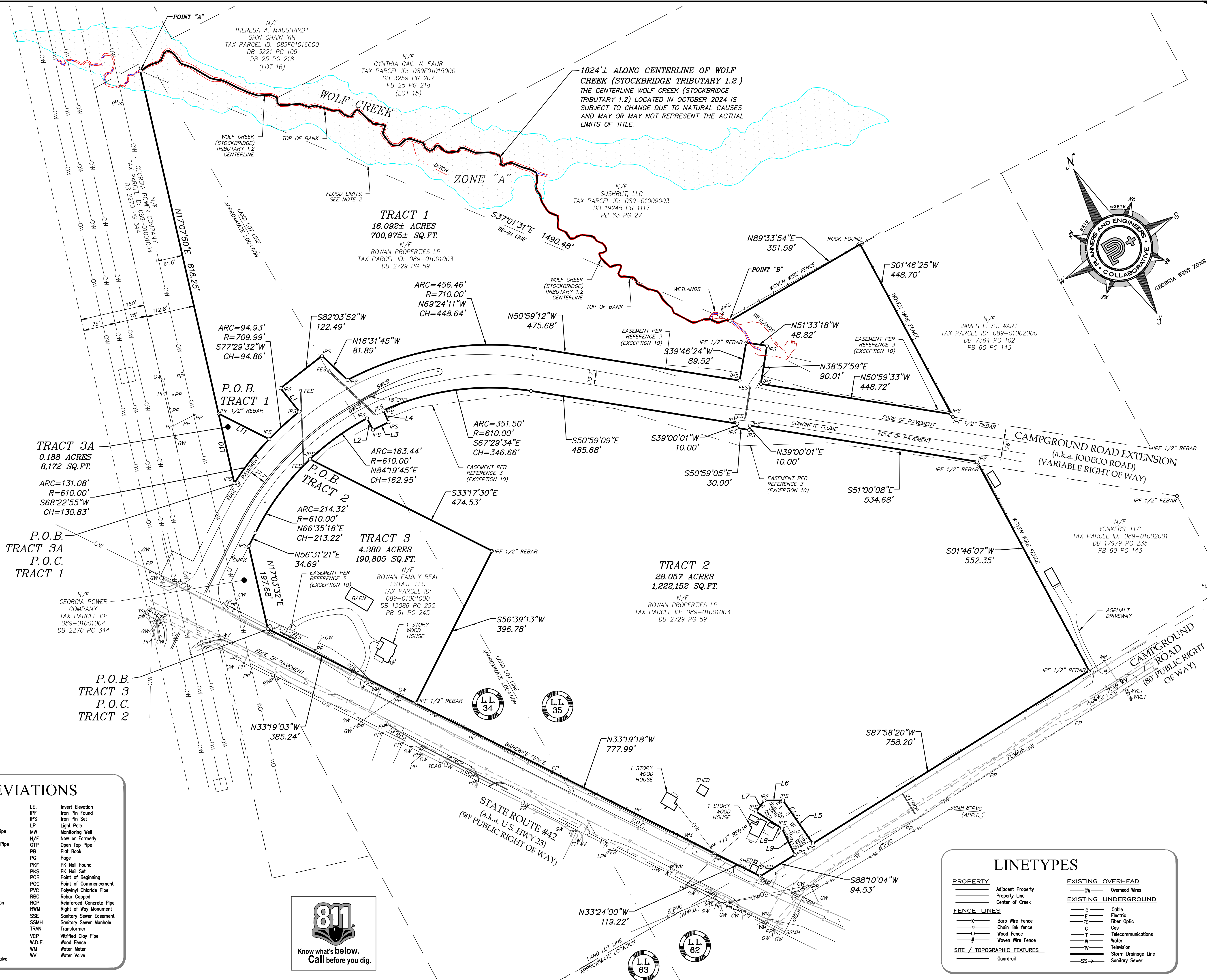
Z5

SHEET

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J:\2019\1927260\Drawings\1927260 - ALTA Map - MS000000 - 12/20/24 5:57 AM

Parcel Line Table		
Line #	Length	Direction
L1	70.00'	S8° 40' 02"E
L2	30.00'	S1° 59' 46"W
L3	40.42'	S85° 59' 24"E
L4	30.00'	N5° 59' 50"E
L5	122.05'	N4° 46' 22"W
L6	43.45'	N60° 07' 20"W
L7	32.12'	S66° 33' 29"W
L8	72.23'	S26° 41' 17"E
L9	67.91'	S4° 08' 29"W



ABBREVIATIONS

APPROX. #4	Approximate	I.E.	Invert Elevation
CBG	1/2" Rebar	IPF	Iron Pin Found
CLF	Chain Link Fence	IPS	Iron Pin Set
CMP	Corrugated Metal Pipe	LP	Light Pole
CO	Clean Out	MW	Monitoring Well
CPP	Corrugated Plastic Pipe	N/F	Now or Formerly
DB	Dead Book	OTP	Open Top Pipe
DI	Drop Inlet	PB	Plot Book
DE	Drainage Easement	PKF	PK Nail Found
EOP	Edge of Pavement	PKS	PK Nail Set
EPP	Electric Power Pole	POB	Point of Beginning
EPAN	Electric Panel	PCC	Point of Commencement
ESMT	Easement	PVC	Polyvinyl Chloride Pipe
FES	Flared End Section	RBC	Rebar Capped
FFE	Finish Floor Elevation	RCP	Reinforced Concrete Pipe
FH	Fire Hydrant	RWM	Right of Way Monument
FLGP	Flag Pole	SSE	Sanitary Sewer Easement
GA	Georgia	SSMH	Sanitary Sewer Manhole
GM	Gas Meter	TRAN	Transformer
GW	Guy Wire	VCP	Vitrified Clay Pipe
HDR	Hard Roll	W.D.F.	Wood Fence
H.W.	Hard Wood	WM	Water Meter
HW	Headwall	WV	Water Valve
ICV	Irrigation Control Valve		



Know what's below.
Call before you dig.

LINETYPES

PROPERTY		EXISTING OVERHEAD	
—	Adjacent Property	—	Overhead Wires
—	Property Line	—	Electric
—	Center of Creek	—	Fiber Optic
FENCE LINES		EXISTING UNDERGROUND	
—X—	Barb Wire Fence	—C—	Cable
—O—	Chain link fence	—E—	Electric
—W—	Wood Fence	—F—	Fiber Optic
—W—	Woven Wire Fence	—G—	Gas
SITE / TOPOGRAPHIC FEATURES		—T—	Telecommunications
—	Guardrail	—W—	Water
		—TV—	Television
		—SS—	Storm Drainage Line
		—SS—	Sanitary Sewer

ALTA/NSPS LAND TITLE SURVEY

FOR
WOOD PARTNERS
AND

FIRST AMERICAN TITLE INSURANCE COMPANY

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

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C.O.A.-LSF000004

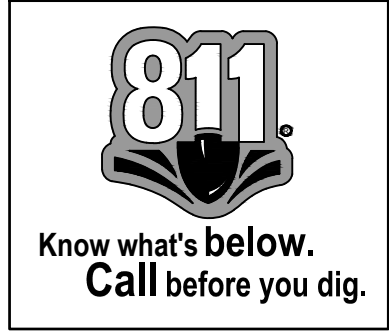
SHEET 1 OF 4

DRAWN BY: M.S.
CHECKED BY: M.S.
FILE NO.: 1927260
DATE: 11/20/24
SCALE: 1" = 100'
DATE OF FIELD WORK: 10/31/24

HENRY COUNTY
GEORGIA

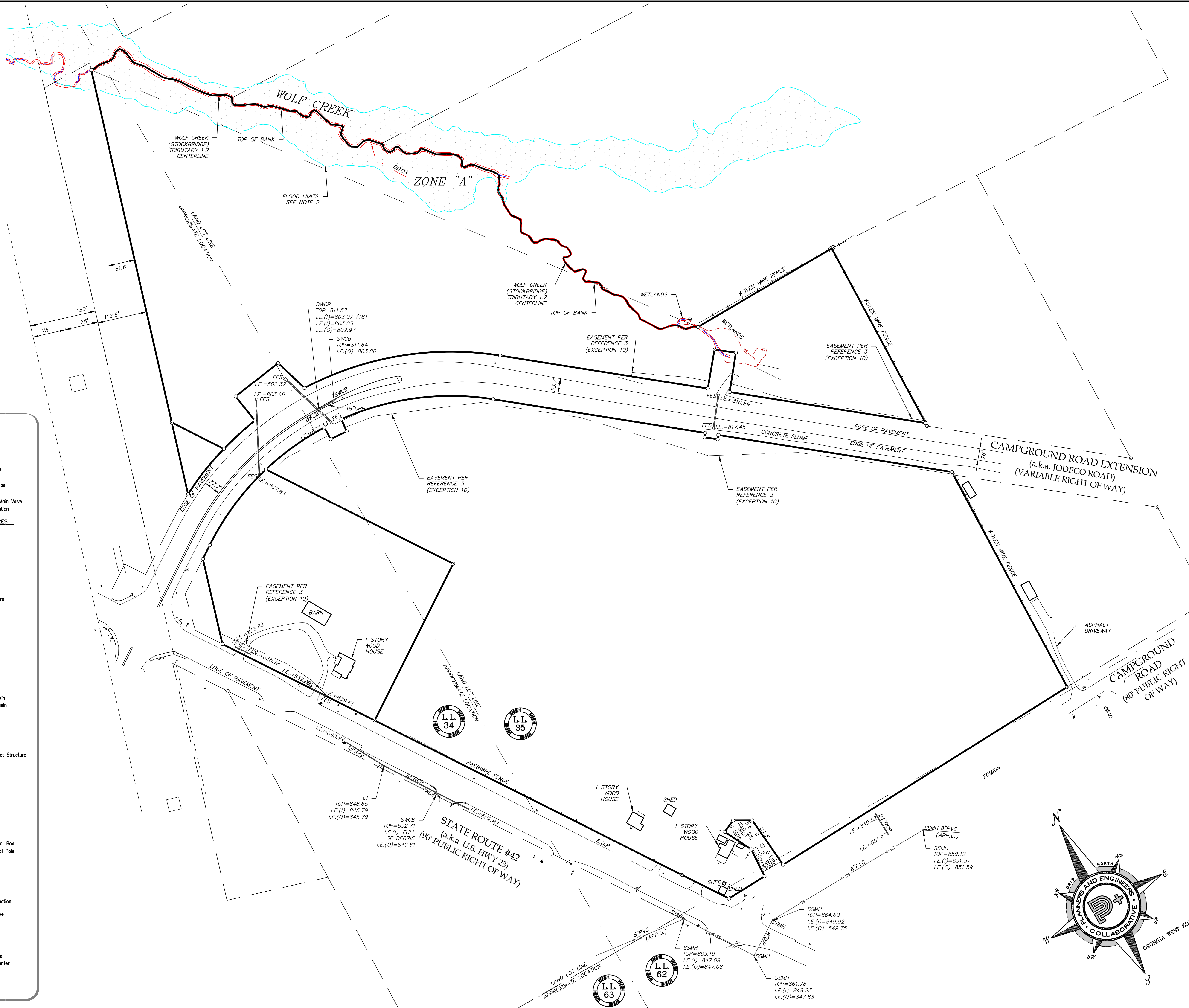
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1/30/19 12:27:50:SU:Drawings:19279.00 - ALTA.dwg - MS:Solid - 12/2/2024 5:37 AM



STRUCTURE LEGEND

- CABLE / TV**
- Cable / TV Marker
 - Cable / TV Pedestal
 - Cable / TV Manhole
 - Cable / TV Handhole
 - Cable / TV Cable Box
- ELECTRIC/POWER**
- Transformer
 - Guy Wire
 - Electric Meter
 - Power Pole/Utility Pole
 - Street Light/Light Pole
 - Electric Panel
 - Electric Box
 - Electric Manhole
 - Electric Handhole
 - Electric / Power Marker
 - Spot Light
- FIBER OPTIC**
- Fiber Optic Marker
 - Fiber Optic Manhole
 - Fiber Optic Pedestal
- GAS**
- Gas Meter
 - Gas Valve
 - Gas Fill Cap
 - Gas Manhole
 - Gas Marker
 - Gas Pressure Relief Valve
 - Gas Vault
 - Gas Vent Pipe
- PAVEMENT MARKING**
- BUS ONLY**
- Pavement Marking
 - Pavement Marking
 - Pavement Marking
 - Turn Arrow Left/Right
 - Turn Arrow Left
 - Turn Arrow Right
 - Traffic Arrow Straight
 - Traffic Arrow Straight/Left
 - Traffic Arrow Straight/Right
 - Traffic Arrow U-Turn
 - Handicap Pavement Marking
 - Bike Lane Pavement Marking
- PROPERTY MONUMENTS**
- Right-of-Way Monument Found
 - Concrete Monument Found
 - Iron Pin Set
 - Iron Pin Found (Rebar found)
 - PK Nail Set
 - PK Nail Found
 - Point
 - Benchmark
- MISCELLANEOUS UTILITIES**
- Utility Structure
- SEWER**
- Grease Trap
 - Sanitary Sewer Manhole
 - Cleanout
 - Sanitary Sewer Vent Pipe
 - Sanitary Sewer Marker
 - Sanitary Sewer Force Main Valve
 - Sanitary Sewer Lift Station
- SITE / TOPOGRAPHIC FEATURES**
- Street Sign
 - Air Condition Unit
 - Bollard
 - Mailbox
 - Satellite Dish
 - Flag Pole
 - Monitoring Well
 - Antenna
 - Column
 - Camera Pole / Camera
 - Bore Hole Location
 - Mail Post
 - Rail Road Mile Post
 - Land Lot Symbol
- STORM / DRAINAGE**
- Storm Structure Lid
 - Drop Inlet
 - Catch Basin
 - Single Wing Catch Basin
 - Double Wing Catch Basin
 - Weir Inlet
 - Head Wall
 - Junction Box
 - Curb Inlet
 - Flared-in Section
 - Down Spout
 - Square or Round Outlet Structure
- TELEPHONE**
- Telephone Terminal Box
 - Telephone Marker
 - Telephone Handhole Box
 - Telephone Manhole
 - Telephone Cabinet
- TRAFFIC**
- Overhead Traffic Signal
 - Traffic Handhole Box
 - Traffic Signal Loop Control Box
 - Traffic & Crosswalk Signal Pole
- WATER**
- Fire Hydrant
 - Irrigation Control Valve
 - Water Meter
 - Water Valve
 - Fire Department Connection
 - Water Vault
 - Pressure Irrigation Valve
 - Water Vent Pipe
 - Water Valve Marker
 - Water Marker
 - Water Manhole
 - Water Air Release Valve
 - Water Back Flow Preventer
 - Sprinkler Head
 - Sprinkler Valve



ALTA/NSPS LAND TITLE SURVEY

FOR
WOOD PARTNERS
AND
FIRST AMERICAN TITLE INSURANCE COMPANY

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

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HENRY COUNTY
GEORGIA

SHEET 2 OF 4
DRAWN BY: VJS
CHECKED BY: JNH
FILE NO.: 19279.00
DATE: 11/20/24
SCALE: 1" = 100'
DATE OF FIELD WORK: 10/31/24

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NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR HENRY COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13151C0156D, PANEL 156 OF 305, EFFECTIVE DATE OCTOBER 6, 2016 AND FOUND A PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).

3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN OCTOBER 2024. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.

4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

5. THE PROPERTY DESCRIBED HERE ON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN COMMITMENT NO. 24-0577B WITH AN EFFECTIVE DATE OF JUNE 5, 2004 AT 5:00 PM AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.

7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.

8. THE PROPERTY HAS DIRECT ACCESS TO CAMPGROUND ROAD EXTENTION, A DEDICATED PUBLIC STREET OR HIGHWAY.

9. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL [EXCEPT AS NOTED BELOW AND SHOWN HEREON].

10. THIS DATA SET WAS TESTED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA (2014) FOR A ____ (CM) RMSEZ VERTICAL ACCURACY CLASS. ACTUAL NVA ACCURACY WAS FOUND TO BE RMSEZ = ____ CM, EQUATING TO +/- ____ CM AT 95% CONFIDENCE LEVEL. ACTUAL VVA ACCURACY WAS FOUND TO BE +/- ____ CM AT THE 95TH PERCENTILE.

REFERENCES

1. SURVEY MADE FOR ROWAN PROPERTIES SP, DATED MARCH 5, 2018, PREPARED BY J.B. PRINCE & ASSOCIATES INC., LAND SURVEYORS, SIGNED AND SEALED BY JONATHAN B. PRINCE, REGISTERED LAND SURVEYOR IN THE STATE OF GEORGIA, PROFESSIONAL LICENSE NUMBER 3244.

2. SURVEY MADE FOR ELSIE G. ROWAN, DATED OCTOBER 31, 2011, LAST REVISED 12-09-2011, PREPARED BY J.B. PRINCE & ASSOCIATES INC., LAND SURVEYORS, SIGNED AND SEALED BY JONATHAN B. PRINCE, REGISTERED LAND SURVEYOR IN THE STATE OF GEORGIA, PROFESSIONAL LICENSE NUMBER 3244, RECORDED AT THE OFFICE OF SUPERIOR COURT OF HENRY COUNTY, GEORGIA IN PLAT BOOK 51 PAGE 245.

3. HENRY COUNTY BOARD OF COMMISSIONERS, SPLOST, RIGHT OF WAY OF PROPOSED JODECO ROAD/CAMPGROUND ROAD EXTENSION FROM MEADOWBROOK DRIVE TO BRANNAN ROAD, PROJECT NO.: SP3026, PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC., PLANS COMPLETED DATE: 04/04/2012, LAST REVISED 09/12/14.

ALTA/NSPS LAND TITLE SURVEY – TABLE "A" ITEMS

1. MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, AND SHOWN HEREON.

2. ADDRESS(ES) OF THE SURVEYED PROPERTY: 1778 & 1872 CAMPGROUND PARKWAY, MCDONOUGH, GEORGIA 30253

3. FLOOD ZONE INFORMATION IS INCLUDED IN GENERAL NOTES, NOTE 2.

4. GROSS LAND AREA OF SUBJECT PROPERTY IS 48.717 ACRES.

6(A). IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.

6(B). IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SOWN HEREON.

10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES [, EXCEPT AS FOLLOWS:_____].

11. OBSERVED EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY LOCATED AND SHOWN HEREON. NO ADDITIONAL LOCATE OR INVESTIGATION OF UTILITIES REQUESTED BY THE CLIENT.

13. ADJACENT OWNER INFORMATION IS SHOWN HEREON AS REQUIRED BY GEORGIA STANDARDS.

16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

TITLE EXCEPTIONS

First American Title Insurance Company Commitment number 24-0577B with an effective date of June 5, 2024 at 5:00 p.m. was used in the preparation of this survey and the listed exceptions are as follows:

10. Permanent and Temporary Easements as set forth under the Consent Final Order and Judgement in favor of Henry County Georgia dated June 20, 2017 in Henry County Superior Court Suit No. 17-CV-0272BA and the Consent Final Order and Judgement in favor of Henry County Georgia dated June 20, 2017 in Henry County Superior Court Suit No. 17-CV-0271BA.
Comment: Affects subject property, as right of way and permanent easements shown on survey.

11. All matters as shown on plat recorded in Plat Book 51, Page 245, Henry County Records.
Comment: Affects subject property, blanket in nature.

12. Right of Way Deed to Georgia Power Company filed on March 20, 1996, filed on record in Deed Book 2270, Page 344, Henry County, Georgia Records.
Comment: Does not affect subject property. Described property located northwesterly of subject property as shown on survey.

13. Easement to Georgia Power Company filed June 6, 1958, filed of record in Deed Book 56, Page 523, Henry County, Georgia Records.
Comment: Affects subject property, blanket in nature.

14. Easement to Georgia Power Company filed May 2, 1959, filed of record in Deed Book 59, Page 524, Henry County, Georgia Records.
Comment: Affects subject property, blanket in nature.

15. Right of Way Deed to Department of Transportation filed May 16, 1978, filed of record in Deed Book 337, Page 145, Henry County, Georgia Records.
Comment: Does not affect subject property. Previous take and State Route 42 right of way is shown on survey.

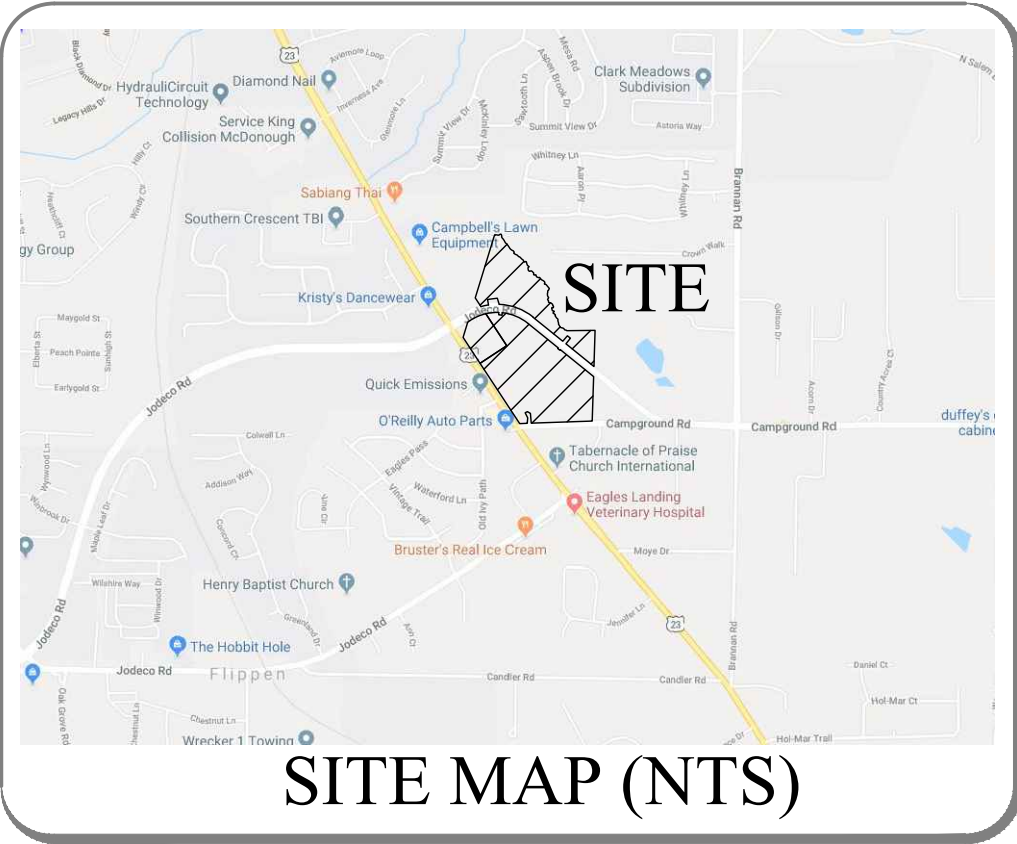
16. Right of Way Deed to Georgia Power Company filed February 12, 1971, filed of record in Deed Book 119, Page 259, Henry County, Georgia Records.
Comment: Does not affect subject property.

17. Right of Way Deed Easement to Snapping Shoals Electric Membership Corporation filed February 19, 1970, filed of record in Deed Book 110, Page 258, Henry County, Georgia Records.
Comment: May or may not affect subject property. Deed is too vague.

18. Easement to Georgia Power Company filed March 1, 1950, filed of record in Deed Book 42, Page 369, Henry County, Georgia Records.
Comment: May or may not affect subject property. Deed is too vague.

19. Easement to Georgia Power Company filed December 13, 1940, filed of record in Deed Book 32, Page 380, Henry County, Georgia Records.
Comment: May or may not affect subject property. Deed is too vague.

20. Right of Way Deed to Department of Transportation filed on May 16, 1978, filed of record in Deed Book 337, Page 142, Henry County, Georgia Records.
Comment: Does not affect subject property. Previous take and State Route 42 right of way is shown on survey.



SHEET 3 OF 4

DRAWN BY: MS
CHECKED BY: JWH
FILE NO.: 19279.00
DATE: 11/20/24
SCALE: 1" = 100'
DATE OF FIELD WORK: 10/31/24

ALTA/NSPS LAND TITLE SURVEY

FOR

WOOD PARTNERS

AND

FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOT(S)
DISTRICT

34, 35, 62

HENRY COUNTY
GEORGIA

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW, OR APPROVE ANY PLATS, OR THIS TYPE OF PLAT, PRIOR TO RECORDATION. 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.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON TOTAL STATION "ESI03", "ESI05", GEOMAX ZOOM90 ROBOTIC STATION, A GEOMAX ZENIUS800 SERIES DATA COLLECTOR, eGPS 207L GNSS RECEIVER WITH A SITE-LOCALIZED RTK NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,304,085 FEET.

To Wood Partners and First American Title Insurance Company:

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 1-4, 8, 9, 10, 13, and 16 of Table A thereof. The field work was completed on: 10/31/24

Date of Map or Plat: 11/20/2024

Surveyor's Signature

Printed name



J:\2019\1927900\SubDrawings\19279.00 - ALTA Map - MS.sdw.dwg - 12/2/2024 5:37 AM



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LEGAL DESCRIPTION (TITLE)

TRACT 1:
ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 35 of the 7th Land District of Henry County, Georgia containing 49.9 acres of land more or less, and being bounded (now or formerly) as follows:
Northeast by lands of Little; East by lands of Stewart; South by Campground Road and West by Lands of Watterson. This is the same property as that described in the following deeds:
(1) Warranty Deed from W.L. Glass dated December 12, 1916, of record in Deed Book 13, Page 391, Henry County Records, conveying 40 acres of land.
(2) Warranty Deed from Robert T. Rowan to J.F. Glass, dated January 24, 1948, of record in Deed Book 39, Page 161, Henry County Records, conveying 22 acres of land more or less;
(3) Administrator's Deed from R.E. Brannen, as administrator of the Estate of W.L. Glass to Mr. J.F. Glass and Mrs. J.F. Glass dated June 5, 1951, of record in Deed Book 44, Page 178, Henry County Records, conveying 7 acres of land, more or less.
LESS AND EXCEPTED THEREFROM are the right of way deeds for the State Highway #42 and Campground Road, which leaves an aggregate acreage of 49.9 acres of land.
LESS AND EXCEPTED THEREFROM seven acres previously conveyed to Georgia Power Company
LESS AND EXCEPTED THEREFROM is a five (5) acre tract of land upon which the marital residence of the Grantors herein currently reside, also known as 1872 Highway #42 North, McDonough, Georgia 30253. Said five acre tract shall be bounded on the West by State Highway #42 and the width of the parcel not conveyed herein is and will be as close as practicable with the West Boundary line state Highway #42 and the width of said five (5) acre tract being a sufficient width and rectangle shape to create a five acre space including the marital residence and its immediate out buildings on the retained five acre tract.
LESS AND EXCEPT that portion of the property shown on Schedule A as included in the Consent Final Judgement in favor of Henry County, Georgia dated June 20, 2017 pursuant to Petition for Condemnation Henry County Superior Court Suit No. CV0271-BA.
LESS AND EXCEPT that certain 5.00 acres of land as shown on plat recorded in Plat Book 51, Page 245.
TRACT 2:
ALL THAT OR PARCEL of land lying and being in Land Lot 35 of the 7th Land District of Henry County, Georgia, containing five (5) acres of land upon which is situated the residence of the late, Elsie G. Rowan, and her late husband, Lewis Paul Rowan, also known as 1872 Highway 42 North, McDonough, Georgia. Said five acre tract is more particularly described in that certain plat of survey entitled Elsie G. Rowan prepared by J.B. Prince& Associates, Inc. dated October 31, 2011, and recorded in Plat Book 51, Page 245, Said plat is incorporated herein by reference. This is the same five (5) acre tract of property retained by the late Lewis Paul Rowan and Elsie G. Rowan in their Warranty Deed to Rowan Properties, L.P., dated November 14, 1997, and recorded in Deed Book 2729, Page 59 in the Superior Court Records of Henry County, Georgia.

LESS AND EXCEPT that portion of the property shown on Schedule A as included in the Consent Final Judgement in favor of Henry County, Georgia dated June 20, 2017 pursuant to Petition for Condemnation Henry County Superior Court Suit No. CV0272-BA.

LEGAL DESCRIPTION – TRACT 1 (SURVEY)

ALL THAT TRACT OR PARCEL OF LAND lying and being in the Land Lots 34 and 35 of the 7th District, Henry County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at a set 1/2 inch rebar with cap on the northerly right of way line of Campground Road Extension (a.k.a. Jodeco Road) (variable public right of way), 205.7 feet as measured northeasterly along said northerly right of way of Campground Road Extension from the intersection created by said northerly right of way and the northeasterly right of way of State Route 42 (a.k.a. U.S. Highway 23) (90 foot public right of way); thence leaving said northerly right of way of Campground Road Extension and proceed N17°12'30"E a distance of 166.38 feet to a found 1/2 inch rebar, said rebar being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established thence continue N17°07'50"E a distance of 818.25 feet, more or less to a point at the centerline of Wolf Creek, said point being referred to as Point "A" (the commencement point of a tie-in line "A"~"B"); thence following the centerline of said creek and the meanderings thereof, 1824 feet more or less to a point, said point being referred to as point "B", (the terminus of said tie-in line "A"~"B"), said tie-in line from point "A" and to point "B" having the course of South 37 degrees 01 minutes 31 seconds East and a distance of 1490.48 feet, more or less; thence leaving said centerline of the creek and proceed N89°33'54"E a distance of 351.59 feet to a found rock; thence S01°46'28"W a distance of 448.70 feet to a set 1/2 inch rebar on said northeasterly right of way of Campground Road Extension; thence along said northeasterly right of way the following courses and distances: N50°59'33"W a distance of 448.72 feet to a set 1/2 inch rebar; N38°57'59"E a distance of 90.01 feet to a set 1/2 inch rebar; N51°33'18"W a distance of 48.82 feet to a found 1/2 inch rebar; S39°46'24"W a distance of 89.52 feet to a set 1/2 inch rebar; N50°59'12"W a distance of 475.68 feet to a point; along a curve turning to the left with an arc length of 456.46 feet, having a radius of 710.00 feet, being subtended by a chord bearing of N69°24'11"W, and a chord length of 448.64 feet to a set 1/2 inch rebar; N16°31'45"W a distance of 81.89 feet to a set 1/2 inch rebar; S82°03'52"W a distance of 122.49 feet to a set 1/2 inch rebar; S08°40'02"E a distance of 70.00 feet to a set 1/2 inch rebar; along a curve turning to the left with an arc length of 94.93 feet, having a radius of 709.99 feet, being subtended by a chord bearing of S77°29'32"W, and a chord length of 94.86 feet to a set 1/2 inch rebar; thence leaving said northerly right of way and proceed N33°10'49"W a distance of 132.30 feet to a found 1/2 inch rebar, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 700,975 square feet or 16.092 acres, more or less.

LEGAL DESCRIPTION – TRACT 2 (SURVEY)

ALL THAT TRACT OR PARCEL OF LAND lying and being in the Land Lots 34, 35, 62, and 63 of the 7th District, Henry County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE BEGIN at a set 1/2 inch rebar with cap northerly right of way and the northeasterly right of way of State Route 42 (a.k.a. U.S. Highway 23) (90 foot public right of way), 68.6 feet as measured southeasterly along said northeasterly right of way of State Route 42 from the mitered intersection created by said northeasterly right of way State Route 42 and the southerly right of way of Campground Road Extension (a.k.a. Jodeco Road) (variable public right of way); thence leaving said northeasterly right of way of State Route 42 and proceed N17°03'32"E a distance of 197.68 feet to a set 1/2 inch rebar with cap on said southerly right of way of Campground Road Extension; thence along said southerly right of way of Campground Road Extension the following courses and distances: N56°31'21"E a distance of 34.69 feet to a point; along a curve turning to the right with an arc length of 214.32 feet, having a radius of 610.00 feet, being subtended by a chord bearing of N66°35'18"E, and a chord length of 213.22 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established thence continue along said southerly right of way the following courses and distances: along a curve turning to the right with an arc length of 163.44 feet, having a radius of 610.00 feet, being subtended by a chord bearing of N84°19'45"E, and a chord length of 162.95 feet; thence S01°59'46"W a distance of 30.00 feet to a set 1/2 inch rebar with cap; S85°59'24"E a distance of 40.42 feet to a set 1/2 inch rebar with cap; N05°59'50"E a distance of 30.00 feet to a set 1/2 inch rebar with cap; along a curve turning to the right with an arc length of 351.50 feet, having a radius of 610.00 feet, being subtended by a chord bearing of S67°29'34"E, and a chord length of 346.66 feet to a point; S50°59'09"E a distance of 485.68 feet to a set 1/2 inch rebar with cap; S39°00'01"W a distance of 10.00 feet to a set 1/2 inch rebar with cap; S50°59'05"E a distance of 30.00 feet to a set 1/2 inch rebar with cap; N39°00'01"E a distance of 10.00 feet to a set 1/2 inch rebar with cap; S51°00'08"E a distance of 534.68 feet to a set 1/2 inch rebar with cap; thence leaving said southerly right of way and proceed S01°46'07"W a distance of 552.35 feet to a found 1/2 inch rebar; thence S87°58'20"W a distance of 758.20 feet to a set 1/2 inch rebar with cap; thence N04°46'22"W a distance of 122.05 feet to a set 1/2 inch rebar with cap; thence N60°07'20"W a distance of 43.45 feet to a set 1/2 inch rebar with cap; thence S66°33'29"W a distance of 32.12 feet to a set 1/2 inch rebar with cap; thence S26°41'17"E a distance of 72.23 feet to a set 1/2 inch rebar with cap; thence S04°08'29"W a distance of 67.91 feet to a set 1/2 inch rebar with cap; thence S88°10'04"W a distance of 94.53 feet to a found right of way monument on the northeasterly right of way of State Route 42; thence along said northeasterly right of way the following courses and distances: N33°24'00"W a distance of 119.22 feet to a found 1/2 inch rebar; N33°19'18"W a distance of 777.99 feet toa found 1/2 inch rebar; thence leaving said northeasterly right of way and proceed N56°39'13"E a distance of 396.78 feet to a found 1/2 inch rebar; thence N33°17'30"W a distance of 474.53 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 1,222,152 square feet or 28.057 acres.

LEGAL DESCRIPTION – TRACT 3 (SURVEY)

ALL THAT TRACT OR PARCEL OF LAND lying and being in the Land Lots 34 and 35 of the 7th District, Henry County, Georgia, and being more particularly described as follows:

BEGIN at a set 1/2 inch rebar with cap northerly right of way and the northeasterly right of way of State Route 42 (a.k.a. U.S. Highway 23) (90 foot public right of way), 68.6 feet as measured southeasterly along said northeasterly right of way of State Route 42 from the mitered intersection created by said northeasterly right of way State Route 42 and the southerly right of way of Campground Road Extension (a.k.a. Jodeco Road) (variable public right of way), said rebar being the TRUE POINT OF BEGINNING;

THENCE leaving said northeasterly right of way of State Route 42 and proceed N17°03'32"E a distance of 197.68 feet to a set 1/2 inch rebar with cap on said southerly right of way of Campground Road Extension; thence along said southerly right of way of Campground Road Extension the following courses and distances: N56°31'21"E a distance of 34.69 feet to a point; along a curve turning to the right with an arc length of 214.32 feet, having a radius of 610.00 feet, being subtended by a chord bearing of N66°35'18"E, and a chord length of 213.22 feet to a set 1/2 inch rebar with cap; thence leaving said southerly right of way and proceed S33°17'30"E a distance of 474.53 feet to a found 1/2 inch rebar; thence S56°39'13"W a distance of 396.78 feet to a found 1/2 inch rebar on said the northeasterly right of way State Route 42; thence along said northerly right of way N33°19'03"W a distance of 385.24 feet, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 190,805 square feet or 4.380 acres.

LEGAL DESCRIPTION – TRACT 3A (SURVEY)

ALL THAT TRACT OR PARCEL OF LAND lying and being in the Land Lots 34 and 35 of the 7th District, Henry County, Georgia, and being more particularly described as follows:

BEGIN at a set 1/2 inch rebar with cap on the northerly right of way line of Campground Road Extension (a.k.a. Jodeco Road) (variable public right of way), 205.7 feet as measured northeasterly along said northerly right of way of Campground Road Extension from the intersection created by said northerly right of way and the northeasterly right of way of State Route 42 (a.k.a. U.S. Highway 23) (90 foot public right of way), said rebar being the TRUE POINT OF BEGINNING;

THENCE leaving said northerly right of way of Campground Road Extension and proceed N17°12'30"E a distance of 166.38 feet to a found 1/2 inch rebar; thence S33°10'49"E a distance of 132.30 feet to a set 1/2 inch rebar with cap on said northerly right of way of Campground Road Extension; thence along said northerly right of way of along a curve turning to the left with an arc length of 131.08 feet, having a radius of 610.00 feet, being subtended by a chord bearing of S68°22'55"W, and a chord length of 130.83 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 8,172 square feet or 0.188 acres.

811

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REV	DATE	DESCRIPTION	BY		

ALTA/NSPS LAND TITLE SURVEY

FOR WOOD PARTNERS AND FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOT(S) 34, 35, 62 DISTRICT 71H

HENRY COUNTY GEORGIA

SHEET 4 OF 4

DRAWN BY: MS

CHECKED BY: JWH

FILE NO.: 19279.00

DATE: 11/20/24

SCALE: 1" = 100'

DATE OF FIELD WORK: 10/31/24

0

50

100

200

LEGAL DESCRIPTION

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in the Land Lots 34 and 35 of the 7th District, Henry County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at a set 1/2 inch rebar with cap on the northerly right of way line of Campground Road Extension (a.k.a. Jodeco Road) (variable public right of way), 205.7 feet as measured northeasterly along said northerly right of way of Campground Road Extension from the intersection created by said northerly right of way and the northeasterly right of way of State Route 42 (a.k.a. U.S. Highway 23) (90 foot public right of way); thence leaving said northerly right of way of Campground Road Extension and proceed N17°12'30"E a distance of 166.38 feet to a found 1/2 inch rebar, said rebar being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established thence continue N17°07'50"E a distance of 818.25 feet, more or less to a point at the centerline of Wolf Creek, said point being referred to as Point "A" (the commencement point of a tie-in line "A"- "B"); thence following the centerline of said creek and the meanderings thereof, 1824 feet more or less to a point, said point being referred to as point "B", (the terminus of said tie-in line "A"- "B"), said tie-in line from point "A" and to point "B" having the course of South 37 degrees 01 minutes 31 seconds East and a distance of 1490.48 feet, more or less; thence leaving said centerline of the creek and proceed N89°33'54"E a distance of 351.59 feet to a found rock; thence S01°46'25"W a distance of 448.70 feet to a set 1/2 inch rebar on said northeasterly right of way of Campground Road Extension; thence along said northeasterly right of way the following courses and distances: N50°59'33"W a distance of 448.72 feet to a set 1/2 inch rebar; N38°57'59"E a distance of 90.01 feet to a set 1/2 inch rebar; N51°33'18"W a distance of 48.82 feet to a found 1/2 inch rebar; S39°46'24"W a distance of 89.52 feet to a set 1/2 inch rebar; N50°59'12"W a distance of 475.68 feet to a point; along a curve turning to the left with an arc length of 456.46 feet, having a radius of 710.00 feet, being subtended by a chord bearing of N69°24'11"W, and a chord length of 448.64 feet to a set 1/2 inch rebar; N16°31'45"W a distance of 81.89 feet to a set 1/2 inch rebar; S82°03'52"W a distance of 122.49 feet to a set 1/2 inch rebar; S08°40'02"E a distance of 70.00 feet to a set 1/2 inch rebar; along a curve turning to the left with an arc length of 94.93 feet, having a radius of 709.99 feet, being subtended by a chord bearing of S77°29'32"W, and a chord length of 94.86 feet to a set 1/2 inch rebar; thence leaving said northerly right of way and proceed N33°10'49"W a distance of 132.30 feet to a found 1/2 inch rebar, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 700,975 square feet or 16.092 acres, more or less.

LEGAL DESCRIPTION

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in the Land Lots 34, 35, 62, and 63 of the 7th District, Henry County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE BEGIN at a set 1/2 inch rebar with cap northerly right of way and the northeasterly right of way of State Route 42 (a.k.a. U.S. Highway 23) (90 foot public right of way), 68.6 feet as measured southeasterly along said northeasterly right of way of State Route 42 from the mitered intersection created by said northeasterly right of way State Route 42 and the southerly right of way of Campground Road Extension (a.k.a. Jodeco Road) (variable public right of way); thence leaving said northeasterly right of way of State Route 42 and proceed N17°03'32"E a distance of 197.68 feet to a set 1/2 inch rebar with cap on said southerly right of way of Campground Road Extension; thence along said southerly right of way of Campground Road Extension the following courses and distances: N56°31'21"E a distance of 34.69 feet to a point; along a curve turning to the right with an arc length of 214.32 feet, having a radius of 610.00 feet, being subtended by a chord bearing of N66°35'18"E, and a chord length of 213.22 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established thence continue along said southerly right of way the following courses and distances: along a curve turning to the right with an arc length of 163.44 feet, having a radius of 610.00 feet, being subtended by a chord bearing of N84°19'45"E, and a chord length of 162.95 feet; thence S01°59'46"W a distance of 30.00 feet to a set 1/2 inch rebar with cap; S85°59'24"E a distance of 40.42 feet to a set 1/2 inch rebar with cap; N05°59'50"E a distance of 30.00 feet to a set 1/2 inch rebar with cap; along a curve turning to the right with an arc length of 351.50 feet, having a radius of 610.00 feet, being subtended by a chord bearing of S67°29'34"E, and a chord length of 346.66 feet to a point; S50°59'09"E a distance of 485.68 feet to a set 1/2 inch rebar with cap; S39°00'01"W a distance of 10.00 feet to a set 1/2 inch rebar with cap; S50°59'05"E a distance of 30.00 feet to a set 1/2 inch rebar with cap; N39°00'01"E a distance of 10.00 feet to a set 1/2 inch rebar with cap; S51°00'08"E a distance of 534.68 feet to a set 1/2 inch rebar with cap; thence leaving said southerly right of way and proceed S01°46'07"W a distance of 552.35 feet to a found 1/2 inch rebar; thence S87°58'20"W a distance of 758.20 feet to a set 1/2 inch rebar with cap; thence N04°46'22"W a distance of 122.05 feet to a set 1/2 inch rebar with cap; thence N60°07'20"W a distance of 43.45 feet to a set 1/2 inch rebar with cap; thence S66°33'29"W a distance of 32.12 feet to a set 1/2 inch rebar with cap; thence S26°41'17"E a distance of 72.23 feet to a set 1/2 inch rebar with cap; thence S04°08'29"W a distance of 67.91 feet to a set 1/2 inch rebar with cap; thence S88°10'04"W a distance of 94.53 feet to a found right of way monument on the northeasterly right of way of State Route 42; thence along said northeasterly right of way the following courses and distances: N33°24'00"W a distance of 119.22 feet to a found 1/2 inch rebar; N33°19'18"W a distance of 777.99 feet to a found 1/2 inch rebar; thence leaving said northeasterly right of way and proceed N56°39'13"E a distance of 396.78 feet to a found 1/2 inch rebar; thence N33°17'30"W a distance of 474.53 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 1,222,152 square feet or 28.057 acres.

LEGAL DESCRIPTION

TRACT 3

ALL THAT TRACT OR PARCEL OF LAND lying and being in the Land Lots 34 and 35 of the 7th District, Henry County, Georgia, and being more particularly described as follows:

BEGIN at a set 1/2 inch rebar with cap northerly right of way and the northeasterly right of way of State Route 42 (a.k.a. U.S. Highway 23) (90 foot public right of way), 68.6 feet as measured southeasterly along said northeasterly right of way of State Route 42 from the mitered intersection created by said northeasterly right of way State Route 42 and the southerly right of way of Campground Road Extension (a.k.a. Jodeco Road) (variable public right of way), said rebar being the TRUE POINT OF BEGINNING;

THENCE leaving said northeasterly right of way of State Route 42 and proceed N17°03'32"E a distance of 197.68 feet to a set 1/2 inch rebar with cap on said southerly right of way of Campground Road Extension; thence along said southerly right of way of Campground Road Extension the following courses and distances: N56°31'21"E a distance of 34.69 feet to a point; along a curve turning to the right with an arc length of 214.32 feet, having a radius of 610.00 feet, being subtended by a chord bearing of N66°35'18"E, and a chord length of 213.22 feet to a set 1/2 inch rebar with cap; thence leaving said southerly right of way and proceed S33°17'30"E a distance of 474.53 feet to a found 1/2 inch rebar; thence S56°39'13"W a distance of 396.78 feet to a found 1/2 inch rebar on said the northeasterly right of way State Route 42; thence along said northerly right of way N33°19'03"W a distance of 385.24 feet, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 190,805 square feet or 4.380 acres.

LEGAL DESCRIPTION

TRACT 3A

ALL THAT TRACT OR PARCEL OF LAND lying and being in the Land Lots 34 and 35 of the 7th District, Henry County, Georgia, and being more particularly described as follows:

BEGIN at a set 1/2 inch rebar with cap on the northerly right of way line of Campground Road Extension (a.k.a. Jodeco Road) (variable public right of way), 205.7 feet as measured northeasterly along said northerly right of way of Campground Road Extension from the intersection created by said northerly right of way and the northeasterly right of way of State Route 42 (a.k.a. U.S. Highway 23) (90 foot public right of way), said rebar being the TRUE POINT OF BEGINNING;

THENCE leaving said northerly right of way of Campground Road Extension and proceed N17°12'30"E a distance of 166.38 feet to a found 1/2 inch rebar; thence S33°10'49"E a distance of 132.30 feet to a set 1/2 inch rebar with cap on said northerly right of way of Campground Road Extension; thence along said northerly right of way of along a curve turning to the left with an arc length of 131.08 feet, having a radius of 610.00 feet, being subtended by a chord bearing of S68°22'55"W, and a chord length of 130.83 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 8,172 square feet or 0.188 acres.

1/22/2025

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 48.717-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 mixed use project with commercial, office, and 168-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 48.717-acres.

Of the 48.717 acres, approximately 1.56 acres are in a floodplain. Approximately 7.40 acres of the site are proposed to be used for street right-of-way. The net area of the site is 39.75 acres. The proposed mixed use development has over 79,000 sf of commercial and office development on over 11 acres of land and a 168-unit single family subdivision that has a net site density of 4.20 units per acre. There is 79,042 sf commercial/office, 82 attached homes and 86 single-family detached lots and bungalows. The site would have 9.75 acres of open space (approximately 20% of the total site area). Elevations are included with this submittal.

The proposed amendment to the comprehensive land use map would allow for the 48.717-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 is to construct a mixed use development. The project is a great mix of neighborhood friendly retail, restaurants, grocery, office, and for sale residential.

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 commercial and 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. The commercial and office is proposed to be neighborhood uses to fit into the fabric of the area and provide commercial and office development opportunities to the area.

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 mixed use project with neighborhood commercial, office, and single-family attached and detached lots. 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.



TO: Planning Commission; Mayor and Council

FROM: Keedra T. Jackson, Chief Planner

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

DATE: November 21, 2024 (Planning Commission)
December 9, 2024 (Mayor and Council) (Deferred for 60 days)
February 10, 2025 (Mayor and Council)

Subject: #AX-2024-02 For 1778 & 1872 Highway 42 North

I. PURPOSE

Consider a request to annex two parcels located 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.

II. Project Information

Proposed Development	Mixed residential development
Site Address	1778 & 1872 Highway 42 North
Parcel Identification	089-01001003 (1778 Highway 42 North) 089-01001000 (1872 Highway 42 North)
Parcel Acreage	48.17 +/- total acres

Applicant	Meritage Homes, c/o Clay Kirkley
Owner	Rowan Properties, LP
County Zoning of Property	RA (Residential-Agricultural)
County Future Land Use Designation	High-Density Suburban
Current Use	An existing house is located at 1872 Highway 42 North. The property at 1778 Highway 42 North is heavily wooded, featuring a stream on the northern parcel, and also includes a house and a cemetery.

SURROUNDING JOINT ZONING INFORMATION

Location	Adjacent Property Zoning
Property to the North	Moss Pointe (Subdivision) - Stockbridge - SR (Suburban Residential) Summit at Eagles Landing (Subdivision) - Stockbridge - MFR (Multiple Family Residential) Clark Meadows (Subdivision) – Stockbridge- PUD (Planned Unit Development) Crown Walk (Subdivision) – Henry County- R2 (Single Family Residence)

Property to the South	Tabernacle of Praise Church International – Henry County - RA (Residential-Agricultural)
Property to the East	Vacant Land (Henry County) - RA (Residential-Agricultural)
Property to the West	Eagles Hill (Townhomes) – Stockbridge - PUD (Planned Unit Development) Magnolia’s at Eagles Landing – Stockbridge - PUD (Planned Unit Development) Winding Creek (Townhomes) – Stockbridge - PUD (Planned Unit Development) Eagles East (Shopping Center) – Stockbridge – C-2 (General Commercial) Vineyards at Eagles Landing – RM (Residential Multi-Family) Chevron Gas Station (Henry County) - C-1 (Neighborhood Commercial) Vineyard Business Park (Henry County) - C-1 (Neighborhood Commercial)

SURROUNDING JOINT FUTURE LAND USE DESIGNATIONS

Location	Existing Future Land Use Designation of Property
Property to the North	Moss Pointe (Subdivision) – Stockbridge - Low Density Residential Summit at Eagles Landing (Subdivision) – Stockbridge - Low Density Residential Clark Meadows (Subdivision) – Stockbridge - Low Density Residential Crown Walk (Subdivision) – Henry County – High Density Suburban

Property to the South	Tabernacle of Praise Church International – Henry County – High Density Suburban
Property to the East	Vacant Land (Henry County) - High Density Suburban
Property to the West	Eagles Hill (Townhomes) – Stockbridge - Low Density Mixed Use Magnolia’s at Eagles Landing – Stockbridge - High Density Residential Winding Creek (Townhomes) – Stockbridge - Low Density Mixed Use Eagles East (Shopping Center) – Stockbridge – Low Density Mixed Use Vineyards at Eagles Landing – High-Density Suburban Chevron Gas Station - Henry County - Commercial Vineyard Business Park - Henry County - Commercial

III. Findings of Fact:

1. The applicant is seeking to annex, change the comprehensive land use designation (CP-2024-09), and rezone (RZ-2024-10) the subject properties to allow for a mixed-use development that will include commercial and residential development. The new mixed-use development will consist of commercial, office, and a mix of 168 unit single-family attached and detached homes.
2. The Rezoning application (RZ-2024-10) to assign the zoning district of ‘PUD’ (Planned Unit Development) and Parkway Mixed Use Overlay District.
3. The subject properties are currently zoned as RA (Residential-Agricultural) by the Henry County Zoning Ordinance and are currently designated as High-Density Suburban by the Henry County Future Land Use Map.
4. The vicinity of the area is mostly residential and commercial with the following zoning classifications: SR (Suburban Residential; Stockbridge), MFR (Multiple Family Residential; Stockbridge), PUD (Planned Unit Development; Stockbridge), C-2 (General Commercial; Stockbridge), R-2 (Single Family Residence; Henry County); RA (Residential-Agricultural; Henry County), C-1 (Neighborhood Commercial; Henry County).

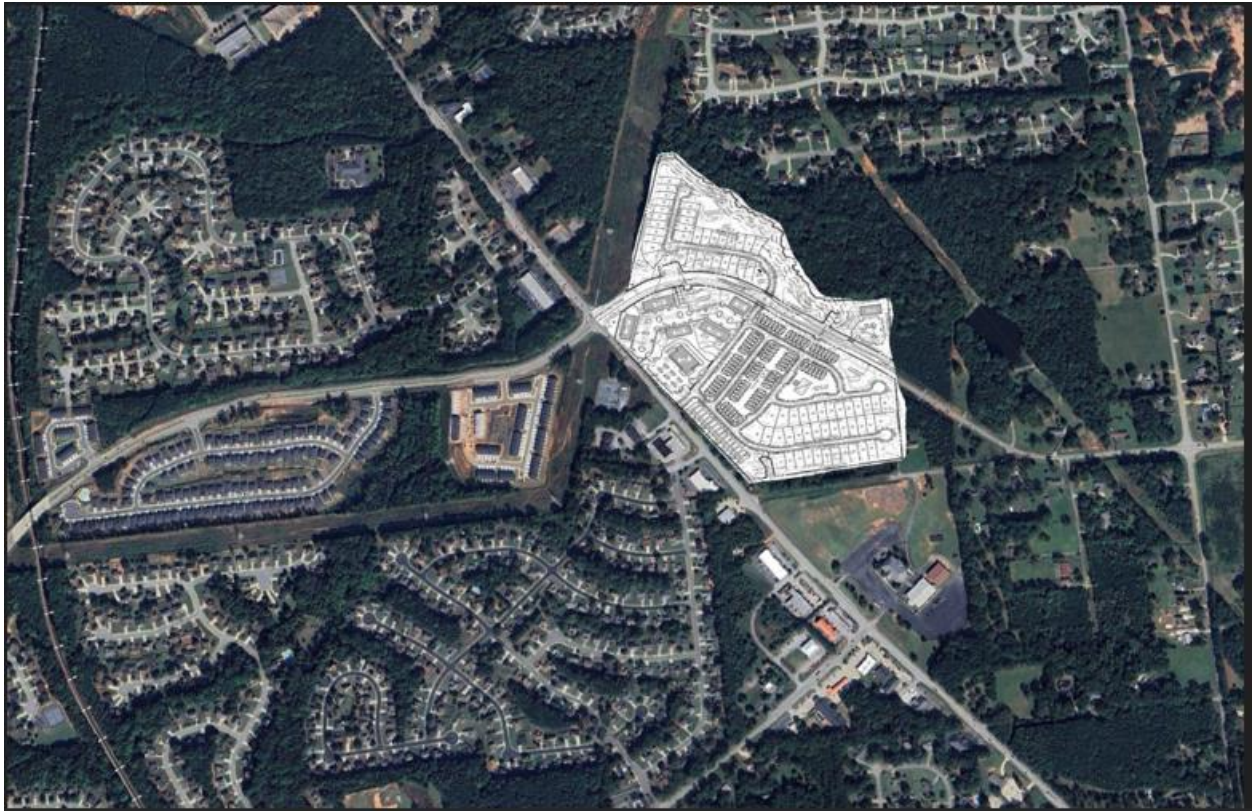
5. The surrounding land use designations in the vicinity of the area are as follows: Low Density Residential (Stockbridge), Low Density Mixed Use (Stockbridge), High Density Residential (Stockbridge), High Density Suburban (Henry County), and Commercial (Henry County).

Vicinity Map

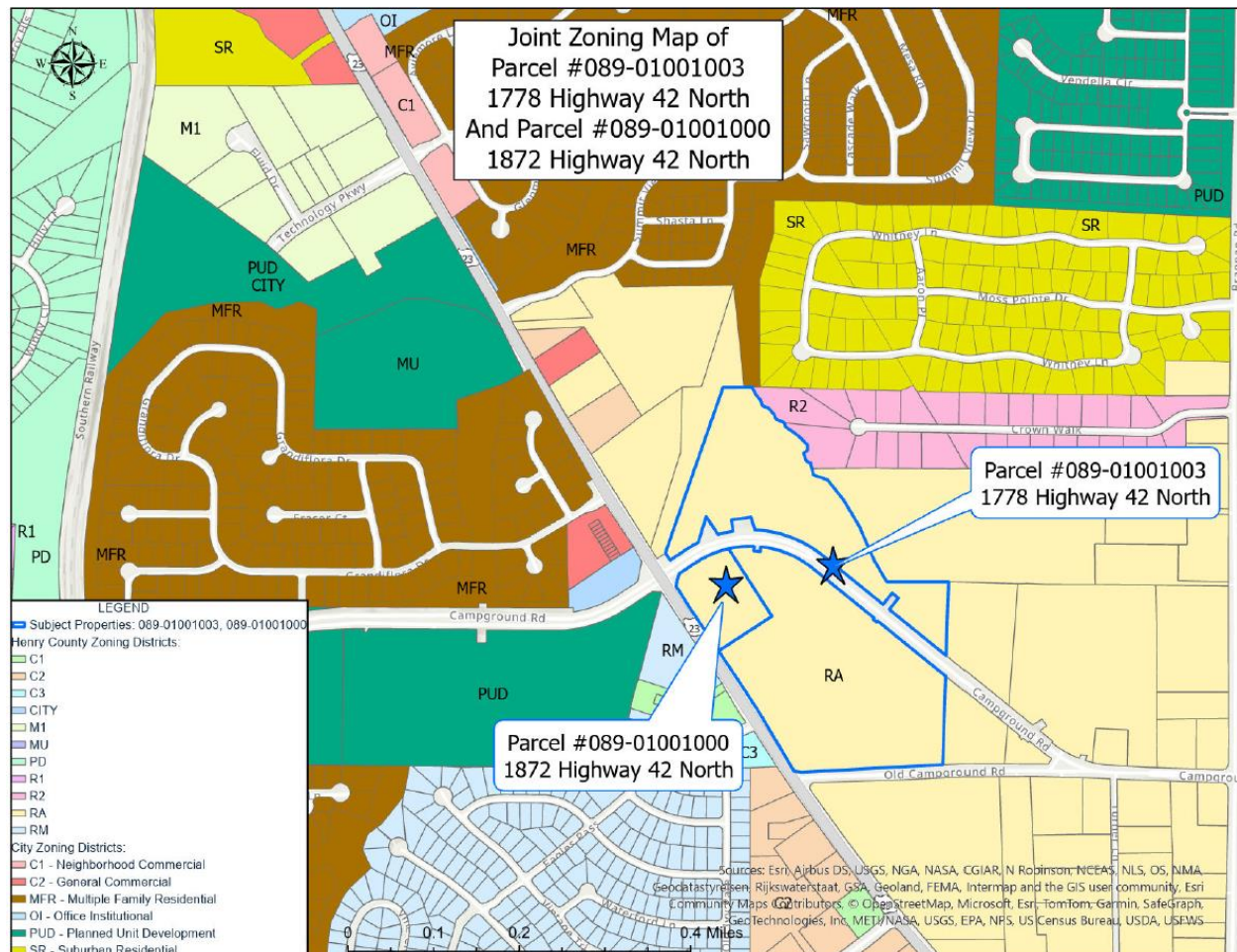


IV. Maps and Illustrations

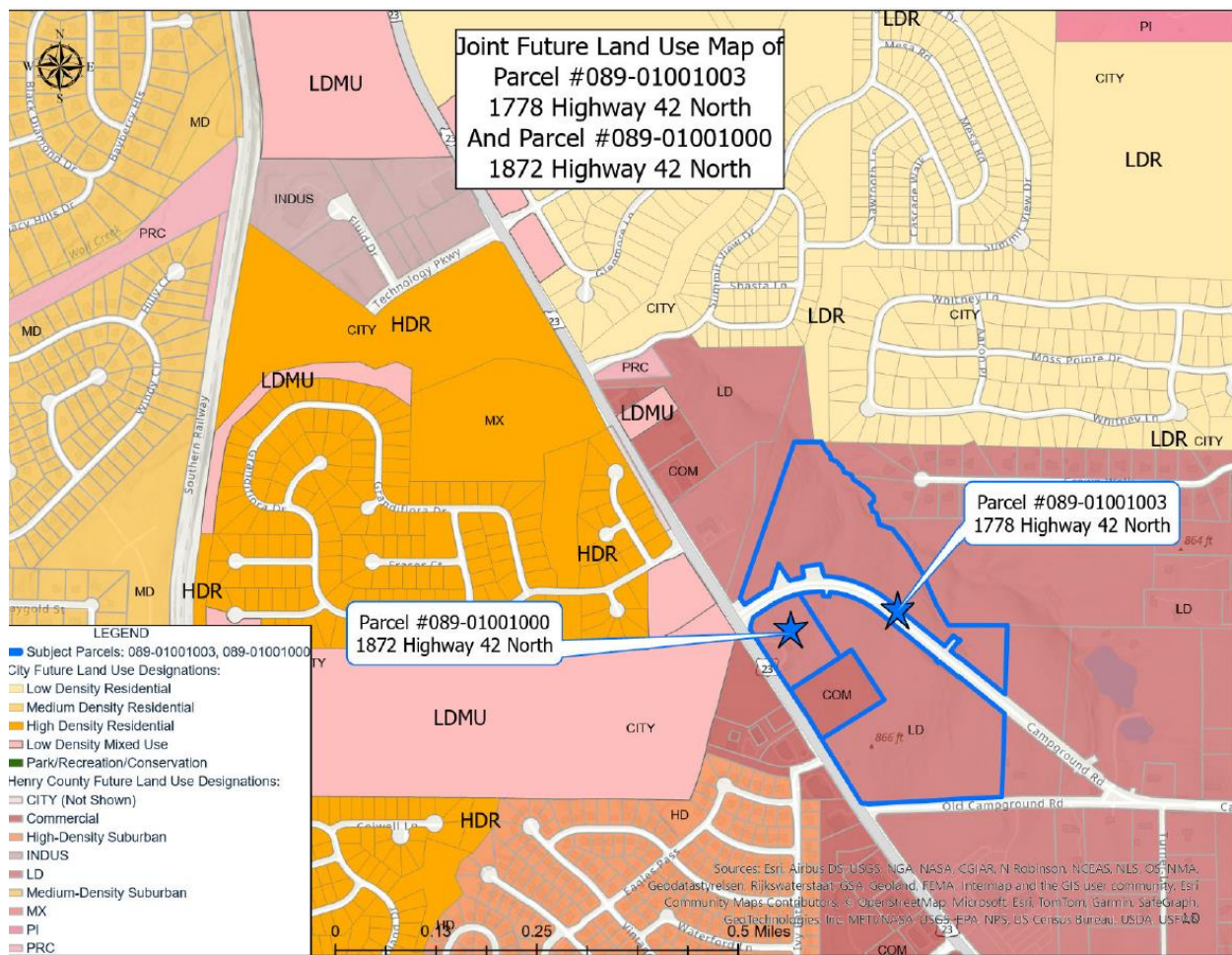
Aerial Photo with Site Plan



Joint Zoning Map of 1778 & 1872 Highway 42 North



Joint Future Land Use Map of 1778 & 1872 Highway 42 North





V. Analysis

Project Description

Meritage Homes are requesting to annex two parcels located at 1778 and 1872 (089-01001003 and 089-01001000) Highway 42 North from unincorporated Henry County into the city limits of Stockbridge to allow for the construction of a mixed-use residential and commercial development, which would contain both single-family detached homes and townhomes.

The subject property is located along the eastern side of Highway 42 and is intersected by Campground Road. The site is boarded 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 48.7 acres. Of the 48.7 total acres, 1.5 acres are in the floodplain, which is located at the top of the northern parcel, while 8.7 acres will be used for the street right-of-way. In addition, the development would have 15 acres of open space, which is approximately thirty percent of the total development.

The applicant proposes to build 168 total units, with a density of 4.2 units per acre. The development includes the following amenities: pool, bark park, pocket park, courtyard, and a cabana. In addition, the development includes four detention ponds, and a 25-foot landscape buffer will be provided. The development will also provide access on Highway 42 North and Campground Road. The proposed mixed residential development will include 486 residential parking spaces, 37 amenity parking spaces, and 27 guest parking spaces, which totals 550 parking spaces.

Currently, the subject properties are currently zoned as RA (Residential-Agricultural) by the Henry County Zoning Ordinance. However, once they are annexed into the city limits, they will be assigned to the PUD (Planned Unit Development) zoning district. The subject properties are currently designated as High-Density Suburban by the Henry County Future Land Use Map. However, they will be assigned the future land use designation of Medium Density Residential.

Staff Analysis

The applicant requests a **petition for annexation** under the City of Stockbridge Unified Development Code Section (**Sec. 9.8**).

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.

- 1. Is the subject property contiguous to the existing corporate limits with at least one-eighth of the aggregate external boundaries coinciding? Contiguous means- abuts the municipal limits, or is separated by a street, river or railroad-type of right-of-way, or city land, or land owned by some other political subdivision, or lands, or lands owned by the state.**

Yes, the subject is contiguous with the following parcels that are located within the City

limits of Stockbridge:

- 2. Describe what method (100%, 60% or Referendum and Resolution) the applicant is utilizing for the proposed annexation.**

The 100% method would be used for the proposed annexation.

- 3. Is any part of the subject property being proposed for annexation within the boundary of another municipal corporation or county?**

The subject property is currently located within unincorporated Henry County. The subject property's boundary is not within another municipality.

- 4. Is any part of the subject property receiving municipal services from any entity other than the city proposing annexation?**

Yes, the subject property is receiving municipal services from Henry County. The following entities include Henry County Water Authority, Henry County Fire and EMS, Henry County Police Department, and the Georgia Power Company.

- 5. Is the subject property for the proposed annexation being developed for urban purposes- defined as a minimum of two people per acre?**

Yes, the applicant, Meritage Homes, proposes to build 168 total units, with a density of 4.2 units per acre.

- 6. Is the proposed annexation consistent with the Comprehensive Plan?**

No, the subject property has a Henry County Future Land Use designation of High-Density Suburban. The applicant has submitted a Comprehensive Plan Amendment (CP-2024-09) to assign the future land use designation of Medium Density Residential.

- 7. Does the proposed annexed property share a common zoning classification with the adjoining City property as ascribed in Section 9.8 of the Unified Development Code?**

No, the applicant has submitted a rezoning application (RZ-2024-10) to assign the zoning district of both 'PUD' (Planned Unit Development) and Parkway Mixed Use Overlay District.

- 8. Potential positive effects of the proposed annexation on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.**

The approval of the requested zoning classification of PUD to the proposed mixed-residential development will have a positive effect on the subject property and the overall vicinity of the area. First, it will provide an increased housing availability for future residents. In addition, since the vicinity of the area is surrounded by commercial businesses, the approval of the proposed mixed-residential development will increase economic growth.

9. 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 physical condition of the subject property as shown on the proposed site plan is very supportive of the proposed development. The development's multiple access points from both Highway 42 and Campground Road provide efficient and safe connectivity for future residents. Although the shape of the property is irregular, it has been carefully utilized by the applicant. The installation of the four detention ponds is essential for the development to prevent flooding from the nearby stream.

10. The impact upon adjacent property owners should the request be granted.

The proposed mixed-use residential and commercial development along Highway 42 and Campground Road could be impactful to the adjacent property owners. There will likely be an increase in traffic; however, a traffic study has not been submitted to determine the depth of impact. Nearby neighborhoods of the Magnolias at Eagles Landing, Eagles Hill, Winding Creek, and the Vineyards at Eagles Landing. The increased population density and commercial activity could put an additional strain on the nearby Hickory Flat Elementary School, which is located on Brannan Road.

11. The potential impact of the annexation on City infrastructure including water and sewage systems.

A letter from the Henry County Water Authority dated October 17, 2024, states that water service can be made available to the subject property. However, a water line extension is required at the developer's expense. The letter also states that sewer treatment is also available to the subject property.

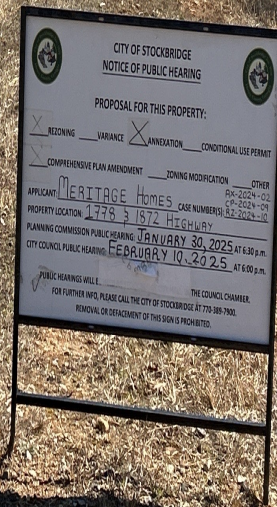
12. The impact of the proposed annexation on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

The proposed development is likely to impact the adjacent thoroughfares as well as the pedestrian and vehicular circulation and traffic volumes. With current traffic counts from the Georgia Department of Transportation in 2023 indicating 11,400 vehicles on Campground Road and 15,300 on Highway 42 North, the addition of the residents and the existing commercial businesses could increase traffic congestion. The increase in traffic congestion could result in longer commute times for the existing residents living in the nearby subdivisions of Magnolias at Eagles Landing, Eagles Hill, Winding Creek, and the Vineyards at Eagles Landing. As stated previously, a traffic study has not been submitted to determine the depth of impact.

VI. Staff Recommendation

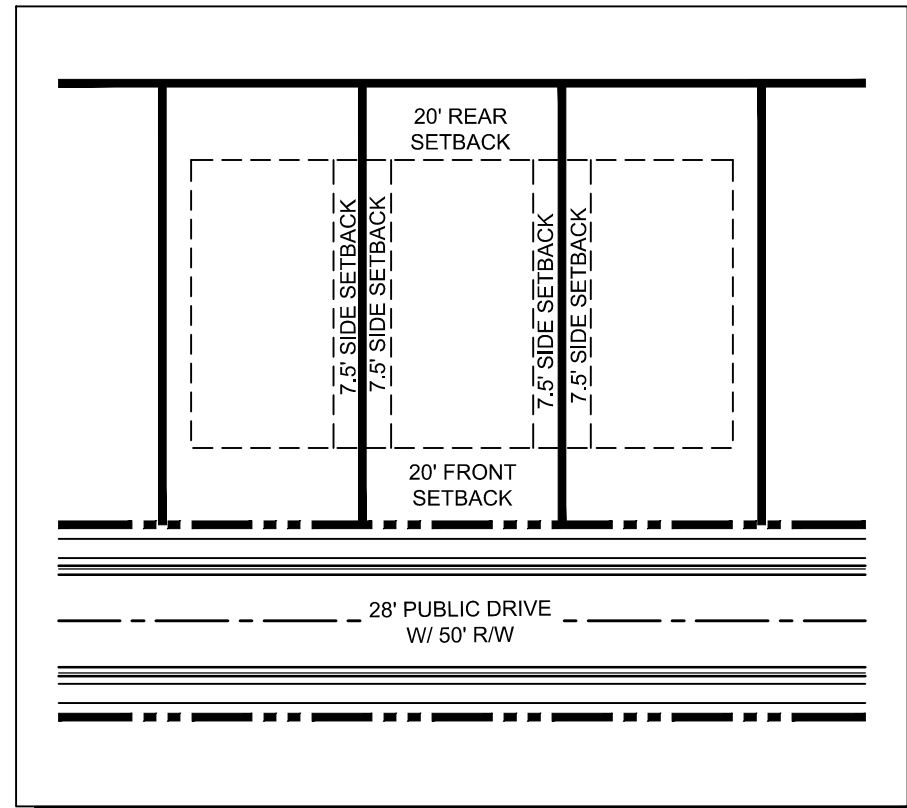
Staff recommends APPROVAL

Network: Jan 24, 2025 at 12:43:36 PM EST
Local: Jan 24, 2025 at 12:43:36 PM EST
N 33° 29' 42.725", W 84° 10' 35.293"
Campground Rd
McDonough GA 30253
United States

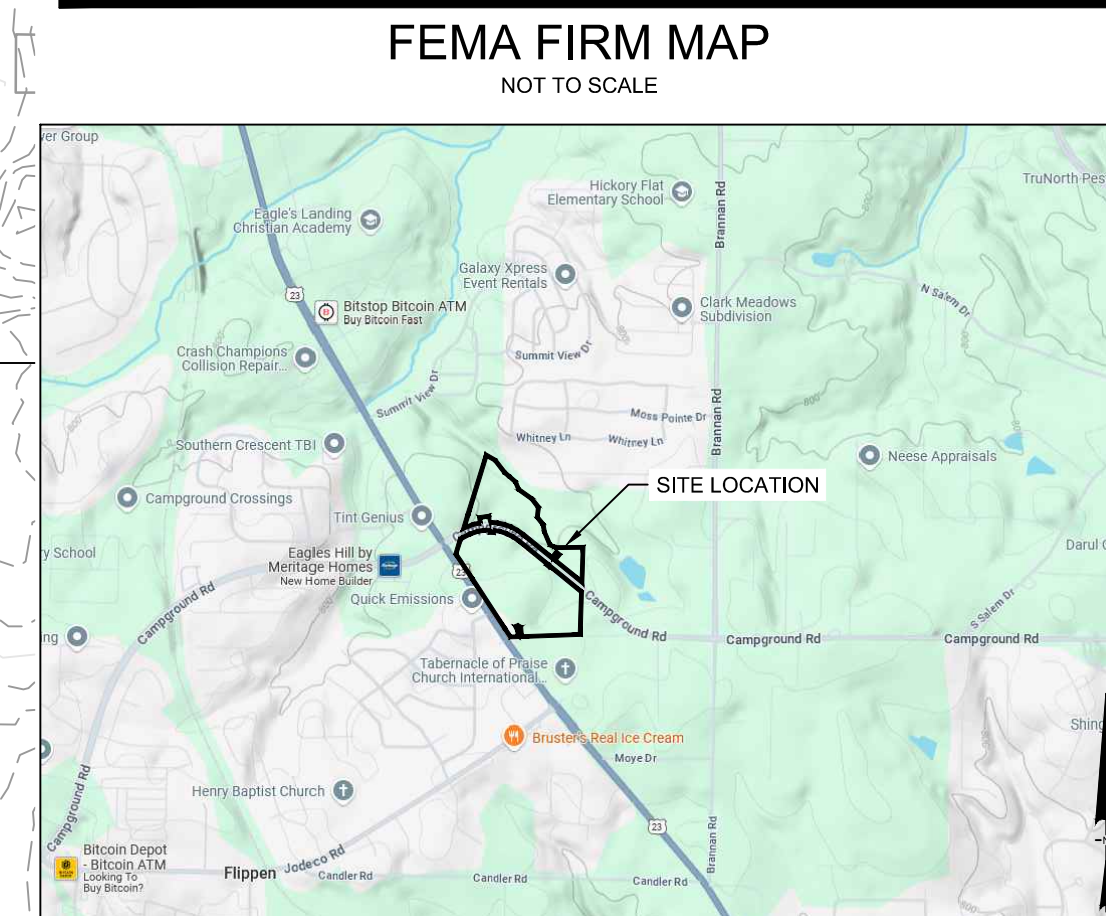
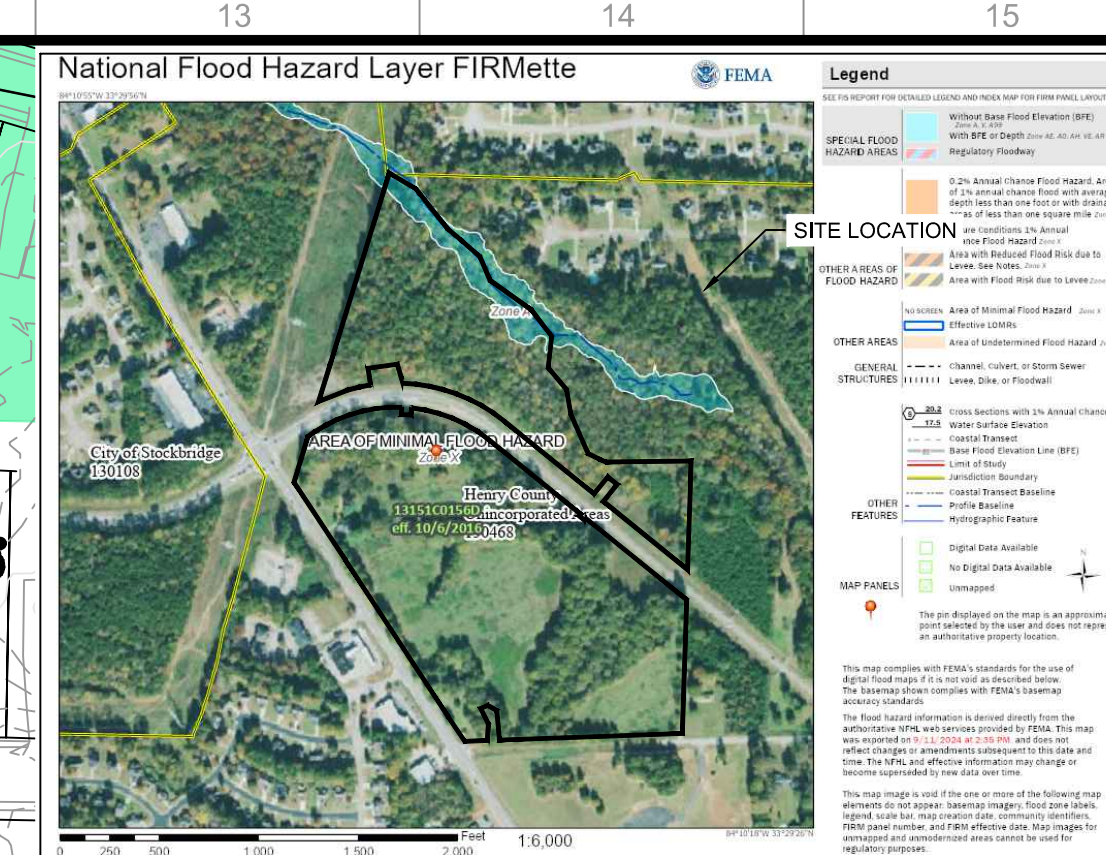
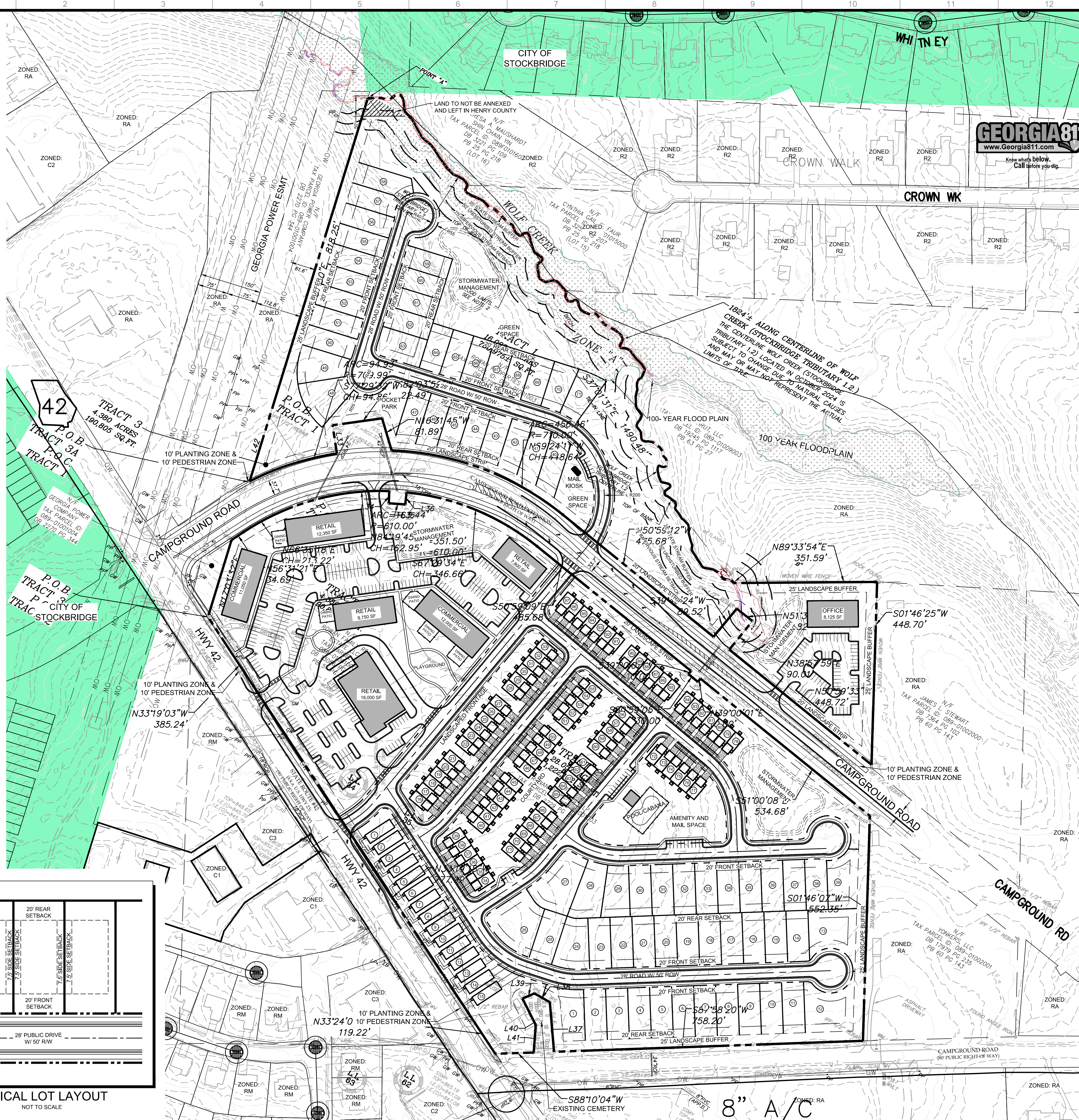


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TYPICAL LOT LAYOUT
NOT TO SCALE



SITE DATA:	
SITE AREA	48.717 ACRES
ZONING	RA
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	48.717 ACRES
STREET RIGHT-OF-WAY AREA	7.40 ACRES
FLOOD HAZARD AREA	1.56 ACRES
NET SITE AREA	39.75 ACRES
RESIDENTIAL LAND USE	28.23 NET ACRES
COMMERCIAL LAND USE	11.52 NET ACRES
TOTAL TOWNHOME UNITS	82 UNITS
TOTAL SINGLE FAMILY BUNGALOW LOTS	15 LOTS
TOTAL SINGLE FAMILY LOTS	71 LOTS
TOTAL UNITS/ DENSITY	168 UNITS (4.2 UPA)
TOTAL COMMERCIAL AREA	79,075 SF
PROPOSED SFD SETBACK REQUIREMENTS	
FRONT SETBACK	20 FEET
SIDE SETBACK	7.5 FEET
REAR SETBACK	20 FEET
MAX. LOT IMPERVIOUS COVERAGE	78% OF LOT
REQUIRED BUFFERS	25 FEET
PROPOSED SFD BUNGALOW SETBACKS REQ'S	
FRONT YARD SETBACK	10 FEET
REAR YARD SETBACK	5 FEET
SIDE YARD SETBACK	3 FEET
MAX. LOT IMPERVIOUS AREA	85% OF LOT
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. (2.4.14.8.2.)
PROPOSED SF MIN. LOT SIZE SF DETACH	5,000 SF
PROPOSED MINIMUM SFD LOT WIDTH	50 FEET
PROP. SF MIN. LOT SIZE BUNGALOW SF	3,500 SF
PROPOSED MIN. LOT SIZE BUNGALOWS	33 FEET
EXTERIOR LANDSCAPED STRIPS	20 FEET
OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE	20% (9.74 ACRES)
OPEN SPACE PROPOSED	20.1% (9.75 ACRES)
PARKING REQUIREMENTS	
PROPOSED RESIDENT PARKING (2 SPACES PER UNIT)	336 SPACES
PROPOSED AMENITY PARKING	30 SPACES
REQUIRED RETAIL PARKING	5 PER 1,000 SF
PROPOSED RETAIL PARKING	413 SPACES
TOTAL PARKING PROVIDED	779 SPACES

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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
1	01-21-2025	KW	ADDED BUNGALOWS

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED PROFESSIONAL ENGINEER

LENWETH J. WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000058389 EXP. 10/28/2024

ZONING SITE PLAN

0 60 120 240 360

SCALE: 1" = 120'

DATE: 01/10/2025

PROJECT: 19279.00A

0125 NORTH

0125 WEST

0125 SOUTH

0125 EAST

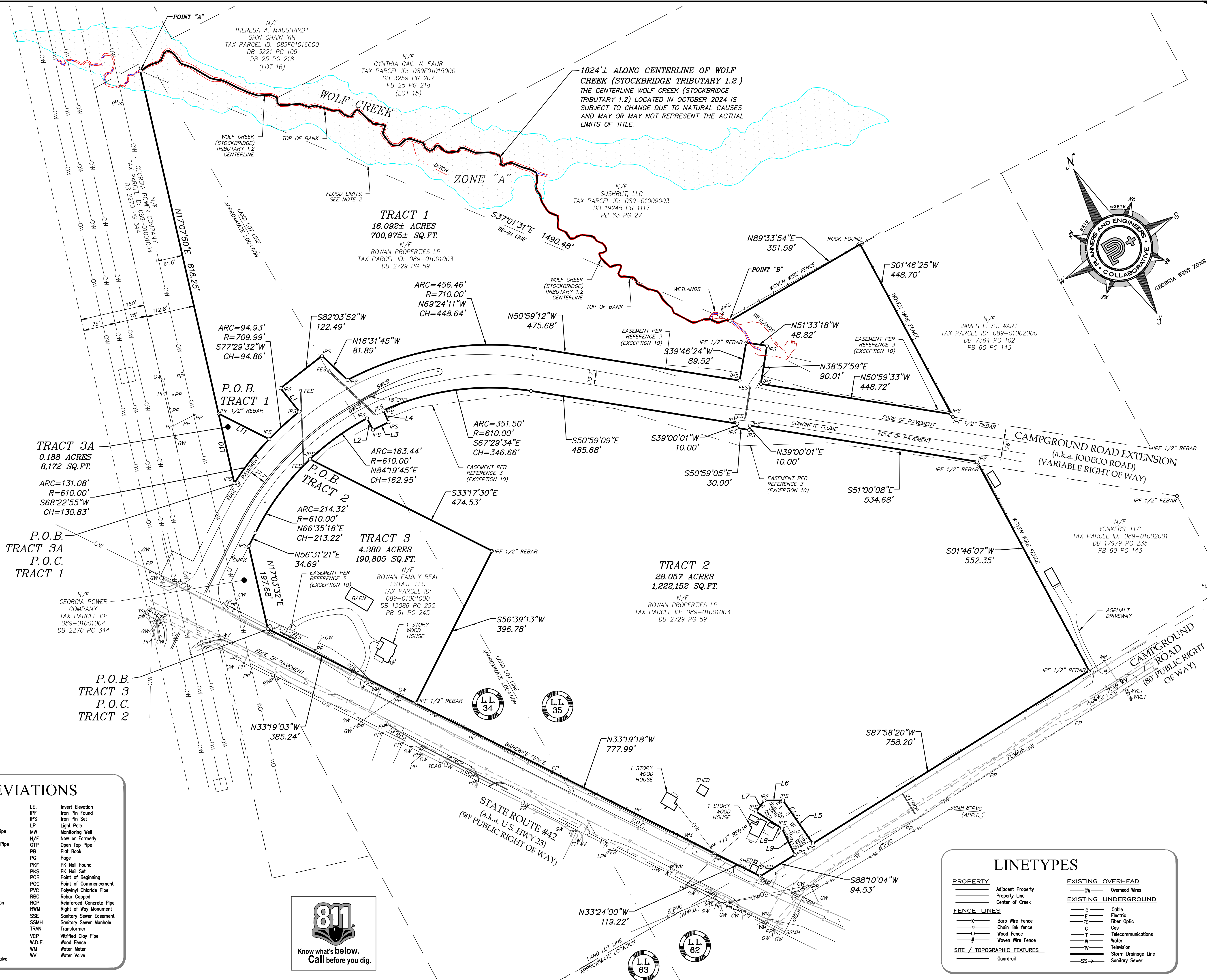
Z5

SHEET

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Parcel Line Table		
Line #	Length	Direction
L1	70.00'	S8° 40' 02"E
L2	30.00'	S1° 59' 46"W
L3	40.42'	S85° 59' 24"E
L4	30.00'	N5° 59' 50"E
L5	122.05'	N4° 46' 22"W
L6	43.45'	N60° 07' 20"W
L7	32.12'	S66° 33' 29"W
L8	72.23'	S26° 41' 17"E
L9	67.91'	S4° 08' 29"W



ABBREVIATIONS

APPROX. #4	Approximate	I.E.	Invert Elevation
CBG	1/2" Rebar	IPF	Iron Pin Found
CLF	Chain Link Fence	IPS	Iron Pin Set
CMP	Corrugated Metal Pipe	LP	Light Pole
CO	Clean Out	MW	Monitoring Well
CPP	Corrugated Plastic Pipe	N/F	Now or Formerly
DB	Dead Book	OTP	Open Top Pipe
DI	Drop Inlet	PB	Plot Book
DE	Drainage Easement	PKF	PK Nail Found
EOP	Edge of Pavement	PKS	PK Nail Set
EPP	Electric Power Pole	POB	Point of Beginning
EPAN	Electric Panel	PCC	Point of Commencement
ESMT	Easement	PVC	Polyvinyl Chloride Pipe
FES	Flared End Section	RBC	Rebar Capped
FFE	Finish Floor Elevation	RCP	Reinforced Concrete Pipe
FH	Fire Hydrant	RWM	Right of Way Monument
FLGP	Flag Pole	SSE	Sanitary Sewer Easement
GA	Georgia	SSMH	Sanitary Sewer Manhole
GM	Gas Meter	TRAN	Transformer
GW	Guy Wire	VCP	Vitrified Clay Pipe
HDR	Hard Roll	W.D.F.	Wood Fence
H.W.	Hard Wood	WM	Water Meter
HW	Headwall	WV	Water Valve
ICV	Irrigation Control Valve		



LINETYPES	
PROPERTY	EXISTING OVERHEAD
— Adjacent Property	— Overhead Wires
— Property Line	— Cable
— Center of Creek	— Electric
FENCE LINES	EXISTING UNDERGROUND
— Chain Link Fence	— C
— Wood Fence	— E
— Woven Wire Fence	— FO
SITE / TOPOGRAPHIC FEATURES	— Gas
— Guardrail	— T
	— Telecommunications
	— W
	— Water
	— TV
	— Television
	— SS
	— Storm Drainage Line
	— Sanitary Sewer

SHEET 1 OF 4

DRAWN BY: MS
CHECKED BY: MS
FILE NO.: 1927200
DATE: 11/20/24
SCALE: 1" = 100'
DATE OF FIELD WORK: 10/31/24

0 50 100 200

ALTA/NSPS LAND TITLE SURVEY

FOR
WOOD PARTNERS
AND
FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOTS(S)
DISTRICT 71H

34, 35, 62

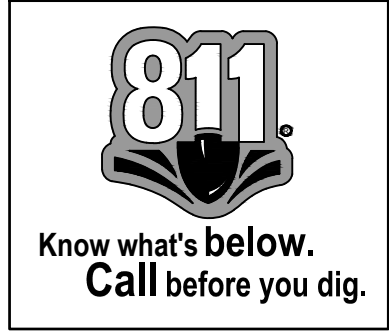
HENRY COUNTY
GEORGIA

REV	DATE	DESCRIPTION	BY
5			
4			
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1			

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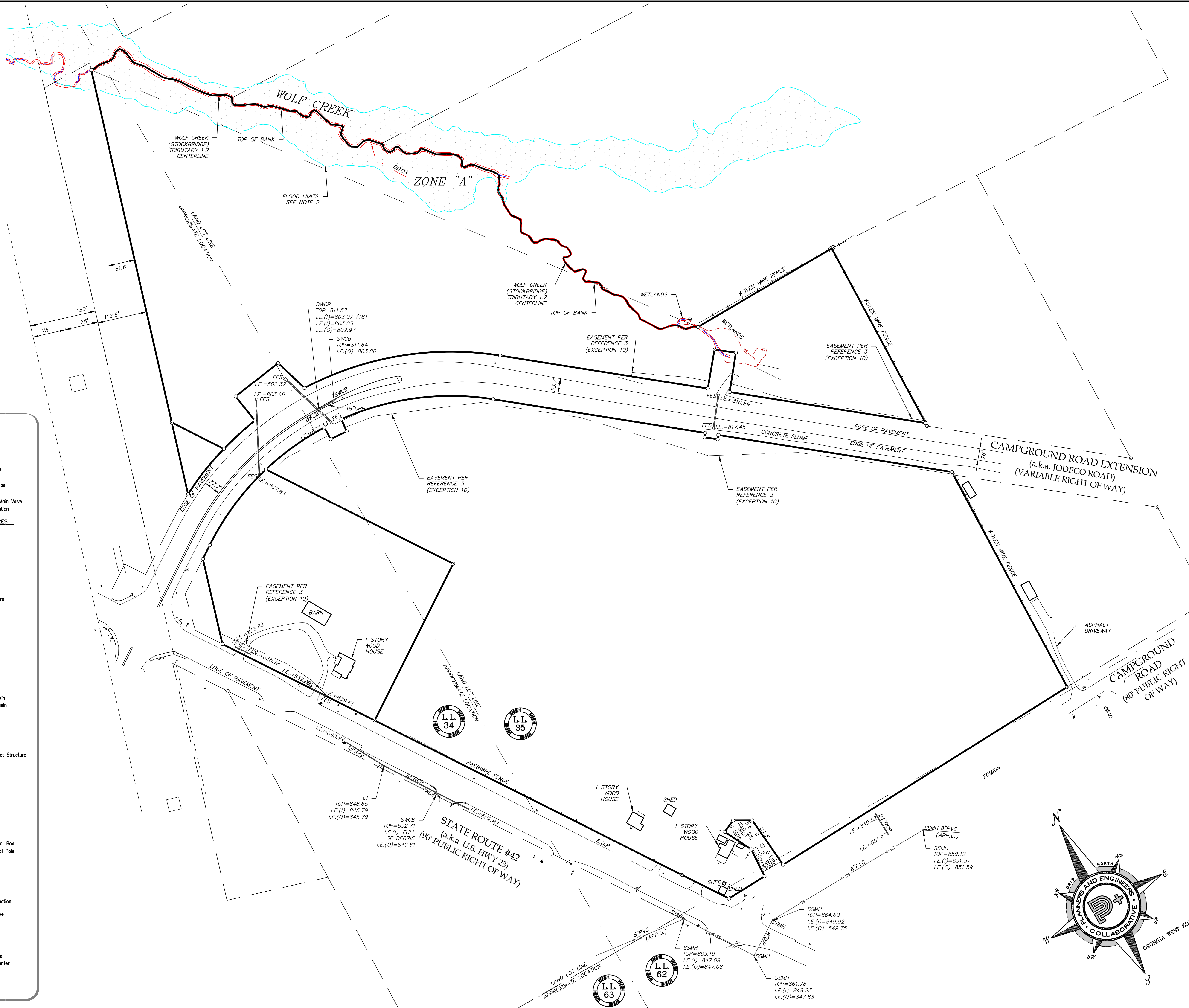
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STRUCTURE LEGEND

- CABLE / TV**
- Cable / TV Marker
 - Cable / TV Pedestal
 - Cable / TV Manhole
 - Cable / TV Handhole
 - Cable / TV Cable Box
- ELECTRIC/POWER**
- Transformer
 - Guy Wire
 - Electric Meter
 - Power Pole/Utility Pole
 - Street Light/Light Pole
 - Electric Panel
 - Electric Box
 - Electric Manhole
 - Electric Handhole
 - Electric / Power Marker
 - Spot Light
- FIBER OPTIC**
- Fiber Optic Marker
 - Fiber Optic Manhole
 - Fiber Optic Pedestal
- GAS**
- Gas Meter
 - Gas Valve
 - Gas Fill Cap
 - Gas Manhole
 - Gas Marker
 - Gas Pressure Relief Valve
 - Gas Vault
 - Gas Vent Pipe
- PAVEMENT MARKING**
- BUS ONLY**
- Pavement Marking
 - Pavement Marking
 - Pavement Marking
 - Turn Arrow Left/Right
 - Turn Arrow Left
 - Turn Arrow Right
 - Traffic Arrow Straight
 - Traffic Arrow Straight/Left
 - Traffic Arrow Straight/Right
 - Traffic Arrow U-Turn
 - Handicap Pavement Marking
 - Bike Lane Pavement Marking
- PROPERTY MONUMENTS**
- Right-of-Way Monument Found
 - Concrete Monument Found
 - Iron Pin Set
 - Iron Pin Found (Rebar found)
 - PK Nail Set
 - PK Nail Found
 - Point
 - Benchmark
- MISCELLANEOUS UTILITIES**
- Utility Structure
- SEWER**
- Grease Trap
 - Sanitary Sewer Manhole
 - Cleanout
 - Sanitary Sewer Vent Pipe
 - Sanitary Sewer Marker
 - Sanitary Sewer Force Main Valve
 - Sanitary Sewer Lift Station
- SITE / TOPOGRAPHIC FEATURES**
- Street Sign
 - Air Condition Unit
 - Bollard
 - Mailbox
 - Satellite Dish
 - Flag Pole
 - Monitoring Well
 - Antenna
 - Column
 - Camera Pole / Camera
 - Bore Hole Location
 - Mail Post
 - Rail Road Mile Post
 - Land Lot Symbol
- STORM / DRAINAGE**
- Storm Structure Lid
 - Drop Inlet
 - Catch Basin
 - Single Wing Catch Basin
 - Double Wing Catch Basin
 - Weir Inlet
 - Head Wall
 - Junction Box
 - Curb Inlet
 - Flared-in Section
 - Down Spout
 - Square or Round Outlet Structure
- TELEPHONE**
- Telephone Terminal Box
 - Telephone Marker
 - Telephone Handhole Box
 - Telephone Manhole
 - Telephone Cabinet
- TRAFFIC**
- Overhead Traffic Signal
 - Traffic Handhole Box
 - Traffic Signal Loop Control Box
 - Traffic & Crosswalk Signal Pole
- WATER**
- Fire Hydrant
 - Irrigation Control Valve
 - Water Meter
 - Water Valve
 - Fire Department Connection
 - Water Vault
 - Pressure Irrigation Valve
 - Water Vent Pipe
 - Water Valve Marker
 - Water Marker
 - Water Manhole
 - Water Air Release Valve
 - Water Back Flow Preventer
 - Sprinkler Head
 - Sprinkler Valve



ALTA/NSPS LAND TITLE SURVEY

FOR
WOOD PARTNERS
AND
FIRST AMERICAN TITLE INSURANCE COMPANY

REVISIONS

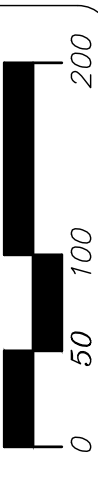
REV	DATE	DESCRIPTION	BY
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HENRY COUNTY
GEORGIA

SHEET 2 OF 4

DRAWN BY: VJS
CHECKED BY: JNH
FILE NO.: 19279.00
DATE: 11/20/24
SCALE: 1" = 100'
DATE OF FIELD WORK: 10/31/24



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NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR HENRY COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13151C0156D, PANEL 156 OF 305, EFFECTIVE DATE OCTOBER 6, 2016 AND FOUND A PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).

3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN OCTOBER 2024. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.

4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

5. THE PROPERTY DESCRIBED HERE ON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN COMMITMENT NO. 24-0577B WITH AN EFFECTIVE DATE OF JUNE 5, 2004 AT 5:00 PM AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.

7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.

8. THE PROPERTY HAS DIRECT ACCESS TO CAMPGROUND ROAD EXTENTION, A DEDICATED PUBLIC STREET OR HIGHWAY.

9. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL [EXCEPT AS NOTED BELOW AND SHOWN HEREON].

10. THIS DATA SET WAS TESTED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA (2014) FOR A ____ (CM) RMSEZ VERTICAL ACCURACY CLASS. ACTUAL NVA ACCURACY WAS FOUND TO BE RMSEZ = ____ CM, EQUATING TO +/- ____ CM AT 95% CONFIDENCE LEVEL. ACTUAL VVA ACCURACY WAS FOUND TO BE +/- ____ CM AT THE 95TH PERCENTILE.

REFERENCES

1. SURVEY MADE FOR ROWAN PROPERTIES SP, DATED MARCH 5, 2018, PREPARED BY J.B. PRINCE & ASSOCIATES INC., LAND SURVEYORS, SIGNED AND SEALED BY JONATHAN B. PRINCE, REGISTERED LAND SURVEYOR IN THE STATE OF GEORGIA, PROFESSIONAL LICENSE NUMBER 3244.

2. SURVEY MADE FOR ELSIE G. ROWAN, DATED OCTOBER 31, 2011, LAST REVISED 12-09-2011, PREPARED BY J.B. PRINCE & ASSOCIATES INC., LAND SURVEYORS, SIGNED AND SEALED BY JONATHAN B. PRINCE, REGISTERED LAND SURVEYOR IN THE STATE OF GEORGIA, PROFESSIONAL LICENSE NUMBER 3244, RECORDED AT THE OFFICE OF SUPERIOR COURT OF HENRY COUNTY, GEORGIA IN PLAT BOOK 51 PAGE 245.

3. HENRY COUNTY BOARD OF COMMISSIONERS, SPLOST, RIGHT OF WAY OF PROPOSED JODECO ROAD/CAMPGROUND ROAD EXTENSION FROM MEADOWBROOK DRIVE TO BRANNAN ROAD, PROJECT NO.: SP3026, PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC., PLANS COMPLETED DATE: 04/04/2012, LAST REVISED 09/12/14.

ALTA/NSPS LAND TITLE SURVEY – TABLE "A" ITEMS

1. MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, AND SHOWN HEREON.

2. ADDRESS(ES) OF THE SURVEYED PROPERTY: 1778 & 1872 CAMPGROUND PARKWAY, MCDONOUGH, GEORGIA 30253

3. FLOOD ZONE INFORMATION IS INCLUDED IN GENERAL NOTES, NOTE 2.

4. GROSS LAND AREA OF SUBJECT PROPERTY IS 48.717 ACRES.

6(A). IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.

6(B). IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SOWN HEREON.

10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES [, EXCEPT AS FOLLOWS: _____].

11. OBSERVED EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY LOCATED AND SHOWN HEREON. NO ADDITIONAL LOCATE OR INVESTIGATION OF UTILITIES REQUESTED BY THE CLIENT.

13. ADJACENT OWNER INFORMATION IS SHOWN HEREON AS REQUIRED BY GEORGIA STANDARDS.

16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

TITLE EXCEPTIONS

First American Title Insurance Company Commitment number 24-0577B with an effective date of June 5, 2024 at 5:00 p.m. was used in the preparation of this survey and the listed exceptions are as follows:

10. Permanent and Temporary Easements as set forth under the Consent Final Order and Judgement in favor of Henry County Georgia dated June 20, 2017 in Henry County Superior Court Suit No. 17-CV-0272BA and the Consent Final Order and Judgement in favor of Henry County Georgia dated June 20, 2017 in Henry County Superior Court Suit No. 17-CV-0271BA.
Comment: Affects subject property, as right of way and permanent easements shown on survey.

11. All matters as shown on plat recorded in Plat Book 51, Page 245, Henry County Records.
Comment: Affects subject property, blanket in nature.

12. Right of Way Deed to Georgia Power Company filed on March 20, 1996, filed on record in Deed Book 2270, Page 344, Henry County, Georgia Records.
Comment: Does not affect subject property. Described property located northwesterly of subject property as shown on survey.

13. Easement to Georgia Power Company filed June 6, 1958, filed of record in Deed Book 56, Page 523, Henry County, Georgia Records.
Comment: Affects subject property, blanket in nature.

14. Easement to Georgia Power Company filed May 2, 1959, filed of record in Deed Book 59, Page 524, Henry County, Georgia Records.
Comment: Affects subject property, blanket in nature.

15. Right of Way Deed to Department of Transportation filed May 16, 1978, filed of record in Deed Book 337, Page 145, Henry County, Georgia Records.
Comment: Does not affect subject property. Previous take and State Route 42 right of way is shown on survey.

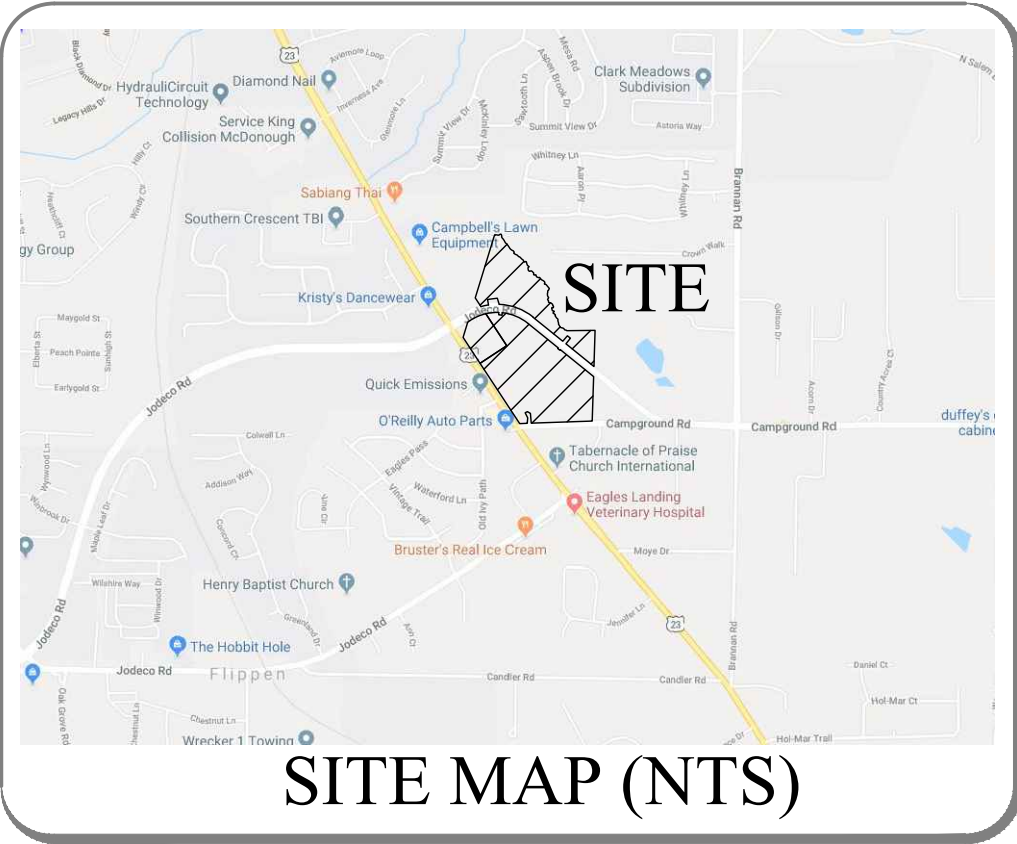
16. Right of Way Deed to Georgia Power Company filed February 12, 1971, filed of record in Deed Book 119, Page 259, Henry County, Georgia Records.
Comment: Does not affect subject property.

17. Right of Way Deed Easement to Snapping Shoals Electric Membership Corporation filed February 19, 1970, filed of record in Deed Book 110, Page 258, Henry County, Georgia Records.
Comment: May or may not affect subject property. Deed is too vague.

18. Easement to Georgia Power Company filed March 1, 1950, filed of record in Deed Book 42, Page 369, Henry County, Georgia Records.
Comment: May or may not affect subject property. Deed is too vague.

19. Easement to Georgia Power Company filed December 13, 1940, filed of record in Deed Book 32, Page 380, Henry County, Georgia Records.
Comment: May or may not affect subject property. Deed is too vague.

20. Right of Way Deed to Department of Transportation filed on May 16, 1978, filed of record in Deed Book 337, Page 142, Henry County, Georgia Records.
Comment: Does not affect subject property. Previous take and State Route 42 right of way is shown on survey.



SHEET 3 OF 4

DRAWN BY: MS
CHECKED BY: JWH
FILE NO.: 19279.00
DATE: 11/20/24
SCALE: 1" = 100'
DATE OF FIELD WORK: 10/31/24

HENRY COUNTY
GEORGIA

ALTA/NSPS LAND TITLE SURVEY

FOR

WOOD PARTNERS

AND

FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOT(S) 34, 35, 62
DISTRICT 71H

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
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THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW, OR APPROVE ANY PLATS, OR THIS TYPE OF PLAT, PRIOR TO RECORDATION. 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.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON TOTAL STATION "ES103", "ES105", GEOMAX ZOOM90 ROBOTIC STATION, A GEOMAX ZENIUS800 SERIES DATA COLLECTOR, eGPS 207L GNSS RECEIVER WITH A SITE-LOCALIZED RTK NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,304,085 FEET.

To Wood Partners and First American Title Insurance Company:

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 1-4, 8, 9, 10, 13, and 16 of Table A thereof. The field work was completed on: 10/31/24

Date of Map or Plat: 11/20/2024

Surveyor's Signature

Printed name



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LEGAL DESCRIPTION (TITLE)

TRACT 1:
ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 35 of the 7th Land District of Henry County, Georgia containing 49.9 acres of land more or less, and being bounded (now or formerly) as follows:
Northeast by lands of Little; East by lands of Stewart; South by Campground Road and West by Lands of Watterson. This is the same property as that described in the following deeds:
(1) Warranty Deed from W.L. Glass dated December 12, 1916, of record in Deed Book 13, Page 391, Henry County Records, conveying 40 acres of land.
(2) Warranty Deed from Robert T. Rowan to J.F. Glass, dated January 24, 1948, of record in Deed Book 39, Page 161, Henry County Records, conveying 22 acres of land more or less;
(3) Administrator's Deed from R.E. Brannen, as administrator of the Estate of W.L. Glass to Mr. J.F. Glass and Mrs. J.F. Glass dated June 5, 1951, of record in Deed Book 44, Page 178, Henry County Records, conveying 7 acres of land, more or less.
LESS AND EXCEPTED THEREFROM are the right of way deeds for the State Highway #42 and Campground Road, which leaves an aggregate acreage of 49.9 acres of land.
LESS AND EXCEPTED THEREFROM seven acres previously conveyed to Georgia Power Company
LESS AND EXCEPTED THEREFROM is a five (5) acre tract of land upon which the marital residence of the Grantors herein currently reside, also known as 1872 Highway #42 North, McDonough, Georgia 30253. Said five acre tract shall be bounded on the West by State Highway #42 and the width of the parcel not conveyed herein is and will be as close as practicable with the West Boundary line state Highway #42 and the width of said five (5) acre tract being a sufficient width and rectangle shape to create a five acre space including the marital residence and its immediate out buildings on the retained five acre tract.
LESS AND EXCEPT that portion of the property shown on Schedule A as included in the Consent Final Judgement in favor of Henry County, Georgia dated June 20, 2017 pursuant to Petition for Condemnation Henry County Superior Court Suit No. CV0271-BA.
LESS AND EXCEPT that certain 5.00 acres of land as shown on plat recorded in Plat Book 51, Page 245.
TRACT 2:
ALL THAT OR PARCEL of land lying and being in Land Lot 35 of the 7th Land District of Henry County, Georgia, containing five (5) acres of land upon which is situated the residence of the late, Elsie G. Rowan, and her late husband, Lewis Paul Rowan, also known as 1872 Highway 42 North, McDonough, Georgia. Said five acre tract is more particularly described in that certain plat of survey entitled Elsie G. Rowan prepared by J.B. Prince& Associates, Inc. dated October 31, 2011, and recorded in Plat Book 51, Page 245, Said plat is incorporated herein by reference. This is the same five (5) acre tract of property retained by the late Lewis Paul Rowan and Elsie G. Rowan in their Warranty Deed to Rowan Properties, L.P., dated November 14, 1997, and recorded in Deed Book 2729, Page 59 in the Superior Court Records of Henry County, Georgia.

LESS AND EXCEPT that portion of the property shown on Schedule A as included in the Consent Final Judgement in favor of Henry County, Georgia dated June 20, 2017 pursuant to Petition for Condemnation Henry County Superior Court Suit No. CV0272-BA.

LEGAL DESCRIPTION – TRACT 1 (SURVEY)

ALL THAT TRACT OR PARCEL OF LAND lying and being in the Land Lots 34 and 35 of the 7th District, Henry County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at a set 1/2 inch rebar with cap on the northerly right of way line of Campground Road Extension (a.k.a. Jodeco Road) (variable public right of way), 205.7 feet as measured northeasterly along said northerly right of way of Campground Road Extension from the intersection created by said northerly right of way and the northeasterly right of way of State Route 42 (a.k.a. U.S. Highway 23) (90 foot public right of way); thence leaving said northerly right of way of Campground Road Extension and proceed N17°12'30"E a distance of 166.38 feet to a found 1/2 inch rebar, said rebar being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established thence continue N17°07'50"E a distance of 818.25 feet, more or less to a point at the centerline of Wolf Creek, said point being referred to as Point "A" (the commencement point of a tie-in line "A"~"B"); thence following the centerline of said creek and the meanderings thereof, 1824 feet more or less to a point, said point being referred to as point "B", (the terminus of said tie-in line "A"~"B"), said tie-in line from point "A" and to point "B" having the course of South 37 degrees 01 minutes 31 seconds East and a distance of 1490.48 feet, more or less; thence leaving said centerline of the creek and proceed N89°33'54"E a distance of 351.59 feet to a found rock; thence S01°46'28"W a distance of 448.70 feet to a set 1/2 inch rebar on said northeasterly right of way of Campground Road Extension; thence along said northeasterly right of way the following courses and distances: N50°59'33"W a distance of 448.72 feet to a set 1/2 inch rebar; N38°57'59"E a distance of 90.01 feet to a set 1/2 inch rebar; N51°33'18"W a distance of 48.82 feet to a found 1/2 inch rebar; S39°46'24"W a distance of 89.52 feet to a set 1/2 inch rebar; N50°59'12"W a distance of 475.68 feet to a point; along a curve turning to the left with an arc length of 456.46 feet, having a radius of 710.00 feet, being subtended by a chord bearing of N69°24'11"W, and a chord length of 448.64 feet to a set 1/2 inch rebar; N16°31'45"W a distance of 81.89 feet to a set 1/2 inch rebar; S82°03'52"W a distance of 122.49 feet to a set 1/2 inch rebar; S08°40'02"E a distance of 70.00 feet to a set 1/2 inch rebar; along a curve turning to the left with an arc length of 94.93 feet, having a radius of 709.99 feet, being subtended by a chord bearing of S77°29'32"W, and a chord length of 94.86 feet to a set 1/2 inch rebar; thence leaving said northerly right of way and proceed N33°10'49"W a distance of 132.30 feet to a found 1/2 inch rebar, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 700,975 square feet or 16.092 acres, more or less.

LEGAL DESCRIPTION – TRACT 2 (SURVEY)

ALL THAT TRACT OR PARCEL OF LAND lying and being in the Land Lots 34, 35, 62, and 63 of the 7th District, Henry County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE BEGIN at a set 1/2 inch rebar with cap northerly right of way and the northeasterly right of way of State Route 42 (a.k.a. U.S. Highway 23) (90 foot public right of way), 68.6 feet as measured southeasterly along said northeasterly right of way of State Route 42 from the mitered intersection created by said northeasterly right of way State Route 42 and the southerly right of way of Campground Road Extension (a.k.a. Jodeco Road) (variable public right of way); thence leaving said northeasterly right of way of State Route 42 and proceed N17°03'32"E a distance of 197.68 feet to a set 1/2 inch rebar with cap on said southerly right of way of Campground Road Extension; thence along said southerly right of way of Campground Road Extension the following courses and distances: N56°31'21"E a distance of 34.69 feet to a point; along a curve turning to the right with an arc length of 214.32 feet, having a radius of 610.00 feet, being subtended by a chord bearing of N66°35'18"E, and a chord length of 213.22 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established thence continue along said southerly right of way the following courses and distances: along a curve turning to the right with an arc length of 163.44 feet, having a radius of 610.00 feet, being subtended by a chord bearing of N84°19'45"E, and a chord length of 162.95 feet; thence S01°59'46"W a distance of 30.00 feet to a set 1/2 inch rebar with cap; S85°59'24"E a distance of 40.42 feet to a set 1/2 inch rebar with cap; N05°59'50"E a distance of 30.00 feet to a set 1/2 inch rebar with cap; along a curve turning to the right with an arc length of 351.50 feet, having a radius of 610.00 feet, being subtended by a chord bearing of S67°29'34"E, and a chord length of 346.66 feet to a point; S50°59'09"E a distance of 485.68 feet to a set 1/2 inch rebar with cap; S39°00'01"W a distance of 10.00 feet to a set 1/2 inch rebar with cap; S50°59'05"E a distance of 30.00 feet to a set 1/2 inch rebar with cap; N39°00'01"E a distance of 10.00 feet to a set 1/2 inch rebar with cap; S51°00'08"E a distance of 534.68 feet to a set 1/2 inch rebar with cap; thence leaving said southerly right of way and proceed S01°46'07"W a distance of 552.35 feet to a found 1/2 inch rebar; thence S87°58'20"W a distance of 758.20 feet to a set 1/2 inch rebar with cap; thence N04°46'22"W a distance of 122.05 feet to a set 1/2 inch rebar with cap; thence N60°07'20"W a distance of 43.45 feet to a set 1/2 inch rebar with cap; thence S66°33'29"W a distance of 32.12 feet to a set 1/2 inch rebar with cap; thence S26°41'17"E a distance of 72.23 feet to a set 1/2 inch rebar with cap; thence S04°08'29"W a distance of 67.91 feet to a set 1/2 inch rebar with cap; thence S88°10'04"W a distance of 94.53 feet to a found right of way monument on the northeasterly right of way of State Route 42; thence along said northeasterly right of way the following courses and distances: N33°24'00"W a distance of 119.22 feet to a found 1/2 inch rebar; N33°19'18"W a distance of 777.99 feet toa found 1/2 inch rebar; thence leaving said northeasterly right of way and proceed N56°39'13"E a distance of 396.78 feet to a found 1/2 inch rebar; thence N33°17'30"W a distance of 474.53 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 1,222,152 square feet or 28.057 acres.

LEGAL DESCRIPTION – TRACT 3 (SURVEY)

ALL THAT TRACT OR PARCEL OF LAND lying and being in the Land Lots 34 and 35 of the 7th District, Henry County, Georgia, and being more particularly described as follows:

BEGIN at a set 1/2 inch rebar with cap northerly right of way and the northeasterly right of way of State Route 42 (a.k.a. U.S. Highway 23) (90 foot public right of way), 68.6 feet as measured southeasterly along said northeasterly right of way of State Route 42 from the mitered intersection created by said northeasterly right of way State Route 42 and the southerly right of way of Campground Road Extension (a.k.a. Jodeco Road) (variable public right of way), said rebar being the TRUE POINT OF BEGINNING;

THENCE leaving said northeasterly right of way of State Route 42 and proceed N17°03'32"E a distance of 197.68 feet to a set 1/2 inch rebar with cap on said southerly right of way of Campground Road Extension; thence along said southerly right of way of Campground Road Extension the following courses and distances: N56°31'21"E a distance of 34.69 feet to a point; along a curve turning to the right with an arc length of 214.32 feet, having a radius of 610.00 feet, being subtended by a chord bearing of N66°35'18"E, and a chord length of 213.22 feet to a set 1/2 inch rebar with cap; thence leaving said southerly right of way and proceed S33°17'30"E a distance of 474.53 feet to a found 1/2 inch rebar; thence S56°39'13"W a distance of 396.78 feet to a found 1/2 inch rebar on said the northeasterly right of way State Route 42; thence along said northerly right of way N33°19'03"W a distance of 385.24 feet, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 190,805 square feet or 4.380 acres.

LEGAL DESCRIPTION – TRACT 3A (SURVEY)

ALL THAT TRACT OR PARCEL OF LAND lying and being in the Land Lots 34 and 35 of the 7th District, Henry County, Georgia, and being more particularly described as follows:

BEGIN at a set 1/2 inch rebar with cap on the northerly right of way line of Campground Road Extension (a.k.a. Jodeco Road) (variable public right of way), 205.7 feet as measured northeasterly along said northerly right of way of Campground Road Extension from the intersection created by said northerly right of way and the northeasterly right of way of State Route 42 (a.k.a. U.S. Highway 23) (90 foot public right of way), said rebar being the TRUE POINT OF BEGINNING;

THENCE leaving said northerly right of way of Campground Road Extension and proceed N17°12'30"E a distance of 166.38 feet to a found 1/2 inch rebar; thence S33°10'49"E a distance of 132.30 feet to a set 1/2 inch rebar with cap on said northerly right of way of Campground Road Extension; thence along said northerly right of way of along a curve turning to the left with an arc length of 131.08 feet, having a radius of 610.00 feet, being subtended by a chord bearing of S68°22'55"W, and a chord length of 130.83 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 8,172 square feet or 0.188 acres.

811

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REVISIONS

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REV	DATE	DESCRIPTION	BY		

ALTA/NSPS LAND TITLE SURVEY

FOR WOOD PARTNERS AND

FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOT(S) 34, 35, 62

DISTRICT 71H

HENRY COUNTY GEORGIA

SHEET 4 OF 4

DRAWN BY: MS

CHECKED BY: JWH

FILE NO.: 19279.00

DATE: 11/20/24

SCALE: 1" = 100'

DATE OF FIELD WORK: 10/31/24

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LEGAL DESCRIPTION

TRACT 1

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Tract or parcel contains 700,975 square feet or 16.092 acres, more or less.

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With the TRUE POINT OF BEGINNING thus established thence continue along said southerly right of way the following courses and distances: along a curve turning to the right with an arc length of 163.44 feet, having a radius of 610.00 feet, being subtended by a chord bearing of N84°19'45"E, and a chord length of 162.95 feet; thence S01°59'46"W a distance of 30.00 feet to a set 1/2 inch rebar with cap; S85°59'24"E a distance of 40.42 feet to a set 1/2 inch rebar with cap; N05°59'50"E a distance of 30.00 feet to a set 1/2 inch rebar with cap; along a curve turning to the right with an arc length of 351.50 feet, having a radius of 610.00 feet, being subtended by a chord bearing of S67°29'34"E, and a chord length of 346.66 feet to a point; S50°59'09"E a distance of 485.68 feet to a set 1/2 inch rebar with cap; S39°00'01"W a distance of 10.00 feet to a set 1/2 inch rebar with cap; S50°59'05"E a distance of 30.00 feet to a set 1/2 inch rebar with cap; N39°00'01"E a distance of 10.00 feet to a set 1/2 inch rebar with cap; S51°00'08"E a distance of 534.68 feet to a set 1/2 inch rebar with cap; thence leaving said southerly right of way and proceed S01°46'07"W a distance of 552.35 feet to a found 1/2 inch rebar; thence S87°58'20"W a distance of 758.20 feet to a set 1/2 inch rebar with cap; thence N04°46'22"W a distance of 122.05 feet to a set 1/2 inch rebar with cap; thence N60°07'20"W a distance of 43.45 feet to a set 1/2 inch rebar with cap; thence S66°33'29"W a distance of 32.12 feet to a set 1/2 inch rebar with cap; thence S26°41'17"E a distance of 72.23 feet to a set 1/2 inch rebar with cap; thence S04°08'29"W a distance of 67.91 feet to a set 1/2 inch rebar with cap; thence S88°10'04"W a distance of 94.53 feet to a found right of way monument on the northeasterly right of way of State Route 42; thence along said northeasterly right of way the following courses and distances: N33°24'00"W a distance of 119.22 feet to a found 1/2 inch rebar; N33°19'18"W a distance of 777.99 feet to a found 1/2 inch rebar; thence leaving said northeasterly right of way and proceed N56°39'13"E a distance of 396.78 feet to a found 1/2 inch rebar; thence N33°17'30"W a distance of 474.53 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 1,222,152 square feet or 28.057 acres.

LEGAL DESCRIPTION

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THENCE leaving said northeasterly right of way of State Route 42 and proceed N17°03'32"E a distance of 197.68 feet to a set 1/2 inch rebar with cap on said southerly right of way of Campground Road Extension; thence along said southerly right of way of Campground Road Extension the following courses and distances: N56°31'21"E a distance of 34.69 feet to a point; along a curve turning to the right with an arc length of 214.32 feet, having a radius of 610.00 feet, being subtended by a chord bearing of N66°35'18"E, and a chord length of 213.22 feet to a set 1/2 inch rebar with cap; thence leaving said southerly right of way and proceed S33°17'30"E a distance of 474.53 feet to a found 1/2 inch rebar; thence S56°39'13"W a distance of 396.78 feet to a found 1/2 inch rebar on said the northeasterly right of way State Route 42; thence along said northerly right of way N33°19'03"W a distance of 385.24 feet, said rebar being the TRUE POINT OF BEGINNING.

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TRACT 3A

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Tract or parcel contains 8,172 square feet or 0.188 acres.

1/22/2025

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 48.717-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 mixed use project with commercial, office, and 168-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 48.717-acres.

Of the 48.717 acres, approximately 1.56 acres are in a floodplain. Approximately 7.40 acres of the site are proposed to be used for street right-of-way. The net area of the site is 39.75 acres. The proposed mixed use development has over 79,000 sf of commercial and office development on over 11 acres of land and a 168-unit single family subdivision that has a net site density of 4.20 units per acre. There is 79,042 sf commercial/office, 82 attached homes and 86 single-family detached lots and bungalows. The site would have 9.75 acres of open space (approximately 20% of the total site area). Elevations are included with this submittal.

The proposed amendment to the comprehensive land use map would allow for the 48.717-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 is to construct a mixed use development. The project is a great mix of neighborhood friendly retail, restaurants, grocery, office, and for sale residential.

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 commercial and 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. The commercial and office is proposed to be neighborhood uses to fit into the fabric of the area and provide commercial and office development opportunities to the area.

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 mixed use project with neighborhood commercial, office, and single-family attached and detached lots. 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.



TO: Planning Commission; Mayor/Council

FROM: Gordon Linton, Senior Planner

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

DATE: January 30, 2025 (Planning Commission)
February 10, 2025 (Mayor and Council)

Subject: #CP-2024-09 For 1778 & 1872 Highway 42 North

I. PURPOSE

Consider a Comprehensive Plan Amendment application by to assign the future land use designation of Medium-Density Mixed-Use to two parcels located at 1778 & 1872 Highway 42 North to allow for the construction of a mixed used development with commercial, office, and 168-unit, single family attached and detached development.

II. PROJECT INFORMATION

Proposed Development	Mixed Used Development
Site Address	1778 & 1872 Highway 42 North
Parcel Identification	089-01001003 (1778 Highway 42 North) 089-01001000 (1872 Highway 42 North)
Parcel Acreage	48.717 +/- total acres
Applicant	Meritage Homes, c/o Clay Kirkley

Owner	Rowan Properties, LP
County Future Land Use Designation	High-Density Suburban
Assigned City Future Land Use Designation	Medium-Density Mixed Use
Number of Proposed Units Per Acre	4.2 units per acre
Current Use	An existing house is located at 1872 Highway 42 North. The property at 1778 Highway 42 North is heavily wooded, featuring a stream on the northern parcel, and also includes a house and a cemetery.

SURROUNDING JOINT FUTURE LAND USE DESIGNATIONS

Location	Existing Future Land Use Designation of Property
Property to the North	Moss Pointe (Subdivision) – Stockbridge - Low Density Residential Summit at Eagles Landing (Subdivision) – Stockbridge - Low Density Residential Clark Meadows (Subdivision) – Stockbridge - Low Density Residential Crown Walk (Subdivision) – Henry County – High Density Suburban
Property to the South	Tabernacle of Praise Church International – Henry County – High Density Suburban
Property to the East	Vacant Land (Henry County) - High Density Suburban

Property to the West	Eagles Hill (Townhomes) – Stockbridge - Low Density Mixed Use Magnolia’s at Eagles Landing – Stockbridge - High Density Residential Winding Creek (Townhomes) – Stockbridge - Low Density Mixed Use Eagles East (Shopping Center) – Stockbridge – Low Density Mixed Use Vineyards at Eagles Landing – High-Density Suburban Chevron Gas Station - Henry County - Commercial Vineyard Business Park - Henry County - Commercial
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SURROUNDING LAND USE DENSITIES

Name of Subdivision/Development	Units	Estimate Density Per Acres
Moss Pointe	125	1.71 units per acre
Summit at Eagles Landing	308	1.96 units per acre
Clark Meadows	141	2.7 units per acre
Eagles Hill	80	4.08 units per acre
Magnolia’s at Eagles Landing	189	1.84 units per acre
Winding Creek	118	3.06 units per acre
Crown Walk	30	1.10 units per acre
Vineyards at Eagles Landing	215	2.30 units per acre
Meritage Homes	168	4.2 units per acre

III. FINDINGS OF FACT

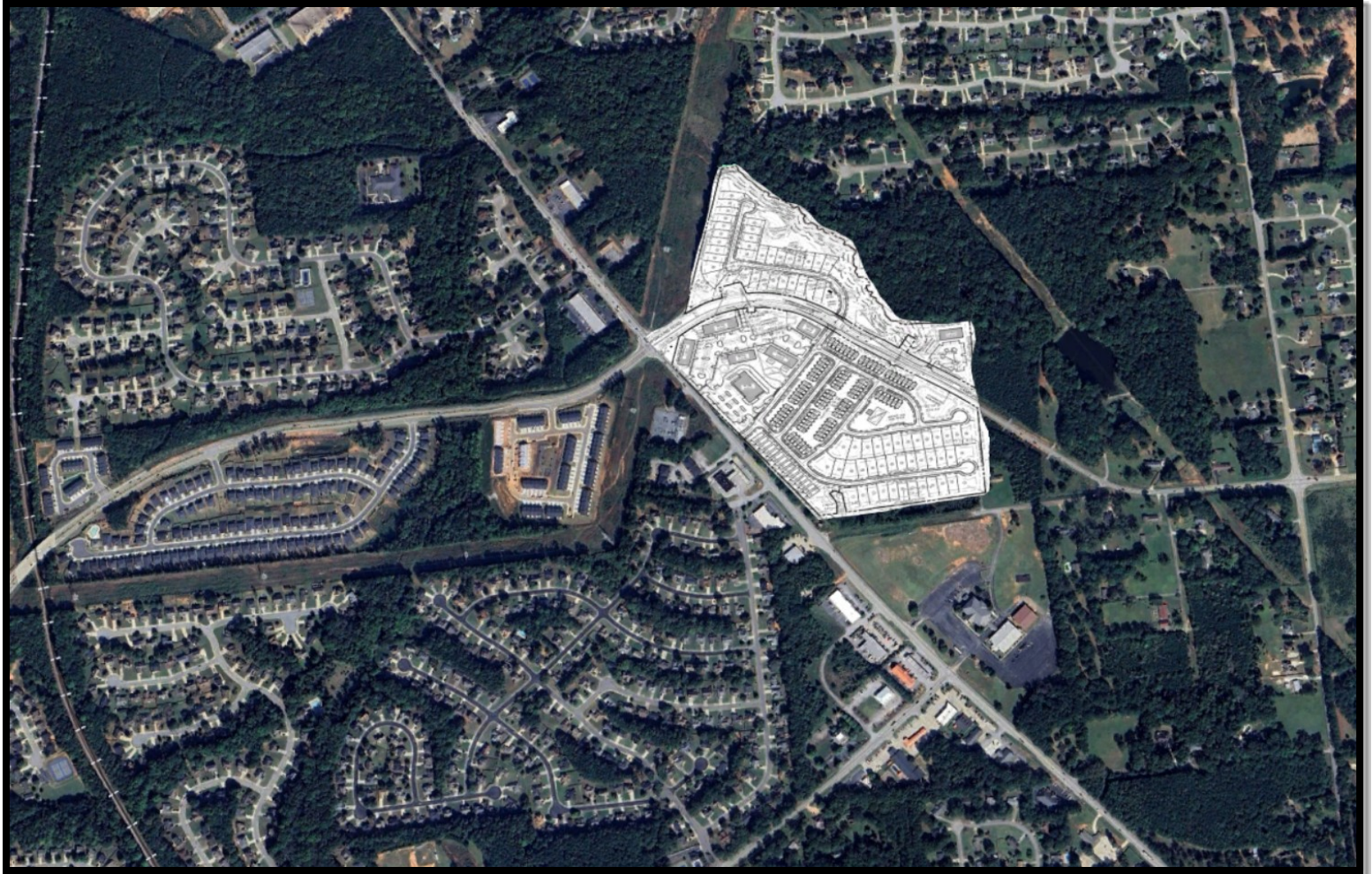
1. The applicant has also applied for a Rezoning application (RZ-2024-10) to assign the zoning district of 'PUD' (Planned Unit Development) and Parkway Mixed Use Overlay District.
2. The surrounding land use designations in the vicinity of the area are as follows: Low Density Residential (Stockbridge), Low Density Mixed Use (Stockbridge), High Density Residential (Stockbridge), High Density Suburban (Henry County), and Commercial (Henry County).
3. The vicinity of the area is mostly residential and commercial with the following zoning classifications: SR (Suburban Residential; Stockbridge), MFR (Multiple Family Residential; Stockbridge), PUD (Planned Unit Development; Stockbridge), C-2 (General Commercial; Stockbridge), R-2 (Single Family Residence; Henry County); RA (Residential-Agricultural; Henry County), C-1 (Neighborhood Commercial; Henry County).

IV. MAPS AND ILLUSTRATIONS

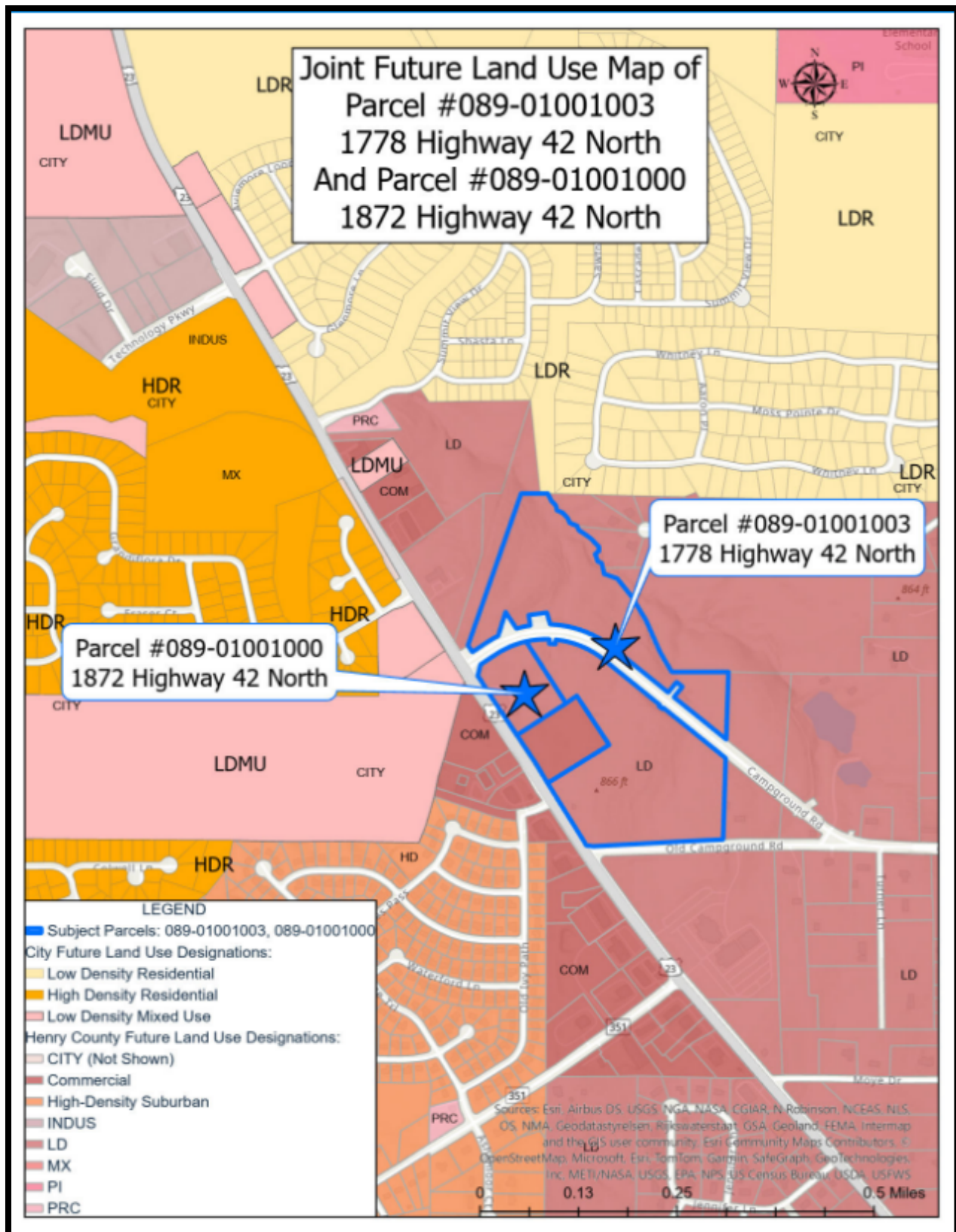
Vicinity Map



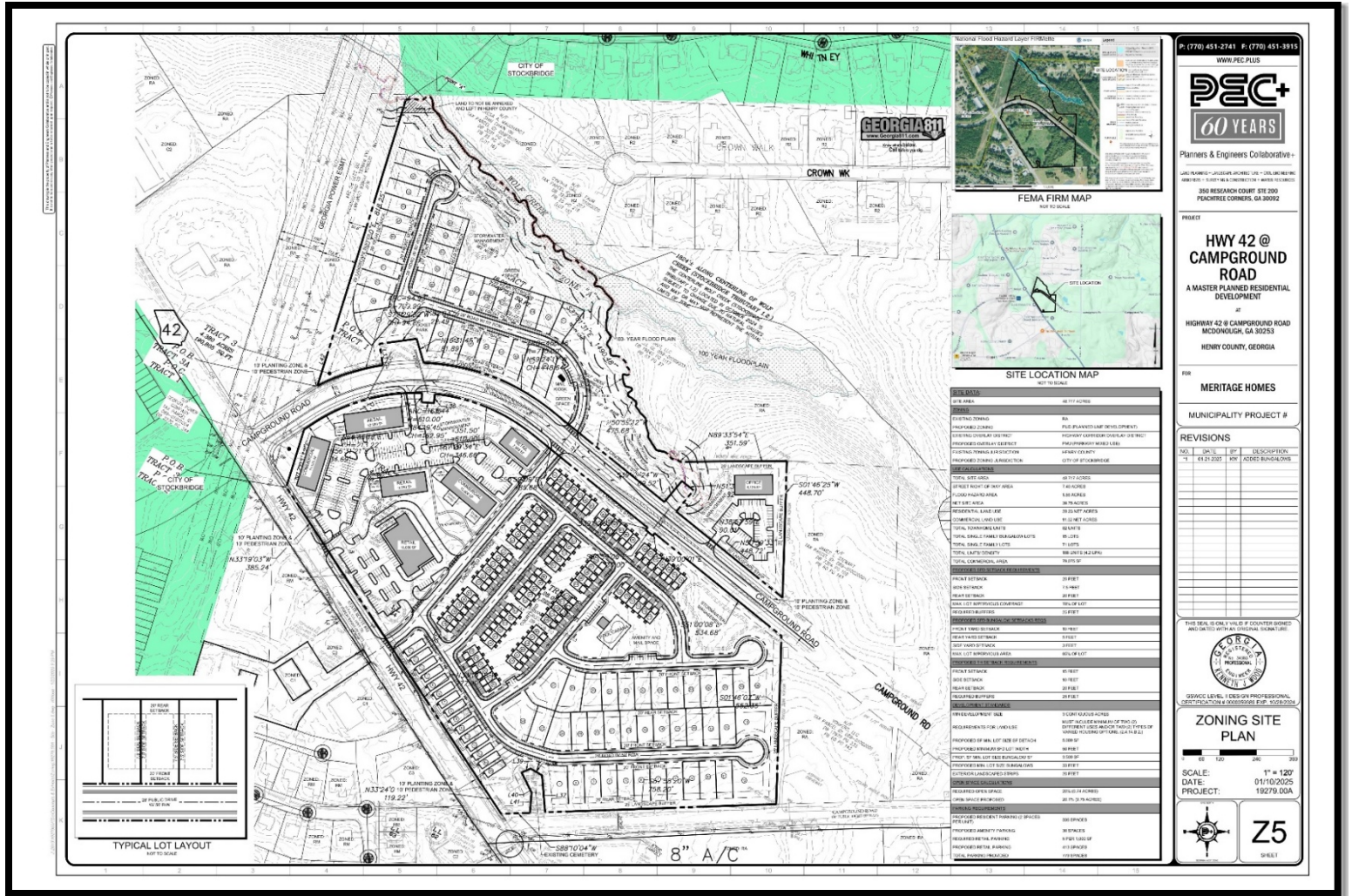
Aerial Photo with Site Plan



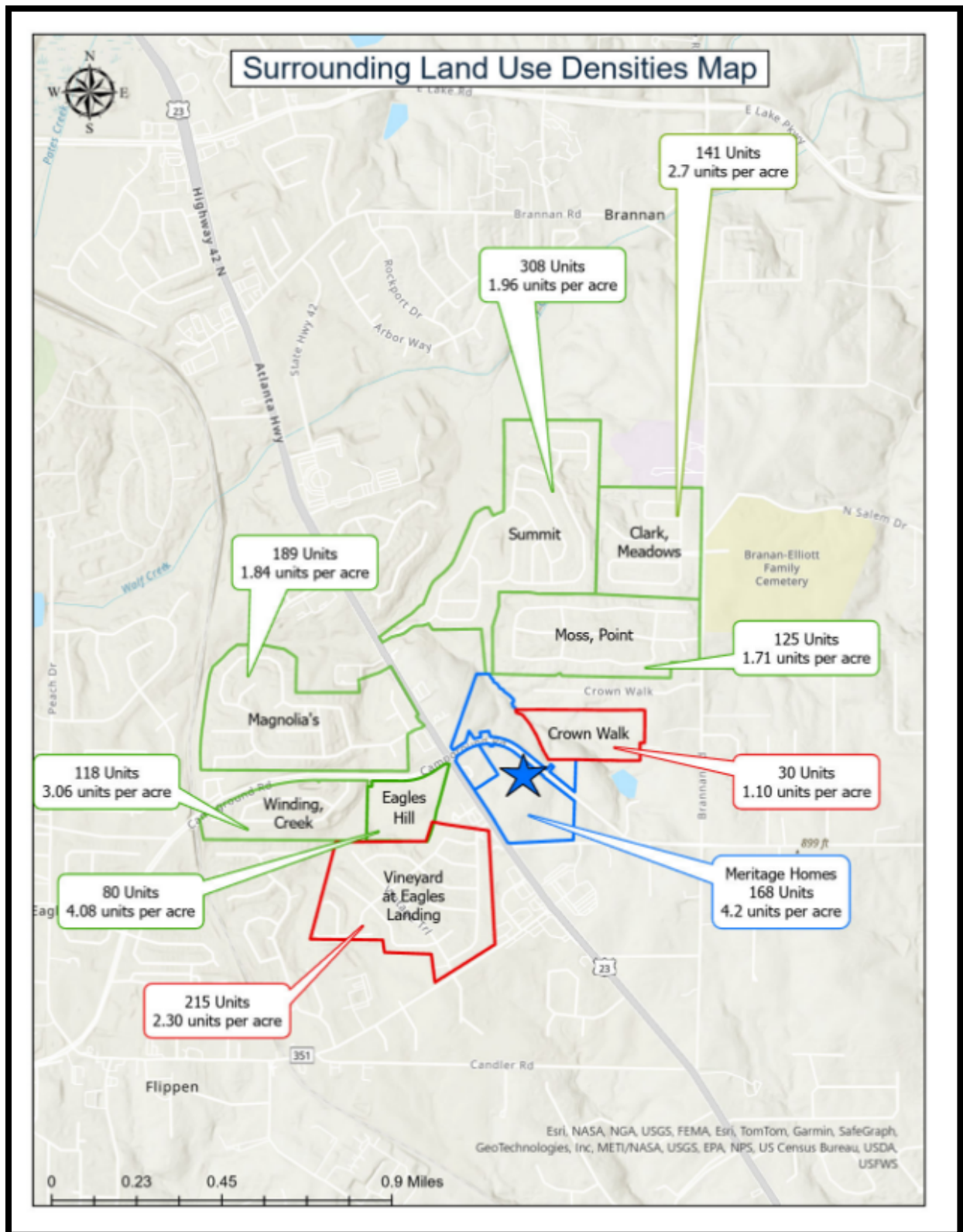
Joint Future Land Use Map of 1778 & 1872 Highway 42 North



Site Plan of 1778 & 1872 Highway 42 North



Surrounding Densities Map



V. ANALYSIS

Project Description

Meritage Homes seeks to annex two parcels at 1778 and 1872 Highway 42 North from unincorporated Henry County into Stockbridge for a mixed-use development. The site spans 48.717 acres, divided into residential and commercial areas. Of this, 1.56 acres lie in a floodplain, 7.40 acres are for street right-of-way, 28.23 acres are for residential use, and 11.52 acres are for commercial purposes.

The development will feature 168 units, including 71 single-family detached homes, 15 bungalow lots, and 82 townhomes, with a density of 4.2 units per acre. The proposed square footage for the bungalows is 3,500 square feet, with a front yard setback of 10 feet, a rear yard setback of 5 feet, and a side yard setback of 3 feet. The single-family detached homes will each be 5,000 square feet, with a front yard setback of 20 feet, side yard setbacks of 7.5 feet, and rear yard setbacks of 20 feet.

The amenities at the proposed mixed-use development will include a pool with a cabana, a pocket park, a mail kiosk, and 9.75 acres of open space. There will be four detention ponds and a 25-foot landscape buffer. Access will be provided via Highway 42 North and Campground Road, with 336 parking spaces for the residential area.

The commercial section will have 70,950 square feet of space across six buildings, ranging from 8,125 to 18,000 square feet each, and an additional 8,125 square foot building on the eastern side. The commercial area will also provide 336 parking spaces.

Currently, the subject properties are currently designated as High-Density Suburban by the Henry County Future Land Use Map. However, they will be assigned the future land use designation of Medium-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.

The request to assign the Future Land Use designation of Medium-Density Mixed-Use is necessary because the PUD zoning district is compatible with all the Land Use Designations in the city, which includes the proposed Medium-Density Mixed-Use designation. In addition, the proposed mixed-use development is consistent with the policy goals that are found in the current City of Stockbridge Comprehensive Plan that are found on pages 42 through 44.

Community Goals and Policies (pg. 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 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)
	Support increases in density where community design standards, environmental constraints, and available infrastructure capacities can accommodate the increased density. (Future Land Use Policy)
	Work with business owners/ developers to improve conditions of property and require a consistent look of quality among commercial developments. (Future Land Use Policy)
	Encourage mixed-use development to promote a live, work, play concept. (Future Land Use Policy)

	To determine areas appropriate for annexation. (Population Goal)
	To attract new, diverse residents. (Population Goal)
	Maintain a friendly family environment and focus on attracting and retaining young adults. (Population Policy)

2. Relation to the Zoning of the Property.

The applicant's request of assigning the subject property PUD (Planned Unit Development) is compatible with the other surrounding land use designations that are adjacent to the subject property, which include the following: Eagles Hill (Townhomes) and the Winding Creek Subdivision. Page 45 of the 2024 Comprehensive Plan identifies the PUD zoning district as being compatible with all the Future Land Use designations, including the requested future land use designation of Medium-Density Mixed Use.

Currently, the subject properties are currently zoned as RA (Residential-Agricultural) by the Henry County Zoning Ordinance. However, once they are annexed into the City limits, they will be assigned PUD (Planned Unit Development) zoning district.

3. Suitability of the Site's Location.

Based on the site plan for the mixed-use development on 48.717 acres at Highway 42 North and Campground Road in Stockbridge, Georgia, the location appears to be well-suited for the proposed project. The site is effectively divided into residential and commercial areas, with a thoughtful layout that includes a mix of single-family homes, bungalows, and townhomes, offering a density of 4.2 units per acre. The inclusion of amenities such as a pool with a cabana, a pocket park, a mail kiosk, and 9.75 acres of open space enhances the community's attractiveness. The commercial section provides 70,950 square feet of space across six buildings with adequate parking, supporting local economic growth. Additionally, the site plan considers environmental factors with four detention

ponds and a 25-foot landscape buffer, ensuring sustainable development. The accessibility provided by major roads and the manageable floodplain area further contribute to the site's suitability for mixed-use development.

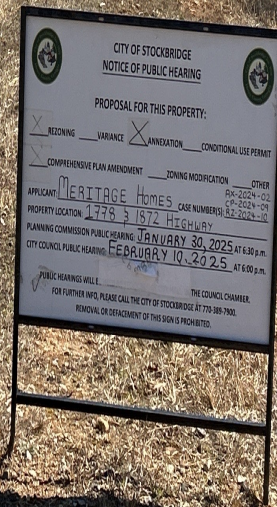
4. Maintaining the Current Land Use Designation.

Maintaining the current land use designation of High-Density Suburban, as outlined by the Henry County Future Land Use Map, ensures the site remains aligned with the county's long-term planning goals. This designation supports a dense residential development pattern, which is consistent with the proposed mixed-use development plan. By adhering to this designation, the development can benefit from established guidelines for infrastructure, utilities, and community services that cater to high-density suburban areas. This also helps in maintaining the integrity and vision of the county's growth and development strategy.

VI. STAFF RECOMMENDATION

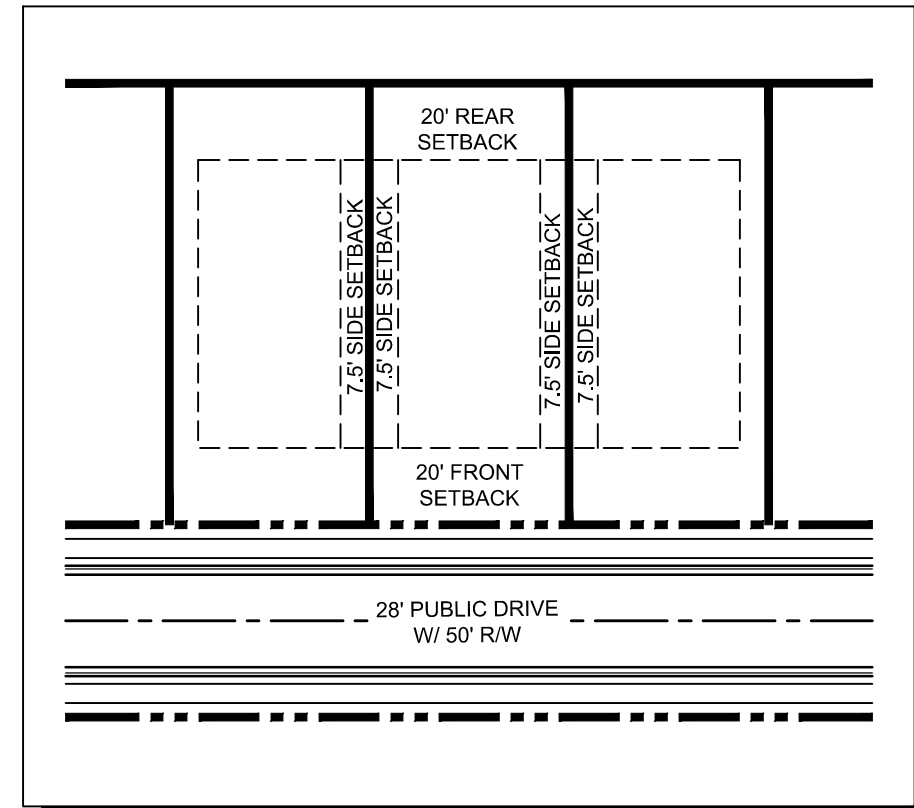
This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2024-09 is consistent with the 2024 Comprehensive Plan in conjunction with the requested rezoning of RZ-2024-10 to assign the zoning district of 'PUD' (Planned Unit Development). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

Network: Jan 24, 2025 at 12:43:36 PM EST
Local: Jan 24, 2025 at 12:43:36 PM EST
N 33° 29' 42.725", W 84° 10' 35.293"
Campground Rd
McDonough GA 30253
United States

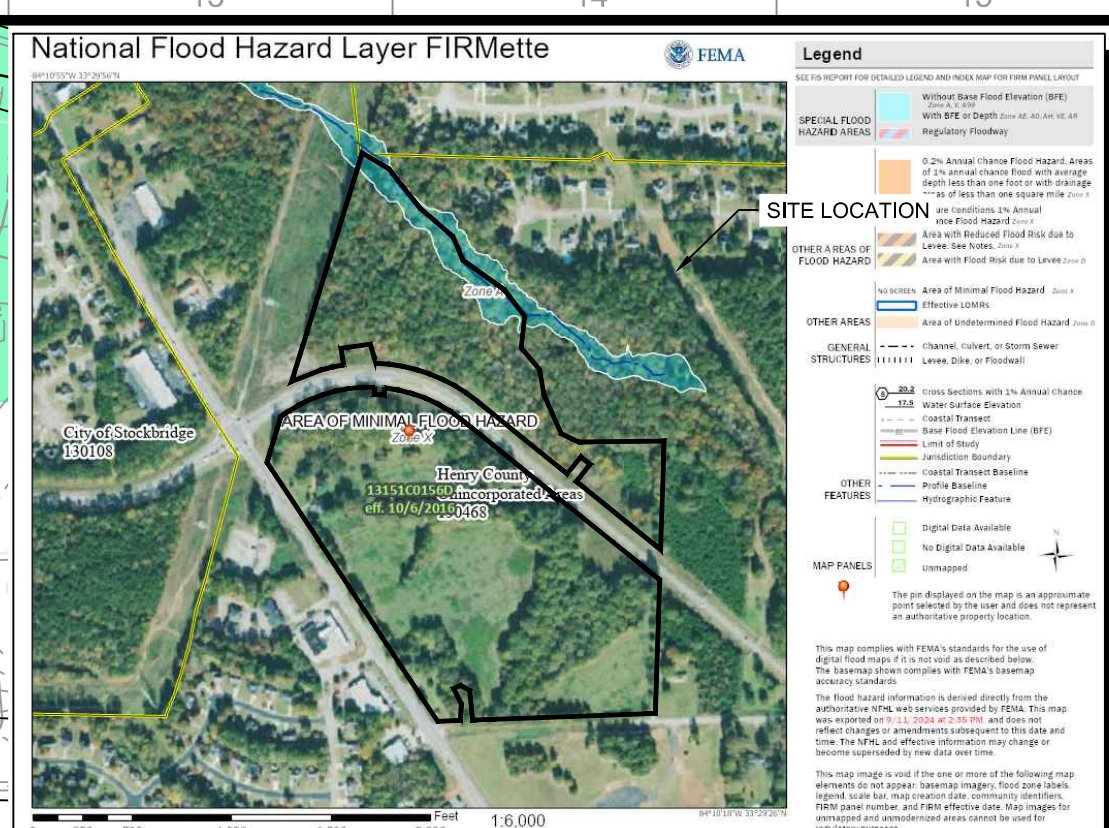
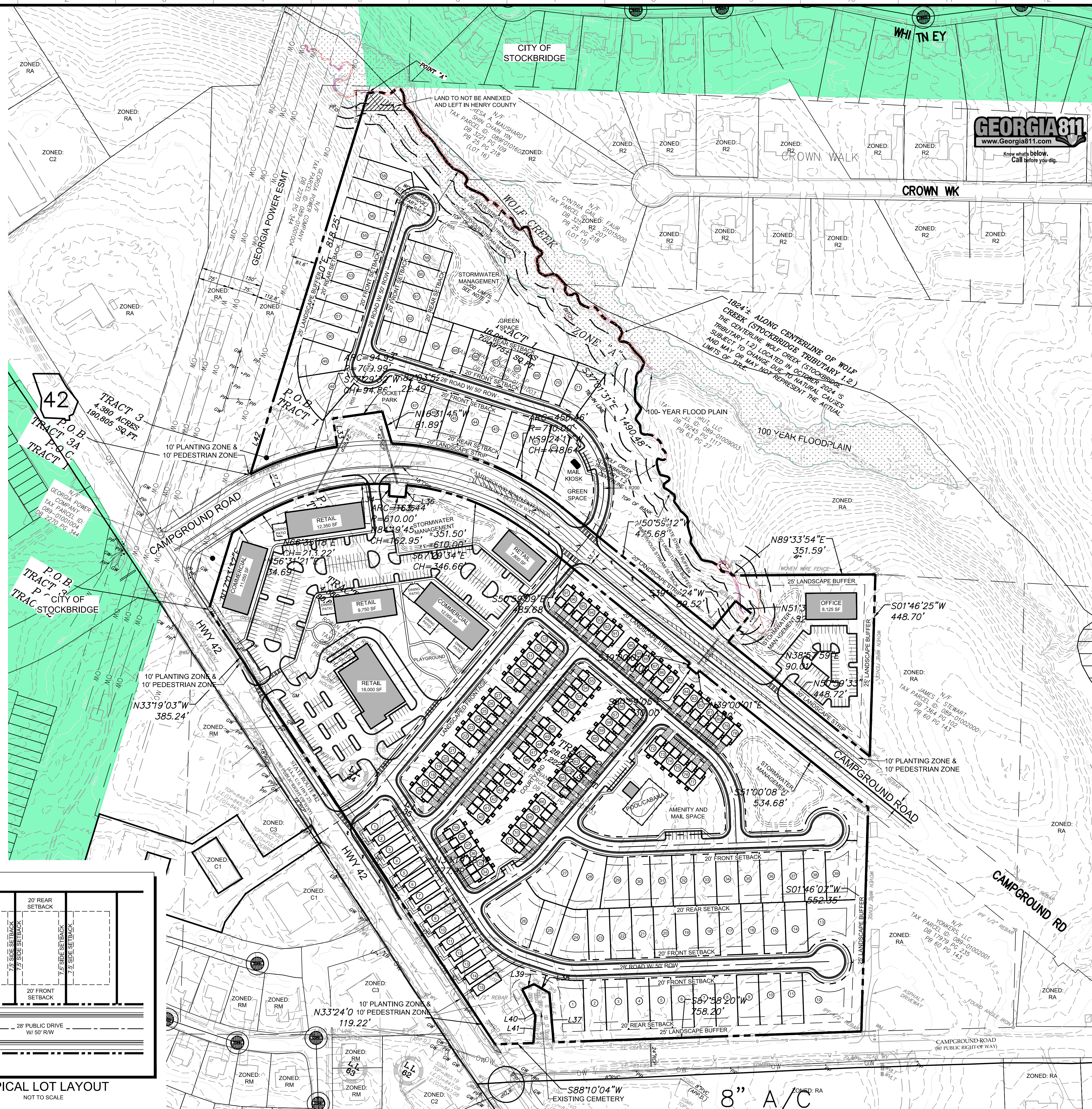


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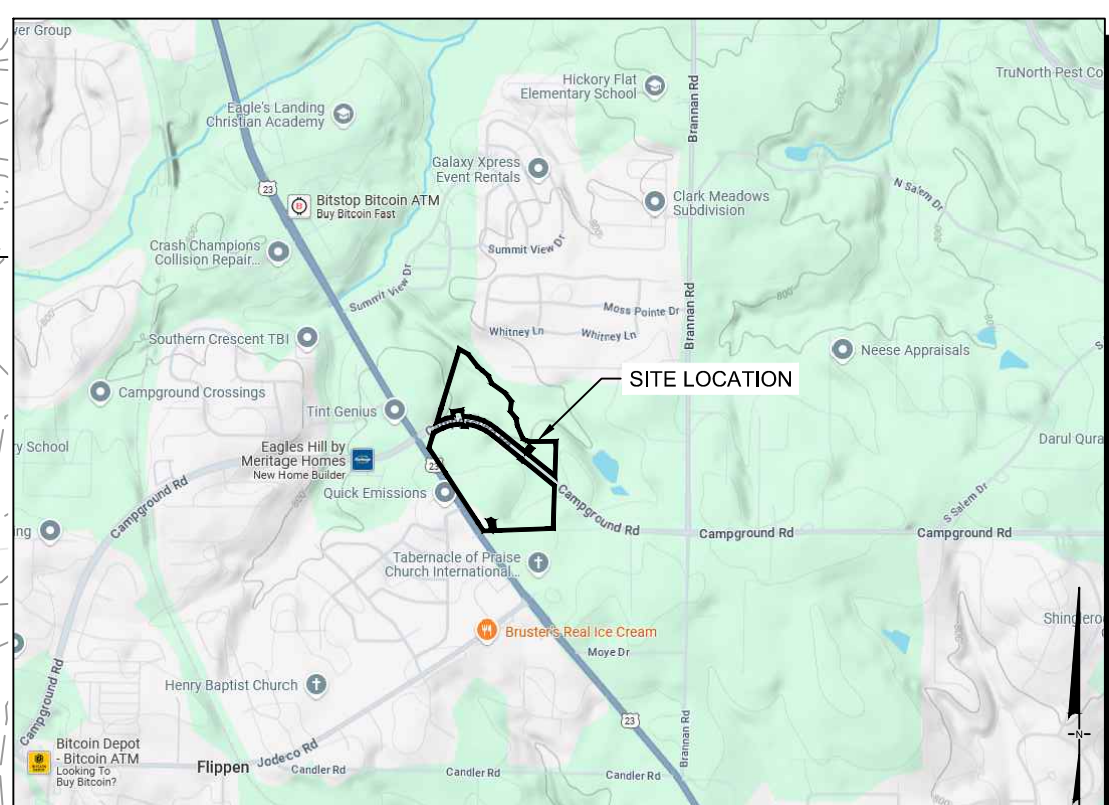
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TYPICAL LOT LAYOUT
NOT TO SCALE



FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	48.717 ACRES
ZONING	RA
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	48.717 ACRES
STREET RIGHT-OF-WAY AREA	7.40 ACRES
FLOOD HAZARD AREA	1.56 ACRES
NET SITE AREA	39.75 ACRES
RESIDENTIAL LAND USE	28.23 NET ACRES
COMMERCIAL LAND USE	11.52 NET ACRES
TOTAL TOWNHOME UNITS	82 UNITS
TOTAL SINGLE FAMILY BUNGALOW LOTS	15 LOTS
TOTAL SINGLE FAMILY LOTS	71 LOTS
TOTAL UNITS/ DENSITY	168 UNITS (4.2 UPA)
TOTAL COMMERCIAL AREA	79,075 SF
PROPOSED SFD SETBACK REQUIREMENTS	
FRONT SETBACK	20 FEET
SIDE SETBACK	7.5 FEET
REAR SETBACK	20 FEET
MAX. LOT IMPERVIOUS COVERAGE	78% OF LOT
REQUIRED BUFFERS	25 FEET
PROPOSED SFD BUNGALOW SETBACKS REQ'S	
FRONT YARD SETBACK	10 FEET
REAR YARD SETBACK	5 FEET
SIDE YARD SETBACK	3 FEET
MAX. LOT IMPERVIOUS AREA	85% OF LOT
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. (2.4.14.8.2.)
PROPOSED SF MIN. LOT SIZE SF DETACH	5,000 SF
PROPOSED MINIMUM SFD LOT WIDTH	50 FEET
PROP. SF MIN. LOT SIZE BUNGALOW SF	3,500 SF
PROPOSED MIN. LOT SIZE BUNGALOWS	33 FEET
EXTERIOR LANDSCAPED STRIPS	20 FEET
OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE	20% (9.74 ACRES)
OPEN SPACE PROPOSED	20.1% (9.75 ACRES)
PARKING REQUIREMENTS	
PROPOSED RESIDENT PARKING (2 SPACES PER UNIT)	336 SPACES
PROPOSED AMENITY PARKING	30 SPACES
REQUIRED RETAIL PARKING	5 PER 1,000 SF
PROPOSED RETAIL PARKING	413 SPACES
TOTAL PARKING PROVIDED	779 SPACES

P: (770) 451-2741 F: (770) 451-3915

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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
1	01-21-2025	KW	ADDED BUNGALOWS

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.

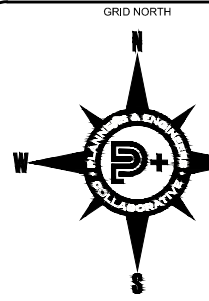


GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000058389 EXP. 10/28/2024

ZONING SITE PLAN

0 60 120 240 360

SCALE: 1" = 120'
DATE: 01/10/2025
PROJECT: 19279.00A

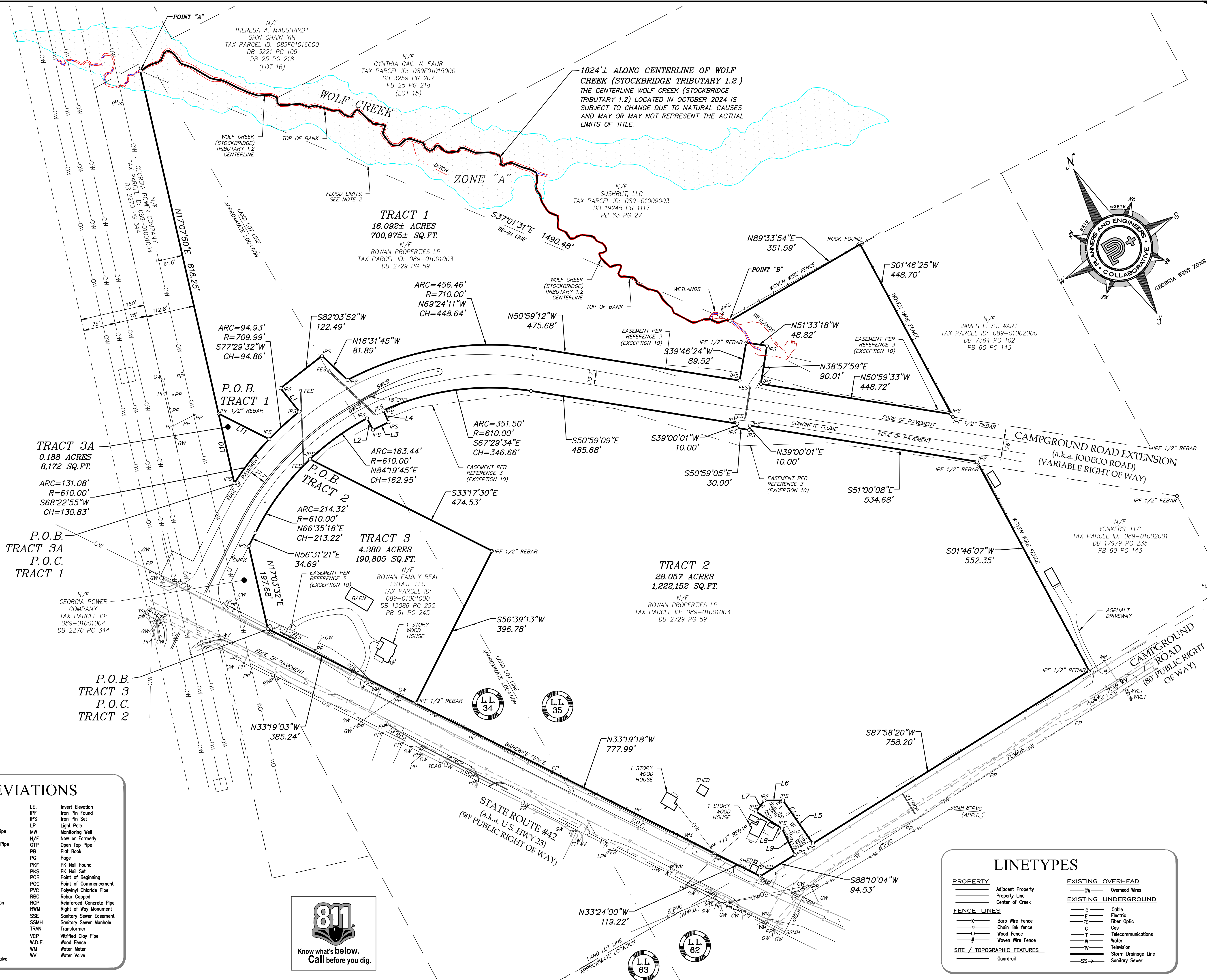


Z5
SHEET

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Parcel Line Table		
Line #	Length	Direction
L1	70.00'	S8° 40' 02"E
L2	30.00'	S1° 59' 46"W
L3	40.42'	S85° 59' 24"E
L4	30.00'	N5° 59' 50"E
L5	122.05'	N4° 46' 22"W
L6	43.45'	N60° 07' 20"W
L7	32.12'	S66° 33' 29"W
L8	72.23'	S26° 41' 17"E
L9	67.91'	S4° 08' 29"W



ABBREVIATIONS

APPROX. #4	Approximate	I.E.	Invert Elevation
CBG	1/2" Rebar	IPF	Iron Pin Found
CLF	Chain Link Fence	IPS	Iron Pin Set
CMP	Corrugated Metal Pipe	LP	Light Pole
CO	Clean Out	MW	Monitoring Well
COP	Corrugated Plastic Pipe	N/F	Now or Formerly
DB	Dead Book	OTP	Open Top Pipe
DI	Drop Inlet	PB	Plot Book
DE	Drainage Easement	PKF	PK Nail Found
EOP	Edge of Pavement	PKS	PK Nail Set
EPP	Electric Power Pole	POB	Point of Beginning
EPAN	Electric Panel	PCC	Point of Commencement
ESMT	Easement	PVC	Polyvinyl Chloride Pipe
FES	Flared End Section	RBC	Rebar Capped
FFE	Finish Floor Elevation	RCP	Reinforced Concrete Pipe
FH	Fire Hydrant	RWM	Right of Way Monument
FLGP	Flag Pole	SSE	Sanitary Sewer Easement
GA	Georgia	SSMH	Sanitary Sewer Manhole
GM	Gas Meter	TRAN	Transformer
GW	Guy Wire	VCP	Vitrified Clay Pipe
HDR	Hard Roll	W.D.F.	Wood Fence
H.W.	Hard Wood	WM	Water Meter
HW	Headwall	WV	Water Valve
ICV	Irrigation Control Valve		



LINETYPES	
PROPERTY	EXISTING OVERHEAD
— Adjacent Property	— Overhead Wires
— Property Line	— Cable
— Center of Creek	— Electric
FENCE LINES	EXISTING UNDERGROUND
— Chain Link Fence	— C
— Wood Fence	— E
— Woven Wire Fence	— FO
SITE / TOPOGRAPHIC FEATURES	— Gas
— Guardrail	— T
	— Telecommunications
	— W
	— Water
	— TV
	— Television
	— SS
	— Storm Drainage Line
	— Sanitary Sewer

SHEET 1 OF 4

DRAWN BY: M.S. HENRY
CHECKED BY: M.S. HENRY
FILE NO.: 1927260
DATE: 11/20/24
SCALE: 1" = 100'
DATE OF FIELD WORK: 10/31/24

ALTA/NSPS LAND TITLE SURVEY
FOR
WOOD PARTNERS
AND
FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOTS(S) 34, 35, 62
DISTRICT 71H

REVISIONS

REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

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C.O.A.-LSF000004

CABLE / TV	
	Cable / TV Marker
	Cable / TV Pedestal
	Cable / TV Manhole
	Cable / TV Handhole
	Cable / TV Cable Box

	Transformer
	Guy Wire
	Electric Meter
	Power Pole/Utility Pole
	Street Light/Light Pole
	Electric Panel
	Electric Box
	Electric Manhole
	Electric Handhole
	Electric / Power Marker
	Spot Light

- Fiber Optic Marker
- Fiber Optic Manhole
- Fiber Optic Pedestal

	Gas Meter
	Gas Valve
	Gas Fill Cap
	Gas Manhole
	Gas Marker
	Gas Pressure Relief Valve
	Gas Vault
	Gas Vent Pipe

BUS ONLY	Pavement Marking
SCHOOL	Pavement Marking
	Pavement Marking
	Turn Arrow Left/Right
	Turn Arrow Left
	Turn Arrow Right
	Traffic Arrow Straight
	Traffic Arrow Straight/Left
	Traffic Arrow Straight/Right
	Traffic Arrow U-Turn

Handicap Pavement Marking
Bike Lane Pavement Marking

☒ RWM	Right-of-Way Monument Found
☒ CMF	Concrete Monument Found
☐ IPS	Iron Pin Set
☒ IPF	Iron Pin Found (Rebar found)
☐ PKS	PK Nail Set
☐ PKF	PK Nail Found
☐ P	Point
☒ BM	Benchmark

U Utility Structure

	Grease Trap
	Sanitary Sewer Manhole
	Cleanout
	Sanitary Sewer Vent Pipe
	Sanitary Sewer Marker

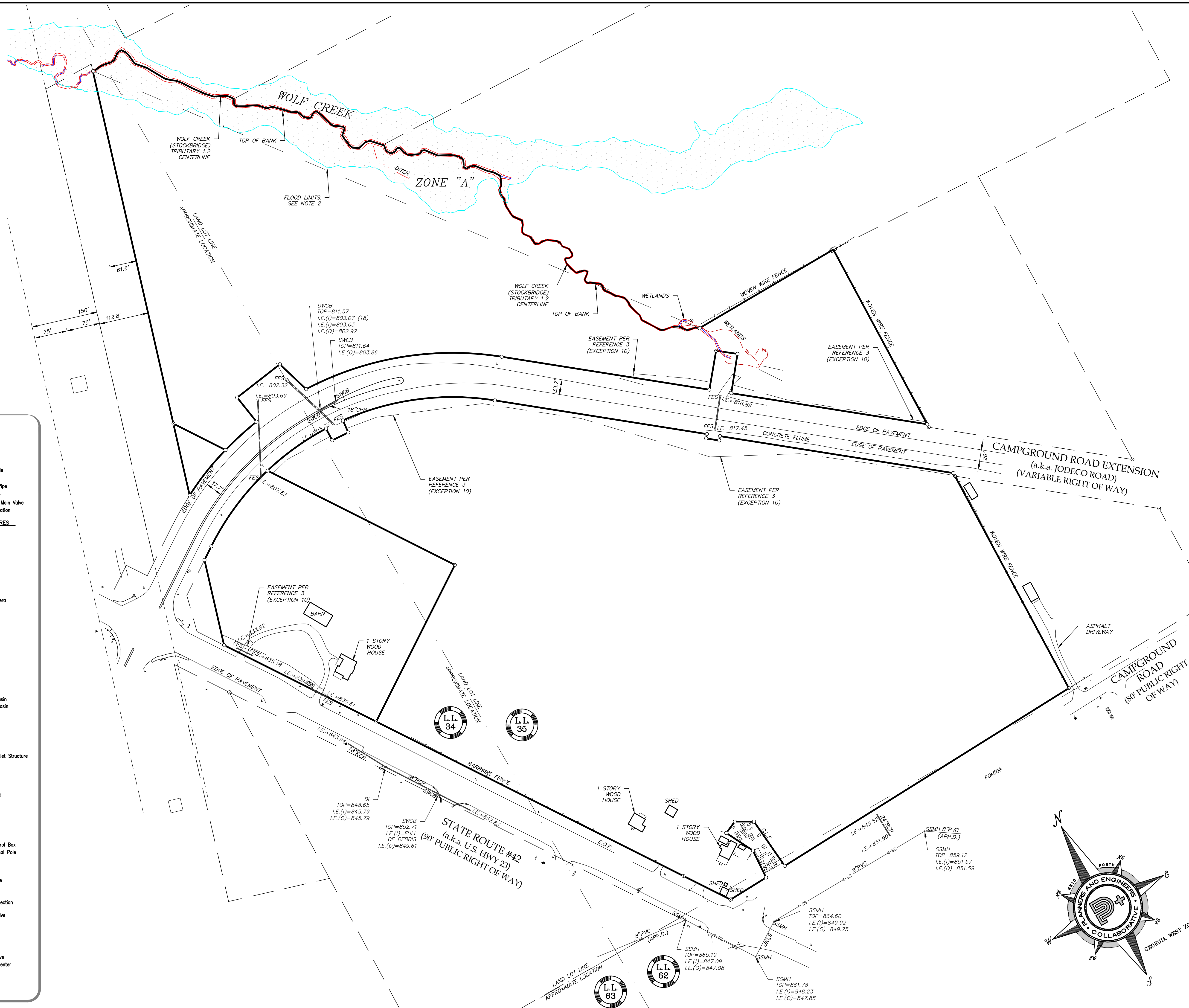
	Street Sign
	Air Condition Unit
	Bollard
	Mailbox
	Satellite Dish
	Flag Pole
	Monitoring Well
	Antenna
	Column
	Camera Pole / Camera
	Bore Hole Location
	Mile Post
	Rail Road Mile Post
	Land Lot Symbol

	Storm Structure Lid
	Drop Inlet
	Catch Basin
	Single Wing Catch Basin
	Double Wing Catch Basin
	Weir Inlet
	Head Wall
	Junction Box
	Curb Inlet
	Flared-in Section
	Down Spout
	Square or Round Outlet Structure

	Telephone Terminal Box
	Telephone Marker
	Telephone Handhole Box
	Telephone Manhole
	Telephone Cabinet

	Overhead Traffic Signal
	Traffic Handhole Box
	Traffic Signal Loop Control Box
	Traffic & Crosswalk Signal Pole

	Fire Hydrant
	Irrigation Control Valve
	Water Meter
	Water Valve
	Fire Department Connection
	Water Vault
	Pressure Irrigation Valve
	Water Vent Pipe
	Water Valve Marker
	Water Marker
	Water Manhole
	Water Air Release Valve
	Water Back Flow Preventer
	Sprinkler Head
	Sprinkler Valve



REVISIONS		
REV	DATE	DESCRIPTION
5		
4		
3		
2		
1		

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NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR HENRY COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13151C0156D, PANEL 156 OF 305, EFFECTIVE DATE OCTOBER 6, 2016 AND FOUND A PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).
3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN OCTOBER 2024. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. THE PROPERTY DESCRIBED HERE ON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN COMMITMENT NO. 24-0577B WITH AN EFFECTIVE DATE OF JUNE 5, 2004 AT 5:00 PM AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.
7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.
8. THE PROPERTY HAS DIRECT ACCESS TO CAMPGROUND ROAD EXTENTION, A DEDICATED PUBLIC STREET OR HIGHWAY.
9. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL [EXCEPT AS NOTED BELOW AND SHOWN HEREON].
10. THIS DATA SET WAS TESTED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA (2014) FOR A ____ (CM) RMSEZ VERTICAL ACCURACY CLASS. ACTUAL NVA ACCURACY WAS FOUND TO BE RMSEZ = ____ CM, EQUATING TO +/- ____ CM AT 95% CONFIDENCE LEVEL. ACTUAL VVA ACCURACY WAS FOUND TO BE +/- ____ CM AT THE 95TH PERCENTILE.

REFERENCES

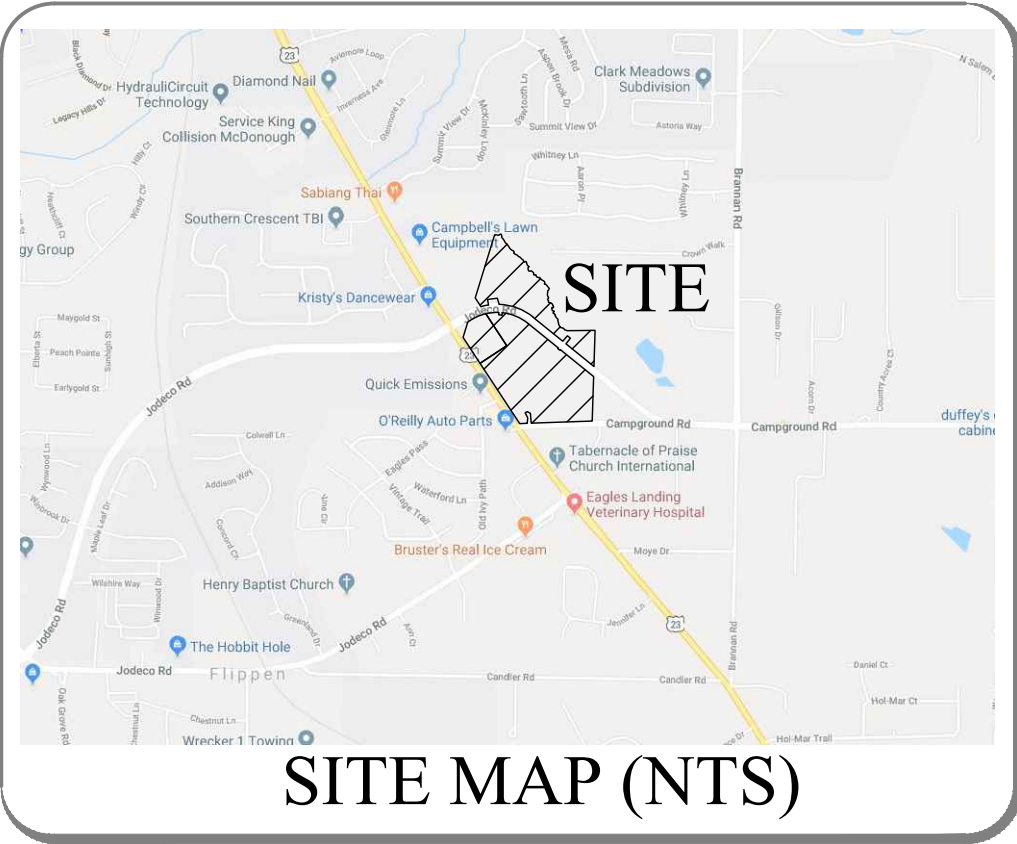
1. SURVEY MADE FOR ROWAN PROPERTIES SP, DATED MARCH 5, 2018, PREPARED BY J.B. PRINCE & ASSOCIATES INC., LAND SURVEYORS, SIGNED AND SEALED BY JONATHAN B. PRINCE, REGISTERED LAND SURVEYOR IN THE STATE OF GEORGIA, PROFESSIONAL LICENSE NUMBER 3244.
2. SURVEY MADE FOR ELSIE G. ROWAN, DATED OCTOBER 31, 2011, LAST REVISED 12-09-2011, PREPARED BY J.B. PRINCE & ASSOCIATES INC., LAND SURVEYORS, SIGNED AND SEALED BY JONATHAN B. PRINCE, REGISTERED LAND SURVEYOR IN THE STATE OF GEORGIA, PROFESSIONAL LICENSE NUMBER 3244, RECORDED AT THE OFFICE OF SUPERIOR COURT OF HENRY COUNTY, GEORGIA IN PLAT BOOK 51 PAGE 245.
3. HENRY COUNTY BOARD OF COMMISSIONERS, SPLOST, RIGHT OF WAY OF PROPOSED JODECO ROAD/CAMPGROUND ROAD EXTENSION FROM MEADOWBROOK DRIVE TO BRANNAN ROAD, PROJECT NO.: SP3026, PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC., PLANS COMPLETED DATE: 04/04/2012, LAST REVISED 09/12/14.

ALTA/NSPS LAND TITLE SURVEY – TABLE "A" ITEMS

1. MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, AND SHOWN HEREON.
2. ADDRESS(ES) OF THE SURVEYED PROPERTY: 1778 & 1872 CAMPGROUND PARKWAY, MCDONOUGH, GEORGIA 30253
3. FLOOD ZONE INFORMATION IS INCLUDED IN GENERAL NOTES, NOTE 2.
4. GROSS LAND AREA OF SUBJECT PROPERTY IS 48.717 ACRES.
- 6(A). IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.
- 6(B). IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SOWN HEREON.
10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES [, EXCEPT AS FOLLOWS: _____].
11. OBSERVED EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY LOCATED AND SHOWN HEREON. NO ADDITIONAL LOCATE OR INVESTIGATION OF UTILITIES REQUESTED BY THE CLIENT.
13. ADJACENT OWNER INFORMATION IS SHOWN HEREON AS REQUIRED BY GEORGIA STANDARDS.
16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

TITLE EXCEPTIONS

- First American Title Insurance Company Commitment number 24-0577B with an effective date of June 5, 2024 at 5:00 p.m. was used in the preparation of this survey and the listed exceptions are as follows:
10. Permanent and Temporary Easements as set forth under the Consent Final Order and Judgement in favor of Henry County Georgia dated June 20, 2017 in Henry County Superior Court Suit No. 17-CV-0272BA and the Consent Final Order and Judgement in favor of Henry County Georgia dated June 20, 2017 in Henry County Superior Court Suit No. 17-CV-0271BA.
Comment: Affects subject property, as right of way and permanent easements shown on survey.
11. All matters as shown on plat recorded in Plat Book 51, Page 245, Henry County Records.
Comment: Affects subject property, blanket in nature.
12. Right of Way Deed to Georgia Power Company filed on March 20, 1996, filed on record in Deed Book 2270, Page 344, Henry County, Georgia Records.
Comment: Does not affect subject property. Described property located northwesterly of subject property as shown on survey.
13. Easement to Georgia Power Company filed June 6, 1958, filed of record in Deed Book 56, Page 523, Henry County, Georgia Records.
Comment: Affects subject property, blanket in nature.
14. Easement to Georgia Power Company filed May 2, 1959, filed of record in Deed Book 59, Page 524, Henry County, Georgia Records.
Comment: Affects subject property, blanket in nature.
15. Right of Way Deed to Department of Transportation filed May 16, 1978, filed of record in Deed Book 337, Page 145, Henry County, Georgia Records.
Comment: Does not affect subject property. Previous take and State Route 42 right of way is shown on survey.
16. Right of Way Deed to Georgia Power Company filed February 12, 1971, filed of record in Deed Book 119, Page 259, Henry County, Georgia Records.
Comment: Does not affect subject property.
17. Right of Way Deed Easement to Snapping Shoals Electric Membership Corporation filed February 19, 1970, filed of record in Deed Book 110, Page 258, Henry County, Georgia Records.
Comment: May or may not affect subject property. Deed is too vague.
18. Easement to Georgia Power Company filed March 1, 1950, filed of record in Deed Book 42, Page 369, Henry County, Georgia Records.
Comment: May or may not affect subject property. Deed is too vague.
19. Easement to Georgia Power Company filed December 13, 1940, filed of record in Deed Book 32, Page 380, Henry County, Georgia Records.
Comment: May or may not affect subject property. Deed is too vague.
20. Right of Way Deed to Department of Transportation filed om May 16, 1978, filed of record in Deed Book 337, Page 142, Henry County, Georgia Records.
Comment: Does not affect subject property. Previous take and State Route 42 right of way is shown on survey.



SITE MAP (NTS)

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW, OR APPROVE ANY PLATS, OR THIS TYPE OF PLAT, PRIOR TO RECORDATION. 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.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON TOTAL STATION "ES103", "ES105", GEOMAX ZOOM90 ROBOTIC STATION, A GEOMAX ZENIUS800 SERIES DATA COLLECTOR, eGPS 207L GNSS RECEIVER WITH A SITE-LOCALIZED RTK NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,304,085 FEET.

To Wood Partners and First American Title Insurance Company:

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 1-4, 8, 9, 10, 13, and 16 of Table A thereof. The field work was completed on: 10/31/24

Date of Map or Plat: 11/20/2024

Surveyor's Signature

Printed name

ALTA/NSPS LAND TITLE SURVEY

FOR

WOOD PARTNERS

AND

FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOT(S) DISTRICT

34, 35, 62

HENRY COUNTY GEORGIA

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			



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J:\2019\19272600\SubDrawings\19279.00 - ALTA Map - MS.dwg - 12/2/2024 5:57 AM



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LEGAL DESCRIPTION (TITLE)

TRACT 1:
ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 35 of the 7th Land District of Henry County, Georgia containing 49.9 acres of land more or less, and being bounded (now or formerly) as follows:
Northeast by lands of Little; East by lands of Stewart; South by Campground Road and West by Lands of Watterson. This is the same property as that described in the following deeds:
(1) Warranty Deed from W.L. Glass dated December 12, 1916, of record in Deed Book 13, Page 391, Henry County Records, conveying 40 acres of land.
(2) Warranty Deed from Robert T. Rowan to J.F. Glass, dated January 24, 1948, of record in Deed Book 39, Page 161, Henry County Records, conveying 22 acres of land more or less;
(3) Administrator's Deed from R.E. Brannen, as administrator of the Estate of W.L. Glass to Mr. J.F. Glass and Mrs. J.F. Glass dated June 5, 1951, of record in Deed Book 44, Page 178, Henry County Records, conveying 7 acres of land, more or less.
LESS AND EXCEPTED THEREFROM are the right of way deeds for the State Highway #42 and Campground Road, which leaves an aggregate acreage of 49.9 acres of land.
LESS AND EXCEPTED THEREFROM seven acres previously conveyed to Georgia Power Company
LESS AND EXCEPTED THEREFROM is a five (5) acre tract of land upon which the marital residence of the Grantors herein currently reside, also known as 1872 Highway #42 North, McDonough, Georgia 30253. Said five acre tract shall be bounded on the West by State Highway #42 and the width of the parcel not conveyed herein is and will be as close as practicable with the West Boundary line state Highway #42 and the width of said five (5) acre tract being a sufficient width and rectangle shape to create a five acre space including the marital residence and its immediate out buildings on the retained five acre tract.
LESS AND EXCEPT that portion of the property shown on Schedule A as included in the Consent Final Judgement in favor of Henry County, Georgia dated June 20, 2017 pursuant to Petition for Condemnation Henry County Superior Court Suit No. CV0271-BA.
LESS AND EXCEPT that certain 5.00 acres of land as shown on plat recorded in Plat Book 51, Page 245.
TRACT 2:
ALL THAT OR PARCEL of land lying and being in Land Lot 35 of the 7th Land District of Henry County, Georgia, containing five (5) acres of land upon which is situated the residence of the late, Elsie G. Rowan, and her late husband, Lewis Paul Rowan, also known as 1872 Highway 42 North, McDonough, Georgia. Said five acre tract is more particularly described in that certain plat of survey entitled Elsie G. Rowan prepared by J.B. Prince& Associates, Inc. dated October 31, 2011, and recorded in Plat Book 51, Page 245, Said plat is incorporated herein by reference. This is the same five (5) acre tract of property retained by the late Lewis Paul Rowan and Elsie G. Rowan in their Warranty Deed to Rowan Properties, L.P., dated November 14, 1997, and recorded in Deed Book 2729, Page 59 in the Superior Court Records of Henry County, Georgia.

LESS AND EXCEPT that portion of the property shown on Schedule A as included in the Consent Final Judgement in favor of Henry County, Georgia dated June 20, 2017 pursuant to Petition for Condemnation Henry County Superior Court Suit No. CV0272-BA.

LEGAL DESCRIPTION – TRACT 1 (SURVEY)

ALL THAT TRACT OR PARCEL OF LAND lying and being in the Land Lots 34 and 35 of the 7th District, Henry County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at a set 1/2 inch rebar with cap on the northerly right of way line of Campground Road Extension (a.k.a. Jodeco Road) (variable public right of way), 205.7 feet as measured northeasterly along said northerly right of way of Campground Road Extension from the intersection created by said northerly right of way and the northeasterly right of way of State Route 42 (a.k.a. U.S. Highway 23) (90 foot public right of way); thence leaving said northerly right of way of Campground Road Extension and proceed N17°12'30"E a distance of 166.38 feet to a found 1/2 inch rebar, said rebar being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established thence continue N17°07'50"E a distance of 818.25 feet, more or less to a point at the centerline of Wolf Creek, said point being referred to as Point "A" (the commencement point of a tie-in line "A"~"B"); thence following the centerline of said creek and the meanderings thereof, 1824 feet more or less to a point, said point being referred to as point "B", (the terminus of said tie-in line "A"~"B"), said tie-in line from point "A" and to point "B" having the course of South 37 degrees 01 minutes 31 seconds East and a distance of 1490.48 feet, more or less; thence leaving said centerline of the creek and proceed N89°33'54"E a distance of 351.59 feet to a found rock; thence S01°46'28"W a distance of 448.70 feet to a set 1/2 inch rebar on said northeasterly right of way of Campground Road Extension; thence along said northeasterly right of way the following courses and distances: N50°59'33"W a distance of 448.72 feet to a set 1/2 inch rebar; N38°57'59"E a distance of 90.01 feet to a set 1/2 inch rebar; N51°33'18"W a distance of 48.82 feet to a found 1/2 inch rebar; S39°46'24"W a distance of 89.52 feet to a set 1/2 inch rebar; N50°59'12"W a distance of 475.68 feet to a point; along a curve turning to the left with an arc length of 456.46 feet, having a radius of 710.00 feet, being subtended by a chord bearing of N69°24'11"W, and a chord length of 448.64 feet to a set 1/2 inch rebar; N16°31'45"W a distance of 81.89 feet to a set 1/2 inch rebar; S82°03'52"W a distance of 122.49 feet to a set 1/2 inch rebar; S08°40'02"E a distance of 70.00 feet to a set 1/2 inch rebar; along a curve turning to the left with an arc length of 94.93 feet, having a radius of 709.99 feet, being subtended by a chord bearing of S77°29'32"W, and a chord length of 94.86 feet to a set 1/2 inch rebar; thence leaving said northerly right of way and proceed N33°10'49"W a distance of 132.30 feet to a found 1/2 inch rebar, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 700,975 square feet or 16.092 acres, more or less.

LEGAL DESCRIPTION – TRACT 2 (SURVEY)

ALL THAT TRACT OR PARCEL OF LAND lying and being in the Land Lots 34, 35, 62, and 63 of the 7th District, Henry County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE BEGIN at a set 1/2 inch rebar with cap northerly right of way and the northeasterly right of way of State Route 42 (a.k.a. U.S. Highway 23) (90 foot public right of way), 68.6 feet as measured southeasterly along said northeasterly right of way of State Route 42 from the mitered intersection created by said northeasterly right of way State Route 42 and the southerly right of way of Campground Road Extension (a.k.a. Jodeco Road) (variable public right of way); thence leaving said northeasterly right of way of State Route 42 and proceed N17°03'32"E a distance of 197.68 feet to a set 1/2 inch rebar with cap on said southerly right of way of Campground Road Extension; thence along said southerly right of way of Campground Road Extension the following courses and distances: N56°31'21"E a distance of 34.69 feet to a point; along a curve turning to the right with an arc length of 214.32 feet, having a radius of 610.00 feet, being subtended by a chord bearing of N66°35'18"E, and a chord length of 213.22 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established thence continue along said southerly right of way the following courses and distances: along a curve turning to the right with an arc length of 163.44 feet, having a radius of 610.00 feet, being subtended by a chord bearing of N84°19'45"E, and a chord length of 162.95 feet; thence S01°59'46"W a distance of 30.00 feet to a set 1/2 inch rebar with cap; S85°59'24"E a distance of 40.42 feet to a set 1/2 inch rebar with cap; N05°59'50"E a distance of 30.00 feet to a set 1/2 inch rebar with cap; along a curve turning to the right with an arc length of 351.50 feet, having a radius of 610.00 feet, being subtended by a chord bearing of S67°29'34"E, and a chord length of 346.66 feet to a point; S50°59'09"E a distance of 485.68 feet to a set 1/2 inch rebar with cap; S39°00'01"W a distance of 10.00 feet to a set 1/2 inch rebar with cap; S50°59'05"E a distance of 30.00 feet to a set 1/2 inch rebar with cap; N39°00'01"E a distance of 10.00 feet to a set 1/2 inch rebar with cap; S51°00'08"E a distance of 534.68 feet to a set 1/2 inch rebar with cap; thence leaving said southerly right of way and proceed S01°46'07"W a distance of 552.35 feet to a found 1/2 inch rebar; thence S87°58'20"W a distance of 758.20 feet to a set 1/2 inch rebar with cap; thence N04°46'22"W a distance of 122.05 feet to a set 1/2 inch rebar with cap; thence N60°07'20"W a distance of 43.45 feet to a set 1/2 inch rebar with cap; thence S66°33'29"W a distance of 32.12 feet to a set 1/2 inch rebar with cap; thence S26°41'17"E a distance of 72.23 feet to a set 1/2 inch rebar with cap; thence S04°08'29"W a distance of 67.91 feet to a set 1/2 inch rebar with cap; thence S88°10'04"W a distance of 94.53 feet to a found right of way monument on the northeasterly right of way of State Route 42; thence along said northeasterly right of way the following courses and distances: N33°24'00"W a distance of 119.22 feet to a found 1/2 inch rebar; N33°19'18"W a distance of 777.99 feet toa found 1/2 inch rebar; thence leaving said northeasterly right of way and proceed N56°39'13"E a distance of 396.78 feet to a found 1/2 inch rebar; thence N33°17'30"W a distance of 474.53 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 1,222,152 square feet or 28.057 acres.

LEGAL DESCRIPTION – TRACT 3 (SURVEY)

ALL THAT TRACT OR PARCEL OF LAND lying and being in the Land Lots 34 and 35 of the 7th District, Henry County, Georgia, and being more particularly described as follows:

BEGIN at a set 1/2 inch rebar with cap northerly right of way and the northeasterly right of way of State Route 42 (a.k.a. U.S. Highway 23) (90 foot public right of way), 68.6 feet as measured southeasterly along said northeasterly right of way of State Route 42 from the mitered intersection created by said northeasterly right of way State Route 42 and the southerly right of way of Campground Road Extension (a.k.a. Jodeco Road) (variable public right of way), said rebar being the TRUE POINT OF BEGINNING;

THENCE leaving said northeasterly right of way of State Route 42 and proceed N17°03'32"E a distance of 197.68 feet to a set 1/2 inch rebar with cap on said southerly right of way of Campground Road Extension; thence along said southerly right of way of Campground Road Extension the following courses and distances: N56°31'21"E a distance of 34.69 feet to a point; along a curve turning to the right with an arc length of 214.32 feet, having a radius of 610.00 feet, being subtended by a chord bearing of N66°35'18"E, and a chord length of 213.22 feet to a set 1/2 inch rebar with cap; thence leaving said southerly right of way and proceed S33°17'30"E a distance of 474.53 feet to a found 1/2 inch rebar; thence S56°39'13"W a distance of 396.78 feet to a found 1/2 inch rebar on said the northeasterly right of way State Route 42; thence along said northerly right of way N33°19'03"W a distance of 385.24 feet, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 190,805 square feet or 4.380 acres.

LEGAL DESCRIPTION – TRACT 3A (SURVEY)

ALL THAT TRACT OR PARCEL OF LAND lying and being in the Land Lots 34 and 35 of the 7th District, Henry County, Georgia, and being more particularly described as follows:

BEGIN at a set 1/2 inch rebar with cap on the northerly right of way line of Campground Road Extension (a.k.a. Jodeco Road) (variable public right of way), 205.7 feet as measured northeasterly along said northerly right of way of Campground Road Extension from the intersection created by said northerly right of way and the northeasterly right of way of State Route 42 (a.k.a. U.S. Highway 23) (90 foot public right of way), said rebar being the TRUE POINT OF BEGINNING;

THENCE leaving said northerly right of way of Campground Road Extension and proceed N17°12'30"E a distance of 166.38 feet to a found 1/2 inch rebar; thence S33°10'49"E a distance of 132.30 feet to a set 1/2 inch rebar with cap on said northerly right of way of Campground Road Extension; thence along said northerly right of way of along a curve turning to the left with an arc length of 131.08 feet, having a radius of 610.00 feet, being subtended by a chord bearing of S68°22'55"W, and a chord length of 130.83 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 8,172 square feet or 0.188 acres.

811

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REV	DATE	DESCRIPTION	BY		

ALTA/NSPS LAND TITLE SURVEY

FOR WOOD PARTNERS AND

FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOT(S) 34, 35, 62

DISTRICT 71H

HENRY COUNTY GEORGIA

SHEET 4 OF 4

DRAWN BY: MS

CHECKED BY: JWH

FILE NO.: 19279.00

DATE: 11/20/24

SCALE: 1" = 100'

DATE OF FIELD WORK: 10/31/24

0

50

100

200

LEGAL DESCRIPTION

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in the Land Lots 34 and 35 of the 7th District, Henry County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at a set 1/2 inch rebar with cap on the northerly right of way line of Campground Road Extension (a.k.a. Jodeco Road) (variable public right of way), 205.7 feet as measured northeasterly along said northerly right of way of Campground Road Extension from the intersection created by said northerly right of way and the northeasterly right of way of State Route 42 (a.k.a. U.S. Highway 23) (90 foot public right of way); thence leaving said northerly right of way of Campground Road Extension and proceed N17°12'30"E a distance of 166.38 feet to a found 1/2 inch rebar, said rebar being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established thence continue N17°07'50"E a distance of 818.25 feet, more or less to a point at the centerline of Wolf Creek, said point being referred to as Point "A" (the commencement point of a tie-in line "A"- "B"); thence following the centerline of said creek and the meanderings thereof, 1824 feet more or less to a point, said point being referred to as point "B", (the terminus of said tie-in line "A"- "B"), said tie-in line from point "A" and to point "B" having the course of South 37 degrees 01 minutes 31 seconds East and a distance of 1490.48 feet, more or less; thence leaving said centerline of the creek and proceed N89°33'54"E a distance of 351.59 feet to a found rock; thence S01°46'25"W a distance of 448.70 feet to a set 1/2 inch rebar on said northeasterly right of way of Campground Road Extension; thence along said northeasterly right of way the following courses and distances: N50°59'33"W a distance of 448.72 feet to a set 1/2 inch rebar; N38°57'59"E a distance of 90.01 feet to a set 1/2 inch rebar; N51°33'18"W a distance of 48.82 feet to a found 1/2 inch rebar; S39°46'24"W a distance of 89.52 feet to a set 1/2 inch rebar; N50°59'12"W a distance of 475.68 feet to a point; along a curve turning to the left with an arc length of 456.46 feet, having a radius of 710.00 feet, being subtended by a chord bearing of N69°24'11"W, and a chord length of 448.64 feet to a set 1/2 inch rebar; N16°31'45"W a distance of 81.89 feet to a set 1/2 inch rebar; S82°03'52"W a distance of 122.49 feet to a set 1/2 inch rebar; S08°40'02"E a distance of 70.00 feet to a set 1/2 inch rebar; along a curve turning to the left with an arc length of 94.93 feet, having a radius of 709.99 feet, being subtended by a chord bearing of S77°29'32"W, and a chord length of 94.86 feet to a set 1/2 inch rebar; thence leaving said northerly right of way and proceed N33°10'49"W a distance of 132.30 feet to a found 1/2 inch rebar, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 700,975 square feet or 16.092 acres, more or less.

LEGAL DESCRIPTION

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in the Land Lots 34, 35, 62, and 63 of the 7th District, Henry County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE BEGIN at a set 1/2 inch rebar with cap northerly right of way and the northeasterly right of way of State Route 42 (a.k.a. U.S. Highway 23) (90 foot public right of way), 68.6 feet as measured southeasterly along said northeasterly right of way of State Route 42 from the mitered intersection created by said northeasterly right of way State Route 42 and the southerly right of way of Campground Road Extension (a.k.a. Jodeco Road) (variable public right of way); thence leaving said northeasterly right of way of State Route 42 and proceed N17°03'32"E a distance of 197.68 feet to a set 1/2 inch rebar with cap on said southerly right of way of Campground Road Extension; thence along said southerly right of way of Campground Road Extension the following courses and distances: N56°31'21"E a distance of 34.69 feet to a point; along a curve turning to the right with an arc length of 214.32 feet, having a radius of 610.00 feet, being subtended by a chord bearing of N66°35'18"E, and a chord length of 213.22 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established thence continue along said southerly right of way the following courses and distances: along a curve turning to the right with an arc length of 163.44 feet, having a radius of 610.00 feet, being subtended by a chord bearing of N84°19'45"E, and a chord length of 162.95 feet; thence S01°59'46"W a distance of 30.00 feet to a set 1/2 inch rebar with cap; S85°59'24"E a distance of 40.42 feet to a set 1/2 inch rebar with cap; N05°59'50"E a distance of 30.00 feet to a set 1/2 inch rebar with cap; along a curve turning to the right with an arc length of 351.50 feet, having a radius of 610.00 feet, being subtended by a chord bearing of S67°29'34"E, and a chord length of 346.66 feet to a point; S50°59'09"E a distance of 485.68 feet to a set 1/2 inch rebar with cap; S39°00'01"W a distance of 10.00 feet to a set 1/2 inch rebar with cap; S50°59'05"E a distance of 30.00 feet to a set 1/2 inch rebar with cap; N39°00'01"E a distance of 10.00 feet to a set 1/2 inch rebar with cap; S51°00'08"E a distance of 534.68 feet to a set 1/2 inch rebar with cap; thence leaving said southerly right of way and proceed S01°46'07"W a distance of 552.35 feet to a found 1/2 inch rebar; thence S87°58'20"W a distance of 758.20 feet to a set 1/2 inch rebar with cap; thence N04°46'22"W a distance of 122.05 feet to a set 1/2 inch rebar with cap; thence N60°07'20"W a distance of 43.45 feet to a set 1/2 inch rebar with cap; thence S66°33'29"W a distance of 32.12 feet to a set 1/2 inch rebar with cap; thence S26°41'17"E a distance of 72.23 feet to a set 1/2 inch rebar with cap; thence S04°08'29"W a distance of 67.91 feet to a set 1/2 inch rebar with cap; thence S88°10'04"W a distance of 94.53 feet to a found right of way monument on the northeasterly right of way of State Route 42; thence along said northeasterly right of way the following courses and distances: N33°24'00"W a distance of 119.22 feet to a found 1/2 inch rebar; N33°19'18"W a distance of 777.99 feet to a found 1/2 inch rebar; thence leaving said northeasterly right of way and proceed N56°39'13"E a distance of 396.78 feet to a found 1/2 inch rebar; thence N33°17'30"W a distance of 474.53 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 1,222,152 square feet or 28.057 acres.

LEGAL DESCRIPTION

TRACT 3

ALL THAT TRACT OR PARCEL OF LAND lying and being in the Land Lots 34 and 35 of the 7th District, Henry County, Georgia, and being more particularly described as follows:

BEGIN at a set 1/2 inch rebar with cap northerly right of way and the northeasterly right of way of State Route 42 (a.k.a. U.S. Highway 23) (90 foot public right of way), 68.6 feet as measured southeasterly along said northeasterly right of way of State Route 42 from the mitered intersection created by said northeasterly right of way State Route 42 and the southerly right of way of Campground Road Extension (a.k.a. Jodeco Road) (variable public right of way), said rebar being the TRUE POINT OF BEGINNING;

THENCE leaving said northeasterly right of way of State Route 42 and proceed N17°03'32"E a distance of 197.68 feet to a set 1/2 inch rebar with cap on said southerly right of way of Campground Road Extension; thence along said southerly right of way of Campground Road Extension the following courses and distances: N56°31'21"E a distance of 34.69 feet to a point; along a curve turning to the right with an arc length of 214.32 feet, having a radius of 610.00 feet, being subtended by a chord bearing of N66°35'18"E, and a chord length of 213.22 feet to a set 1/2 inch rebar with cap; thence leaving said southerly right of way and proceed S33°17'30"E a distance of 474.53 feet to a found 1/2 inch rebar; thence S56°39'13"W a distance of 396.78 feet to a found 1/2 inch rebar on said the northeasterly right of way State Route 42; thence along said northerly right of way N33°19'03"W a distance of 385.24 feet, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 190,805 square feet or 4.380 acres.

LEGAL DESCRIPTION

TRACT 3A

ALL THAT TRACT OR PARCEL OF LAND lying and being in the Land Lots 34 and 35 of the 7th District, Henry County, Georgia, and being more particularly described as follows:

BEGIN at a set 1/2 inch rebar with cap on the northerly right of way line of Campground Road Extension (a.k.a. Jodeco Road) (variable public right of way), 205.7 feet as measured northeasterly along said northerly right of way of Campground Road Extension from the intersection created by said northerly right of way and the northeasterly right of way of State Route 42 (a.k.a. U.S. Highway 23) (90 foot public right of way), said rebar being the TRUE POINT OF BEGINNING;

THENCE leaving said northerly right of way of Campground Road Extension and proceed N17°12'30"E a distance of 166.38 feet to a found 1/2 inch rebar; thence S33°10'49"E a distance of 132.30 feet to a set 1/2 inch rebar with cap on said northerly right of way of Campground Road Extension; thence along said northerly right of way of along a curve turning to the left with an arc length of 131.08 feet, having a radius of 610.00 feet, being subtended by a chord bearing of S68°22'55"W, and a chord length of 130.83 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 8,172 square feet or 0.188 acres.

1/22/2025

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 48.717-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 mixed use project with commercial, office, and 168-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 48.717-acres.

Of the 48.717 acres, approximately 1.56 acres are in a floodplain. Approximately 7.40 acres of the site are proposed to be used for street right-of-way. The net area of the site is 39.75 acres. The proposed mixed use development has over 79,000 sf of commercial and office development on over 11 acres of land and a 168-unit single family subdivision that has a net site density of 4.20 units per acre. There is 79,042 sf commercial/office, 82 attached homes and 86 single-family detached lots and bungalows. The site would have 9.75 acres of open space (approximately 20% of the total site area). Elevations are included with this submittal.

The proposed amendment to the comprehensive land use map would allow for the 48.717-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 is to construct a mixed use development. The project is a great mix of neighborhood friendly retail, restaurants, grocery, office, and for sale residential.

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 commercial and 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. The commercial and office is proposed to be neighborhood uses to fit into the fabric of the area and provide commercial and office development opportunities to the area.

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 mixed use project with neighborhood commercial, office, and single-family attached and detached lots. 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.



TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Senior Planner

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

DATE: January 30, 2025 (Planning Commission)
February 10, 2025 (Mayor and Council)

Subject: #RZ-2024-10 For 1778 & 1872 Highway 42 North

I. PURPOSE

Consider a request to assign the zoning district of 'PUD' (Planned Unit Development) to allow for the construction of a mixed used development with commercial, office, and 168-unit, single family attached and detached development.

II. PROJECT INFORMATION

Proposed Development	Mixed Used Development
Site Address	1778 & 1872 Highway 42 North
Parcel Identification	089-01001003 (1778 Highway 42 North) 089-01001000 (1872 Highway 42 North)
Parcel Acreage	48.717 +/- total acres

Applicant	Meritage Homes, c/o Clay Kirkley
Agent:	Hayley Todd, PEC+
Owner:	Rowan Properties, LP
County Zoning of Property	RA (Residential-Agricultural)
Assigned City Zoning	PUD (Planned Unit Development)
Current Use	An existing house is located at 1872 Highway 42 North. The property at 1778 Highway 42 North is heavily wooded, featuring a stream on the northern parcel, and also includes a house and a cemetery.

SURROUNDING JOINT ZONING INFORMATION

Location	Adjacent Property Zoning
Property to the North	Moss Pointe (Subdivision) - Stockbridge - SR (Suburban Residential) Summit at Eagles Landing (Subdivision) - Stockbridge - MFR (Multiple Family Residential) Clark Meadows (Subdivision) – Stockbridge- PUD (Planned Unit Development) Crown Walk (Subdivision) – Henry County- R2 (Single Family Residence)

Property to the South	Tabernacle of Praise Church International – Henry County - RA (Residential-Agricultural)
Property to the East	Vacant Land (Henry County) - RA (Residential-Agricultural)
Property to the West	Eagles Hill (Townhomes) – Stockbridge - PUD (Planned Unit Development) Magnolia's at Eagles Landing – Stockbridge - PUD (Planned Unit Development) Winding Creek (Townhomes) – Stockbridge - PUD (Planned Unit Development) Eagles East (Shopping Center) – Stockbridge – C-2 (General Commercial) Vineyards at Eagles Landing (Henry County) – RM (Residential Multi-Family) Chevron Gas Station (Henry County) - C-1 (Neighborhood Commercial) Vineyard Business Park (Henry County) - C-1 (Neighborhood Commercial) Cool's Corner (Shopping Center) (Henry County) - C-3 (Heavy Commercial)

III. FINDING OF FACTS

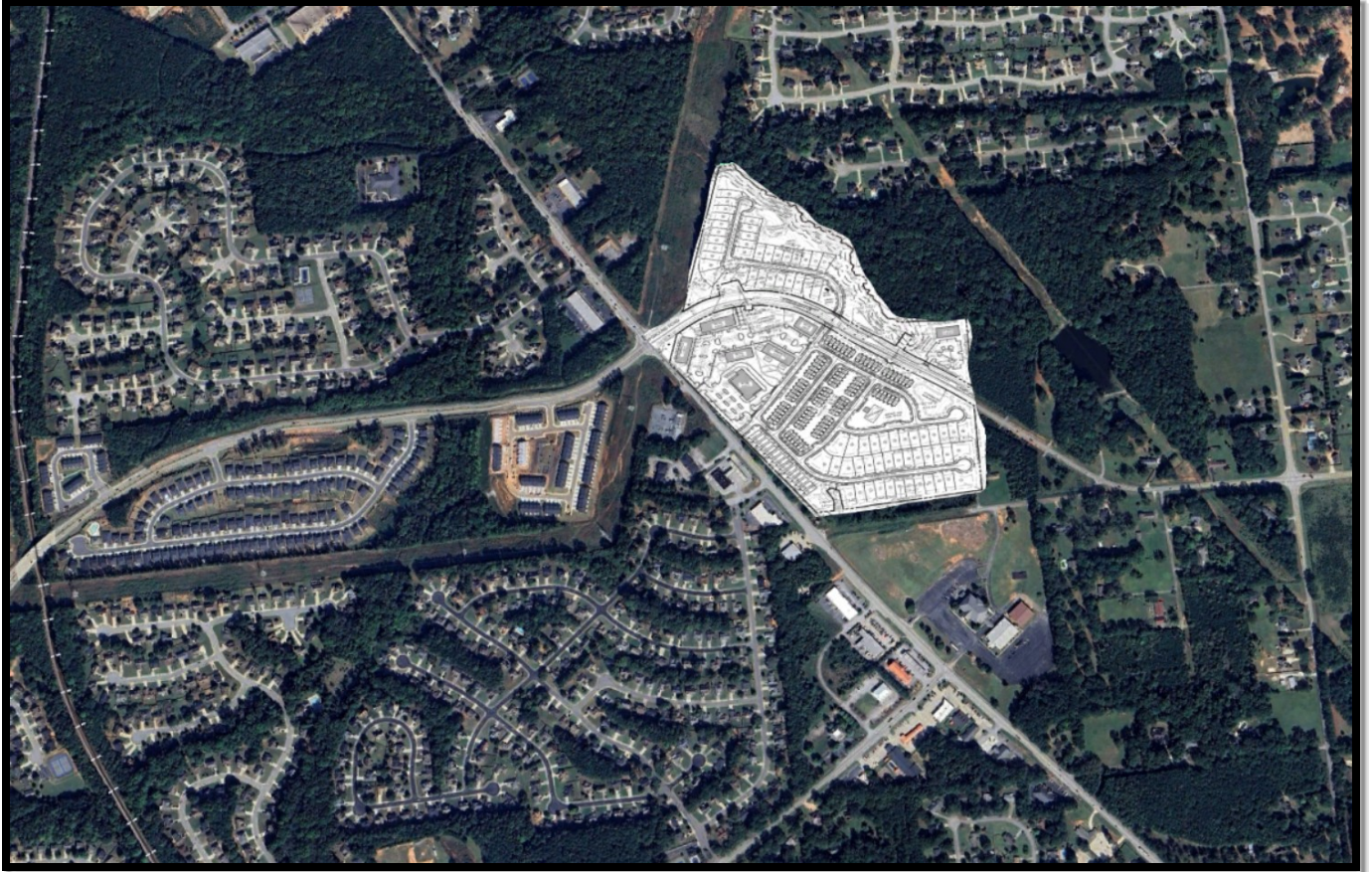
1. The applicant has also applied for a Comprehensive Plan Amendment (CP-2024-09) to assign the future land use designation of Medium-Density Mixed Use.
2. The subject properties are currently zoned as RA (Residential-Agricultural) by the Henry County Zoning Ordinance.
3. The vicinity of the area is mostly residential and commercial with the following zoning classifications: SR (Suburban Residential; Stockbridge), MFR (Multiple Family Residential; Stockbridge), PUD (Planned Unit Development; Stockbridge), C-2 (General Commercial; Stockbridge), R-2 (Single Family Residence; Henry County); RA (Residential-Agricultural; Henry County), C-1 (Neighborhood Commercial; Henry County).

IV. MAPS, SITE PLAN, AND RENDERINGS

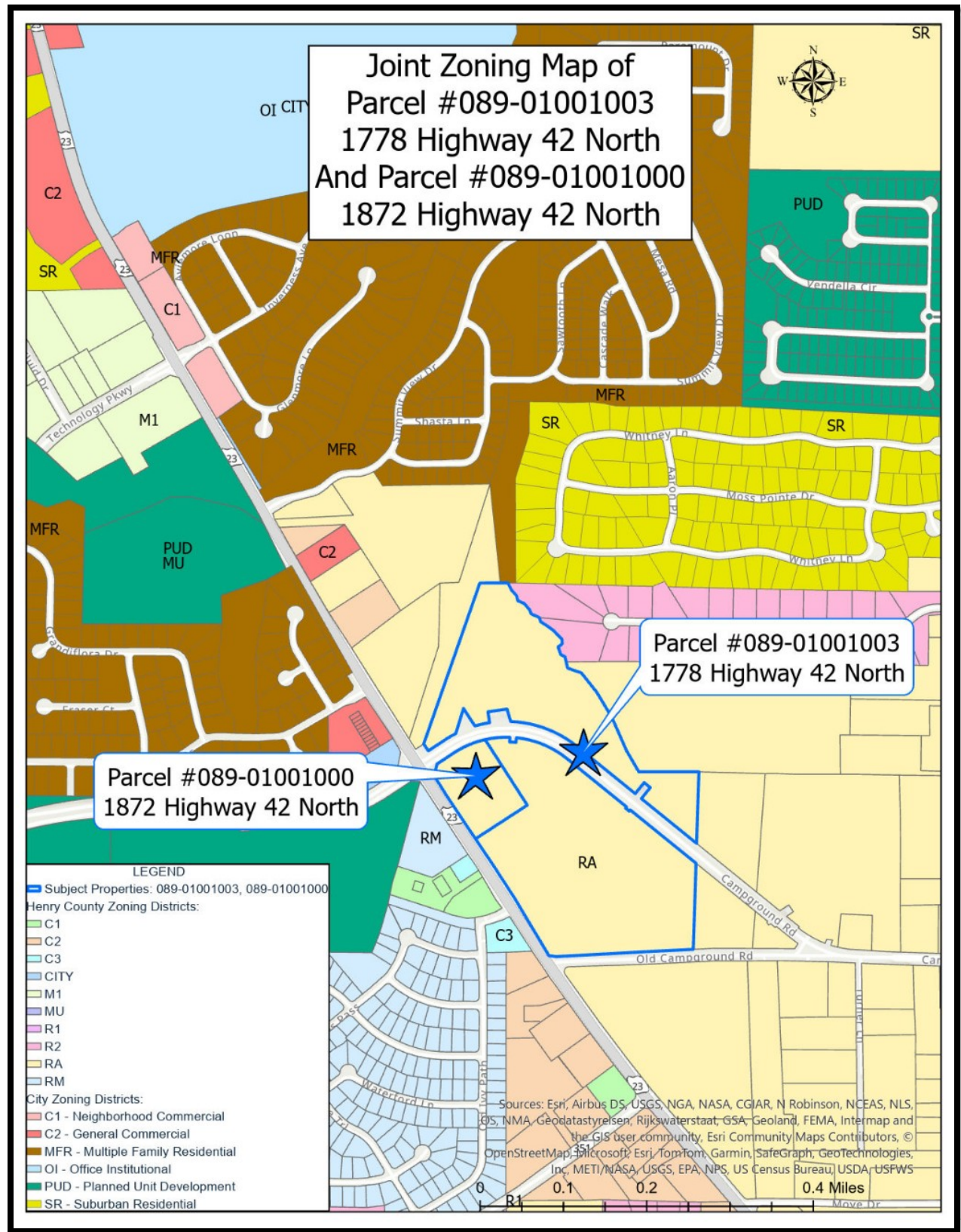
Aerial Photo



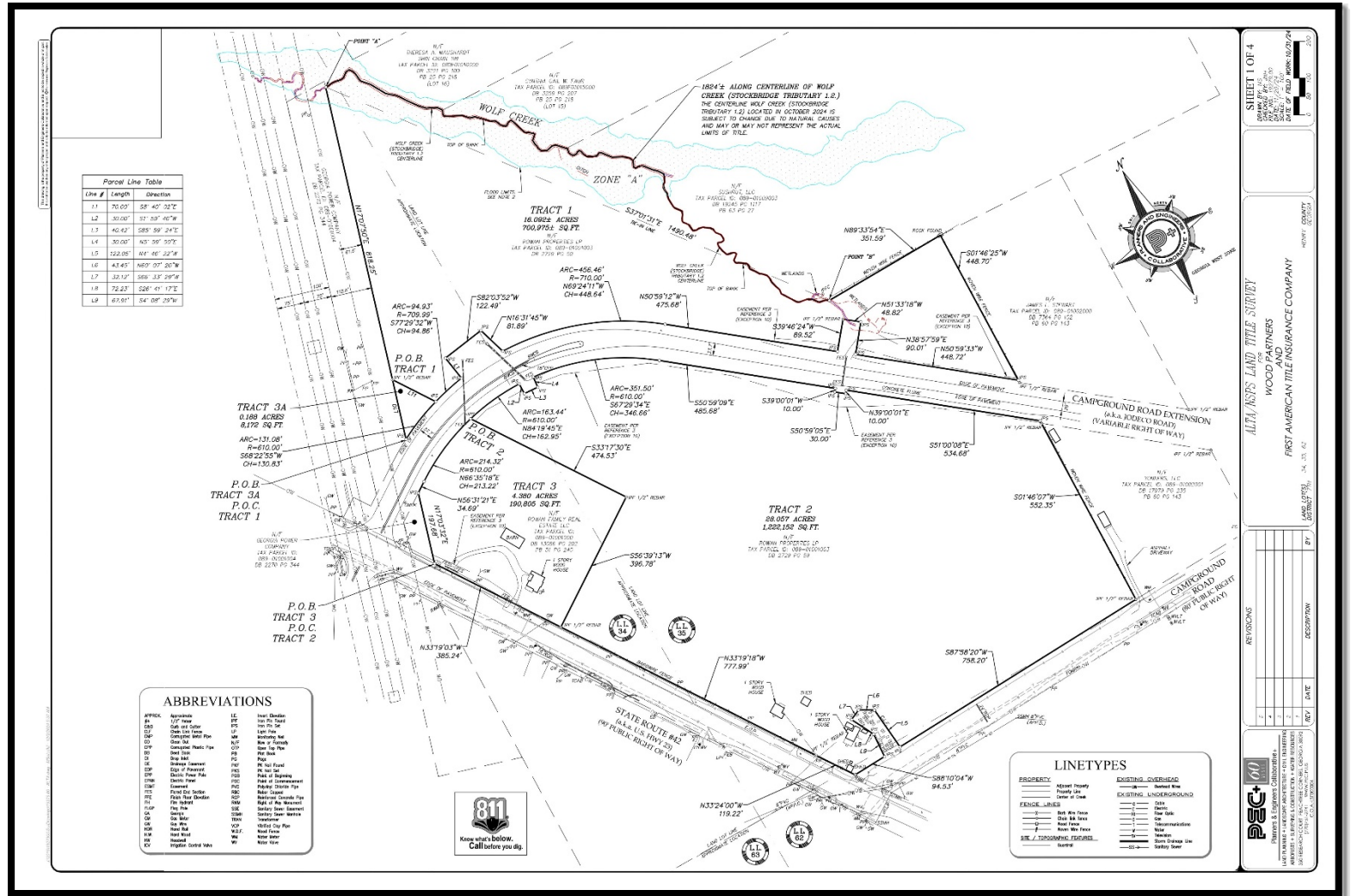
Aerial Photo with Site Plan



Joint Zoning Map of 1778 & 1872 Highway 42 North

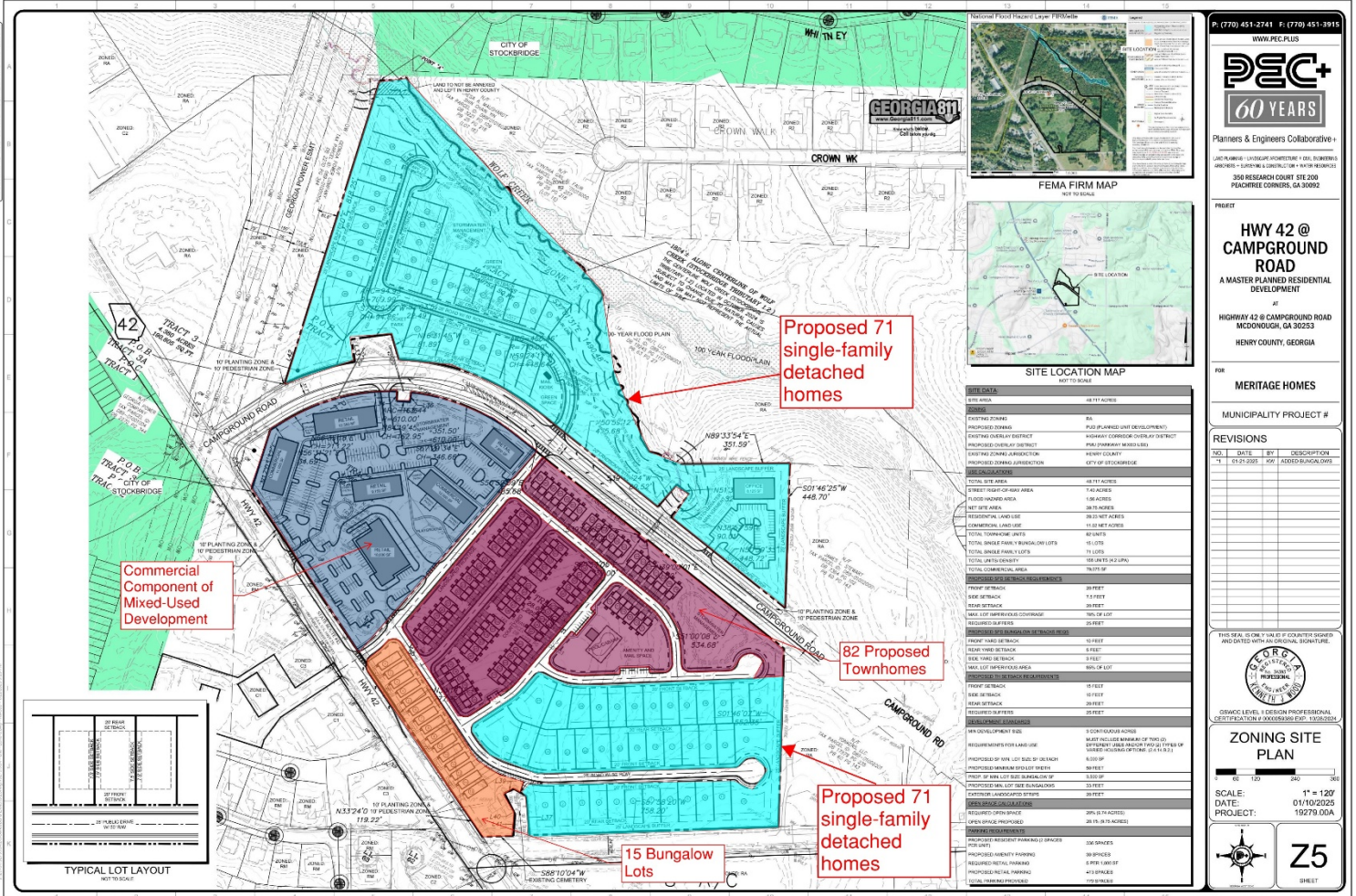


Survey of 1778 & 1872 Highway 42 North





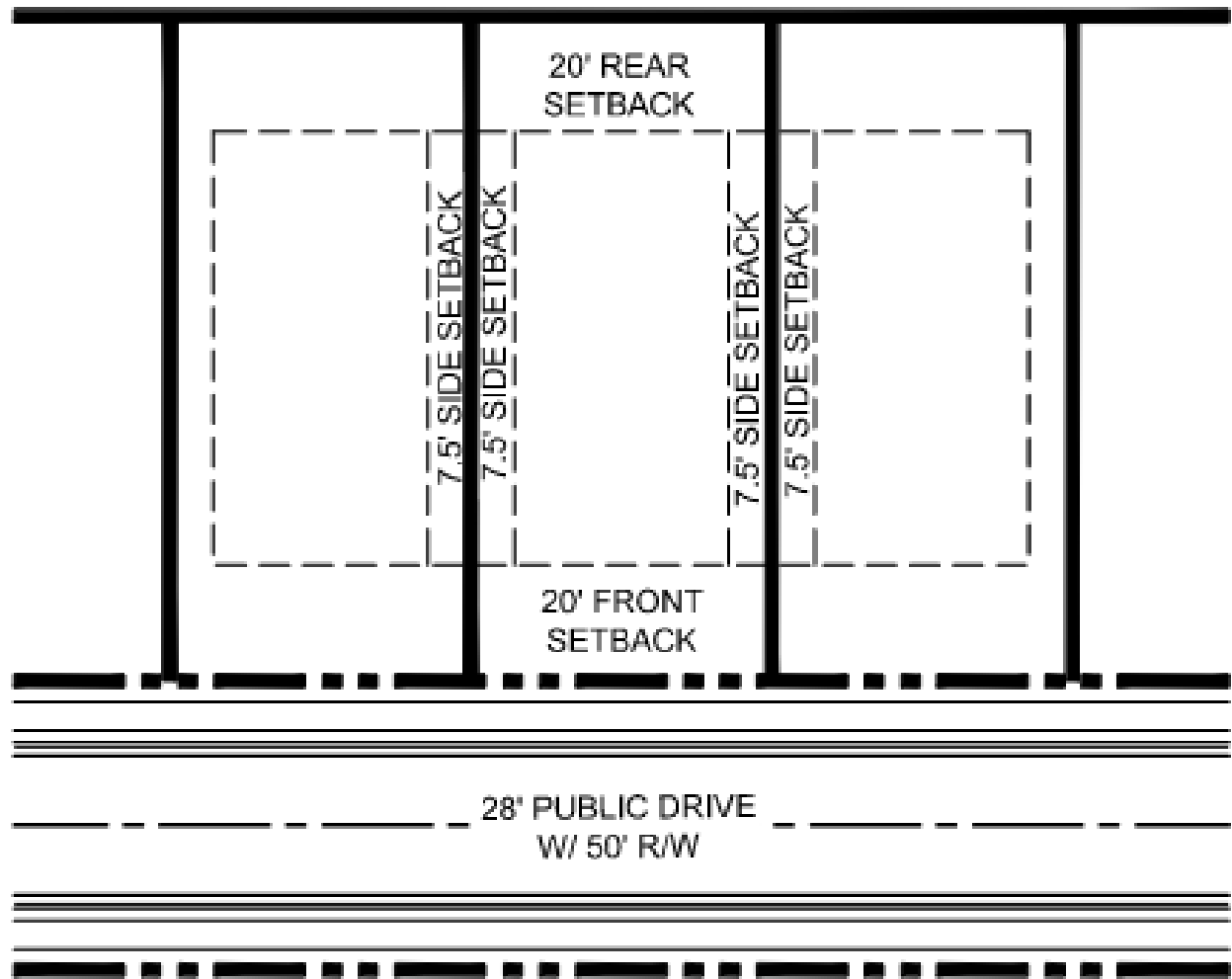
Site Breakdown of Proposed Mixed-Residential Development 1778 & 1872 Highway 42 North



Development Data of 1778 & 1872 Highway 42 North

<u>SITE DATA:</u>	
SITE AREA	48.717 ACRES
<u>ZONING</u>	
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
<u>USE CALCULATIONS</u>	
TOTAL SITE AREA	48.717 ACRES
STREET RIGHT-OF-WAY AREA	7.40 ACRES
FLOOD HAZARD AREA	1.56 ACRES
NET SITE AREA	39.75 ACRES
RESIDENTIAL LAND USE	28.23 NET ACRES
COMMERCIAL LAND USE	11.52 NET ACRES
TOTAL TOWNHOME UNITS	82 UNITS
TOTAL SINGLE FAMILY BUNGALOW LOTS	15 LOTS
TOTAL SINGLE FAMILY LOTS	71 LOTS
TOTAL UNITS/DENSITY	168 UNITS (4.2 UPA)
TOTAL COMMERCIAL AREA	79,075 SF
<u>PROPOSED SFD SETBACK REQUIREMENTS</u>	
FRONT SETBACK	20 FEET
SIDE SETBACK	7.5 FEET
REAR SETBACK	20 FEET
MAX. LOT IMPERVIOUS COVERAGE	78% OF LOT
REQUIRED BUFFERS	25 FEET
<u>PROPOSED SFD BUNGALOW SETBACKS REQ</u>	
FRONT YARD SETBACK	10 FEET
REAR YARD SETBACK	5 FEET
SIDE YARD SETBACK	3 FEET
MAX. LOT IMPERVIOUS AREA	85% OF LOT
<u>PROPOSED TH SETBACK REQUIREMENTS</u>	
FRONT SETBACK	15 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	20 FEET
REQUIRED BUFFERS	25 FEET
<u>DEVELOPMENT STANDARDS</u>	
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 MIN. LOT SIZE SF DETACH	5,000 SF
PROPOSED MINIMUM SFD LOT WIDTH	50 FEET
PROP. SF MIN. LOT SIZE BUNGALOW SF	3,500 SF
PROPOSED MIN. LOT SIZE BUNGALOWS	33 FEET
EXTERIOR LANDSCAPED STRIPS	20 FEET
<u>OPEN SPACE CALCULATIONS</u>	
REQUIRED OPEN SPACE	20% (9.74 ACRES)
OPEN SPACE PROPOSED	20.1% (9.75 ACRES)
<u>PARKING REQUIREMENTS</u>	
PROPOSED RESIDENT PARKING (2 SPACES PER UNIT)	336 SPACES
PROPOSED AMENITY PARKING	30 SPACES
REQUIRED RETAIL PARKING	5 PER 1,000 SF
PROPOSED RETAIL PARKING	413 SPACES
TOTAL PARKING PROVIDED	779 SPACES

**Lot Layout of Mixed-residential development 1778 & 1872
Highway 42 North**



Elevations of Mixed-residential development 1778 & 1872 Highway 42 North



Elevations of Mixed-residential development 1778 & 1872 Highway 42 North



Distance Between Proposed Development and Bridges of Jodeco and Kroger Shopping Center (2000 GA-155 North)



IV. ANALYSIS

Project Description

Meritage Homes seeks to annex two parcels located at 1778 and 1872 Highway 42 North from unincorporated Henry County into Stockbridge for a mixed-use development. The site spans 48.717 acres, divided into residential and commercial areas. Of this, 1.56 acres lie in a floodplain, 7.40 acres are for street right-of-way, 28.23 acres are for residential use, and 11.52 acres are for commercial purposes.

The development will feature 168 units, including 71 single-family detached homes, 15 bungalow lots, and 82 townhomes, with a density of 4.2 units per acre. The proposed square footage for the bungalows is 3,500 square feet, with a front yard setback of 10 feet, a rear yard setback of 5 feet, and a side yard setback of 3 feet. The single-family detached homes will each be 5,000 square feet, with a front yard setback of 20 feet, side yard setbacks of 7.5 feet, and rear yard setbacks of 20 feet.

Amenities will include a pool with a cabana, a pocket park, a mail kiosk, and 9.75 acres of open space. There will be four detention ponds and a 25-foot landscape buffer. Access will be provided via Highway 42 North and Campground Road, with 336 parking spaces for the residential area.

The commercial section will have 70,950 square feet of space across six buildings, ranging from 8,125 to 18,000 square feet each, and an additional 8,125 square foot building on the eastern side. The commercial area will also provide 336 parking spaces.

Currently, the subject properties are currently designated as RA (Residential-Agricultural) by the Henry County Zoning Map. However, they will be assigned the zoning of PUD (Planned Unit Development).

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.

The subject property is currently located in Henry County and is not currently consistent with the current Future Land Use Map of the city of Stockbridge. However, if the proposed development is annexed into the city limits, it will be assigned the future land use designation of Medium-Density Mixed Use. The proposed mixed-used development meets the overall intent of the requested Medium-Density Mixed Use future land use designation, which states that “the future development and redevelopment should focus on making these areas more pedestrian oriented. This is characterized by mixed-use developments incorporating mostly commercial uses with some smaller office tenants, and medium density residential uses. This area would allow for two to three

story buildings, combining street-level commercial/retail/office uses with second and third stories accommodating office or lofts/apartments/condominiums.” In addition, Page 48 of the 2024 Comprehensive Plan states the requested PUD (Planned Unit Development) is compatible with all of the future land use designations, which includes the requested Medium-Density Mixed Use.

The proposed density of 4.2 units per acre meets the required range of the requested future land use designation of Medium-Density Mixed Use which is 4 to 7.99 units per acre.

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 mixed-use development aligns well with the overall zoning scheme and supports multiple purposes of the City of Stockbridge Zoning Code. Section 1.4 of the Stockbridge Unified Development Code provides a list of objectives to accomplish which are listed below:

- A. Promote the health, safety, aesthetics, convenience, order, prosperity, and general welfare of the present and future residents of the City of Stockbridge.
- B. Minimize congestion on public streets
- F. Prevent the overcrowding of land, avoiding both undue concentration of population and urban sprawl;
- I. Encourage the most appropriate and best use of land, buildings, and other structures throughout the city.

The proposed site plan aligns with the purpose and intent of the City of Stockbridge's Unified Development Code by promoting the health, safety, aesthetics, convenience, order, prosperity, and general welfare of current and future residents. It minimizes congestion on public streets through a thoughtfully designed road network between Highway 42 North and Campground Road, ensuring efficient traffic flow and advancing overall traffic safety. The plan also encourages the most appropriate and best use of land, buildings, and other structures throughout the city by strategically placing mixed-use developments and public facilities in ways that benefit the community. Furthermore, it prevents the overcrowding of land, avoiding both undue concentration of population and urban sprawl, ensuring sustainable and balanced growth for a harmonious urban environment.

The proposed mixed-residential development is also consistent with the purpose and intent of the PUD (Planned Unit Development) zoning district. Section 2.4.13 of the Stockbridge Unified Development Code states that the intent and purpose of the PUD zoning district is to:

- Allow the development of balanced neighborhoods containing physical, economic, and social assets which are difficult to achieve through the traditional separation of use and density zones.
- Provide an appropriate district for mixed-use developments; and
- Allow flexibility in design for environmentally challenged properties.

In addition, the proposed mixed-use development is consistent with the requested Parkway Mixed-Use Overlay District. Section 2.5.2 of the Stockbridge Unified Development Code provides a list of objectives, which includes the following:

1. To promote the general health, safety, and welfare of the community where residents and visitors can live, work, eat, and play.
2. To promote economic development by diversifying the employment base for a stronger city.
4. To encourage a balanced mix of retail, professional, residential, civic, entertainment, and cultural uses.
9. To establish consistent and harmonious design standards for public improvements and private property development within the overlay district so as to unify the distinctive visual quality of the city.

The proposed mixed-use development promotes the general health, safety, and welfare of the community by providing a place where residents and visitors can live, work, eat, and play, thereby enhancing the overall quality of life. It also promotes economic development by diversifying the employment base through its commercial component, contributing to a stronger city economy. Additionally, the development encourages a balanced mix of uses, with residential, retail, and commercial spaces supporting a vibrant and balanced community. Furthermore, it establishes consistent and harmonious design standards, contributing to a unified and distinctive visual quality for the city.

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 mixed-use development located along Highway 42 North and Campground Road, promises to significantly enhance the character of the surrounding neighborhoods, including Magnolias at Eagles Landing, Eagles Hill, and Winding Creek. By providing a blend of residential, commercial, and recreational spaces, the development will promote a vibrant and cohesive community, fostering social interaction and convenience for residents.

The project is poised to stimulate local economic growth by attracting businesses, creating jobs, and boosting property values, all while minimizing congestion on public streets through its well-thought-out design. Additionally, the development is expected to attract new residents to the area, drawn by the modern amenities and the convenience of having essential services nearby.

With the closest major development, such as the Bridges of Jodeco and the Kroger shopping center, being 3.3 miles away, this new hub will address the current lack of major infrastructure. While other areas in the city of Stockbridge are experiencing significant growth and development, this region has been underserved, lacking the same level of investment and modernization. The mixed-use development will bridge this gap, ensuring sustainable growth and efficient land use. Furthermore, the development's modern aesthetics and public amenities will enhance the overall appeal and livability of the area, contributing to the long-term prosperity and general welfare of Stockbridge's 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 physical condition of the subject property as shown on the proposed site plan is very supportive for the proposed development. The development's multiple access points from both Highway 42 and Campground Road provides efficient and safe connectivity for future residents. Although the shape of the property is irregular, it has been carefully utilized by the applicant. The installation of the four detention ponds is essential for the development to prevent flooding from the nearby stream.

5. The impact upon adjacent property owners should the request be granted.

The proposed mixed-use development located at the intersection of Highway 42 and Campground Road stands to bring substantial benefits to nearby property owners. In addition to driving local economic growth and improving infrastructure, the proposed mixed-use development also promises to substantially boost property values. By introducing a vibrant and interconnected community space, the quality of life for residents living in the surrounding neighborhoods will markedly improve. Though there may be a rise in traffic flow, with strategic planning and targeted road improvements, such as the addition of new lanes of traffic signals, congestion can be effectively managed to ensure a smoother travel experience for both residents and visitors in the vicinity of the area.

6. The potential impact of the rezoning on City infrastructure including water and sewage system.

A letter from the Henry County Water Authority dated October 17, 2024, states that water service can be made available to the subject property. However, a water line extension is required at the developer's expense. The letter also states that sewer treatment is also available to the subject property.

7. The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

The proposed mixed-use development at Highway 42 and Campground Road will increase traffic on the adjacent thoroughfares. Currently, Campground Road handles 11,400 vehicles per day, and Highway 42 handles 31,900 vehicles per day. The addition of 168 residential units will likely add to this volume. To manage the increased traffic, adding lanes and traffic signals will be essential. The development also plans to enhance road layouts, pedestrian pathways, sidewalks, and crosswalks, ensuring safety and accessibility. The provision of 2 parking spaces per unit will help reduce street congestion. Additionally, 9.74 acres of open space, comprising 20% of the site, will balance environmental concerns with development needs.

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 proposed mixed-use development is aligned with the guidelines and policies outlined by the Planning Commission and City Council, aimed at furthering the objectives of the comprehensive plan.

First, the development promotes economic growth by attracting new businesses and residents, thereby increasing the tax base. It enhances infrastructure, which is consistent with the comprehensive plan's goal of improving transportation networks and public facilities. Additionally, the mix of residential and commercial spaces fosters a vibrant, walkable community that encourages sustainable living and reduces the dependence on personal vehicles.

The inclusion of open spaces and pedestrian pathways aligns with policies that prioritize green spaces and community health. Furthermore, the proposed development respects environmental guidelines by incorporating 9.74 acres of open space, addressing floodplain concerns, and ensuring a balanced approach to land use.

9. The ability of the subject land to be developed as it is presently zoned.

The Henry County zoning designation of RA (Residential-Agricultural) primarily allows for low-density residential development and agricultural uses. This includes single-family homes and agricultural-related structures. The RA zoning supports activities such as farming, gardening, and keeping livestock, along with residential living. It generally does not permit higher-density residential units or commercial spaces, which is why a change in zoning would be necessary for the proposed mixed-use development at Highway 42 and Campground Road.

V. STAFF RECOMMENDATION

Staff recommends [approval](#) to assign the zoning district of 'PUD' (Planned Unit Development) to allow for the construction of a mixed used development with the following conditions:

1. The subject property shall be developed similar to the site plan that was submitted by the applicant on January 21, 2025.
2. The bungalow lots located on lots 1 through 15 of the site plan shall be three-sided brick.
3. A landscaping plan shall be submitted.
4. A 10-foot external sidewalk and 8-foot internal sidewalk shall be installed.
5. The building facing the street on Campground Road shall be three-sided brick.
6. The buildings labeled "Dining Patio" on the site plan must adhere to the parking standards found in Section 4.8 of the Stockbridge Unified Development Code.
7. No more than one hair salon, barber, nail salon shall be in the commercial section. No event centers nor gas stations shall be allowed.
8. The applicant must combine the two parcels located at 1778 & 1872 Highway 42 North. In addition, no permits shall be issued by the City of Stockbridge until the developer provides a copy of the recorded plat.

Network: Jan 24, 2025 at 12:43:36 PM EST
Local: Jan 24, 2025 at 12:43:36 PM EST
N 33° 29' 42.725", W 84° 10' 35.293"
Campground Rd
McDonough GA 30253
United States



CITY OF STOCKBRIDGE
NOTICE OF PUBLIC HEARING

PROPOSAL FOR THIS PROPERTY:

☒ REZONING ☐ VARIANCE ☒ ANNEXATION ☐ CONDITIONAL USE PERMIT

☒ COMPREHENSIVE PLAN AMENDMENT ☐ ZONING MODIFICATION ☐ OTHER

APPLICANT: MERITAGE HOMES PK-2024-01
CP-2024-04
CZ-2024-05

PROPERTY LOCATION: 1778 & 1872 HIGHWAY

PLANNING COMMISSION PUBLIC HEARING: JANUARY 30, 2025 AT 6:30 p.m.

CITY COUNCIL PUBLIC HEARING: FEBRUARY 10, 2025 AT 6:00 p.m.

PUBLIC HEARINGS WILL BE HELD AT THE CITY OF STOCKBRIDGE COUNCIL CHAMBER.
FOR FURTHER INFO, PLEASE CALL THE CITY OF STOCKBRIDGE AT 770-366-7902.
REMOVAL OR DEGRADATION OF THIS SIGN IS PROHIBITED.