Stockbridge

Where Community Connects

STOCKBRIDGE

CITY COUNCIL

Mayor Anthony S. Ford

At-Large

Mayor Pro Tem LaKeisha Gantt

Council District 1

Councilmember Elton Alexander

Council District 5

Councilmember Yolanda Barber

Council District 4

Councilmember Kyle D. Berry, Sr.

Council District 3

Councilmember Alphonso Thomas

Council District 2

CITY MANAGER

Frederick Gardiner

CITY CLERK

Vanessa Holiday

CITY TREASURER

Frank Milazi

CITY ATTORNEY

Quinton G. Washington

Council Meeting Agenda February 10, 2025 6:00 PM



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

Fax: 770-389-7912

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

Stockbridge
Where Community Connects

AGENDA
COUNCIL MEETING
CITY OF STOCKBRIDGE

MONDAY, FEBRUARY 10, 2025 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

CEREMONIAL REVIEW - Black History Month Proclamation, Swearing In Members of the Stockbridge Youth Council: Candis Jones, Georgia McIntyre and Ayesha Gambles

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

ADOPTION OF THE MINUTES

1 Adoption of the January 8, 2025 Council Retreat Minutes
Adoption of the January 13, 2025 Council Meeting Minutes
Adoption of the January 28, 2025 Council Work Session Meeting Minutes

CONSENT AGENDA

2 Council Consideration to appoint a member to the Stockbridge Youth Council Advisory Committee for a two-year term.
Council Consideration to appoint a member to the Stockbridge Public Facilities Authority Board for a four-year term.

- Presented by:

OLD BUSINESS

3 SPECIAL USE PERMIT CASE #SP-2024-02. (To be located in Council District 4.)
NOTE: To be considered for a Board vote only since the public hearing was already held on November 12, 2024.)
Consideration of a Special Use Permit Request to allow a liquor store on property at 106 Rock Quarry Road. Applicant: GRP, LLC. Agent: Girishkumar Patel. The property is located in Land Lot 62 of District 12, and it contains 0.89 +/- acres.

PUBLIC HEARING

4 ADOPTION OF THE 2025 OFFICIAL ZONING AND LAND USE MAPS. (Citywide.)
Consideration of the adoption of the 2025 Official Zoning Map and 2025 Future Land Use Map, to be in compliance with the Unified Development Code (UDC), which includes the City's Zoning Ordinance. - Presented by: Ryan Anderson

5 ANNEXATION CASE #AX-2024-02 for 1778 & 1872 Highway 42 North. (To be located in Council District 5.)
Consideration of an annexation request for two parcels at 1778 & 1872 Highway 42 North to allow for the construction of a mixed-use development, which would contain single-family detached homes, townhomes, bungalows, and commercial uses. Owner: Rowan Properties, LP. Applicant: Meritage Homes, c/o Clay Kirkley. Agent: Hayley Todd, PEC+. The property is located in Land Lot 35 in District 7, and it contains 48.59 +/- total acres. - Presented by: Ryan Anderson

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

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

8 TEXT AMENDMENT CASE #TX-2024-06 FOR GAS STATION DISTANCE REQUIREMENT. (Citywide.)
Consideration of an ordinance for a text amendment to amend Title 12, Unified Development Code, Chapter 3, Use Regulations, Section 3.2.14 (C), and Add Sections 3.2.14 E, F, G, H, I, J, K, L, M, N, O and P, relating to gasoline service stations, so as to amend the gas station distance requirement from 4,500 feet to 800 feet and to add additional requirements; to provide for severability; to repeal conflicting ordinances; to provide an effective date, and for other purposes. - Presented by: Ryan Anderson

NEW BUSINESS

9 Council consideration to approve the annual contract (RFP 2020-0026) with Site Engineering, Inc. for on-call water & sewer emergency & operational repair/maintenance and construction services in the amount of $400,000.00 as approved in the FY2025 budget. This is the fourth (4th) and final renewal and the on-call utility contractor service will be bidded out. - Presented by: Decius Aaron

10 Council consideration for approval to replace the grassed seating area at the amphitheater with FBI Flexi Pave in the amount of $165,000.00. Yellowstone Landscape $58,953.00 and KBI Industries, Inc. $98,095.00. Funding source is from SPLOST. - Presented by: Decius Aaron

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

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

- **Citywide Development Authority Meeting 2nd Tuesday of each month at City Hall in the Levi Meeting Room at 6pm (Feb 11).**
- **Community Zoning and Information Meeting: Thursday, January 2nd from 6:00 p.m. – 7:00 p.m. at City Hall in the Council Chamber (Feb 12)**
- **The Main Street Advisory Board Meeting on the 2nd Friday of each month at 9am – Location is the Downtown Connection Center 130 M L King Sr. Heritage Trail. (Feb 14)**
- **Downtown Development Authority Meeting, 3rd Tuesday of each month at the Downtown Connection Center 130 M L King, Sr. Heritage Trail (Feb 18)**
- **Youth Council Advisory Committee Meeting, 6:30 p.m.- 3rd Tuesday of each month Levi Meeting Room - City Hall (Feb 18)**
- **Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Feb 20)**
- **City Council Work Session Meeting held on the last Tuesday of the month at 6:00 p.m. - City Hall Council Chamber (Feb 25)**
- **City Council Meeting, 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (Mar 3 – SPECIAL MEETING DATE)**

- **Youth Council Meeting 1st Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Mar 3)**
- **Stockbridge Citizens-Police Advisory Council meeting 1st Thursday of each month at 6:30 p.m. at the Stockbridge Police Community Room 4545 N. Henry Blvd. – (Mar 6)**

UPCOMING CITY EVENTS/INITIATIVES

- **Join Councilwoman Barber for the Annual Prom Dress Collection and Giveaway at the Merle Manders Conference Center. Accepting donations of new and gently used prom dresses on Sunday, February 16th, and the FREE Giveawy of dresses to local teens on Sunday, February 23rd. More information to follow.**
- **Join Councilman Thomas for the monthly Bingo Bash on Wednesday, February 19th from 10am – noon at the Merle Manders Conference Center. Lots of fun to be had by all.**
- **Join Councilman Alexander for a Quarterly Town Hall on Thursday, February 20th at 7PM at the Oaks at Eagles Landing 2700 Patrick Henry Parkway.**
- **Join Councilman Thomas for the Annual African American Celebration on Saturday, February 22nd. The program will stream from 5pm – 7pm on the city's Facebook page.**
- **Join Mayor Ford for the monthly *Meet the Mayor* on Monday, February 24th from 10am – noon at City Hall. Meetings are by appointment.**
- **Councilman Thomas is honoring Veterans with a Continuous Salute all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service.**
- **Join Councilman Thomas for the *Don't Trash Stockbridge* initiative centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.**

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

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT

CITY COUNCIL
HB 581RETREAT
January 8, 2025
9:00 a.m.
SUMMARY MINUTES

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Kyle Berry
Councilman Elton Alexander
Councilwoman Yolanda Barber
Councilwoman LaKeisha Gantt
Councilman Alphonso Thomas

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
Frank Milazi, City Treasurer
Quinton Washington, City Attorney

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

The meeting was called to order at 9:20 a.m. by Mayor Ford.

Invocation by Mayor Ford

Pledge of Allegiance recited by all in attendance.

The City Clerk was asked to proceed with Roll Call. All the members were present except Councilmember Barber and Councilmember Gantt.

Motion to amend the Agenda to add the Amphitheater Presentation was made by Harold Young was made by Mayor Pro Tem Berry; seconded by Councilmember Alexander. The motion passed unanimously 3-0.

Motion to approve the Agenda was made by Mayor Pro Tem Berry; seconded by Councilmember Alexander. The motion passed unanimously 3-0.

PRESENTATION

1. 2025 Stockbridge Amphitheater Concert Series
   Presented by: Harold Young, Amphitheater Consultant
   Mr. Young announced that naming rights have been negotiated with VyStar for four years, with the first two years using the name VyStar Amphitheater at the Bridge; and the second two years with the name VyStar Amphitheater.

Councilmember Alexander noted the contract would require City Council approval.

Mayor Ford noted he has reviewed the contract and agrees with the terms.

Councilmember Thomas requested the contract be distributed to the full Council.

Mr. Young noted the contract was distributed to each member of the Governing Body.

Councilmember Thomas acknowledged that he was having technical issues and was unable to open the attachment.

Motion to amend the Agenda to add the VyStar Naming Rights Contract was made by Councilmember Alexander; seconded by Councilmember Thomas. The motion passed unanimously 3-0.

Mr. Young referenced the annual Naming Rights contract with the City of Stockbridge and VyStar for four years with the first-year (2025) in the amount of $300,000 with 3% escalator payments; second-year (2026) in the amount of $309,000; third-year (2027) in the amount of $318,270; and fourth-year (2028) in the amount of $327,818, with a variety of negotiated incentives, and will increase revenue from $2.6 million per year to $2.9 million per year, along with other sponsorships that are in the works.

Motion to approve the Amphitheater Naming Rights contract with VyStar was made by Councilmember Alexander; seconded by Councilmember Thomas. The motion passed unanimously 3-0.

Mr. Young announced the upcoming 2025 Concert Series Schedule, noting the artists have agreed to the performances, and that he is awaiting funding from the City Treasurer to finalize the contracts; and noted VyStar has agreed to continue to sponsor city events in addition to the Amphitheater Naming Rights.

Councilmember Alexander noted the County, spearheaded by Commissioner Robinson, has agreed to collaborate with the city for BridgeFest whereas the County would be responsible for all expenses that take place inside of the Amphitheater, and the City would be responsible for all expenses outside of the Amphitheater.

Mr. Gardiner confirmed there has been a discussion of a joint venture with Henry County to include HispaniFest with the County covering a large majority of the cost during BridgeFest.

Councilmember Thomas noted that such an agreement would need to be reviewed and approved by the City Council.

Mr. Gardiner referenced an additional pending sponsorship in the amount of $250,000 that is currently on the table.

Mr. Young noted Radio One is bringing Praise in the Park to the Stockbridge Amphitheater with sponsorship.

Councilmember Alexander asked staff to look at ways to cool down the surface in the pit area to improve the patron's experience.

Mayor Ford agreed, noting the grassy area has been prioritized for improvements.

Mr. Gardiner noted a pervious surface will help with draining in the grassy area, and that the chairs need to be replaced.

DISCUSSION

2. Georgia House Bill 581 – Statewide Floating Homestead Exemption and FLOST.
   Presented by: Frederick Gardiner, City Manager and Ed Wall, Financial Advisor
   Mr. Wall noted House Bill 581 was signed into law April 18, 2024, and was passed by the voters on Statewide Referendum (HR1022) on November 5, 2024; and noted the City of Stockbridge, McDonough, and Hampton, along with the County need to decide if they will all remain in or opt out, noting the municipality cannot later opt in or opt out, and that all municipalities of their respective county must agree; noted the Board of Education cannot participate in FLOST, and noted the City of Hampton has a frozen exemption. Mr. Wall noted Locust Grove does not currently offer Homestead Exemption and that according to the Henry County Tax Commissioner, Michael Harris, they are not eligible to participate. However, it was noted that the city's Attorney, Andy Welch is contesting that decision due to the fact that it would disqualify the City of Locust Grove from participating in FLOST.

   Councilmember Alexander noted GMA supports HB581.

   Mr. Wall reviewed a Summary of HB581 as follows:
   During the final week of the 2024 legislative session, four separate bills were consolidated: House Bill 581 (HB 581). This comprehensive legislation introduces significant changes to property taxes and local sales tax options aimed at reducing the reliance on property taxes by shifting some of the tax burden to sales taxes. Specifically, HB 581:
   1. Establishes a floating homestead exemption for property taxes tied to inflation.
   2. Creates a new Floating Local Option Sales Tax (FLOST), a 1% sales tax that functions similarly to a LOST (Local Option Sales Tax) but replaces property tax revenue with sales tax revenue.
   3. Simplifies the process for calculating and adopting property tax millage rates and rollback millage rates.
   HB 581 required approval through a statewide Constitutional Amendment, which was on the ballot in November 2024. The amendment passed with 63% of the vote (3,087,240 votes in favor and 1,818,724 votes against).

The legislation allows local governments to opt out of the new homestead exemption between January 1, 2025, and March 1, 2025. If a government takes no action, it is automatically included in the exemption. After March 1, decisions to opt in or out are permanent—local governments that do not opt out will retain the exemption indefinitely, while those that opt out will be permanently excluded.

How Does the New Homestead Exemption Work?

The new floating homestead exemption ties the assessed value of a property to the annual Consumer Price Index (CPI) rate, limiting the increase in taxable value to the rate of inflation.

Here's an example:

A house valued at $250,000 in Georgia is assessed at 40% of its market value for property tax purposes. This means the assessed value of the house is $100,000 ($250,000 × 40%). Under HB 581, the base year for the homestead exemption is set as the assessed value in 2024.

If, in 2025, the tax assessor determines the house's fair market value has increased by 10%, the new market value would be $275,000 ($250,000 + $25,000). At 40%, the assessed value would rise to $110,000 ($275,000 x 40%).

However, under HB 581, the increase in assessed value is limited to the annual inflation rate. Assuming inflation in 2025 is 3%, the allowable increase would be $7,500 ($250,000 × 3%), resulting in a new market appraised value of $257,500. At 40%, this gives a new assessed value of $103,000 ($257,500 x 40%).

The $7,000 difference between the $110,000 assessed value and the inflation-adjusted $103,000 would be added to the homestead exemption. This means the homeowner would be exempt from property taxes on the $7,000, resulting in savings and further reducing their tax liability due to the City.

This formula is applied annually, increasing the homestead exemption amount year over year. When a property is sold, the homestead exemption resets, and the new owner begins the process again based on the updated assessed value.

While this exemption benefits homeowners, it reduces the growth of the tax digest from residential properties, shifting the tax burden to other property classes, such as commercial, industrial, and multi-family properties.

How Does the FLOST Work?

Each of Georgia's 159 counties is eligible to implement a new 1% sales tax, known as the Floating Local Option Sales Tax (FLOST), to offset property taxes. However, this option is contingent on the county and all its municipalities choosing not to opt out of the new floating homestead exemption. The FLOST is exclusively available to cities and counties and does not apply to schools.

Unlike other sales taxes that require the full 1% rate, the FLOST can be levied in increments as small as 0.05%. The revenue generated from the tax is shared between the county and its cities based on population distribution.

FLOST does not generate new revenue; rather, it replaces property tax revenue in the same way as the Local Option Sales Tax (LOST). FLOST functions as an alternative to property axes, shifting the revenue source from property owners to a broader base through sales taxes.

FLOST differs from LOST in several keyways. While LOST operates on a 10-year cycle with renegotiations between the county and its cities, FLOST is limited to a 5-year term. To renew FLOST after the initial term, the following process is required:

1. A new local act must be approved by the county's legislative delegation, passed by the General Assembly, and signed by the Governor.

2. A new intergovernmental agreement (IGA) must be executed between the county and all its cities.

3. The renewal must be approved by voters in a referendum.

If the FLOST renewal fails, the city will lose a critical source of revenue. Since FLOST is designed to replace property taxes, the City will need to increase its millage rate to make up for the loss, placing the burden back on property owners.

Current Homestead Exemptions in the City

The City currently provided the following homestead exemptions:

Every resident with a homestead exemption gets $10,000.

Residents with a homestead property 62 or older with a septic system gets $15,000

<u>Should the City Opt Out?</u>

Stockbridge's 2024 gross tax digest was $1.952 billion. Residential property was $1.251 billion or 64%. (That is very highly concentrated.) The value of all homestead property is hard to determine. The City has not had a homestead exemption before because it just started levying property taxes. Some percentage of that $1.224 billion will be eligible and apply for homestead exemptions. Henry County's homestead property in the City is $425 million. The County homestead exemption is $15,000. The City's $10,000 exemption is 66% of that. So, 66% of $425 million = $283 million. If in 2025, the tax assessor raised the values by 8%, the homestead property would be worth $$306 million. If inflation is 2.5%, the new Floating Homestead Exemption would only allow the City to tax at $290 million. ($283 million x 2.5%). So, the homestead exemption would increase by the difference between $306 million and the amount tied to inflation of $290 million or $16 million. That increased exemption times your millage rate of 3.77 mills would total $60,320.

<u>Conclusion</u>

In my opinion, the cost to the city is not so great that it would be prohibitive, and the City does not have to opt out. Furthermore, it is an opportunity cost and not money out of the city's coffers that it has now. Lastly, there is no cap on the City's millage rate in its charter (like a School Board limited to 20 mills or some cities with a millage rate cap) and the city has the option to raise its millage rate if it needs to.

Mr. Wall noted LOST (Local Option Sales Tax) = .01 and FLOST (Floating Local Option Sales Tax) - .05 and recommended the City of Stockbridge remain in with a FLOST, noting this action only affects homestead exemption properties.

Mr. Gardiner noted the last SPLOST that was on the ballot in Henry County passed by a very close vote due to the lack of knowledge by the voters, and agreed the City should remain in, educate voters on the FLOST, and noted ACCG also supports HB581 and wants everyone to remain in with a FLOST.

Mr. Wall noted voters must approve the 5-year FLOST and the municipality must go back to the Georgia Legislature for a renewal and place on the ballot for a vote.

Mr. Gardiner noted the County's position is to use the 2020 Census numbers that would not include the 7,000 residents annexed into the City of Stockbridge post-census; however, the City of Stockbridge would be responsible for services for those residents, not the County, noting this is not project based, but rather a relief to the homeowners.

Mr. Milazi noted the importance of educating homeowners regarding homestead exemption and how revenue affects services that residents are expecting.

The Council disagreed with the County's position of using the 2020 Census numbers and respectfully request the County should use 2023 numbers following the annexation of 7,000 new residents into the city.

Mr. Wall noted the next steps would be for the Mayor to sign a formal letter to remain in.

Mayor Ford thanked Mr. Wall for his due diligence and solid financial advice to the city, noting the advice given led to the Amphitheater being paid off in August of 2025.

Mr. Gardiner noted approved SPLOST monies are being used to pay off the Amphitheater; referenced the proposed TAD, a $315 million dollar project that will go to roads and infrastructure inside the Tax Allocation District, and referenced the Special Tax District where the city is working with John Ernst for projects such as the Performing Arts Center and Youth Center that won't be paid by residents, and instead monies are set aside from the Special Tax District; noted the Western Parallel is underway and will be ripe for commercial development; noted the County supports the TAD, referencing a Fire District concern, and that the TAD is being placed on an upcoming Board of Commissioner's Agenda; noted the new School Board Superintendent understands and supports the TAD; noted HB581 will be further discussed in a joint meeting in Macon on January 13th; and the city will educate the public with town hall meetings.

Mr. Milazi noted homestead can be beneficial to the city, however, it is crucial that the city have various funding sources for city projects and not place a financial burden on the city's general fund.

NEW BUSINESS

3. Code Enfoncement Action Plan and Allocation
   Presented by: Richard Godfrey, Assistant Police Chief
   Assistant Chief Godfrey presented the Code Enforcement Comprehensive Plan noting the report outlines the progress, ongoing efforts, strategic goals, objectives, action steps, and resource requirements of the Code Enforcement Division; noted by addressing current challenges and identifying opportunities for improvement, and that the department aims to enhance operational efficiency, foster community trust, and ensure compliance with municipal codes.
   Assistant Chief Godfrey noted the Code Enforcement Department consists of (3) three officers covering Zone 1, 2, 3 & 4; reviewed Goals, Objectives, and Action Steps: 1 – Implement Routine Neighborhood Patrols by Zone/Council District. 2 – Conduct Code Compliance Blitzes. 3- Expand Coverage through Rotating Shifts (with rotating weekend shifts that began last weekend). 4 – Enhance Training for Code Enforcement Officers. 5 – Public Information Campaign. 6 – Integrate with Police Department Electronic Systems, noting the police department did piggyback off of the Henry County Records Management system in 2022, however, the program has limitations, noting the city of Stockbridge is using EnerGov, and the County is using Sages. 7 – Implement a Citizen-Friendly Code Enforcement System. Assistant Chief Godfrey noted the city's Code Enforcement wants to fully implement See/Click/Fix and utilize to its fullest capabilities; and noted the department is working on the homeless encampments where surprisingly, homeless individuals have smart phones, and that for the most part, homelessness is a lifestyle choice. 8 – Increase Staffing for Geographical Coverage. 9 – Establish a Code Enforcement Management Position.

   Assistance Chief Godfrey reviewed Code Enforcement Department Accomplishments: 1. Zone Realignment. 2. Strategic Neighborhood Patrols. 3. Enhanced Reporting System. 4. Operational Adjustments. 5. Homelessness and Business Blitzes. 6. Collaborative Partnerships. 7. Enhanced Operations. Noted additional resources are needed: Code Enforcement Manager and an additional Code Enforcement Officer.

   Councilmember Alexander asked Assistant Chief Godfrey if it is customary to use spray and/or batons when encountering homeless encampments; and noted support of the blitzes and requested the outcome and results of the blitzes to be included in the reporting; and asked that the Code Enforcement operations numbers be reported that were pre-pandemic.

   Assistant Chief Godfrey confirmed he would retrieve the data from the Community Development Department where the Code Enforcement Division was during that time and report the information back to the Governing Body.

   Councilmember Alexander noted the Council is seeking zero tolerance, noting the behavior of violators has not moved under the Police Department and needs to see results, noting the repeated violations along N. Henry Blvd. with damaged signage, the uncut grass on the Bank of America hill on Hudson Bridge Rd., trees down for more than six months, the car wash near

Banks Rd./Rock Quarry and the boarded up hotel on Hwy.138 are abandoned eyesores, noted a tractor trailer parked in the right-of-way on Jodeco Rd. and commercial vehicles parked in residential neighborhoods are problematic, noting the Code Enforcement Department needs to be more proactive.

Councilmember Thomas noted the Code Enforcement Strategic Plan as presented looks good on paper, and expressed concern regarding the implementation; referenced the pop-up food truck that is set up every weekend in the Chevron parking lot at the corner of Hwy. 138 and N. Henry Blvd.

Assistant Chief Godfrey noted the business owners need to be educated regarding the permit requirements and what is and is not allowed on their properties.

Mr. Gardiner noted there is $150,000 in the FY2025 Budget for Nuisance and Abatement efforts in coordination with Chief Wells and the city's Building officials who have oversight, and noted the city is seeking a demo order for the property on Wilson by the end of the month.

Councilmember Thomas noted there needs to be a formal policy document outlining clarity for Code Enforcement processes and procedures; asked that the No Litter signage throughout the city either be cleaned or replaced; referenced a litter campaign coming forward involving girls scouts and boy scouts in the schools to educate about litter in coordination with the city's Stormwater department; noted receptacles were removed in strip malls, and as a result, patrons have nowhere to throw away trash, referenced loose panels on commercial buildings that need to be addressed and the carwash at Tye Street and N. Henry Blvd. has numerous violations; and referenced the furniture dumped in the rear Vape shop in the Food Depot plaza.

Assistant Chief Godfrey noted the Vape shop closed approximately three weeks ago.

Councilmember Thomas stated his concern is that Code Enforcement has been under the direction of the Police Department for two years and the only difference is to add a Manager position, and that the government should work every day to make everything more efficient; noting the Plan is a good document and wants to see it implemented.

Mr. Gardiner stated the goal is to implement and update the Council in six (6) months; and noted again that all employees driving city vehicles are to address or report issues they see, not just Code Enforcement, and believes the Council will see a more robust collaboration.

Councilmember Alexander noted the City Council passed a Commercial Code Enforcement Fee Schedule and asked about the status of the Keep Stockbridge Beautiful Committee.

Ms. Holiday noted the City Council approve the committee as requested by the former Economic Development Director, Kim Allonce, and that the new Director has the committee on hold for now.

Mr. Gardiner noted the program will move forward.

Councilmember Alexander inquired about a Blight Tax and what is required to implement.

Mr. Gardiner noted the residential or commercial property must be vacant for a year and must be assessed based on the current millage rate and follow the process of selling or demolition.

Councilmember Alexander referenced the Model Ordinance from Sandy Springs regarding Sunset Dates which gives businesses a timeline to come into compliance and asked Attorney Washington to present the ordinance to the Council.

Attorney Washington noted Legal will be working with the Community Development Department to re-draft the Code due to the growth, adjudication matters, there needs to be a major re-write, and to also empower the Municipal Court to deal with Blight Tax fines.

Councilmember Alexander inquired about assigning a distance limit for Vape Shops as is done for other establishments in the city to prevent saturation, and to review the code as it relates to the distance requirements to include the radius for businesses in the County.

Mayor Ford noted his support of the Code Enforcement Plan and wants to give the Police Department an opportunity to implement and provide the results to the Council.

Councilmembers Alexander and Thomas agree there needs to be results and changes in behavior.

Adjourn

Motion to adjourn the meeting at 12:00 p.m. was made by Councilmember Thomas; seconded by Mayor Pro Tem Berry. The motion passed unanimously 3-0.

Respectfully submitted by:

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

Stockbridge
Where Community Connects

COUNCIL MEETING
SUMMARY MINUTES

January 13, 2025 6:00 P.M.

Mayor & City Council

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

Administration

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

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

The meeting was called to order by Mayor Ford at 6:04 p.m.

Invocation by: Mayor Ford

The Pledge of Allegiance was recited by all in attendance.

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

PUBLIC HEARING ANNOUNCEMENT

Mayor Ford read the following Planning & Zoning Public Hearing Announcement:
The following items will not be presented:
Annexation Case #AX-2024-03
Comprehensive Plan Amendment Case #CP-2024-11
Rezoning Case #RZ-2024-12

AMENDMENT OF THE AGENDA

Motion to amend the Agenda to convene Executive Session for Litigation, Personnel and Real Estate following the Consent Agenda was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

ADOPTION OF THE AGENDA

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

PUBLIC COMMENTS

There were no Public Comments

ADOPTION OF THE MINUTES

1. Adoption of the December 9, 2024 Council Meeting Minutes
   Adoption of the December 17, 2024 Work Session Meeting Minutes
   Adoption of the January 8, 2025 Council Retreat Minutes
   Motion to approve the Minutes was made by Councilmember Alexander; seconded by Councilmember Thomas. Councilmembers Barber and Gantt noted they were not in attendance for the January 8, 2025 Retreat.

   Motion to approve the December 9, 2024 and December 17, 2024 Meeting Minutes was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed unanimously 4-0.

   No Action taken on the January 8, 2025 Council Retreat Minutes

CEREMONIAL REVIEW

2. Mayor Ford reviewed the Proclamation Review - ML King, Jr. Day; Swearing In of Board/Committee Members: Stockbridge Citizens-Police Advisory Council - Nathan Banks (Zone 2), Planning Commission - Stanley Dumas (District 1), Jayden Williams (District 2), and Trameka Walker (District 5), Stockbridge Youth Council Advisory Committee - Joc'Quelyn Carter, Tykera Goins, Valerie Richmond-Reese, and Dr. Thomas Smith, and Henry County Transportation Advisory Group Representative - Eniel Gonzalez.

CONSENT AGENDA

3. Council Consideration to approve the Consent Agenda.
   Council Consideration to appoint Ayesha Gambles to the Stockbridge Youth Council Advisory Committee for a two-year term through 12/31/2026.
   Council Consideration to appoint Georgia McIntyre to the Stockbridge Youth Council Advisory Committee for a two-year term through 12/31/2026
   Council Consideration to appoint Candis L. Jones to the Stockbridge Youth Council Advisory Committee to fill an unexpired term through 12/31/2025.
   Motion to approve the Consent Agenda was made by Councilmember Gantt; seconded by Councilmember Thomas. The motion passed unanimously 4-0.

Motion to adjourn Executive Session and sign an Affidavit was made by Councilmember Gantt; seconded by Councilmember Thomas. The motion passed unanimously 4-0.

Motion to reconvene the meeting was made by Councilmember Alexander; seconded by Councilmember Barber. The motion passed unanimously 4-0.

OLD BUSINESS

4. SPECIAL USE PERMIT CASE #SP-2024-02. (To be located in Council District 4.) NOTE: To be considered for a Board vote only since the public hearing was already held on November 12, 2024. Council Consideration of a Special Use Permit Request to allow a liquor store on property at 106 Rock Quarry Road. Applicant: GRP, LLC. Agent: Girishkumar Patel. The property is located in Land Lot 62 of District 12, and it contains 0.89 +/- acres.
   Presented by Ryan Anderson, Community Development Director
   Mr. Anderson noted the case was continued from November 12, 2024 where a Public Hearing was held, noting there were open matters before the Stockbridge Municipal Court to be addressed and resolved; noted tall court matters have been cleared to move forward, and recommends approval.
   Motion to deny SP-2024-02 was made by Councilmember Barber; seconded by Councilmember Alexander.

   Attorney Lisa Morchower spoke on behalf ot the applicant noting the city's Code mandates the addition of two additional liquor store licenses based on population and also submitted a Constitutional Objection into the record.

   Attorney Washington advised the Council to Table the item for further discussion.

   Councilmember Barber withdrew the motion to deny.

   Motion to Table to the February 10, 2025 meeting was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

NEW BUSINESS

5. Appointment of Municipal Court Judge for a two-year term.
   Motion to appoint Matthew McCord for a two-year term was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

6. Appointment of Municipal Court Solicitor to a one-year term.
   Motion to appoint Julie Kert for a one-year term was made by Councilmember Gantt; seconded by Councilmember Barber. The motion passed unanimously 4-0.

7. Appointment of the Mayor Pro Tem for 2025.
   Motion to appoint LaKeisha Gantt Mayor Pro Tem for 2025 was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed 3-0-1 (Alexander, Gantt, Thomas Approved) (Barber Abstained).

8. Appointment of the City Attorney.
   Motion to appoint Quinton Washington as the City Attorney was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed 3-0-1 (Alexander, Gantt, Thomas Approved) (Barber Abstained noting concerns for information requested and not received).

   Swearing In of Judge Matthew McCord
   Mayor Ford issued the Oath of Office to Judge Matthew McCord

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

9. TEXT AMENDMENT CASE #TX-2024-09. Council 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.
   Presented by: Ryan Anderson, Community Development Director
   Mr. Anderson presented TEXT AMENDMENT CASE #TX-2024-09, noting the case was presented to the Planning Commission on December 19, 2024 and recommends approval.

   Public Hearing Opened
   No Speakers In Favor
   Speaker Opposed: Ms. Jocelyne Williams
   Public Hearing Closed

   Motion to approve TEXT AMENDMENT CASE #TX-2024-09 was made by Councilmember Barber; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

10. 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.
    Presented by: Ryan Anderson, Community Development Director
    Mr. Anderson presented REZONING CASE #RZ-2024-11. During the discussion, it was determined that the verbiage of the item should state PUD-Master Plan Development, noting the parcels had previously been

rezoned by Henry County, and that once annexed into the City of Stockbridge effective January 1, 2023, the parcels need a comparable designation.

Attorney Dennis Webb reviewed the plan for the proposed townhome development, agreeing to Staff Recommended Conditions along with additional following Conditions: Metal Overhangs, 1800 minimum sq. ft., 10% Rental Cap, 10' Paths, Flock Cameras, End Units (ROW) with brick, and Decorative Streetlights, and noted sufficient right-of-way has been allowed within the development to allow for sidewalks and the widening of Flippen Rd, confirmed by Mr. Chase Beasley with Vista Residential.

Public Hearing Opened
Speakers in Favor – None
Speakers Opposed – Ms. Courtney Hunter and Mr. Willie Carter
Public Hearing Closed

Motion to amend the Agenda to correct the verbiage to remove Rezoning, noting the verbiage should be from PUD to Planned PUD Master Plan was made by Councilmember Gantt; seconded by Councilmember Thomas. The motion passed 3-0-1 (Alexander, Gantt, Thomas Approved); (Barber Abstained).

Motion to approve the Planned PUD Master Plan with Staff Conditions and the following added Conditions: Metal Overhangs, 1800 minimum sq. ft., 10% Rental Cap, 10' Paths, Flock Cameras, End Units (ROW) with brick, and Decorative Streetlights was made by Councilmember Thomas; seconded by Councilmember Alexander. The motion passed 3-0-1 (Alexander, Gantt and Thomas Approved); (Barber Abstained).

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

- Citywide Development Authority Meeting 2nd Tuesday of each month at City Hall in the Levi Meeting Room at 6pm (January 14).
- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Jan 16) CANCELED
- City Offices will be closed on Monday, January 20th in observance of the Martin Luther King, Jr. Holiday
- Downtown Development Authority Meeting, 3rd Tuesday of each month at the Downtown Connection Center 130 M L King, Sr. Heritage Trail (Jan 21)
- Youth Council Advisory Committee Meeting, 6:30 p.m.- 3rd Tuesday of each month Levi Meeting Room - City Hall (Jan 21)
- City Council Work Session Meeting held on the last Tuesday of the month at 6:00 p.m. - City Hall Council Chamber (Jan 28)

UPCOMING CITY EVENTS/INITIATIVES

- Join Councilman Thomas for the monthly Bingo Bash on Wednesday, January 15th from 10am – noon at the Merle Manders Conference Center. Lots of fun.
- Join Councilman Alexander for the MLK Jr. Day of Service Community Cleanup on Saturday, January 18th from 11am – 1pm. Jodeco Rd. (Parking available at Costco only).
- Join Mayor Ford for the monthly *Meet the Mayor* on Tuesday, January 28th from 10am – noon at City Hall. Meetings are by appointment.
- Councilman Thomas is honoring Veterans with a Continuous Salute all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service.
- Join Councilman Thomas for the *Don't Trash Stockbridge* initiative centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.
  Please contact Rosalynd Rawls to schedule an appointment for *Meet the May*or and for more information on Council Initiatives and events at 678-833-3348 or via email: rrawls@stockbridgega.org

MAYOR'S COMMENTS

Mayor Ford referenced the passing of Jimmy Carter, the nation's 39th President, noting he has been the only President from Georgia, and referenced the many honors that have been bestowed upon President Carter by many throughout the country; noted we are in cold and flu season and encouraged everyone to get vaccinated and booster shots; referenced the recent rare snow that fell in Georgia; and asked that everyone keep the families in prayer in California as they continue to deal with the wildfires and disasters in the state.

Motion to adjourn the meeting at 9:10 p.m. was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed 3-0. (Councilmember Thomas was not present for the vote).

Respectfully submitted by:

_____ _____

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

Stockbridge

Where Community Connects

COUNCIL WORK SESSION MEETING
SUMMARY MINUTES

January 28, 2025 6:00 P.M.

Mayor & City Council

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

Administration

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

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

The meeting was called to order by Mayor Ford at 6:04 p.m.

Invocation by: Mayor Ford

The Pledge of Allegiance was recited by all in attendance.

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

ADOPTION OF THE AGENDA

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

PUBLIC COMMENTS

There were no public comments.

REVIEW OF THE MINUTES

1. Review of the Council Meeting Retreat Minutes January 8, 2025
   Review of the Council Meeting Minutes January 13, 2025
   There was no action taken.

PRESENTATION

2. PATH Foundation presentation of Strategic Implementation & Master Plan for Trails**.**
   Presented by: Eric Ganther, PATH Foundation and Decius Aaron, Public Works Director
   Mr. Ganther noted the City of Stockbridge hired the PATH Foundation to conduct a Strategic Plan for the Implementation & Master Plan for Trails, building off the old plans previously approved by the city; reviewed the Master Planning Goals: The Stockbridge Strategic Implementation & Master Plan for Trails will provide guidance to implement trails that connect all residents in Stockbridge to parks, schools, greenways, commercial areas, and regional destinations.

   Mr. Ganther presented the proposed plan noting the implementation, and the next steps for the 24-mile trail plan, noting guidance has been received from the City Manager, Frederick Gardiner and Public Works Director, Decius Aaron; and referenced public input from the community in-person, along with a public survey placed on the city's website, which was extended to allow feedback.

   Mr. Ganther reviewed the Plan Process, Trail Destinations and Connections, and noted the proposed Stockbridge Trail Network consisting of 24 miles, starting with downtown, consisting of Greenways, Side Paths and Calm Streets; noting the trails need to be popular and separated from vehicle use, noting 24 miles is a lot for a city the size of Stockbridge; and noted Phase I would consist of 5 miles of trails, building off what was already stared; and Phase II would consist of 10 miles after the core of the network.

   Mr. Ganther referenced a proposed Tunnel, not too long, that would connect Clark Park and Gardner parks; referenced the proposed Red Oak Trail on Walt Stephens Rd. with Stockbridge signage over the bridge; referenced the Heritage Trail along M L King Sr. Heritage Trail, recommending the closing of Jennings way to one-way traffic entering Memorial Park; referenced the Stock Bridge Trail and the proposed pedestrian bridge in Downtown Stockbridge; noting the planning included a public meeting on October 23, 2024 with 11 attendees and a Public Survey placed on the city's website October 23 – December 4, 2024 with 40 responses.

   Mr. Ganther reviewed the 2024 material and labor pricing and what is and is not included. The Phase It would include:

   Trail construction per design standards; signage; landscaping; trail amenities; trail access to neighborhoods; survey, design and permitting; construction management and a contingency estimated at $38,977,000.00, noting this is a long-term project ,and that if approved at the February 10th meeting, based on the proposed timeline, a substantial portion of the trails would be completed in two years, and would be meeting with Norfolk Southern regarding the proposed tunnel.

Mayor Ford noted he likes the connectivity of the trails throughout the city, and referenced the time it took to get the Quiet Zone approved between the City of Stockbridge and Norfolk Southern.

Mayor Pro Tem Gantt commended Councilmember Alexander as an advocate for trails and is excited about the plan and its implementation and the potential connection to the Lake Spivey trails and upwards to the Panola Mountain trails; and referenced the city of Suwanee's underground tunnel.

Councilmember Thomas echoed the sentiments of the Council, and noted the city's T-SPLOST projects in the Tye Street area for curb, gutter and sidewalks, the widening of Flippen Road project, and the proposed access changes to Memorial Park, noting he supports trails and the health and wellness of the community, however, it is important to make sure the PATH Foundation coordinates with staff and the Project Managers of those projects that are currently underway.

Mr. Aaron confirmed the PATH Foundation, Falcon Design and Engineering Consultants, and TSW (Tunnel, Spangler & Walsh) have conducted joint meetings, and referenced the Council's approval to close the Transfer Station to allow for new access to Memorial Park; and also purchased the lot next to the Transfer Station, noting Falcon is working on the infrastructure.

Mr. Ganther noted smaller projects are easier to build and allow staff to deliver a successful project; and stated a 20% match on a $3 million dollar project could be used as a match and attract ARC (Atlanta Regional Commission) funding.

Councilmember Alexander stated his support of the Trails Plan, and referenced the points of interest connecting schools, grocers, retail and neighborhoods, and that the city should pursue funding, noting Governor Kemp announced an additional $250 million in infrastructure funding during the GMA Cities United Summit Conference; noted the PATH Foundation has secured $1.9 million toward the trail plan, and the city has allocated T-SPLOST and SPLOST funding of $22 million dollars, with SPLOST VI collections to begin in April 2025,

Mr. Milazi noted the importance of local match funding, and the SPLOST and T-SPLOST projects are funded as approved and allocated.

Mr. Ganther agreed with the importance of seeking grants, noting the challenge with federal and state money is the funds are primarily to build highways and comes with restrictions; and that it is best to use local money and go back to agencies and ask for additional funding.

Mayor Ford noted the Governing Body would discuss funding sources at the upcoming Retreat in March.

Councilmember Thomas asked Mr. Milazi to confirmed that the Tye Street area curb, gutter, and sidewalk project has funds that have been earmarked specifically for that project.

Mr. Milazi confirmed the funding has been earmarked and cannot be changed unless the priorities change.

Councilmember Thomas asked how the President's Order on the halt of federal funding to programs affects the city's current projects.

Mr. Gardiner stated there would not be much of an effect on the city's monies, however, CDBG and GEFA loans may be affected, and that the Governor, GMA and ACCG should be preparing a response to cities and counties on this matter.

Mr. Gardiner noted Norfolk Southern approved a Tunnel Project in 2008, with $800,000 earmarked from Congressman David Scott, and the information has been included in the NLC (National League of Cities) packet for the conference in Washington, DC in March, and that projects that connect neighborhoods receive support from both sides of the aisles.

Councilmember Thomas asked if the PATH Foundation plans to conduct additional citizen engagement opportunities.

Mr. Ganther noted there are no additional meetings planned.

Councilmember Alexander referenced the townhall meetings held in District 2 by Councilmember Thomas that included discussion of the Trail Plan with a focus on downtown and also referenced the trail plan around the STEM school, noting as the school is under construction, there is an opportunity to create a cultural shift with students walking or riding bikes to school; and noted that while there are no trails in District 5 in this plan, there are trails coming that are included in other developments in the district.

Councilmember Berry joined the meeting at 7:08 p.m.

Councilmember Barber asked if the survey like is still available for comments.

Mr. Ganther stated the survey had been closed, noting it had been previously extended and promoted on the city's social media platforms.

Mr. Ganther asked members of the Governing Body to review the plan and submit feedback by February 4th, and place item on the February 10, 2025 Agenda, and upon approval, Phase I would begin, followed by Phase II noting funding is in place.

CONSENT AGENDA

3. Council Consideration for use of the Merle Manders Conference Center on Saturday, March 29, 2025 for the Youth Council Expo.
   Motion to approve the Consent Agenda was made by Mayor Pro Tem Gantt; seconded by Councilmember Barber. The motion passed unanimously 5-0.

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

- Youth Council Meeting 1st Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Feb 3)
- Stockbridge Citizens-Police Advisory Council meeting 1st Thursday of each month at 6:30 p.m. at the Stockbridge Police Community Room 4545 N. Henry Blvd. – (Feb 6)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (Feb 10)
- Citywide Development Authority Meeting 2nd Tuesday of each month at City Hall in the Levi Meeting Room at 6pm (Feb 11).
- Community Zoning and Information Meeting: from 6:00 p.m. – 7:00 p.m. at City Hall in the Council Chamber (Feb 12)
- The Main Street Advisory Board Meeting on the 2nd Friday of each month at 9am – Location is the Downtown Connection Center 130 M L King Sr. Heritage Trail. (Feb 14)
- Downtown Development Authority Meeting, 3rd Tuesday of each month at the Downtown Connection Center 130 M L King, Sr. Heritage Trail (Feb 18)
- Youth Council Advisory Committee Meeting, 6:30 p.m.- 3rd Tuesday of each month Levi Meeting Room - City Hall (Feb 18)
- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Feb 20)
- City Council Work Session Meeting held on the last Tuesday of the month at 6:00 p.m. - City Hall Council Chamber (Feb 25)

UPCOMING CITY EVENTS/INITIATIVES

- Join Councilwoman Barber for the Annual Prom Dress Collection and Giveaway at the Merle Manders Conference Center. Accepting donations of new and gently used prom dresses on Sunday, February 9th & 16th, and the FREE Giveawy of dresses to local teens on Sunday, February 23rd. More information to follow.
- Join Councilman Thomas for the monthly Bingo Bash on Wednesday, February 19th from 10am – noon at the Merle Manders Conference Center. Lots of fun to be had by all.
- Join Councilman Alexander for a Quarterly Town Hall on Thursday, February 20th at 7PM. More information to follow.

- Join Councilman Thomas for the Annual African American Celebration on Saturday, February 22nd. The program will stream from 5pm – 7pm on the city's Facebook page.
- Join Mayor Ford for the monthly *Meet the Mayor* on Monday, February 24th from 10am – noon at City Hall. Meetings are by appointment.
- Councilman Thomas is honoring Veterans with a Continuous Salute all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service.
- Join Councilman Thomas for the *Don't Trash Stockbridge* initiative centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.

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

MAYOR'S COMMENTS

Mayor Ford noted we are in winter months, cold and flu season, and encouraged everyone to get vaccinated and booster shots; referenced the 2nd rare snow event in Georgia; noted the Council is returning from the 2025 GMA Cities United Summit where officials connected with fellow colleagues throughout the State and received training; referenced a new business opening and the ribbon cutting for the Hacienda Bar & Grill at Jodeco; and referenced the upcoming Superbowl game featuring the Kansas City Chiefs and the Philadelphia Eagles.

Councilmember Alexander noted the District 5 Town Hall on February 20th will take place at the Oaks at Eagles Landing located at 2700 Patrick Henry Blvd.

Motion to adjourn the meeting at 7:15 p.m. was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 5-0.

Respectfully submitted by:

_____ _____

Vanessa Holiday, City Clerk Anthony S. Ford, Mayor

Stockbridge

Where Community Connects

4640 North Henry Blvd. Stockbridge, GA 30281

APPLICATION FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

- Citizens provide a great insight and knowledge to City government. An avenue that the City of Stockbridge uses to get this insight is through the various Boards and Committees. The members of the Boards and Committees make decisions and submit recommendations to the City of Stockbridge Mayor and Council. Applicants complete a questionnaire that will assist the Mayor and Council in the review process in determining applicant eligibility requirements and qualifications for Board or Committee membership.

Questions to consider before applying for membership on a Board or Commission:

- Do I fully understand what this Board, Committee or Commission expects from me?
- Am I committed to the goals and mission of this Board, Committee or Commission?
- Can I afford the demands on my time, resources and energy?
- Will I attend meetings regularly, making them a priority for the duration of my appointment?
- Am I willing to perform a reasonable amount of work outside of regularly scheduled Board, Committee or Commission meetings and prepare for each meeting?
- Can I work effectively with the other members of the Board, Committee or Commission?
- Am I willing to participate in necessary Board, Committee or Commission training, education and development activities that will improve my effectiveness in my position?
- Am I willing to complete a Criminal Background Check upon selection?

APPLICANT INFORMATION

Applicant Name: Dr. Elyssa Green

Occupation: Contract Officer

Employer: Federal Government

Home Address: [redacted]

City: [redacted]

Zip: [redacted]

Home Phone: (_____)

Home E-Mail: [redacted]

Work Phone: (_____)

Work E-Mail: e

Cell Phone: [redacted]

Preferred E-Mail: ☒ Home ☐ Work

Name and address of the business entity you own/operate, located within the city limits of Stockbridge (if applicable)

BOARD, COMMITTEE OR COMMISSION APPLICATION

a) Which Board(s) or Commission(s) do you wish to be appointed to? Youth Council Advisory

If applying for the Main Street Advisory Board, which position? (See positions noted below) _____

b) How long have you been a resident or business owner/operator in the City of Stockbridge? 15 Years 4 Months

c) Are you current with all your financial obligations to the City of Stockbridge? ● Yes ☐ No

d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the city? ● Yes ☐ No

e) Available Boards and Commissions and their terms and meeting schedules are listed at the end of this application. Are you able to meet the attendance requirements of the position for which you are applying? ● Yes ☐ No

f) Do you know of any circumstances that would result in you having to abstain from voting on any action before the Board or Commission? ☐ Yes ● No If yes, please explain:

g) Do you or your employer, or your spouse, child, relative or their employers, do business with the City of Stockbridge ● Yes ☐ No If yes, please explain:

Have assisted with coordinating events.

h) Do you have any employment or contractual relationship with the City of Stockbridge that would create a continuing or frequently recurring conflict regarding your participation on a Board or Commission? ☐ Yes ● No
If yes, please explain:

BOARD, COMMITTEE OR COMMISSION APPLICATION

i) Please briefly explain your reasons for wishing to serve on the Board or Commission you select:

As a resident of the City of Stockbridge/Henry County, I am passionate about the growth of the community and impacting the youth with in

j) Are you willing to be considered for appointment to any of the other Boards or Commissions of the City if a position is not available on the Board or Commission of your first choice? ☒ Yes ☐ No If yes, please list the Boards or Commissions for which you would like to be considered (in order of interest):

Boards that my skills and experience would be of assist with propelling the Stockbridge community

k) **Please attach a Resume of Qualifications for the Board position for which you are applying.**

APPLICANT STATEMENT

I understand that I am applying for appointment to a Board, Committee or Commission office of the City of Stockbridge that the appointing authority may require an interview prior to consideration for appointment; that I will be required to take an oath of office to uphold the City's charter and ordinances; that I may be removed from office for any reason permitted by law or City charter; and that my application will remain on file for consideration for a period of six (6) months, after which time, I will need to file a new application. I always agree to comply with all requirements of the office for which I am applying and to which I may be appointed. All statements and information provided in this application are true to the best of my knowledge. I understand a Criminal Background Check will be completed if I am considered to go before the Mayor & Council prior to being appointed. Members who qualify for elected office shall be removed from the Board/Commission of which they serve.

eSigned via SeamlessDocs.com
Elyssa Poindexter Green
Key: d40d918a1b504d7f83bd40da0f2e3295

Signature

Elyssa Poindexter Green
Printed Name

01-13-2025
Date

Please return signed application to:

City Clerk
City of Stockbridge
4640 North Henry Blvd.
Stockbridge, Georgia 30281

Fax: 770.389.7912
Email: cityclerk@cityofstockbridge-ga.gov

Elyssa P. Green

SUMMARY

Twenty years of Logistics/Supply Chain Operations/Distribution/Business Program Management, Project Management, Community Activist and IT experience. Dedicated in being a solid leader, result driven, problem-solver, solid project manager, and proven excellent communication skills combined with the ability to motivate teams to perform at maximum levels to increase profitability and sustainability, an impeccably strong developer of training and team building.

Areas of expertise:

- Operational Execution/Cost Containment
- Strategic Planning/Process Improvement
- Team Coaching/Mentoring
- Shipping / Receiving/Drop Shipment
- Carrier/Fleet Management/Transportation
- SAP SME (System Matter Expert)
- ADA (American Disability Association) Certified
- WMS Systems Implementation (SAP-ERP, RMS, PKMS-WM, SPBS-R, ULLS-4,ULLS-G)
- MS Office+Visio/Project
- Supply Chain Execution
- Budgeting/Forecasting
- VAS (Value Added Services)
- Project Management Support
- (3PL)Third Party Logistics
- Project-Portfolio Management
- Quality Assurance
- High Jump WMS
- Problem Analysis /Resolution
- Safety Management/Security
- Staff Development /Training
- Asset Management/Vendor Relations
- P&L Management
- Peoplesoft
- Kronos
- MS Excel
- Ophelia
- Multi-Site Management
- Workload Planning
- Key Performance Indicators (KPI)
- SharePoint
- Big Box Inventory
- Implementation/System Testing
- Access

EDUCATION & TRAINING

Regents University- Albany, NY
Bachelor of Science/Business Administration-Psychology, 2000

Excelsior University- Albany, NY
Master of Arts: Liberal Arts 2009

Walden University- Minneapolis, MN
Doctor of Business Administration (D.B.A)-Project Management-Graduated 2019

PROFESSIONAL EXPERIENCE

Strategic National Stockpile-ASPR **November 2018-Present**
US Government
Emergency Response Teams-Contract Officer

Graphic Packaging International Inc. **April 2016-November 2018**
Global Leader of Carton Manufacturing
Work Schedule: Monday-Friday 8am to 6pm
Hours Per Week: 50
Supply Chain Operations-Business Systems Analysts-Project Manager

- Provides Logistic Strategy for Supply Chain Distribution Warehouses through acquisition of storage, facilities, inventory accounting, and distribution of materials, products and equipment.

- Perform analysis and assessment of supply chain functions to enhance operational efficiencies and eliminate potential deficiencies.
- Plan, manage, evaluate, and coordinates logistics functions associated with the implementation of projects including acquisitions, supply chain integrations, distribution, accountability, maintenance, replacement, final disposition of assets and identifying customer's information system requirements.
- Develop, coordinated and facilitated logistics corporate group on SAP-ERP processes and table maintenance.
- Subject matter expert and point of contact for overall solution throughout the project life-cycle.
- Perform data gathering for ERP and TMS systems for internal projects.
- Develop and assess emergency response and logistical plans, protocols and standard operating procedures for execution of complex and evolving logistics function.
- Provides technical and professional direction and advice to teams on knowledge sharing with new business processes, and services, activities related to sourcing, logistics, supply chain execution, project management, procurement, and production management, managing and analyzing contract negotiations and T & C guideline governance.
- Works with company buyers and commodity managers to ensure company-wide vendor resources are adhering to contract guidelines, SOW's, WOW's when initiating acquisitions and vendor set up through internal and external VM (vendor management) portals
- Lead on working with users and gathering requirements for WMS implementation projects with a strong focus on SAP MM modules (Purchasing, Invoices, Inventory management, Physical Inventory, Planned Orders & Material Master Data, UAT) and collaborating with the IT group on requirements.
- Integration Analysis with 3pl's to support the Integration of Application with Customer/trade partners systems
- Assisting with setting up the EDI mapping and functionality for 3pl Customers
- Analyzing EDI transactions to ensure orchestrations were transmitted correctly
- Develop and coordinate the project progress and monitor the creation and status of all related Security certifications, Vendor Set up/Customer Set up.
- Develop appropriate system testing strategies, plans or scenarios.
- Evaluate client initiatives to ensure compliance with IT and corporate policies and procedures.
- Identify requirements for infrastructure configuration or change management.
- Incorporating PM tools: Smartsheets, MSA projects, Gantt charts and Visio flowcharts and roadmaps.
- Utilizing RAD and Waterfall methodologies to obtain project goals.
- Developed Standard Operating Procedures (SOP's) and process improvement Supply Chain Operations and Logistics processes.
- Delivered Presentations for leadership team and executive leaders on Supply Chain Projects

Suddath Global Logistics
Leading Distribution and Transportation Company **June 2015- April 2016**
Work Schedule: Monday-Friday 8am to 6pm
Hours Per Week: 50
Business Program Manager/Supply Chain Manager

- Business aligned Operations, Supply Chain Operations, Project Management, and Technology leadership.
- Oversees/Leads Division Client Supply Chain operations communications/CRS/CRM, IT communications, & IT relationship management & Implementation, Change management and Conflict resolutions.
- Performs/provides Supply Chain analytic demands
- Performed Supply Chain Execution(SCE) analysis, on 3PL, Implementation/System testing Drop Shipment, Budgeting/P&L, Forecasting, Materials Resource Planning, Accounting/Purchasing/Inventory/Asset Management, KPI's, UAT(user acceptance testing), User Stories for software development, and Project Planning.
- Matrix, Business Case, and Executive Summary reporting to Operations Executives, IT & Business Unit Presidents
- Utilizing RAD and Waterfall methodologies to obtain project goals.
- Developed and Supported Supply Chain and IT solutions executive summaries/business cases.
- Liaison for High Jump (WMS)Phase II implementation.
- Business Unit Lead for determining, Supply Chain solutions, and relations, including technology platform roadmap, NPD's and OTIF's deliveries.
- Member of the WMS and Project Steering Committee
- Assist the business with determining Supply Chain, Projects, and Technology ROI & investment priorities.

- Interacted with consultant teams to lay down and share knowledge on new business processes, and services with activities related to sourcing, logistics, supply chain execution, project management, procurement, and production management, clarifying, managing and analyzing RFP's/RFQ's.
- SLA's, SOW's, TnC's, WOW's, BI reports. Evaluated and Analyzes, E/// Process & Procedures surrounding new proposals and contracts.
- Collaborates with PM's, Supply Planners to define new Supply Chain solutions by analyzing requirements & determining Technology solution.
- Defines project requirements, supply solutions by identifying project milestones, phases, and elements; forming project team; establishing project budget, and resources.
- Responsible for supporting delivery of projects through to closure of warranty phase.
- Manages & monitors, supply chain relationships, project progress by tracking activity; resolving problems; publishing progress Business aligned Operations, Supply Chain Operations, Project Management, and Technology leadership.
- 4 Manager reports.
- Client Supply chain communication, Procurement, Resource Management, system solutions, IT communications & IT relationship management over several business verticals.

Ericsson Television
Multinational provider of communications technology and services **March 2013- June 2015**
Work Schedule: Monday-Friday 8am to 5pm
Hours Per Week: 40
Business Analyst-Program Manager/Supply Chain Execution Analyst

- Managed a team of analyst and subordinates to perform activities related to customer orders, logistics, distribution, warehousing, and inventory management/forecasting, customer service, project management, asset management, systems implementation, and strategic sourcing.
- Utilizing RAD, Scrum: Agile and Waterfall methodologies to obtain project goals.
- Worked on RFP's, P2P, B2B, MDM (material data management), coaching, team management, maintenance repair operations (MRO), cost management, training, testing, and operational functionality for SAP SCM-WMS-ERP-Business practices in a lean/agile methodology environment.
- Performed Supply Chain Execution(SCE) analysis, on 3PL, Implementation/System testing Drop Shipment, Budgeting/P&L, Forecasting, Materials Resource Planning, Accounting/Purchasing/Inventory/Asset Management, KPI's, UAT(user acceptance testing), User Stories for software development, and Project Planning.
- Worked with Senior level management and Jr. management in devising and implementing business processes, evaluations, and procedures for distribution facility including Standard Operating Procedures, (SOP) for distribution facility areas; Coordinates cross-functional training/development, Invoice Maintenance, Developing process improvements.
- Interacted with consultant teams to lay down and share knowledge on new business processes, and services with activities related to sourcing, logistics, supply chain execution, project management, procurement, and production management, clarifying, managing and analyzing RFP's/RFX's.
- Utilized work streams with analyst teams on business development, implementation testing, procedures, best practices, infrastructure, and operations of product build outs- of third-party materials and finished goods for several projects/clients consisting of over $850M annual sales.
- Utilized time delivery, drop shipment process, to optimize asset management process and inventory levels.
- Prepared presentation to assist with Shared Knowledge with PSO's, PM planning, development, and deliverables for 25 Project Managers.
- A conduit in coordinating meetings for white board analysis, risk assessment and communication of Project Life Cycle, sourcing life cycle activities best practices, vendor processes, customer satisfaction including late deliveries, new product quotations, and negotiation of rates and terms of service, SLA's, SOW's, TnC's, WOW's GOPA's(Global Purchasing Agreements), BI reports. Evaluated and Analyzes, E/// Process & Procedures surrounding new proposals and contracts.
- Worked with Business Objects Crystal Report for sales and distribution reporting.
- Prepared daily report analysis on error, productivity, and distribution, reports.
- Managed conflict resolution for vendors for all drop shipments, purchasing /procurement influencing project budget and Quality Assurance.
- Worked with teams for SAP implementation, testing, quality assurance, and configurations on material set-up, analysis, and application.
- Worked with clients to do an improvement analysis toward vulnerability and risk assessment training, conflict resolution, diversity awareness, customer service awareness, TC (Trade Compliance), CSR, SCM, DSS, and

system integration. Provides EOM financial reporting and ROI presentation, vendor invoicing and SOX controls, Utilization of SAP systems: ERP, WMS, SD, MM, EDI, SRS, QM, QA, and SQL modules/functionality.

LBA Enterprises **Feb 2009 – March 2013**
A World Class Logistic Consulting Company
Work Schedule: Monday-Friday 8am to 6pm
Hours Per Week: 50
Regional Supply Chain Director

- Worked with a team of 10 experienced senior consultants that have worked with and in the logistics, distribution, warehouse, HR (Human Resource) and retail community for several years.
- Responsibilities included: worked with and advised businesses on, customer orders, customer service, logistics, inventory, business model development, cost savings, cost management, report analysis, strategic sourcing, and processes, project management, integration, system implementation testing and set-up. Full profit and loss, along with revenue strategies and tactics for 35 businesses with a total of $93M in annual sales under my consultation and leadership.
- A catalyst in laying down new business processes for client, budget, strategic sourcing, procurement forecast, demand planning, training, 3PL drop shipment processes, coordination of projects planning and management, safety, claims analysis, assist clients in procurement management, material inventory management and handling, project efficiency improvement and risk analysis.
- Worked with Business Objects Crystal Report for sales and distribution reporting.
- Coaching and assisting with the implementation of systems for Warehouse and/or Distribution Center PKMS-WM and SAP systems: WMS, SD, MM, EDI, SRS, MDM (material data management) and QM modules/functionality.
- Improved client analysis of vulnerability and risk assessment, diversity awareness, customer service awareness, by utilizing CSR, SCM, DSS, tools, and system integration.
- Coordinated services with outside vendors, contractors and staffing agencies; directed a variety of operations and special projects.
- A catalyst in laying down the foundation/business model and development for a grassroots non-profit 501(c)3 organization, providing training, guidance, coaching and mentoring for 25 hourly staff and 125 organization members and youth. Assisting organizations clients and sponsors in organization procedures. Coordinating events, contracts and organizing collaborations with other non-profits on/off site, responsible for ensuring that documenting and designing of training material.

Accomplishments:

- Trained and certified 15-25 mentors a month
- Successfully integrated clients WMS-ERP-Inventory control system and Supply Chain strategies.
- Established client business SOP's, CSR, and DSS
- Successfully implemented inventory systems for clients which decreased client shrink by 25%(2M-4M)
- Successfully implemented and training client crew in diversity and new business processes
- Writing non-profit organization grants which resulted in an award of grants over $10,000 or higher each.
- Designed non-profit organization's website (www.teenexpressions.org).
- Successfully set-up non-profit organization's yearly summer camp program that consisted of 80 plus youth

HMS HOST, Atlanta, GA **Apr 2003 - Jan 2009**
Multi-Billion Dollar Fortune 500 International Division of Auto Grill Food Service and General Merchandiser
Work Schedule: Monday-Friday 8am to 5pm
Hours Per Week: 40
SAP-ERP Logistics trainer/Project-Portfolio Manager (Jan 2006 – Jan 2009)

- SAP Logistics; a coach and mentor in the implementation of a $200million project initiative of the SAP system.
- Training, guiding and coaching over 500 associates consisting of company Branch General Managers and Branch Management teams on retail operations, logistical operations, distribution operations and transportation operations, strategic sourcing and contract negotiation.
- Trained and guided various branch management and staff on the implementation and daily operations of SAP systems and general WMS systems.
- Mentored and assisted team with the responsibility for documenting and designing training material, SOP's (Standard Operating Procedures) for WMS functionality of SAP, Distribution, and Logistical processes for company branches nationwide.

- Worked with Maintenance, Repair, Operations(MRO) products and MDM(material data management)
- Communicated with various functional IT teams: for systems/implementation testing on Replenishment, Master Data, Merchandise Planning, and AP(Accounts Payable), providing alternative guidance for the design and implementation of WMS(warehouse management system), Logistics Functionality and Analysis (billing, accounts and contract negotiations, LTL account set-up).
- Worked with Business Objects Crystal Report for sales and distribution reporting.
- SAP system for 45 branch offices and field units nationwide. Utilization of SAP system/ testing ERP, WMS, SD, SQL's, MM, EDI, SRS and QM modules/functionality.

Accomplishments:

- Successfully converted 50 million in inventory for 35 company airport branches and 6 million in inventory, for 5 company travel plazas of one life cycle of SAP system.
- Maintained P&L for Logistics/WMS Project Team and implementation, Transportation of merchandise
- Assisted in creating company training manual for SAP training procedures for WMS system and SRS system, supporting the company branches in a successful logistics, WMS and operations transition and business practices.
- Led and coached a successful SAP training and implementation which positively impacted the decrease of inventory shrink 3%-5%($13.5M-$22.5M) through establishing expectations, setting priorities and clarity in training of SAP-ERP, WMS and SRS system functionality and company vision.
- Training procedures positively impacted companies P&L, cost and sales balancing by 2%($9.5M).

Distribution Center (DC) Manager (Apr 2003- Jan 2006)

- Managed the largest volume distribution facility 25,000 sq. ft. for corporate retail branch at the Atlanta Hartsfield International Airport, the busiest Airport in the Nation. Fully accountable for P&L and $8 million dollar budget. Guaranteed reporting of Quality Management and Quality Control for a $55 Million facility.
- Reported directly to the GM and provided Coaching and mentoring to 4 Assistant Managers, 4 Supervisors and 75 associates.
- Worked with Business Objects Crystal Report for sales and distribution reporting.
- Challenged to become a Subject Matter Expert (SME) in the implementation of the company's multi-million dollar conversion to SAP WMS System.
- Handled all manpower and equipment, co coordinated claims activity and daily dispatch communication, e-commerce, drop shipments, and coordination with LTL carrier (UPS, FedEx, JB Hunt, R&L etc. Prepared daily reports and distribution to retail airport store managers, airport official parties and General Manager.
- Communicated daily with drivers, fleet managers of drivers, buyers, co-workers and customers on and off site, maintained DOT/OSHA compliance.
- Worked with filing and identification of subordinate worker compensation claims for the State of Georgia.
- Established safety protocols and trainings for DC team.

Accomplishments:

- A catalyst in successfully decreasing shrink from 5%($2.5M) to less than 1%($10K) by implementing sturdy inventory control methods.
- Consistently kept cost and sales balanced to positively affect the bottom line by 5 – 7% ($3M-$5M) each year.
- Spearheaded the implementation of security system/method that supported the decrease of shrink in the Distribution Center from 5%($2.5M) to less than 1%($10K).
- Devised safety procedures to increase awareness of company safety vision, which positively impacted P&L controllables and labor cost for the distribution center.
- Productively met budget on P&L by reliably managing DC MRO's and negotiating contracts on repairs, equipment, supplies and professional fees.

KMART DISTRIBUTION—SEARS HOLDING Forest Park, GA **Jan 2000 – Feb 2003**

Multi-Billion General Merchandise Fortune 100 Company

Work Schedule: Monday-Friday 8am to 5pm

Hours Per Week: 40

Inventory Control Manager

Promoted to the position, accountable for managing the posting and processing of 250+ transactions daily. Tracking $100M in inventory, managed 2 Assistant Mangers and 2 Supervisors 20 associates. Managed QA and QC departments.

Accomplishments:

- Managed a team that accurately inventoried a multi-million dollar facility that positively affected the bottom line by reducing facility shrink by 2%($6M).
- Performed quarterly and yearly 100% inventory, updating documents in a concise and accurate manner.
- Selected as a Core Trainer to implement Warehouse Management System (PKMS).

- Trained 300 associates on the Inventory Control/Logistics on PKMS system
- Assisted in the PKMS system configuration for the Inventory Control Departments.

MILITARY EXPERIENCE

United States Army **Nov 1988 - July 2000**

Honorably discharged after holding and promoted many times within a 12-year military career. Held positions as Supply Accounting Supervisor, Unit Supply Supervisor, Budgeting Supervisor, and Property Book Manager.

COMMUNITY BOARDS AND COMMITTEES

Henry County Chamber: Education Committee Member
Henry County Arts Alliance: Board Member
Henry County United Way Campaign: Committee Member
Co-Chair of Henry County Leadership Henry Class 2011
President of Teen Expressions Inc. Youth Organization

PFA

Stockbridge

Where Community Connects

4640 North Henry Blvd. Stockbridge, GA 30281

APPLICATION FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

Citizens provide a great insight and knowledge to City government. An avenue that the City of Stockbridge uses to get this insight is through the various Boards and Commissions of the City of Stockbridge. The members of the Boards and Commissions make decisions and help recommend and review policies for the City of Stockbridge and its Mayor and Council. This questionnaire will assist the Mayor and Council in the review process and in determining applicant eligibility requirements and qualifications for Board or Commission membership.

Questions to consider before applying for membership on a Board or Commission:

- Do I fully understand what this Board, Committee or Commission expects from me?
- Am I committed to the goals and mission of this Board, Committee or Commission?
- Can I afford the demands on my time, resources and energy?
- Will I attend meetings regularly, making them a priority for the duration of my appointment?
- Am I willing to perform a reasonable amount of work outside of regularly scheduled Board, Committee or Commission meetings and prepare for each meeting?
- Can I work effectively with the other members of the Board, Committee or Commission?
- Am I willing to participate in necessary Board, Committee or Commission training, education and development activities that will improve my effectiveness in my position?
- Am I willing to complete a Criminal Background Check upon selection?

APPLICANT INFORMATION

Applicant Name: Toseika Thomas

Occupation: Coordinator Employer: Emory

Home Address: [redacted] City: [redacted] Zip: [redacted]

Home Phone: (_____) Home E-Mail: [redacted]

Work Phone: (_____) Work E-Mail:

Cell Phone: [redacted] Preferred E-Mail: ● Home ☐ Work

Name and address of the business entity you own/operate, located within the city limits of Stockbridge (if applicable)

BOARD, COMMITTEE OR COMMISSION APPLICATION

a) Which Board(s) or Commission(s) do you wish to be appointed to? Public Facilities Authority Board

If applying for the Main Street Advisory Board, which position? (see positions noted below) _____

b) How long have you been a resident or business owner/operator in the City of Stockbridge? 0 ___ Years 3 ___ Months

c) Are you current with all your financial obligations to the City of Stockbridge? ● Yes ☐ No

d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the City? ● Yes ☐ No

e) Available Boards and Commissions and their terms and meeting schedules are listed at the end of this application. Are you able to meet the attendance requirements of the position for which you are applying? ● Yes ☐ No

f) Do you know of any circumstances that would result in you having to abstain from voting on any action before the Board or Commission? ☐ Yes ● No If yes, please explain:

_____

_____

g) Do you or your employer, or your spouse, child, relative or their employers, do business with the City of Stockbridge ☐ Yes ● No If yes, please explain:

_____

_____

h) Do you have any employment or contractual relationship with the City of Stockbridge that would create a continuing or frequently recurring conflict regarding your participation on a Board or Commission? ☐ Yes ● No If yes, please explain:

_____

BOARD, COMMITTEE OR COMMISSION APPLICATION

i) Please briefly explain your reasons for wishing to serve on the Board or Commission you select:

I believe that with my many years of volunteering in several sectors of the community, I can bring a new perspective experience.

j) Are you willing to be considered for appointment to any of the other Boards or Commissions of the City if a position is not available on the Board or Commission of your first choice? ☒ Yes ☐ No If yes, please list the Boards or Commissions for which you would like to be considered (in order of interest):

k) **Please attach a Resume of Qualifications for the Board position for which you are applying.**

APPLICANT STATEMENT

I understand that I am applying for appointment to a Board, Committee or Commission office of the City of Stockbridge that the appointing authority may require an interview prior to consideration for appointment; that I will be required to take an oath of office to uphold the City's charter and ordinances; that I may be removed from office for any reason permitted by law or City charter; and that my application will remain on file for consideration for a period of six (6) months, after which time, I will need to file a new application. I always agree to comply with all requirements of the office for which I am applying and to which I may be appointed. All statements and information provided in this application are true to the best of my knowledge. I understand a Criminal Background Check will be completed if I am considered to go before the Mayor & Council prior to being appointed. Members who qualify for elected office shall be removed from the Board/Commission of which they serve.

Signature	Printed Name	Date
eSigned via SeamlessDocs.com Key: 16:51553: f31c 408d 84db 63480b63f558	Toseika Thomas	08-15-2024

Please return signed application to:

City Clerk
City of Stockbridge
4640 North Henry Blvd.
Stockbridge, Georgia 30281

Fax: 770.389.7912
Email: cityclerk@cityofstockbridge-ga.gov

Toseika C. Thomas

OBJECTIVE

Highly motivated and results-driven professional seeking a leadership position where my problem-solving, communication, and organizational skills can be leveraged to enhance operational efficiency, increase profitability, and drive meaningful change.

SUMMARY OF QUALIFICATIONS

- **Leadership & Team Management**: Proven ability to lead, mentor, and motivate teams, including managing volunteer-based organizations and board members to achieve strategic goals.
- **Strong Communication & Interpersonal Skills**: Excellent at fostering relationships with clients, stakeholders, and team members; adept at negotiating, presenting, and resolving conflicts in fast-paced environments.
- **Operational Expertise**: Highly organized with a track record of managing complex workflows, overseeing multi-departmental operations, and ensuring seamless daily business activities.
- **Problem-Solving & Decision-Making**: Demonstrated ability to think critically and make informed decisions to resolve issues efficiently while maintaining high standards of service.
- **Proficient in Business Technology**: Advanced proficiency in Microsoft Office Suite (Word, Excel, PowerPoint, Outlook), with experience in data entry and project management software (Kiosk, PeopleSoft) with the ability to meet deadlines.
- Strong communication and problem-solving skills.
- Proficient in Microsoft Word, Excel, PowerPoint, and Outlook.

PROFESIONAL EXPERIENCE

Finding Destiny, Houston, Texas 2016 - Present
Founder and Executive Chief Officer

- Spearhead the overall operations, strategic direction, and financial management of the organization, ensuring alignment with mission and vision.
- Lead and mentor a team of volunteers and board members, fostering a collaborative, high-performing environment focused on community outreach and support.
- Manage organizational workflow and logistics, including grant writing, fundraising, and collaborating with external partners and NGOs to maximize community impact.
- Oversee board member recruitment, training, and development, ensuring proper governance and performance standards.
- Provide mentorship and advocacy for clients, offering resources, support, and community referrals based on individual needs.
- Administer performance evaluations for board members and volunteers, ensuring continuous growth and professional development.

University of Texas MD Anderson, Inc. Houston, Texas 2015 - 2019
Senior Administrative Assistant

- Coordinated high-level executive meetings, conferences, and events, managing logistics and communication to ensure seamless execution.
- Negotiated contracts and secured favorable pricing with resorts, vendors, and service providers for corporate and special events.
- Managed daily office operations for a staff of 150 employees, streamlining administrative tasks and supporting team members in maintaining optimal productivity.
- Facilitated patient communications, ensuring they were informed of policies, procedures, and resources, while addressing concerns with sensitivity and professionalism.

- Managed executive travel arrangements, expenses, and meeting logistics, ensuring cost-effective and smooth operations for leadership teams.
- Assisted with onboarding, training, and employee orientation to ensure smooth transitions for new hires.

University of Texas MD Anderson, Inc. Houston, Texas 2013 – 2015
Residency Training Program Coordinator

- Administered program logistics and provided administrative support for residents, fellows, and interns, ensuring smooth program operations and compliance with accreditation standards.
- Served as the liaison between residents, hospital administration, and external departments, facilitating communication and resolving issues as needed.
- Coordinated schedules, meetings, and rotations for medical staff, ensuring optimal alignment with residency program goals and hospital policies.
- Maintained compliance with ACGME and other regulatory standards by overseeing resident and faculty recruitment, training, and annual evaluations.

Hello Gorgeous, Inc. Houston, Texas 2010 - 2013
Executive Administrator

- Negotiated contracts and pricing agreements with vendors and service providers to ensure cost-effective and high-quality event management for corporate and special events.
- Managed executive calendars, coordinated meetings, and ensured effective communication between departments and clients.

State of Texas Health and Human Services, Texas City, Texas 2009 – 2010
Texas Work Advisor

- Conducted interviews with clients, gathering and verifying necessary documentation to assess eligibility for state programs.
- Explained program requirements and benefits to clients, ensuring they understood their rights and responsibilities under the Texas Workforce Commission.

Kelsey Seybold Clinic, Inc. Houston, Texas 2007 – 2009
Health Plan Representative

- Managed accounts payable/receivable, prepared deposits, and maintained inventory and technology for the clinic, ensuring smooth day-to-day operations.
- Provided exceptional service to patients and staff, addressing inquiries and ensuring accurate billing and claims processes.

EDUCATION

Bachelor of Business Administration in Management
Webster University, St. Louis Missouri

Associate of Arts
Houston Community College, Houston, Texas

AFFILIATIONS

- **Founder** – Finding Destiny
- **Member** – Fort Bend Junior Service League
- **Court Appointed Special Advocate (CASA)** – Child Advocates of Fort Bend

References Available Upon Request

City of Stockbridge

AGENDA ITEM

MEETING DATE

FEBRUARY 10, 2025

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

FUNDING SOURCE

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

SPECIAL USE PERMIT CASE #SP-2024-02. Consideration of a Special Use Permit Request to allow a liquor store on property at 106 Rock Quarry Road. Applicant: GRP, LLC. Agent: Girishkumar Patel. The property is located in Land Lot 62 of District 12, and it contains 0.89 +/- acres. The existing 12,500-square-foot building would be renovated and the proposed liquor store would occupy the entire building. The Planning and Zoning Staff recommended approval in its staff report. City Council recently awarded the applicant a lottery liquor license, which expires in late November.

BACKGROUND INFORMATION:

The City Council recently awarded the applicant the opportunity to apply for an alcoholic beverage license though the lottery process. At the Planning Commission meeting on September 19, 2024, the Board members had a split vote, with one member absent. The Zoning Attorney stated that the PC Bylaws allow the case to be "continued" to the next meeting for another vote, when the full PC Board may be present. The Board therefore agreed to a deferral until their next meeting on October 17, 2024. At the October 17 meeting, the Planning Commission did not reopen the case, but voted to approve this case in a split vote, 4-1. The Council deferred this case for 60 days at is November 12, 2024 meeting. SP-2024-02 was listed on the December 9, 2024 Council agenda, but it was deferred without being discussed.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

SP-2024-02 FOR 106 ROCK QUARRY ROAD.

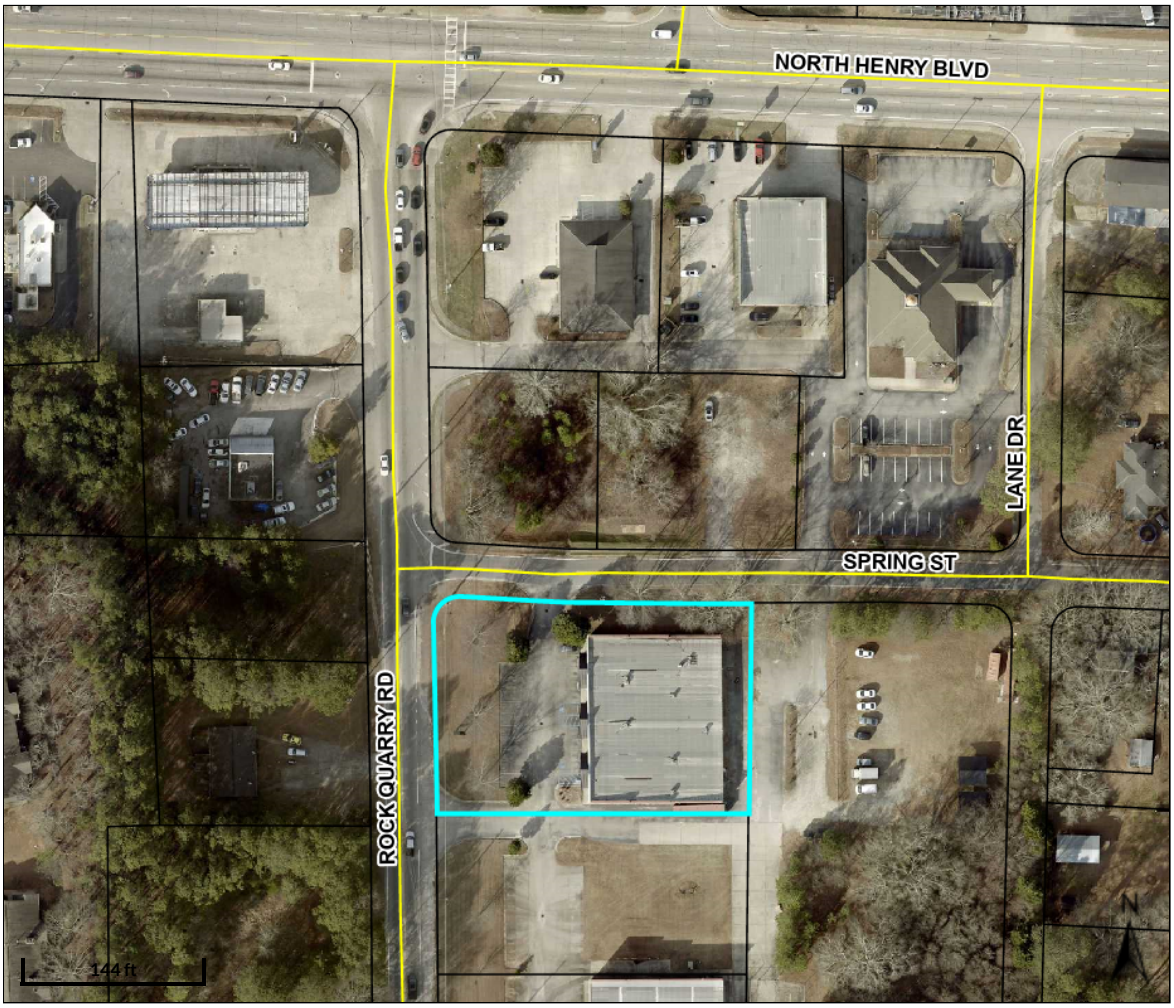
BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

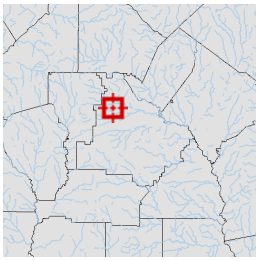
APPROVAL.

Staff Signature_____

Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S33-01011001	**Class**	C	**Owner Address**	NORTH EAGLE PAVILION LLC 106 B ROCK QUARRY RD STOCKBRIDGE GA 30281	**Land Value:**	$116,300				
Property Address	106 ROCK QUARRY RD	**Acreage**	0.89			**Building Value:**	$483,600	**Last 2 Sales**			
District	City/Stockbridge					**Misc Value:**	$14,200	**Date**	**Price**	**Reason**	**Qual**
						Total Value:	$614,100	2/3/2006	$0	CORPORATE	U
								9/20/2000	$120,000	n/a	U

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

Date created: 8/20/2024
Last Data Uploaded: 8/19/2024 9:17:27 PM

Developed by Schneider GEOSPATIAL

Special Use Permit Application Form

Name of Applicant GRP LLC .Phone: 615 579 2596 Date: 08/02/2024

Address Applicant: 559 MARIPOSA LN Fax Cell #

City: MCDONOUGH State: GA Zip: 30253 E- mail: RAGO2LLC@YAHOO.COM

Name of Agent GIRISHKUMAR PATEL Phone: 615 579 2596 Date: 08/02/2024

Address Agent: 559 MARIPOSA LN Fax Cell #

City: MCDONOUGH State: GA Zip: 30253 E-mail: RAGO2LLC@YAHOO.COM

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

Special Use Permit(s) being requested: For Liquor Store

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

Address of Property or Parcel Number: 106 Rock Quarry Rd, Stockbridge GA 30281

Nearest intersection to the property: N Henry Blvd * Rock Quarry Rd

Size of Tract: 0.89 acres, Land Lot Number(s): 62 , District(s): 12

Property Tax Parcel Number(s): S33-01011001 **(Required)**

Witness' Signature

NIRAL PATEL 08/02/2024

Printed Name of Witness

Notary

NOTARY STAMP:

DARRIELLE POE NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 03/27/2028

8/2/24

G. R. Patel

Signature of Applicant

GIRISHKUMAR PATEL 08/02/2024

Printed Name of Applicant

G. R. Patel

Signature or Agent

Total Amount Paid g Cash Check # Received by: *IFEES ARFC NON-REFUNDABLE)*

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

Pre-application meetil4g: Date:

Planning Commission Decision:

City Council Decision:

Community Development Director's Signature:_____Date: _____

To Stockbridge City Planning and Zoning Department,

Re: SUP Application for GRP LLC, 106 Rock Quarry Road, Stockbridge, GA 30281.

I am in the process of purchasing a property located at 106 Rock Quarry Road, Stockbridge, GA 30281. The property is currently owned by NORTH EAGLE PAVILION LLC, and I, Girishkumar Patel, Rock Quarry G LLC, is in the process of buying this property.

As part of the SUP application, both parties—myself (as the buyer) and NORTH EAGLE PAVILION LLC (as the seller)—have completed and notarized the PROPERTY OWNER'S AUTHORIZATION FORM and the APPLICANT CAMPAIGN DISCLOSURE FORM in case sale goes through while I am in a process of SUP application.

GRP LLC which is also owned by me, Girishkumar Patel, is applying for SUP application.

Please feel free to reach out to me if you have any questions or require additional information. I can be contacted via email at rago2llc@yahoo.com or by phone at 615-579-2596.

Thank you for your attention to this matter.

Sincerely,

G. R. Patel

Girishkumar Patel
Owner, Rock Quarry G LLC and GRP LLC

Darrielle Poe

DARRIELLE POE
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES 03/27/2028

8/2/24

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 106 ROCK QUARRY RD, STOCKBRIDGE, GA 30281 [address], with Parcel Number S33-01011001 which is the subject of this application.

Name of Property Owner: North Eagle Pavillion LLC
Property Owner's Address: 106B Rock Quarry Rd Stockbridge GA 30281
Telephone: 7704747693 E-mail: loren@piercerx.com

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

Signature: [signature] Date: 08/02/2024

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

Name(s) of Applicant(s): GIRISHKUMAR PATEL

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: 615 579 2596 RAGO2LLC@YAHOO.COM

559 MARIPOSA LN, MCDONOUGH, GA 30253

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

[signature] [signature]

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

Signature of Notary Public

Ashley Brayton

Printed Name of Notary Public

08/02/2024
Date

08/02/2024
Date

Notary Public's Seal or Stamp:

ASHLEY D BRAYTON NOTARY PUBLIC COMMISSION EXPIRES MAY 02, 2027 FULTON COUNTY, GEORGIA

Applicant Campaign Disclosure Form

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

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

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

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

We certify that the foregoing information is true andcorrect, this 2nd day of August 2024

Loren Pierce - Property Owner
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 2nd day of August 2024

ASHLEY D BRAYTON NOTARY PUBLIC BUTTS COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 02, 2027

Notary Public

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

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 106 Rock Quarry Rd, Stockbridge, GA 30281 [address], with Parcel Number S33-01011001 which is the subject of this application.

Name of Property Owner: Rock Quarry G LLC, GIRISHKUMAR PATEL
Property Owner's Address: 559 MARIPOSA LN, MCDONOUGH, GA 30253
Telephone: 615 579 2596 E-mail: RAGO2LLC@YAHOO.COM

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

Signature: G. R. Patel Date: 08/02/2024

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

Name(s) of Applicant(s): GIRISHKUMAR PATEL

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: 615 579 2596, RAGO2LLC@YAHOO.COM, 559 MARIPOSA LN, MCDONOUGH, GA

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

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

08/02/2024
Date

Darrielle Poe
Signature of Notary Public

Darrielle Poe
Printed Name of Notary Public

08/02/2024
Date

Notary Public's Seal or Stamp:

DARRIELLE POE
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES
03/27/2028

8/2/24

Applicant Campaign Disclosure Form

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

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

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

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

We certify that the foregoing information is true and correct, this 2nd day of AUG 2024

GIRISHKUMAR PATEL
Applicant's Name - Printed

G. R. Patel
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 2nd day of AUG, 2024

DARRIELLE POE NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 03/27/2028

Darrielle Poe
Notary Public

8/2/24

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

dotloop signature verification: dtlp.us/yTxS-bJm7-CdDj

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 62 OF THE 12TH DISTRICT, HENRY COUNT, GEORGIA, BEING 1.004 ACRES DESIGNATED AS TRACT 1, AS SHOWN AND DELINEATED ON A PLAT OF SURVEY PREPARED FOR LOREN PIERCE, BY A.E. VAUGHN, REGIESTERED LAND SURVEYOR, DATED 9/13/00 AND BEING MORE ARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SPRING DRIVE (40 ' R/W) A/K/A SPRING STREET), AND THE EASTERLY RIGHT OF WAY LINE OF ROCK QUARRY ROAD (80 ' R/W); THENCE SOUTH 87 DEGREES 33 MINUTES 01 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SPRING DRIVE, 270.00 FEET TO A POINT; THENCE SOUTH 02 DEGREES 42 MINUTES 03 SECONDS WEST, 160.41 FEET TO A POINT; THENCE NORTH 88 DEGREES 53 MINUTES 42 SECONDS WEST, 264.68 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF ROCK QUARRY ROAD; THENCE NORTH 00 DEGREES 50 MINUTES 17 SECONDS EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF ROCK QUARRY ROAD, 156.69 FEET TO THE POINT OF BEGINNING.

GP 04/18/24 7:26 PM EDT dotloop verified
LBP 04/19/24 8:38 AM EDT dotloop verified

To: Stockbridge City Planning and Zoning Department

RE: Special Use Permit Application for GRP LLC - Liquor Store

This letter serves to request a Special Use Permit (SUP) for GRP LLC to open a liquor store at 106 Rock Quarry Road, Stockbridge, GA 30281. The current building at this location has approximately 12,000 square feet, and GRP LLC intends to utilize the entire space for the liquor store.

Scope of Work and Project Timeline:

Upon receiving approval for the SUP, GRP LLC will commence a comprehensive renovation of the property. The planned improvements include:

1. **Facade Renovation:** GRP LLC will perform a facelift to enhance the building's appearance, aligning it with the aesthetic standards of the community.
2. **Landscaping:** New landscaping will be introduced to create a pleasant and inviting exterior environment.
3. **Parking Lot Resurfacing:** The parking lot will be resurfaced to ensure a smooth and safe experience for customers.
4. **Interior Fit-Out:** GRP LLC plans to install 20-25 cooler doors along with a walk-in cooler to adequately stock and display the products.

The SUP process is expected to take approximately 2.5 months. Following this, GRP LLC will apply for the necessary state licenses and undertake additional renovations. The target opening date is December 20, 2024, with a grand opening event planned for Christmas Day, featuring tastings, a DJ, and food.

Security and Safety Measures:

To ensure a secure and safe environment for both customers and staff, GRP LLC will implement the following measures:

1. **Security Cameras:** High-resolution IP network cameras will be installed both inside and outside the store. These cameras will record at 4 MP and 20 FPS, with footage stored for 45 to 60 days. This setup will ensure that any incidents occurring on the premises can be reviewed by law enforcement if necessary.
2. **Security Personnel:** GRP LLC plans to hire either an on-duty or off-duty police officer from the Stockbridge Police Department during peak times to enhance store safety.
3. **ID Scanners:** The store will be equipped with ID scanners from IDScanner.com, specifically the "Age Visor POS," to verify the age of customers and ensure compliance with legal requirements.

4. **Staff Training:** All employees will undergo thorough training in responsible alcohol sales, emergency procedures, and customer service to handle various situations professionally.
5. **Customer Safety Measures:** GRP LLC will ensure well-lit signage, clear aisles, and regular cleanliness checks to maintain a safe shopping environment.

Community Engagement:

GRP LLC is committed to fostering positive community relations. GRP LLC plans to establish partnerships with local organizations and businesses, support community initiatives. Additionally, GRP LLC will explore opportunities for in-store fundraising to benefit local charities.

Compliance and Reporting:

GRP LLC is dedicated to adhering to all local and state regulations concerning alcohol sales. Regular compliance checks will be performed, and any incidents or issues will be promptly reported to the relevant authorities.

Thank you for considering this application and the measures outlined above. GRP LLC is committed to ensuring that the liquor store operates responsibly and contributes positively to the Stockbridge community. Should you have any questions or concerns, GRP LLC is happy to address them.

Sincerely,

Girishkumar Patel

Girishkumar Patel

Owner, GRP LLC

CITY OF STOCKBRIDGE

4640 NORTH HENRY BOULEVARD
STOCKBRIDGE, GEORGIA 30281
PHONE (770) 389-7900
FAX (770) 389-7912

August 2, 2024

Mr. Girishkumar Patel
559 Mariposa Ln
McDonough, Georgia 30253

RE: Parcel No. S33-01011001

Dear Mr. Patel,

The City has reviewed your request for water and sewer services for the proposed distilled spirit store to be located at 106 Rock Quarry Road.

Currently there is available water and sewer capacity for the proposed store, however, if construction plans are not submitted within one (1) year (**August 2, 2025**), this reservation of capacity shall expire.

Please let me know if you have any further questions.

Sincerely,

Decius T. Aaron
Public Works Director

Cc: Kevin Miller, Sewer Superintendent
Adam Daniel, Chief Collection Systems Operator

DTA:da

Henry County, GA

Summary

Parcel ID	S33-01011001
Location Address	106 ROCK QUARRY RD
Millage Group	0003 (City/Stockbridge)
Property Usage	COMMERCIAL (1000)
Total Acres	0.89
Landlot / District	62 / 12
Subdivision	
Lot/Block	
Plat Book	
Plat Page	

Exemptions:

Owners

NORTH EAGLE PAVILION LLC
106 B ROCK QUARRY RD
STOCKBRIDGE, GA 30281

Valuation

		2024	2023	2022	2021
+	Building Value	$483,600	$488,000	$492,300	$496,700
+	OB/Misc	$14,200	$12,200	$12,600	$13,000
+	Land Value	$116,300	$116,300	$131,200	$131,200
=	**Total Assessment**	**$614,100**	**$616,500**	**$636,100**	**$640,900**

Exemptions:

Assessment Notices 2024

2024 Assessment Notice (PDF)

Land Information

Land Use	Number of Units	Unit Type
COMMERCIAL (001000)	38768	SF

Buildings

Building #	1
ConstructionType	OFFICE AVG
Actual Year Built	2001
Effective Area	10,973
Heated Area	10,922
Bedrooms	0
Baths	6
Wall Height	12

Miscellaneous Data

Description	Length	Width	Units	Year Built
PVMNT-ASP	0	0	13,450	2001
OHDOOR L	0	0	5	2002

Sales Information

Sale Date	Deed Book/Page	Sale Price	Instrument	Reason	Grantor	Grantee
2/3/2006	9055-191	$0	WARRANTY DEED	CORPORATE	OPM PROPERTIES INC	NORTH EAGLE PAVILION LLC
9/20/2000	3862-47	$120,000	EXECUTORS DEED		HARDEMAN ELIZABETH D	OPM PROPERTIES INC

Map



Generate Owner List by Radius

The Property Address option is unavailable for Henry County

Distance:

100

F

Use Address From:

Owner **Property**

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Download

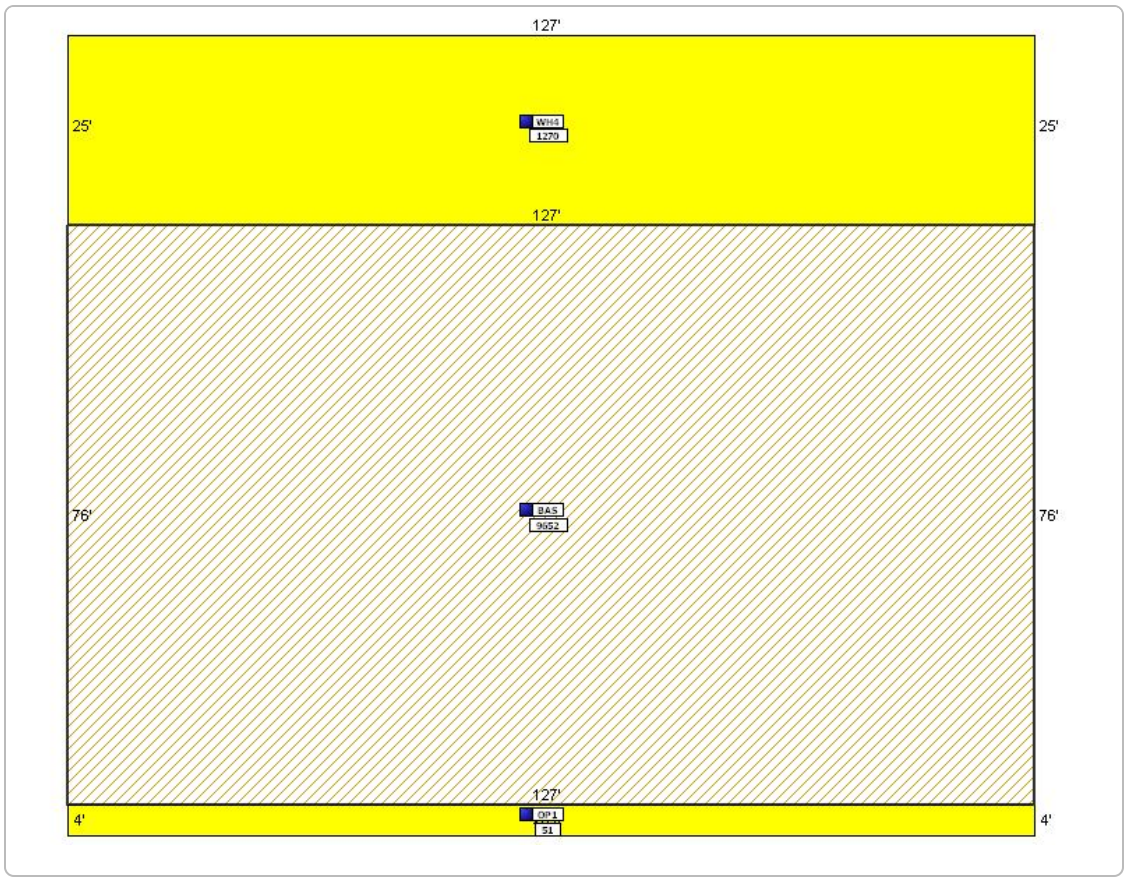
Show All Owners

Show Parcel ID on Label

Skip Labels

0

Sketches



Data contained on this website represent a work in progress toward completion of the annual tax digest. As such, data is subject to change at any time. Ownership and map information correspond with the most current information processed by our office. Search deed records at the Henry County Courthouse to ensure the most current ownership information. Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries. Contact 770-288-7526 to verify zoning.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 8/3/2024, 9:34:11 AM

Contact Us

Developed by
Schneider GEOSPATIAL

SUP APPLICATION # SP-2024-02
FILED BY GRP LLC

FOR PROPERTY LOCATED AT:
106 ROCKQUARRY RD.
STOCKBRIDGE, GA 30281

AMENDED PRESERVATION OF CONSTITUTIONAL RIGHTS AND OBJECTIONS RELATED TO SUP APPLICATION FILED BY GRP LLC

GRP LLC ("GRP") filed an application seeking a Special Use Permit ("SUP Application") with the City of Stockbridge regarding property it owns in the City of Stockbridge, GA (the "Property"). The SUP Application filed by GRP seeks approval to use the Property for the purpose of operating a retail store which will sell beer, wine and distilled spirits in unbroke packages ("Package Store"). The SUP Application process requires that an applicant seeking the issuance of an SUP for a Package Store appear before the City's Planning Commission and, thereafter, the City Council (collectively referred to herein as "the City") for approval. It is unknown at this time what action either the Planning Commission or the City Council will take regarding the SUP Application. However, it is possible that the City may deny the requested SUP; or the City Council may grant approval of the SUP in part but impose conditions on such approval. Any prior or future action taken by the City that fails to approve the SUP Application as requested by GRP LLC would amount to conduct by the City in violation of GRP's constitutional rights under both State and Federal law. To preserve its right to assert violations of either the Georgia or Federal Constitutions should the SUP Application be partially denied or granted with conditions not requested or agreed to by GRP, GRP asserts the following Constitutional Objections for the record and provides Ante Litem Notice of potential legal action should the SUP Application not be granted in full as requested in the Application:

1.

The provisions of the City of Stockbridge Code of Ordinances, facially and as applied, which require that the Property adhere to any condition, zoning category, classification, district, development standard, or use other than what is proposed by GRP LLC in the SUP Application, are unconstitutional as they would violate GRP's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

2.

Any application of the City of Stockbridge Code of Ordinances, either facially or as applied, to the subject Property, which requires that the Property, or the use thereon, adhere to any condition, zoning category, classification, district, development standard or use other than what is proposed by GRP LLC in the SUP Application, is unconstitutional, illegal, null and void, constitutes a taking of the GRP's Property in violation of: Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; the Fifth Amendment to the Constitution of the United States; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment of the Constitution of the United States because such action denies the Applicant an economically viable use of its land without substantially advancing a legitimate state interest.

3.

A denial of the SUP Application or the approval of the Application with conditions to which GRP LLC does not consent would be unconstitutional pursuant to the "Takings Clause" of the

Fifth Amendment to the Constitution of the United States and the "Just Compensation Clause" of the Article I, Section III, Paragraph I of the Constitution of the State of Georgia 1983. Such action would also violate Article I, Section I, Paragraph I of the Constitution of the State of Georgia 1983. Any application of the City of Stockbridge Code of Ordinances, either facially or as applied, to the subject Property, which requires that the Property, or the use thereon, adhere to any condition, zoning category, classification, district, development standard or use other than what is proposed by GRP LLC in the SUP Application, is unconstitutional and would amount to a taking of GRP's property subject to the payment of "just compensation" to GRP LLC by the City.

4.

A denial of the SUP Application as requested by GRP LLC or the approval of the Application with conditions to which GRP LLC does not consent would be an arbitrary, capricious and unreasonable act without any rational basis, thereby, constituting an abuse of discretion in violation of: Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983; Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

5.

A denial of the SUP Application as requested by GRP LLC or the approval of the Application with conditions to which GRP LLC does not consent would amount to arbitrary, capricious and unreasonable discriminatory action in a manner which treats the owners of similarly situated property differently than Applicant and would be in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Fifth and Fourteenth Amendments to the Constitution of the United States. In the event that the City of Stockbridge

grants an SUP that is subject to conditions which are different from the conditions requested by GRP LLC in the SUP Application, to the extent such different conditions imposed on GRP LLC would have the effect of further restricting GRP's use of the Property, then such actions of approval by the City of Stockbridge would be arbitrary, capricious, discriminatory, unreasonable, and would result in the zoning of GRP's Property to an unconstitutional classification in violation of each of the provisions of the State and Federal Constitutions as set forth in the preceding paragraphs.

6.

A denial of the SUP Application as requested by GRP LLC or the approval of the Application with conditions to which GRP LLC does not consent which is based on community opposition or information not contained in the record for the Application would be unjustified and would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983. Moreover, GRP LLC objects to any comments, including testimony or opinions, made by any member of the public, including City staff or officials, business owners, community members, or any other people, during public hearings related to GRP's SUP Application if, during the hearing(s), said individuals (a) do not demonstrate that he or she has standing and satisfies the substantial interest-aggrieved citizen test; (b) make comments without first being sworn under oath; (c) are not subject to cross-examination; (d) present evidence on and/or make statements that qualify as expert opinion without any or all individuals being qualified as expert witnesses; (e) present evidence and/or make statements that are outside the scope of authority of either the City Council for the City of Stockbridge; and/or (f) present evidence and/or make statements that are founded, wholly or in part, upon inadmissible, unreliable, nonprobative, insubstantial, biased, and/or lay, nonexpert opinion evidence.

7.

A denial of the SUP Application as requested by GRP LLC or the approval of the Application with conditions to which GRP LLC does not consent would be invalid to the extent that the Stockbridge Zoning Ordinance is deemed unlawful, null and void because its adoption and map adoption and maintenance did not comply with the requirements of its predecessor ordinance and/or the Georgia Zoning Procedures Law, found in O.C.G.A. Section 36-66-1, et seq.

8.

GRP LLC further asserts that, to the extent its Application is denied or approved with conditions to which it does not consent, the Zoning Ordinance of the City of Stockbridge fails to contain adequate standards to guide either the City Council in the exercise of its power to review and render a decision on this Application. The Ordinance fails to provide standards which control the discretion of these governmental bodies and does not provide the Courts with a reasonable basis for judicial review. As a result, the Zoning Ordinance is too vague and ambiguous to provide reasonable guidance, and thereby violates the Fifth and Fourteenth Amendments to the Constitution of the United States and Article I, Section III, Paragraph I, and Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983.

9.

To the extent that time limitations are enforced during the presentation and public hearing of the Application which impact the GRP's right to present its case in full, including but not limited to, its ability to make all of its legal arguments, its ability to present evidence and/or testimony in support of its Application, and/or its ability to cross examine evidence or witnesses in opposition to its Application, then such time constraints constitute a violation of the right to free speech pursuant to Article I, Section I, Paragraph V of the Constitution of the State of Georgia of 1983.

Such time limits further constitute a violation of the right to petition and assemble, in violation of Article I, Section I, Paragraph IX of the Constitution of the State of Georgia of 1983; the First Amendment of the Constitution of the United States; and the Due Process Clauses of both the Constitutions of the United States and the State of Georgia, including Article I, Section I, Paragraphs I and II of the Constitution of Georgia of 1983.

10.

GRP LLC objects to any decision by the City of Stockbridge that results in a denial of the Application or approves the Application with a condition or conditions not consented to by GRP, particularly in the event that such decision was made in violation of Section 50-13-19(h) of the Official Code of Georgia Annotated (failure to exhaust administrative remedies) or to the extent that said decision constitutes a violation of any other federal, state or city law or statutory provision. GRP LLC further objects to such decision to the extent that the decision: (1) reaches beyond the constitutional or statutory authority afforded to the City; (2) was made in violation of or contrary to the procedures governing SUP applications set forth in the City of Stockbridge Zoning Ordinance and in the statutes contained in the Official Code of Georgia; (3) is based on any error of law or is plainly erroneous in light of the testimony and/or evidence produced during the public hearings related to the Application; or (4) is arbitrary or capricious or was manifested by any abuse of discretion or exercise of discretion by any City Official, or by the City Council that is unjustified.

11.

GRP LLC further objects to any decision by the City of Stockbridge that results in a denial of the Application or approves the Application with a condition or conditions not consented to by GRP LLC to the extent that such decision is (a) based, solely or in part, upon inadmissible,

unreliable, nonprobative, insubstantial, and/or lay, nonexpert opinion evidence; (b) based, solely or in part, on ex-parte communication(s), evidence or other information received independently from the hearing(s) on the Application and/or in any other way which failed to afford GRP LLC an opportunity to review or respond to such communications, evidence or information; and/or (c) fails to conform with the Code of Ordinances of the City of Stockbridge, Georgia; the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1, et seq., and/or any other law of the State of Georgia or the United States of America. In particular, GRP objects to the comments that were raised by the Chairman of the Planning Commission at the September 19, 2024, Public Hearing on the Application including but not limited to his comments and/or questions as to whether or not the City is in need of another package store; whether or not there is data or evidence establishing that the community supports another liquor store; whether or not the addition of 10,000 people who live in the City of Stockbridge requires any additional package store; and his general statements that he does not think that there is a need for another package store, that there is no support for another package store, and that he is against allowing another package store in Stockbridge. Such statements were made without any evidentiary support or data; were merely conjuncture and opinion; show a misunderstanding of the interpretation of the relevant laws of the City of Stockbridge by the Chairman and those Planning Commission Members who voted to deny the SUP based on his statements; were not based on the laws of the City of Stockbridge contained in its Zoning Ordinance or Alcoholic Beverage Code; show a bias to and unequal treatment of GRP in its attempts to proceed through the process set forth in the City Code of Ordinances for obtaining an SUP for a retail package store that is legally authorized to operate in the City of Stockbridge; and violate the constitutional rights of GRP in its request for an SUP and alcohol license in the City of Stockbridge. Furthermore, to the extent that the SUP is denied based on these statements

or on any new statements of this kind which are made by either the Planning Commission Chairman or any Planning Commission Member, or by any City Council Member or the Mayor, then such decision (1) reaches beyond the constitutional or statutory authority afforded to the City and are ultra vires; (2) was made in violation of or contrary to the procedures governing SUP applications and alcohol license applications set forth in the City of Stockbridge Zoning Ordinance, in the City of Stockbridge Alcoholic Beverage Code, and in the statutes contained in the Official Code of Georgia; (3) is based on an error of law and is plainly erroneous in light of the testimony and/or evidence produced during the public hearings related to the Application; (4) is arbitrary or capricious and was manifested by an abuse of discretion or exercise of discretion by a City Planning Commission Member, a City Council Member, a City Official or the Mayor; and/or (5) violates the due process and equal protection rights of GRP as such rights are set forth in both the United States and Georgia Constitutions; and (6) should be considered a taking under the "Takings Clause" of the Fifth Amendment to the Constitution of the United States and the "Just Compensation Clause" of the Article I, Section III, Paragraph I of the Constitution of the State of Georgia 1983.

12.

GRP LLC hereby further provides notice, pursuant to O.C.G.A. Section 36-33-5, that it intends to bring a lawsuit against the City of Stockbridge to recover any and all damages it sustains or incurs as a result of any action by the City of Stockbridge to deny the SUP Application, place conditions on the issuance of a SUP which impact GRP's ability to use the Property as requested in its Application, or unconstitutionally zone the Property. Such damages may include but are not limited to damages related to the diminution of the value of the Property, attorneys' fees and costs and expenses of litigation.

Respectfully Submitted this 17th day of October, 2024.

BERMAN FINK VAN HORN P.C.

/s/ **Lisa S. Morchower**

Lisa S. Morchower, Esq.
Georgia Bar No. 678238
Counsel for Applicant GRP LLC

3475 Piedmont Road, N.E.
Suite 1640
Atlanta, GA 30305
lmorchower@bfvlaw.com
Office Direct Dial: (678) 681-6041
Cell: (770) 826-4441

TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Planner I

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

DATE: September 19, 2024 & October 17, 2024 (Planning Commission)

November 12, 2024 & January 13, 2025 (Mayor and Council)

Subject: Special Use Permit Case #SP-2024-02 For 106 Rock Quarry Road

I. PURPOSE

Consider a special use permit by GRP, LLC to allow a liquor store on property located at 106 Rock Quarry Road. The property is located in Land Lot 62 of District 12, and it contains 0.89 +/- acres.

II. PROJECT INFORMATION

Proposed Development	Liquor Store
Site Address	106 Rock Quarry Road
Parcel Identification	S33-01011001
Parcel Acreage	0.89 +/- acres
Applicant	GRP, LLC
Agent:	Girishkumar Patel
Owner:	North Eagle Pavilion, LLC.

Current Zoning	C-2 (General Commercial)
Current Future Land Use Designation	Low Density Mixed Use

SURROUNDING ZONING DISTRICTS

Location	Existing Land Use	Current Zoning
Property to the North	Building (Vacant) Moye's Pharmacy – Stockbridge Ed's Public Safety Happy Market (Convenience store)	C-2 (General Commercial)
Property to the South	Evans Sand & Gravel Auto Motorsport & Collision LLC	LI (Light Industrial)
Property to the East	Vacant Residence Vacant Residence The Reserve at Stockbridge Apartments Georgia Certified Motors (Used car dealer) Sunoco (Gas station)	SR (Single-Family) SR (Single-Family) MFR (Multi-Family Residential) C-3 (Heavy Commercial) C-3 (Heavy Commercial)
Property to the West	Residential	SR (Single-Family)

SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Existing Land Use	Current Future Land Use Designation
Property to the North	Building (Vacant) Moye's Pharmacy – Stockbridge Ed's Public Safety Happy Market (Convenience store)	Low Density Mixed Use
Property to the South	Evans Sand & Gravel Auto Motorsport & Collision LLC	Low Density Mixed Use
Property to the East	Vacant Residence Vacant Residence The Reserve at Stockbridge Apartments Georgia Certified Motors (Used car dealer)	Downtown District
Property to the West	Residential	Low Density Mixed Use

III. FINDING OF FACTS

1. The subject property is surrounded by the following zoning districts: C-2 (General Commercial), SR (Single-Family), LI (Light Industrial), OI (Office-Institutional), C-3 (Heavy Commercial), and MFR (Multi-Family Residential).

2. The subject property is surrounded by the following current future land use designations: Low Density Mixed Use, Downtown District, Medium Density Residential, Heavy Industrial, Public Institutional, and Light Industrial.

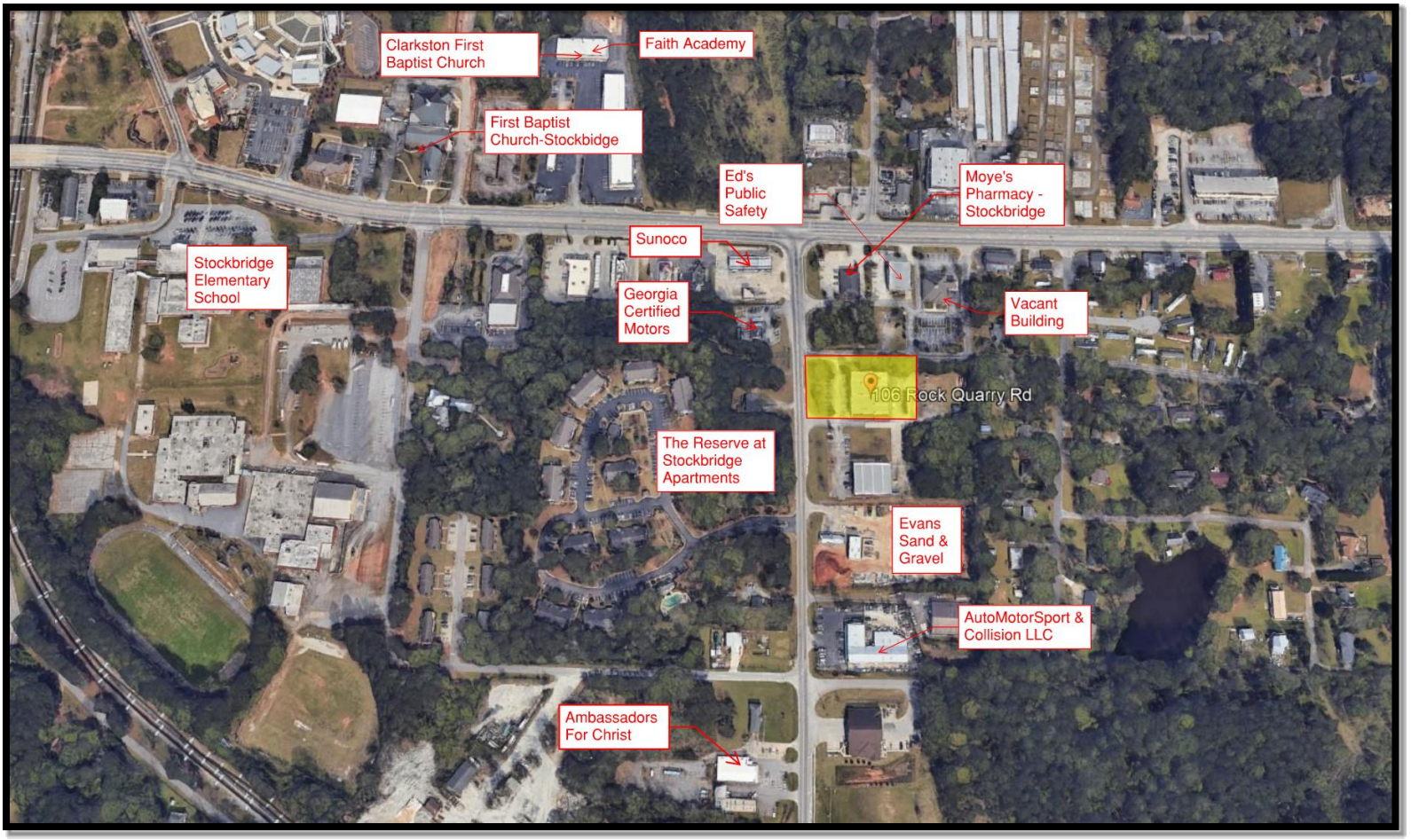
3. The subject property has frontage on Rock Quarry Road, which is classified by the Georgia Department of Transportation as a minor arterial road.

4. The subject property is part of the Parkway Mixed-Use Overlay District.

5. The subject property was rezoned from R-3 (Residential) to C-2 (General Commercial) on January 29, 2001, upon the request of OPM Properties. The intent of the request was for a retail/warehouse building.

IV. MAPS, SITE PLAN, AND RENDERINGS

Vicinity Map of 106 Rock Quarry Road

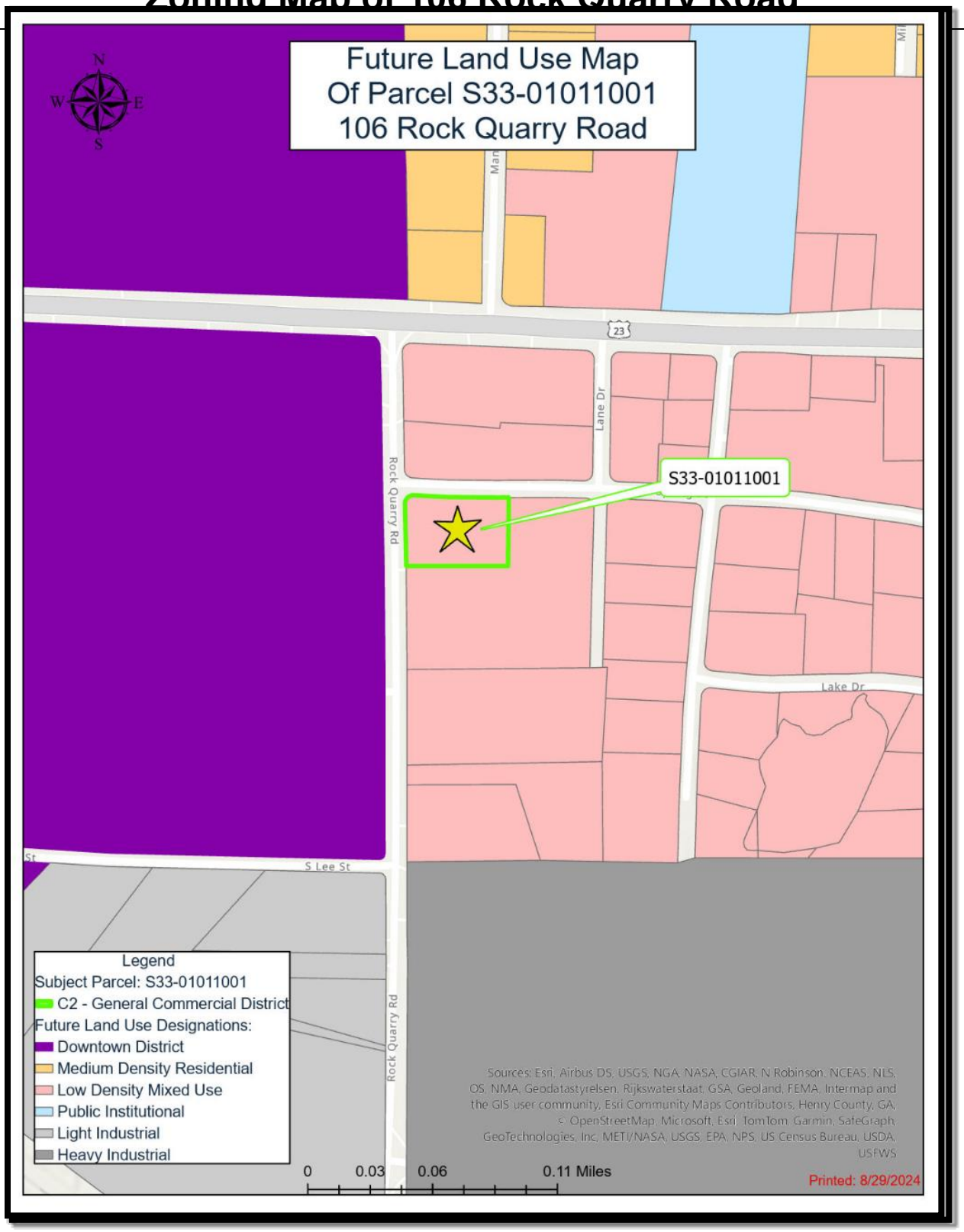


Aerial Photo with Site Plan of 106 Rock Quarry Road

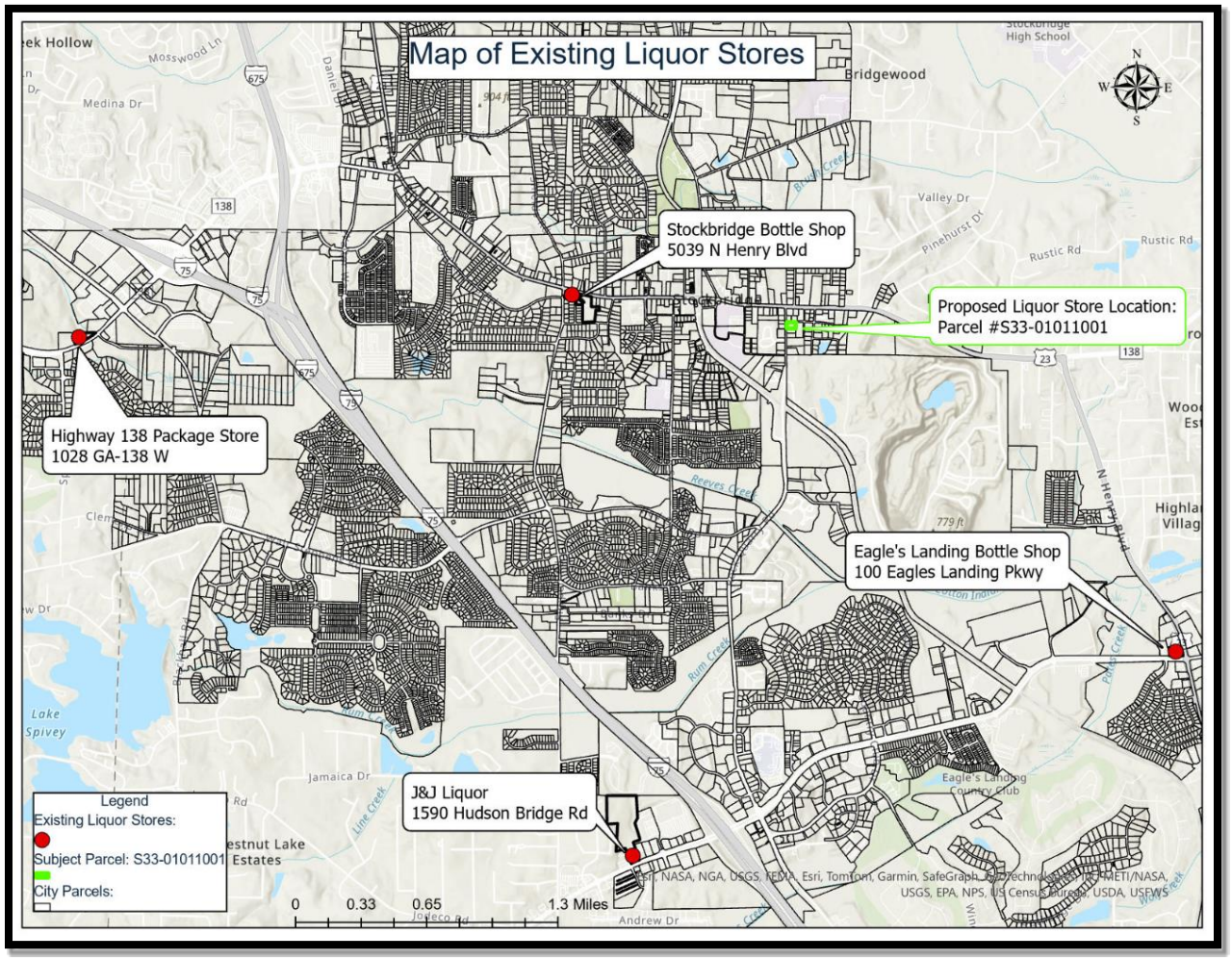


Future Land Use Map of 106 Rock Quarry Road

Zoning Map of 106 Rock Quarry Road

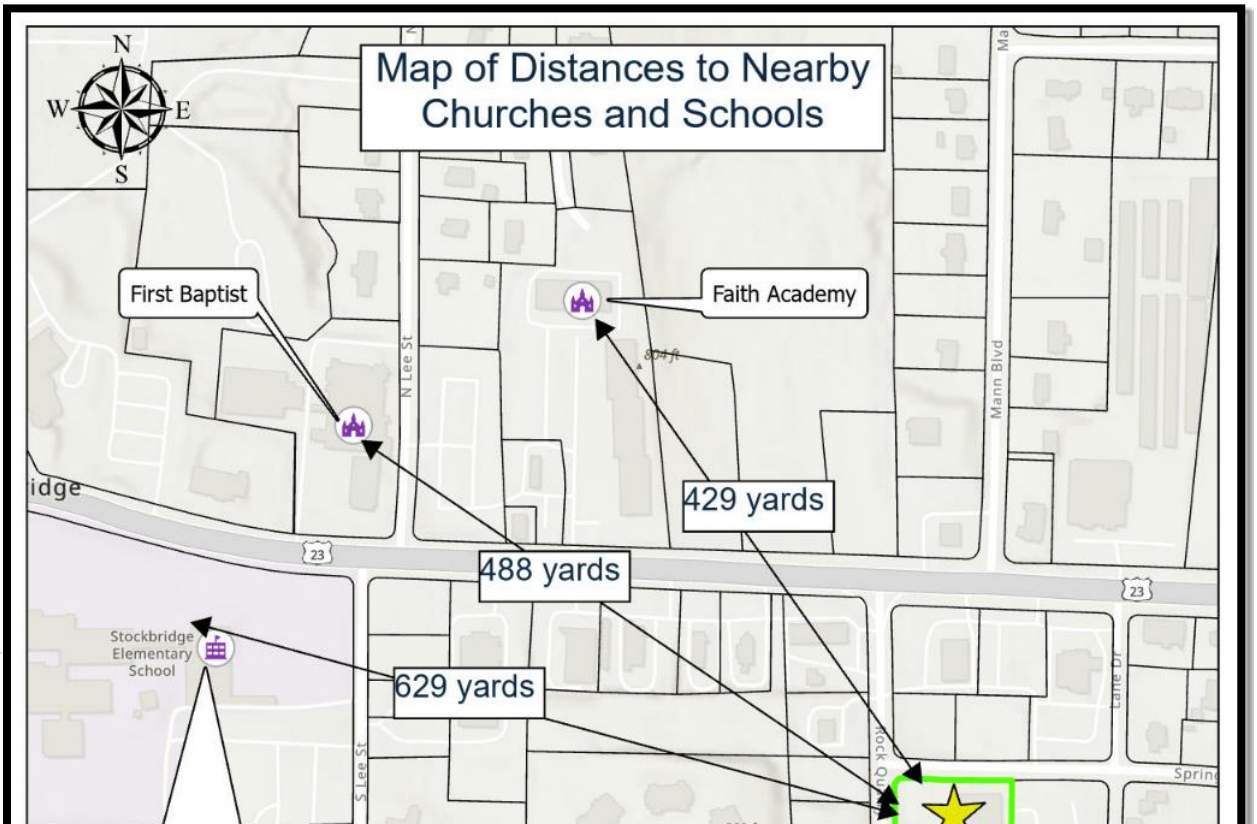


Map of Existing Liquor Stores

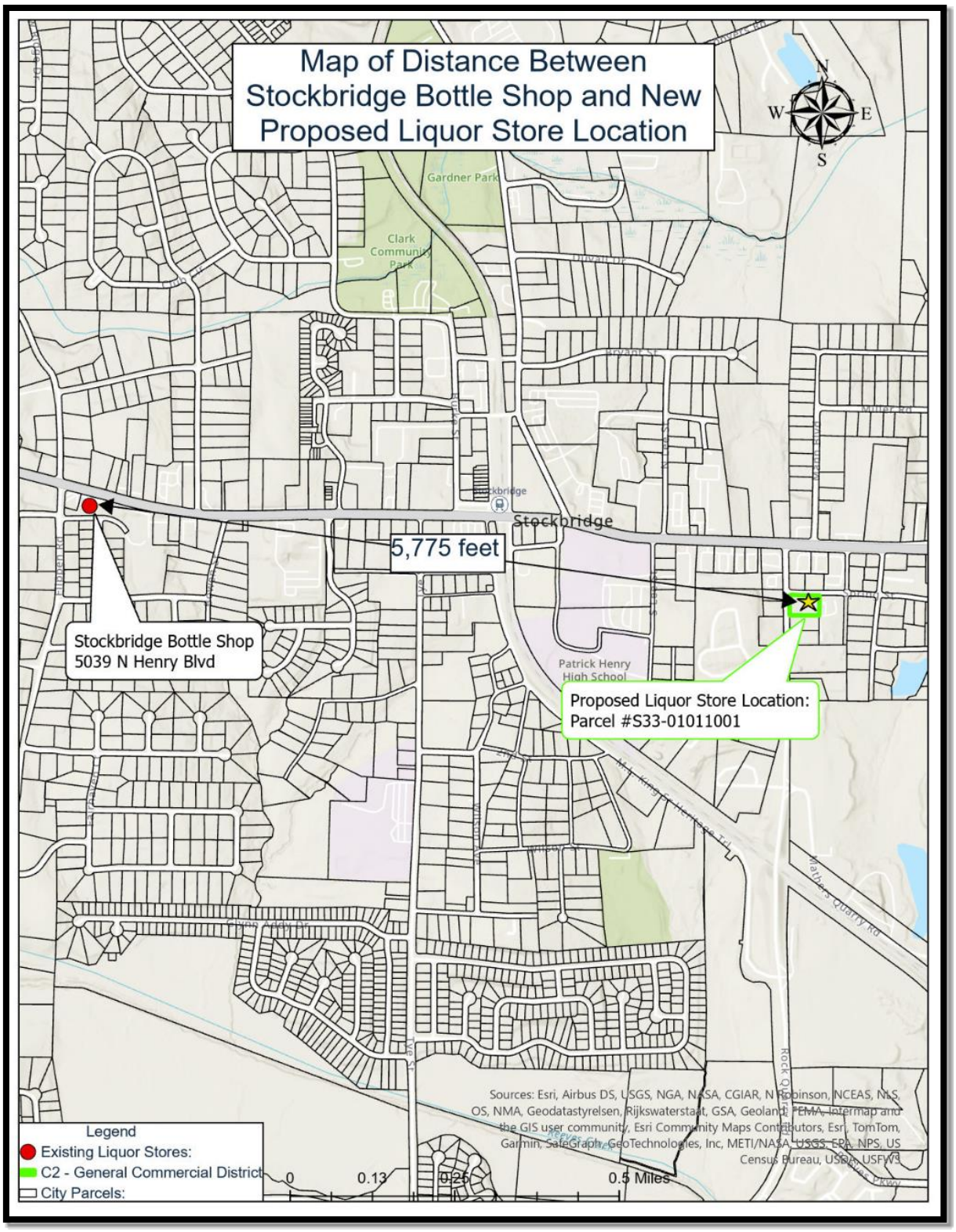


Name of Liquor Store	Stockbridge Bottle Shop	Eagle's Landing Bottle Shoppe	J&J Liquor	Highway 138 Package Store	Stockbridge Wine and Spirits
Address	5039 North Henry Boulevard (Suite C)	100 Eagles Landing Parkway	1590 Hudson Bridge Road	1028 Highway 138 West	**106 Rock Quarry Road**
Zoning of Property	C-2 (General Commercial)	C-2 (General Commercial)	C-2 (General Commercial)	C-2 (General Commercial)	**C-2 (General Commercial)**
Current Future Land Use Designation	Low-Density Mixed Use	Low-Density Mixed Use	Medium Density Mixed Use	Low-Density Mixed Use	**Low-Density Mixed Use**
Square Footage	4,268 square feet (estimate)	14,678 square feet	12,299 square feet	10,472 square feet	**12,500 square feet**

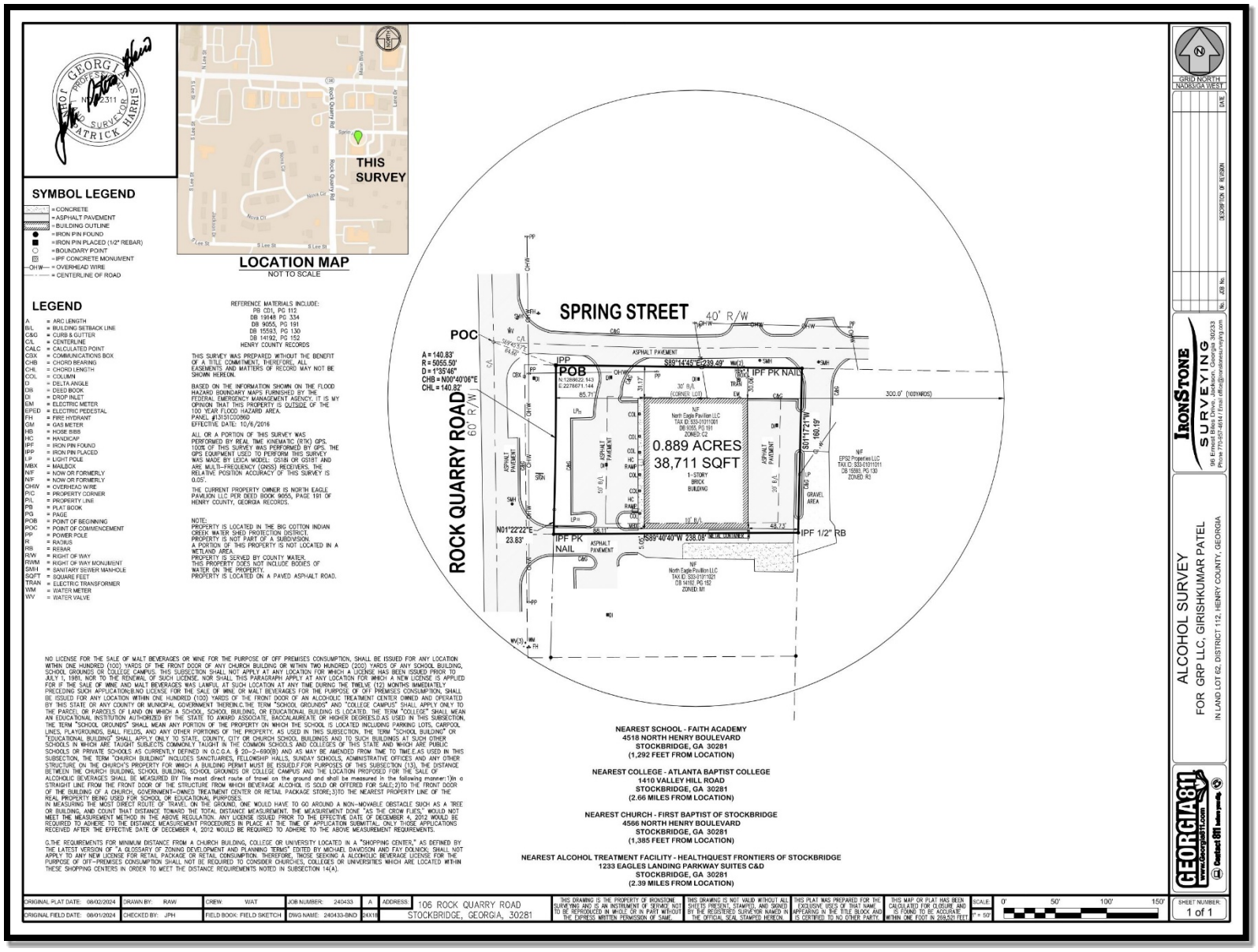
Distance from Proposed Liquor Store to Nearby Churches and Schools



Distance from Stockbridge Bottle Shop to Proposed Liquor Store



Alcohol Survey for Proposed Liquor Store on 106 Rock Quarry Road



REFERENCE MATERIALS INCLUDE:
PB CD1, PG 112
DB 19148 PG 334
DB 9055, PG 191
DB 15593, PG 130
DB 14192, PG 152
HENRY COUNTY RECORDS

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE, ALL EASEMENTS AND MATTERS OF RECORD MAY NOT BE SHOWN HEREON.

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA.
PANEL: #13151C0080J
EFFECTIVE DATE: 10/6/2016

ALL OR A PORTION OF THIS SURVEY WAS PERFORMED BY REAL TIME KINEMATIC (RTK) GPS. 100% OF THIS SURVEY WAS PERFORMED BY GPS. THE GPS EQUIPMENT USED TO PERFORM THIS SURVEY WAS MADE BY LEICA MODEL: GS18i OR GS18T AND ARE MULTI-FREQUENCY (GNSS) RECEIVERS. THE RELATIVE POSITION ACCURACY OF THIS SURVEY IS 0.05'.

THE CURRENT PROPERTY OWNER IS NORTH EAGLE PAVILION LLC PER DEED BOOK 9055, PAGE 191 OF HENRY COUNTY, GEORGIA RECORDS.

NOTE:
PROPERTY IS LOCATED IN THE BIG COTTON INDIAN CREEK WATER SHED PROTECTION DISTRICT.
PROPERTY IS NOT PART OF A SUBDIVISION.
A PORTION OF THIS PROPERTY IS NOT LOCATED IN A WETLAND AREA.
PROPERTY IS SERVED BY COUNTY WATER.
THIS PROPERTY DOES NOT INCLUDE BODIES OF WATER ON THE PROPERTY.
PROPERTY IS LOCATED ON A PAVED ASPHALT ROAD.

NO LICENSE FOR THE SALE OF MALT BEVERAGES OR WINE FOR THE PURPOSE OF OFF PREMISES CONSUMPTION, SHALL BE ISSUED FOR ANY LOCATION WITHIN ONE HUNDRED (100) YARDS OF THE FRONT DOOR OF ANY CHURCH BUILDING OR WITHIN TWO HUNDRED (200) YARDS OF ANY SCHOOL BUILDING, SCHOOL GROUNDS OR COLLEGE CAMPUS. THIS SUBSECTION SHALL NOT APPLY AT ANY LOCATION FOR WHICH A LICENSE HAS BEEN ISSUED PRIOR TO JULY 1, 1981, NOR TO THE RENEWAL OF SUCH LICENSE. NOR SHALL THIS PARAGRAPH APPLY AT ANY LOCATION FOR WHICH A NEW LICENSE IS APPLIED FOR IF THE SALE OF WINE AND MALT BEVERAGES WAS LAWFUL AT SUCH LOCATION AT ANY TIME DURING THE TWELVE (12) MONTHS IMMEDIATELY PRECEDING SUCH APPLICATION;B.NO LICENSE FOR THE SALE OF WINE OR MALT BEVERAGES FOR THE PURPOSE OF OFF PREMISES CONSUMPTION, SHALL BE ISSUED FOR ANY LOCATION WITHIN ONE HUNDRED (100) YARDS OF THE FRONT DOOR OF AN ALCOHOLIC TREATMENT CENTER OWNED AND OPERATED BY THIS STATE OR ANY COUNTY OR MUNICIPAL GOVERNMENT THEREIN;C.THE TERM "SCHOOL GROUNDS" AND "COLLEGE CAMPUS" SHALL APPLY ONLY TO THE PARCEL OR PARCELS OF LAND ON WHICH A SCHOOL, SCHOOL BUILDING, OR EDUCATIONAL BUILDING IS LOCATED. THE TERM "COLLEGE" SHALL MEAN AN EDUCATIONAL INSTITUTION AUTHORIZED BY THE STATE TO AWARD ASSOCIATE, BACCALAUREATE OR HIGHER DEGREES.D.AS USED IN THIS SUBSECTION, THE TERM "SCHOOL GROUNDS" SHALL MEAN ANY PORTION OF THE PROPERTY ON WHICH THE SCHOOL IS LOCATED INCLUDING PARKING LOTS, CARPOOL LINES, PLAYGROUNDS, BALL FIELDS, AND ANY OTHER PORTIONS OF THE PROPERTY. AS USED IN THIS SUBSECTION, THE TERM "SCHOOL BUILDING" OR "EDUCATIONAL BUILDING" SHALL APPLY ONLY TO STATE, COUNTY, CITY OR CHURCH SCHOOL BUILDINGS, AND TO SUCH BUILDINGS AT SUCH OTHER SCHOOLS IN WHICH ARE TAUGHT SUBJECTS COMMONLY TAUGHT IN THE COMMON SCHOOLS AND COLLEGES OF THIS STATE AND WHICH ARE PUBLIC SCHOOLS OR PRIVATE SCHOOLS AS CURRENTLY DEFINED IN O.C.G.A. § 20-2-690(B) AND AS MAY BE AMENDED FROM TIME TO TIME.E.AS USED IN THIS SUBSECTION, THE TERM "CHURCH BUILDING" INCLUDES SANCTUARIES, FELLOWSHIP HALLS, SUNDAY SCHOOLS, ADMINISTRATIVE OFFICES AND ANY OTHER STRUCTURE ON THE CHURCH'S PROPERTY FOR WHICH A BUILDING PERMIT MUST BE ISSUED.F.FOR PURPOSES OF THIS SUBSECTION (13), THE DISTANCE BETWEEN THE CHURCH BUILDING, SCHOOL BUILDING, SCHOOL GROUNDS OR COLLEGE CAMPUS AND THE LOCATION PROPOSED FOR THE SALE OF ALCOHOLIC BEVERAGES SHALL BE MEASURED BY the most direct route of travel on the ground and shall be measured in the following manner:1)In a STRAIGHT LINE FROM THE FRONT DOOR OF THE STRUCTURE FROM WHICH BEVERAGE ALCOHOL IS SOLD OR OFFERED FOR SALE;2)TO THE FRONT DOOR OF THE BUILDING OF A CHURCH, GOVERNMENT-OWNED TREATMENT CENTER OR RETAIL PACKAGE STORE;3)TO THE NEAREST PROPERTY LINE OF THE REAL PROPERTY BEING USED FOR SCHOOL OR EDUCATIONAL PURPOSES.
IN MEASURING THE MOST DIRECT ROUTE OF TRAVEL ON THE GROUND, ONE WOULD HAVE TO GO AROUND A NON-MOVABLE OBSTACLE SUCH AS A TREE OR BUILDING, AND COUNT THAT DISTANCE TOWARD THE TOTAL DISTANCE MEASUREMENT. THE MEASUREMENT DONE "AS THE CROW FLIES," WOULD NOT MEET THE MEASUREMENT METHOD IN THE ABOVE REGULATION. ANY LICENSE ISSUED PRIOR TO THE EFFECTIVE DATE OF DECEMBER 4, 2012 WOULD BE REQUIRED TO ADHERE TO THE DISTANCE MEASUREMENT PROCEDURES IN PLACE AT THE TIME OF APPLICATION SUBMITTAL. ONLY THOSE APPLICATIONS RECEIVED AFTER THE EFFECTIVE DATE OF DECEMBER 4, 2012 WOULD BE REQUIRED TO ADHERE TO THE ABOVE MEASUREMENT REQUIREMENTS.

G.THE REQUIREMENTS FOR MINIMUM DISTANCE FROM A CHURCH BUILDING, COLLEGE OR UNIVERSITY LOCATED IN A "SHOPPING CENTER," AS DEFINED BY THE LATEST VERSION OF "A GLOSSARY OF ZONING DEVELOPMENT AND PLANNING TERMS" EDITED BY MICHAEL DAVIDSON AND FAY DOLNICK; SHALL NOT APPLY TO ANY NEW LICENSE FOR RETAIL PACKAGE OR RETAIL CONSUMPTION. THEREFORE, THOSE SEEKING A ALCOHOLIC BEVERAGE LICENSE FOR THE PURPOSE OF OFF-PREMISES CONSUMPTION SHALL NOT BE REQUIRED TO CONSIDER CHURCHES, COLLEGES OR UNIVERSITIES WHICH ARE LOCATED WITHIN THESE SHOPPING CENTERS IN ORDER TO MEET THE DISTANCE REQUIREMENTS NOTED IN SUBSECTION 14(A).

NEAREST SCHOOL - FAITH ACADEMY
4518 NORTH HENRY BOULEVARD
STOCKBRIDGE, GA 30281
(1,292 FEET FROM LOCATION)

NEAREST COLLEGE - ATLANTA BAPTIST COLLEGE
1410 VALLEY HILL ROAD
STOCKBRIDGE, GA 30281
(2.66 MILES FROM LOCATION)

NEAREST CHURCH - FIRST BAPTIST OF STOCKBRIDGE
4566 NORTH HENRY BOULEVARD
STOCKBRIDGE, GA 30281
(1,385 FEET FROM LOCATION)

NEAREST ALCOHOL TREATMENT FACILITY - HEALTHQUEST FRONTIERS OF STOCKBRIDGE
1233 EAGLES LANDING PARKWAY SUITES C&D
STOCKBRIDGE, GA 30281
(2.39 MILES FROM LOCATION)

ORIGINAL PLAT DATE: 08/02/2024 | DRAWN BY: RAW | CREW: WAT | JOB NUMBER: 240433 | A | ADDRESS: 106 ROCK QUARRY ROAD STOCKBRIDGE, GEORGIA, 30281
ORIGINAL FIELD DATE: 08/01/2024 | CHECKED BY: JPH | FIELD BOOK: FIELD SKETCH | DWG NAME: 240433-BND | 24X18

THIS DRAWING IS THE PROPERTY OF IRONSTONE SURVEYING AND IS AN INSTRUMENT OF SERVICE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF SAME.
THIS DRAWING IS NOT VALID WITHOUT ALL SHEETS PRESENT, STAMPED, AND SIGNED BY THE REGISTERED SURVEYOR NAMED IN THE OFFICIAL SEAL STAMPED HEREON.
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 269,521 FEET.

SCALE: 1" = 50' | 0' 50' 100' 150'

SHEET NUMBER: 1 of 1

Rendering of Proposed Liquor Store on 106 Rock Quarry Road



V. ANALYSIS

Project Description

GRP, LLC. is applying for a special use permit to convert the 12,500 square-foot building at 106 Rock Quarry Road into a liquor store. The entire space will be utilized, with planned improvements including resurfacing the parking lots, enhancing landscaping, and adding brick façades on all sides. The existing 20 parking spaces will be resurfaced, and security cameras will be installed. The project is expected to be completed by December 25, 2024

The subject property is zoned C-2 (General Commercial), which allows for a variety of uses, including liquor stores, as specified in Section 2.4.9 of the Stockbridge Unified Development Code. Additionally, any liquor store established on this property must adhere to the development standards outlined in the Stockbridge Unified Development Code.

UDC Development Regulations Relevant to Request:

- OR24-563: Section 2.5.2 (C) and 2.5.2 (D) of the Parkway Mixed-Use Overlay District
- OR24-560: Certain Businesses
- Chapter 9.04.070: License — Distance Restrictions.
- Section 9.2.5: Requirements for special use permits.
- Section 9.2.6: Use permit considerations.

OR24-563: Section 2.5.2 (D) of the Parkway Mixed-Use Overlay District

Select Use Requirement	Does it Meet Requirement?
Must be located on a property with frontage on either a collector or an arterial road, as classified by the Georgia Department of Transportation or the Henry County Department of Transportation.	Yes
Property must have a base zoning district which allows such uses.	Yes
All property design standards of the base zoning district must be met.	Yes
Existing non-conforming structures may not be enlarged.	Yes
Building facades for both primary and accessory structures must be constructed of brick on all sides.	Yes
Acceptable means of access and internal circulation must be provided, to be determined by the Fire Marshal.	Yes
The required number of parking spaces must be provided.	Yes
Other special requirements, to be determined by the Community Development Director.	Yes

The subject property falls within the Parkway Mixed-Use Overlay, regulated by Sections 2.5.2 (C) and 2.5.2 (D) of the Stockbridge Unified Development Code. As a select use, the proposed liquor store complies with Section 2.5.2 (C) (1). The requirement for select uses, detailed in Section 2.5.2 (D) and summarized in the table above, includes several key points. First, the property fronts Rock Quarry Road, classified as a minor arterial road by the Georgia Department of

Transportation. Second, the property is zoned C-2 (General Commercial), which permits liquor stores. Third, the proposed liquor store will feature brick facades on all sides, aligning with the required improvements. Additionally, the liquor store will utilize the existing turning lane for access and internal circulation.

OR24-560: Certain Businesses (B) - Liquor Store Requirements

Requirement	Meets Requirement?
Each liquor store must occupy a physical space of at least 6,000 square feet.	Yes

Section B of OR24-560, an ordinance passed by the Mayor and Council on March 26, 2024, outlines the requirements for issuing a liquor store license. Among the requirements of OR24-560 is that a liquor store must occupy a physical space of 6,000 square feet. The proposed liquor store, with a total area of 12,500 square feet, exceeds this requirement, thereby complying with OR24-560. The details are summarized in the table above.

9.04.070 - License—Distance restrictions

Section 9.04.070 of Chapter 9.04 in Title 9 of the Stockbridge Code of Ordinances outlines the requirements for the proximity of liquor stores to certain establishments, including churches, schools, and alcohol treatment centers. According to Section 9.04.070 (1), alcohol sales are prohibited within 100 yards of any church building. Near the proposed liquor store, there are three churches: First Baptist of Stockbridge (4566 North Henry Boulevard), Ambassadors for Christ (125 Rock Quarry Road), and Clarkston First Baptist Church (4518 North Henry Boulevard). All three churches are between 346 yards and 488 yards away, thus meeting the distance requirement.

Section 9.04.070 (2) states that alcohol sales cannot occur within 200 yards of any school building, educational building, school grounds, or college campus. The two nearby schools, Stockbridge Elementary School and Faith Academy, are 629 yards and 429 yards away from the proposed liquor store, respectively, which also meets the requirement.

Section 9.04.070 (3) prohibits the sale of distilled spirits, wine, or malt beverages within 100 yards of any state, county, or municipally owned alcohol treatment center. Healthquest Frontiers of Stockbridge, located 2.66 miles away, satisfies this requirement.

Finally, Section 9.04.070 (4) mandates that distilled spirits cannot be sold within 500 feet of another business licensed to sell distilled spirits. The nearest liquor store, Stockbridge Bottle Shop (5039 North Henry Boulevard, Suite C), is 5,775 feet away, thus complying with this regulation. The details are summarized in the table below.

Name	Type	Address	Distance from Proposed Liquor Store
Faith Academy	School	4518 North Henry Boulevard	429 yards
Atlanta Baptist College	College	1410 Valley Hill Road	2.66 miles
First Baptist of Stockbridge	Church	4566 North Henry Boulevard	488 yards
Healthquest Frontiers of Stockbridge	Alcohol Treatment center	1233 Eagles Landing Parkway (Suites C & D)	2.39 miles
Ambassadors For Christ	Church	125 Rock Quarry Road	346 yards
Stockbridge Elementary School	School	4617 North Henry Boulevard	629 yards
Clarkston First Baptist Church	Church	4518 North Henry Boulevard	429 yards
Stockbridge Bottle Shop	Liquor Store	5039 North Henry Boulevard (Suite C)	5,775 feet

Staff Analysis

ANALYSIS OF REQUEST

9.2.5 Requirements for special use permits.

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

   The proposed liquor store is not expected to negatively impact traffic congestion. It will utilize the existing turning lane, ensuring smooth traffic flow. By utilizing the existing turning lane, it will help maintain smooth traffic flow. Additionally, data from the Georgia Department of Transportation indicates that the average daily traffic count on Rock Quarry Road was 12,500 in 2023, suggesting that the current infrastructure can accommodate the additional traffic without any significant issues.

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

   The existing building appears to be suitable for the proposed liquor store. Any issues with regard to the physical condition of the subject property will be addressed during the plan review process.

3. **Adequate public facilities are available to serve the proposed use.**

   A letter from the Henry County Water Authority dated August 2, 2024, states that water and sewer service is provided at the existing building.

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

   The applicant has confirmed that no special limitations or conditions are necessary to protect the public interest and ensure the continued beneficial use and enjoyment of nearby properties. The proposed liquor store will adhere to all existing regulations and utilize the current infrastructure to minimize any potential impact on the surrounding area.

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

   The subject property is designated for Low-Density Mixed Use, as outlined in the Stockbridge 2024 Comprehensive Plan. According to page 48 of the plan, this designation is intended for commercial and retail areas along key corridors and intersections, primarily serving nearby residential neighborhoods. The proposed liquor store, located near the intersection of Rock Quarry Road and North Henry Boulevard, aligns with this intent.

   Furthermore, the proposed liquor store supports the comprehensive plan's goals, particularly those on page 44, which emphasize promoting a better sense of place and preserving community character. The renovation plans for the existing building include significant improvements such as resurfacing parking lots, enhancing landscaping, and adding brick façades on all sides. These enhancements will not only comply with the comprehensive plan but also ensure that the development is not unduly detrimental to nearby properties.

9.2.6 Use permit considerations

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

   The proposed liquor store is consistent with the goals and policies of the Stockbridge 2024 Comprehensive Plan. The proposed liquor meets the intent of the Low-Density Mixed Use future land use designation which states on page 48

   "This designation is intended for commercial/retail areas along various corridors and intersections located throughout the City. These areas mainly serve the residents of the surrounding residential neighborhoods. Future development and

redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining locally owned retail, low intensity office uses, and apartment/condo/loft uses in two story buildings in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them."

In addition, the proposed liquor store is consistent with the policy goals of the 2024 Comprehensive Plan on pages 42-44 that are listed below:

Community Goals and Policies (page 42-44)	To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities. **(Economic Development Goal)**
	Market the City as a great place to do business. **(Economic Development Policy)**
	To ensure that new developments promote a better sense of place and preserve valued elements of community character. **(Future Land Use Goal)**
	To establish land use designations that meet the needs of the City and are consistent with the new UDC. **(Future Land Use Goal)**
	Work with business owners and developers to improve conditions of property and require a consistent look of quality among commercial developments. **(Future Land Use Policy)**

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

The subject property, currently zoned as C-2 (General Commercial), is permitted to have liquor stores under Section 2.4.9 of the Stockbridge Unified Development Code. This zoning designation is shared by several properties in the vicinity, indicating a commercial character that supports such uses. The surrounding zoning districts include SR (Single-Family), LI (Light Industrial), OI (Office-Institutional), C-3 (Heavy Commercial), and MFR (Multi-Family Residential). Since there are properties in the vicinity of the area that are zoned C-2, the proposed liquor store would be compatible.

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

The proposed use of the subject property for a liquor store will comply with all

applicable local, state, and federal statutes, ordinances, and regulations governing land development.

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

The proposed liquor store will not have any negative impact on the traffic flow in the vicinity of the area. To further enhance traffic management, the developer plans to utilize the existing deceleration lane, which will help to alleviate any potential congestion.

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

According to the conceptual site plan provided by the applicant, the existing building is 12,500 square feet and will offer 40 parking spaces for customers. This provision ensures that the development meets the parking requirements specified in Section 4.8.5 of the Stockbridge Unified Development Code.

6. The amount and location of open space

The existing building, which is the proposed location for the new liquor store, currently features sufficient open space. The availability of this open space will facilitate a smooth transition as the building is renovated, ensuring that the new liquor store can be integrated into the existing structure.

7. Protective screening

The proposed liquor store will make use of the existing building's landscaping, preserving the natural beauty and aesthetic appeal of the area. In addition to maintaining the current greenery, the developers plan to enhance the property by adding new landscaping as part of the renovation process. This combination of existing and new landscaping will create a visually appealing environment that complements the surrounding properties.

8. Hours and manner of operation

The proposed liquor store will have the following operating hours: Monday to Wednesday from 9 AM to 10:30 PM, Thursday to Saturday from 9 AM to 11:30 PM, and Sunday from 12:30 PM to 9 PM.

9. Outdoor lighting

As part of the renovation process, the proposed liquor store will enhance safety and security by installing outdoor lighting and security cameras around the exterior. This will further ensure that the premises are well-lit and monitored, providing a secure environment for customers, and preventing potential criminal activity.

10. Ingress and egress to the property.

The proposed liquor store will utilize the existing access points of the current building, which will minimize any disruptions to the established traffic flow.

VI. STAFF RECOMMENDATION

This Staff Report has demonstrated that the requested Special Use Permit via SP-2024-02 is consistent with the regulations found in OR24-563, OR24-560, Chapter 9.04.070, and both Section 9.2.5 and Section 9.2.6 of the Stockbridge Unified Development Code. Therefore, the Planning and Zoning staff recommends **APPROVAL**.

#SP-2024-02 For 106 Rock Quarry Road

Stockbridge

Where Community Connects

Mayor and Council:
January 13, 2025

Case Facts

- Applicant: GRP, LLC
- Owner: North Eagle Pavilion, LLC.
- Agent: Girishkumar Patel
- Address of Property: 106 Rock Quarry Road
- Number of Acres: 0.89 +/- acres
- Project Characteristics: There is an existing building with an existing business on the property
- Current Future Land Use Designation: Low Density Mixed Use
- Current Zoning of Property:C-2 (General Commercial)
- Sign Posting: August 21, 2024



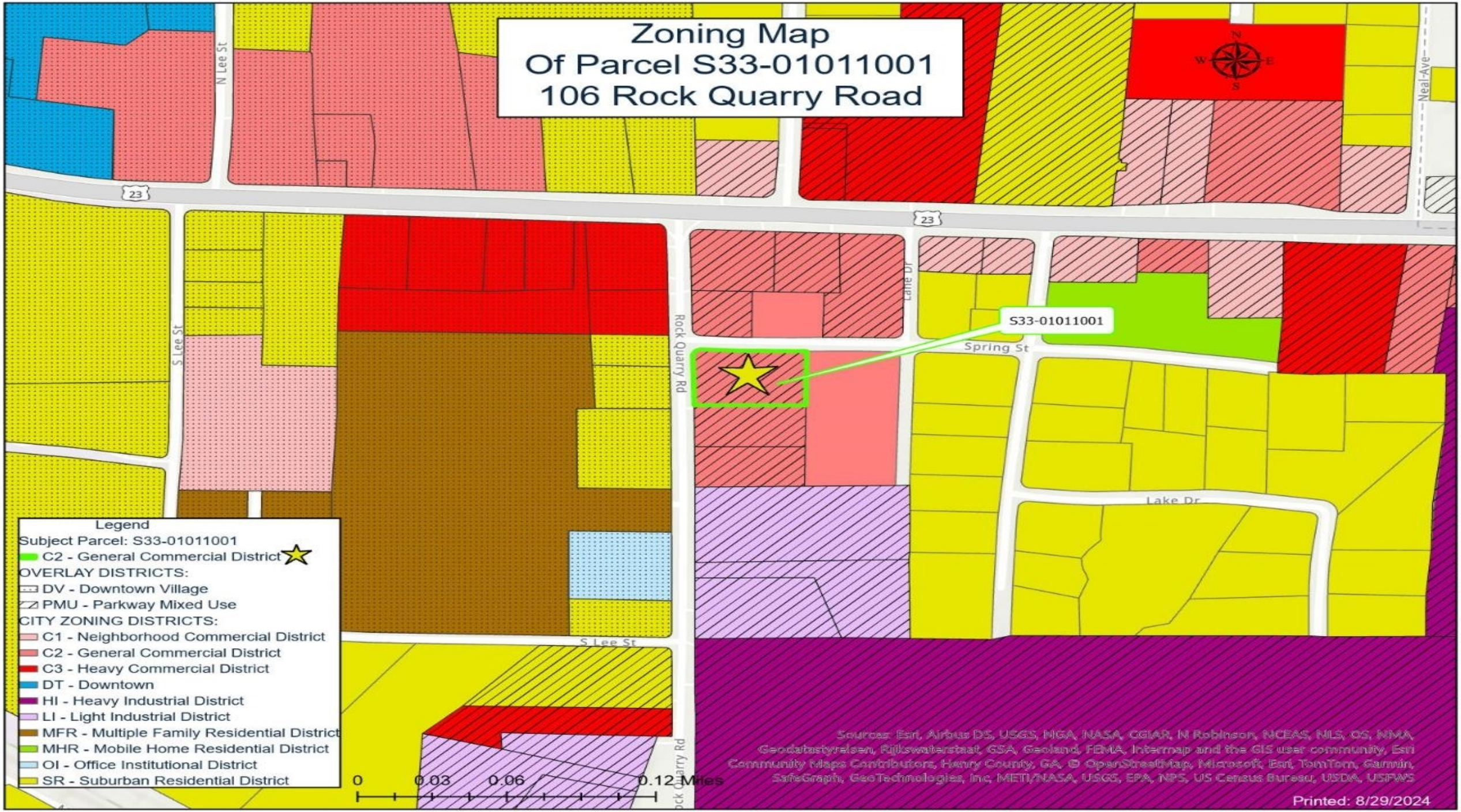
VICINITY MAP

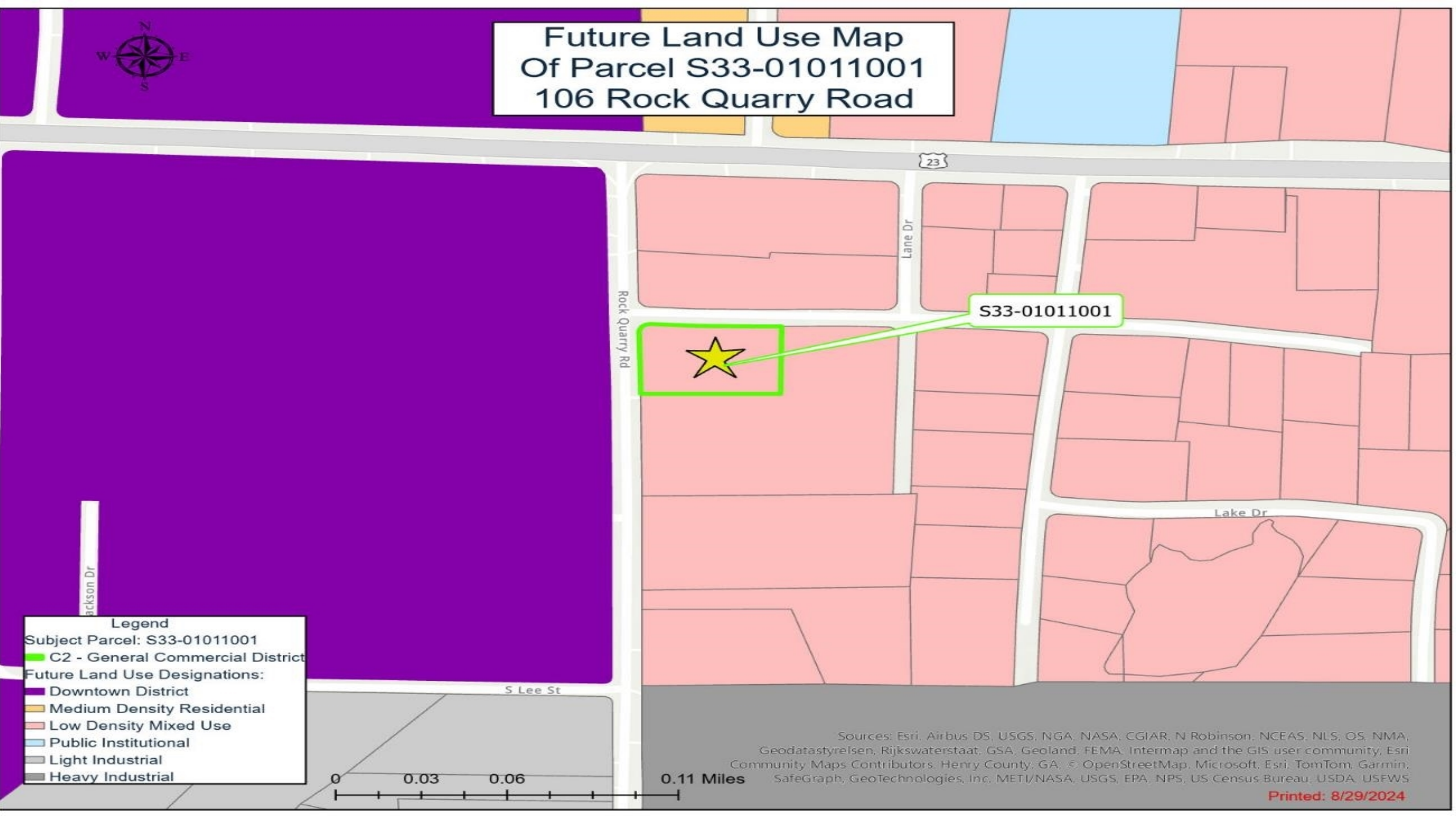


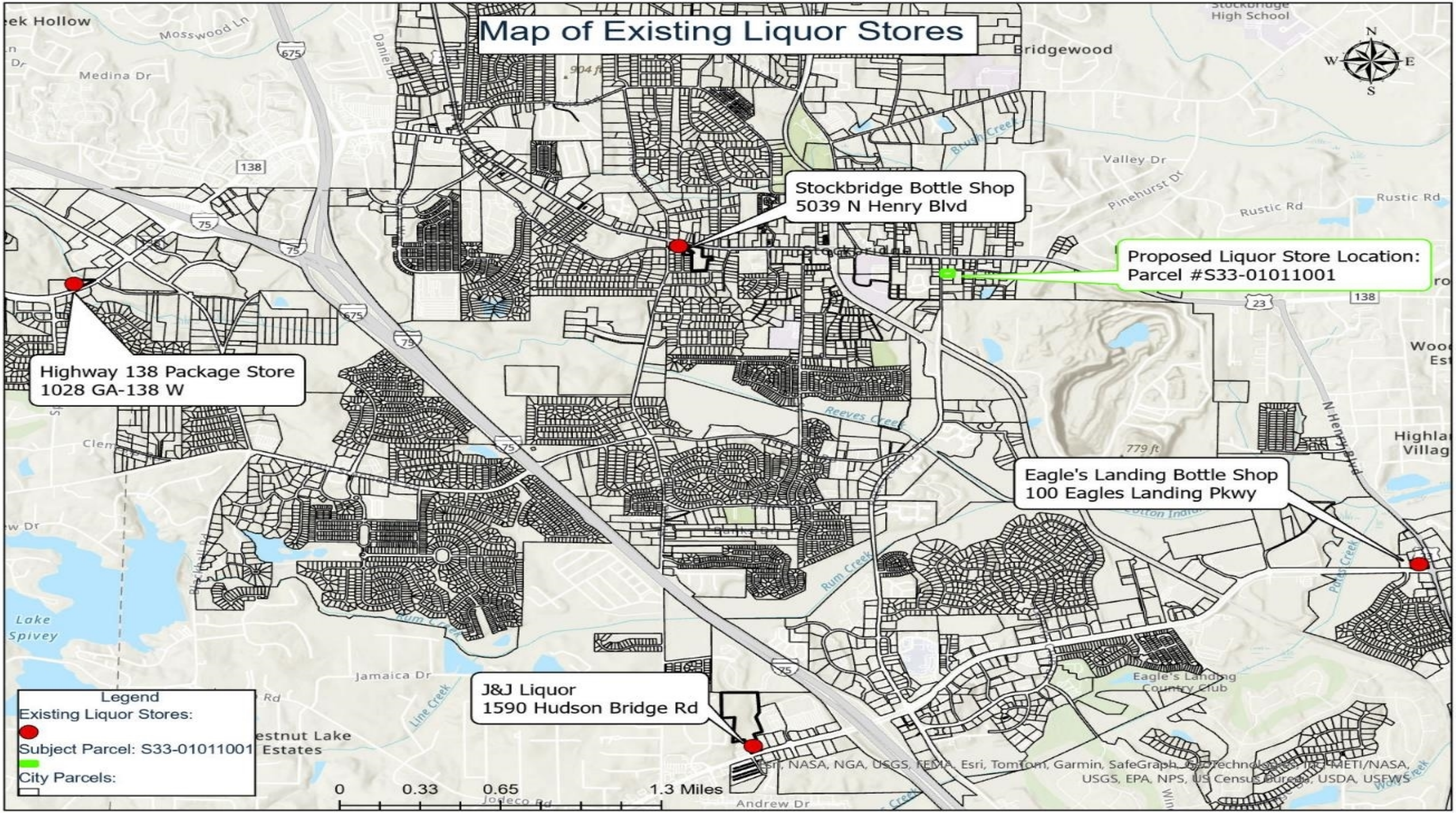
Aerial Photo with Site Plan

Site Visit on August 21, 2024

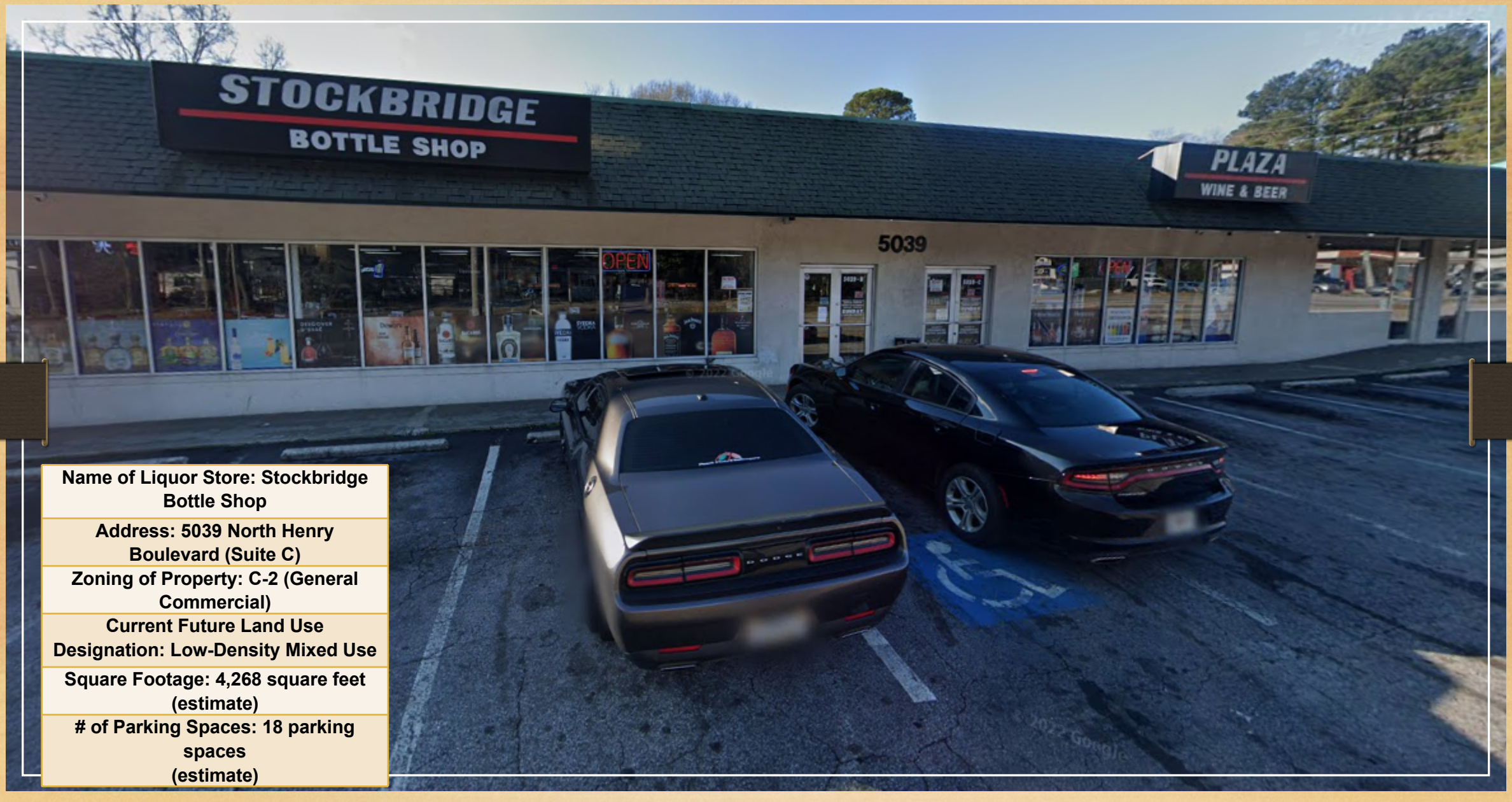



Zoning Map
Of Parcel S33-01011001
106 Rock Quarry Road
N Lee St
23
Neal Ave
S Lee St
Rock Quarry Rd
Lake Dr
Spring St
S33-01011001
Legend
Subject Parcel: S33-01011001
C2 - General Commercial District
OVERLAY DISTRICTS:
DV - Downtown Village
PMU - Parkway Mixed Use
CITY ZONING DISTRICTS:
C1 - Neighborhood Commercial District
C2 - General Commercial District
C3 - Heavy Commercial District
DT - Downtown
HI - Heavy Industrial District
LI - Light Industrial District
MFR - Multiple Family Residential District
MHR - Mobile Home Residential District
OI - Office Institutional District
SR - Suburban Residential District
0
0.03
0.06
0.12 Miles
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
Printed: 8/29/2024


Future Land Use Map
Of Parcel S33-01011001
106 Rock Quarry Road
N
W
E
S
23
Lane Dr
Rock Quarry Rd
S33-01011001
Lake Dr
S Lee St
ackson Dr
Legend
Subject Parcel: S33-01011001
C2 - General Commercial District
Future Land Use Designations:
Downtown District
Medium Density Residential
Low Density Mixed Use
Public Institutional
Light Industrial
Heavy Industrial
0
0.03
0.06
0.11 Miles
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
Printed: 8/29/2024


Map of Existing Liquor Stores
Stockbridge Bottle Shop
5039 N Henry Blvd
Proposed Liquor Store Location:
Parcel #S33-01011001
Highway 138 Package Store
1028 GA-138 W
Eagle's Landing Bottle Shop
100 Eagles Landing Pkwy
J&J Liquor
1590 Hudson Bridge Rd
Legend
Existing Liquor Stores:
Subject Parcel: S33-01011001
City Parcels:
0
0.33
0.65
1.3 Miles
Esri, NASA, NGA, USGS, FEMA, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Name of Liquor Store	Stockbridge Bottle Shop	Eagle's Landing Bottle Shoppe	J&J Liquor	Highway 138 Package Store	Stockbridge Wine and Spirits
Address	5039 North Henry Boulevard (Suite C)	100 Eagles Landing Parkway	1590 Hudson Bridge Road	1028 Highway 138 West	**106 Rock Quarry Road**
Zoning of Property	C-2 (General Commercial)	C-2 (General Commercial)	C-2 (General Commercial)	C-2 (General Commercial)	**C-2 (General Commercial)**
Current Future Land Use Designation	Low-Density Mixed Use	Low-Density Mixed Use	Medium Density Mixed Use	Low-Density Mixed Use	**Low-Density Mixed Use**
Square Footage	4,268 square feet (estimate)	14,678 square feet	12,299 square feet	10,472 square feet	**12,500 square feet**
# of Parking Spaces	18 parking spaces (estimate)	76 parking spaces	47 parking spaces	47 parking spaces	**40 parking spaces**



Name of Liquor Store: Stockbridge Bottle Shop
Address: 5039 North Henry Boulevard (Suite C)
Zoning of Property: C-2 (General Commercial)
Current Future Land Use Designation: Low-Density Mixed Use
Square Footage: 4,268 square feet (estimate)
# of Parking Spaces: 18 parking spaces (estimate)



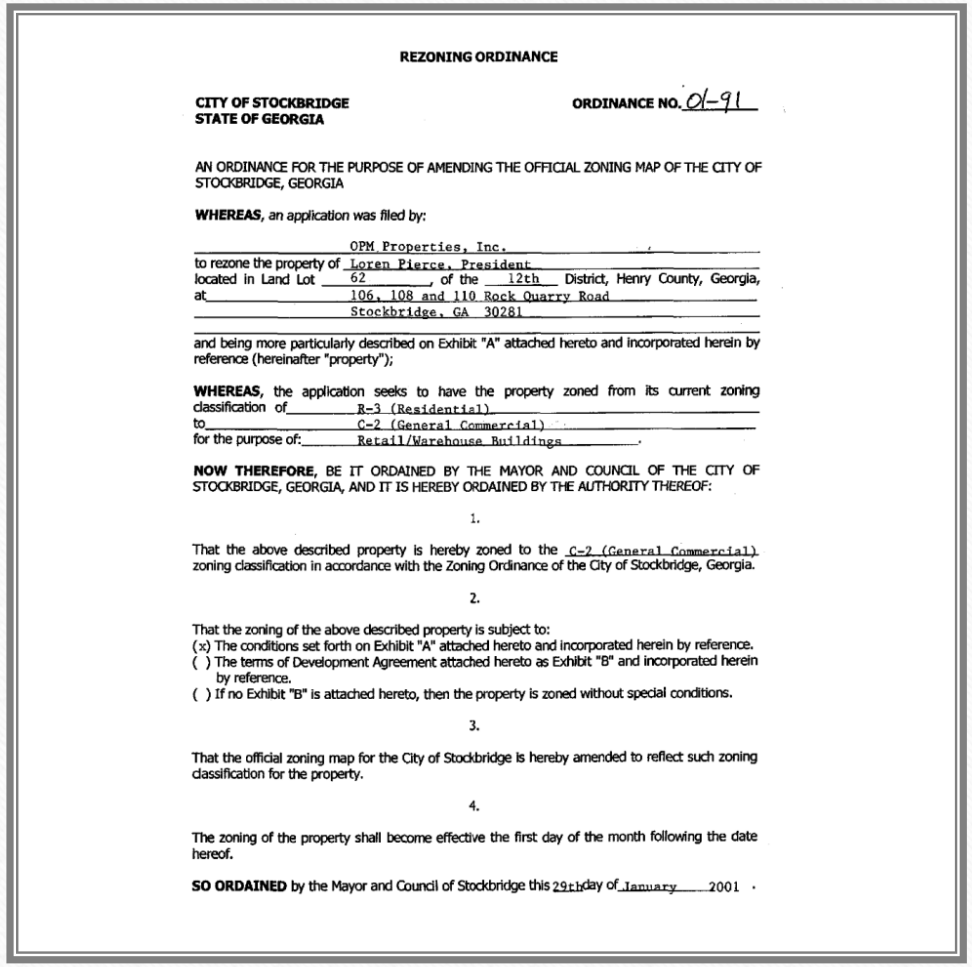
Name of Liquor Store: Eagle's Landing Bottle Shoppe
Address: 100 Eagles Landing Parkway
Zoning of Property: C-2 (General Commercial)
Current Future Land Use Designation: Low-Density Mixed Use
Square Footage: 14,678 square feet
# of Parking Spaces: 76 parking spaces



Name of Liquor Store: J&J Liquor
Address: 1590 Hudson Bridge Road
Zoning of Property: C-2 (General Commercial)
Current Future Land Use Designation: Medium Density Mixed Use
Square Footage: 12,299 square feet
# of Parking Spaces: 47 parking spaces



Name of Liquor Store: Highway 138 Package Store
Address: 1028 Highway 138 West
Zoning of Property: C-2 (General Commercial)
Current Future Land Use Designation: Low-Density Mixed Use
Square Footage: 10,472 square feet
# of Parking Spaces: 47 parking spaces



REZONING ORDINANCE

CITY OF STOCKBRIDGE
STATE OF GEORGIA

ORDINANCE NO. 01-91

AN ORDINANCE FOR THE PURPOSE OF AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF STOCKBRIDGE, GEORGIA

WHEREAS, an application was filed by:

OPM Properties, Inc.
to rezone the property of Loren Pierce, President
located in Land Lot 62, of the 12th District, Henry County, Georgia,
at 106, 108 and 110 Rock Quarry Road
Stockbridge, GA 30281

and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (hereinafter "property");

WHEREAS, the application seeks to have the property zoned from its current zoning classification of R-3 (Residential)
to C-2 (General Commercial)
for the purpose of: Retail/Warehouse Buildings.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA, AND IT IS HEREBY ORDAINED BY THE AUTHORITY THEREOF:

1.

That the above described property is hereby zoned to the C-2 (General Commercial) zoning classification in accordance with the Zoning Ordinance of the City of Stockbridge, Georgia.

2.

That the zoning of the above described property is subject to:
(x) The conditions set forth on Exhibit "A" attached hereto and incorporated herein by reference.
( ) The terms of Development Agreement attached hereto as Exhibit "B" and incorporated herein by reference.
( ) If no Exhibit "B" is attached hereto, then the property is zoned without special conditions.

3.

That the official zoning map for the City of Stockbridge is hereby amended to reflect such zoning classification for the property.

4.

The zoning of the property shall become effective the first day of the month following the date hereof.

SO ORDAINED by the Mayor and Council of Stockbridge this 29th day of January 2001.

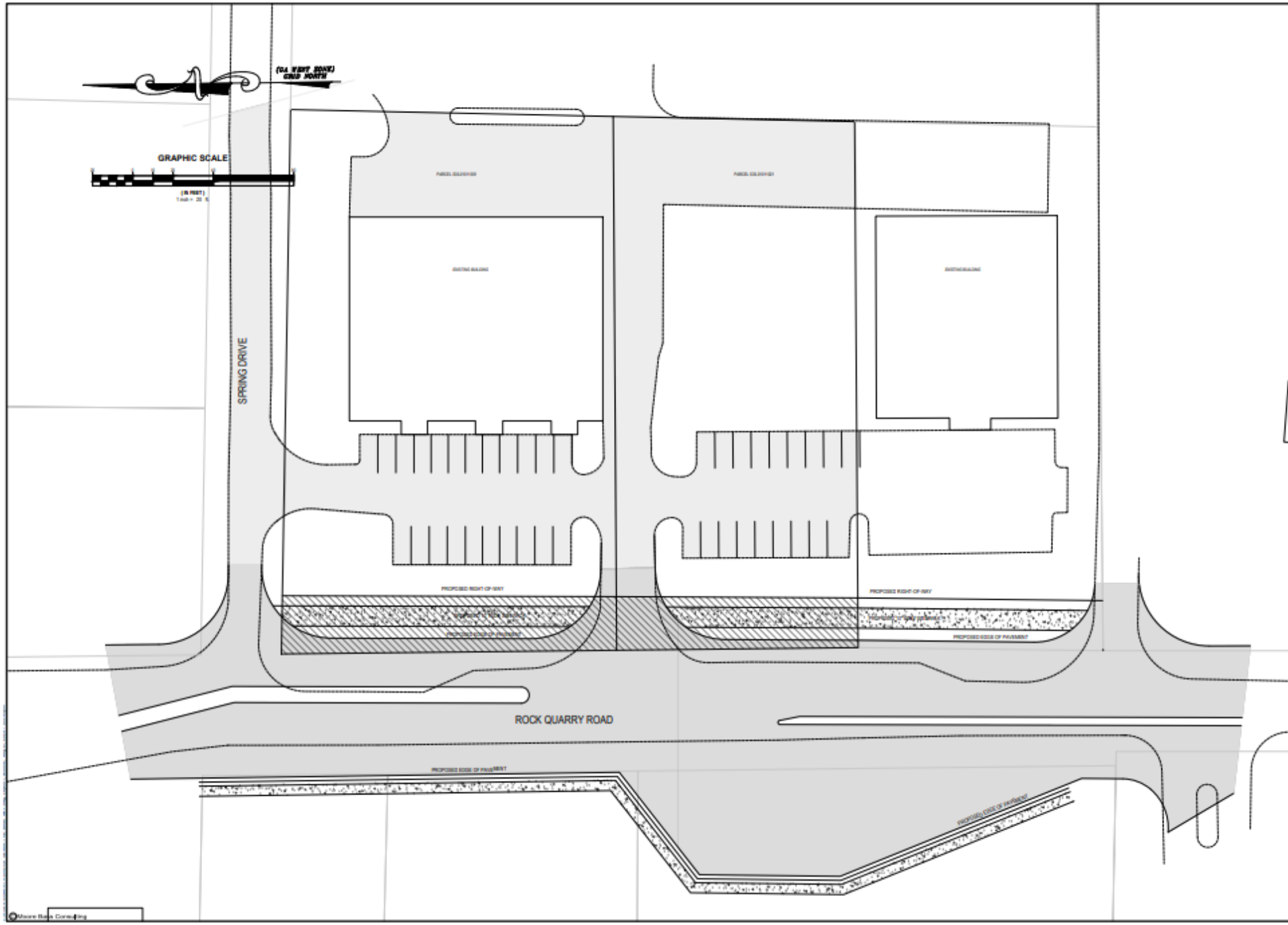
Zoning History of Property

- The subject property was rezoned from R-3 (Residential) to C-2 (General Commercial) on January 29, 2001, upon the request of OPM Properties. The intent of the request was for a retail/warehouse building.

PROPOSED DEVELOPMENT INFORMATION

Development Information

- GRP, LLC. is applying for a special use permit to convert the 12,500 square-foot building at 106 Rock Quarry Road into a liquor store. The entire space will be utilized, with planned improvements including resurfacing the parking lots, enhancing landscaping, and adding brick façades on all sides. The existing 40 parking spaces will be resurfaced, and security cameras will be installed. The project is expected to be completed by December 25, 2024
- The subject property is zoned C-2 (General Commercial), which allows for a variety of uses, including liquor stores, as specified in Section 2.4.9 of the Stockbridge Unified Development Code. Additionally, any liquor store established on this property must adhere to the development standards outlined in the Stockbridge Unified Development Code.



Moore Bass Consulting, Inc.
• Civil Engineering
• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Permitting
www.moorebass.com
TALLAHASSEE ● ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770.914.9994

PROJECT NAME: ROCK QUARRY ROAD COMMERCIAL
STOCKBRIDGE, GA

CLIENT NAME: GIRISHKUMAR PATEL

ISSUED/DATE

ROCK QUARRY RD BASE MAP

DATE 09/27/2024

CONTRACT #

DRAWN BY KSH

SEAL

SHEET TITLE
SITE PLAN

SHEET
1.0


Stockbridge
WINE & SPIRITS

UDC Development Regulations Relevant to Request

- OR24-563: Section 2.5.2 (C) and 2.5.2 (D) of the Parkway Mixed-Use Overlay District
- OR24-560: Certain Businesses
- Chapter 9.04.070: License — Distance Restrictions
- Section 9.2.5: Requirements for special use permits
- Section 9.2.6: Use permit considerations

OR24-563: Section 2.5.2 (D) of the Parkway Mixed-Use Overlay District

SELECT USE REQUIREMENT	DOES IT MEET REQUIREMENT?
Must be located on a property with frontage on either a collector or an arterial road, as classified by the Georgia Department of Transportation or the Henry County Department of Transportation.	Yes
Property must have a base zoning district which allows such uses.	Yes
All property design standards of the base zoning district must be met.	Yes
Existing non-conforming structures may not be enlarged.	Yes
Building facades for both primary and accessory structures must be constructed of brick on all sides.	Yes
Acceptable means of access and internal circulation must be provided, to be determined by the Fire Marshal.	Yes
The required number of parking spaces must be provided.	Yes
Other special requirements, to be determined by the Community Development Director.	Yes

OR24-560: Certain Businesses (B) - Liquor Store Requirements

Section B of OR24-560, an ordinance passed by the Mayor and Council on March 26, 2024, outlines the requirements for issuing a liquor store license. Among the requirements of OR24-560 is that a liquor store must occupy a physical space of 6,000 square feet. The proposed liquor store, with a total area of 12,500 square feet, exceeds this requirement, thereby complying with OR24-560.

REQUIREMENT	MEETS REQUIREMENT?
Each liquor store must occupy a physical space of at least 6,000 square feet.	Yes

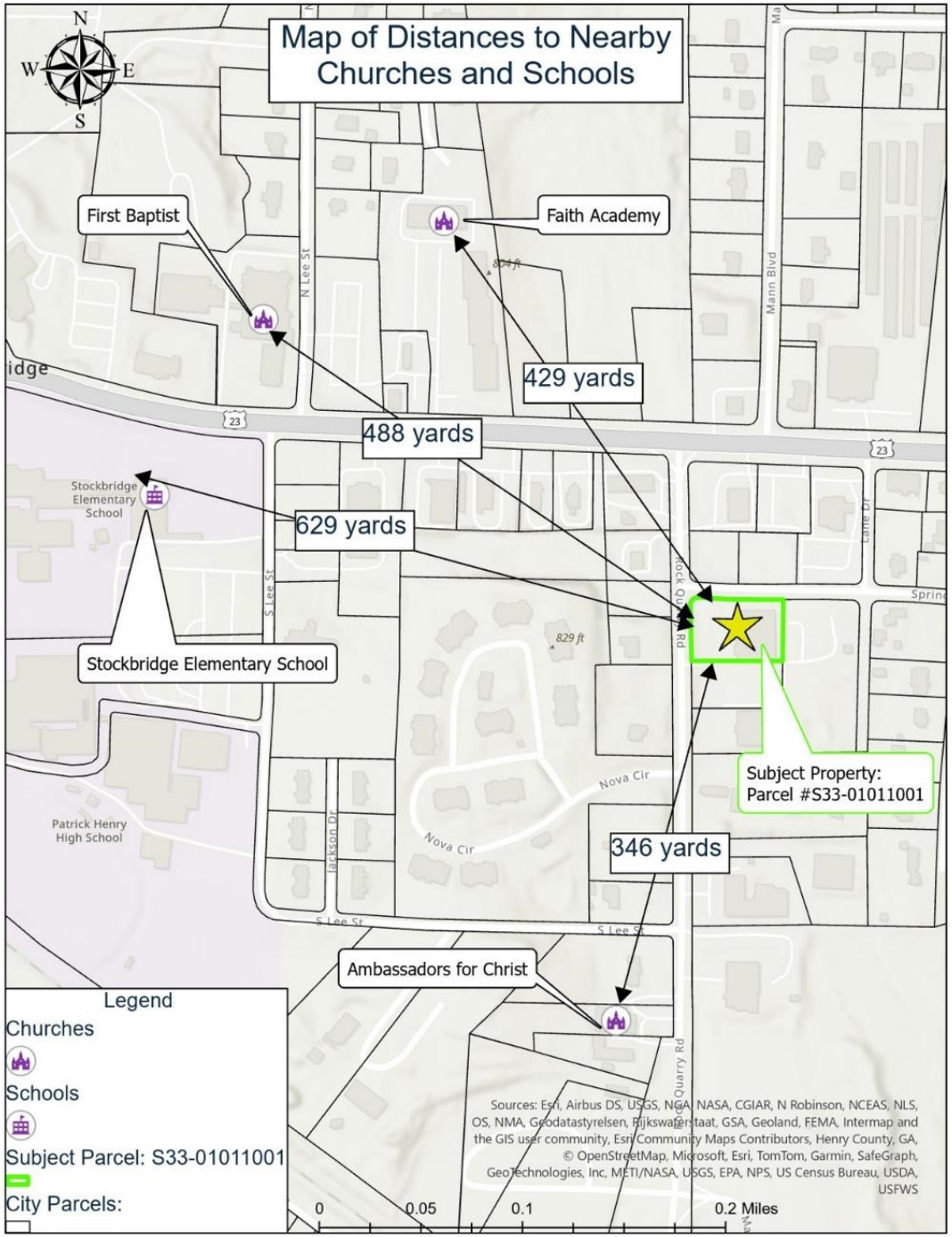
9.04.070 - License—Distance restrictions

- Section 9.04.070 of Chapter 9.04 in Title 9 of the Stockbridge Code of Ordinances outlines the requirements for the proximity of liquor stores to certain establishments, including churches, schools, and alcohol treatment centers. According to Section 9.04.070 (1), alcohol sales are prohibited within 100 yards of any church building. Near the proposed liquor store, there are three churches: First Baptist of Stockbridge (4566 North Henry Boulevard), Ambassadors for Christ (125 Rock Quarry Road), and Clarkston First Baptist Church (4518 North Henry Boulevard). All three churches are between 346 yards and 488 yards away, thus meeting the distance requirement.
- Section 9.04.070 (2) states that alcohol sales cannot occur within 200 yards of any school building, educational building, school grounds, or college campus. The two nearby schools, Stockbridge Elementary School and Faith Academy, are 629 yards and 429 yards away from the proposed liquor store, respectively, which also meets the requirement.
- Section 9.04.070 (3) prohibits the sale of distilled spirits, wine, or malt beverages within 100 yards of any state, county, or municipally owned alcohol treatment center. Healthquest Frontiers of Stockbridge, located 2.66 miles away, satisfies this requirement.
- Finally, Section 9.04.070 (4) mandates that distilled spirits cannot be sold within 500 feet of another business licensed to sell distilled spirits. The nearest liquor store, Stockbridge Bottle Shop (5039 North Henry Boulevard,

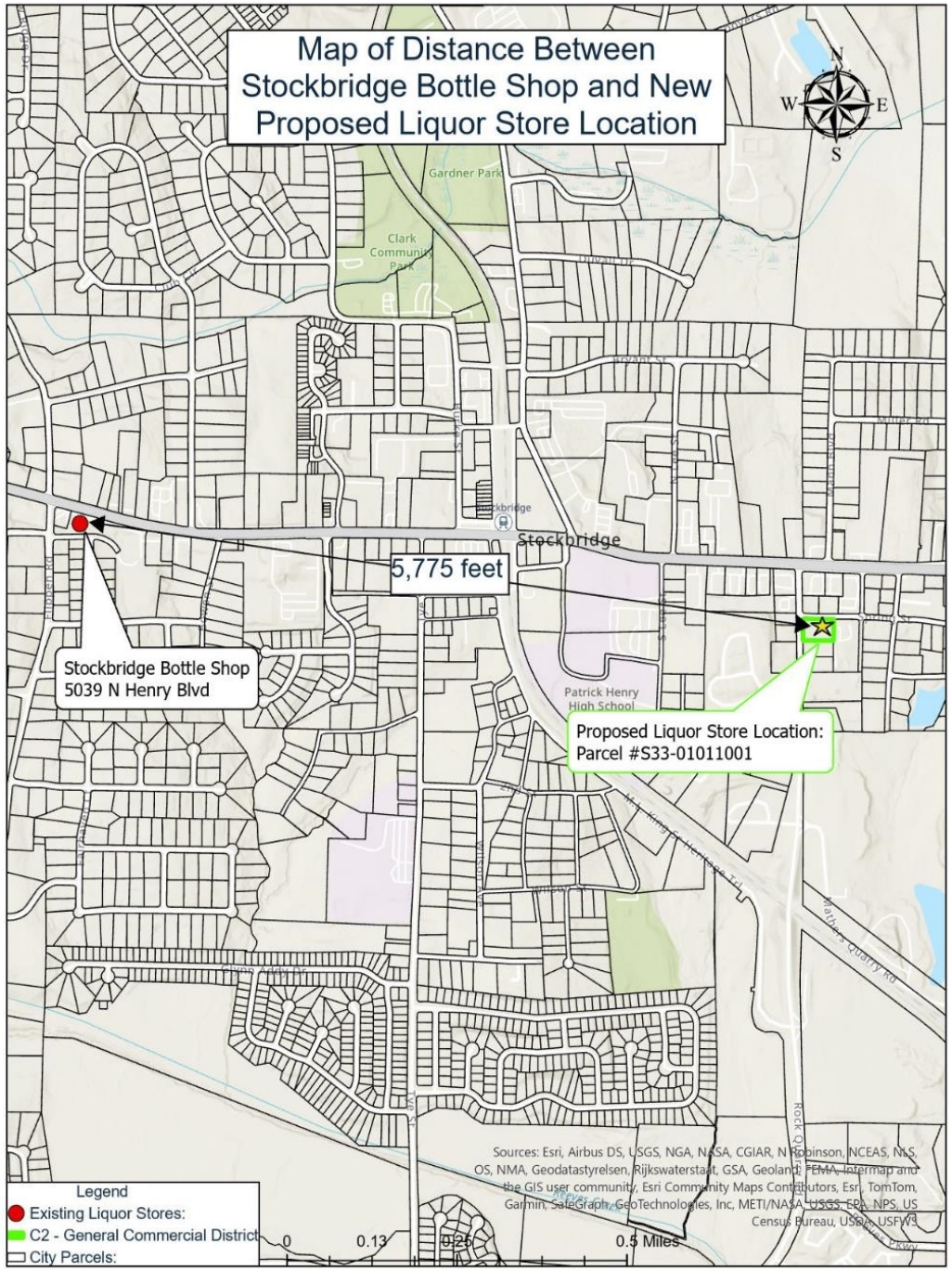
9.04.070 – License Distance restrictions

Name	Type	Address	Distance from Proposed Liquor Store
Faith Academy	School	4518 North Henry Boulevard	429 yards
Atlanta Baptist College	College	1410 Valley Hill Road	2.66 miles
First Baptist of Stockbridge	Church	4566 North Henry Boulevard	488 yards
Healthquest Frontiers of Stockbridge	Alcohol Treatment center	1233 Eagles Landing Parkway (Suites C & D)	2.39 miles
Ambassadors For Christ	Church	125 Rock Quarry Road	346 yards
Stockbridge Elementary School	School	4617 North Henry Boulevard	629 yards
Clarkston First Baptist Church	Church	4518 North Henry Boulevard	429 yards
Stockbridge Bottle Shop	Liquor Store	5039 North Henry Boulevard (Suite C)	5,775 feet

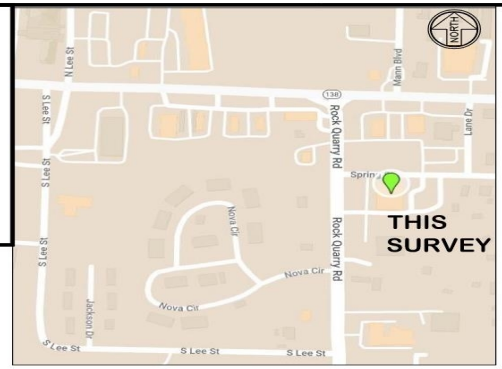
Map of Distance to Nearby Churches and Schools



Distance from Stockbridge Bottle Shop to Proposed Liquor Store



STATE OF GEORGIA
PROFESSIONAL
No. 2311
LAND SURVEYOR
PATRICK HARRIS



LOCATION MAP
NOT TO SCALE

SYMBOL LEGEND

= CONCRETE
= ASPHALT PAVEMENT
= BUILDING OUTLINE
= IRON PIN FOUND
= IRON PIN PLACED (1/2" REBAR)
= BOUNDARY POINT
= IPF CONCRETE MONUMENT
OHW = OVERHEAD WIRE
= CENTERLINE OF ROAD

LEGEND

A	= ARC LENGTH
B/L	= BUILDING SETBACK LINE
C&G	= CURB & GUTTER
C/L	= CENTERLINE
CALC	= CALCULATED POINT
CBX	= COMMUNICATIONS BOX
CHB	= CHORD BEARING
CHL	= CHORD LENGTH
COL	= COLUMN
D	= DELTA ANGLE
DB	= DEED BOOK
DI	= DROP INLET
EM	= ELECTRIC METER
EPED	= ELECTRIC PEDESTAL
FH	= FIRE HYDRANT
GM	= GAS METER
HB	= HOSE BIBB
HC	= HANDICAP
IPF	= IRON PIN FOUND
IPP	= IRON PIN PLACED
LP	= LIGHT POLE
MBX	= MAILBOX
N/F	= NOW OR FORMERLY
N/F	= NOW OR FORMERLY
OHW	= OVERHEAD WIRE
P/C	= PROPERTY CORNER
P/L	= PROPERTY LINE
PB	= PLAT BOOK
PG	= PAGE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PP	= POWER POLE
R	= RADIUS
RB	= REBAR
R/W	= RIGHT OF WAY
RWM	= RIGHT OF WAY MONUMENT
SMH	= SANITARY SEWER MANHOLE
SQFT	= SQUARE FEET
TRAN	= ELECTRIC TRANSFORMER
WM	= WATER METER
WV	= WATER VALVE

REFERENCE MATERIALS INCLUDE:
PB CD1, PG 112
DB 19148 PG 334
DB 9055, PG 191
DB 15593, PG 130
DB 14192, PG 152
HENRY COUNTY RECORDS

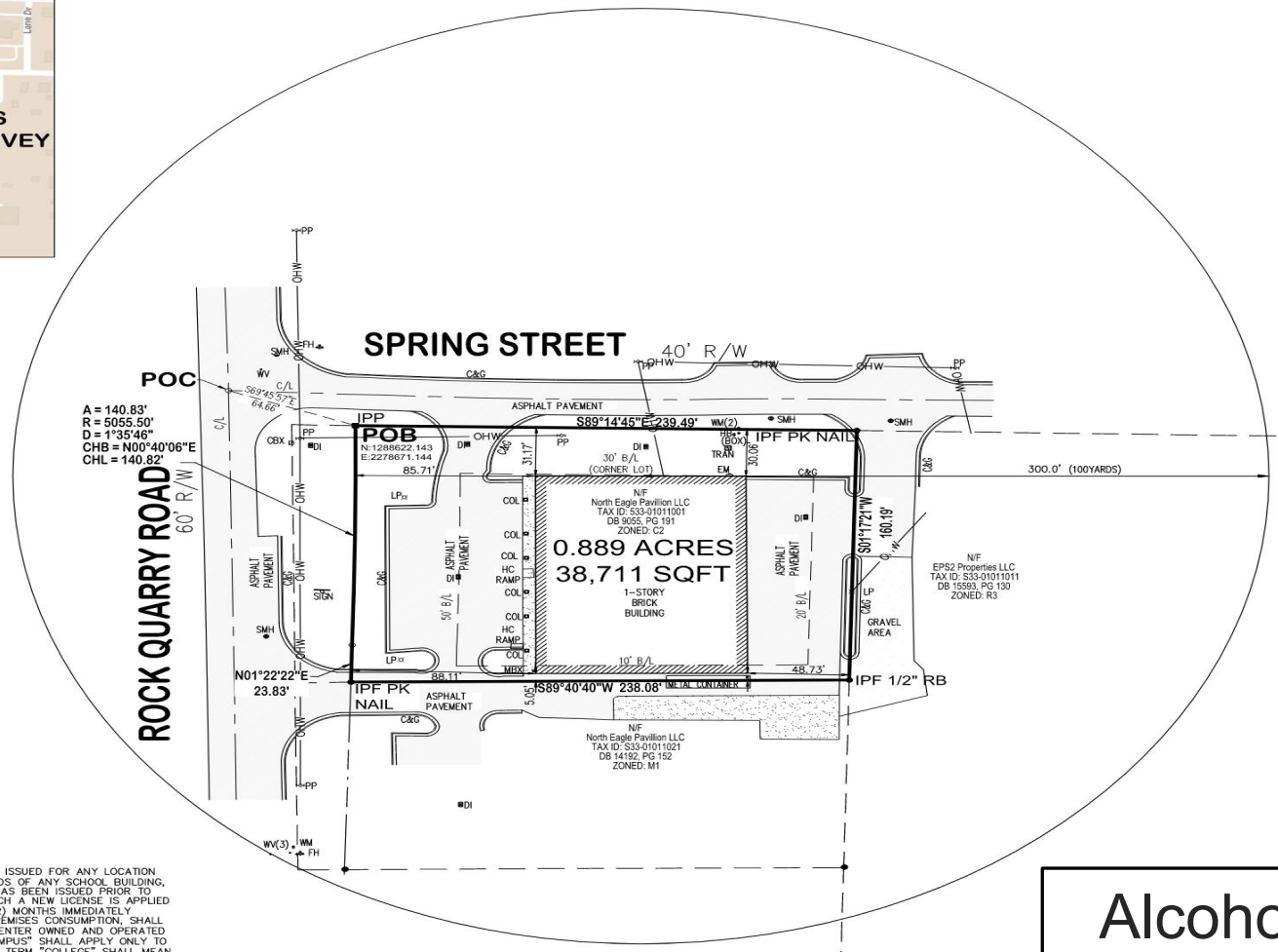
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE, ALL EASEMENTS AND MATTERS OF RECORD MAY NOT BE SHOWN HEREON.

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA.
PANEL #13151C0086D
EFFECTIVE DATE: 10/6/2016

ALL OR A PORTION OF THIS SURVEY WAS PERFORMED BY REAL TIME KINEMATIC (RTK) GPS. 100% OF THIS SURVEY WAS PERFORMED BY GPS. THE GPS EQUIPMENT USED TO PERFORM THIS SURVEY WAS MADE BY LEICA MODEL: GS18i OR GS18T AND ARE MULTI-FREQUENCY (GNSS) RECEIVERS. THE RELATIVE POSITION ACCURACY OF THIS SURVEY IS 0.05'.

THE CURRENT PROPERTY OWNER IS NORTH EAGLE PAVILION LLC PER DEED BOOK 9055, PAGE 191 OF HENRY COUNTY, GEORGIA RECORDS.

NOTE:
PROPERTY IS LOCATED IN THE BIG COTTON INDIAN CREEK WATER SHED PROTECTION DISTRICT.
PROPERTY IS NOT PART OF A SUBDIVISION.
A PORTION OF THIS PROPERTY IS NOT LOCATED IN A WETLAND AREA.
PROPERTY IS SERVED BY COUNTY WATER.
THIS PROPERTY DOES NOT INCLUDE BODIES OF WATER ON THE PROPERTY.
PROPERTY IS LOCATED ON A PAVED ASPHALT ROAD.



NO LICENSE FOR THE SALE OF MALT BEVERAGES OR WINE FOR THE PURPOSE OF OFF PREMISES CONSUMPTION, SHALL BE ISSUED FOR ANY LOCATION WITHIN ONE HUNDRED (100) YARDS OF THE FRONT DOOR OF ANY CHURCH BUILDING OR WITHIN TWO HUNDRED (200) YARDS OF ANY SCHOOL BUILDING, SCHOOL GROUNDS OR COLLEGE CAMPUS. THIS SUBSECTION SHALL NOT APPLY AT ANY LOCATION FOR WHICH A LICENSE HAS BEEN ISSUED PRIOR TO JULY 1, 1981, NOR TO THE RENEWAL OF SUCH LICENSE. NOR SHALL THIS PARAGRAPH APPLY AT ANY LOCATION FOR WHICH A NEW LICENSE IS APPLIED FOR IF THE SALE OF WINE AND MALT BEVERAGES WAS LAWFUL AT SUCH LOCATION AT ANY TIME DURING THE TWELVE (12) MONTHS IMMEDIATELY PRECEDING SUCH APPLICATION;B.NO LICENSE FOR THE SALE OF WINE OR MALT BEVERAGES FOR THE PURPOSE OF OFF PREMISES CONSUMPTION, SHALL BE ISSUED FOR ANY LOCATION WITHIN ONE HUNDRED (100) YARDS OF THE FRONT DOOR OF AN ALCOHOLIC TREATMENT CENTER OWNED AND OPERATED BY THIS STATE OR ANY COUNTY OR MUNICIPAL GOVERNMENT THEREIN.C.THE TERM "SCHOOL GROUNDS" AND "COLLEGE CAMPUS" SHALL APPLY ONLY TO THE PARCEL OR PARCELS OF LAND ON WHICH A SCHOOL, SCHOOL BUILDING, OR EDUCATIONAL BUILDING IS LOCATED. THE TERM "COLLEGE" SHALL MEAN AN EDUCATIONAL INSTITUTION AUTHORIZED BY THE STATE TO AWARD ASSOCIATE, BACCALAUREATE OR HIGHER DEGREES.D.AS USED IN THIS SUBSECTION, THE TERM "SCHOOL GROUNDS" SHALL MEAN ANY PORTION OF THE PROPERTY ON WHICH THE SCHOOL IS LOCATED INCLUDING PARKING LOTS, CARPOOL LINES, PLAYGROUNDS, BALL FIELDS, AND ANY OTHER PORTIONS OF THE PROPERTY. AS USED IN THIS SUBSECTION, THE TERM "SCHOOL BUILDING" OR "EDUCATIONAL BUILDING" SHALL APPLY ONLY TO STATE, COUNTY, CITY OR CHURCH SCHOOL BUILDINGS AND TO SUCH BUILDINGS AT SUCH OTHER SCHOOLS IN WHICH ARE TAUGHT SUBJECTS COMMONLY TAUGHT IN THE COMMON SCHOOLS AND COLLEGES OF THIS STATE AND WHICH ARE PUBLIC SCHOOLS OR PRIVATE SCHOOLS AS CURRENTLY DEFINED IN O.C.G.A. § 20-2-690(B) AND AS MAY BE AMENDED FROM TIME TO TIME.E.AS USED IN THIS SUBSECTION, THE TERM "CHURCH BUILDING" INCLUDES SANCTUARIES, FELLOWSHIP HALLS, SUNDAY SCHOOLS, ADMINISTRATIVE OFFICES AND ANY OTHER STRUCTURE ON THE CHURCH'S PROPERTY FOR WHICH A BUILDING PERMIT MUST BE ISSUED.F.FOR PURPOSES OF THIS SUBSECTION (13), THE DISTANCE BETWEEN THE CHURCH BUILDING, SCHOOL BUILDING, SCHOOL GROUNDS OR COLLEGE CAMPUS AND THE LOCATION PROPOSED FOR THE SALE OF ALCOHOLIC BEVERAGES SHALL BE MEASURED BY THe most direct route of travel on the ground and shall be measured in the following manner:1)In a STRAIGHT LINE FROM THE FRONT DOOR OF THE STRUCTURE FROM WHICH BEVERAGE ALCOHOL IS SOLD OR OFFERED FOR SALE;2)TO THE FRONT DOOR OF THE BUILDING OF A CHURCH, GOVERNMENT-OWNED TREATMENT CENTER OR RETAIL PACKAGE STORE;3)TO THE NEAREST PROPERTY LINE OF THE REAL PROPERTY BEING USED FOR SCHOOL OR EDUCATIONAL PURPOSES.
IN MEASURING THE MOST DIRECT ROUTE OF TRAVEL ON THE GROUND, ONE WOULD HAVE TO GO AROUND A NON-MOVABLE OBSTACLE SUCH AS A TREE OR BUILDING, AND COUNT THAT DISTANCE TOWARD THE TOTAL DISTANCE MEASUREMENT. THE MEASUREMENT DONE "AS THE CROW FLIES," WOULD NOT MEET THE MEASUREMENT METHOD IN THE ABOVE REGULATION. ANY LICENSE ISSUED PRIOR TO THE EFFECTIVE DATE OF DECEMBER 4, 2012 WOULD BE REQUIRED TO ADHERE TO THE DISTANCE MEASUREMENT PROCEDURES IN PLACE AT THE TIME OF APPLICATION SUBMITTAL. ONLY THOSE APPLICATIONS RECEIVED AFTER THE EFFECTIVE DATE OF DECEMBER 4, 2012 WOULD BE REQUIRED TO ADHERE TO THE ABOVE MEASUREMENT REQUIREMENTS.

G.THE REQUIREMENTS FOR MINIMUM DISTANCE FROM A CHURCH BUILDING, COLLEGE OR UNIVERSITY LOCATED IN A "SHOPPING CENTER," AS DEFINED BY THE LATEST VERSION OF "A GLOSSARY OF ZONING DEVELOPMENT AND PLANNING TERMS" EDITED BY MICHAEL DAVIDSON AND FAY DOLNICK; SHALL NOT APPLY TO ANY NEW LICENSE FOR RETAIL PACKAGE OR RETAIL CONSUMPTION. THEREFORE, THOSE SEEKING A ALCOHOLIC BEVERAGE LICENSE FOR THE PURPOSE OF OFF-PREMISES CONSUMPTION SHALL NOT BE REQUIRED TO CONSIDER CHURCHES, COLLEGES OR UNIVERSITIES WHICH ARE LOCATED WITHIN THESE SHOPPING CENTERS IN ORDER TO MEET THE DISTANCE REQUIREMENTS NOTED IN SUBSECTION 14(A).

NEAREST SCHOOL - FAITH ACADEMY
4518 NORTH HENRY BOULEVARD
STOCKBRIDGE, GA 30281
(1,292 FEET FROM LOCATION)

NEAREST COLLEGE - ATLANTA BAPTIST COLLEGE
1410 VALLEY HILL ROAD
STOCKBRIDGE, GA 30281
(2.66 MILES FROM LOCATION)

NEAREST CHURCH - FIRST BAPTIST OF STOCKBRIDGE
4566 NORTH HENRY BOULEVARD
STOCKBRIDGE, GA 30281
(1,385 FEET FROM LOCATION)

NEAREST ALCOHOL TREATMENT FACILITY - HEALTHQUEST FRONTIERS OF STOCKBRIDGE
1233 EAGLES LANDING PARKWAY SUITES C&D
STOCKBRIDGE, GA 30281
(2.39 MILES FROM LOCATION)

Alcohol Survey for Proposed Liquor Store on 106 Rock Quarry Road

GRID NORTH
NAD83/GA WEST

No.	JOB No.	DESCRIPTION OF REVISION	DATE

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

ALCOHOL SURVEY
FOR GRP LLC, GIRISHKUMAR PATEL
IN LAND LOT 62, DISTRICT 112, HENRY COUNTY, GEORGIA

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

ORIGINAL PLAT DATE: 08/02/2024	DRAWN BY: RAW	CREW: WAT	JOB NUMBER: 240433	A	ADDRESS:	106 ROCK QUARRY ROAD STOCKBRIDGE, GEORGIA, 30281	THIS DRAWING IS THE PROPERTY OF IRONSTONE SURVEYING AND IS AN INSTRUMENT OF SERVICE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF SAME.	THIS DRAWING IS NOT VALID WITHOUT ALL SHEETS PRESENT, STAMPED, AND SIGNED BY THE REGISTERED SURVEYOR NAMED IN THE OFFICIAL SEAL STAMPED HEREON.	THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.	THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 269,521 FEET.	SCALE: 1" = 50' 0 50' 100' 150'
ORIGINAL FIELD DATE: 08/01/2024	CHECKED BY: JPH	FIELD BOOK: FIELD SKETCH	DWG NAME: 240433-BND	24X18							

SHEET NUMBER: 1 of 1

9.2.5 Requirements for special use permits.

1. **The proposed use shall not cause traffic congestion or conditions that will adversely affect nearby properties:** The proposed liquor store is not expected to negatively impact traffic congestion. It will utilize the existing turning lane, ensuring smooth traffic flow. By utilizing the existing turning lane, it will help maintain smooth traffic flow. Additionally, data from the Georgia Department of Transportation indicates that the average daily traffic count on Rock Quarry Road was 12,500 in 2023, suggesting that the current infrastructure can accommodate the additional traffic without any significant issues.
2. **The physical conditions of the site, including topography, drainage and size and shape, are suitable for the proposed development:** The existing building appears to be suitable for the proposed liquor store. Any issues with regard to the physical condition of the subject property will be addressed during the plan review process.
3. **Adequate public facilities are available to serve the proposed use:** A letter from the Henry County Water Authority dated August 2, 2024, states that water and sewer service is provided at the existing building.

9.2.5 Requirements for special use permits (cont.)

4. **The applicant has made a binding agreement for any specific limitations or conditions necessary to protect the public interest and assure the continued beneficial use and enjoyment of nearby properties or that no special limitations are necessary to protect the public:** The applicant has confirmed that no special limitations or conditions are necessary to protect the public interest and ensure the continued beneficial use and enjoyment of nearby properties. The proposed liquor store will adhere to all existing regulations and utilize the current infrastructure to minimize any potential impact on the surrounding area.
5. **The special use with specific limitations and design features as may have been required will further the aims of the comprehensive plan and will not be unduly detrimental to nearby properties:** The subject property is designated for Low-Density Mixed Use, as outlined in the Stockbridge 2024 Comprehensive Plan. According to page 48 of the plan, this designation is intended for commercial and retail areas along key corridors and intersections, primarily serving nearby residential neighborhoods. The proposed liquor store, located near the intersection of Rock Quarry Road and North Henry Boulevard, aligns with this intent. Furthermore, the proposed liquor store supports the comprehensive plan's goals, particularly those on page 44, which emphasize promoting a better sense of place and preserving community character. The renovation plans for the existing building include significant improvements such as resurfacing parking lots, enhancing landscaping, and adding brick façades on all sides. These enhancements will not only comply with the comprehensive plan but also ensure that the development is not unduly detrimental to nearby properties.

9.2.6 Use permit considerations

1. **Whether the proposed use is consistent with the comprehensive land use plan adopted by the city council:** The proposed liquor store is consistent with the goals and policies of the Stockbridge 2024 Comprehensive Plan. The proposed liquor meets the intent of the Low-Density Mixed Use future land use designation which states on page 48: “This designation is intended for commercial/retail areas along various corridors and intersections located throughout the City. These areas mainly serve the residents of the surrounding residential neighborhoods. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining locally owned retail, low intensity office uses, and apartment/condo/loft uses in two story buildings in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them.”

9.2.6 Use permit considerations (cont.)

Community Goals and Policies (page 42-44)	To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities. **(Economic Development Goal)**
	Market the City as a great place to do business. **(Economic Development Policy)**
	To ensure that new developments promote a better sense of place and preserve valued elements of community character. **(Future Land Use Goal)**
	To establish land use designations that meet the needs of the City and are consistent with the new UDC. **(Future Land Use Goal)**
	Work with business owners and developers to improve conditions of property and require a consistent look of quality among commercial developments. **(Future Land Use Policy)**

9.2.6 Use permit considerations (cont.)

2. **Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed:** The subject property, currently zoned as C-2 (General Commercial), is permitted to have liquor stores under Section 2.4.9 of the Stockbridge Unified Development Code. This zoning designation is shared by several properties in the vicinity, indicating a commercial character that supports such uses. The surrounding zoning districts include SR (Single-Family), LI (Light Industrial), OI (Office-Institutional), C-3 (Heavy Commercial), and MFR (Multi-Family Residential). Since there are properties in the vicinity of the area that are zoned C-2, the proposed liquor store would be compatible.
3. **Whether the proposed use may violate local, State and/or Federal statutes, ordinances or regulations governing land development:** The proposed use of the subject property for a liquor store will comply with all applicable local, state, and federal statutes, ordinances, and regulations governing land development.

9.2.6 Use permit considerations (cont.)

4. **The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets:** The proposed liquor store will not have any negative impact on the traffic flow in the vicinity of the area. To further enhance traffic management, the developer plans to utilize the existing deceleration lane, which will help to alleviate any potential congestion.
5. **The location and number of off-street parking spaces:** According to the conceptual site plan provided by the applicant, the existing building is 12,500 square feet and will offer 40 parking spaces for customers. This provision ensures that the development meets the parking requirements specified in Section 4.8.5 of the Stockbridge Unified Development Code.
6. **The amount and location of open space:** The existing building, which is the proposed location for the new liquor store, currently features sufficient open space. The availability of this open space will facilitate a smooth transition as the building is renovated, ensuring that the new liquor store can be integrated into the existing structure.

9.2.6 Use permit considerations (cont.)

7. **Protective screening:** The proposed liquor store will make use of the existing building's landscaping, preserving the natural beauty and aesthetic appeal of the area. In addition to maintaining the current greenery, the developers plan to enhance the property by adding new landscaping as part of the renovation process. This combination of existing and new landscaping will create a visually appealing environment that complements the surrounding properties.
8. **Hours and manner of operation:** The proposed liquor store will have the following operating hours: Monday to Wednesday from 9 AM to 10:30 PM, Thursday to Saturday from 9 AM to 11:30 PM, and Sunday from 12:30 PM to 9 PM.
9. **Outdoor lighting:** As part of the renovation process, the proposed liquor store will enhance safety and security by installing outdoor lighting and security cameras around the exterior. This will further ensure that the premises are well-lit and monitored, providing a secure environment for customers, and preventing potential criminal activity.
10. **Ingress and egress to the property**: The proposed liquor store will utilize the existing access points of the current building, which will minimize any disruptions to the established traffic flow.

STAFF RECOMMENDATION

- This Staff Report has demonstrated that the requested Special Use Permit via SP-2024-02 is consistent with the regulations found in OR24-563, OR24-560, Chapter 9.04.070, and both Section 9.2.5 and Section 9.2.6 of the Stockbridge Unified Development Code. Therefore, the Planning and Zoning staff recommends **APPROVAL.**

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

FLU Change From	FLU Change To
LDR	HDR
LDR	HDR
LI	HDR
	HDMU
N/A	HDMU
	HDR
N/A	HDR
	LDR
	LDR
	LDR
N/A	LDR
	MDMU
	MDMU
	MDMU
N/A	MDMU
LDMU	SP
LDMU	SP
LDMU	MDR
LDMU	MDR
MDR	MDR
LDMU	MDR
LDMU	MDR
LDR	SP
LDMU	MDR
MDMU	MDR

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

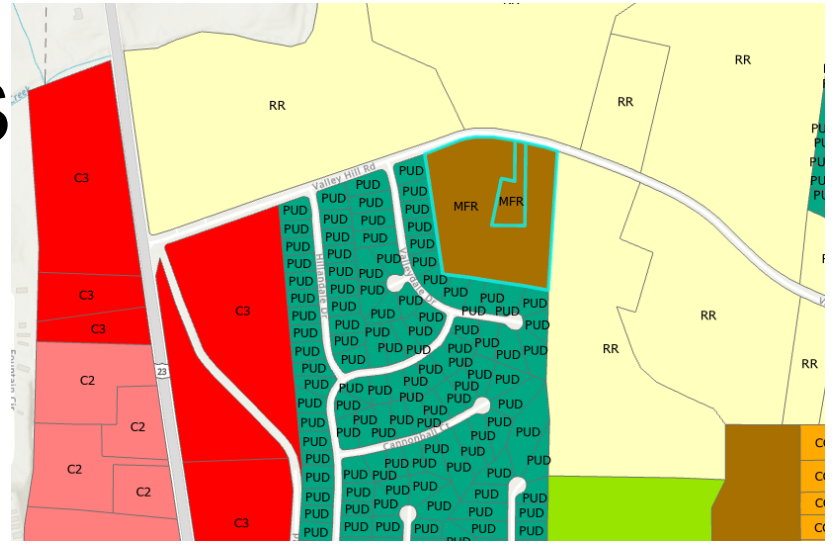
Project Information				Address			Annexations		Rezonings				Comp Plan Changes				Variances	
Year	Project Name	Parcel Number	ACRES	St #	St Name	St Type	Date	No.	Date	No.	From	To	Date	No.	From	To	Date	No.
2023	Keith Nation	029-01009000		713	Valley Hill	Rd			6/12/2023	RZ-2023-01		MFR	6/12/2023	CP-2023-01		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	PUD						
		030-01009005	3.636								C-3							
		030-01009006	1.369								C-3							

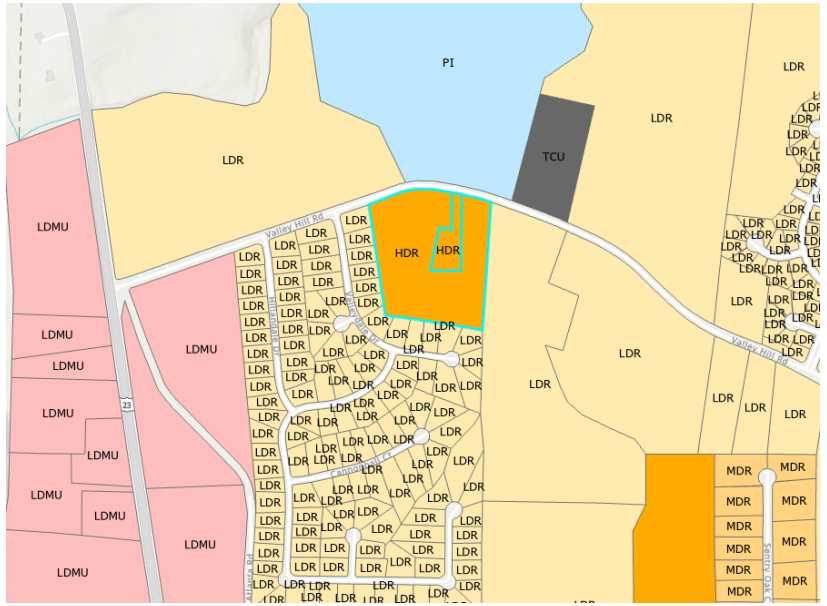
Map Changes 2024

Project Information				Address			Annexations		Rezonings				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

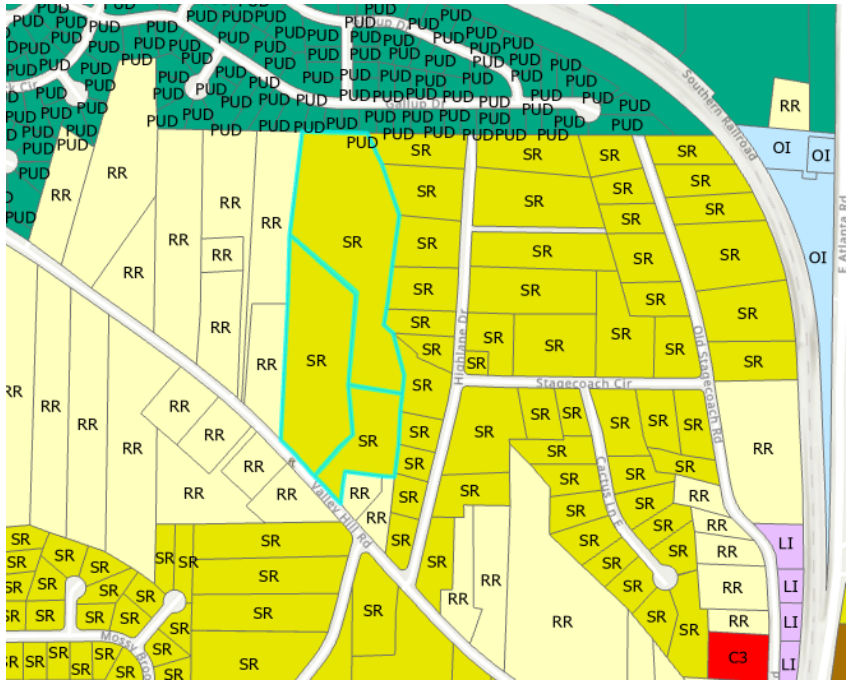
- RZ-2023-01
  - Parcel #029-01009000: RR -> MFR
  - Parcel #029-01009001: RR -> MFR
- CP-2023-01
  - Parcel #029-01009000: LDR -> HDR
  - Parcel #029-01009001: LDR -> HDR





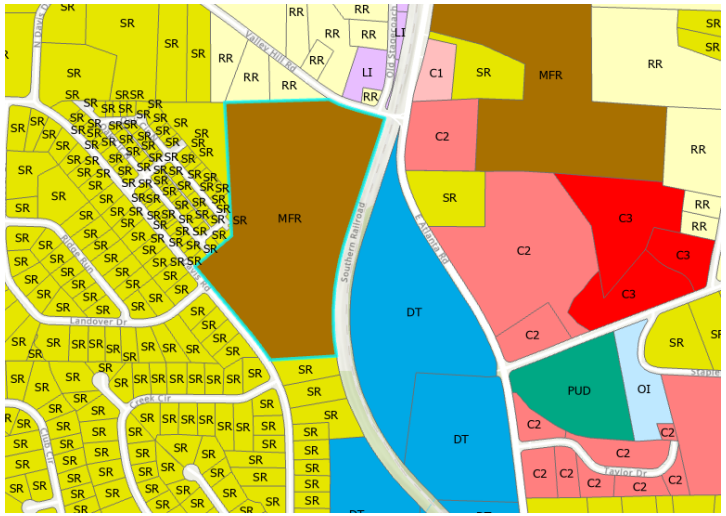
10/9/23 Approved Changes

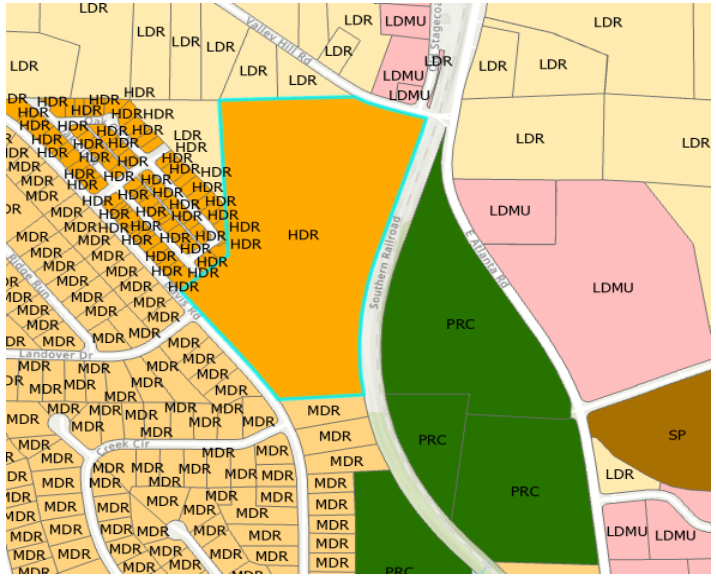
- RZ-2023-02
  - Parcel #S09-06010000: RR -> SR
  - Parcel #S08-01010000: RR -> SR
  - Parcel #S08-01020000: C-1 -> SR



11/13/23 Approved Changes

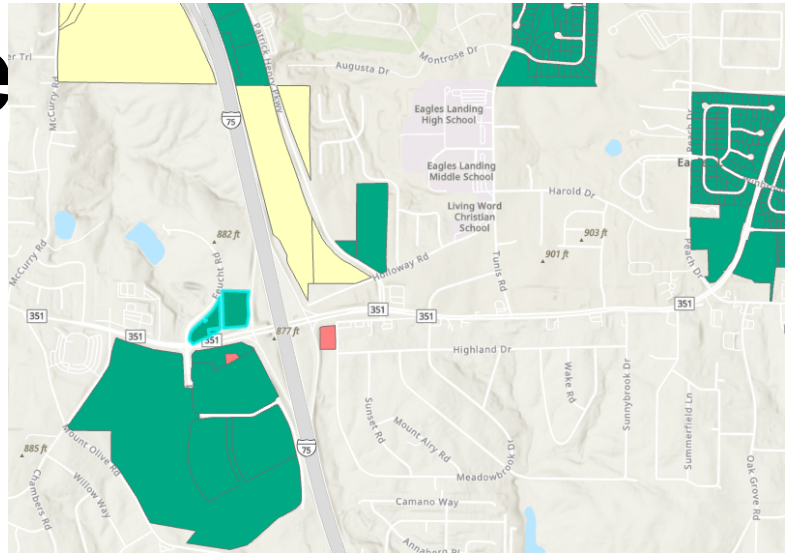
- RZ-2023-03
  - Parcel #S16-01006000: LI -> MFR
- CP-2023-02
  - Parcel #S16-01006000: LI -> HDR

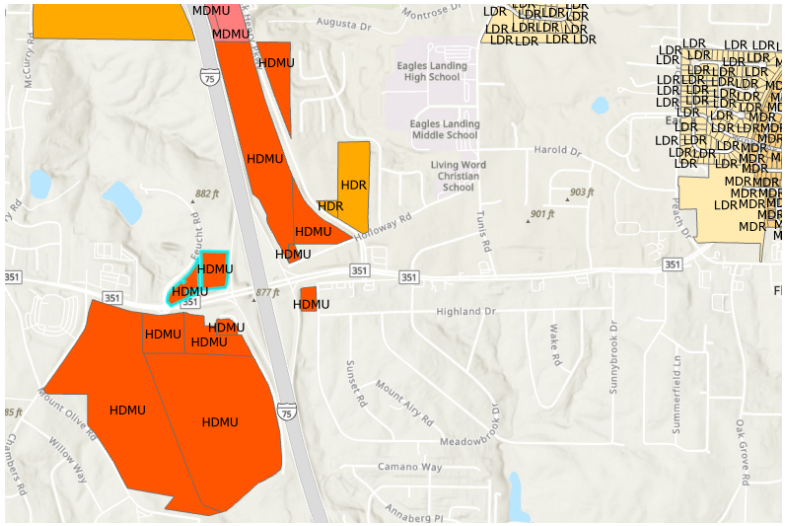




12/11/23 Approved Change

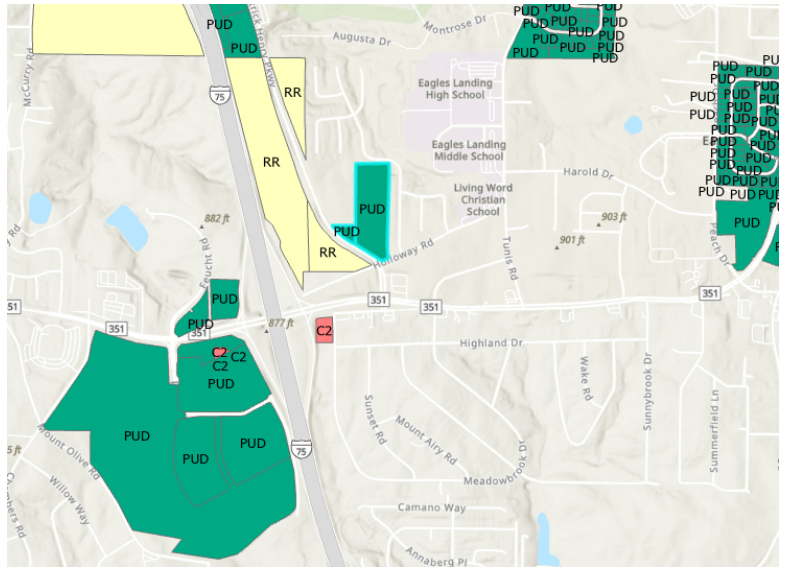
- AX-2023-04
  - Parcel #053-01017005
  - Parcel #053-01017000
- RZ-2023-06
  - Parcel #053-01017005: PUD
  - Parcel #053-01017000: PUD
- CP-2023-05
  - Parcel #053-01017005: HDMU
  - Parcel #053-01017000: HDMU

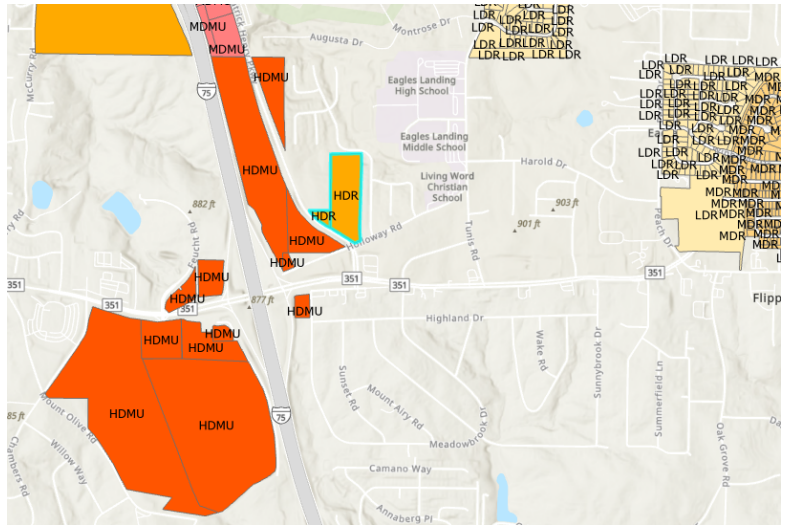




12/11/23 Approved Changes Continued

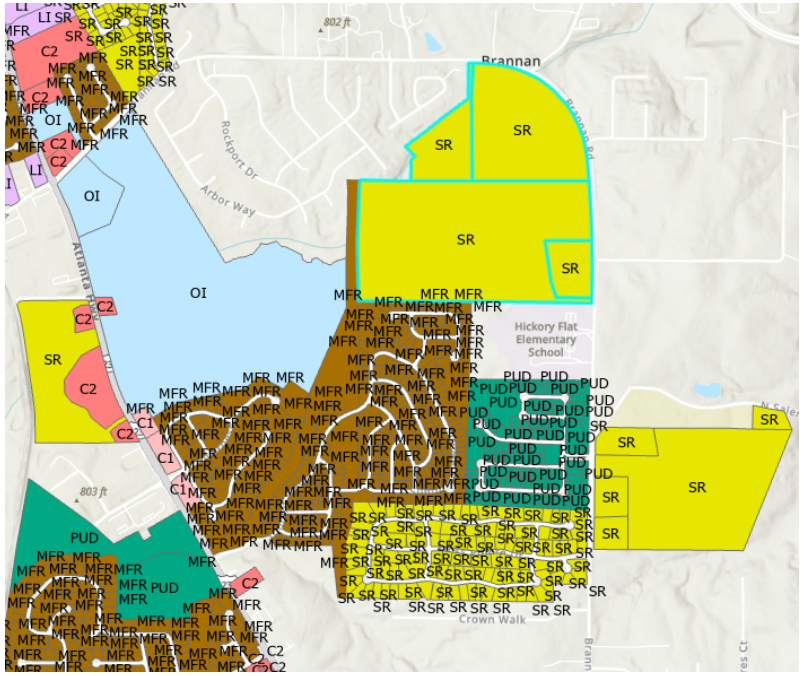
- AX-2023-03
  - Parcel #052-01023000
  - Parcel # 052-01024000
- RZ-2023-04
  - Parcel #052-01023000: PUD
  - Parcel # 052-01024000: PUD
- CP-2023-03
  - Parcel #052-01023000: HDR
  - Parcel # 052-01024000: HDR

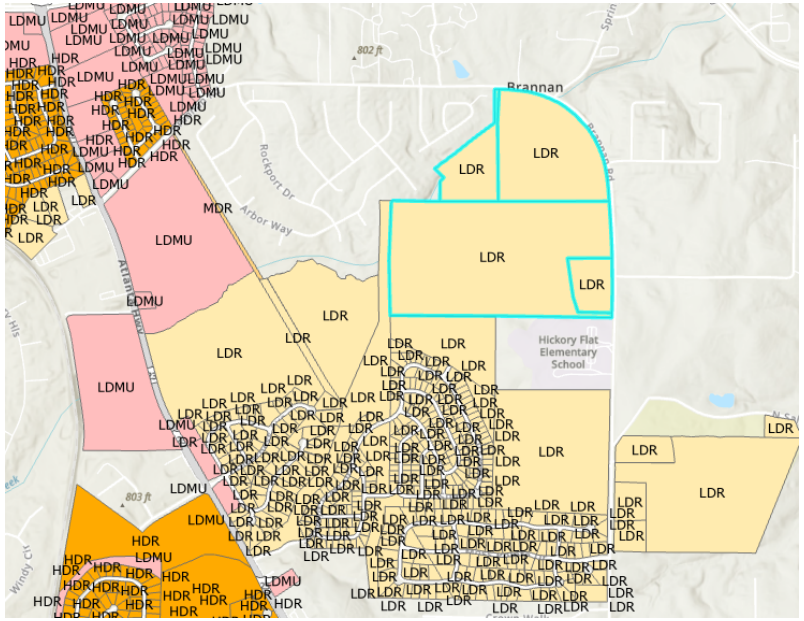




1/8/24 Approved Changes

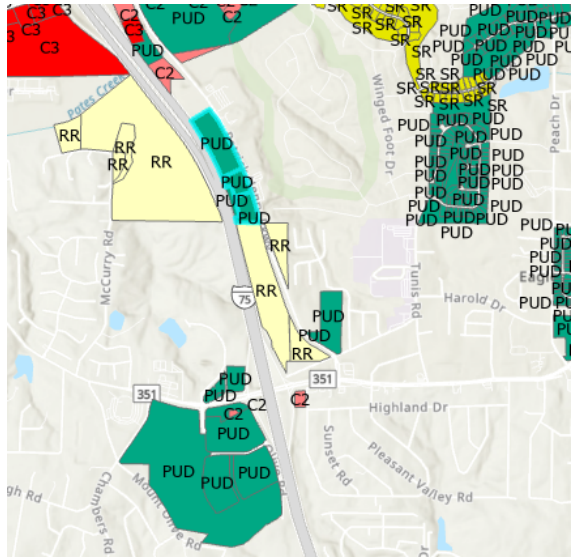
- AX-2023-05
  - 088-02055000
  - 088-02057000
  - 088-02056000
  - 070-01005001
- RZ-2023-07
  - 088-02055000: SR
  - 088-02057000: SR
  - 088-02056000: SR
  - 070-01005001: SR
- CP-2023-06
  - 088-02055000: LDR
  - 088-02057000: LDR
  - 088-02056000: LDR
  - 070-01005001: LDR

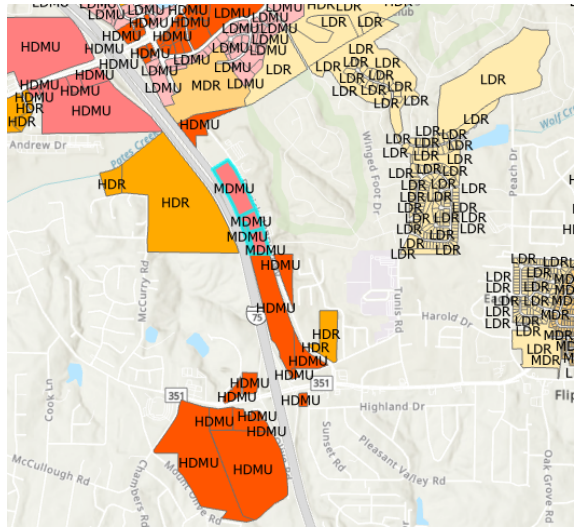




1/8/24 Approved Changes Continued

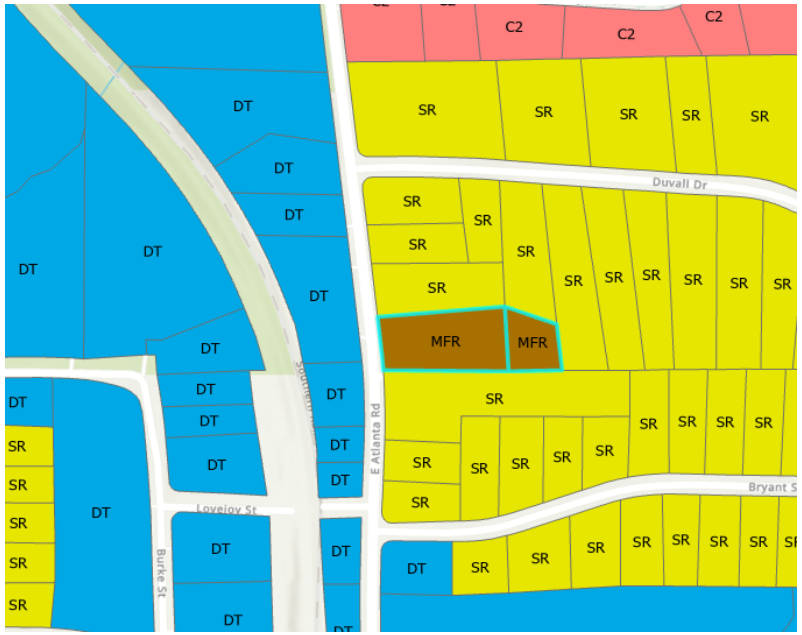
- AX-2023-06
  - 052-01025024
  - 052-01025027
  - 052-01025028
  - 052-01025021
- RZ-2023-08
  - 052-01025024: PUD
  - 052-01025027: PUD
  - 052-01025028: PUD
  - 052-01025021: PUD
- CP-2023-07
  - 052-01025024: MDMU
  - 052-01025027: MDMU
  - 052-01025028: MDMU
  - 052-01025021: MDMU

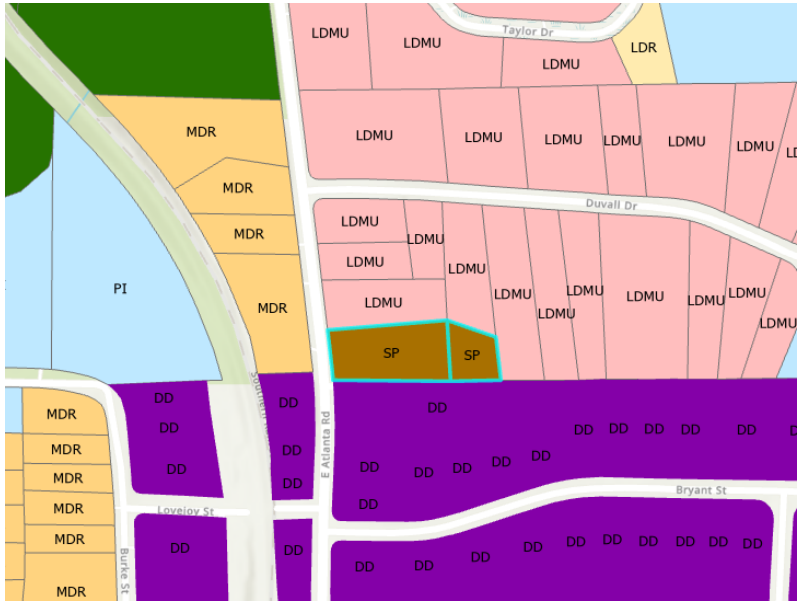




2/12/24 Approved Changes

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

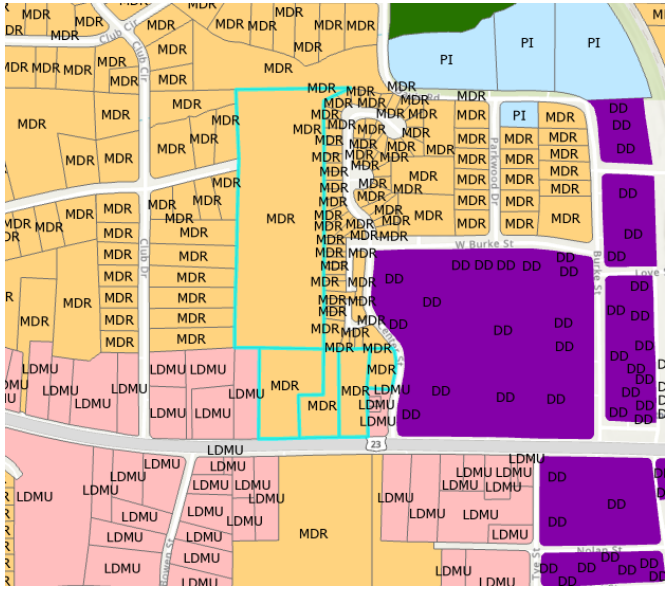




2/12/24 Approved Changes Continued

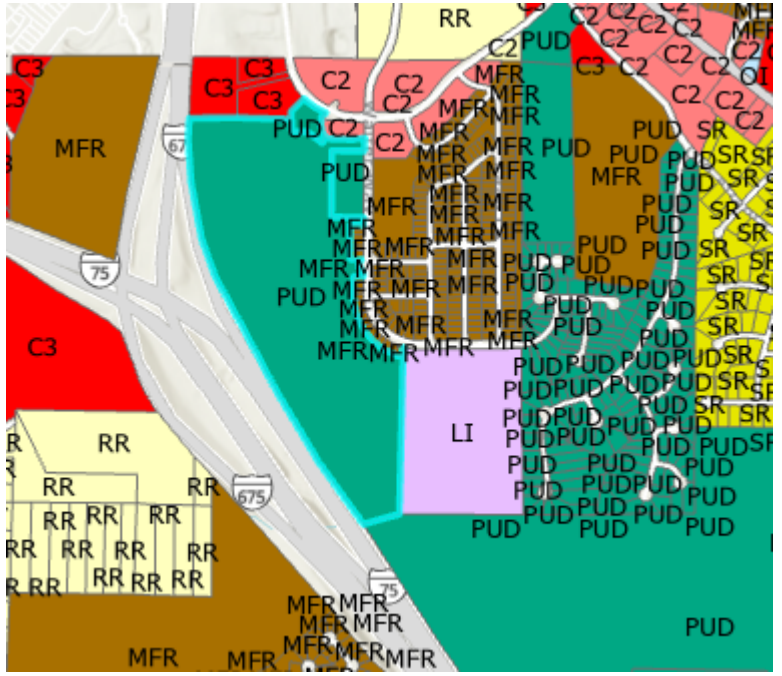
- RZ-2023-10
  - S18-02003000: OI -> MFR
  - S18-02002005: OI -> MFR
  - S18-02002000: SR -> MFR
  - S18-02002006: OI -> MFR
  - S18-02004009: C-1 -> MFR
- CP-2023-09
  - S18-02003000: LDMU -> MDR
  - S18-02002005: LDMU -> MDR
  - S18-02002000: MDR -> MDR
  - S18-02002006: LDMU -> MDR
  - S18-02004009: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





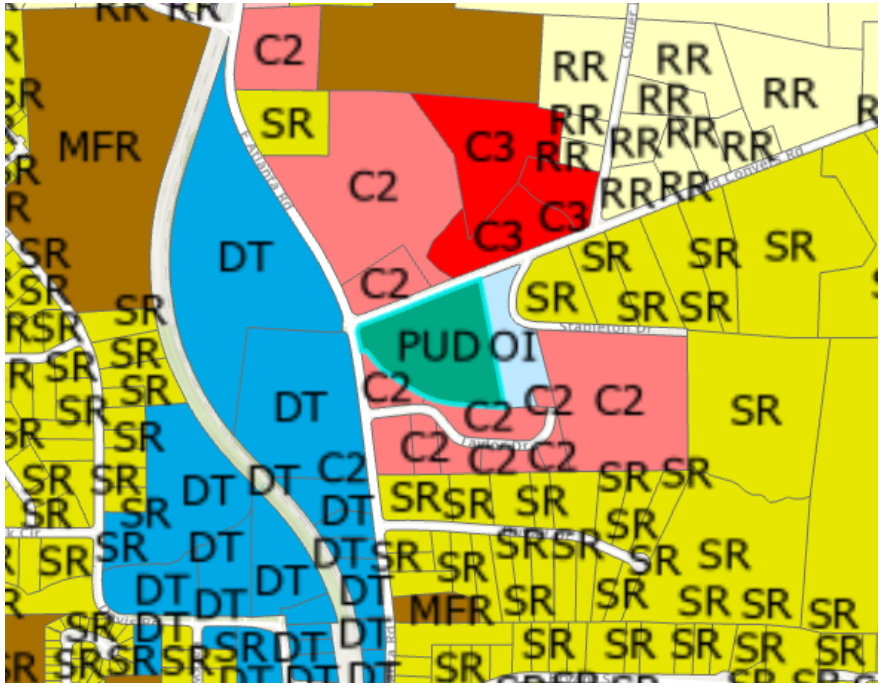
6/10/2024 Approved Changes

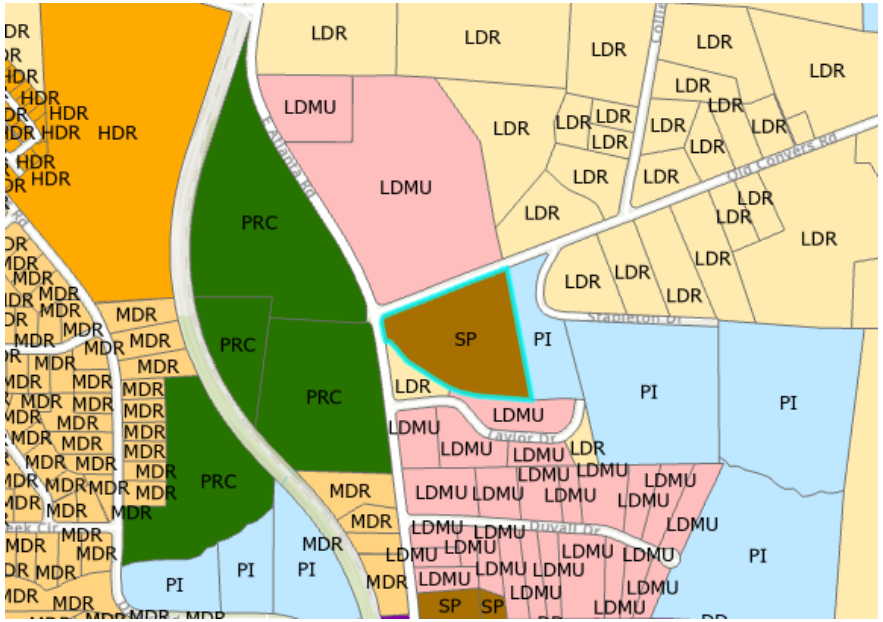
- RZ-2023-05
  - 030-01009000: C-3 -> PUD
  - 030-01009005: C-3 -> PUD
  - 030-01009006: C-3 -> PUD



7/8/24 Approved Changes

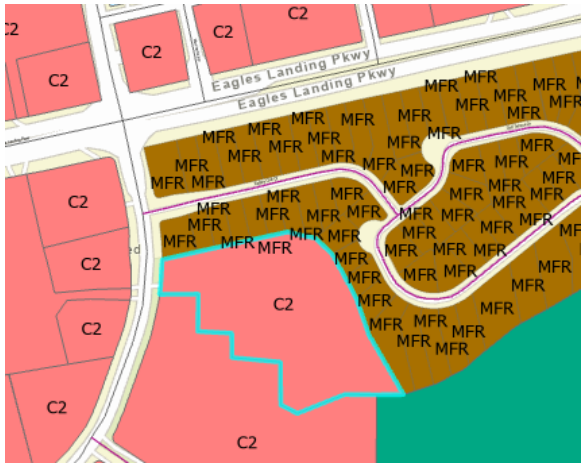
- RZ-2024-02
  - S24-01017000: SR -> PUD
- CP-2024-02
  - S24-01017000: LDR -> SP

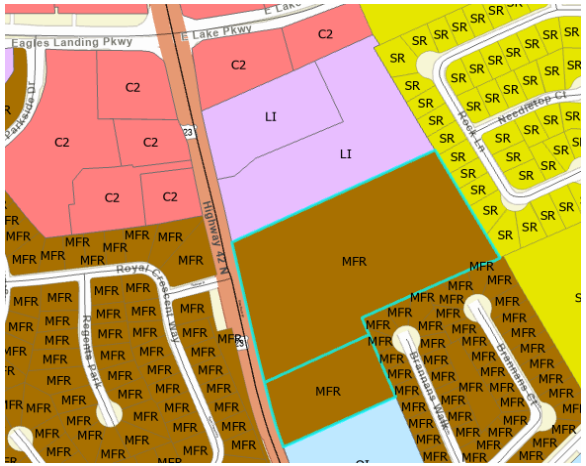


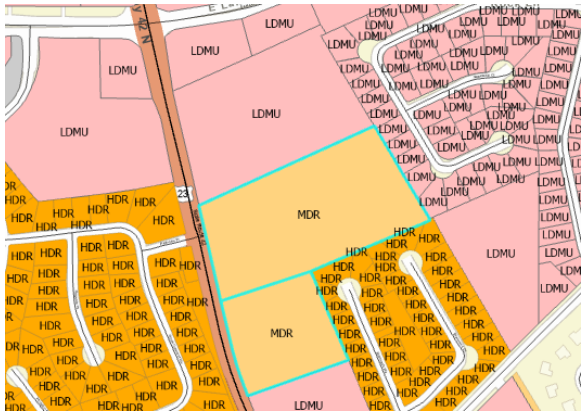


9/9/24 Approved Changes

- 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

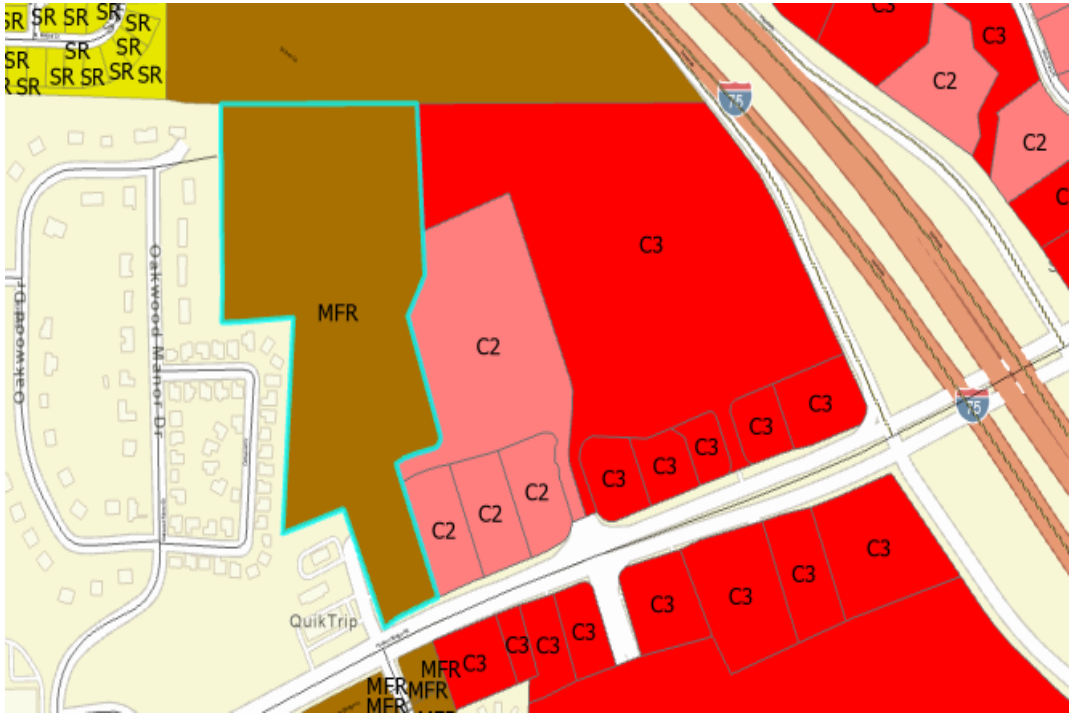






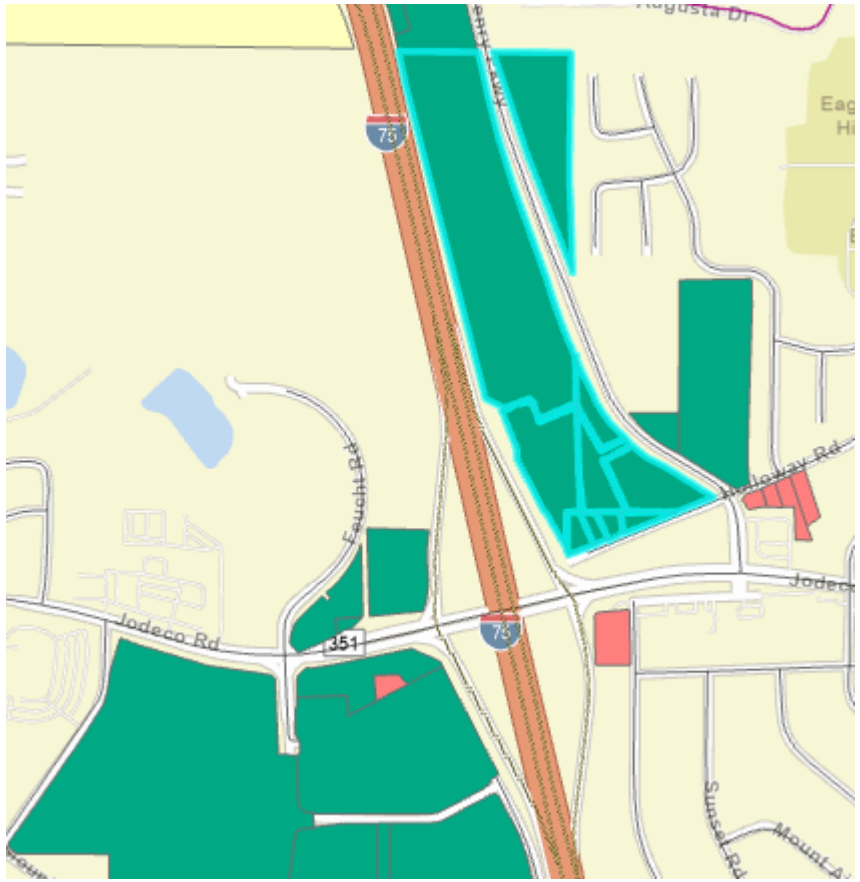
10/14/24 Approved Changes

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



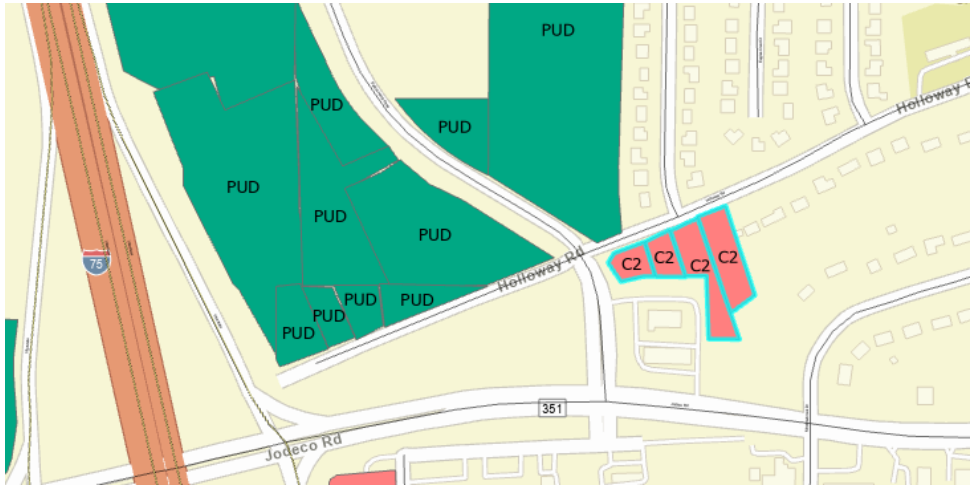
10/14/24 Approved Changes Continued

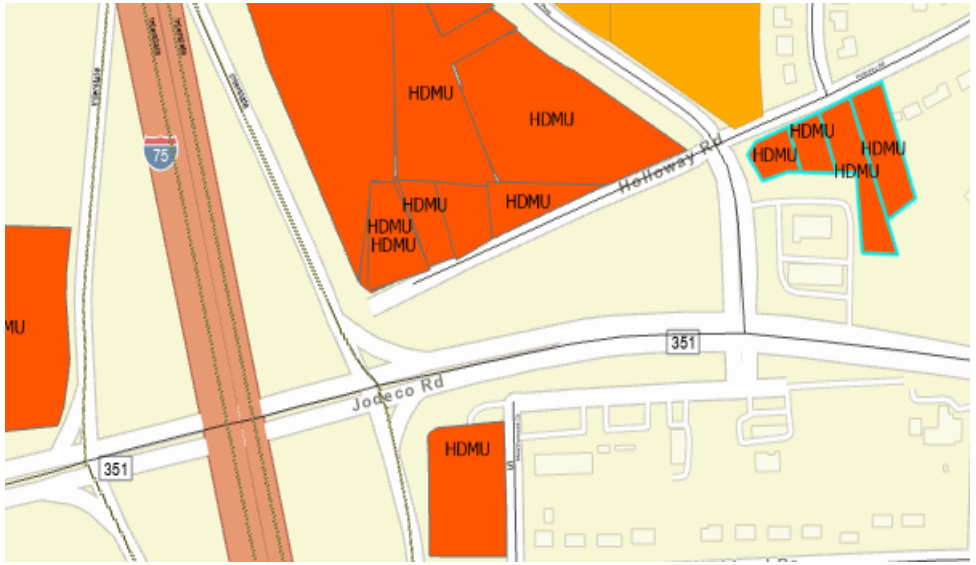
- RZ-2024-07
  - 052-01022000: RR -> PUD
  - 052-01031001: RR -> PUD
  - 052-01023002: RR -> PUD
  - 053-B01030006: RR -> PUD
  - 053-B01030007: RR -> PUD
  - 053-B01030008: RR -> PUD
  - 052-01031000: RR -> PUD
  - 053-B01030009: RR -> PUD



11/12/24 Approved Changes

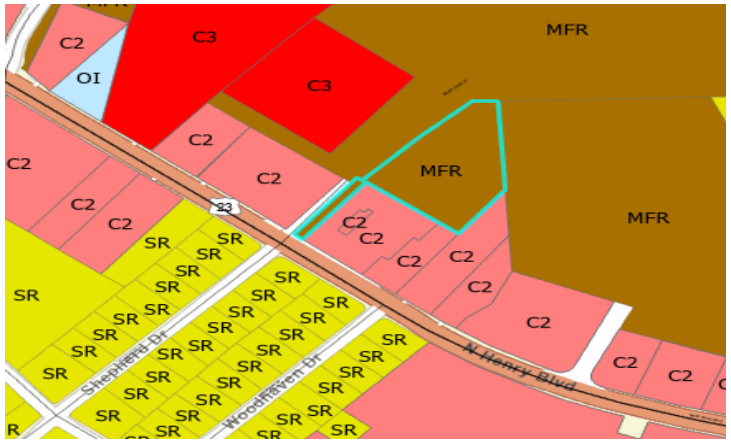
- AX-2024-01
  - 071A01088003
  - 071A01089000
  - 071A01090000
  - 071A01091000
- RZ-2024-04
  - C-2
- CP-2024-04
  - HDMU

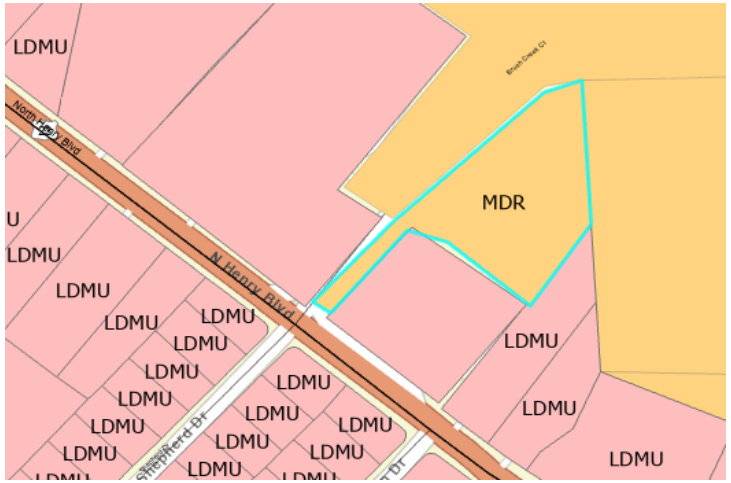




12/9/24 Approved Changes

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

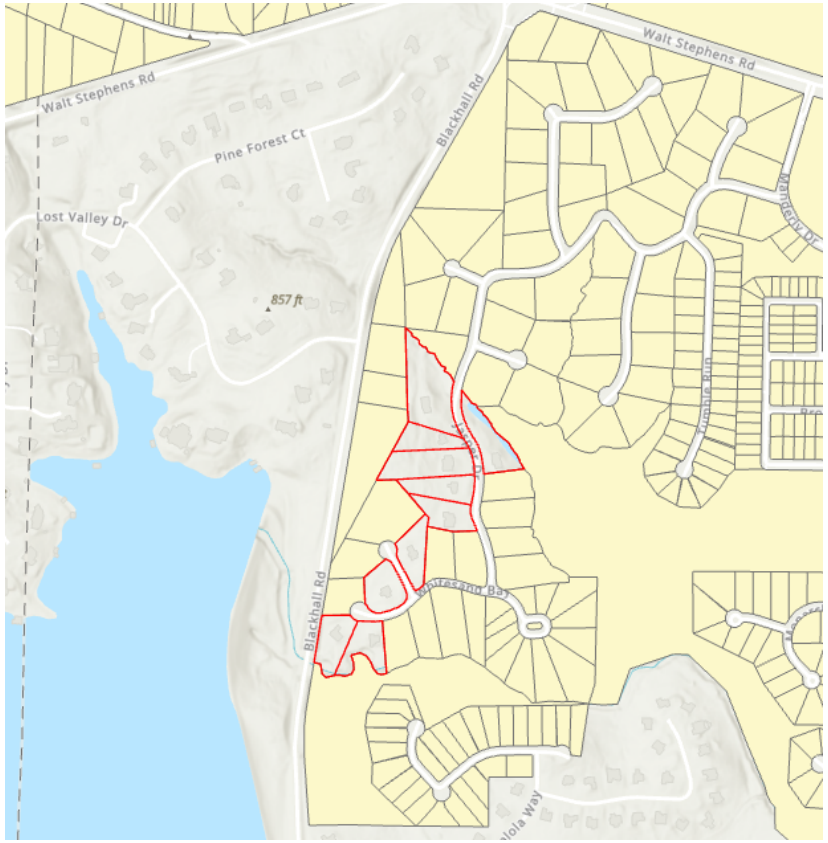




De-Annexed Parcels

DX-2024-01

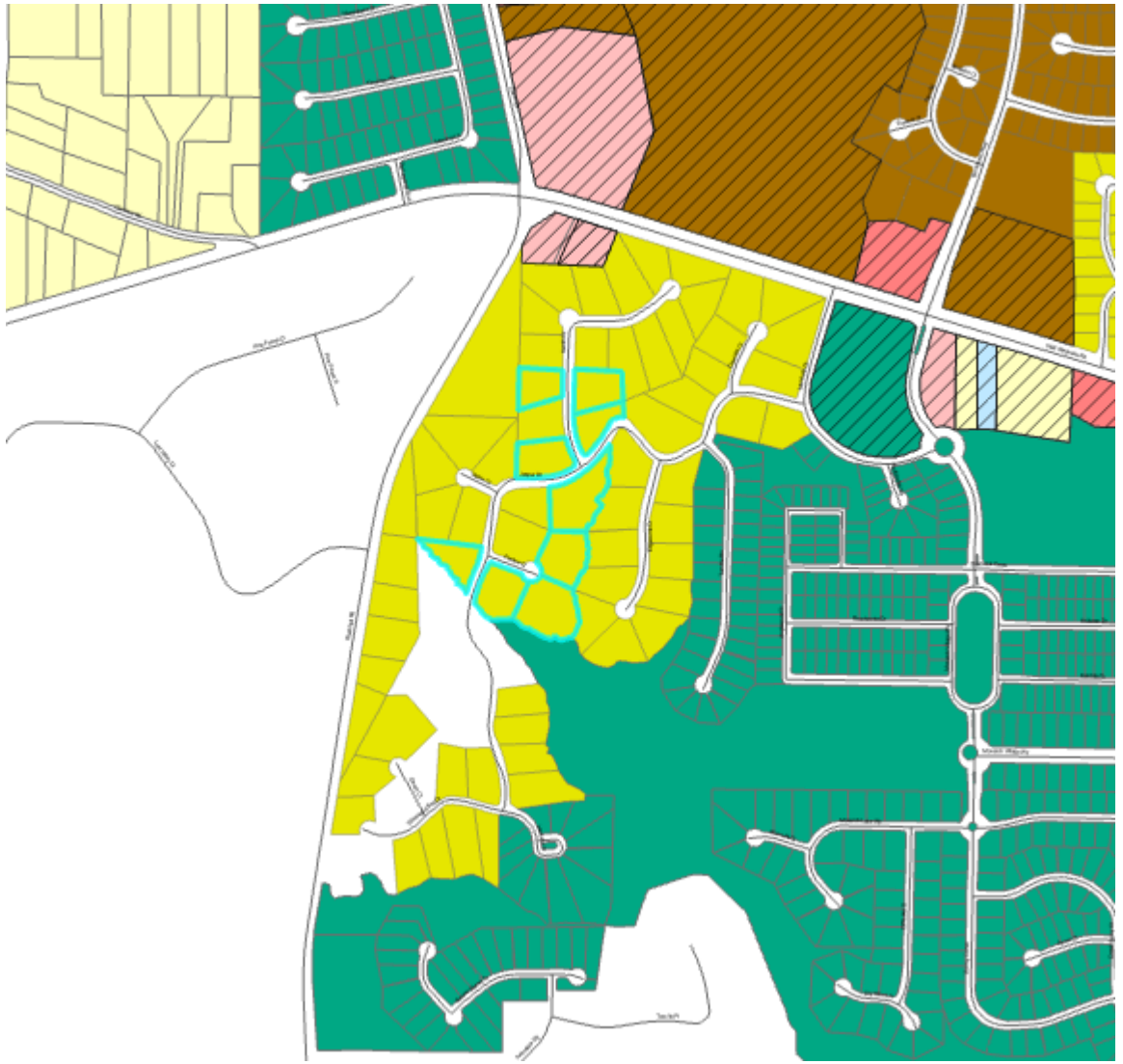
- 013A01051000
- 013A01057000
- 013A01058000
- 013A01059000
- 013A01600000
- 013A01061000
- 013A01127000
- 013A01128005
- 013A01132000
- 013A01138000



De-Annexed Parcels

DX-2024-02

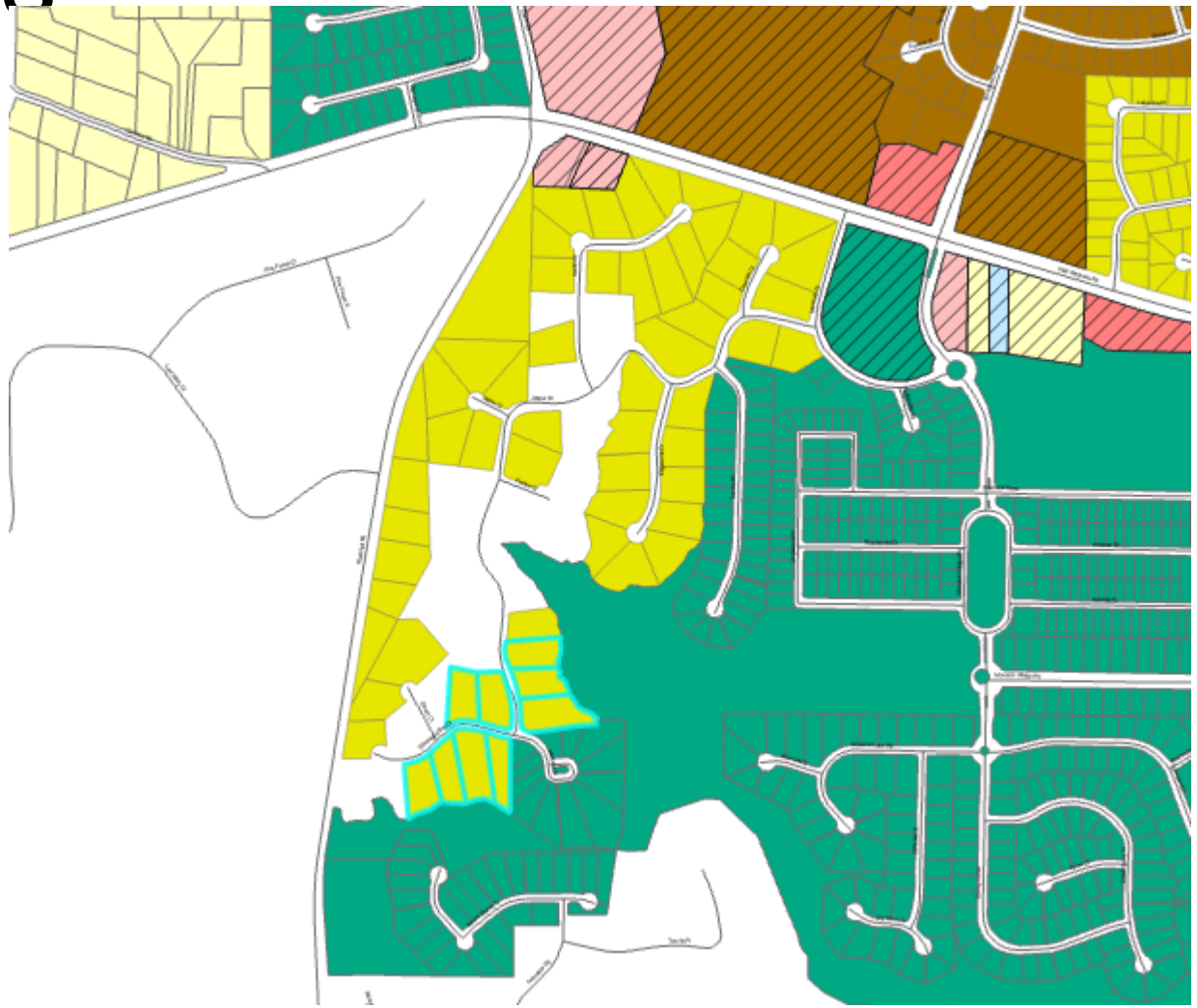
- 013A01023000
- 013A01024000
- 013A01050000
- 013A01039000
- 013A01038000
- 013A01025000
- 013A01049000



De-Annexed Parcels

DX-2024-03

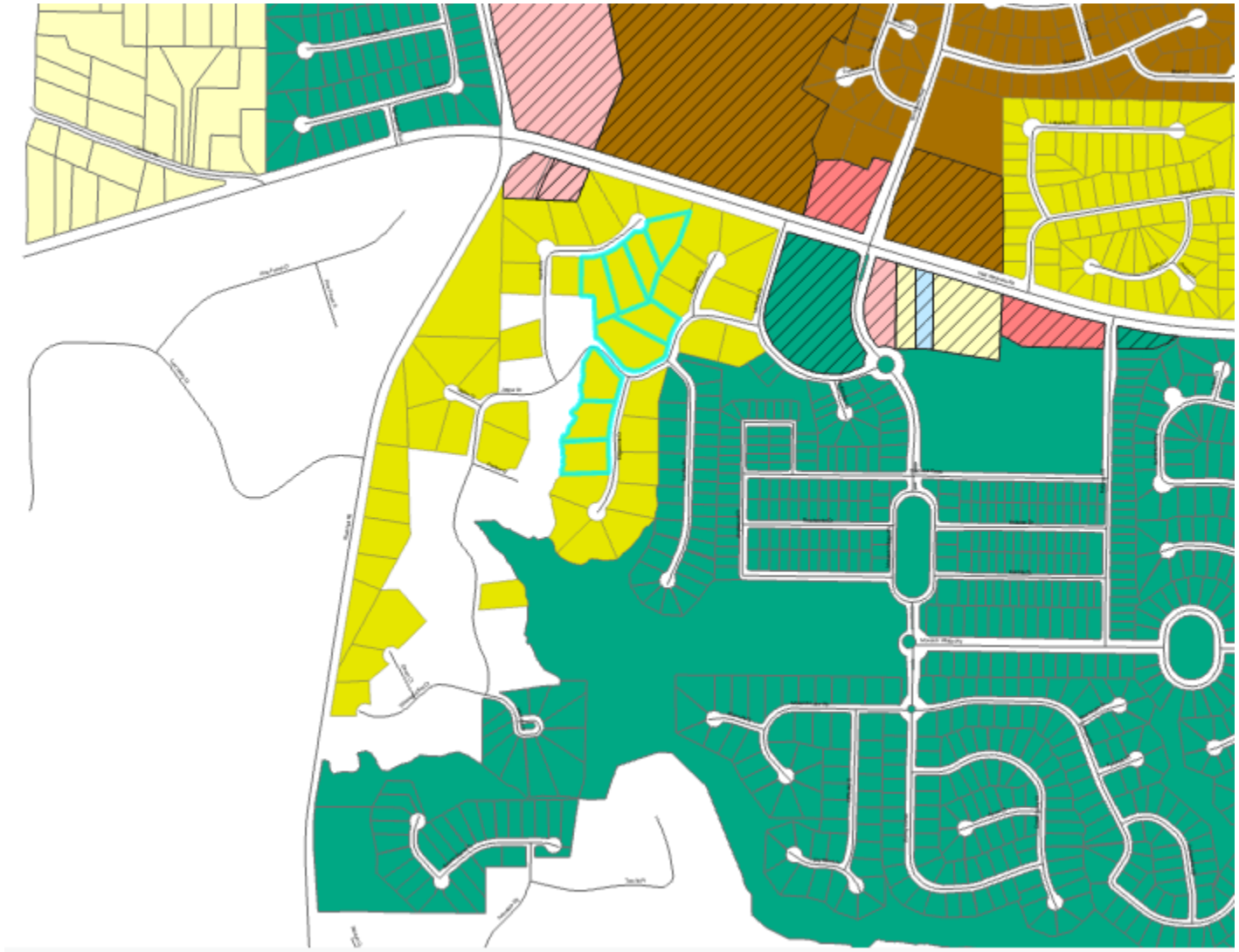
- 013A01053000
- 013A01054000
- 013A01055000
- 013A01056000
- 013A01137000
- 013A01133000
- 013A01136000



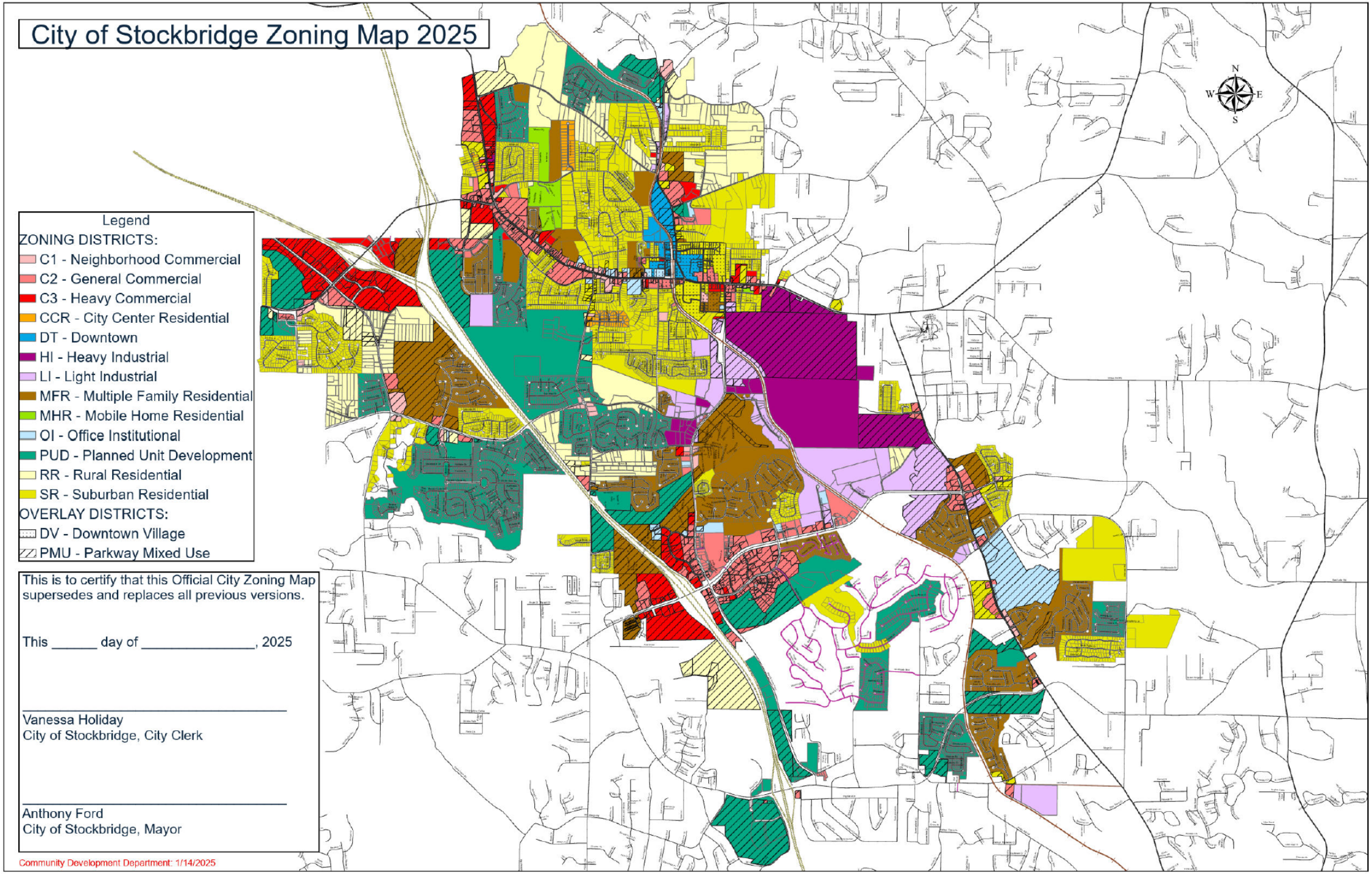
De-Annexed Parcels

DX-2024-04

- 013A01016000
- 013A01015000
- 013A01014000
- 013A01036000
- 013A01035000
- 013A01034000
- 013A01033000



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

_____

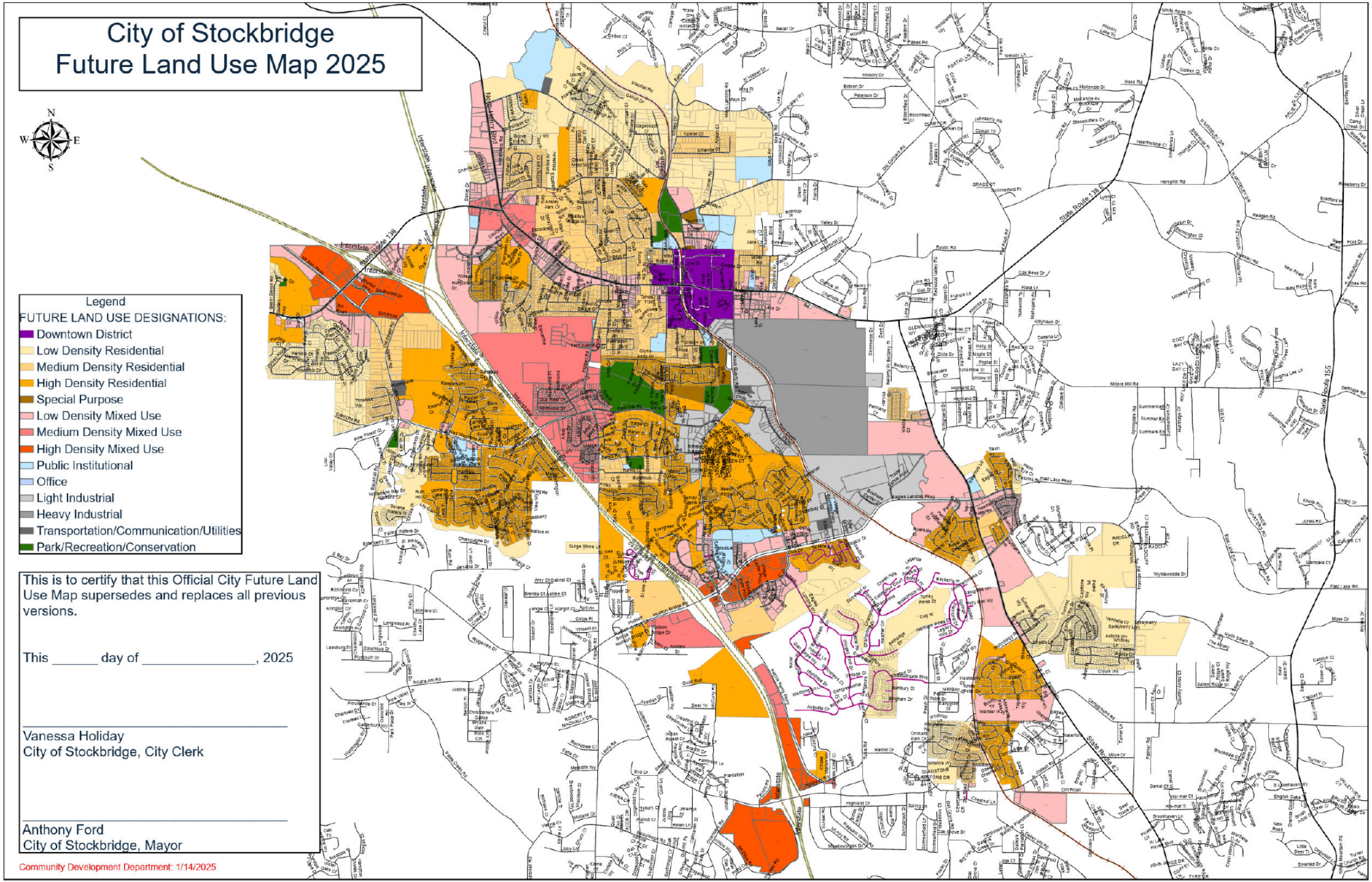
Vanessa Holiday
City of Stockbridge, City Clerk

_____

Anthony Ford
City of Stockbridge, Mayor

Community Development Department: 1/14/2025

City of Stockbridge
Future Land Use Map 2025



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

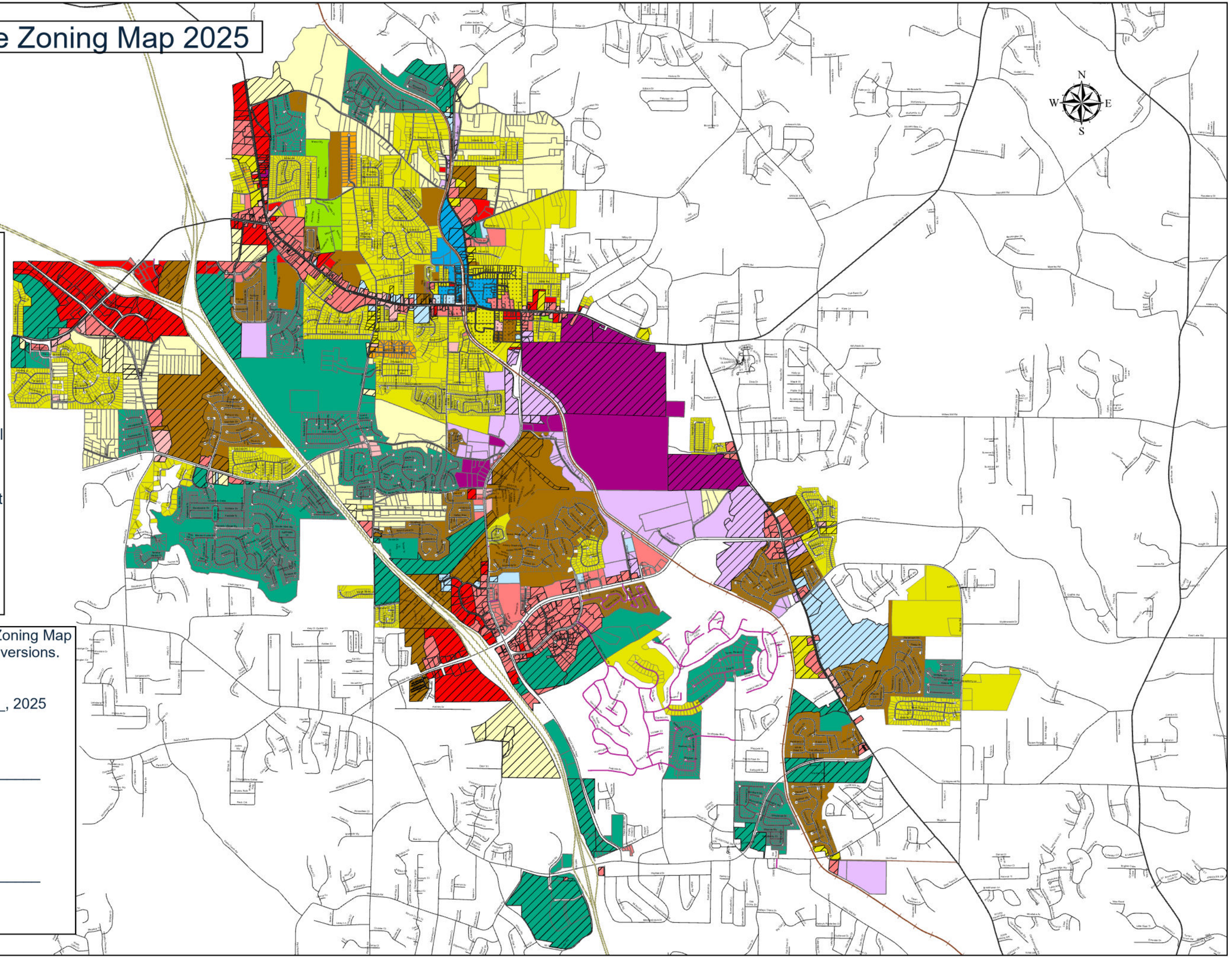
This _____ day of _____, 2025

_____
Vanessa Holiday
City of Stockbridge, City Clerk

_____
Anthony Ford
City of Stockbridge, Mayor

Community Development Department: 1/14/2025

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

Community Development Department: 1/14/2025

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

Community Development Department: 1/14/2025

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

Community Development Department

Planning & Zoning

Jordyn Bucholtz, GIS Analyst

Map Changes 2023

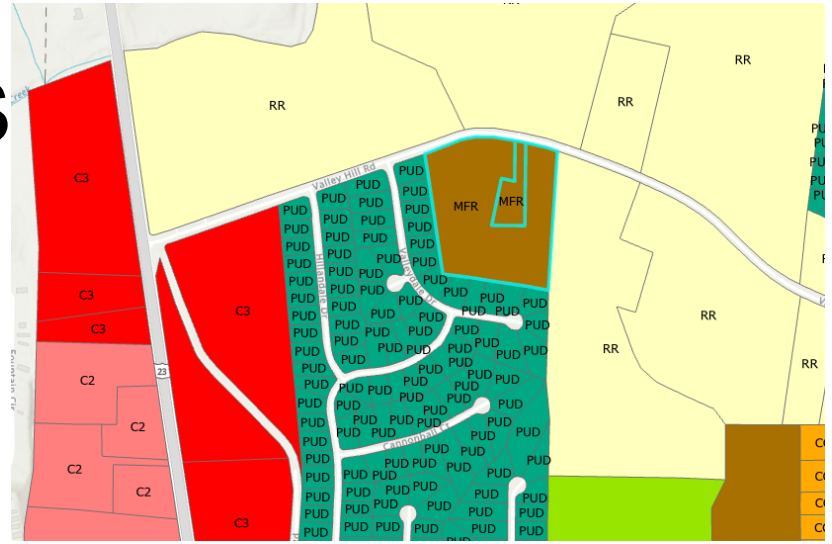
Project Information				Address			Annexations		Rezonings				Comp Plan Changes				Variances	
Year	Project Name	Parcel Number	ACRES	St #	St Name	St Type	Date	No.	Date	No.	From	To	Date	No.	From	To	Date	No.
2023	Keith Nation	029-01009000		713	Valley Hill	Rd			6/12/2023	RZ-2023-01		MFR	6/12/2023	CP-2023-01		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	PUD						
		030-01009005	3.636								C-3							
		030-01009006	1.369								C-3							

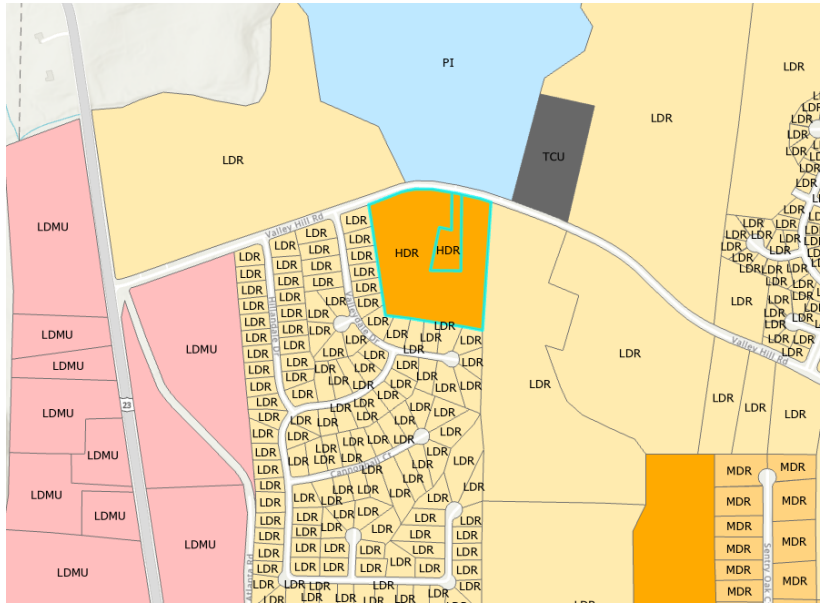
Map Changes 2024

Project Information				Address			Annexations		Rezonings				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

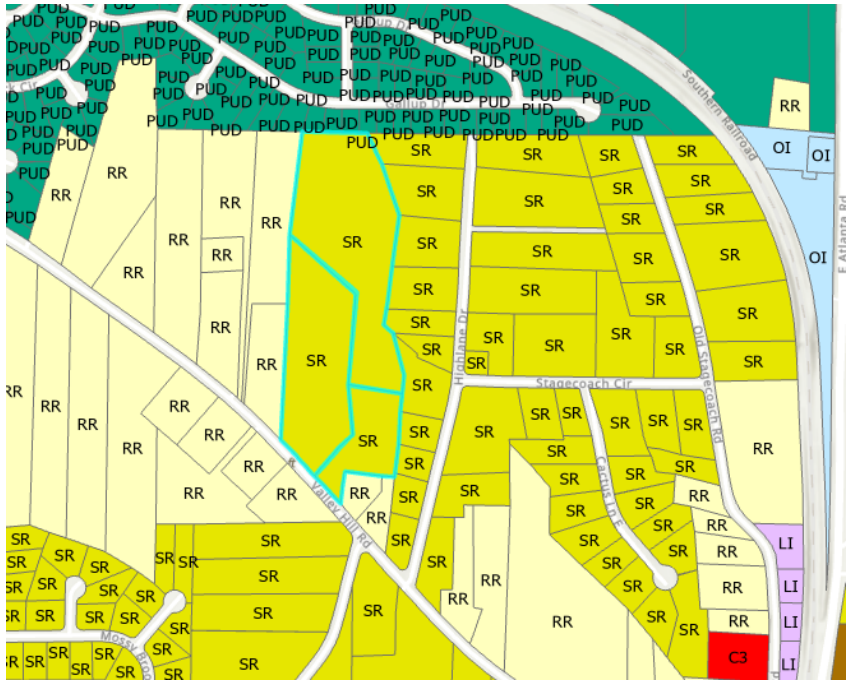
- RZ-2023-01
  - Parcel #029-01009000: RR -> MFR
  - Parcel #029-01009001: RR -> MFR
- CP-2023-01
  - Parcel #029-01009000: LDR -> HDR
  - Parcel #029-01009001: LDR -> HDR





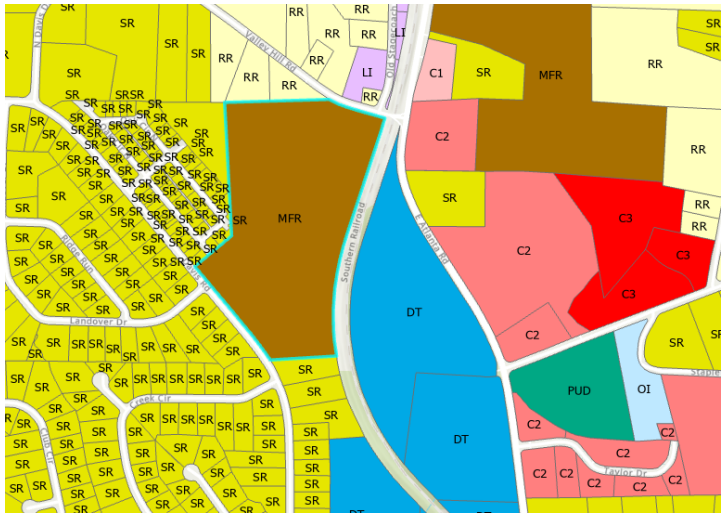
10/9/23 Approved Changes

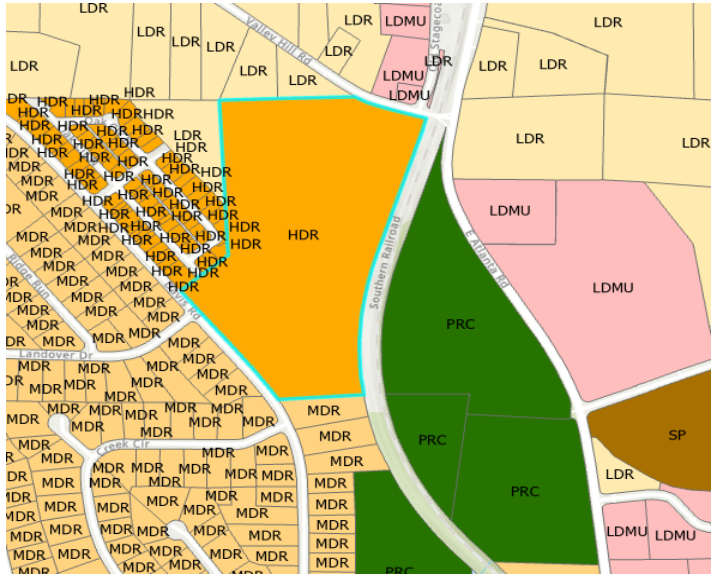
- RZ-2023-02
  - Parcel #S09-06010000: RR -> SR
  - Parcel #S08-01010000: RR -> SR
  - Parcel #S08-01020000: C-1 -> SR



11/13/23 Approved Changes

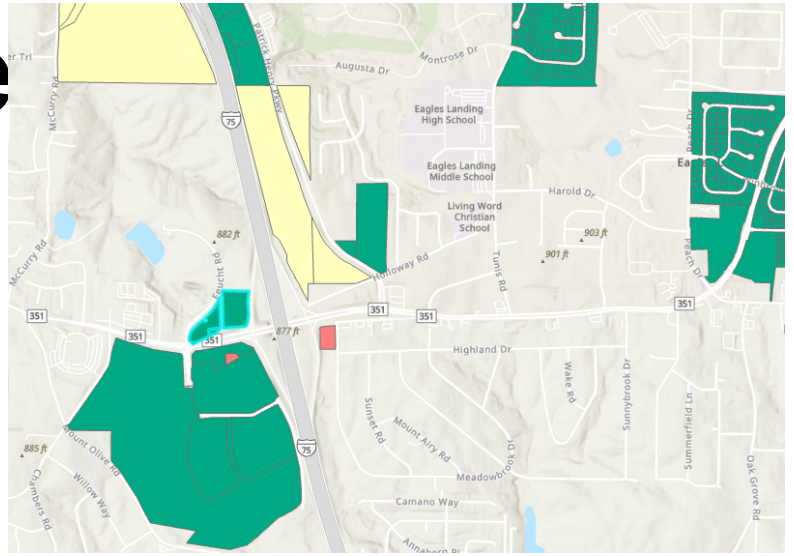
- RZ-2023-03
  - Parcel #S16-01006000: LI -> MFR
- CP-2023-02
  - Parcel #S16-01006000: LI -> HDR

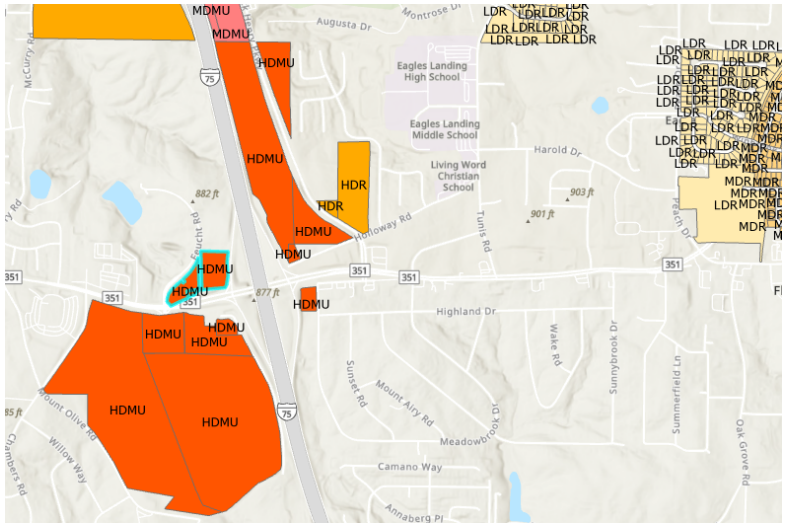




12/11/23 Approved Change

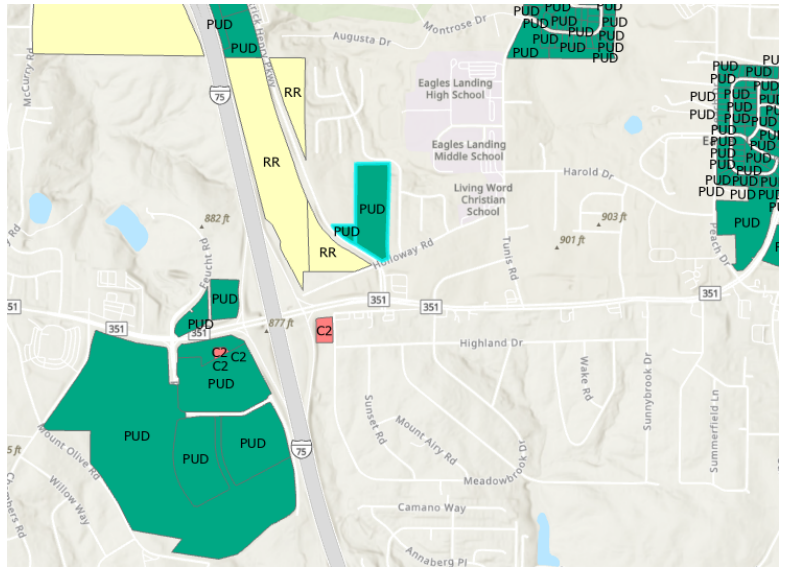
- AX-2023-04
  - Parcel #053-01017005
  - Parcel #053-01017000
- RZ-2023-06
  - Parcel #053-01017005: PUD
  - Parcel #053-01017000: PUD
- CP-2023-05
  - Parcel #053-01017005: HDMU
  - Parcel #053-01017000: HDMU

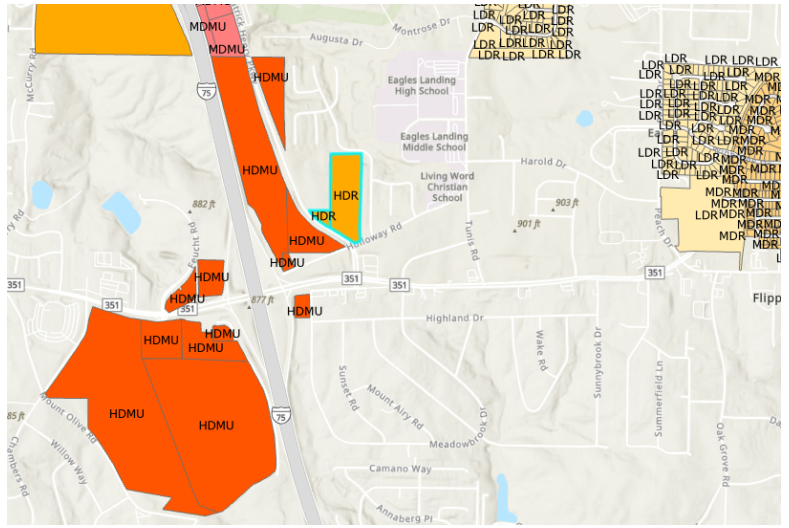




12/11/23 Approved Changes Continued

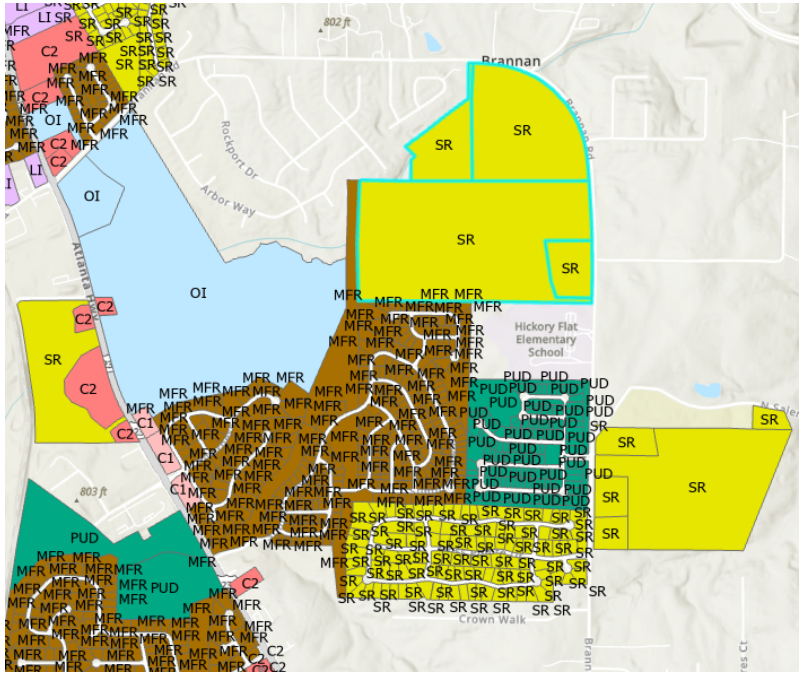
- AX-2023-03
  - Parcel #052-01023000
  - Parcel # 052-01024000
- RZ-2023-04
  - Parcel #052-01023000: PUD
  - Parcel # 052-01024000: PUD
- CP-2023-03
  - Parcel #052-01023000: HDR
  - Parcel # 052-01024000: HDR

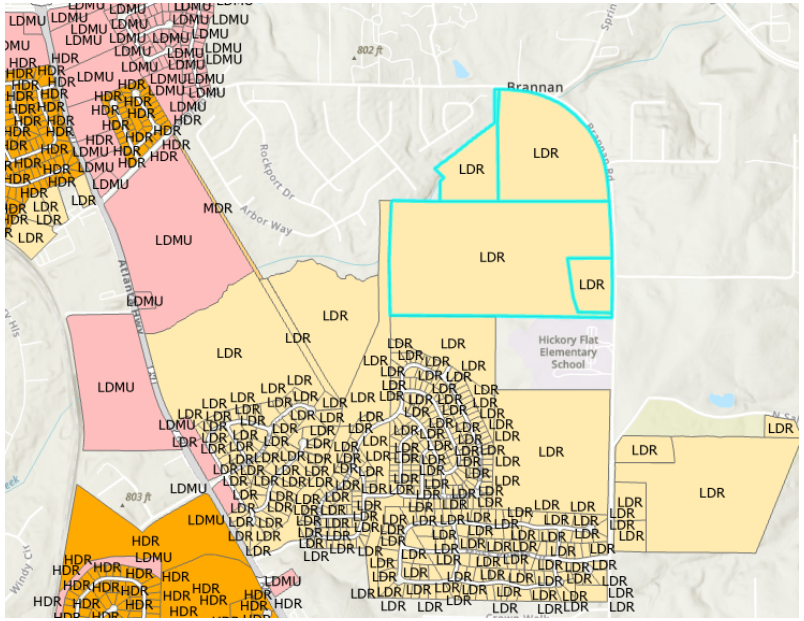




1/8/24 Approved Changes

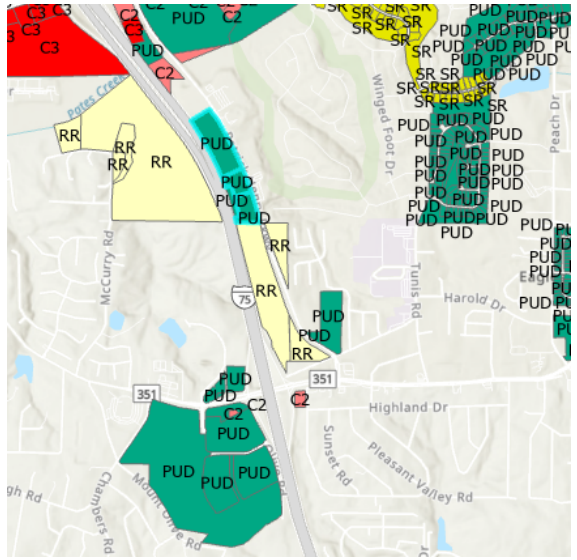
- AX-2023-05
  - 088-02055000
  - 088-02057000
  - 088-02056000
  - 070-01005001
- RZ-2023-07
  - 088-02055000: SR
  - 088-02057000: SR
  - 088-02056000: SR
  - 070-01005001: SR
- CP-2023-06
  - 088-02055000: LDR
  - 088-02057000: LDR
  - 088-02056000: LDR
  - 070-01005001: LDR

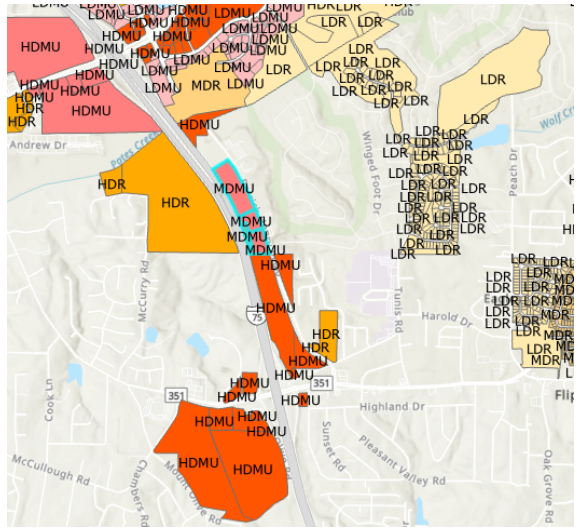




1/8/24 Approved Changes Continued

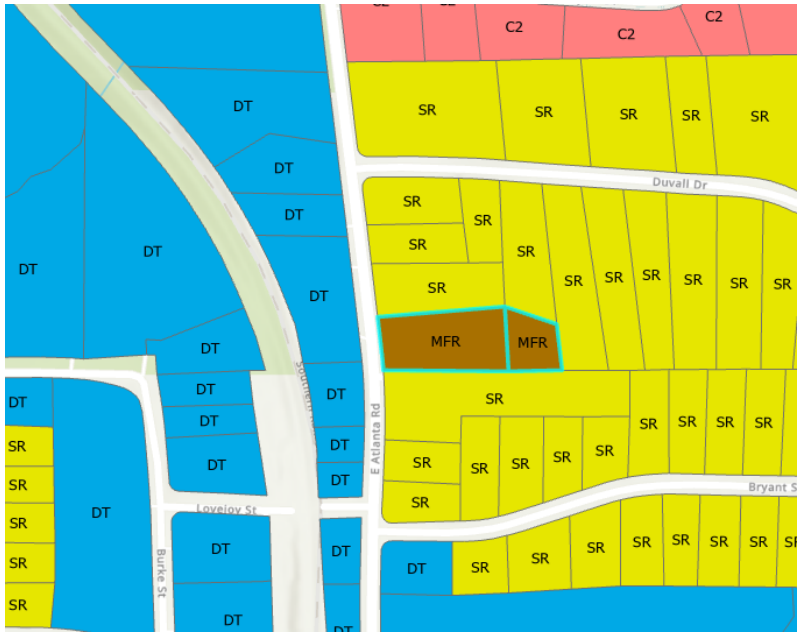
- AX-2023-06
  - 052-01025024
  - 052-01025027
  - 052-01025028
  - 052-01025021
- RZ-2023-08
  - 052-01025024: PUD
  - 052-01025027: PUD
  - 052-01025028: PUD
  - 052-01025021: PUD
- CP-2023-07
  - 052-01025024: MDMU
  - 052-01025027: MDMU
  - 052-01025028: MDMU
  - 052-01025021: MDMU

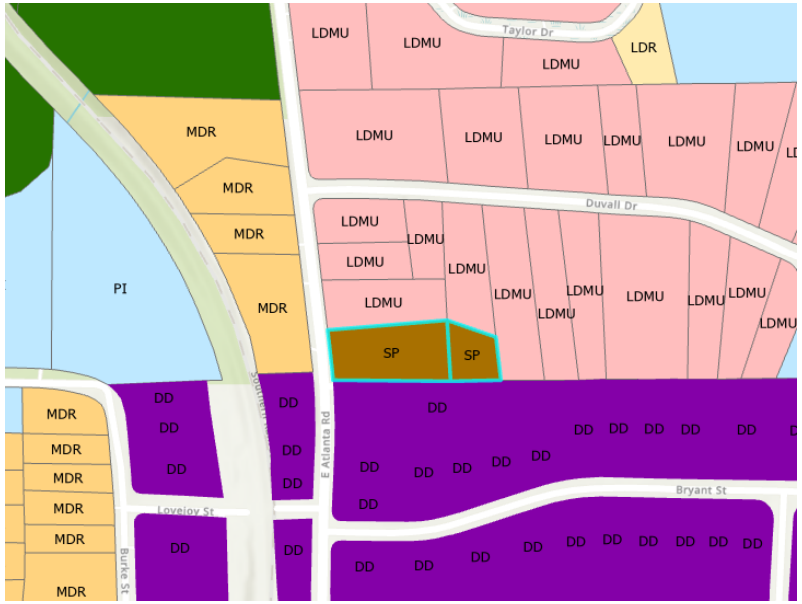




2/12/24 Approved Changes

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

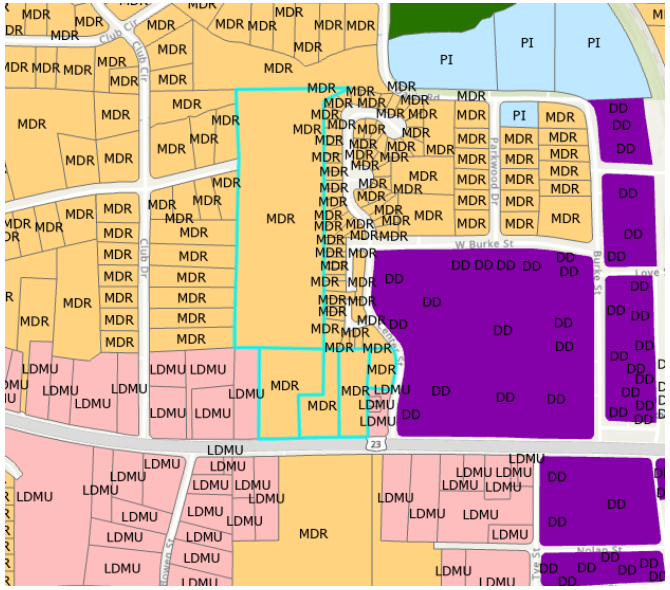




2/12/24 Approved Changes Continued

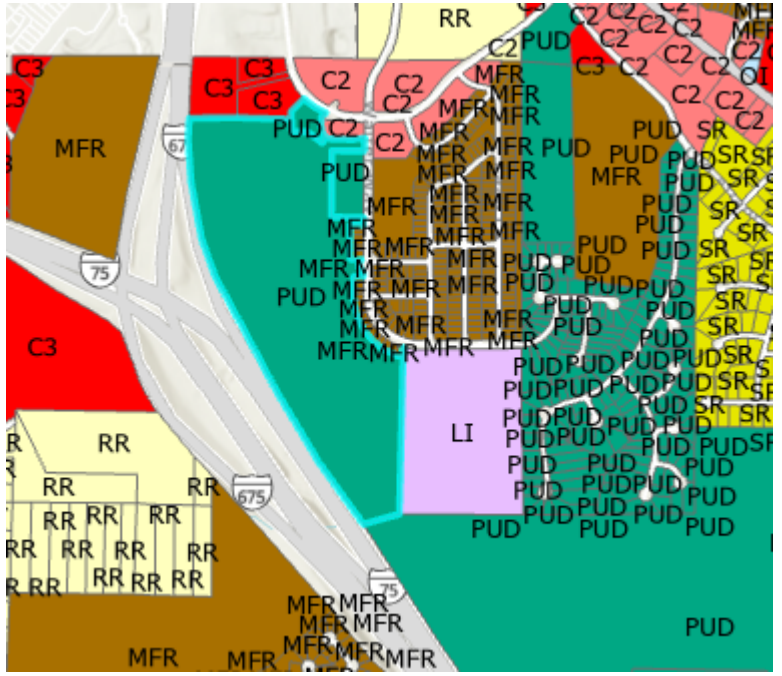
- RZ-2023-10
  - S18-02003000: OI -> MFR
  - S18-02002005: OI -> MFR
  - S18-02002000: SR -> MFR
  - S18-02002006: OI -> MFR
  - S18-02004009: C-1 -> MFR
- CP-2023-09
  - S18-02003000: LDMU -> MDR
  - S18-02002005: LDMU -> MDR
  - S18-02002000: MDR -> MDR
  - S18-02002006: LDMU -> MDR
  - S18-02004009: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





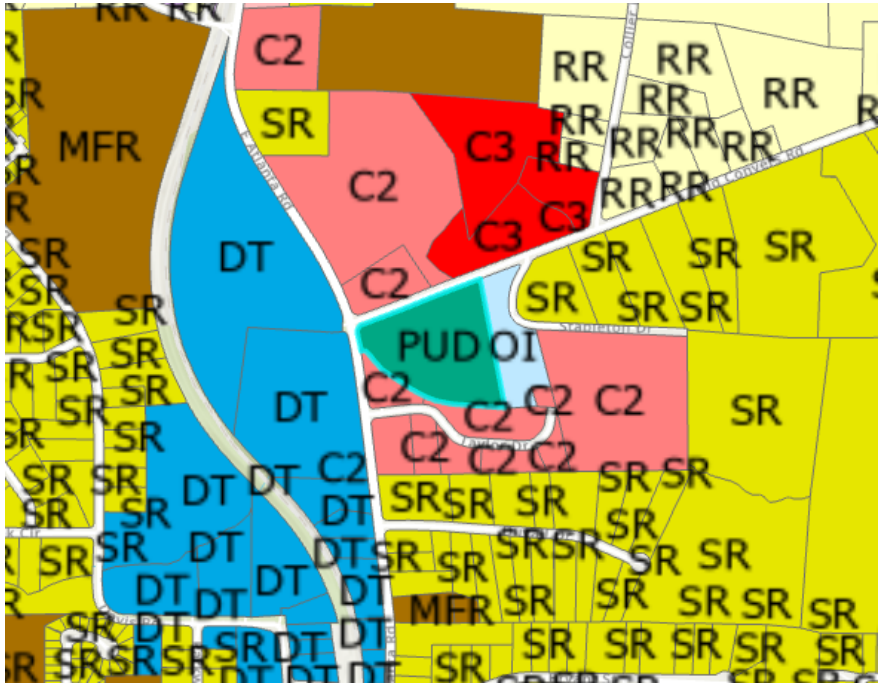
6/10/2024 Approved Changes

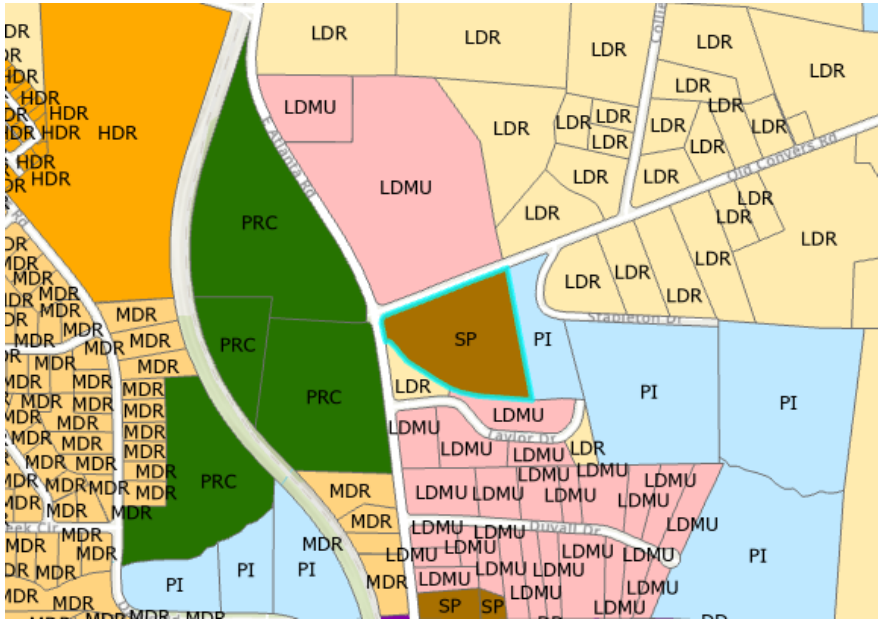
- RZ-2023-05
  - 030-01009000: C-3 -> PUD
  - 030-01009005: C-3 -> PUD
  - 030-01009006: C-3 -> PUD



7/8/24 Approved Changes

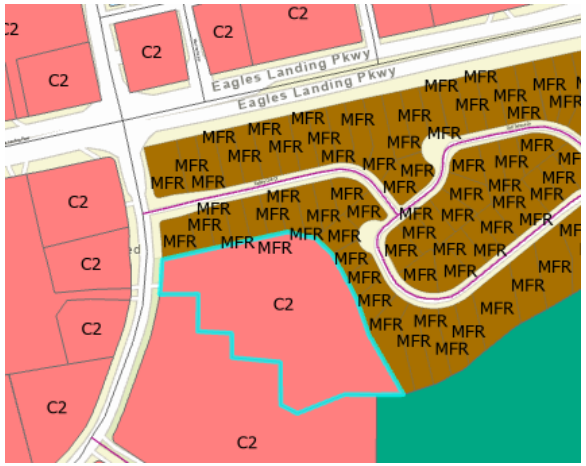
- RZ-2024-02
  - S24-01017000: SR -> PUD
- CP-2024-02
  - S24-01017000: LDR -> SP

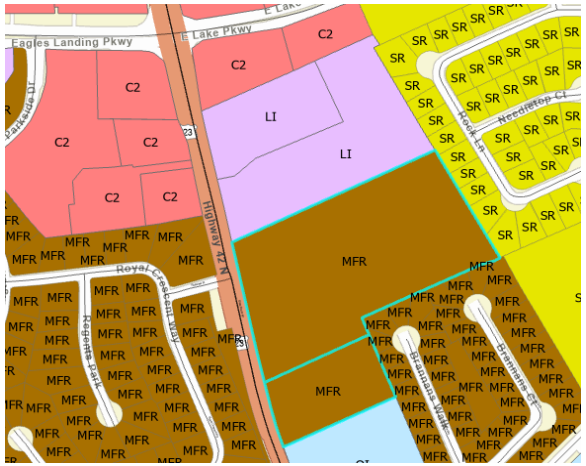


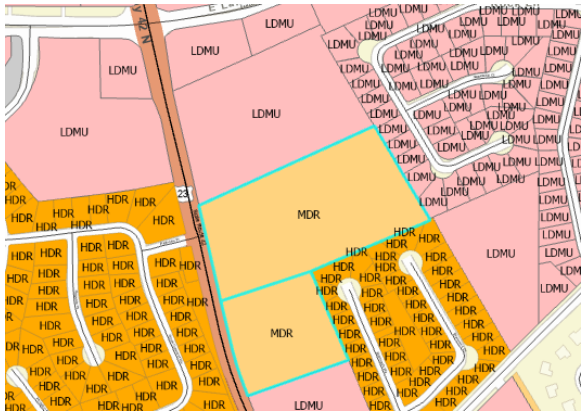


9/9/24 Approved Changes

- 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

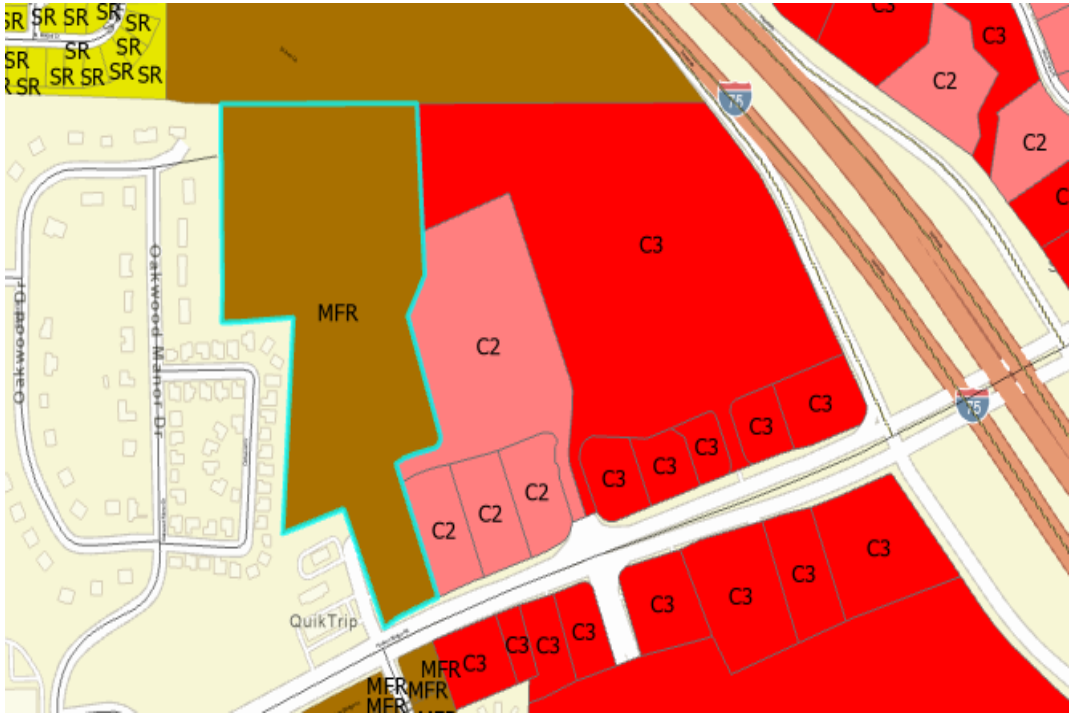






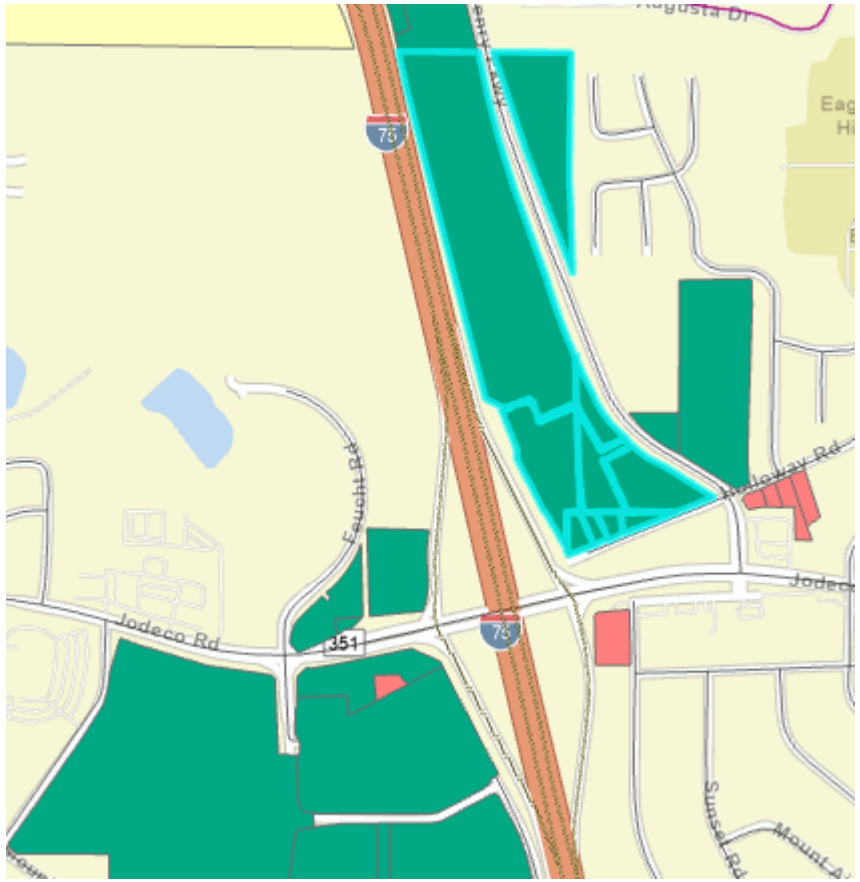
10/14/24 Approved Changes

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



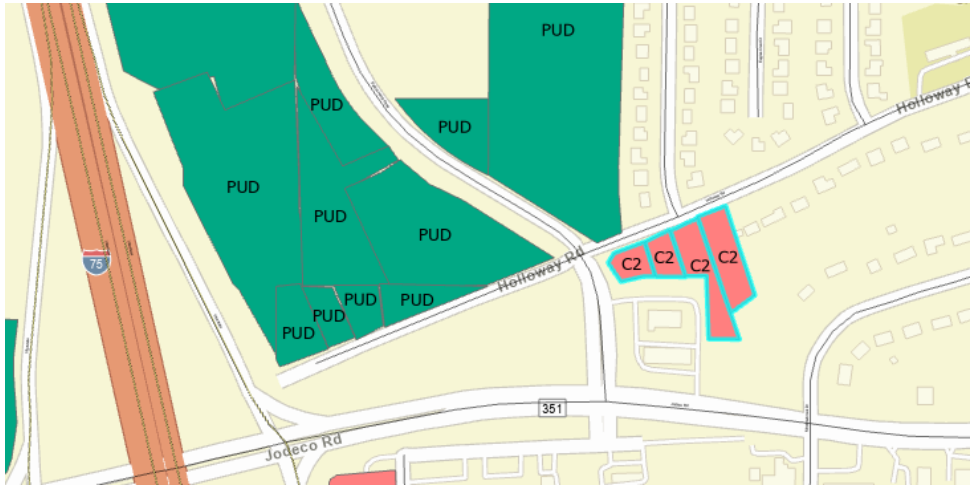
10/14/24 Approved Changes Continued

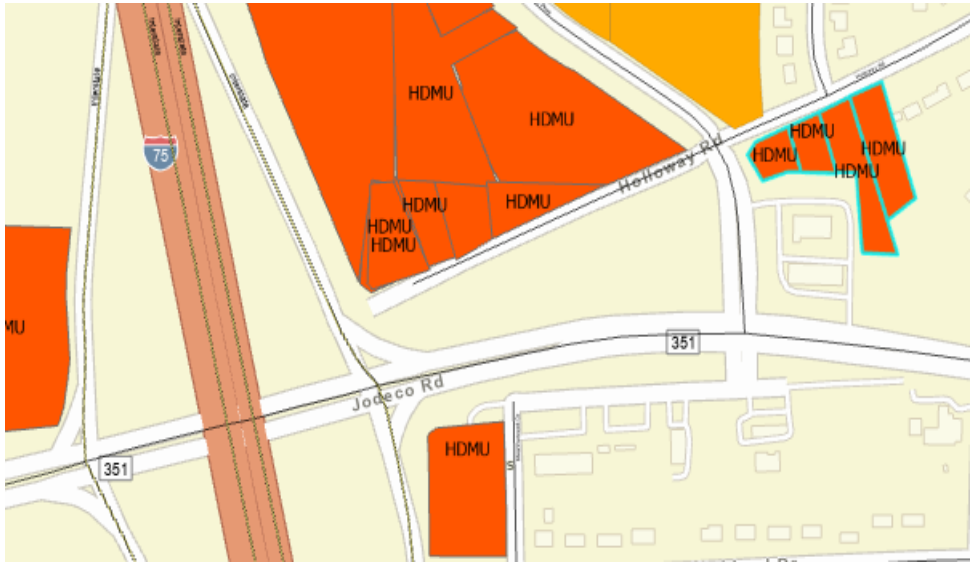
- RZ-2024-07
  - 052-01022000: RR -> PUD
  - 052-01031001: RR -> PUD
  - 052-01023002: RR -> PUD
  - 053-B01030006: RR -> PUD
  - 053-B01030007: RR -> PUD
  - 053-B01030008: RR -> PUD
  - 052-01031000: RR -> PUD
  - 053-B01030009: RR -> PUD



11/12/24 Approved Changes

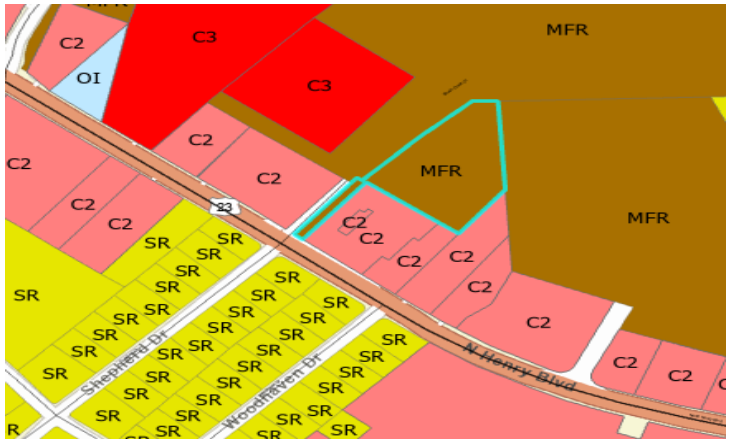
- AX-2024-01
  - 071A01088003
  - 071A01089000
  - 071A01090000
  - 071A01091000
- RZ-2024-04
  - C-2
- CP-2024-04
  - HDMU

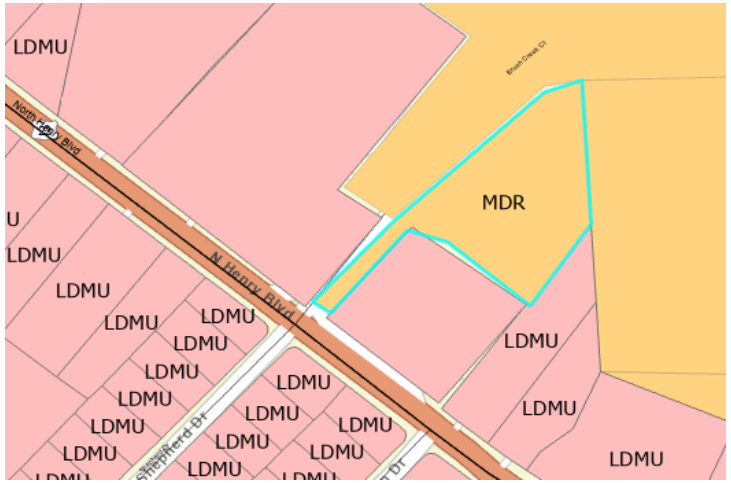




12/9/24 Approved Changes

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

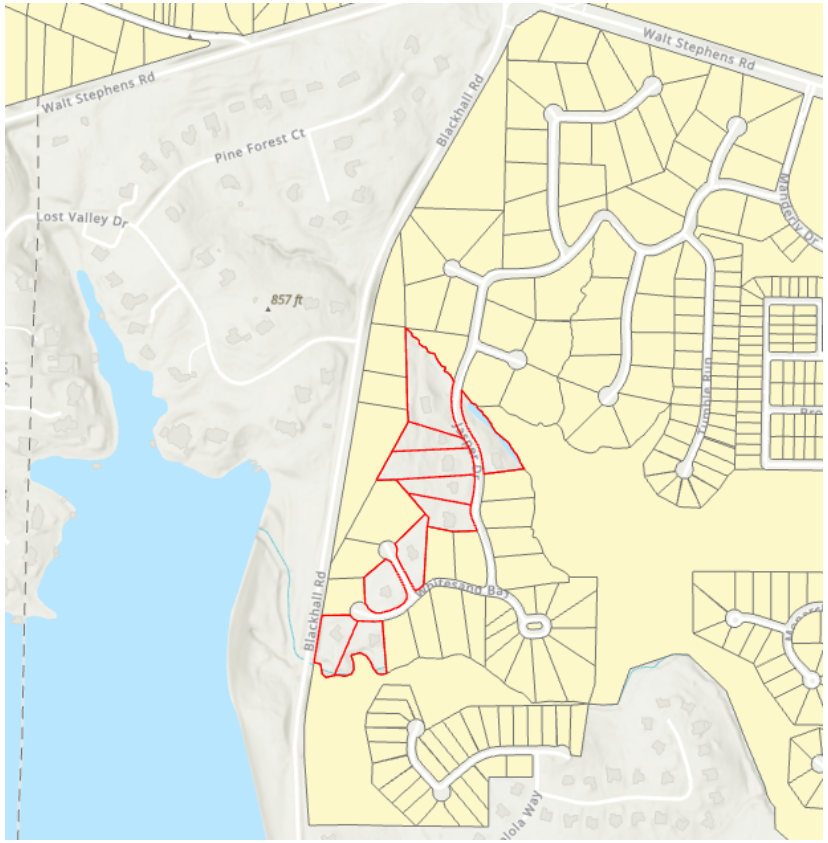




De-Annexed Parcels

DX-2024-01

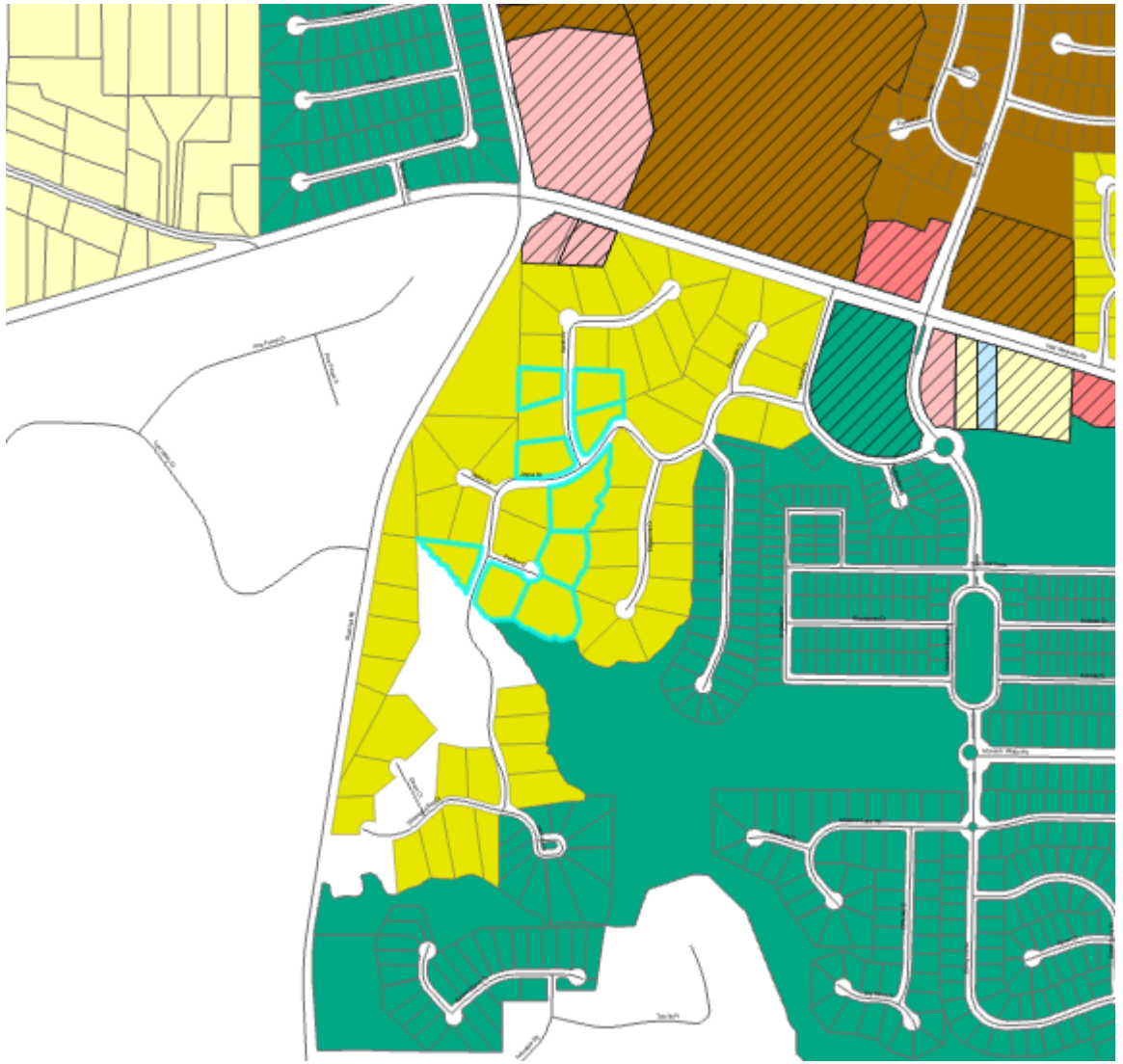
- 013A01051000
- 013A01057000
- 013A01058000
- 013A01059000
- 013A01600000
- 013A01061000
- 013A01127000
- 013A01128005
- 013A01132000
- 013A01138000



De-Annexed Parcels

DX-2024-02

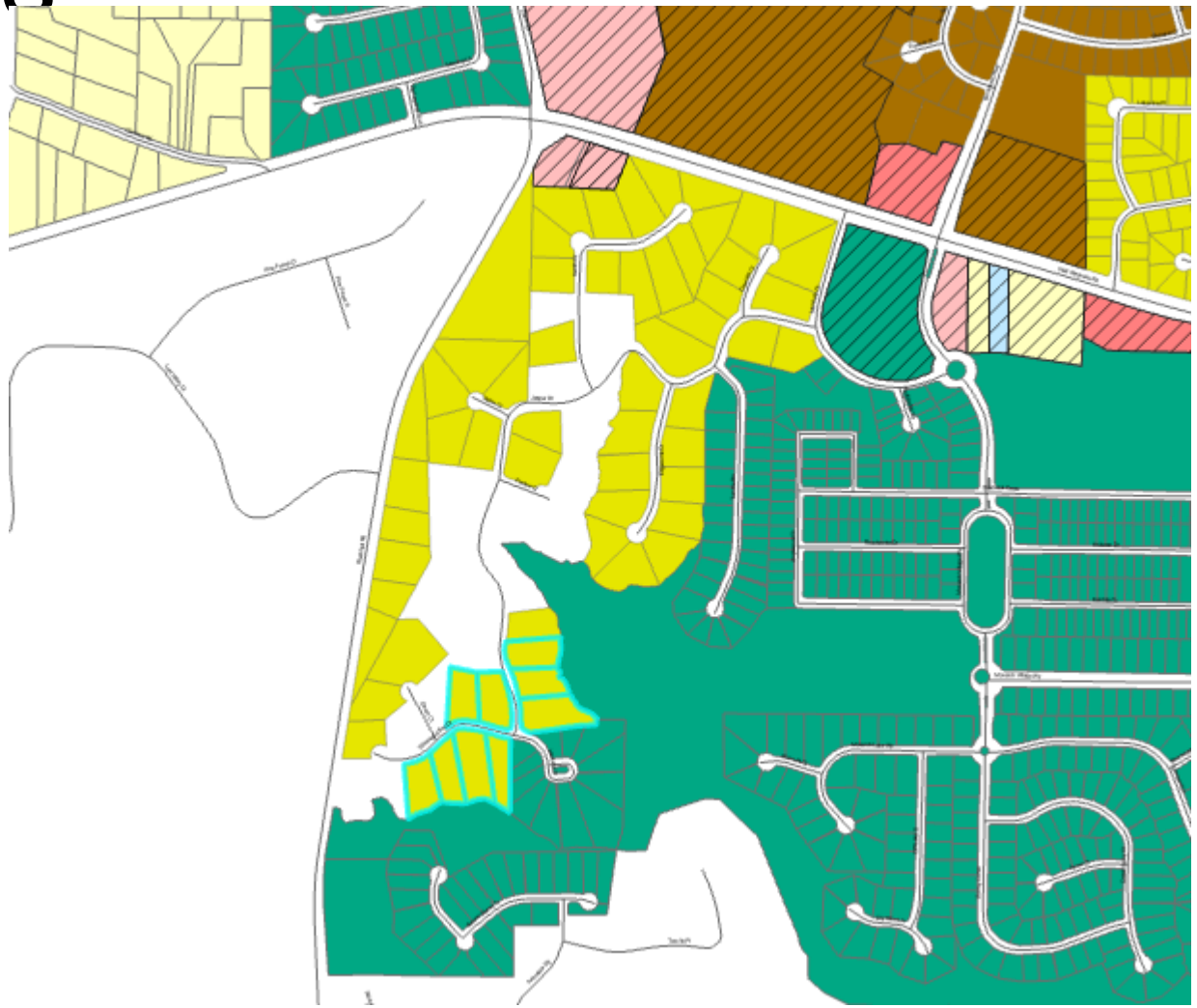
- 013A01023000
- 013A01024000
- 013A01050000
- 013A01039000
- 013A01038000
- 013A01025000
- 013A01049000



De-Annexed Parcels

DX-2024-03

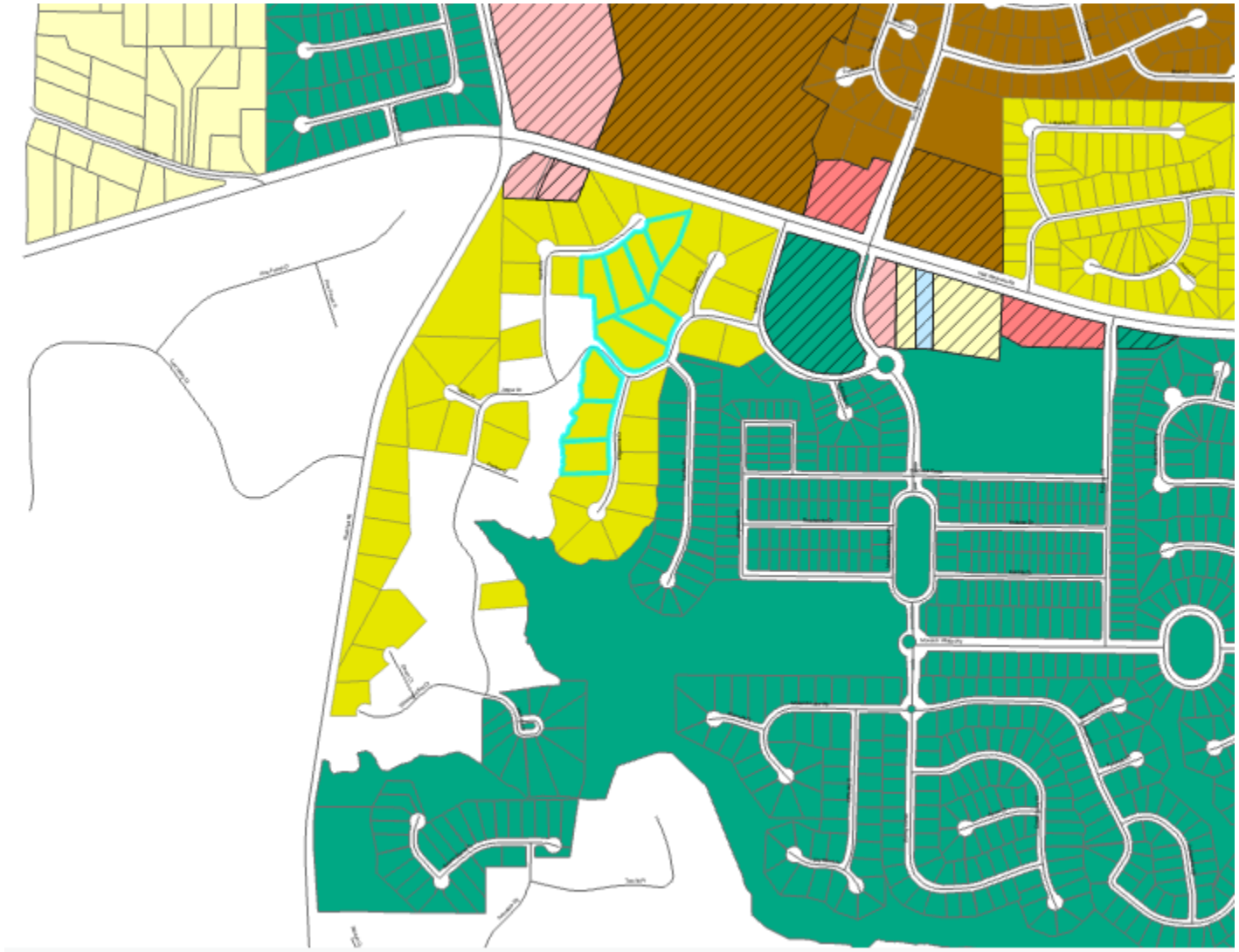
- 013A01053000
- 013A01054000
- 013A01055000
- 013A01056000
- 013A01137000
- 013A01133000
- 013A01136000



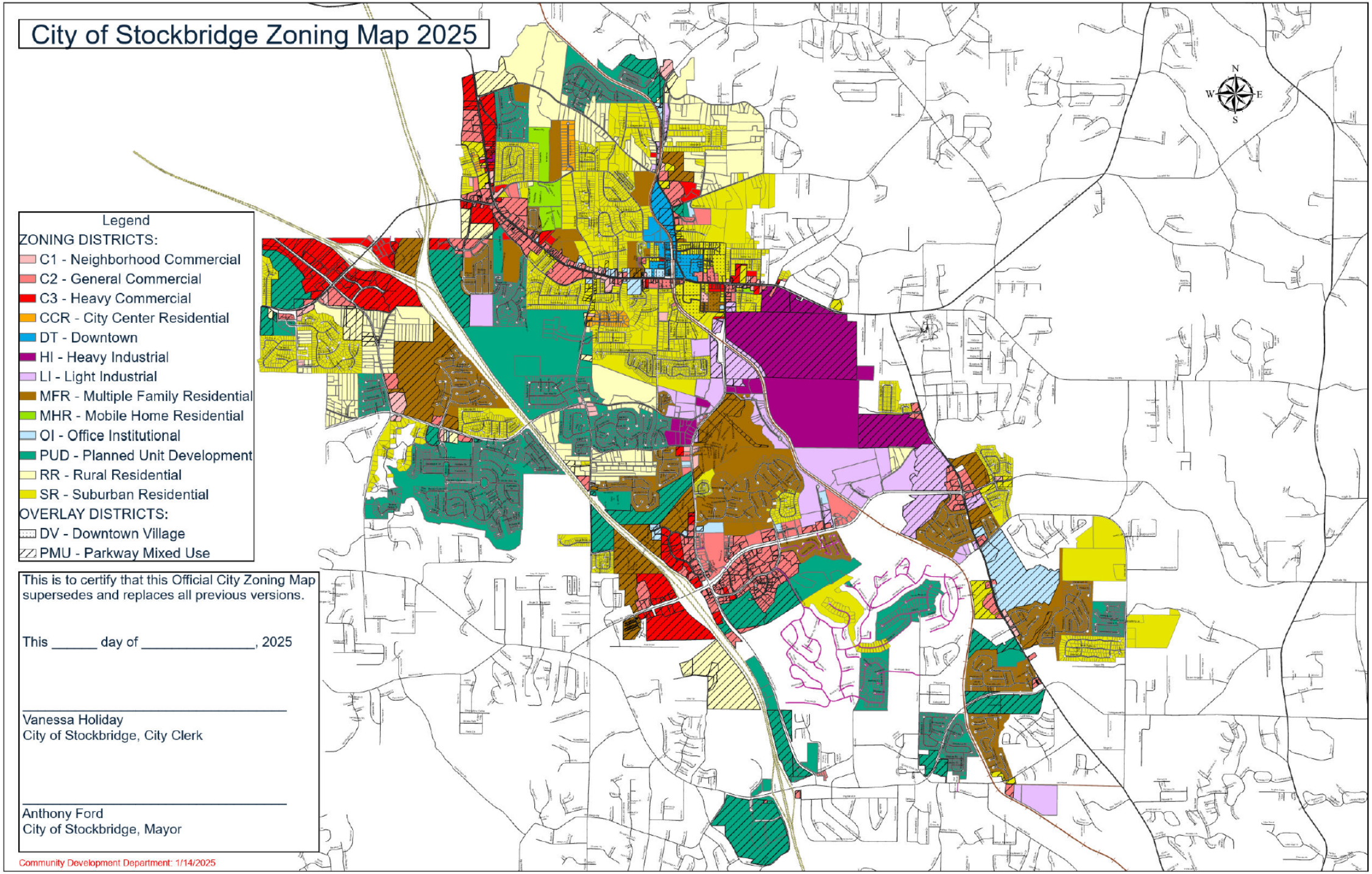
De-Annexed Parcels

DX-2024-04

- 013A01016000
- 013A01015000
- 013A01014000
- 013A01036000
- 013A01035000
- 013A01034000
- 013A01033000



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

_____

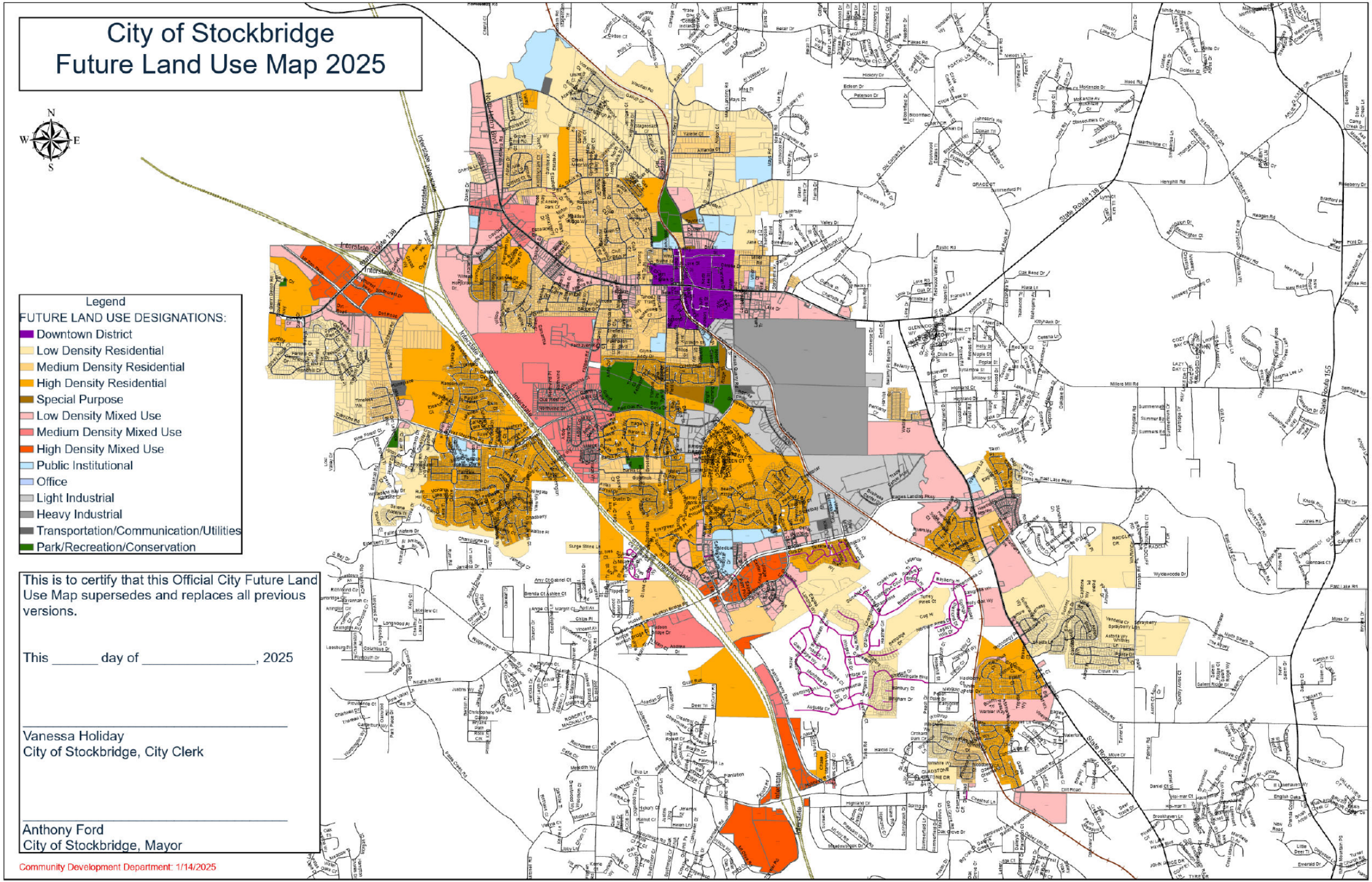
Vanessa Holiday
City of Stockbridge, City Clerk

_____

Anthony Ford
City of Stockbridge, Mayor

Community Development Department: 1/14/2025

City of Stockbridge
Future Land Use Map 2025



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

Community Development Department: 1/14/2025

City of Stockbridge

AGENDA ITEM

MEETING DATE

FEBRUARY 10, 2025

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

FUNDING SOURCE

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

ADOPTION OF THE OFFICIAL 2025 ZONING AND FUTURE LAND USE MAPS.
Consideration of the amendment and adoption of the Official City of Stockbridge 2025 Zoning and Future Land Use Maps, to be in compliance with the Stockbridge Unified Development Code (UDC), which serves as the City's Zoning Ordinance.

BACKGROUND INFORMATION:

The proposed 2025 Zoning and Land Use Maps included changes that were made to the previous maps due to City Council approvals of rezoning and Comprehensive Plan Amendment cases which occurred since the last Council adoption of the maps on May 8, 2023. Planning Commission Recommendation on January 30, 2025--Approval of the adoption of the maps (unanimous).

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

ADOPTION OF OFFICIAL 2025 ZONING AND FUTURE LAND USE MAPS.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL.

Staff Signature_____

TRANSMITTAL MEMO

RE: **Campground Road @ Hwy 42 Rezoning and Annexation Applications**
Planners and Engineers Collaborative, Inc. Project No. 19279.00A
On behalf of Meritage Homes

TO: **City of Stockbridge Community**
4602 North Henry Blvd
Stockbridge, GA 30281
678-833-3347

ATTN: **Ryan Anderson**
678-833-3340

FROM: **Planners and Engineers Collaborative**
350 Research Court, Suite 200
Peachtree Corners, GA 30092

C/O Hayley Todd – (757) 508-6593

Enclosed materials:

Rezoning Application
Annexation Application

CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

Annexation No: _____ Date: _____

Received by: _____

TYPE OF ANNEXATION

☐ **60% Method:** Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.

☑ **100% Method:** Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: 1778 & 1872 HWY 42 N, STOCKBRIDGE, GA

Is this property contiguous to the city limits? ☑ Yes ☐ No

LAND USE AND ZONING

County: high density suburban

County Zoning Classification: RA

Present Land Use: high density residential

Requested Zoning Classification: PUD

PROPERTY OWNER

Name: ROWAN FAMILY REAL ESTATE LLC

Mailing Address: 83 BRANNAN RD MCDONOUGH GA 30253

Telephone: (770) 289- 4530

Email: RROWAN@SANDSCONTRACTORS.COM

Signature: _____

Date: 10/07/2024

* If this application is submitted pursuant to the 60% Method, please attach additional names, signatures, addresses, dates of signature, and elector/landowners information on a separate sheet.

APPLICANT

Name: MERITAGE HOMES

Mailing Address: 3700 Mansell Road, Suite 550, Alpharetta, GA 30022

Telephone: (_____)

Email: clay.kirkley@meritagehomes.com

Signature:

Date: 10/07/24

PLEASE DO NOT WRITE BELOW THIS LINE – OFFICE USE ONLY

Signature: _____

Date: _____

City of Stockbridge Planning and Zoning Division

Rezoning Application

Name of Applicant: MERITAGE HOMES Phone: 678.348.8422 Date: 10-07-24

Address Applicant: 3700 Mansell Road, Suite 550 Fax Cell #

City: ALPHARETTA State: GA Zip: 30022 E-mail: Clay.Kirkley@meritagehom

Name of Agent: HAYLEY TODD, PEC+ Phone: 678.684.6287 Date: 10-07-24

Address Agent: 350 RESEARCH COURT, STE 200 Fax Cell #

City: NORCROSS State: GA Zip: 30092 E-mail: HTODD@PEC.PLUS

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

Rezoning being requested PUD, PARKWAY MIXED USE OVERLAY TO FACILITATE A NEW 243 UNIT, MIXED RESIDENTIAL DEVELOPMENT

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

Address of Property: 1778 & 1872 HWY 42 N

Nearest intersection to the property: HIGHWAY 42 N AND CAMPGROUND ROAD (Street Address)

Size of Tract: 48.59 acre(s), Land Lot Number(s): 34, 35, 62, District(s): 7

Property Tax Parcel Number(s): 089-01001003, 089-01001000 **(Required)**

Witness Signature

T. Williams

Printed Name of Witness

Notary

NOTARY STAMP:

LINDA BOROVICKA NOTARY PUBLIC COBB COUNTY, GEORGIA My Commission Expires 06-25-2028

Signature of Applicant

MERITAGE HOMES, C/O C Kirkley

Printed Name of Applicant

Signature of Agent

MERITAGE HOMES OF GEORGIA INC CORPORATE SEAL 2014 ARIZONA

(For Office Use Only)

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

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

Pre-application meeting: Date:

Planning Commission Decision:

City Council Decision:

Community Development Director's Signature: Date:

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1872 HWY 42 N [address], with Parcel Number 089-01001000 which is the subject of this application.

Name of Property Owner: ROWAN FAMILY REAL ESTATE LLC

Property Owner's Address: 83 BRANNAN RD MCDONOUGH GA 30253

Telephone: 770-289-4530 E-mail: RROWAN@SANDSCONTRACTORS.COM

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

Signature: _____ Date: 10-07-24

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

Name(s) of Applicant(s): MERITAGE HOMES, C/O Clay Kirkley

Company/law firm (if applicable): MERITAGE HOMES

Telephone, E-Mail, & Address: Clay.Kirkley@meritagehomes.com

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

_____ _____

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

10/07/2024
Date

Signature of Notary Public

Robert Wood
Printed Name of Notary Public

10/7/24
Date

Notary Public's Seal or Stamp:

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1778 HWY 42 N [address], with Parcel Number 089-01001003, which is the subject of this application.

Name of Property Owner: ROWAN PROPERTIES LP

Property Owner's Address: 1872 HWY 42 NORTHMCDONOUGH GA 30253

Telephone: 770-289-4530 E-mail: RROWAN@SANDSCONTRACTORS.COM

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

Signature: _____ Date: 10-07-24

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

Name(s) of Applicant(s): MERITAGE HOMES, C/O Clay Kirkley

Company/law firm (if applicable): MERITAGE HOMES

Telephone, E-Mail, & Address: Clay.Kirkley@meritagehomes.com

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

_____ _____

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

10/07/2024
Date

Signature of Notary Public

Robert Wood
Printed Name of Notary Public

10/7/24
Date

Notary Public's Seal or Stamp:

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

Applicant Campaign Disclosure Form

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

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

Yes_____No

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

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

We certify that the foregoing information is true and correct, this 3rd day of October, 2024

C. Kirkley, on behalf of Meritage Homes

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 3rd day of October 2024

Notary Public

LINDA BOROVICKA
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY Commission Expires 06-25-2028

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

Applicant Campaign Disclosure Form

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

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

Yes ____ No ____

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

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

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

ROWAN FAMILY REAL ESTATE LLC
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 7th day of October 2024

Notary Public

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

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

Applicant Campaign Disclosure Form

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

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

Yes ____ **No** ____

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

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

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

ROWAN PROPERTIES, L.P.

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 7th day of October 2024.

Notary Public

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

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

FW: Pre-Application Meeting for Proposed Annexation

GL

Kenneth Wood <Kwood@pec.plus> on behalf of Gordon Linton <Glinton@stockbridgega.org>

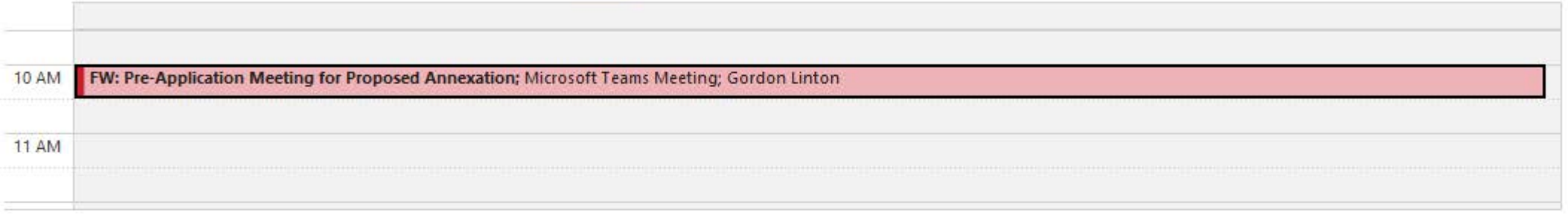
No Response Required

Required Ramirez, Francisco; Kenneth Wood; Keedra Jackson; Linda Logan; Demetries Wells; Jordyn Bucholtz; Ryan Anderson

Thu 7/18/2024 10:00 AM

Follow up. Completed on Thursday, July 18, 2024.
Accepted on 7/15/2024 4:53 PM.

Thursday, July 18, 2024 10:00 AM-10:30 AM Microsoft Teams Meeting



-----Original Appointment-----
From: Gordon Linton <Glinton@stockbridgega.org>
Sent: Monday, July 15, 2024 4:18 PM
To: Gordon Linton; Kenneth Wood; Keedra Jackson; Linda Logan; Demetries Wells; Jordyn Bucholtz; Ryan Anderson
Subject: Pre-Application Meeting for Proposed Annexation
When: Thursday, July 18, 2024 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

Meeting to discuss a proposed annexation. The person we are meeting with is Kenneth Wood

---

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 280 442 082 279

Passcode: tsnbxu

For organizers: Meeting options

Planners & Engineers Collaborative+

10/7/2024

Re: **Letter of Intent – Annexation and PUD Rezoning**
Campground Road @ Highway 42
PEC+ Project No. 19279.00A

Dear Community Development Officials,

This application seeks to annex and rezone the approximately 48.5-acre site known as Campground Road @ Highway 42 (the "Subject Property," PIDs 089-01001000 and 089-01001003) from RA to PUD under the Parkway Mixed Use Overlay. Bringing the site from Henry County into the City Limits of Stockbridge and rezoning to PUD would allow for the development of a new, 243-unit, single-family attached and detached development.

Site and Proposal

The Subject Property is located along the eastern side of Highway 42 and is bisected by Campground Road. The site is bordered by the Clark Meadows subdivision to the north, a Georgia Power easement to the northwest, Highway 42 to the southwest, and Tabernacle of Praise Church to the south across Old Campground Road. The site is made up of two parcels that total approximately 48.5-acres.

Of the 46.5-acres, approximately 1.5 acres are in a floodplain. Approximately 8.7 acres of the site are proposed to be used for street right-of-way. The net area of the site is 38.29 acres. The proposed 243-unit single family subdivision has a net site density of 6.35 units per acre. There would be 142 townhome units and 101 single-family detached lots. The site would have 15 acres of open space (approximately 30% of the total site area). Elevations are included with this submittal.

The proposed annexation and rezoning would allow for the 48.5-acre site to be annexed into the City Limits of Stockbridge, rezoned PUD, and be subject to the Parkway Mixed Use overlay district. The proposal includes 243 new homes.

Rationale for Request

This area is part of the "high-density suburban" character area per the Henry County Comprehensive Plan. As such, the proposed PUD zoning in Stockbridge is compatible with the underlying designation and is therefore aligned with the comprehensive plan. The immediate area is characterized by different types of single family development, including townhomes and detached homes. The proposed development would fit into the character of the existing context and would present a high quality addition to the overall area. The development would be compatible and consistent with nearby and adjacent development pattern, and therefore meets the purpose and intent of the district per the City of Stockbridge UDO.

Constitutional Objections

The portions of the Code of Ordinances and Zoning Ordinance for City of Stockbridge (the "Zoning Ordinance") which classifies or conditions the Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant and property owner are unconstitutional, in that they would destroy the Applicant's and property owner's property rights without

first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Ordinance which presently restricts the Property's use to the present zoning classification, uses, regulations, requirements, and conditions is unconstitutional, illegal, null and void, and constitutes a taking of the Applicant's and the property owner's property rights in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States by denying economic and viable use of the Property while not substantially advancing legitimate state interests.

The Property is presently suitable for OSC as proposed in the requested rezoning, as amended by the Applicant, and is not economically suitable for uses restricted under its present zoning and development classification, conditions, regulations, and restrictions due to its location, shape, size, surrounding development, and other factors. A denial of the requested rezoning and related variances would constitute an arbitrary and capricious act by City of Stockbridge and the City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment. A refusal by City of Stockbridge and the City Council to approve this requested rezoning, with only such additional conditions as agreed to by the Applicant and/or owner, so as to permit the only feasible economic use of the Property, would be unconstitutional between the Applicant, owner, and similarly situated property owners, in violation of Article I, Section I, Paragraph II of the Constitution of the State by discriminating of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment.

Conclusion

The applicant and owner respectfully request that the City of Stockbridge City Council, Planning Commission and Planning Staff approve and support the Applicant's rezoning request to allow for annexation into Stockbridge and the development of a new, single-family attached and detached subdivision. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

ZONING DESCRIPTION
NORTH TRACT

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

Beginning at the intersection of the northerly right-of-way line of Campground Road Extension (Variable R/W) with the southeasterly right-of-way line of Union City Norcross Transmission Line easement; thence along said easement

North 17 degrees 5 minutes 19 seconds East, a distance of 166.16 feet; thence North 17 degrees 9 minutes 14 seconds East, a distance of 769.82 feet; thence leaving saif right-of-way line North 90 degrees 0 minutes 0 seconds East, a distance of 100.50 feet; thence along the centerline of creek and following the meanderings thereof the following:

South 59 degrees 33 minutes 13 seconds East, a distance of 31.21 feet; thence South 38 degrees 8 minutes 20 seconds East, a distance of 206.68 feet; thence South 49 degrees 39 minutes 57 seconds East, a distance of 75.01 feet; thence South 49 degrees 6 minutes 3 seconds East, a distance of 103.84 feet; thence South 22 degrees 50 minutes 31 seconds East, a distance of 106.11 feet; thence South 54 degrees 29 minutes 7 seconds East, a distance of 210.47 feet; thence South 37 degrees 27 minutes 40 seconds East, a distance of 138.14 feet; thence South 6 degrees 28 minutes 54 seconds West, a distance of 130.40 feet; thence South 39 degrees 50 minutes 1 second East, a distance of 118.45 feet; thence South 10 degrees 0 minutes 45 seconds East, a distance of 101.77 feet; thence South 23 degrees 35 minutes 52 seconds East, a distance of 178.34 feet; thence South 63 degrees 4 minutes 32 seconds East, a distance of 53.02 feet; thence South 67 degrees 29 minutes 2 seconds East, a distance of 27.86 feet;

thence leaving said creek North 89 degrees 29 minutes 28 seconds East, a distance of 353.55 feet; thence South 01 degree 53 minutes 24 seconds West, a distance of 448.96 feet to a point on said right-of-way line of Campground Road Extension; thence along said right-of-way the following courses and distances:
North 50 degrees 59 minutes 10 seconds West, a distance of 448.30 feet; thence North 38 degrees 57 minutes 59 seconds East, a distance of 90.01 feet; thence North 50 degrees 59 minutes 32 seconds West, a distance of 49.01 feet; thence South 39 degrees 38 minutes 49 seconds West, a distance of 90.00 feet; thence North 50 degrees 59 minutes 12 seconds West, a distance of 475.68 feet; thence 456.46 feet along an arc of a curve to the left having a radius of 710.00 feet and a chord bearing and distance of North 69 degrees 24 minutes 11 seconds West 448.64 feet to a point; thence North 16 degrees 31 minutes 45 seconds West, a distance of 81.89 feet; thence South 82 degrees 3 minutes 52 seconds West, a distance of 122.49 feet; thence South 8 degrees 40 minutes 2 seconds East, a distance of 70.00 feet; thence 94.93 feet along an arc of a curve to the left having a radius of 709.99 feet and a chord bearing and distance of South 77 degrees 28 minutes 36 seconds West 94.86 feet to a point; thence South 68 degrees 22 minutes 54 seconds West, a distance of 130.83 feet to the POINT OF BEGINNING.

Said Tract containing 16.12 acres.

ZONING DESCRIPTION
SOUTH TRACT

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

Beginning at the intersection of the northerly right-of-way line of Campground Road (80' R/W) with the northeasterly right-of-way line of State Route 43, aka U.S. Hwy 23 (90' R/W), thence along said right-of-way of State Route 43, aka U.S. Hwy 23 North 33 degrees 37 minutes 41 seconds West, a distance of 120.45 feet; thence North 33 degrees 18 minutes 45 seconds West, a distance of 777.39 feet; thence North 33 degrees 19 minutes 8 seconds West, a distance of 385.29 feet; thence North 17 degrees 3 minutes 32 seconds East, a distance of 197.64 feet to a point on the southerly right-of-way line of Campground Road Extension (Variable R/W); thence along said right-of-way the following courses and distances:

North 56 degrees 31 minutes 15 seconds East, a distance of 34.69 feet; thence 214.32 feet along an arc of a curve to the right having a radius of 610.00 feet and a chord bearing and distance of North 66 degrees 35 minutes 18 seconds East 213.22 feet to a point; thence 163.44 feet along an arc of a curve to the right having a radius of 610.00 feet and a chord bearing and distance of North 84 degrees 19 minutes 45 seconds East 162.95 feet to a point; thence South 01 degree 59 minutes 46 seconds West, a distance of 30.00 feet; thence South 85 degrees 59 minutes 24 seconds East, a distance of 40.42 feet; thence North 5 degrees 59 minutes 50 seconds East, a distance of 30.00 feet; thence 351.48 feet along an arc of a curve to the right having a radius of 610.00 feet and a chord bearing and distance of South 67 degrees 29 minutes 37 seconds East 346.64 feet to a point; thence South 50 degrees 59 minutes 9 seconds East, a distance of 485.70 feet; thence South 39 degrees 0 minutes 1 second West, a distance of 10.00 feet; thence South 50 degrees 59 minutes 5 seconds East, a distance of 30.00 feet; thence North 39 degrees 0 minutes 1 second East, a distance of 10.00 feet; thence South 50 degrees 59 minutes 12 seconds East, a distance of 534.07 feet;

thence leaving said right-of-way line South 01 degree 53 minutes 24 seconds West, a distance of 552.54 feet; thence South 87 degrees 57 minutes 30 seconds West, a distance of 756.46 feet; thence North 4 degrees 46 minutes 22 seconds West, a distance of 122.05 feet; thence North 60 degrees 7 minutes 20 seconds West, a distance of 43.45 feet; thence South 66 degrees 33 minutes 29 seconds West, a distance of 32.12 feet; thence South 26 degrees 41 minutes 17 seconds East, a distance of 72.23 feet; thence South 4 degrees 6 minutes 29 seconds West, a distance of 67.91 feet; thence South 87 degrees 57 minutes 30 seconds West, a distance of 93.89 feet to the POINT OF BEGINNING.

Said Tract containing 32.42 acres.

Henry County, GA

Parcel Results

20 Results

Parcel ID	Owner	Property Address
070E01072000	SUMMITT AT EAGLES LANDING HOMEOWNERS ASSOC INC	SUMMIT VIEW DR
071-01033000	S ATLANTA CONFERENCE	1978 HIGHWAY 42 N
071-01034015	A4 INVESTMENTS LLC	204 WEST CAMPGROUND RD
071-01034016	CAMPGROUND CENTER LLC	100-140 WEST CAMPGROUND RD
071-01034020	HOPEWELL CAPITAL LLC, THE PATTERSON REAL EST GRP L	WEST CAMPGROUND RD
071Q01200000	MERITAGE HOMES OF GEORGIA INC	
088C01028000	WILLIAMS TANESHA	297 WHITNEY LN
088C01029000	HOQUE RIAJ AL	301 WHITNEY LN
089-01001000	ROWAN FAMILY REAL ESTATE LLC	1872 HIGHWAY 42 N
089-01001003	ROWAN PROPERTIES LP	1778 HIGHWAY 42 N
089-01001021	THE KOLODKIN FAMILY LIMITED PARTNERSHIP	1775-1789 HIGHWAY 42 N
089-01002000	STEWART JAMES L	101 CAMPGROUND RD
089-01002001	YONKERS LLC	CAMPGROUND RD
089-01009003	SUSHRUT LLC	
089-02048002	O'REILLY AUTOMOTIVE INC	1765 HIGHWAY 42 HWY N
089-02049005	TABERNACLE OF PRAISE CHURCH INTNL INC	1640 HIGHWAY 42 N
089F01015000	FAUR CYNTHIA G W	157 CROWN WALK
089F01016000	MAUSHARDT THERESA A &	158 CROWN WALK

Mailing Labels

20 Results

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Show Parcel ID on Label

Skip Labels 0

For best results, uncheck "Fit to Page" in your print settings.

Download

Data contained on this website represent a work in progress toward completion of the annual tax digest. As such, data is subject to change at any time. Ownership and map information correspond with the most current information processed by our office. Search deed records at the Henry County Courthouse to ensure the most current ownership information. Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries. Contact 770-288-7526 to verify zoning.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/7/2024, 12:15:24 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL









Planners & Engineers Collaborative+
350 RESEARCH COURT
SUITE 200
PEACHTREE CORNERS, GA 30092

9/27/2023

City of Stockbridge Community Development
4602 North Henry Blvd
Stockbridge, GA 30281

Re: **Campground – Water Sewer Letter**
Planners and Engineers Collaborative, Inc. Project No: 19279.00A

Please be advised, Planners and Engineers Collaborative requested the water/sewer service letter on or before the date referenced above. We have yet to receive documentation but will furnish the letter to Stockbridge as soon as we receive it.

Sincerely,
Planners and Engineers Collaborative, Inc.
Ramona Booker
Email rbooker@pec.plus
Phone number 678-684-6227

Planners & Engineers Collaborative+
350 RESEARCH COURT
SUITE 200
PEACHTREE CORNERS, GA 30092

9/27/2023

Henry County Water Authority, Engineering Division
100 Westridge Industrial Blvd
McDonough, GA 30253
Phone # 678-583-3800

Re: **Campground – Water Sewer Letter–**
Planners and Engineers Collaborative, Inc. Project No: 19279.00A

Dear HWCA Engineering Division

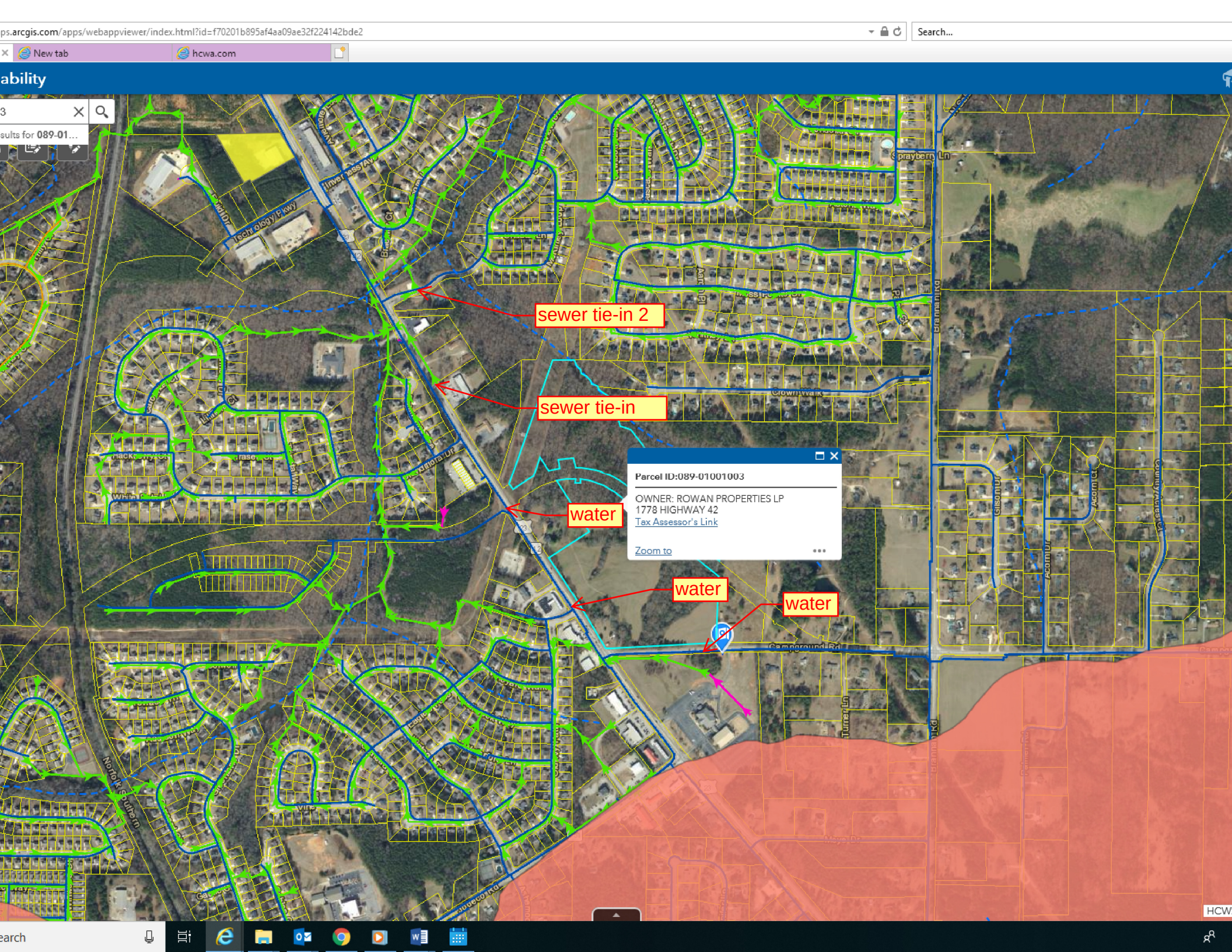
Planners and Engineers Collaborative, Inc. (PEC) is submitting this letter of intent as required to fulfill the water /sewer availability letter request for parcel ID's 089-01001003, 089-01001000 currently zoned RA. At present PEC is working through due diligence with our client who is proposing a PUD subdivision of total 243 units. The community would consist of 142 Townhome units and 101 Single Family homes. The Subject Property is located along Hwy 42 and Campground Rd in Mcdonough GA. The site is made up of two parcels that total approximately +-48.597-acres.

Attached are documents per your request. If there is anything else you may need, please reach out to me at htodd@pec.plus who is the point of contact for this project. Thank you for your time and assistance.

Current jurisdiction: RA – Henry County
Proposed jurisdiction PUD– City of Stockbridge

The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,
Planners and Engineers Collaborative, Inc.
Ramona Booker
Email rbooker@pec.plus
Phone number 678-684-6227


sewer tie-in 2
sewer tie-in
water
water
water
Parcel ID:089-01001003
OWNER: ROWAN PROPERTIES LP
1778 HIGHWAY 42
Tax Assessor's Link
Zoom to

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

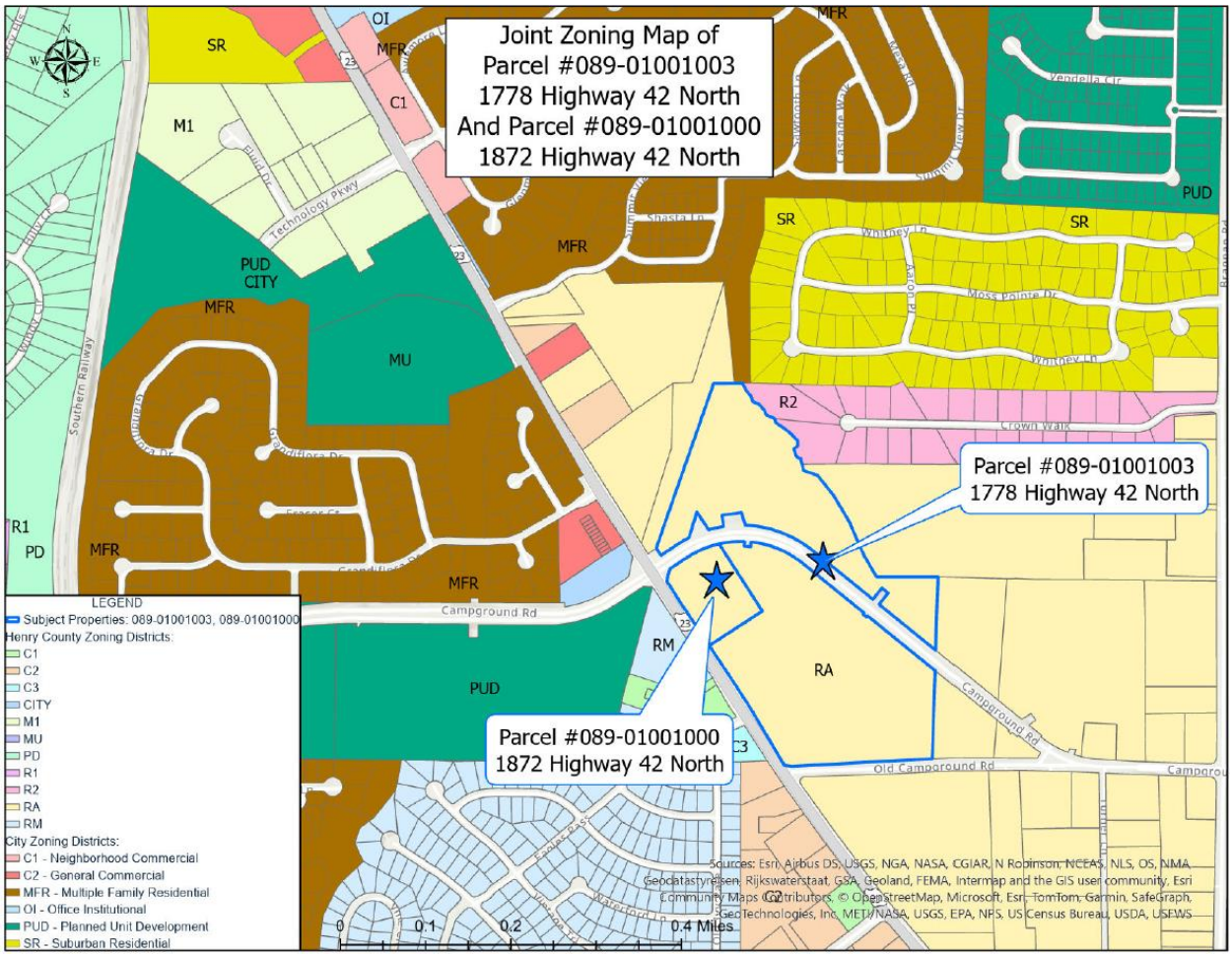


IV. Maps and Illustrations

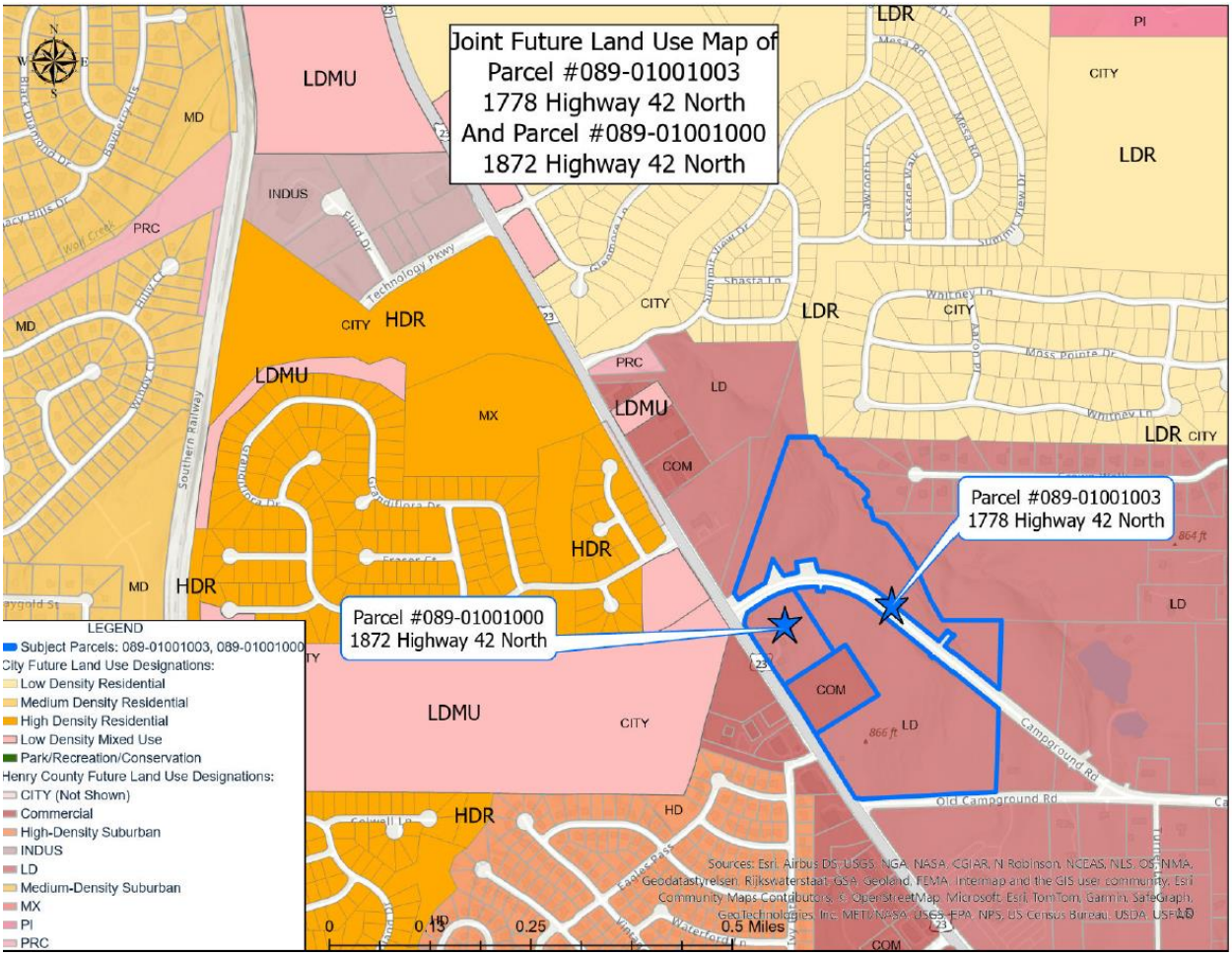
Aerial Photo with Site Plan



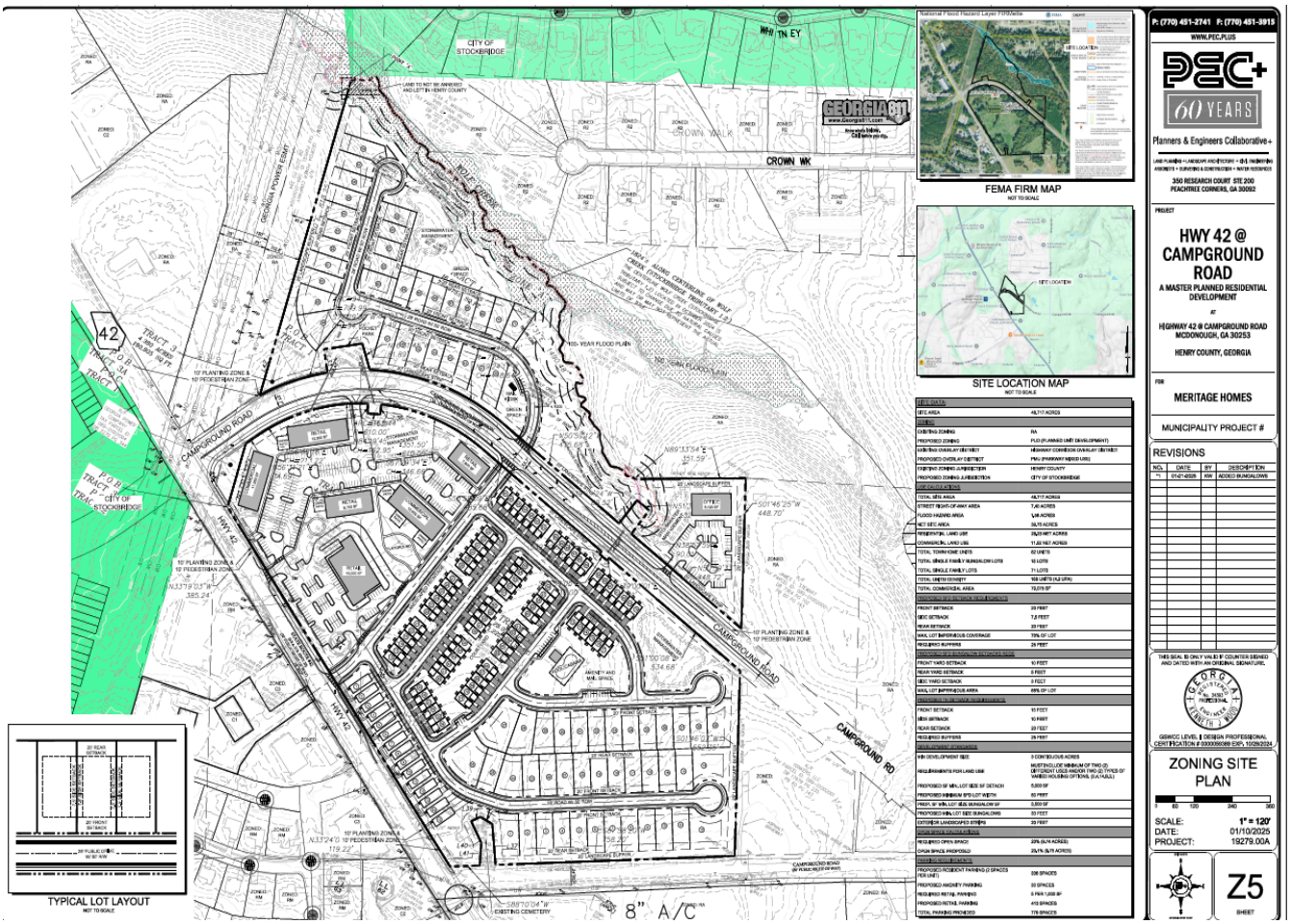
Joint Zoning Map of 1778 & 1872 Highway 42 North



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



Site Plan


CAMPGROUND ROAD
CROWN WK
HWY 42
CITY OF STOCKBRIDGE
FEMA FIRM MAP
SITE LOCATION MAP
TYPICAL LOT LAYOUT
HWY 42 @ CAMPGROUND ROAD
A MASTER PLANNED RESIDENTIAL DEVELOPMENT
HIGHWAY 42 @ CAMPGROUND ROAD MCDONOUGH, GA 30253
HENRY COUNTY, GEORGIA
MERITAGE HOMES
ZONING SITE PLAN
SCALE: 1" = 120'
DATE: 01/10/2025
PROJECT: 19279.00A
Z5

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

Planners & Engineers Collaborative+

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 48.717acres, 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 neigbhorhood 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.

350 Research Ct, Ste. 200, Peachtree Corners, Georgia 30092 ■ 48 Atlanta Street, Marietta, Georgia 30060
Main: (770) 451-2741 ■ Fax: (770) 451-3915
www.pecatl.com

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

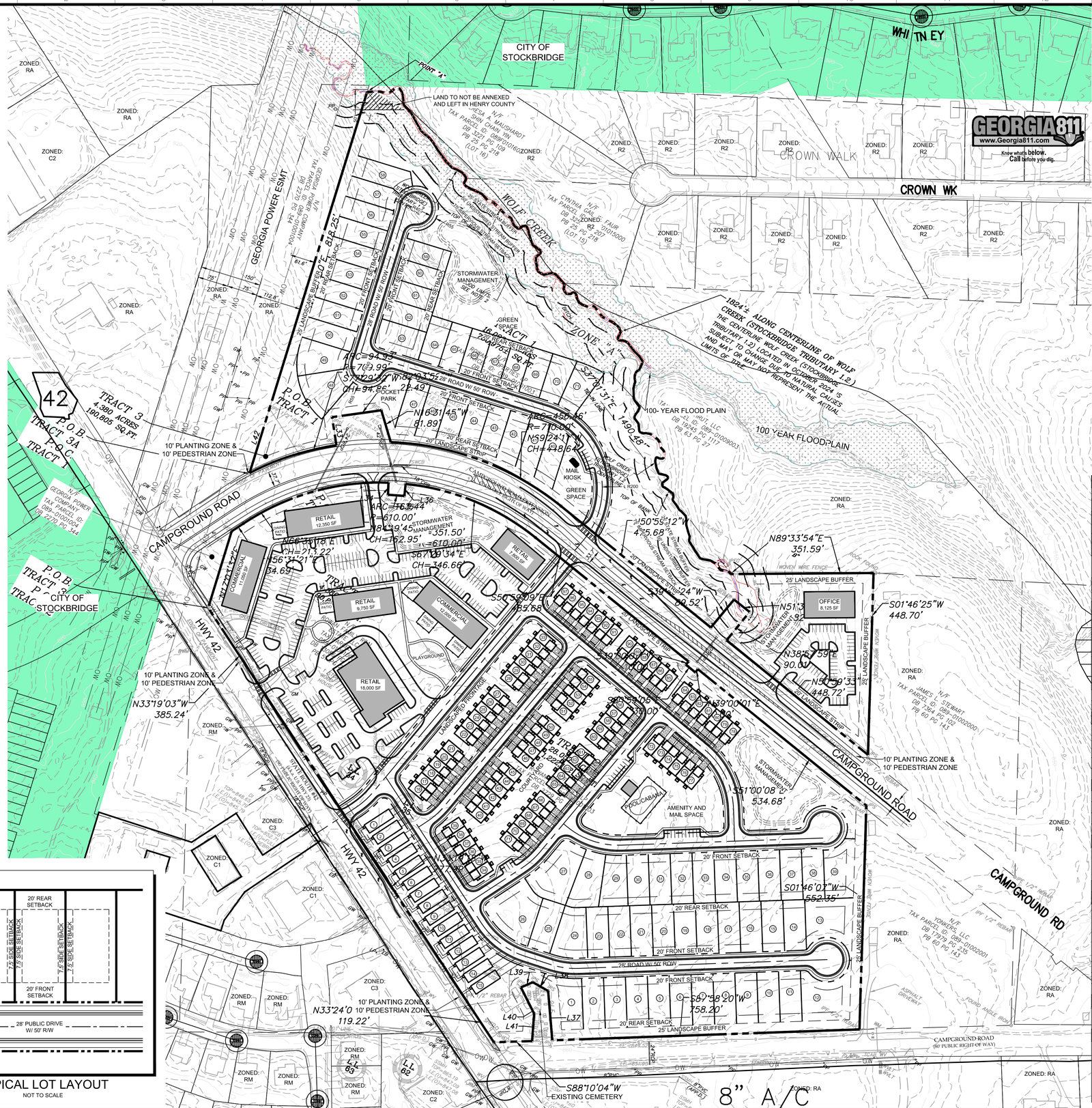
The applicant and owner respectfully request that the City of Stockbridge City Council, Planning Commission and Planning Staff approve and support the Applicant's rezoning request to allow for annexation into Stockbridge and the development of a new mixed use project with neighborhood commercial, office, and single-family attached and detached lots. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

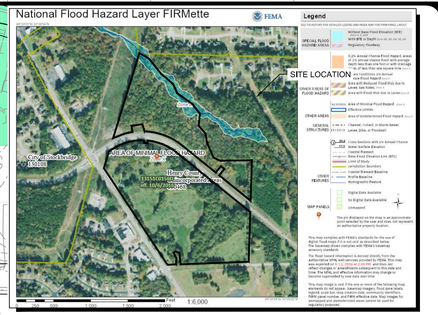
Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative.





FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	48.717 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 REQS	
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

TYPICAL LOT LAYOUT
NOT TO SCALE

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

HWY 42 @ CAMPGROUND ROAD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

HIGHWAY 42 @ CAMPGROUND ROAD
MCDONOUGH, GA 30253

HENRY COUNTY, GEORGIA

FOR

MERITAGE HOMES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
*1	01-21-2025	KW	ADDED BUNGALOWS

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

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

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

ZONING SITE PLAN

0 60 120 240 360

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

Z5
SHEET

J:\2019\19279\00A\Civil\Concepts & Exhibits\Zoning\19279.00A - Site - Zone-5.dwg - KWood - 1/22/2025 9:29 PM

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.

The drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative

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

POINT "A"

N/F
THERESA A. MAUSHARDT
SHIN CHAIN YIN
TAX PARCEL ID: 089F01016000
DB 3221 PG 109
PB 25 PG 218
(LOT 16)

N/F
CYNTHIA GAIL W. FAUR
TAX PARCEL ID: 089F01015000
DB 3259 PG 207
PB 25 PG 218
(LOT 15)

1824'± ALONG CENTERLINE OF WOLF CREEK (STOCKBRIDGE TRIBUTARY 1.2.)
THE CENTERLINE WOLF CREEK (STOCKBRIDGE TRIBUTARY 1.2) LOCATED IN OCTOBER 2024 IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LIMITS OF TITLE.

WOLF CREEK
WOLF CREEK (STOCKBRIDGE) TRIBUTARY 1.2 CENTERLINE
TOP OF BANK
FLOOD LIMITS. SEE NOTE 2
ZONE "A"
DITCH

N/F
GEORGIA POWER COMPANY
TAX PARCEL ID: 089-01001004
DB 2270 PG 344

LAND LOT LINE APPROXIMATE LOCATION

TRACT 1
16.092± ACRES
700,975± SQ.FT.

N/F
ROWAN PROPERTIES LP
TAX PARCEL ID: 089-01001003
DB 2729 PG 59

N/F
SUSHRUT, LLC
TAX PARCEL ID: 089-01009003
DB 19245 PG 1117
PB 63 PG 27

N17°07'50"E 818.25'
61.6'
150'
75'
75'
112.8'
S37°01'31"E 1490.48'
TIE-IN LINE

P.O.B. TRACT 1
IPF 1/2" REBAR

TRACT 3A
0.188 ACRES
8,172 SQ.FT.

ARC=131.08'
R=610.00'
S68°22'55"W
CH=130.83'

P.O.B. TRACT 3A
P.O.C. TRACT 1

ARC=94.93'
R=709.99'
S77°29'32"W
CH=94.86'

S82°03'52"W 122.49'
N16°31'45"W 81.89'

ARC=456.46'
R=710.00'
N69°24'11"W
CH=448.64'

N50°59'12"W 475.68'

ARC=351.50'
R=610.00'
S67°29'34"E
CH=346.66'

S50°59'09"E 485.68'

ARC=163.44'
R=610.00'
N84°19'45"E
CH=162.95'

S33°17'30"E 474.53'

ARC=214.32'
R=610.00'
N66°35'18"E
CH=213.22'

N56°31'21"E 34.69'

TRACT 3
4.380 ACRES
190,805 SQ.FT.

N/F
ROWAN FAMILY REAL ESTATE LLC
TAX PARCEL ID: 089-01001000
DB 13086 PG 292
PB 51 PG 245

BARN
1 STORY WOOD HOUSE

N17°03'32"E 197.68'

S56°39'13"W 396.78'

P.O.B. TRACT 2
P.O.C. TRACT 2

N33°19'03"W 385.24'

TRACT 2
28.057 ACRES
1,222,152 SQ.FT.

N/F
ROWAN PROPERTIES LP
TAX PARCEL ID: 089-01001003
DB 2729 PG 59

N89°33'54"E 351.59'
ROCK FOUND
POINT "B"
WOVEN WIRE FENCE
S01°46'25"W 448.70'

WETLANDS
N51°33'18"W 48.82'
S39°46'24"W 89.52'
IPF 1/2" REBAR
N38°57'59"E 90.01'
N50°59'33"W 448.72'
EASEMENT PER REFERENCE 3 (EXCEPTION 10)

N/F
JAMES L. STEWART
TAX PARCEL ID: 089-01002000
DB 7364 PG 102
PB 60 PG 143

CAMPGROUND ROAD EXTENSION
(a.k.a. JODECO ROAD)
(VARIABLE RIGHT OF WAY)
EDGE OF PAVEMENT
CONCRETE FLUME
IPF 1/2" REBAR

S39°00'01"W 10.00'
N39°00'01"E 10.00'
S50°59'05"E 30.00'
S51°00'08"E 534.68'

S01°46'07"W 552.35'

N/F
YONKERS, LLC
TAX PARCEL ID: 089-01002001
DB 17979 PG 235
PB 60 PG 143

ASPHALT DRIVEWAY

CAMPGROUND ROAD (80' PUBLIC RIGHT OF WAY)

STATE ROUTE #42
(a.k.a. U.S. HWY 23)
(90' PUBLIC RIGHT OF WAY)

1 STORY WOOD HOUSE
SHED

S88°10'04"W 94.53'
N33°24'00"W 119.22'
S87°58'20"W 758.20'
N33°19'18"W 777.99'

LAND LOT LINE APPROXIMATE LOCATION

L.L. 34
L.L. 35
L.L. 62
L.L. 63

GEORGIA WEST ZONE

ABBREVIATIONS

APPROX.	Approximate	I.E.	Invert Elevation
#4	1/2" Rebar	IPF	Iron Pin Found
C&G	Curb and Gutter	IPS	Iron Pin Set
CLF	Chain Link Fence	LP	Light Pole
CMP	Corrugated Metal Pipe	MW	Monitoring Well
CO	Clean Out	N/F	Now or Formerly
CPP	Corrugated Plastic Pipe	OTP	Open Top Pipe
DB	Deed Book	PB	Plat Book
DI	Drop Inlet	PG	Page
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	POC	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	Hand Rail	W.D.F.	Wood Fence
H.W.	Hard Wood	WM	Water Meter
HW	Headwall	WV	Water Valve
ICV	Irrigation Control Valve		

811 Know what's below. Call before you dig.

LINETYPES

PROPERTY
- Adjacent Property
- Property Line
- Center of Creek

FENCE LINES
- Barb Wire Fence
- Chain link fence
- Wood Fence
- Woven Wire Fence

SITE / TOPOGRAPHIC FEATURES
- Guardrail

EXISTING OVERHEAD
- Overhead Wires

EXISTING UNDERGROUND
- Cable
- Electric
- Fiber Optic
- Gas
- Telecommunications
- Water
- Television
- Storm Drainage Line
- Sanitary Sewer

SHEET 1 OF 4
DRAWN BY: MS
CHECKED BY: JNH
FIELD MTG: 10/20/24
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

HENRY COUNTY
GEORGIA

LAND LOT(S) 34, 35, 62
DISTRICT 7TH

REVISIONS			
REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

Planners & Engineers Collaborative +
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-1745 WWW.PECLLC.COM
C.O.A. LSF000004

J:\2019\19279500\SurDrawings\19279.00 - ALTA.dwg - MSstocks - 12/2/2024 5:37 AM

The drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative

Know what's **below.** **Call** before you dig.

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 Pavement Marking
- ONLY Pavement Marking
- SCHOOL 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
- PMM 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
- Point
- BM 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

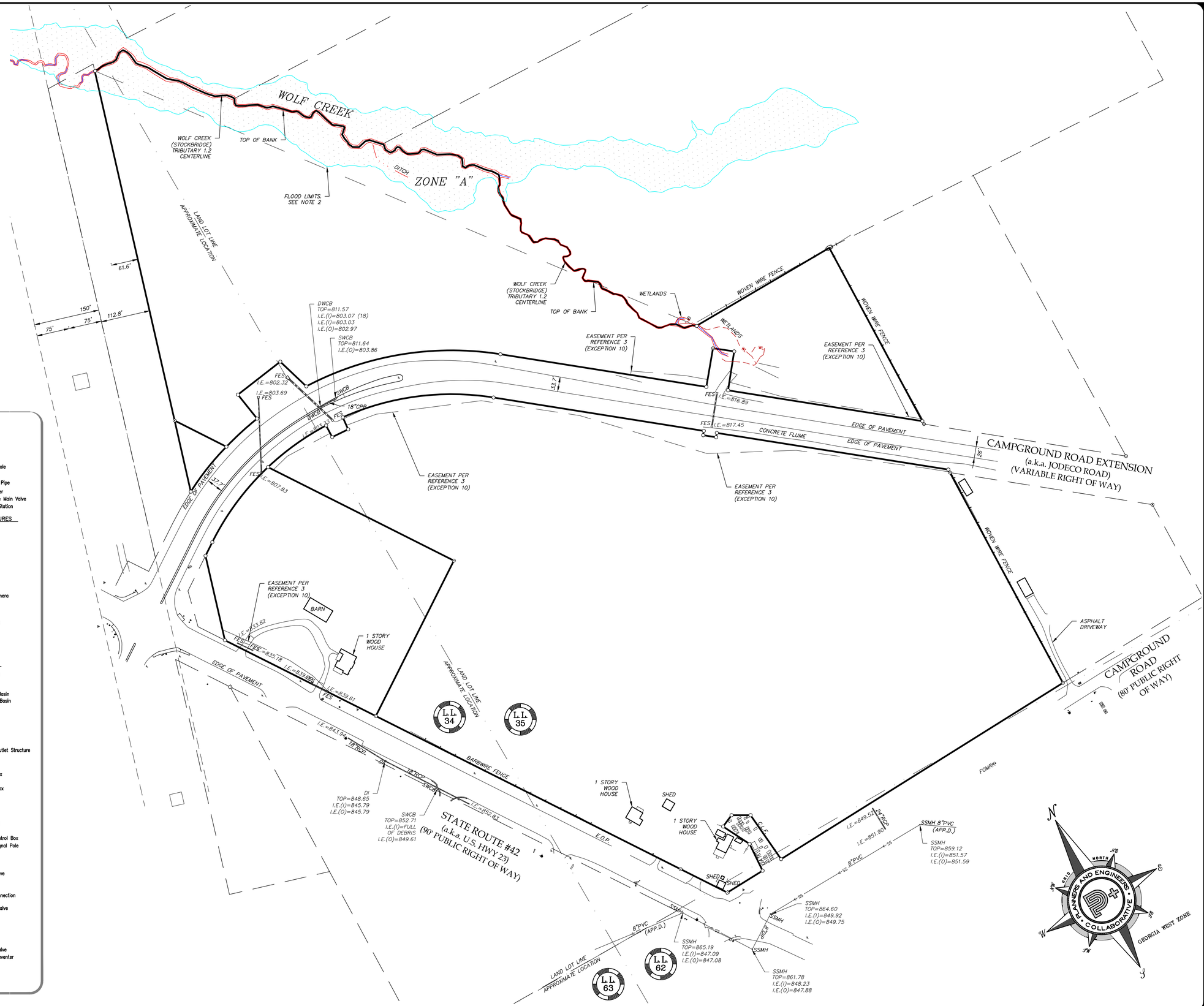
SITE / TOPOGRAPHIC FEATURES
- Street Sign
- AC Air Condition Unit
- BOL Bollard
- Mailbox
- Satellite Dish
- Flag Pole
- Monitoring Well
- Antenna
- Column
- Camera Pole / Camera
- Bore Hole Location
- Mile Post
- Rail Road Mile Post
- Land Lot Symbol

STORM / DRAINAGE
- Storm Structure Lid
- DI Drop Inlet
- Catch Basin
- Single Wing Catch Basin
- Double Wing Catch Basin
- Weir Inlet
- Head Wall
- Junction Box
- Curb Inlet
- Flared-in Section
- DS 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
- PRV Pressure Irrigation Valve
- Water Vent Pipe
- Water Valve Marker
- Water Marker
- Water Manhole
- ARV Water Air Release Valve
- BFP Water Back Flow Preventer
- Sprinkler Head
- Sprinkler Valve



SHEET 2 OF 4
DRAWN BY: MS
CHECKED BY: JNH
FILE NO.: 1920.00
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

HENRY COUNTY GEORGIA

LAND LOT(S) 34, 35, 62
DISTRICT 7TH

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

REVISIONS

P2C+ 60 YEARS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-2704 WWW.P2CLLC.COM
C.O.A. LSF000004

J:\2019\1927900\SurDrawings\192779.00 - ALTA.dwg - MSaboski - 12/2/2024 5:37 AM

The drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative

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.

Know what's below. Call before you dig.

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.

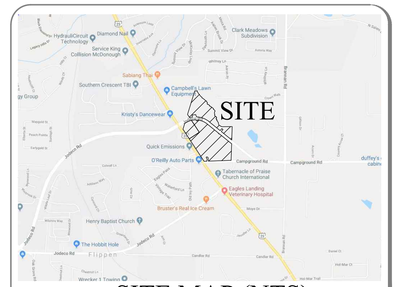
16. Right of Way Deed to Georgia Power Company filed February 12, 1971, filed of record in Deed Book 119, Page 259, Henry County, Georgia Records.
Comment: Does not affect subject property.

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
Clark Meadows Subdivision
Campground Rd
Campground Rd
Campground Rd
Jodeco Rd
Jodeco Rd
Jodeco

The drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative.

LEGAL DESCRIPTION (TITLE)

TRACT 1:
ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 35 of the 7'h 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. Saif Five acre tract shall be bounded on the West by State Highway #42 and the width if 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 plate 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°46'25"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 (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.

Know what's below. Call before you dig.

J:\2019\19279.00\SurDrawings\19279.00 - ALTA.dwg - MSobolski - 12/2/2024 5:37 AM

SHEET 4 OF 4
DRAWN BY: MS
CHECKED BY: JNH
FILE NO.: 19279.00
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
HENRY COUNTY GEORGIA

LAND LOT(S) 34, 35, 62, 63
DISTRICT 7TH

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)662-4741 WWW.PEC.US
C.O.A.-LSF000004

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.

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 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.

The drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative

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

POINT "A"

N/F
THERESA A. MAUSHARDT
SHIN CHAIN YIN
TAX PARCEL ID: 089F01016000
DB 3221 PG 109
PB 25 PG 218
(LOT 16)

N/F
CYNTHIA GAIL W. FAUR
TAX PARCEL ID: 089F01015000
DB 3259 PG 207
PB 25 PG 218
(LOT 15)

1824'± ALONG CENTERLINE OF WOLF CREEK (STOCKBRIDGE TRIBUTARY 1.2.)
THE CENTERLINE WOLF CREEK (STOCKBRIDGE TRIBUTARY 1.2) LOCATED IN OCTOBER 2024 IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LIMITS OF TITLE.

WOLF CREEK
WOLF CREEK (STOCKBRIDGE) TRIBUTARY 1.2 CENTERLINE
TOP OF BANK
FLOOD LIMITS. SEE NOTE 2
ZONE "A"
DITCH

N/F
GEORGIA POWER COMPANY
TAX PARCEL ID: 089-01001004
DB 2270 PG 344

LAND LOT LINE APPROXIMATE LOCATION

TRACT 1
16.092± ACRES
700,975± SQ.FT.

N/F
ROWAN PROPERTIES LP
TAX PARCEL ID: 089-01001003
DB 2729 PG 59

N/F
SUSHRUT, LLC
TAX PARCEL ID: 089-01009003
DB 19245 PG 1117
PB 63 PG 27

N17°07'50"E 818.25'
61.6'
150'
75'
75'
112.8'
S37°01'31"E 1490.48'
TIE-IN LINE

P.O.B. TRACT 1
IPF 1/2" REBAR

TRACT 3A
0.188 ACRES
8,172 SQ.FT.

ARC=131.08'
R=610.00'
S68°22'55"W
CH=130.83'

P.O.B. TRACT 3A
P.O.C. TRACT 1

ARC=94.93'
R=709.99'
S77°29'32"W
CH=94.86'

S82°03'52"W 122.49'
N16°31'45"W 81.89'

ARC=456.46'
R=710.00'
N69°24'11"W
CH=448.64'

N50°59'12"W 475.68'

ARC=351.50'
R=610.00'
S67°29'34"E
CH=346.66'

S50°59'09"E 485.68'

ARC=163.44'
R=610.00'
N84°19'45"E
CH=162.95'

S33°17'30"E 474.53'

ARC=214.32'
R=610.00'
N66°35'18"E
CH=213.22'

N56°31'21"E 34.69'

TRACT 3
4.380 ACRES
190,805 SQ.FT.

N/F
ROWAN FAMILY REAL ESTATE LLC
TAX PARCEL ID: 089-01001000
DB 13086 PG 292
PB 51 PG 245

BARN
1 STORY WOOD HOUSE

N17°03'32"E 197.68'

S56°39'13"W 396.78'

P.O.B. TRACT 2
P.O.C. TRACT 2

N33°19'03"W 385.24'

TRACT 2
28.057 ACRES
1,222,152 SQ.FT.

N/F
ROWAN PROPERTIES LP
TAX PARCEL ID: 089-01001003
DB 2729 PG 59

N89°33'54"E 351.59'
ROCK FOUND
POINT "B"
WOVEN WIRE FENCE
S01°46'25"W 448.70'

WETLANDS
N51°33'18"W 48.82'
S39°46'24"W 89.52'
IPF 1/2" REBAR
N38°57'59"E 90.01'
N50°59'33"W 448.72'
EASEMENT PER REFERENCE 3 (EXCEPTION 10)

N/F
JAMES L. STEWART
TAX PARCEL ID: 089-01002000
DB 7364 PG 102
PB 60 PG 143

CAMPGROUND ROAD EXTENSION
(a.k.a. JODECO ROAD)
(VARIABLE RIGHT OF WAY)
EDGE OF PAVEMENT
CONCRETE FLUME
IPF 1/2" REBAR

S39°00'01"W 10.00'
N39°00'01"E 10.00'
S50°59'05"E 30.00'
S51°00'08"E 534.68'

S01°46'07"W 552.35'

N/F
YONKERS, LLC
TAX PARCEL ID: 089-01002001
DB 17979 PG 235
PB 60 PG 143

ASPHALT DRIVEWAY

CAMPGROUND ROAD (80' PUBLIC RIGHT OF WAY)

STATE ROUTE #42
(a.k.a. U.S. HWY 23)
(90' PUBLIC RIGHT OF WAY)

1 STORY WOOD HOUSE
SHED

S88°10'04"W 94.53'
N33°24'00"W 119.22'
S87°58'20"W 758.20'
N33°19'18"W 777.99'

LAND LOT LINE APPROXIMATE LOCATION

L.L. 34
L.L. 35
L.L. 62
L.L. 63

GEORGIA WEST ZONE

ABBREVIATIONS

APPROX.	Approximate	I.E.	Invert Elevation
#4	1/2" Rebar	IPF	Iron Pin Found
C&G	Curb and Gutter	IPS	Iron Pin Set
CLF	Chain Link Fence	LP	Light Pole
CMP	Corrugated Metal Pipe	MW	Monitoring Well
CO	Clean Out	N/F	Now or Formerly
CPP	Corrugated Plastic Pipe	OTP	Open Top Pipe
DB	Deed Book	PB	Plat Book
DI	Drop Inlet	PG	Page
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	POC	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	Hand Rail	W.D.F.	Wood Fence
H.W.	Hard Wood	WM	Water Meter
HW	Headwall	WV	Water Valve
ICV	Irrigation Control Valve		

811 Know what's below. Call before you dig.

LINETYPES

PROPERTY
- Adjacent Property
- Property Line
- Center of Creek

FENCE LINES
- Barb Wire Fence
- Chain link fence
- Wood Fence
- Woven Wire Fence

SITE / TOPOGRAPHIC FEATURES
- Guardrail

EXISTING OVERHEAD
- Overhead Wires

EXISTING UNDERGROUND
- Cable
- Electric
- Fiber Optic
- Gas
- Telecommunications
- Water
- Television
- Storm Drainage Line
- Sanitary Sewer

SHEET 1 OF 4
DRAWN BY: MS
CHECKED BY: JNH
FIELD MTG: 10/20/24
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

HENRY COUNTY
GEORGIA

LAND LOT(S) 34, 35, 62
DISTRICT 7TH

REVISIONS			
REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

Planners & Engineers Collaborative +
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-1745 WWW.PECLLC.COM
C.O.A. LSF000004

J:\2019\19279500\SurDrawings\19279.00 - ALTA.dwg - MSstocks - 12/2/2024 5:37 AM

The drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative

Know what's **below.** **Call** before you dig.

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 Pavement Marking
- ONLY Pavement Marking
- SCHOOL 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
- PMM 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
- Point
- BM 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

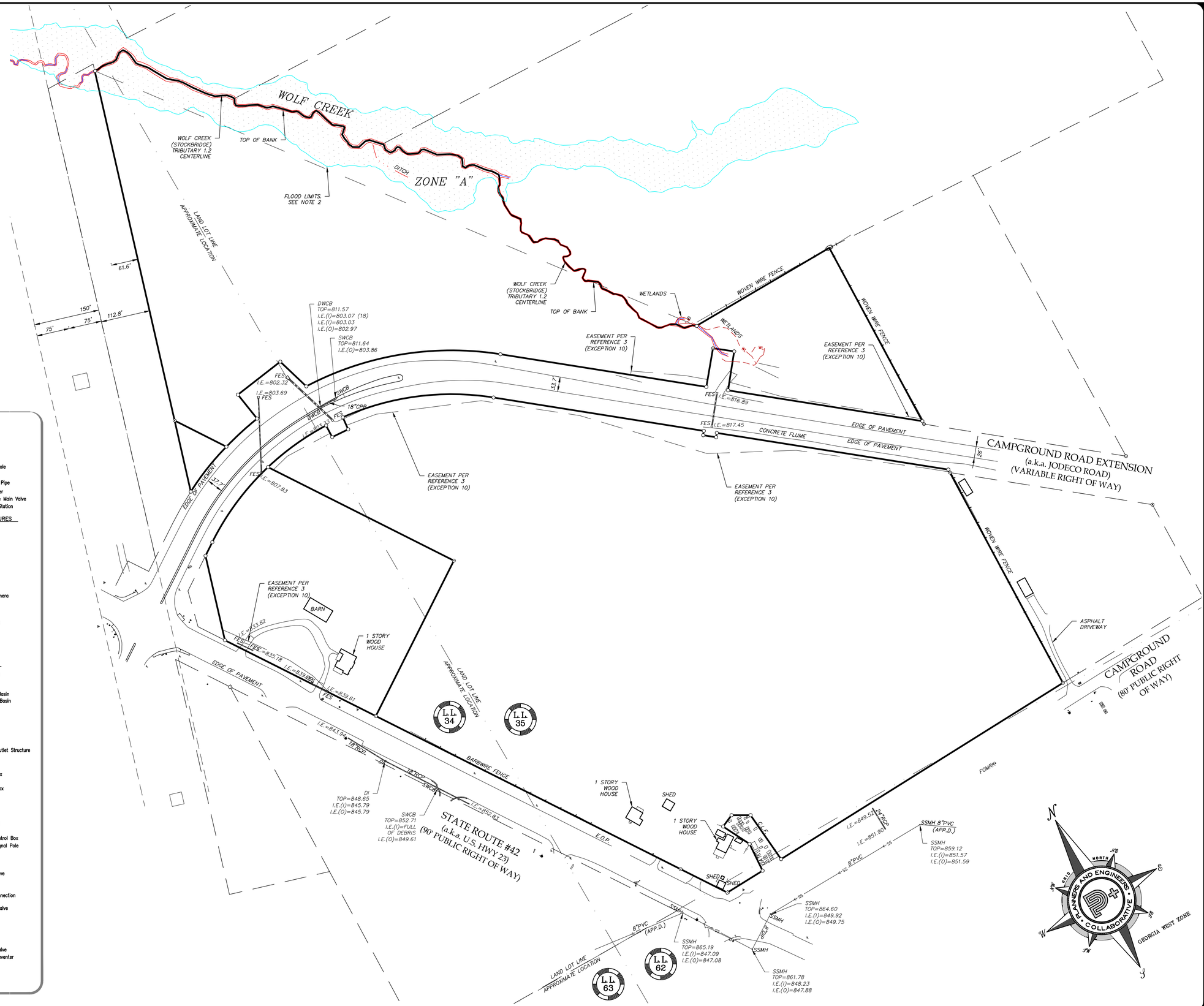
SITE / TOPOGRAPHIC FEATURES
- Street Sign
- AC Air Condition Unit
- BOL Bollard
- Mailbox
- Satellite Dish
- Flag Pole
- Monitoring Well
- Antenna
- Column
- Camera Pole / Camera
- Bore Hole Location
- Mile Post
- Rail Road Mile Post
- Land Lot Symbol

STORM / DRAINAGE
- Storm Structure Lid
- DI Drop Inlet
- Catch Basin
- Single Wing Catch Basin
- Double Wing Catch Basin
- Weir Inlet
- Head Wall
- Junction Box
- Curb Inlet
- Flared-in Section
- DS 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
- PRV Pressure Irrigation Valve
- Water Vent Pipe
- Water Valve Marker
- Water Marker
- Water Manhole
- ARV Water Air Release Valve
- BFP Water Back Flow Preventer
- Sprinkler Head
- Sprinkler Valve



SHEET 2 OF 4
DRAWN BY: MS
CHECKED BY: JNH
FILE NO.: 1920.00
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

HENRY COUNTY GEORGIA

LAND LOT(S) 34, 35, 62
DISTRICT 7TH

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

REVISIONS

P2C+ 60 YEARS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-2704 WWW.P2CLLC.COM
C.O.A. LSF000004

J:\2019\1927900\SurDrawings\192779.00 - ALTA.dwg - MSaboski - 12/2/2024 5:37 AM

The drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative

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.

Know what's below. Call before you dig.

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.

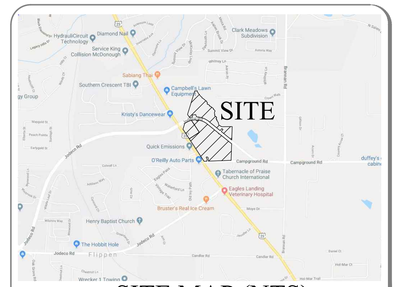
16. Right of Way Deed to Georgia Power Company filed February 12, 1971, filed of record in Deed Book 119, Page 259, Henry County, Georgia Records.
Comment: Does not affect subject property.

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
Clark Meadows Subdivision
Campground Rd
Campground Rd
Campground Rd
Jodeco Rd
Jodeco Rd
Jodeco

The drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative.

LEGAL DESCRIPTION (TITLE)

TRACT 1:
ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 35 of the 7'h 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. Saif Five acre tract shall be bounded on the West by State Highway #42 and the width if 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 plate 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°46'25"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 (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.

Know what's below. Call before you dig.

J:\2019\19279.00\SurDrawings\19279.00 - ALTA.dwg - MSobolski - 12/2/2024 5:37 AM

SHEET 4 OF 4
DRAWN BY: MS
CHECKED BY: JNH
FILE NO.: 19279.00
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
HENRY COUNTY GEORGIA

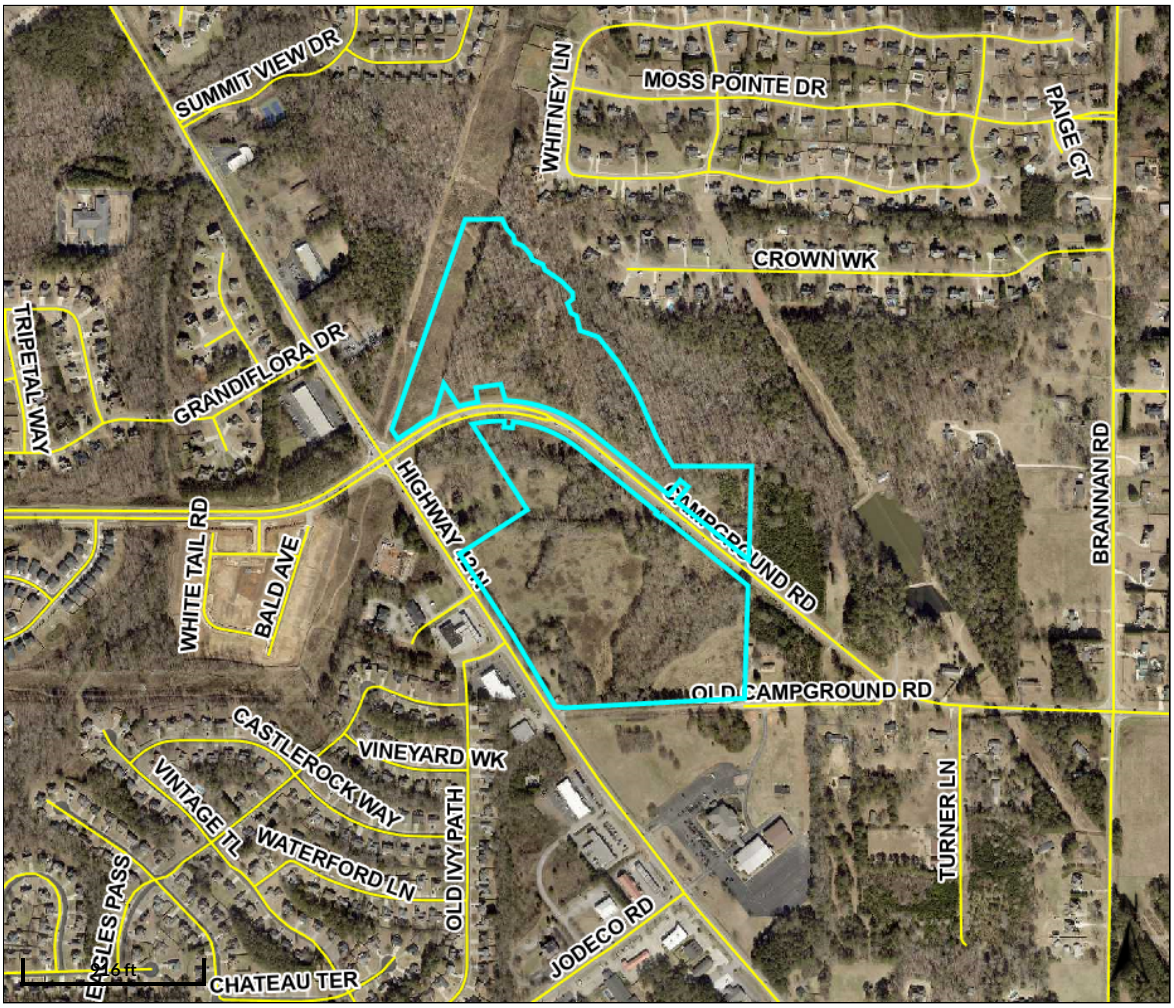
LAND LOT(S) 34, 35, 62, 63
DISTRICT 7TH

REVISIONS

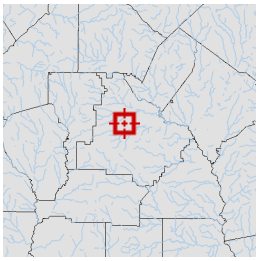
REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)662-4741 WWW.PEC.US
C.O.A.-LSF000004

Henry County, GA



Overview



Legend

- Parcels
- Roads

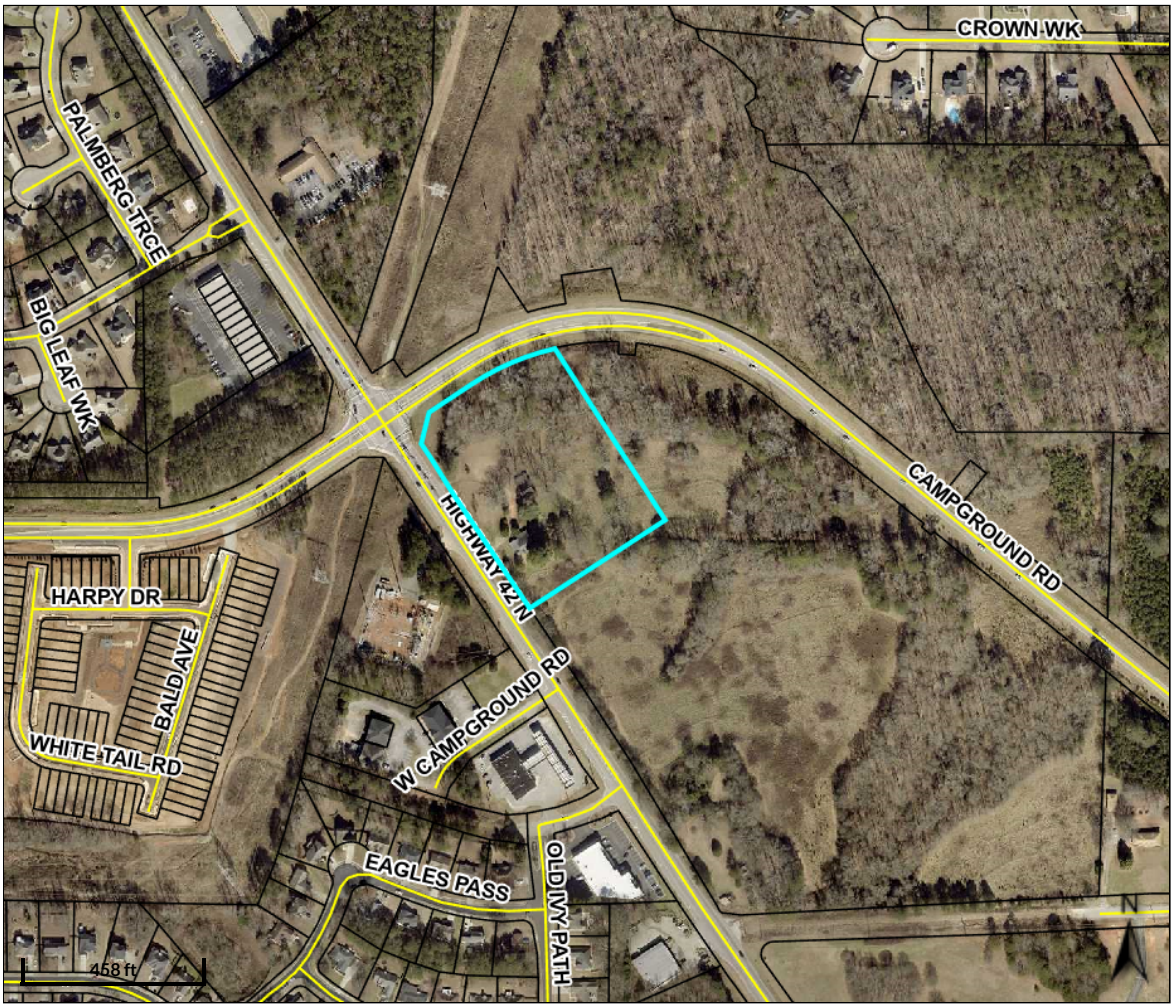
Parcel ID	089-01001003	**Class**	Agricultural	**Owner**	ROWAN	**Land**	$356,300			
Property	1778	**Acreage**	49.89	**Address**	PROPERTIES LP	**Value:**				
Address	HIGHWAY 42				1872 HWY 42	**Building**	$0	**Last 2 Sales**		
District	Henry County				NORTH	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					MCDONOUGH, GA	**Misc**	$0	11/14/1997	$0	UC	U
					30253	**Value:**		n/a	$	n/a	n/a
						Total	$356,400				
						Value:					

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

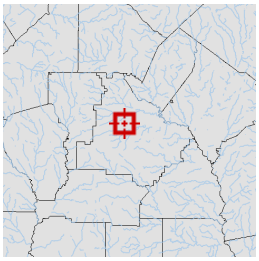
Date created: 1/23/2025
Last Data Uploaded: 1/23/2025 1:12:16 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



Overview



Legend

Parcels

Roads

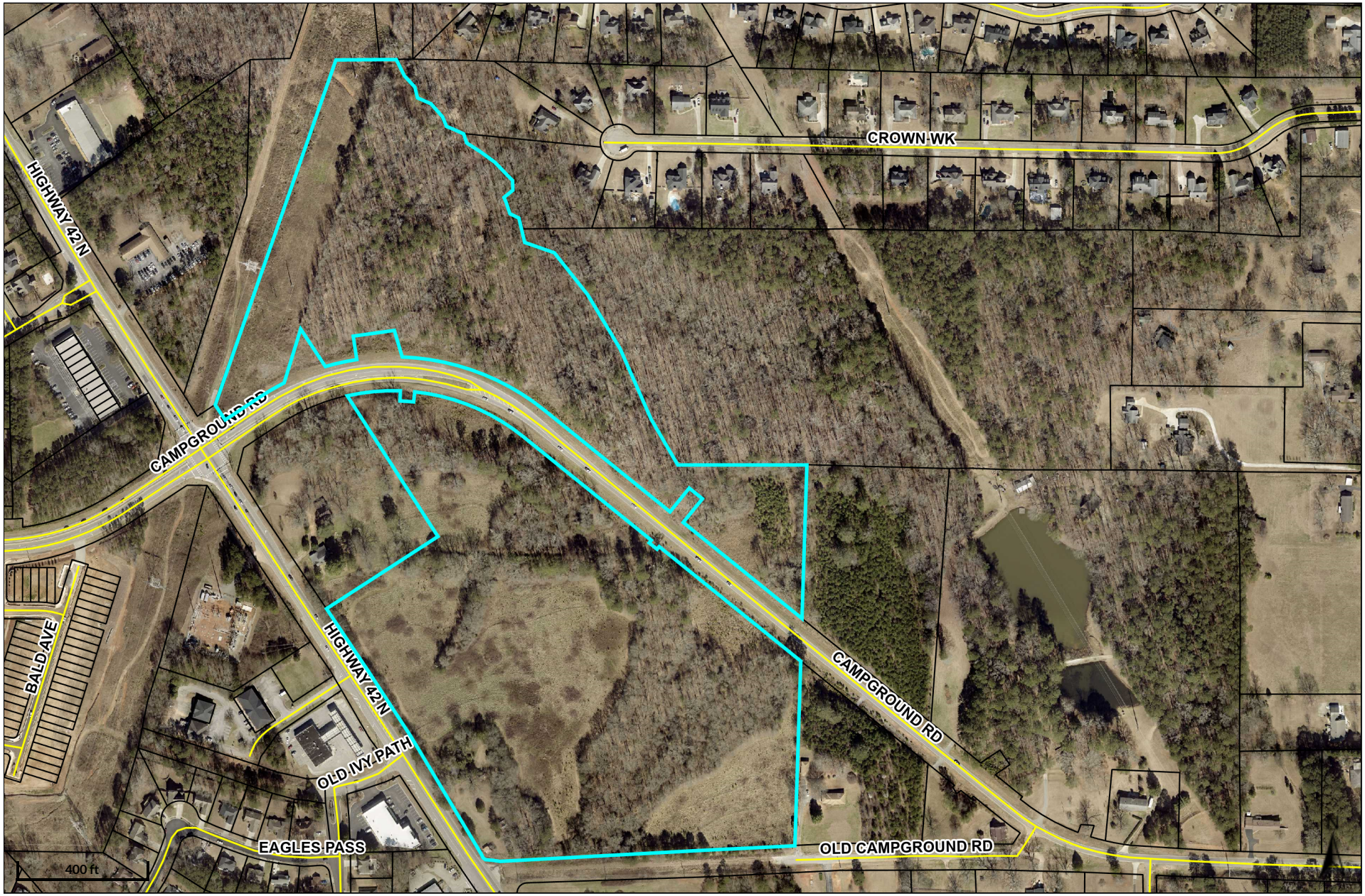
Parcel ID	089-01001000	**Class**	Residential	**Owner**	ROWAN FAMILY REAL ESTATE LLC	**Land Value:**	$67,500			
Property Address	1872 HIGHWAY 42	**Acreage**	5.0	**Address**	83 BRANNAN RD MCDONOUGH, GA 30253	**Building Value:**	$254,700	**Last 2 Sales**		
District	Henry County					**Misc Value:**	$450	**Date**	**Price**	**Reason**	**Qual**
								5/10/2013	$0	VF	U
								5/10/2013	$0	VF	U
						Total Value:	$392,600			

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

Date created: 1/23/2025
Last Data Uploaded: 1/23/2025 1:12:16 AM

Developed by SCHNEIDER GEOSPATIAL

HIGHWAY 42 NORTH REZONING



[Message Received on 12/06/24 at 6:19 PM]

Keedra and Ryan,
Our client is still working with the owner on the mixed use and how to change the plan. Can we request to move another 30 days to February hearing?

Thank you.

Kenneth J. Wood PE, LEED AP
Principle / CEO
PEC+
Sent from my iPhone

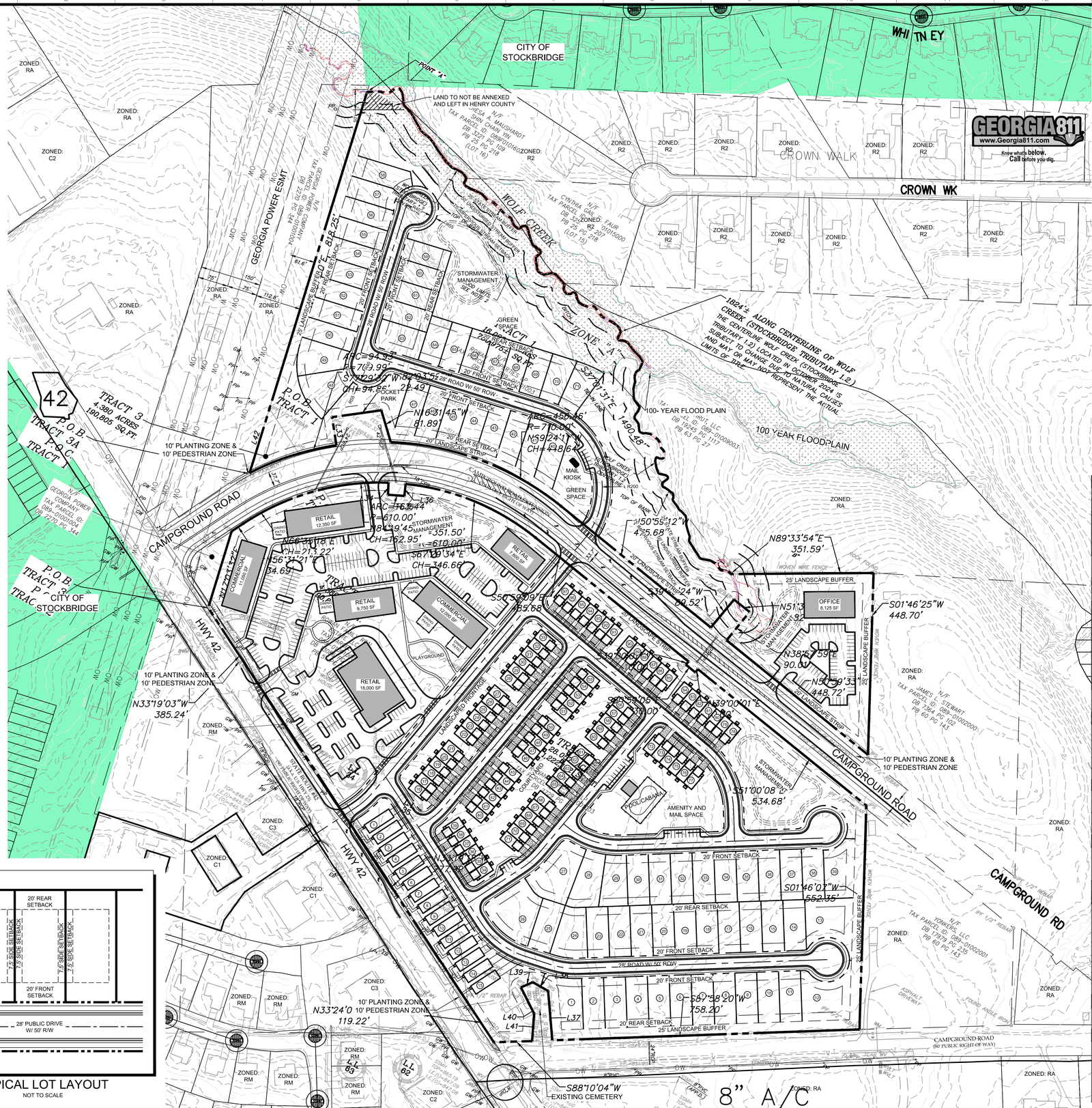
On Nov 21, 2024, at 1:36 PM, Keedra Jackson <kjackson@stockbridgega.org> wrote:

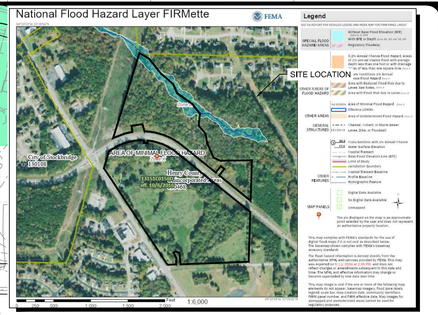
For our records, we are discussing the deferral of 1778 and 1842 Highway 42, correct?

Thanks Kenneth.

Keedra T. Jackson, Chief Planner
Community Development Department
Planning & Zoning Division
4602 North Henry Boulevard
Stockbridge, GA 30281
Main Ph: (770)389-7900 Ext 267
Direct Ph: (678)833-3329
Mobile: (678)674-3080
Email: kjackson@stockbridgega.org
Website: www.stockbridgega.org

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative.





FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	48.717 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 REQS	
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

TYPICAL LOT LAYOUT
NOT TO SCALE

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

HWY 42 @ CAMPGROUND ROAD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

HIGHWAY 42 @ CAMPGROUND ROAD
MCDONOUGH, GA 30253

HENRY COUNTY, GEORGIA

FOR

MERITAGE HOMES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
*1	01-21-2025	KW	ADDED BUNGALOWS

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

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

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

ZONING SITE PLAN

0 60 120 240 360

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

Z5
SHEET

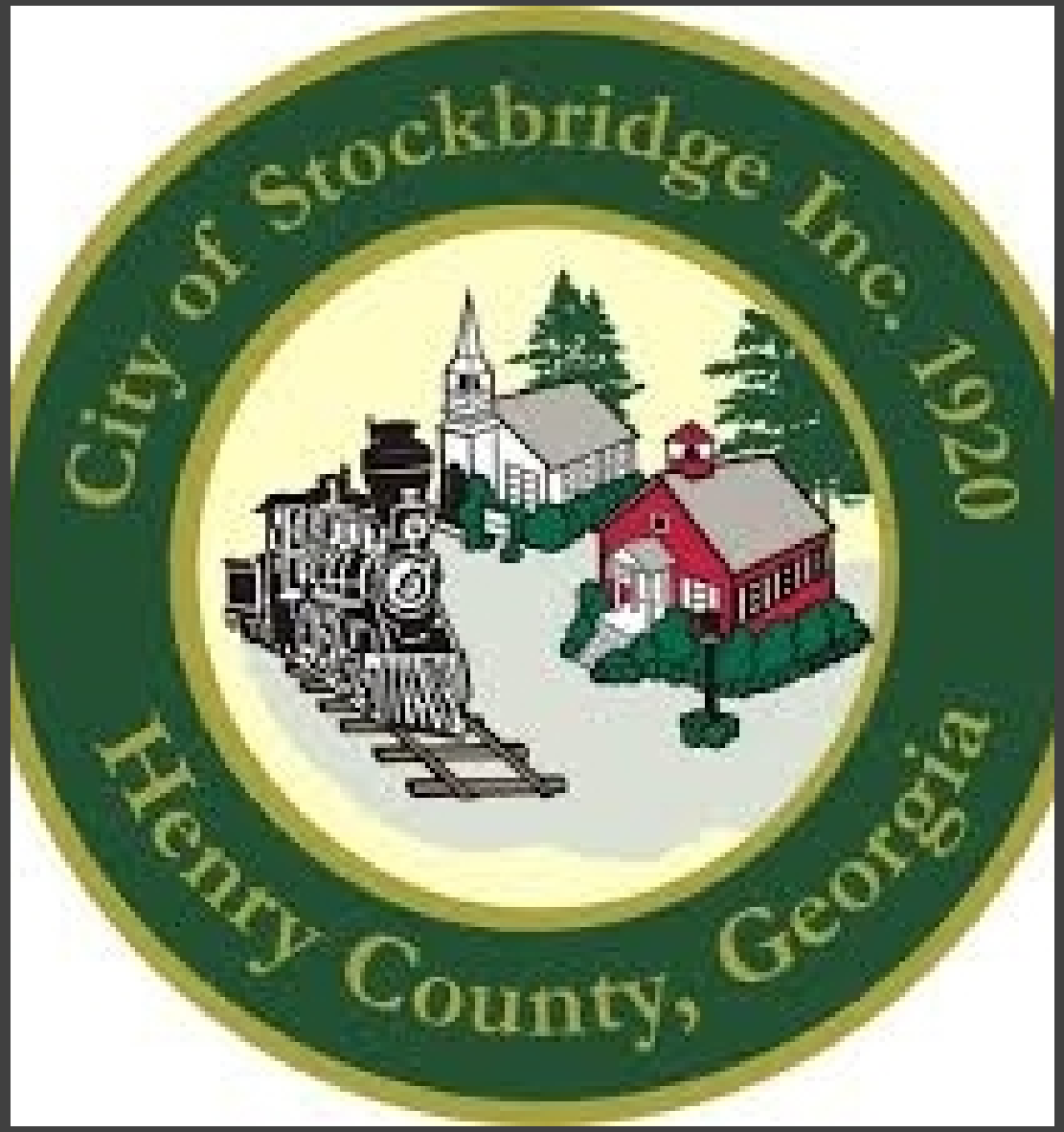
J:\2019\19279\00A\Civil\Concepts & Exhibits\Zoning\19279.00A - Site - Zone-5.dwg - KWood - 1/22/2025 9:29 PM

PowerPoint Presentations For AX-2024-02, CP-2024-09 , RZ-2024-10

Presented To:

Planning Commission – January 30, 2025

Mayor and Council – February 10, 2025



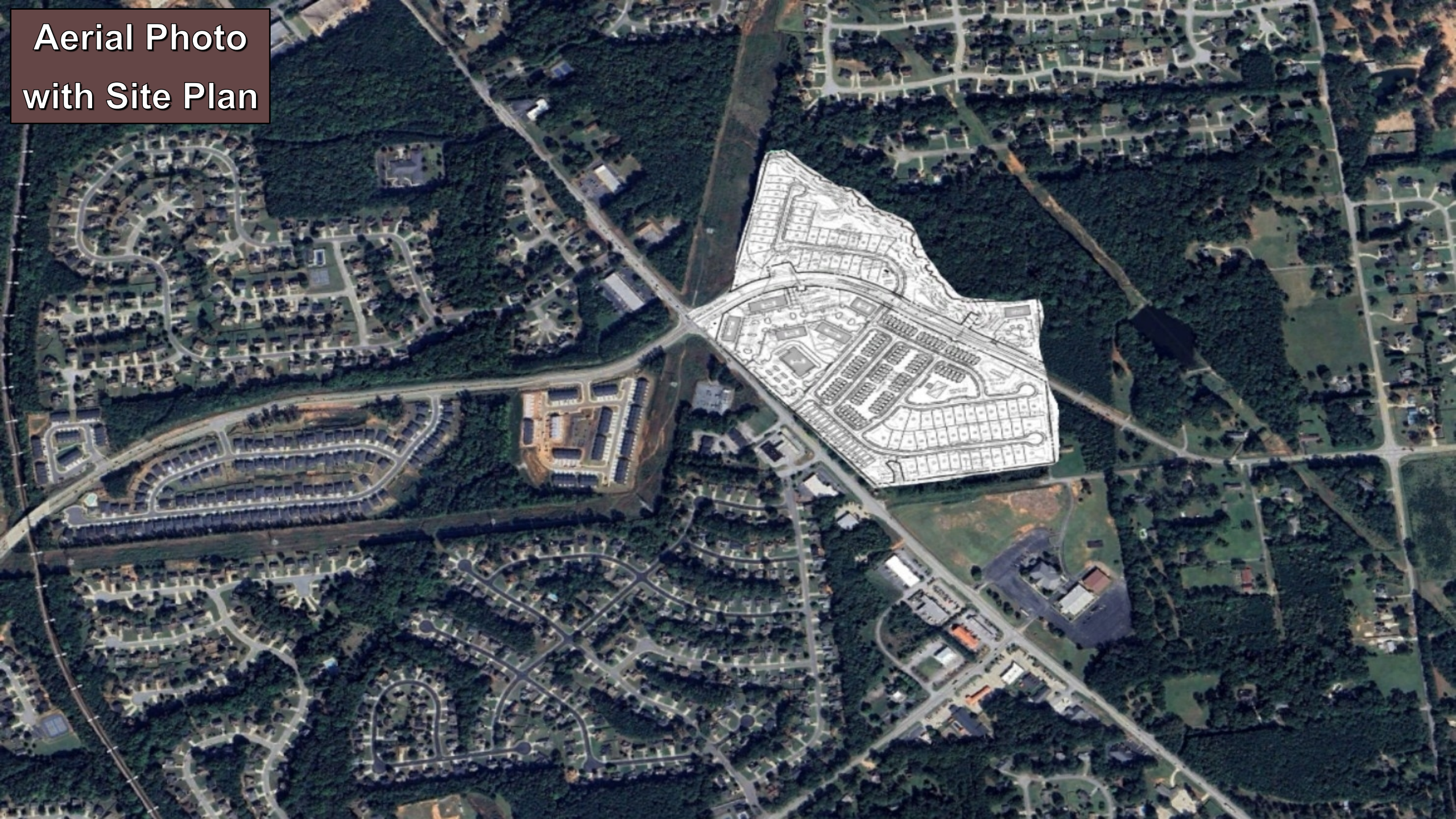
Case Facts

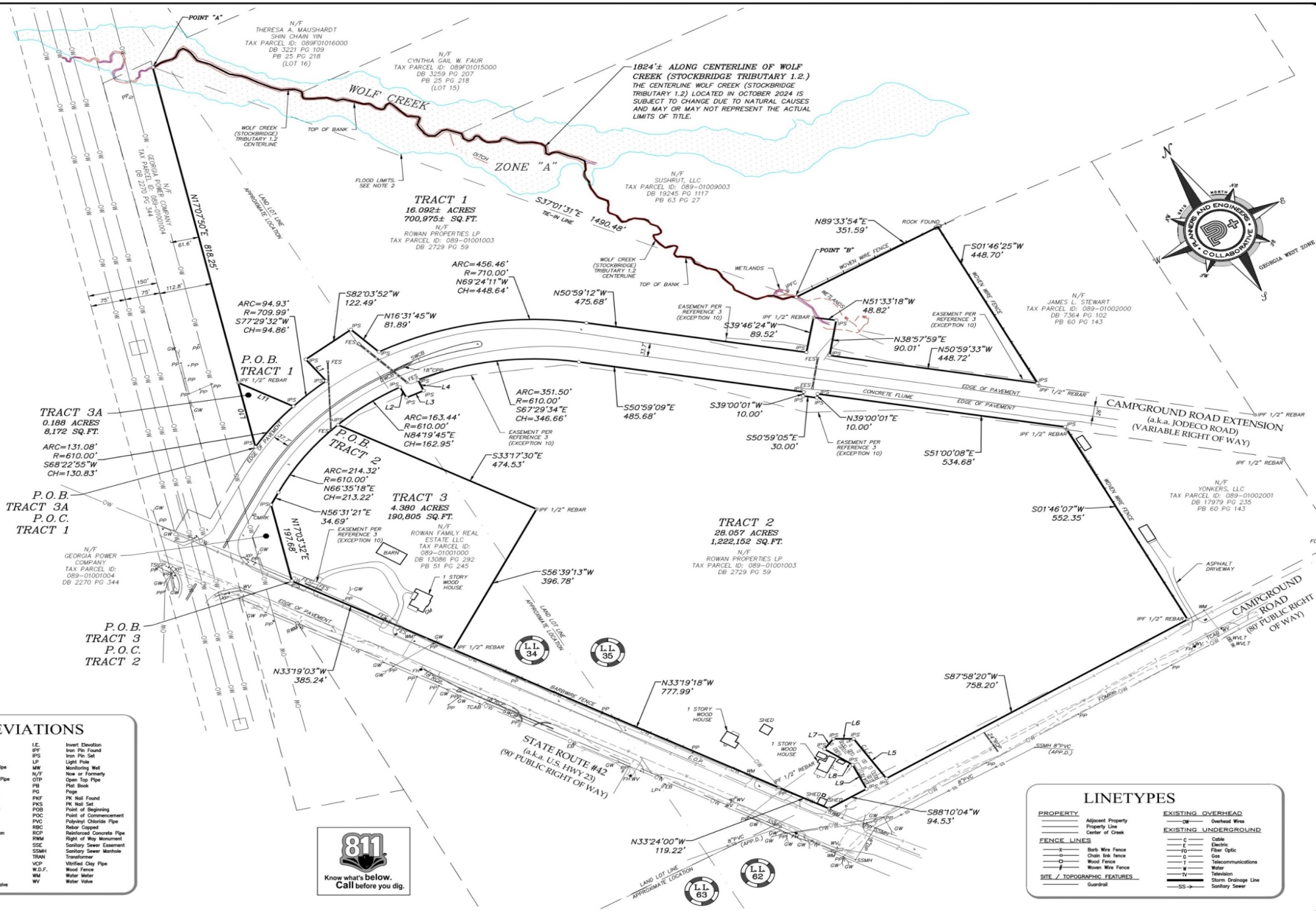
- **Applicant**: Meritage Homes, c/o Clay Kirkley
- **Agent**: Hayley Todd, PEC+
- **Owner**: Rowan Properties, LP
- **Address of Property**: 1778 & 1872 Highway 42 North
- **Parcel Identification**: 089-01001003 (1778 Highway 42 North); 089-01001000 (1872 Highway 42 North)
- **Parcel Acreage**: 48.717 +/- total acres; 1778 Highway 42 North – 44.419 acres; 1872 Highway 42 North – 4 acres
- **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.
- **County Zoning of Property**: RA (Residential-Agricultural)
- **County Future Land Use Designation**: High-Density Suburban
- **Sign Posting**: January 17, 2025
- **Letters Residents Received From Applicant**: January 24, 2025

Vicinity Map



Aerial Photo with Site Plan





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.	Approximate	I.E.	Invert Elevation
#4	1/2" Rebar	IPF	Iron Pin Found
C&G	Curb and Gutter	IPS	Iron Pin Set
CLF	Chain Link Fence	LP	Light Pole
CMP	Corrugated Metal Pipe	MW	Monitoring Well
CO	Clean Out	N/F	Now or Formerly
CPP	Corrugated Plastic Pipe	OTP	Open Top Pipe
DB	Deed Book	PB	Plat Book
DI	Drop Inlet	PG	Page
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	POC	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	Hand Rail	W.D.F.	Wood Fence
H.W.	Hard Wood	WM	Water Meter
HW	Headwall	WV	Water Valve
ICV	Irrigation Control Valve		

811 Know what's below. Call before you dig.

LINETYPES

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

SHEET 1 OF 4
DRAWN BY: MS
CHECKED BY: MH
FIELD CREW: TS/DO
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

HENRY COUNTY GEORGIA
LAND LOT(S) 34, 35, 62
DISTRICT 7TH

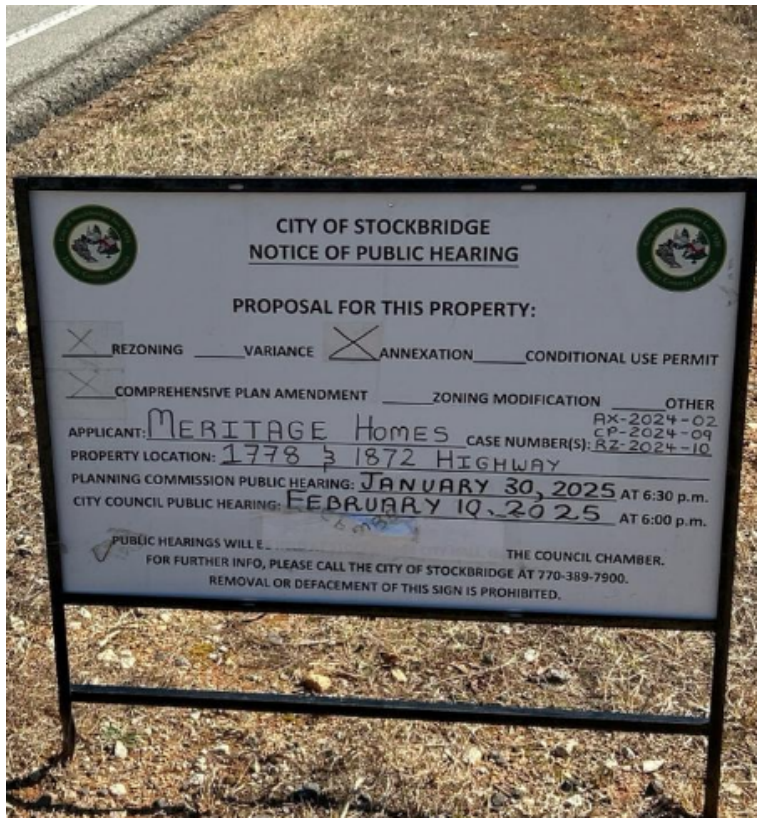
REVISIONS			
REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

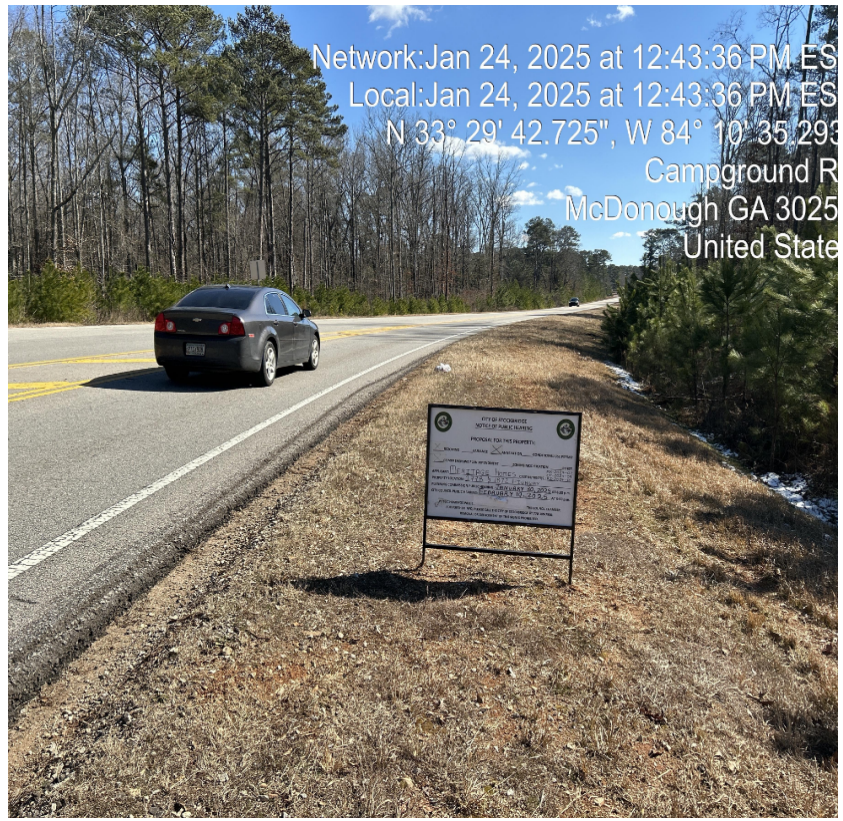
PEC 60 YEARS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
330 RESEARCH COURT TRACHTREE CORNERS, GEORGIA 30092
(770)451-2741 WWW.PEC.PLUS
C.O.A.-LSF000004

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative

SITE VISITS (OCTOBER 22, 2024; JANUARY 17, JANUARY 24, 2025)



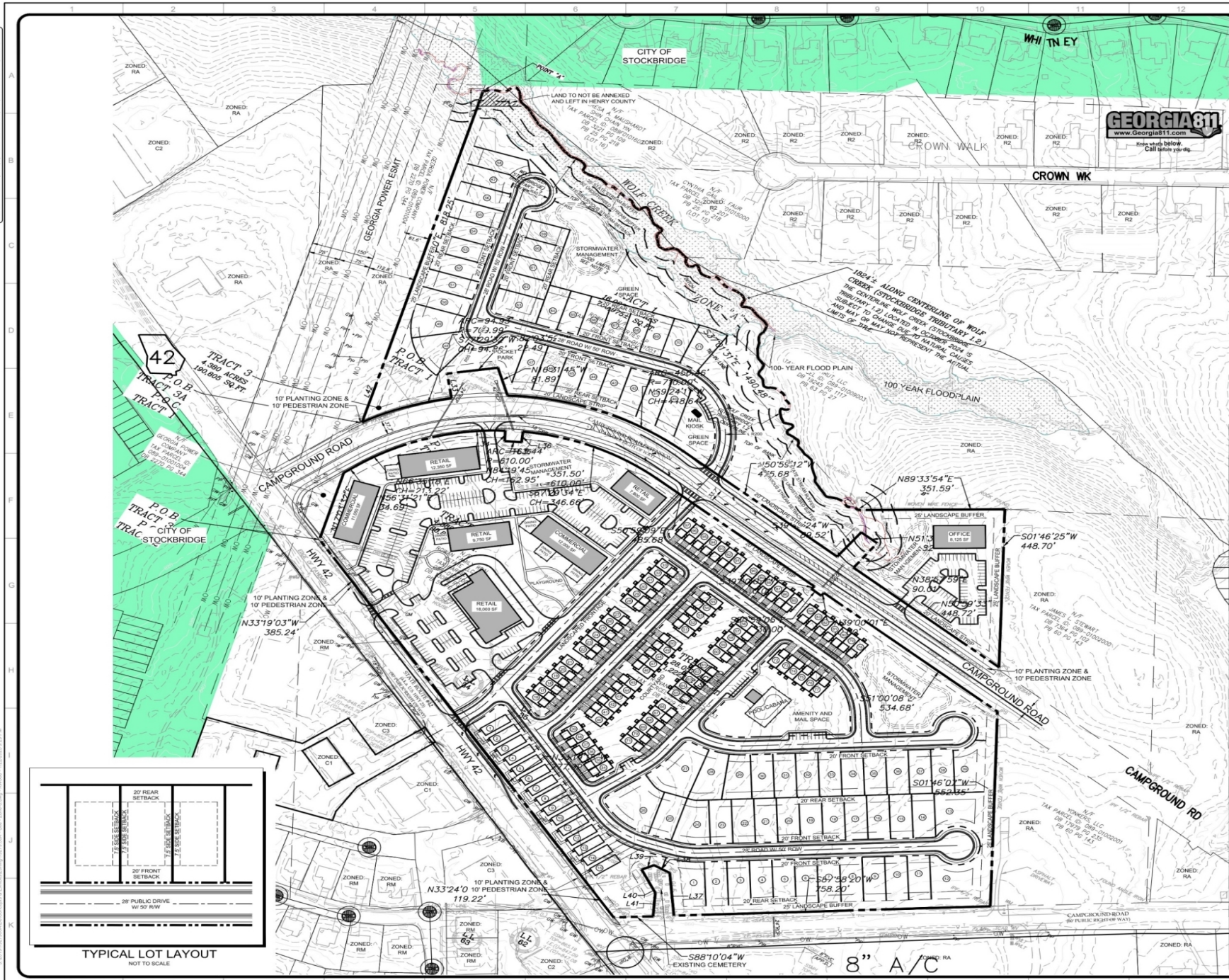




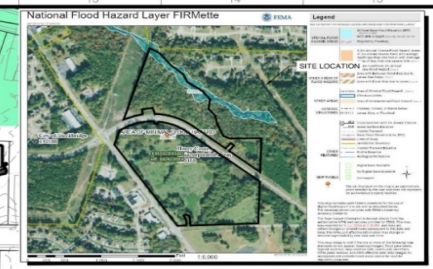
Development Information

- 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.
- 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.

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative



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	
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	62 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 REQS	
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

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS
PEC+ 60 YEARS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

HWY 42 @ CAMPGROUND ROAD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

HIGHWAY 42 @ CAMPGROUND ROAD
MCDONOUGH, GA 30253

HENRY COUNTY, GEORGIA

FOR

MERITAGE HOMES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
*1	01-21-2025	KW	ADDED BUNGALOWS

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

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

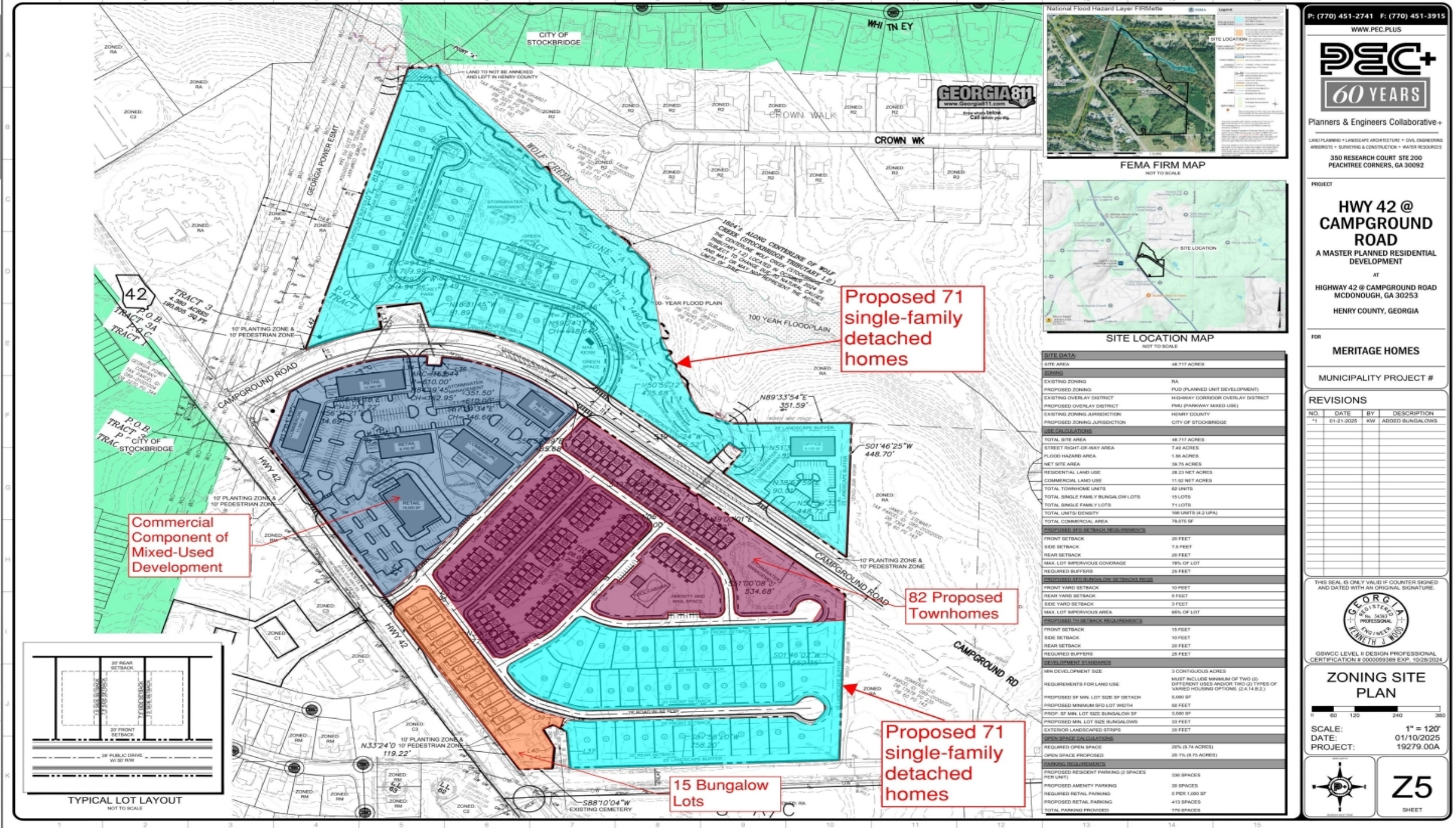
GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/28/2024

ZONING SITE PLAN

0 60 120 240 360

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

Z5
SHEET



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	
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	7.49 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	79,875 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 REQS	
FRONT YARD SETBACK	10 FEET
REAR YARD SETBACK	5 FEET
SIDE YARD SETBACK	3 FEET
MAX. LOT IMPERVIOUS AREA	65% 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	39 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
WWW.PEC.PLUS
PEC+ 60 YEARS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

HWY 42 @ CAMPGROUND ROAD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

HIGHWAY 42 @ CAMPGROUND ROAD
MCDONOUGH, GA 30253

HENRY COUNTY, GEORGIA

FOR

MERITAGE HOMES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
*1	01-21-2025	KW	ADDED BUNGALOWS

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

GEORGIA REGISTERED No. 34383 PROFESSIONAL ENGINEER KENNETH J. WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 00000069389 EXP. 10/26/2024

ZONING SITE PLAN

0 60 120 240 360

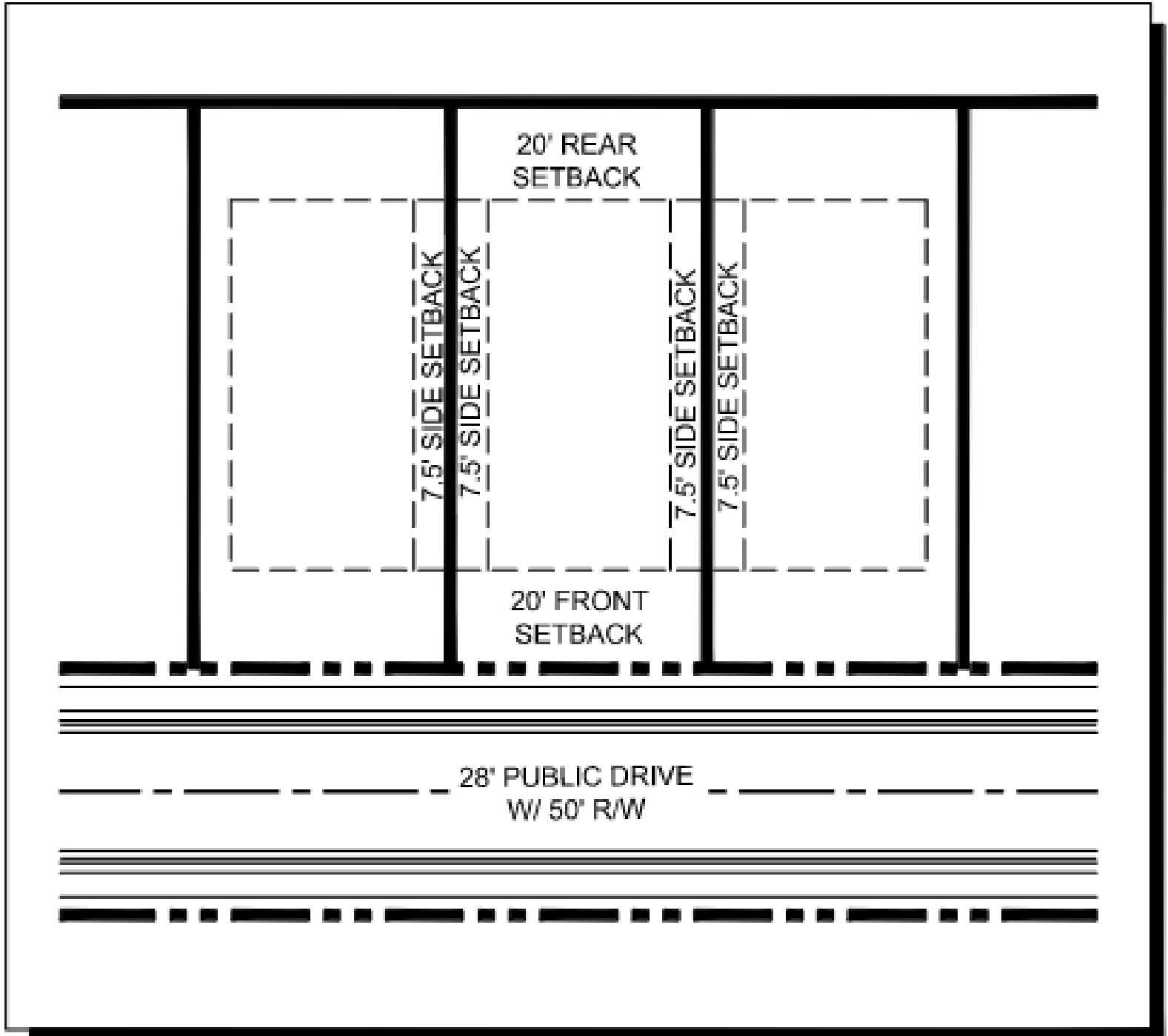
SCALE: 1" = 120'
DATE: 01/10/2025
PROJECT: 19279.00A

Z5
SHEET

Development Data of 1778 & 1872 Highway 42 North

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 REQS	
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

LOT LAYOUT OF MIXED-RESIDENTIAL DEVELOPMENT 1778 & 1872 HIGHWAY 42 NORTH





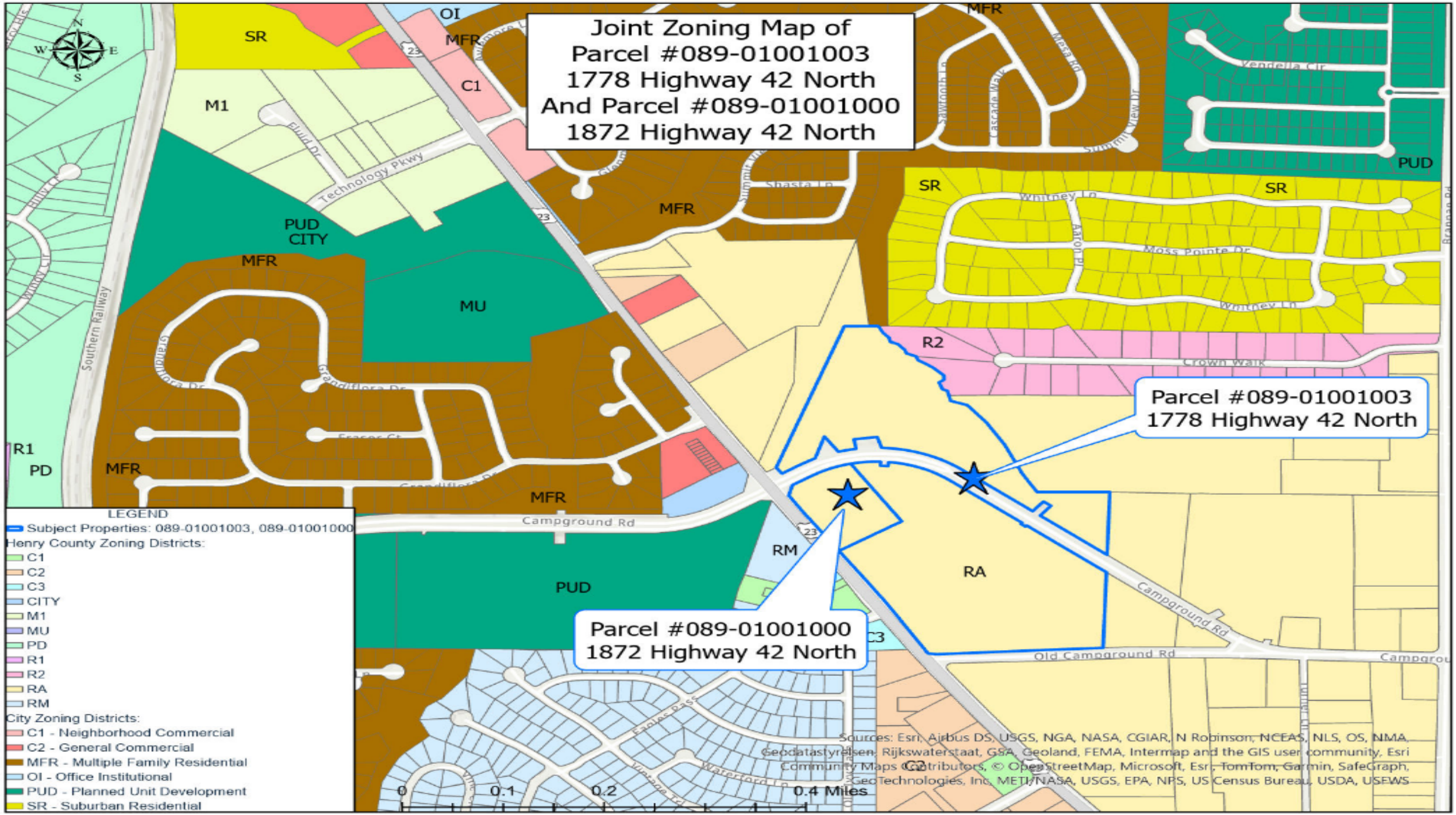
ELEVATIONS OF MIXED-RESIDENTIAL DEVELOPMENT 1778 & 1872 HIGHWAY 42 NORTH

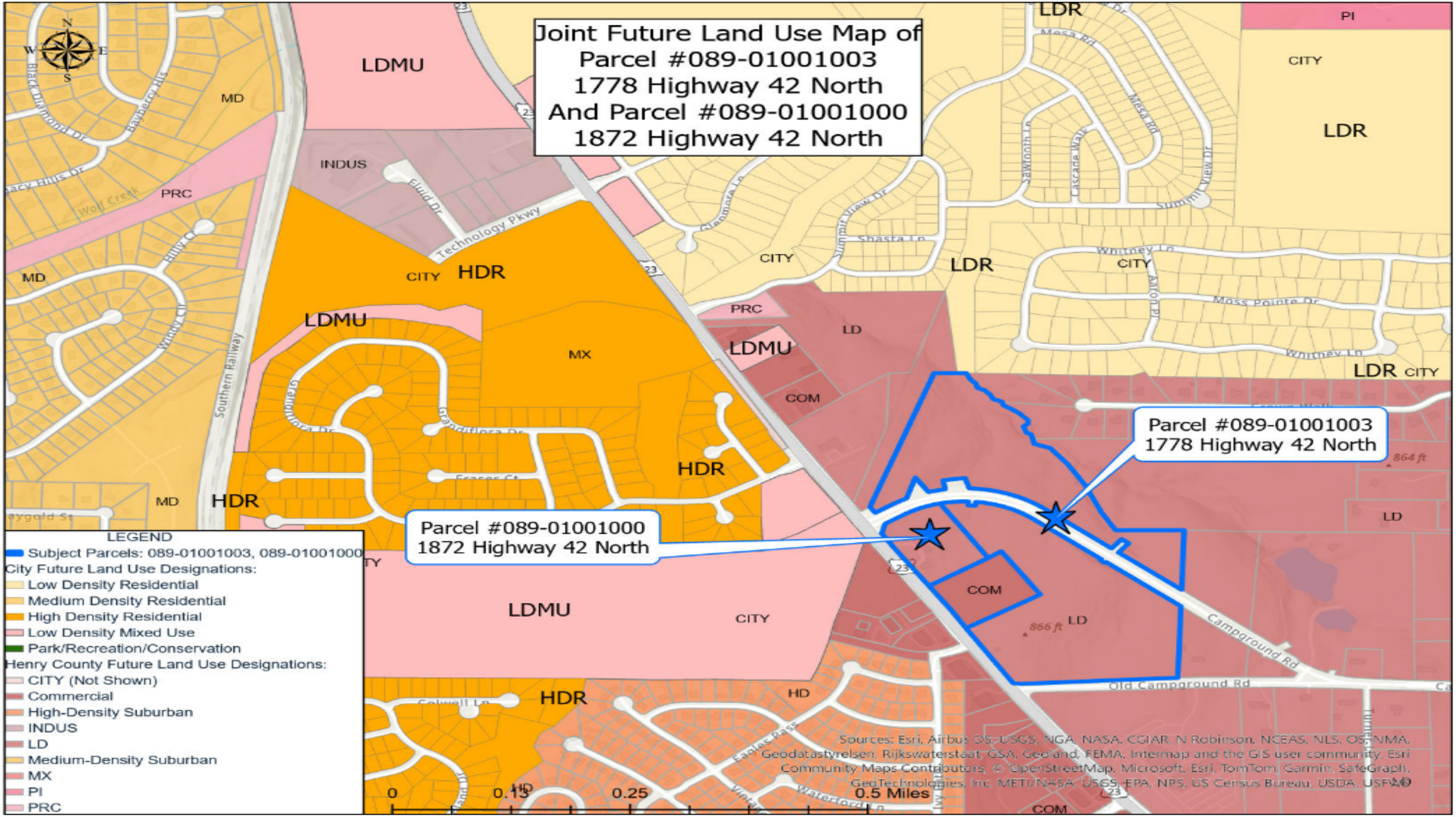




Elevations of Bungalows at 1778 & 1872 Highway 42 North

POWERPOINT PRESENTATION FOR AX-2024-02


Joint Zoning Map of
Parcel #089-01001003
1778 Highway 42 North
And Parcel #089-01001000
1872 Highway 42 North
Parcel #089-01001003
1778 Highway 42 North
Parcel #089-01001000
1872 Highway 42 North
LEGEND
Subject Properties: 089-01001003, 089-01001000
Henry County Zoning Districts:
C1
C2
C3
CITY
M1
MU
PD
R1
R2
RA
RM
City Zoning Districts:
C1 - Neighborhood Commercial
C2 - General Commercial
MFR - Multiple Family Residential
OI - Office Institutional
PUD - Planned Unit Development
SR - Suburban Residential
0
0.1
0.2
0.4 Miles
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS


Joint Future Land Use Map of
Parcel #089-01001003
1778 Highway 42 North
And Parcel #089-01001000
1872 Highway 42 North
Parcel #089-01001003
1778 Highway 42 North
Parcel #089-01001000
1872 Highway 42 North
LEGEND
Subject Parcels: 089-01001003, 089-01001000
City Future Land Use Designations:
Low Density Residential
Medium Density Residential
High Density Residential
Low Density Mixed Use
Park/Recreation/Conservation
Henry County Future Land Use Designations:
CITY (Not Shown)
Commercial
High-Density Suburban
INDUS
LD
Medium-Density Suburban
MX
PI
PRC
LDMU
INDUS
HDR
MD
PRC
CITY
LDR
PI
LD
COM
MX
HD
Technology Pkwy
Fluid Dr
Southern Railway
Wolf Creek
Campground Rd
Old Campground Rd
Mesa Rd
Moss Pointe Dr
Whitney Ln
Shasta Ln
Summit View Dr
Sawmoth Ln
Cascade Mall
Aaron Pl
Eagles Pass
Waterford Ln
Galwell Ln
Fraser Ct
Grandiflora Dr
Windy Cir
Bayberry Hls
Black Diamond Dr
Stacy Hills Dr
Taygold St
864 ft
866 ft
0
0.13
0.25
0.5 Miles
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Section 9.8 of the Unified Development Code

9.8 Zoning of Annexed Property with Common Zoning Classification.

Property annexed from Henry County into the City shall be automatically zoned by the City through the operation of this section for the same use for which the property was zoned immediately prior to annexation, so long as the City and county zoning ordinances share a common zoning classification for such use. As provided under Official Code of Georgia Annotated Section 36-66-4(e), a zoning action taken pursuant to this section shall exempt the City from the notice and public hearing requirements of the Zoning Procedure Law, Official Code of Georgia Annotated Section 36-66-l et seq., and the zoning amendment procedures under this code. Property which was zoned pursuant to this section may later be rezoned upon compliance with the requirements of the Zoning Procedure Law, Official Code of Georgia Annotated Section 36-66-1 et seq., and the zoning amendment procedures under this code.

Staff Analysis (Section 9.8 of the Stockbridge Unified Development Code) – cont.

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

Staff Analysis (Section 9.8 of the Stockbridge Unified Development Code) – cont.

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

Staff Analysis (Section 9.8 of the Stockbridge Unified Development Code) - cont.

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



Staff Recommendation

- This Staff Report has demonstrated that the requested annexation via AX-2024-02 would be necessary and desirable for the City of Stockbridge in conjunction with the requested Comprehensive Plan Amendment (CP-2024-09) to assign the future land use designation of Medium-Density Mixed-Use, and the requested rezoning of RZ-2024-10 to assign the zoning district of ‘PUD’ (Planned Unit Development) and Parkway Mixed Use Overlay District (PMU). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

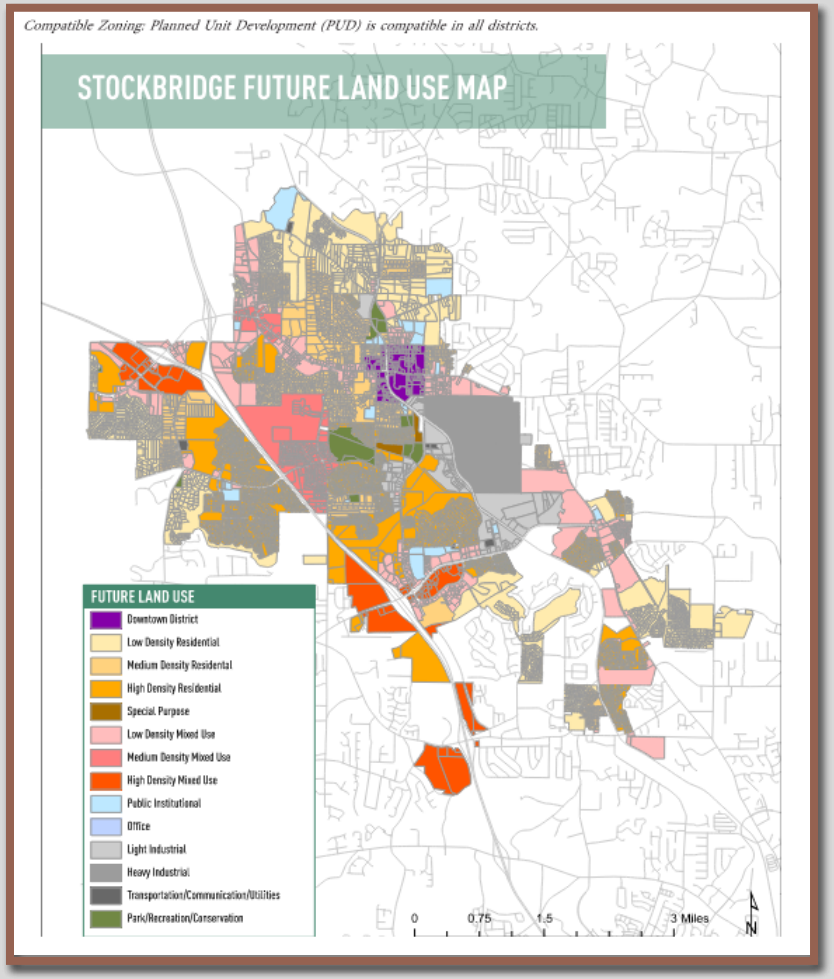
POWERPOINT PRESENTATIONS FOR CP-2024-09



Applicant’s Request

- 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.

City of Stockbridge
Comprehensive Plan (2024)

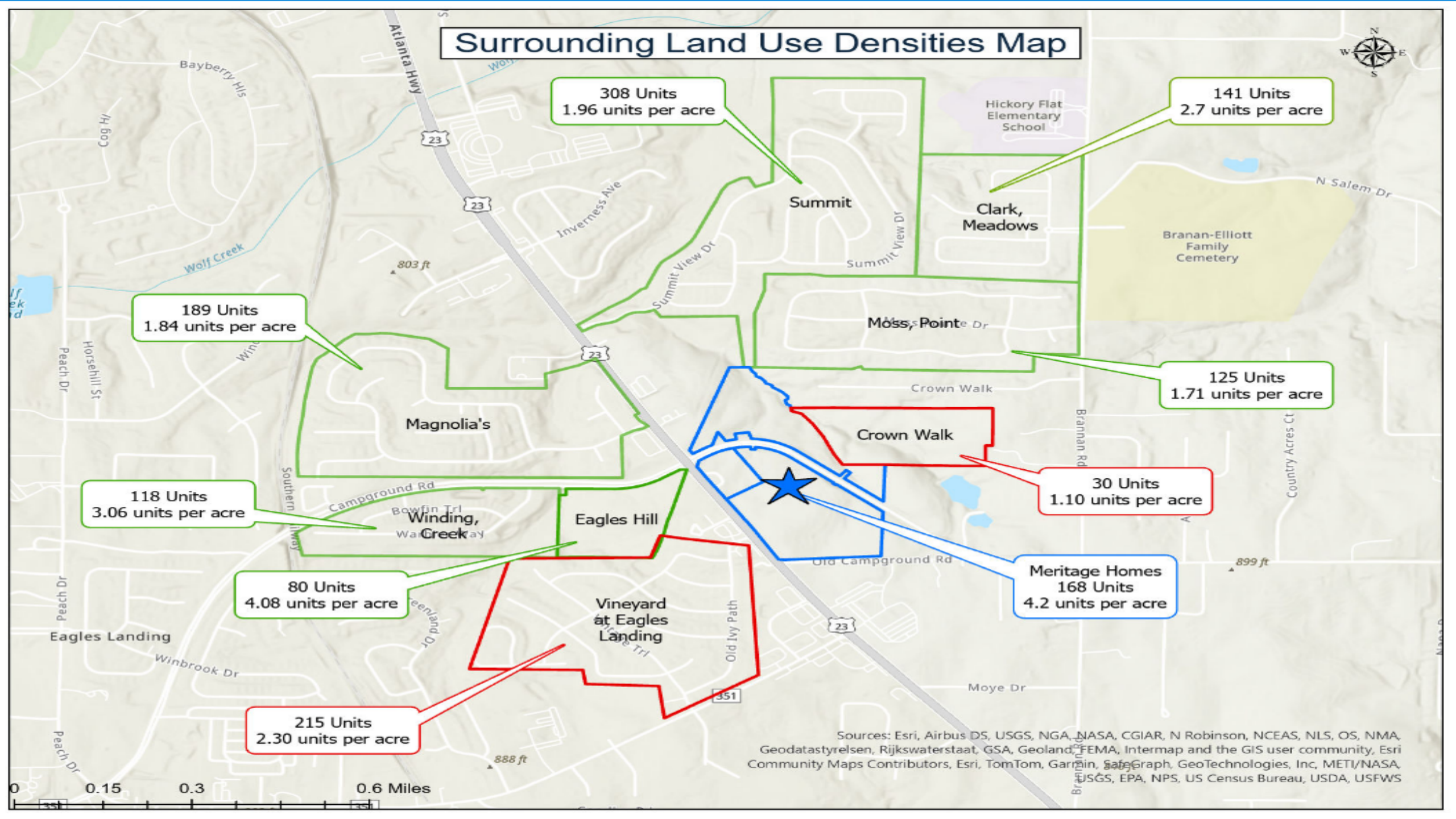


MEDIUM-DENSITY MIXED USE (4-7.99 UNITS/ACRE)

This designation is intended for commercial areas located around major intersections, including Lake Spivey Parkway @ Mount Zion Boulevard/Speer Road; Lake Spivey Parkway @ North Henry Boulevard; the north side of Eagles Landing Parkway @ Village Center Parkway; and Hudson Bridge Road @ I-75. 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.

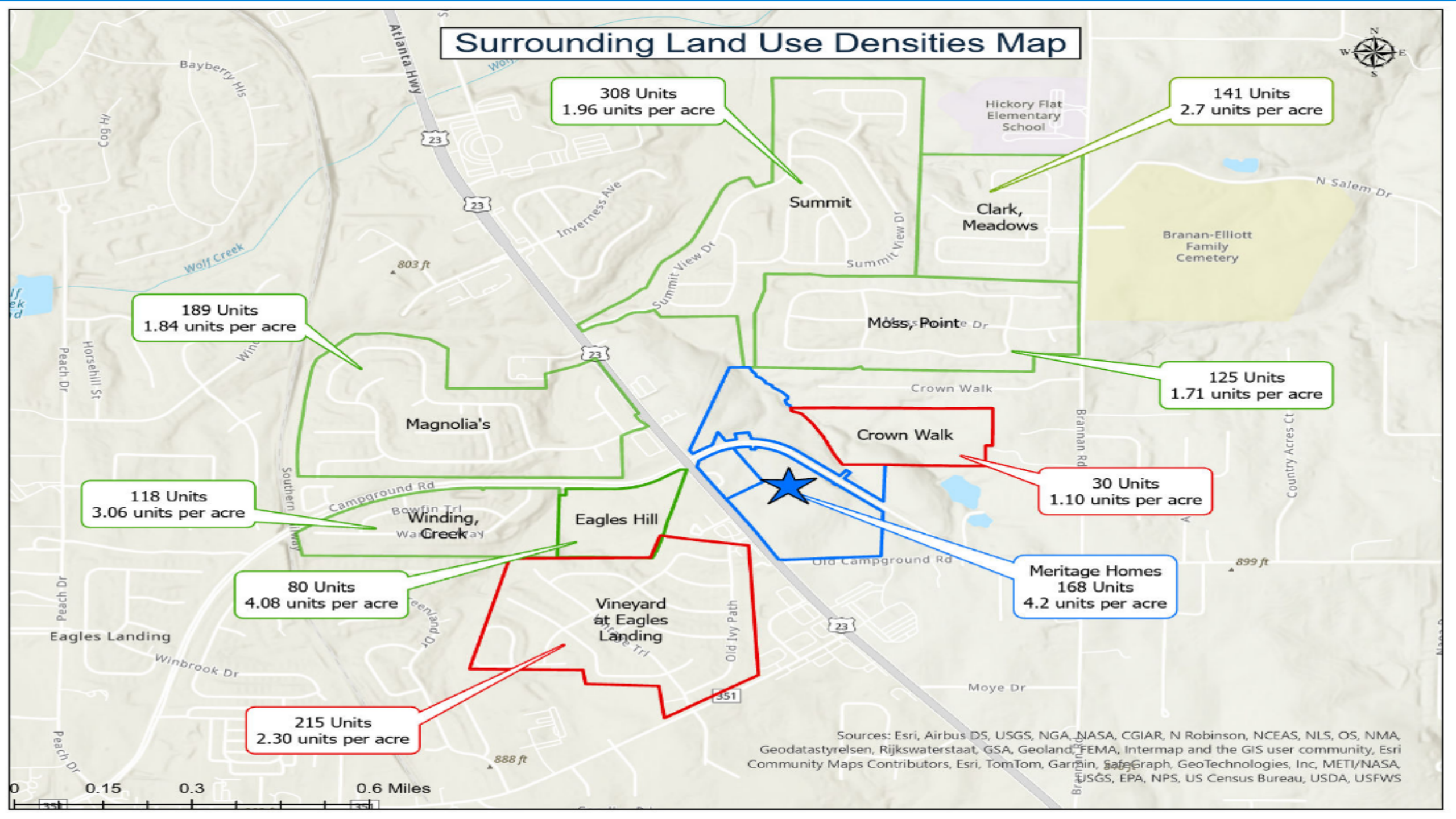
SURROUNDING LAND USE DESIGNATION

Location	Current Land Use	Current Future Land Use Designation
Property to the North	Moss Pointe (Subdivision) Summit at Eagles Landing (Subdivision) Clark Meadows (Subdivision)	Low Density Residential
Property to the South	Tabernacle of Praise Church International	High Density Suburban
Property to the East	Vacant Land (Henry County)	High Density Suburban
Property to the West	Eagles Hill (Townhomes)	Low Density Mixed Use
	Magnolia's at Eagles Landing	High Density Residential
	Winding Creek (Townhomes)	Low Density Mixed Use
	Eagles East (Shopping Center)	Low Density Mixed Use
	Vineyards at Eagles Landing	High-Density Suburban
	Chevron Gas Station	Commercial
	Vineyard Business Park	


Surrounding Land Use Densities Map
308 Units
1.96 units per acre
Summit
141 Units
2.7 units per acre
Clark,
Meadows
Hickory Flat
Elementary
School
Branan-Elliott
Family
Cemetery
N Salem Dr
Summit View Dr
Moss, Point
189 Units
1.84 units per acre
Magnolia's
125 Units
1.71 units per acre
Crown Walk
Crown Walk
30 Units
1.10 units per acre
118 Units
3.06 units per acre
Winding,
Creek
Eagles Hill
Campground Rd
Old Campground Rd
Meritage Homes
168 Units
4.2 units per acre
80 Units
4.08 units per acre
Vineyard
at Eagles
Landing
Eagles Landing
Winbrook Dr
Moye Dr
215 Units
2.30 units per acre
Atlanta Hwy
Inverness Ave
Wolf Creek
Bayberry Hls
Peach Dr
Horsehill St
Southern Railway
Old Ivy Path
Brannan Rd
Country Acres Ct
803 ft
899 ft
888 ft
0
0.15
0.3
0.6 Miles
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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**


Surrounding Land Use Densities Map
308 Units
1.96 units per acre
Summit
141 Units
2.7 units per acre
Clark,
Meadows
Hickory Flat
Elementary
School
Branan-Elliott
Family
Cemetery
N Salem Dr
Summit View Dr
Moss, Point
189 Units
1.84 units per acre
Magnolia's
125 Units
1.71 units per acre
Crown Walk
Crown Walk
30 Units
1.10 units per acre
118 Units
3.06 units per acre
Winding,
Creek
Eagles Hill
Campground Rd
Old Campground Rd
Meritage Homes
168 Units
4.2 units per acre
80 Units
4.08 units per acre
Vineyard
at Eagles
Landing
Eagles Landing
Winbrook Dr
Moye Dr
215 Units
2.30 units per acre
Atlanta Hwy
Inverness Ave
Wolf Creek
Bayberry Hls
Peach Dr
Horsehill St
Southern Railway
Old Ivy Path
Brannan Rd
Country Acres Ct
803 ft
899 ft
888 ft
0
0.15
0.3
0.6 Miles
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

STAFF ANALYSIS (SECTION 9.2.7 OF THE UNIFIED DEVELOPMENT CODE)

Staff Analysis (Section 9.2.7 of The Unified Development Code)

1. **<u>Consistency with the Comprehensive Plan</u>**: 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)

Staff Analysis
(Section 9.2.7 of The Unified Development Code)

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.



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**.

POWERPOINT PRESENTATIONS FOR RZ-2024-10

Applicant's Request

- 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.

SURROUNDING JOINT ZONING INFORMATION

Location	Current Land Use	Current Zoning
Property to the North	Moss Pointe (Subdivision) Summit at Eagles Landing (Subdivision) Clark Meadows (Subdivision)	SR (Suburban Residential) MFR (Multiple Family Residential) PUD (Planned Unit Development)
Property to the South	Tabernacle of Praise Church International	RA (Residential-Agricultural)
Property to the East	Vacant Land (Henry County)	RA (Residential-Agricultural)
Property to the West	Eagles Hill (Townhomes)	PUD (Planned Unit Development)
	Magnolia's at Eagles Landing	PUD (Planned Unit Development)
	Winding Creek (Townhomes)	PUD (Planned Unit Development)
	Eagles East (Shopping Center)	C-2 (General Commercial)
	Vineyards at Eagles Landing	RM (Residential Multi-Family)
	Chevron Gas Station	C-1 (Neighborhood Commercial); C-1 (Neighborhood Commercial)
	Vineyard Business Park	
	Cool's Corner (Shopping Center)	C-3 (Heavy Commercial)

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

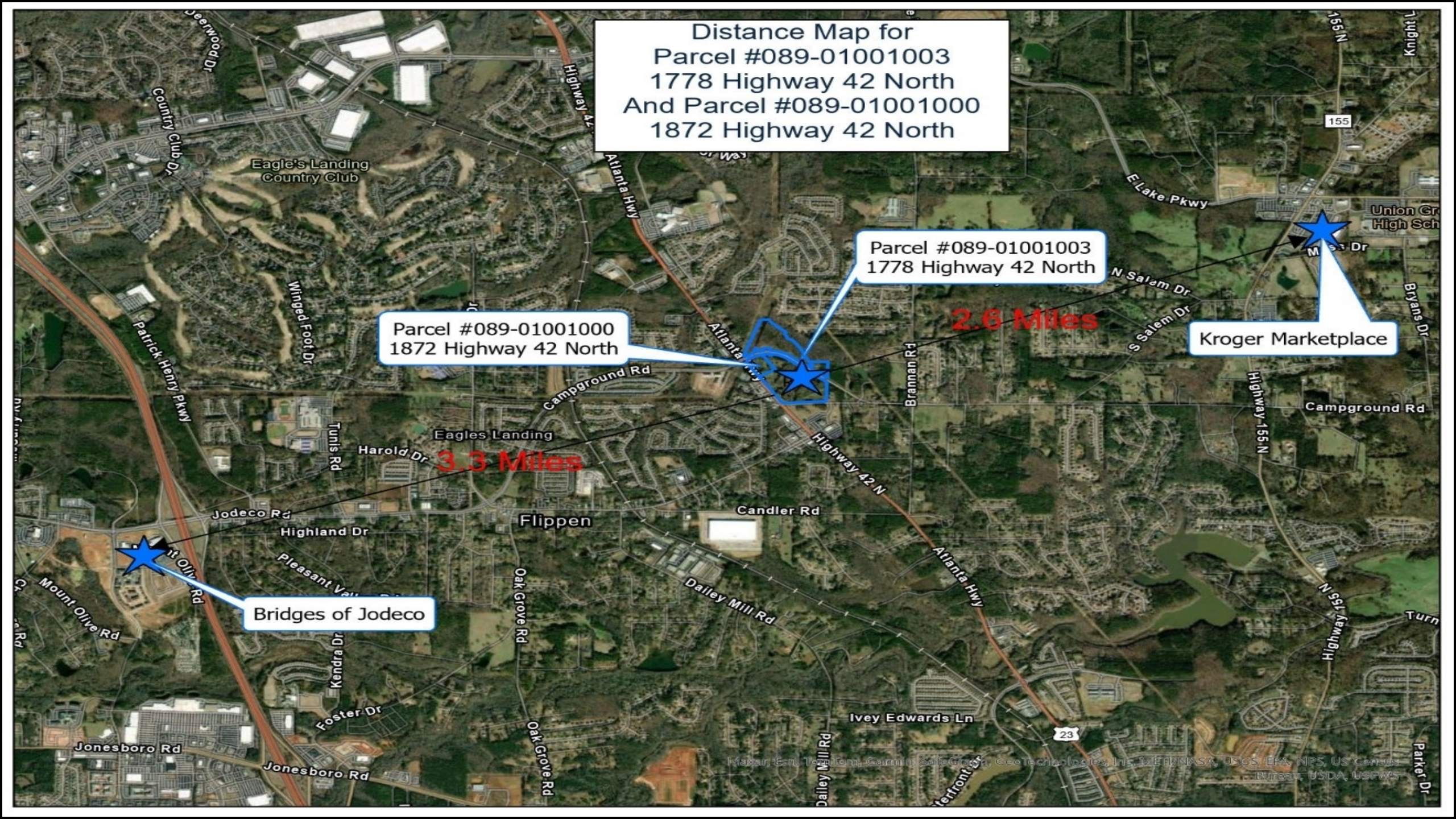
1. **Consistency with the Comprehensive Plan**: The subject property is currently located in Henry County and is not currently consistent with the current Future Land Use Map of the city of Stockbridge. However, if the proposed development is annexed into the City limits, it will be assigned the future 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.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

2. **The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code**: The proposed mixed-use development aligns well with the overall zoning scheme and supports multiple purposes of the City of Stockbridge Zoning Code. 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-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.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

3. **Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community:** The proposed 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.


Distance Map for
Parcel #089-01001003
1778 Highway 42 North
And Parcel #089-01001000
1872 Highway 42 North
Parcel #089-01001003
1778 Highway 42 North
Parcel #089-01001000
1872 Highway 42 North
2.6 Miles
3.3 Miles
Kroger Marketplace
Bridges of Jodeco
Eagle's Landing Country Club
Eagles Landing
Flippen
Campground Rd
Harold Dr
Jodeco Rd
Highland Dr
Candler Rd
Dailey Mill Rd
Ivey Edwards Ln
Jonesboro Rd
Foster Dr
Mount Olive Rd
Pleasant Valley Rd
Oak Grove Rd
Kendra Dr
Tunis Rd
Patrick Henry Pkwy
Winged Foot Dr
Country Club Dr
Jeerwood Dr
Atlanta Hwy
Highway 42 N
Brannan Rd
N Salem Dr
S Salem Dr
E Lake Pkwy
Bryans Dr
Highway 155 N
155
23

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

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 conditions 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 or 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.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

8. **The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan**: The 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

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.

City of Stockbridge

AGENDA ITEM

MEETING DATE

FEBRUARY 10, 2025

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

FUNDING SOURCE

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

ANNEXATION CASE #AX-2024-02. Consideration of an annexation request, using the 100 percent annexation method, to annex two parcels at 1778 & 1872 Highway 42 North from Henry County into the City to allow for the construction of a mixed residential development with 168 total units, including 71 single-family detached homes, 15 bungalow lots, and 82 townhomes. Proposed density--4.2 units per acre. Applicant/ developer--Meritage Homes. Agent--PEC+.

BACKGROUND INFORMATION:

Staff Recommendation--Approval. Planning Commission Recommendation on January 30, 2025--Approval (unanimous).

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

ANNEXATION CASE #AX-2024-02.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL.

Staff Signature_____

TRANSMITTAL MEMO

RE: **Campground Road @ Hwy 42 Rezoning and Annexation Applications**
Planners and Engineers Collaborative, Inc. Project No. 19279.00A
On behalf of Meritage Homes

TO: **City of Stockbridge Community**
4602 North Henry Blvd
Stockbridge, GA 30281
678-833-3347

ATTN: **Ryan Anderson**
678-833-3340

FROM: **Planners and Engineers Collaborative**
350 Research Court, Suite 200
Peachtree Corners, GA 30092

C/O Hayley Todd – (757) 508-6593

Enclosed materials:

Comp Plan Amendment Application

City of Stockbridge Planning and Zoning Division

Application for an Amendment to the Comprehensive Plan

Name of Applicant MERITAGE HOMES Phone: 678.348.8422 Date: 10/07/24

Address of Applicant: 3700 MANSELL ROAD STE 550 Cell #

City: ALPHARETTA State: GA Zip: 30022 E-mail: CLAY.KIRKLEY@MERITAGEHOMES.COM

Name of Agent HAYLEY TODD, PEC+ Phone: 678.684.6287 Date: 10/07/24

Address of Agent: 350 RESEARCH COURT, STE 200 Cell #

City: NORCROSS State: GA Zip: 30092 E-mail: HTODD@PEC.PLUS

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

FROM: HIGH DENSITY RESIDENTIAL

TO: MEDIUM DENSITY RESIDENTIAL

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

_____ **(Acknowledgement)**

Property Address: 1778 & 1872 HWY 42 N

Nearest intersection to the property: HIGHWAY 42 N AND CAMPGROUND ROAD

Size of Tract: 48.59 acre(s). Land Lot Number(s): 34, 35, 62. District(s): 7

Property Tax Parcel Number(s): 089-01001003, 089-01001000 **(Required)**

Witness' Signature

T. Williams

Printed Name of Witness

Notary

NOTARY STAMP:

LINDA BOROVICKA NOTARY PUBLIC My Commission Expires 06-25-2028 COBB COUNTY, GEORGIA

Signature of Applicant

MERITAGE HOMES, C/O C Kirkley

Printed Name of Applicant

Signature of Agent

MERITAGE HOMES OF GEORGIA, INC CORPORATE SEAL 2014 ARIZONA

(For Office Use Only)

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

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

Pre-application meeting: Date:

Planning Commission Decision:

City Council Decision:

Community Development Director's Signature: Date:

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1872 HWY 42 N [address], with Parcel Number 089-01001000 which is the subject of this application.

Name of Property Owner: ROWAN FAMILY REAL ESTATE LLC

Property Owner's Address: 83 BRANNAN RD MCDONOUGH GA 30253

Telephone: 770-289-4530 E-mail: RROWAN@SANDSCONTRACTORS.COM

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

Signature: _____ Date: 10-07-24

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

Name(s) of Applicant(s): MERITAGE HOMES, C/O Clay Kirkley

Company/law firm (if applicable): MERITAGE HOMES

Telephone, E-Mail, & Address: Clay.Kirkley@meritagehomes.com

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

_____ _____

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

10/07/2024
Date

Signature of Notary Public

Robert Wood
Printed Name of Notary Public

10/7/24
Date

Notary Public's Seal or Stamp:

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1778 HWY 42 N [address], with Parcel Number 089-01001003, which is the subject of this application.

Name of Property Owner: ROWAN PROPERTIES LP

Property Owner's Address: 1872 HWY 42 NORTHMCDONOUGH GA 30253

Telephone: 770-289-4530 E-mail: RROWAN@SANDSCONTRACTORS.COM

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

Signature: _____ Date: 10-07-24

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

Name(s) of Applicant(s): MERITAGE HOMES, C/O Clay Kirkley

Company/law firm (if applicable): MERITAGE HOMES

Telephone, E-Mail, & Address: Clay.Kirkley@meritagehomes.com

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

_____ _____

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

10/07/2024
Date

Signature of Notary Public

Robert Wood
Printed Name of Notary Public

10/7/24
Date

Notary Public's Seal or Stamp:

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

Applicant Campaign Disclosure Form

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

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

Yes_____No

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

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

We certify that the foregoing information is true and correct, this 3rd day of October, 2024

C. Kirkley, on behalf of Meritage Homes

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 3rd day of October 2024

Notary Public

LINDA BOROVICKA
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY Commission Expires 06-25-2028

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

Applicant Campaign Disclosure Form

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

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

Yes ____ No ____

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

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

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

ROWAN FAMILY REAL ESTATE LLC
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 7th day of October 2024

Notary Public

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

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

Applicant Campaign Disclosure Form

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

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

Yes ____ **No** ____

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

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

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

ROWAN PROPERTIES, L.P.

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 7th day of October 2024.

Notary Public

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

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

FW: Pre-Application Meeting for Proposed Annexation

GL

Kenneth Wood <Kwood@pec.plus> on behalf of Gordon Linton <Glinton@stockbridgega.org>

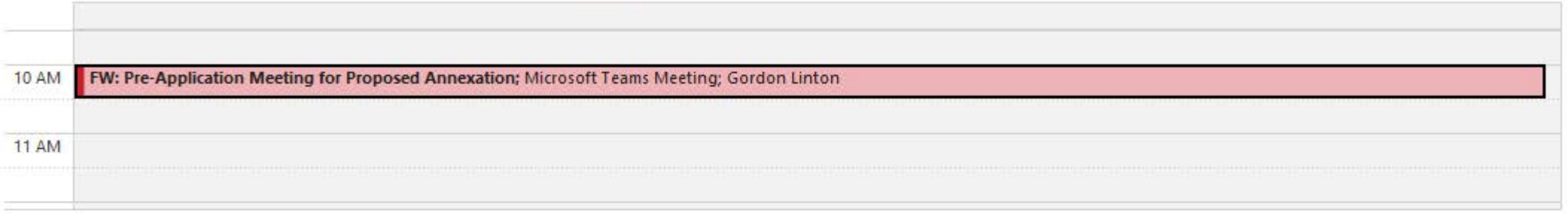
No Response Required

Required Ramirez, Francisco; Kenneth Wood; Keedra Jackson; Linda Logan; Demetries Wells; Jordyn Bucholtz; Ryan Anderson

Thu 7/18/2024 10:00 AM

Follow up. Completed on Thursday, July 18, 2024.
Accepted on 7/15/2024 4:53 PM.

Thursday, July 18, 2024 10:00 AM-10:30 AM Microsoft Teams Meeting



-----Original Appointment-----
From: Gordon Linton <Glinton@stockbridgega.org>
Sent: Monday, July 15, 2024 4:18 PM
To: Gordon Linton; Kenneth Wood; Keedra Jackson; Linda Logan; Demetries Wells; Jordyn Bucholtz; Ryan Anderson
Subject: Pre-Application Meeting for Proposed Annexation
When: Thursday, July 18, 2024 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

Meeting to discuss a proposed annexation. The person we are meeting with is Kenneth Wood

---

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 280 442 082 279

Passcode: tsnbxu

For organizers: Meeting options

10/7/2024

Re: **Letter of Intent – Comprehensive Land Use Map Change**
Campground Road @ Highway 42
PEC+ Project No. 19279.00A

Dear Community Development Officials,

This comprehensive land use map amendment application is associated with the proposed annexation and rezone of the approximately 48.5-acre site known as Campground Road @ Highway 42 (the "Subject Property," PIDs 089-01001000 and 089-01001003). Bringing the site from Henry County into the City Limits of Stockbridge, rezoning to PUD, and amending the comprehensive land use map from high density residential to medium density residential would allow for the development of a new, 243-unit, single-family attached and detached development.

Site and Proposal

The Subject Property is located along the eastern side of Highway 42 and is bisected by Campground Road. The site is bordered by the Clark Meadows subdivision to the north, a Georgia Power easement to the northwest, Highway 42 to the southwest, and Tabernacle of Praise Church to the south across Old Campground Road. The site is made up of two parcels that total approximately 48.5-acres.

Of the 46.5-acres, approximately 1.5 acres are in a floodplain. Approximately 8.7 acres of the site are proposed to be used for street right-of-way. The net area of the site is 38.29 acres. The proposed 243-unit single family subdivision has a net site density of 6.35 units per acre. There would be 142 townhome units and 101 single-family detached lots. The site would have 15 acres of open space (approximately 30% of the total site area). Elevations are included with this submittal.

The proposed amendment to the comprehensive land use map would allow for the 48.5-acre site to be annexed into the City Limits of Stockbridge, rezoned PUD, and be subject to the Parkway Mixed Use overlay district. The proposal includes 243 new homes.

Rationale for Request

This area is part of the "high-density suburban" character area per the Henry County Comprehensive Plan. However, the proposed plan reaches a density that is captured under the Medium Density Residential character area, and can therefore be reduced to a less intense designation. The immediate area is characterized by different types of single family development, including townhomes and detached homes. The proposed development would fit into the character of the existing context and would present a high quality addition to the overall area.
The development would be compatible and consistent with nearby and adjacent development pattern, and therefore meets the purpose and intent of the district per the City of Stockbridge UDO.

Constitutional Objections

The portions of the Code of Ordinances and Zoning Ordinance for City of Stockbridge (the "Zoning Ordinance") which classifies or conditions the Property into any more or less intensive zoning

classification and/or zoning conditions other than as requested by the Applicant and property owner are unconstitutional, in that they would destroy the Applicant's and property owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Ordinance which presently restricts the Property's use to the present zoning classification, uses, regulations, requirements, and conditions is unconstitutional, illegal, null and void, and constitutes a taking of the Applicant's and the property owner's property rights in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States by denying economic and viable use of the Property while not substantially advancing legitimate state interests.

The Property is presently suitable for OSC as proposed in the requested rezoning, as amended by the Applicant, and is not economically suitable for uses restricted under its present zoning and development classification, conditions, regulations, and restrictions due to its location, shape, size, surrounding development, and other factors. A denial of the requested rezoning and related variances would constitute an arbitrary and capricious act by City of Stockbridge and the City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment. A refusal by City of Stockbridge and the City Council to approve this requested rezoning, with only such additional conditions as agreed to by the Applicant and/or owner, so as to permit the only feasible economic use of the Property, would be unconstitutional between the Applicant, owner, and similarly situated property owners, in violation of Article I, Section I, Paragraph II of the Constitution of the State by discriminating of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment.

Conclusion

The applicant and owner respectfully request that the City of Stockbridge City Council, Planning Commission and Planning Staff approve and support the Applicant's comprehensive land use amendment request to allow for a change from high density residential to medium density residential to facilitate the development of a new, single-family attached and detached subdivision. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

ZONING DESCRIPTION
NORTH TRACT

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

Beginning at the intersection of the northerly right-of-way line of Campground Road Extension (Variable R/W) with the southeasterly right-of-way line of Union City Norcross Transmission Line easement; thence along said easement

North 17 degrees 5 minutes 19 seconds East, a distance of 166.16 feet; thence North 17 degrees 9 minutes 14 seconds East, a distance of 769.82 feet; thence leaving saif right-of-way line North 90 degrees 0 minutes 0 seconds East, a distance of 100.50 feet; thence along the centerline of creek and following the meanderings thereof the following:

South 59 degrees 33 minutes 13 seconds East, a distance of 31.21 feet; thence South 38 degrees 8 minutes 20 seconds East, a distance of 206.68 feet; thence South 49 degrees 39 minutes 57 seconds East, a distance of 75.01 feet; thence South 49 degrees 6 minutes 3 seconds East, a distance of 103.84 feet; thence South 22 degrees 50 minutes 31 seconds East, a distance of 106.11 feet; thence South 54 degrees 29 minutes 7 seconds East, a distance of 210.47 feet; thence South 37 degrees 27 minutes 40 seconds East, a distance of 138.14 feet; thence South 6 degrees 28 minutes 54 seconds West, a distance of 130.40 feet; thence South 39 degrees 50 minutes 1 second East, a distance of 118.45 feet; thence South 10 degrees 0 minutes 45 seconds East, a distance of 101.77 feet; thence South 23 degrees 35 minutes 52 seconds East, a distance of 178.34 feet; thence South 63 degrees 4 minutes 32 seconds East, a distance of 53.02 feet; thence South 67 degrees 29 minutes 2 seconds East, a distance of 27.86 feet;

thence leaving said creek North 89 degrees 29 minutes 28 seconds East, a distance of 353.55 feet; thence South 01 degree 53 minutes 24 seconds West, a distance of 448.96 feet to a point on said right-of-way line of Campground Road Extension; thence along said right-of-way the following courses and distances:
North 50 degrees 59 minutes 10 seconds West, a distance of 448.30 feet; thence North 38 degrees 57 minutes 59 seconds East, a distance of 90.01 feet; thence North 50 degrees 59 minutes 32 seconds West, a distance of 49.01 feet; thence South 39 degrees 38 minutes 49 seconds West, a distance of 90.00 feet; thence North 50 degrees 59 minutes 12 seconds West, a distance of 475.68 feet; thence 456.46 feet along an arc of a curve to the left having a radius of 710.00 feet and a chord bearing and distance of North 69 degrees 24 minutes 11 seconds West 448.64 feet to a point; thence North 16 degrees 31 minutes 45 seconds West, a distance of 81.89 feet; thence South 82 degrees 3 minutes 52 seconds West, a distance of 122.49 feet; thence South 8 degrees 40 minutes 2 seconds East, a distance of 70.00 feet; thence 94.93 feet along an arc of a curve to the left having a radius of 709.99 feet and a chord bearing and distance of South 77 degrees 28 minutes 36 seconds West 94.86 feet to a point; thence South 68 degrees 22 minutes 54 seconds West, a distance of 130.83 feet to the POINT OF BEGINNING.

Said Tract containing 16.12 acres.

ZONING DESCRIPTION
SOUTH TRACT

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

Beginning at the intersection of the northerly right-of-way line of Campground Road (80' R/W) with the northeasterly right-of-way line of State Route 43, aka U.S. Hwy 23 (90' R/W), thence along said right-of-way of State Route 43, aka U.S. Hwy 23 North 33 degrees 37 minutes 41 seconds West, a distance of 120.45 feet; thence North 33 degrees 18 minutes 45 seconds West, a distance of 777.39 feet; thence North 33 degrees 19 minutes 8 seconds West, a distance of 385.29 feet; thence North 17 degrees 3 minutes 32 seconds East, a distance of 197.64 feet to a point on the southerly right-of-way line of Campground Road Extension (Variable R/W); thence along said right-of-way the following courses and distances:

North 56 degrees 31 minutes 15 seconds East, a distance of 34.69 feet; thence 214.32 feet along an arc of a curve to the right having a radius of 610.00 feet and a chord bearing and distance of North 66 degrees 35 minutes 18 seconds East 213.22 feet to a point; thence 163.44 feet along an arc of a curve to the right having a radius of 610.00 feet and a chord bearing and distance of North 84 degrees 19 minutes 45 seconds East 162.95 feet to a point; thence South 01 degree 59 minutes 46 seconds West, a distance of 30.00 feet; thence South 85 degrees 59 minutes 24 seconds East, a distance of 40.42 feet; thence North 5 degrees 59 minutes 50 seconds East, a distance of 30.00 feet; thence 351.48 feet along an arc of a curve to the right having a radius of 610.00 feet and a chord bearing and distance of South 67 degrees 29 minutes 37 seconds East 346.64 feet to a point; thence South 50 degrees 59 minutes 9 seconds East, a distance of 485.70 feet; thence South 39 degrees 0 minutes 1 second West, a distance of 10.00 feet; thence South 50 degrees 59 minutes 5 seconds East, a distance of 30.00 feet; thence North 39 degrees 0 minutes 1 second East, a distance of 10.00 feet; thence South 50 degrees 59 minutes 12 seconds East, a distance of 534.07 feet;

thence leaving said right-of-way line South 01 degree 53 minutes 24 seconds West, a distance of 552.54 feet; thence South 87 degrees 57 minutes 30 seconds West, a distance of 756.46 feet; thence North 4 degrees 46 minutes 22 seconds West, a distance of 122.05 feet; thence North 60 degrees 7 minutes 20 seconds West, a distance of 43.45 feet; thence South 66 degrees 33 minutes 29 seconds West, a distance of 32.12 feet; thence South 26 degrees 41 minutes 17 seconds East, a distance of 72.23 feet; thence South 4 degrees 6 minutes 29 seconds West, a distance of 67.91 feet; thence South 87 degrees 57 minutes 30 seconds West, a distance of 93.89 feet to the POINT OF BEGINNING.

Said Tract containing 32.42 acres.

Henry County, GA

Parcel Results

20 Results

Parcel ID	Owner	Property Address
070E01072000	SUMMITT AT EAGLES LANDING HOMEOWNERS ASSOC INC	SUMMIT VIEW DR
071-01033000	S ATLANTA CONFERENCE	1978 HIGHWAY 42 N
071-01034015	A4 INVESTMENTS LLC	204 WEST CAMPGROUND RD
071-01034016	CAMPGROUND CENTER LLC	100-140 WEST CAMPGROUND RD
071-01034020	HOPEWELL CAPITAL LLC, THE PATTERSON REAL EST GRP L	WEST CAMPGROUND RD
071Q01200000	MERITAGE HOMES OF GEORGIA INC	
088C01028000	WILLIAMS TANESHA	297 WHITNEY LN
088C01029000	HOQUE RIAJ AL	301 WHITNEY LN
089-01001000	ROWAN FAMILY REAL ESTATE LLC	1872 HIGHWAY 42 N
089-01001003	ROWAN PROPERTIES LP	1778 HIGHWAY 42 N
089-01001021	THE KOLODKIN FAMILY LIMITED PARTNERSHIP	1775-1789 HIGHWAY 42 N
089-01002000	STEWART JAMES L	101 CAMPGROUND RD
089-01002001	YONKERS LLC	CAMPGROUND RD
089-01009003	SUSHRUT LLC	
089-02048002	O'REILLY AUTOMOTIVE INC	1765 HIGHWAY 42 HWY N
089-02049005	TABERNACLE OF PRAISE CHURCH INTNL INC	1640 HIGHWAY 42 N
089F01015000	FAUR CYNTHIA G W	157 CROWN WALK
089F01016000	MAUSHARDT THERESA A &	158 CROWN WALK

Mailing Labels

20 Results

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Show Parcel ID on Label

Skip Labels 0

For best results, uncheck "Fit to Page" in your print settings.

Download

Data contained on this website represent a work in progress toward completion of the annual tax digest. As such, data is subject to change at any time. Ownership and map information correspond with the most current information processed by our office. Search deed records at the Henry County Courthouse to ensure the most current ownership information. Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries. Contact 770-288-7526 to verify zoning.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/7/2024, 12:15:24 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL









Planners & Engineers Collaborative+
350 RESEARCH COURT
SUITE 200
PEACHTREE CORNERS, GA 30092

9/27/2023

City of Stockbridge Community Development
4602 North Henry Blvd
Stockbridge, GA 30281

Re: **Campground – Water Sewer Letter**
Planners and Engineers Collaborative, Inc. Project No: 19279.00A

Please be advised, Planners and Engineers Collaborative requested the water/sewer service letter on or before the date referenced above. We have yet to receive documentation but will furnish the letter to Stockbridge as soon as we receive it.

Sincerely,
Planners and Engineers Collaborative, Inc.
Ramona Booker
Email rbooker@pec.plus
Phone number 678-684-6227

Planners & Engineers Collaborative+
350 RESEARCH COURT
SUITE 200
PEACHTREE CORNERS, GA 30092

9/27/2023

Henry County Water Authority, Engineering Division
100 Westridge Industrial Blvd
McDonough, GA 30253
Phone # 678-583-3800

Re: **Campground – Water Sewer Letter–**
Planners and Engineers Collaborative, Inc. Project No: 19279.00A

Dear HWCA Engineering Division

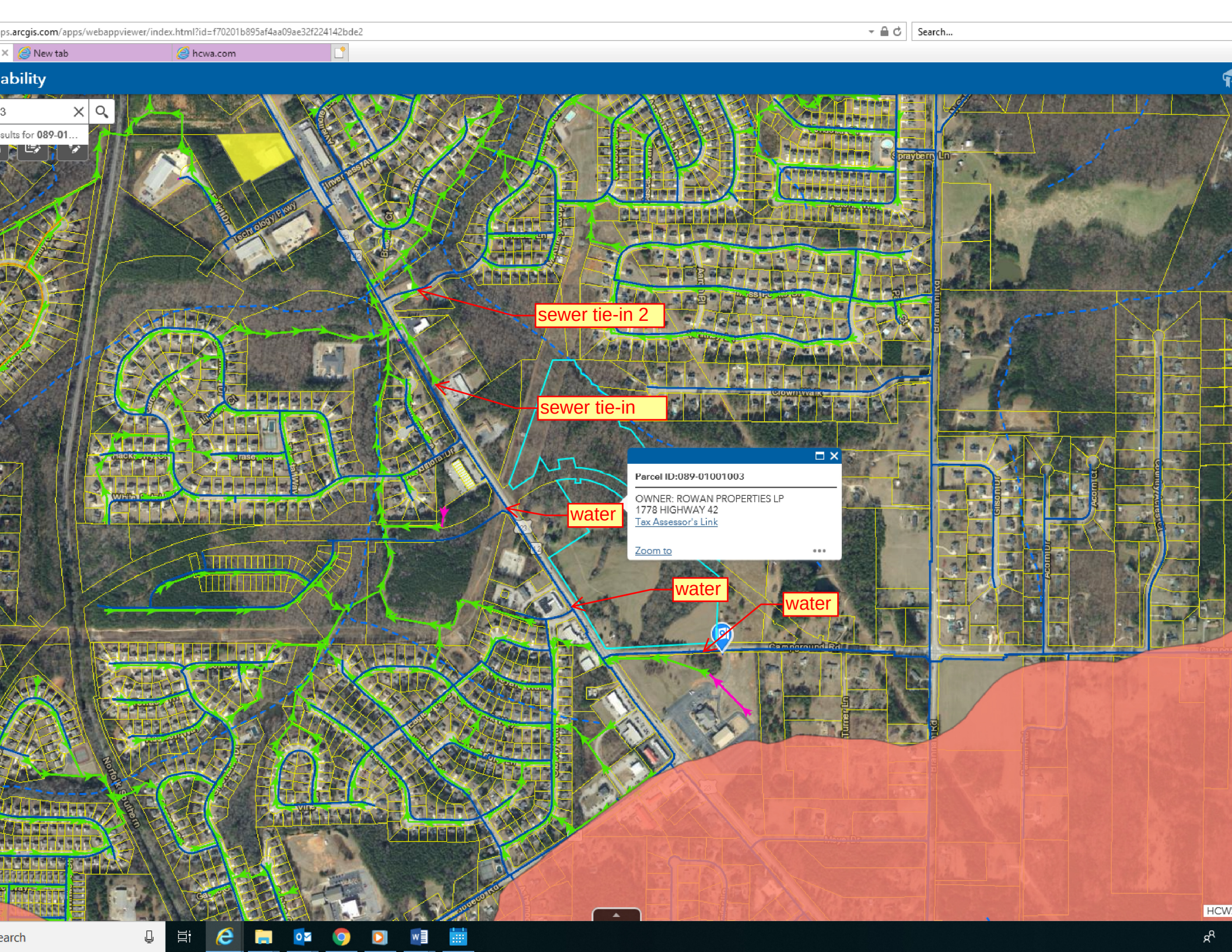
Planners and Engineers Collaborative, Inc. (PEC) is submitting this letter of intent as required to fulfill the water /sewer availability letter request for parcel ID's 089-01001003, 089-01001000 currently zoned RA. At present PEC is working through due diligence with our client who is proposing a PUD subdivision of total 243 units. The community would consist of 142 Townhome units and 101 Single Family homes. The Subject Property is located along Hwy 42 and Campground Rd in Mcdonough GA. The site is made up of two parcels that total approximately +-48.597-acres.

Attached are documents per your request. If there is anything else you may need, please reach out to me at htodd@pec.plus who is the point of contact for this project. Thank you for your time and assistance.

Current jurisdiction: RA – Henry County
Proposed jurisdiction PUD– City of Stockbridge

The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,
Planners and Engineers Collaborative, Inc.
Ramona Booker
Email rbooker@pec.plus
Phone number 678-684-6227


sewer tie-in 2
sewer tie-in
water
water
water
Parcel ID:089-01001003
OWNER: ROWAN PROPERTIES LP
1778 HIGHWAY 42
Tax Assessor's Link
Zoom to

Planners & Engineers Collaborative+

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 48.717acres, 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 neigbhorhood 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.

350 Research Ct, Ste. 200, Peachtree Corners, Georgia 30092 ■ 48 Atlanta Street, Marietta, Georgia 30060
Main: (770) 451-2741 ■ Fax: (770) 451-3915
www.pecatl.com

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.

Stockbridge
Where Community Connects

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**

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

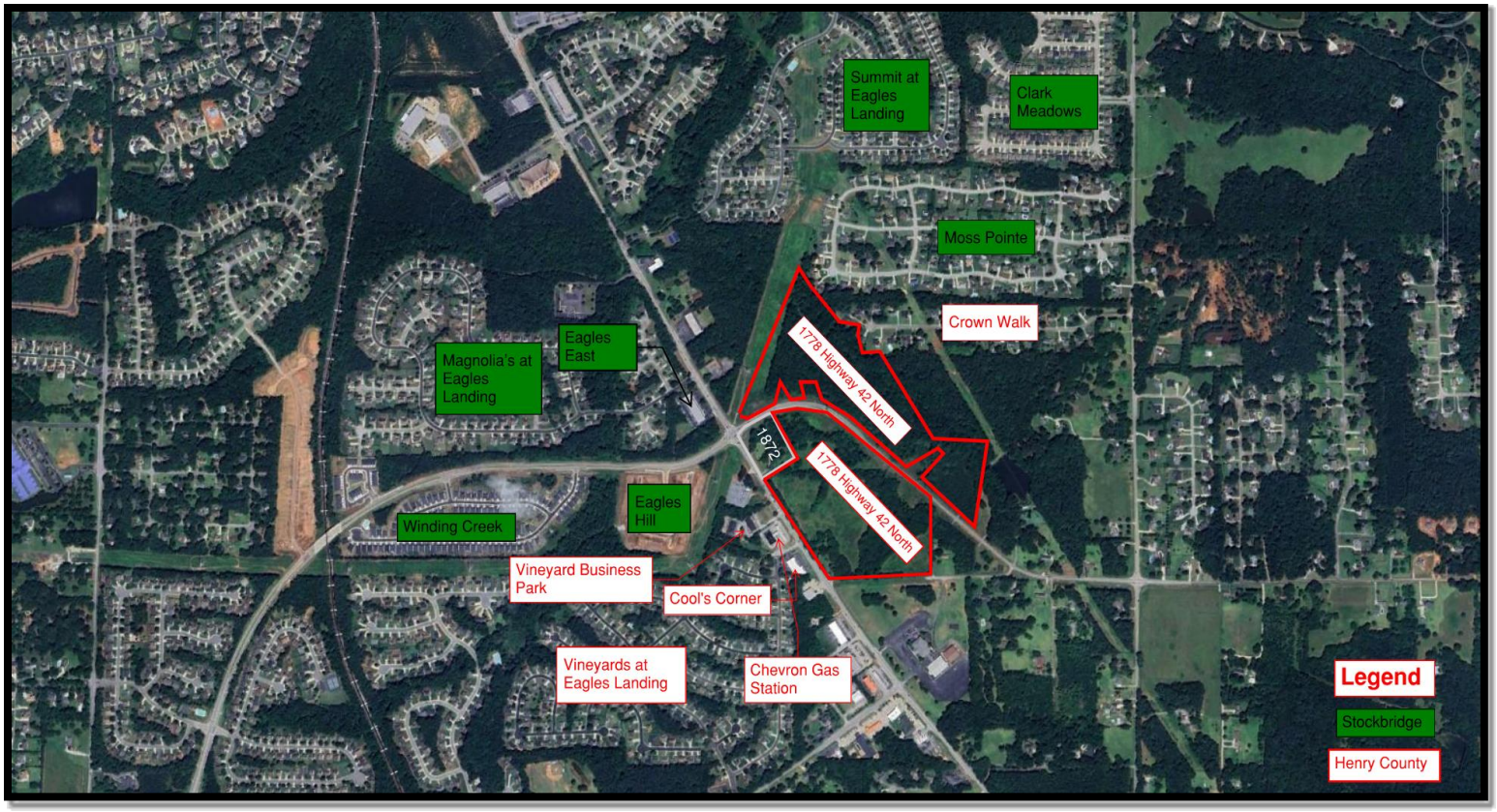
1. The applicant has also applied for a Rezoning application (RZ-2024-10) to assign the zoning district of 'PUD' (Planned Unit Development) and Parkway Mixed Use Overlay District.

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

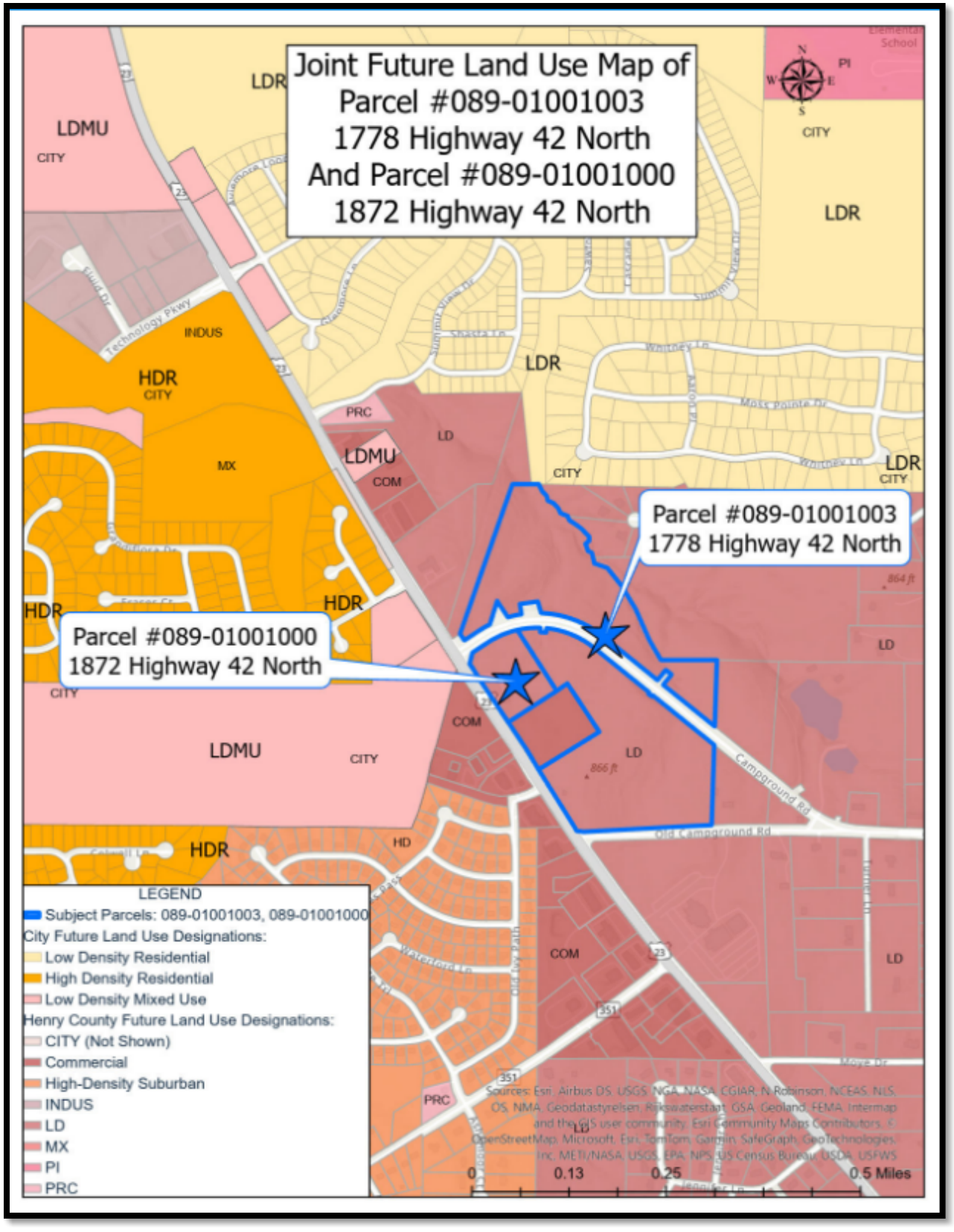
Vicinity Map



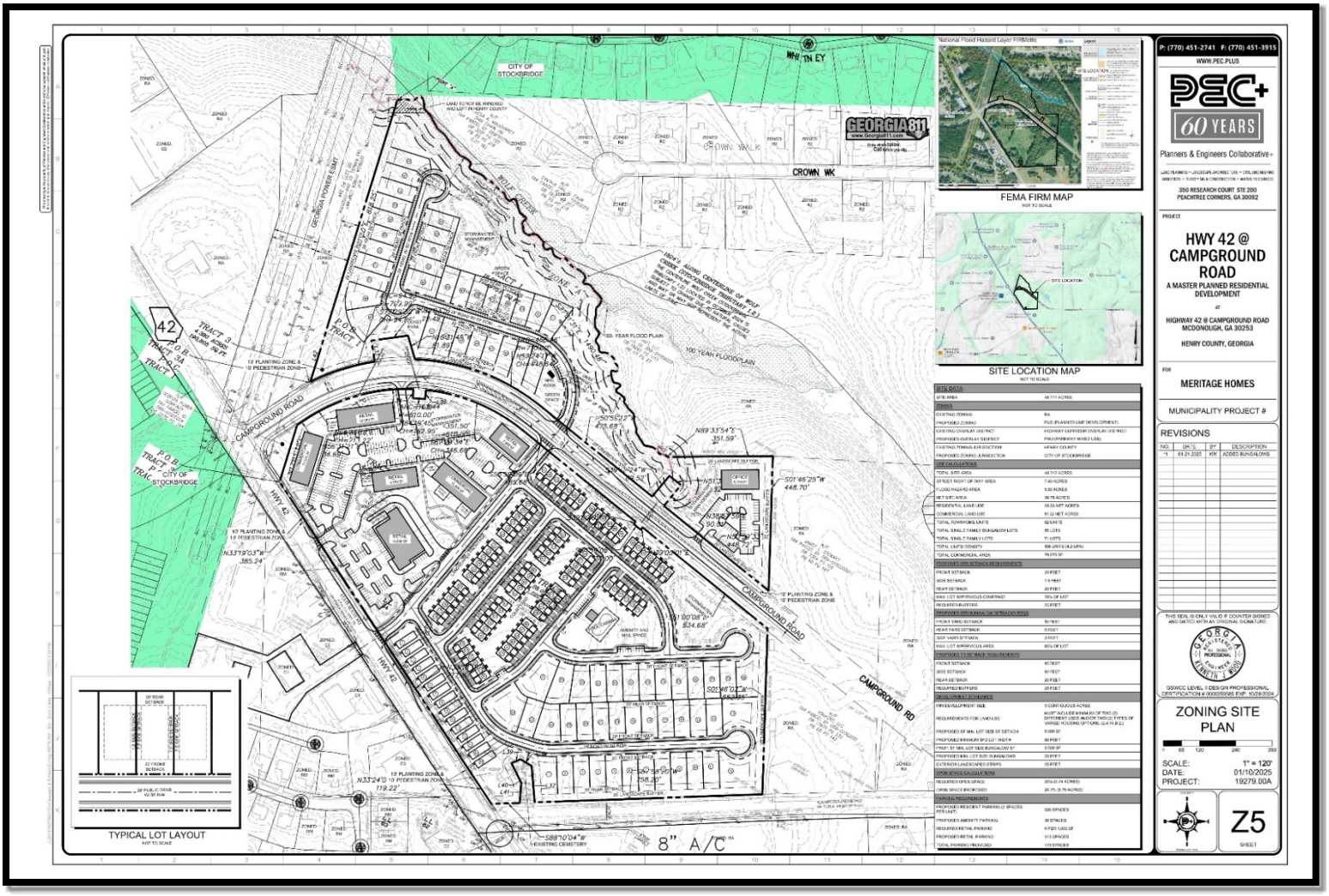
Aerial Photo with Site Plan



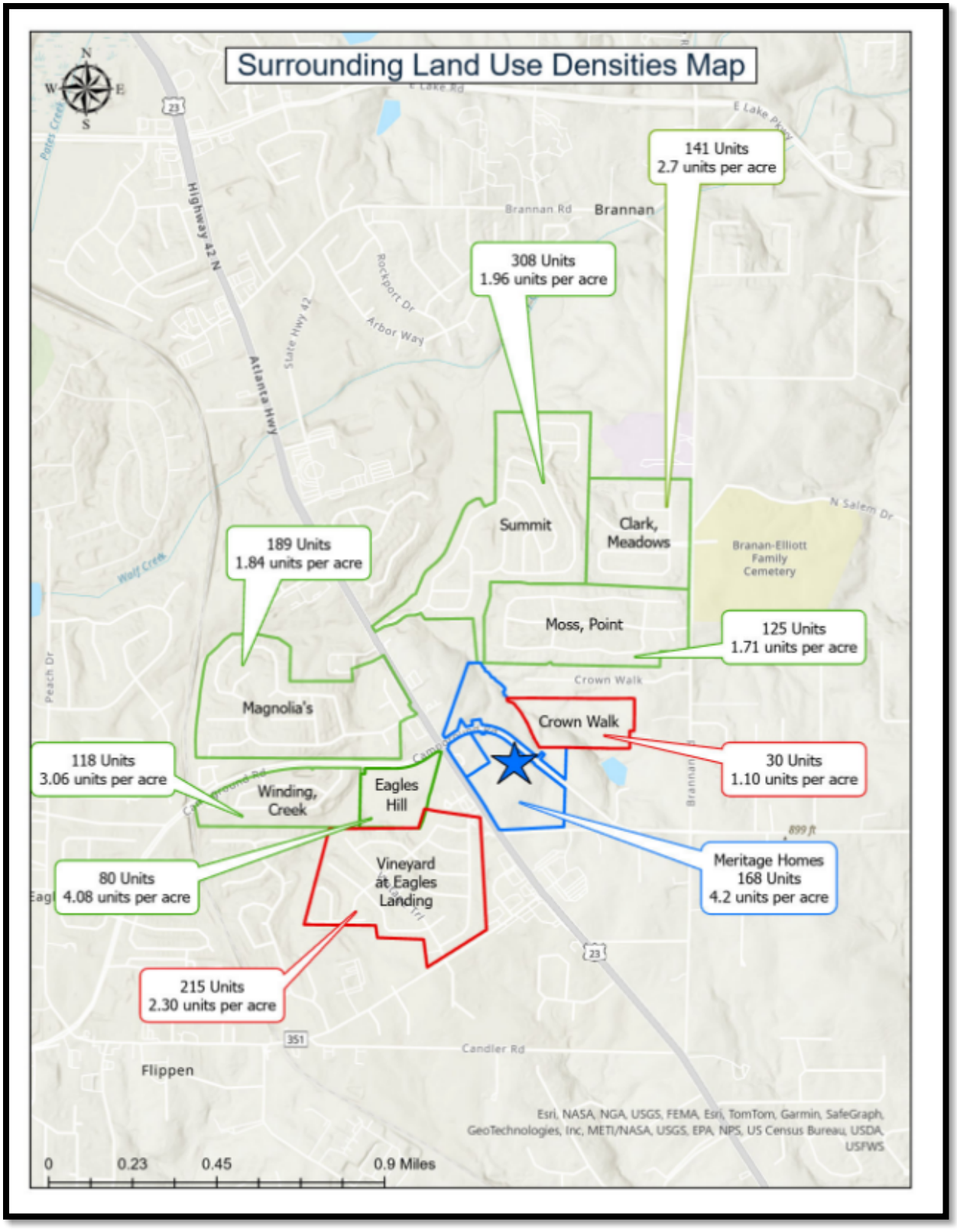
Joint Future Land Use Map of 1778 & 1872 Highway 42 North



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.

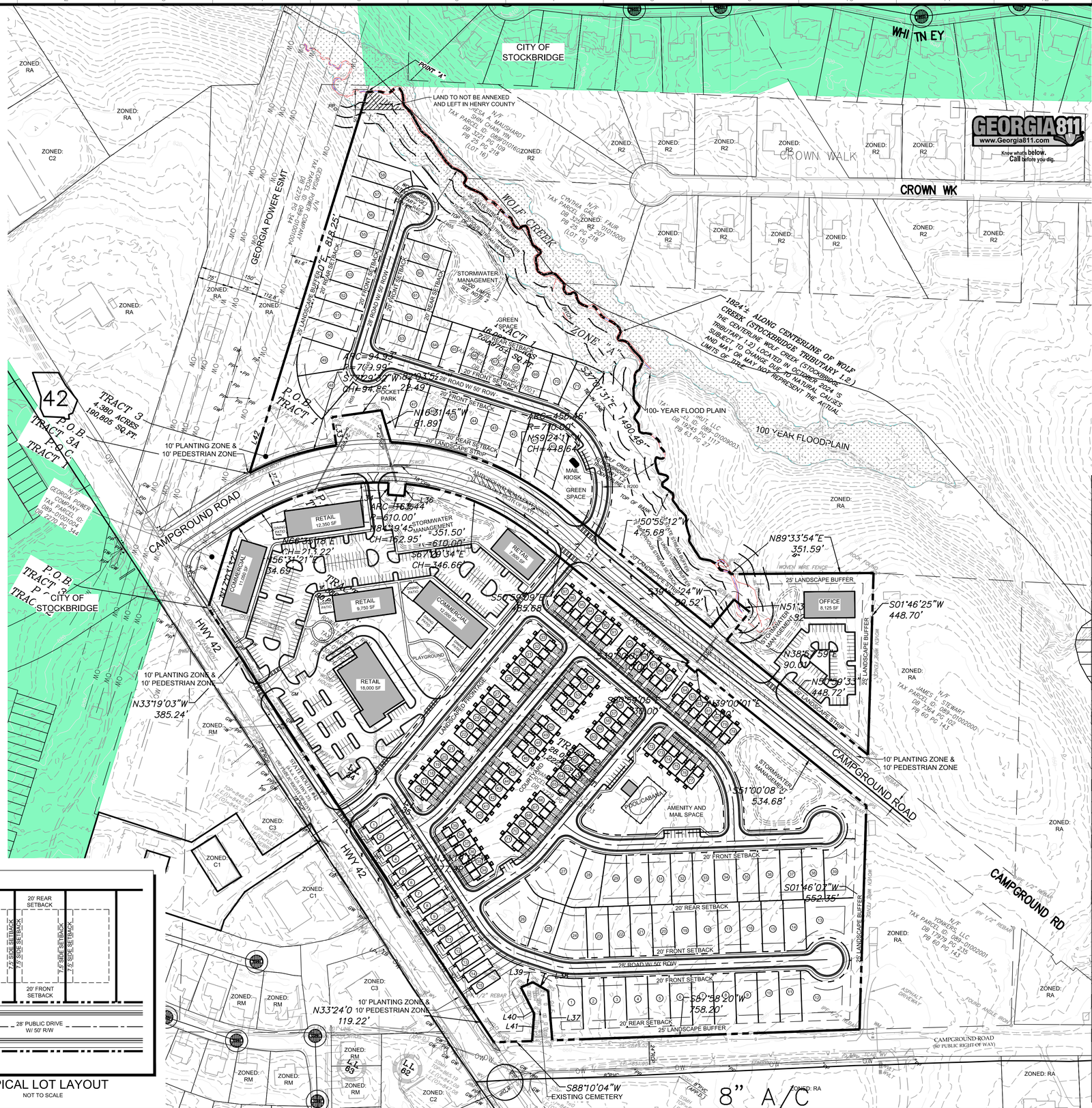
4. Maintaining the Current Land Use Designation.

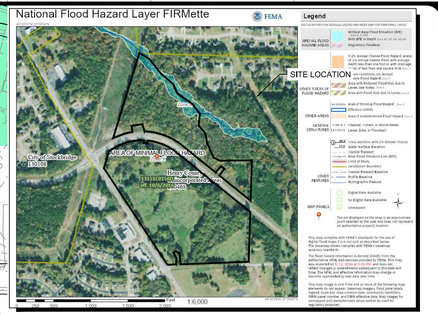
Maintaining the current land use designation of High-Density Suburban, as outlined by the Henry County Future Land Use Map, ensures the site remains aligned with the county's long-term planning goals. This designation supports a dense residential development pattern, which is consistent with the proposed 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**.

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative.





FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	48.717 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 REQS	
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

TYPICAL LOT LAYOUT
NOT TO SCALE

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

HWY 42 @ CAMPGROUND ROAD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

HIGHWAY 42 @ CAMPGROUND ROAD
MCDONOUGH, GA 30253

HENRY COUNTY, GEORGIA

FOR

MERITAGE HOMES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
*1	01-21-2025	KW	ADDED BUNGALOWS

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

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

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

ZONING SITE PLAN

0 60 120 240 360

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

Z5
SHEET

J:\2019\19279\00A\Civil\Concepts & Exhibits\Zoning\19279.00A - Site - Zone-5.dwg - KWood - 1/22/2025 9:29 PM

The drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative

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

POINT "A"

N/F
THERESA A. MAUSHARDT
SHIN CHAIN YIN
TAX PARCEL ID: 089F01016000
DB 3221 PG 109
PB 25 PG 218
(LOT 16)

N/F
CYNTHIA GAIL W. FAUR
TAX PARCEL ID: 089F01015000
DB 3259 PG 207
PB 25 PG 218
(LOT 15)

1824'± ALONG CENTERLINE OF WOLF CREEK (STOCKBRIDGE TRIBUTARY 1.2.)
THE CENTERLINE WOLF CREEK (STOCKBRIDGE TRIBUTARY 1.2) LOCATED IN OCTOBER 2024 IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LIMITS OF TITLE.

WOLF CREEK
WOLF CREEK (STOCKBRIDGE) TRIBUTARY 1.2 CENTERLINE
TOP OF BANK
FLOOD LIMITS. SEE NOTE 2
ZONE "A"
DITCH

N/F
GEORGIA POWER COMPANY
TAX PARCEL ID: 089-01001004
DB 2270 PG 344

LAND LOT LINE APPROXIMATE LOCATION

TRACT 1
16.092± ACRES
700,975± SQ.FT.

N/F
ROWAN PROPERTIES LP
TAX PARCEL ID: 089-01001003
DB 2729 PG 59

N/F
SUSHRUT, LLC
TAX PARCEL ID: 089-01009003
DB 19245 PG 1117
PB 63 PG 27

N17°07'50"E 818.25'
61.6'
150'
75'
75'
112.8'
S37°01'31"E 1490.48'
TIE-IN LINE

P.O.B. TRACT 1
IPF 1/2" REBAR

TRACT 3A
0.188 ACRES
8,172 SQ.FT.

ARC=131.08'
R=610.00'
S68°22'55"W
CH=130.83'

P.O.B. TRACT 3A
P.O.C. TRACT 1

ARC=94.93'
R=709.99'
S77°29'32"W
CH=94.86'

S82°03'52"W 122.49'
N16°31'45"W 81.89'

ARC=456.46'
R=710.00'
N69°24'11"W
CH=448.64'

N50°59'12"W 475.68'

ARC=351.50'
R=610.00'
S67°29'34"E
CH=346.66'

S50°59'09"E 485.68'

ARC=163.44'
R=610.00'
N84°19'45"E
CH=162.95'

S33°17'30"E 474.53'

ARC=214.32'
R=610.00'
N66°35'18"E
CH=213.22'

N56°31'21"E 34.69'

TRACT 3
4.380 ACRES
190,805 SQ.FT.

N/F
ROWAN FAMILY REAL ESTATE LLC
TAX PARCEL ID: 089-01001000
DB 13086 PG 292
PB 51 PG 245

BARN
1 STORY WOOD HOUSE

N17°03'32"E 197.68'

S56°39'13"W 396.78'

P.O.B. TRACT 2
P.O.C. TRACT 2

N33°19'03"W 385.24'

TRACT 2
28.057 ACRES
1,222,152 SQ.FT.

N/F
ROWAN PROPERTIES LP
TAX PARCEL ID: 089-01001003
DB 2729 PG 59

N89°33'54"E 351.59'
ROCK FOUND
POINT "B"
WOVEN WIRE FENCE
S01°46'25"W 448.70'

WETLANDS
N51°33'18"W 48.82'
S39°46'24"W 89.52'
IPF 1/2" REBAR
N38°57'59"E 90.01'
N50°59'33"W 448.72'
EASEMENT PER REFERENCE 3 (EXCEPTION 10)

N/F
JAMES L. STEWART
TAX PARCEL ID: 089-01002000
DB 7364 PG 102
PB 60 PG 143

CAMPGROUND ROAD EXTENSION
(a.k.a. JODECO ROAD)
(VARIABLE RIGHT OF WAY)
EDGE OF PAVEMENT
CONCRETE FLUME
IPF 1/2" REBAR

S39°00'01"W 10.00'
N39°00'01"E 10.00'
S50°59'05"E 30.00'
S51°00'08"E 534.68'

S01°46'07"W 552.35'

N/F
YONKERS, LLC
TAX PARCEL ID: 089-01002001
DB 17979 PG 235
PB 60 PG 143

ASPHALT DRIVEWAY

CAMPGROUND ROAD (80' PUBLIC RIGHT OF WAY)

STATE ROUTE #42
(a.k.a. U.S. HWY 23)
(90' PUBLIC RIGHT OF WAY)

1 STORY WOOD HOUSE
SHED

S88°10'04"W 94.53'
N33°24'00"W 119.22'
S87°58'20"W 758.20'
N33°19'18"W 777.99'

LAND LOT LINE APPROXIMATE LOCATION

L.L. 34
L.L. 35
L.L. 62
L.L. 63

GEORGIA WEST ZONE

ABBREVIATIONS

APPROX.	Approximate	I.E.	Invert Elevation
#4	1/2" Rebar	IPF	Iron Pin Found
C&G	Curb and Gutter	IPS	Iron Pin Set
CLF	Chain Link Fence	LP	Light Pole
CMP	Corrugated Metal Pipe	MW	Monitoring Well
CO	Clean Out	N/F	Now or Formerly
CPP	Corrugated Plastic Pipe	OTP	Open Top Pipe
DB	Deed Book	PB	Plat Book
DI	Drop Inlet	PG	Page
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	POC	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	Hand Rail	W.D.F.	Wood Fence
H.W.	Hard Wood	WM	Water Meter
HW	Headwall	WV	Water Valve
ICV	Irrigation Control Valve		

811 Know what's below. Call before you dig.

LINETYPES

PROPERTY
- Adjacent Property
- Property Line
- Center of Creek

FENCE LINES
- Barb Wire Fence
- Chain link fence
- Wood Fence
- Woven Wire Fence

SITE / TOPOGRAPHIC FEATURES
- Guardrail

EXISTING OVERHEAD
- Overhead Wires

EXISTING UNDERGROUND
- Cable
- Electric
- Fiber Optic
- Gas
- Telecommunications
- Water
- Television
- Storm Drainage Line
- Sanitary Sewer

SHEET 1 OF 4
DRAWN BY: MS
CHECKED BY: JNH
FIELD MTG: 10/20/24
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

HENRY COUNTY
GEORGIA

LAND LOT(S) 34, 35, 62
DISTRICT 7TH

REVISIONS			
REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

Planners & Engineers Collaborative +
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-1745 WWW.PECLLC.COM
C.O.A. LSF000004

J:\2019\19279500\SurDrawings\19279.00 - ALTA.dwg - MSstocks - 12/2/2024 5:37 AM

The drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative

Know what's **below.** **Call** before you dig.

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 Pavement Marking
- ONLY Pavement Marking
- SCHOOL 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
- PMM 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
- Point
- BM 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

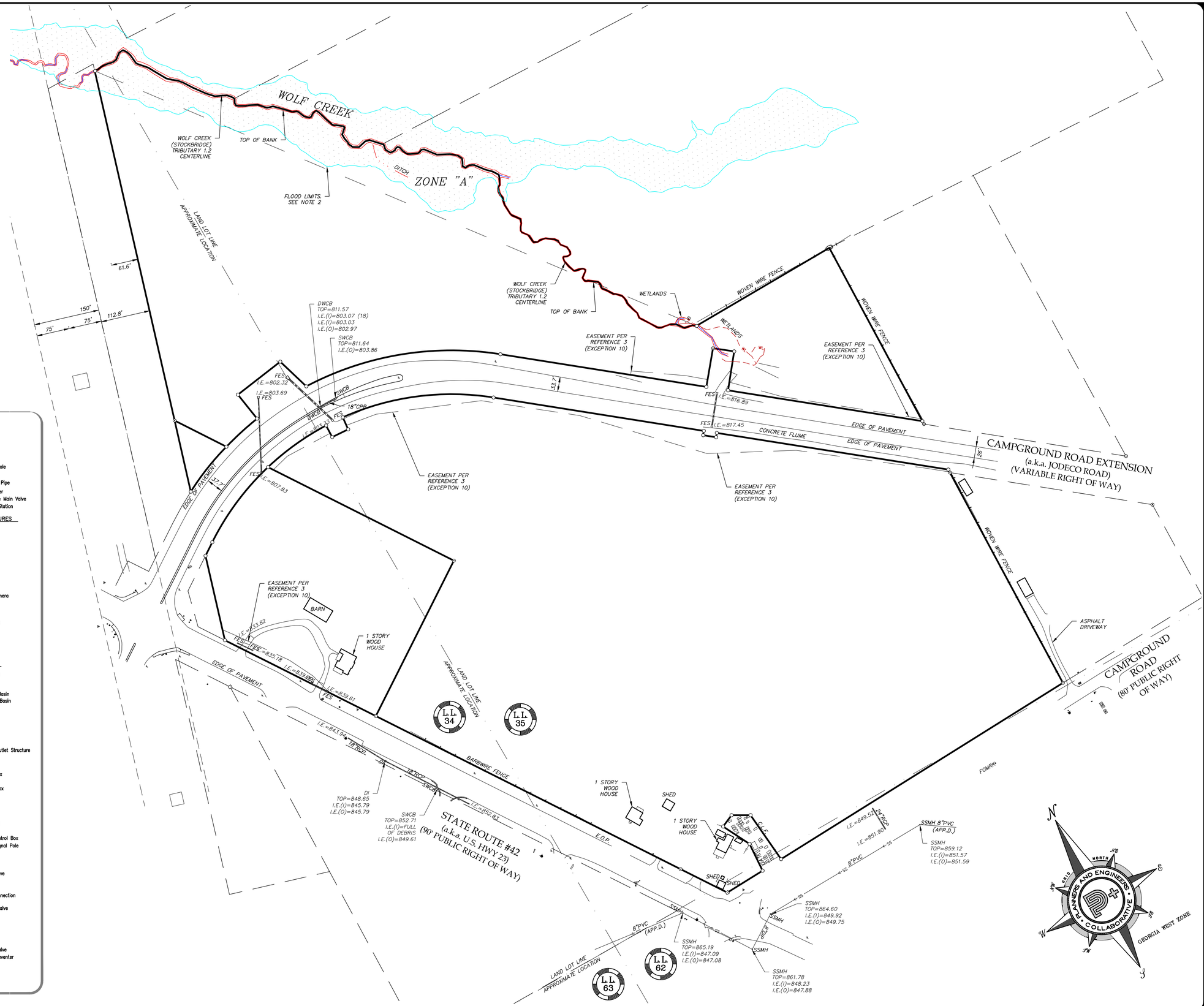
SITE / TOPOGRAPHIC FEATURES
- Street Sign
- AC Air Condition Unit
- BOL Bollard
- Mailbox
- Satellite Dish
- Flag Pole
- Monitoring Well
- Antenna
- Column
- Camera Pole / Camera
- Bore Hole Location
- Mile Post
- Rail Road Mile Post
- Land Lot Symbol

STORM / DRAINAGE
- Storm Structure Lid
- DI Drop Inlet
- Catch Basin
- Single Wing Catch Basin
- Double Wing Catch Basin
- Weir Inlet
- Head Wall
- Junction Box
- Curb Inlet
- Flared-in Section
- DS 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
- PRV Pressure Irrigation Valve
- Water Vent Pipe
- Water Valve Marker
- Water Marker
- Water Manhole
- ARV Water Air Release Valve
- BFP Water Back Flow Preventer
- Sprinkler Head
- Sprinkler Valve



SHEET 2 OF 4
DRAWN BY: MS
CHECKED BY: JNH
FILE NO.: 1920.00
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

HENRY COUNTY GEORGIA

LAND LOT(S) 34, 35, 62
DISTRICT 7TH

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

REVISIONS

P2C+ 60 YEARS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-2704 WWW.P2CLLC.COM
C.O.A. LSF000004

J:\2019\1927900\SurDrawings\192779.00 - ALTA.dwg - MSaboski - 12/2/2024 5:37 AM

The drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative

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.

Know what's below. Call before you dig.

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.

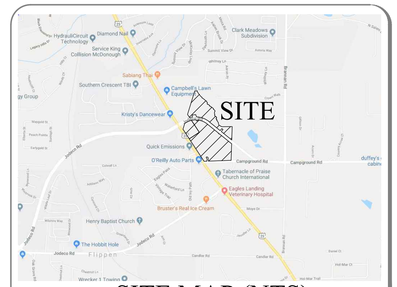
16. Right of Way Deed to Georgia Power Company filed February 12, 1971, filed of record in Deed Book 119, Page 259, Henry County, Georgia Records.
Comment: Does not affect subject property.

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
Clark Meadows Subdivision
Campground Rd
Campground Rd
Campground Rd
Jodeco Rd
Jodeco Rd
Jodeco

The drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative.

LEGAL DESCRIPTION (TITLE)

TRACT 1:
ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 35 of the 7'h 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. Saif Five acre tract shall be bounded on the West by State Highway #42 and the width if 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 plate 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°46'25"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 (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.

Know what's below. Call before you dig.

J:\2019\19279.00\SurDrawings\19279.00 - ALTA.dwg - MSobolski - 12/2/2024 5:37 AM

SHEET 4 OF 4
DRAWN BY: MS
CHECKED BY: JNH
FILE NO.: 19279.00
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
HENRY COUNTY GEORGIA

LAND LOT(S) 34, 35, 62, 63
DISTRICT 7TH

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)662-4741 WWW.PEC.US
C.O.A.-LSF000004

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 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

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.

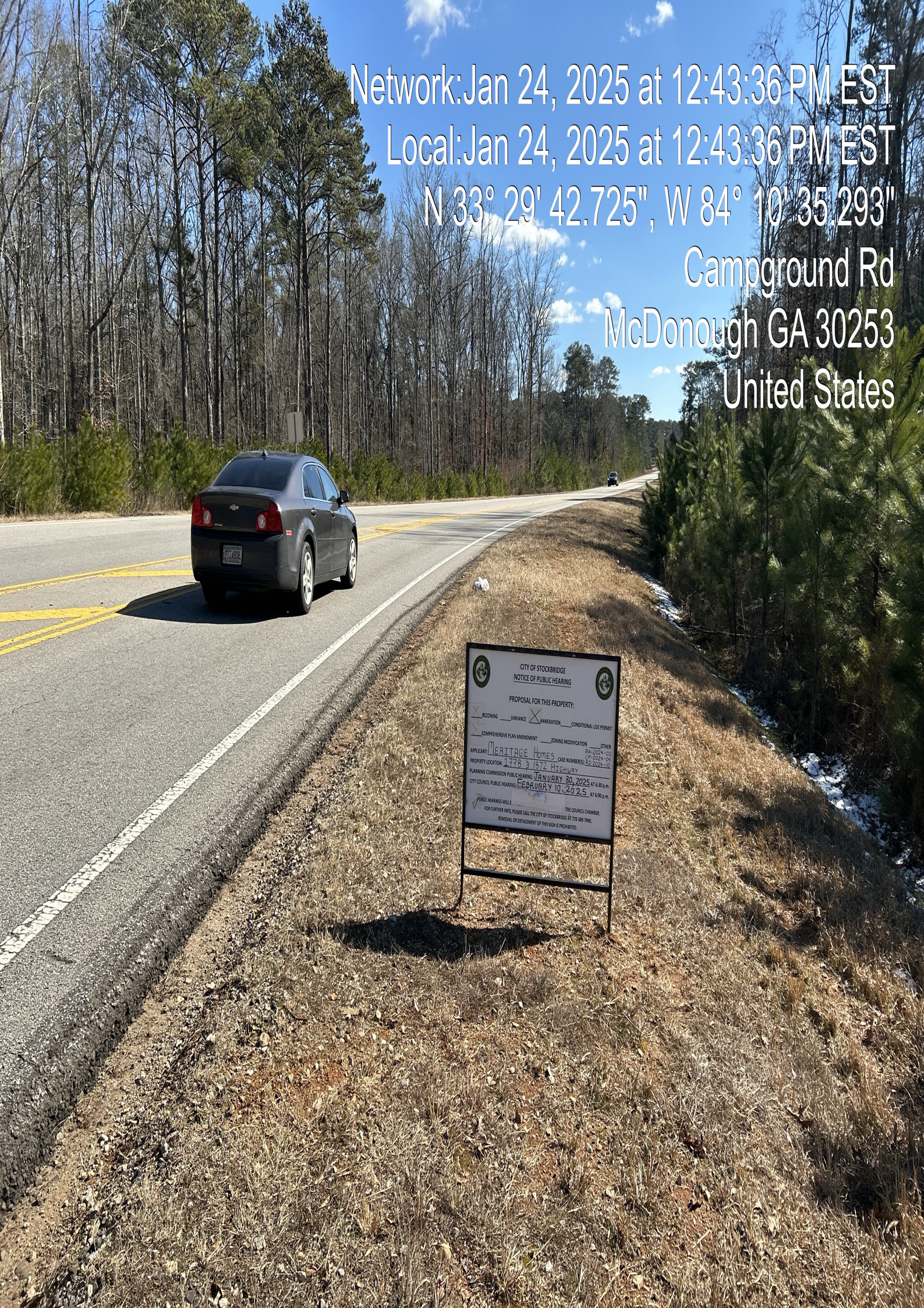
LEGAL DESCRIPTION
TRACT 3A

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.


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:
X REZONING ___VARIANCE X ANNEXATION ___CONDITIONAL USE PERMIT
___COMPREHENSIVE PLAN AMENDMENT ___ZONING MODIFICATION ___OTHER
APPLICANT MERITAGE HOMES CASE NUMBER(S): RX-2024-02
CP-2024-01
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 THE COUNCIL CHAMBER.
FOR FURTHER INFO, PLEASE CALL THE CITY OF STOCKBRIDGE AT 770-389-7900.
REMOVAL OR DEFACEMENT OF THIS SIGN IS PROHIBITED.

The drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative

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

POINT "A"

N/F
THERESA A. MAUSHARDT
SHIN CHAIN YIN
TAX PARCEL ID: 089F01016000
DB 3221 PG 109
PB 25 PG 218
(LOT 16)

N/F
CYNTHIA GAIL W. FAUR
TAX PARCEL ID: 089F01015000
DB 3259 PG 207
PB 25 PG 218
(LOT 15)

1824'± ALONG CENTERLINE OF WOLF CREEK (STOCKBRIDGE TRIBUTARY 1.2.)
THE CENTERLINE WOLF CREEK (STOCKBRIDGE TRIBUTARY 1.2) LOCATED IN OCTOBER 2024 IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LIMITS OF TITLE.

WOLF CREEK
WOLF CREEK (STOCKBRIDGE) TRIBUTARY 1.2 CENTERLINE
TOP OF BANK
FLOOD LIMITS. SEE NOTE 2
ZONE "A"
DITCH

N/F
GEORGIA POWER COMPANY
TAX PARCEL ID: 089-01001004
DB 2270 PG 344

LAND LOT LINE APPROXIMATE LOCATION

TRACT 1
16.092± ACRES
700,975± SQ.FT.

N/F
ROWAN PROPERTIES LP
TAX PARCEL ID: 089-01001003
DB 2729 PG 59

N/F
SUSHRUT, LLC
TAX PARCEL ID: 089-01009003
DB 19245 PG 1117
PB 63 PG 27

N17°07'50"E 818.25'
61.6'
150'
75'
75'
112.8'
S37°01'31"E 1490.48'
TIE-IN LINE

P.O.B. TRACT 1
IPF 1/2" REBAR

TRACT 3A
0.188 ACRES
8,172 SQ.FT.

ARC=131.08'
R=610.00'
S68°22'55"W
CH=130.83'

P.O.B. TRACT 3A
P.O.C. TRACT 1

ARC=94.93'
R=709.99'
S77°29'32"W
CH=94.86'

S82°03'52"W 122.49'
N16°31'45"W 81.89'

ARC=456.46'
R=710.00'
N69°24'11"W
CH=448.64'

N50°59'12"W 475.68'

ARC=351.50'
R=610.00'
S67°29'34"E
CH=346.66'

S50°59'09"E 485.68'

ARC=163.44'
R=610.00'
N84°19'45"E
CH=162.95'

S33°17'30"E 474.53'

ARC=214.32'
R=610.00'
N66°35'18"E
CH=213.22'

N56°31'21"E 34.69'

TRACT 3
4.380 ACRES
190,805 SQ.FT.

N/F
ROWAN FAMILY REAL ESTATE LLC
TAX PARCEL ID: 089-01001000
DB 13086 PG 292
PB 51 PG 245

BARN
1 STORY WOOD HOUSE

N17°03'32"E 197.68'

S56°39'13"W 396.78'

P.O.B. TRACT 2
P.O.C. TRACT 2

N33°19'03"W 385.24'

TRACT 2
28.057 ACRES
1,222,152 SQ.FT.

N/F
ROWAN PROPERTIES LP
TAX PARCEL ID: 089-01001003
DB 2729 PG 59

N89°33'54"E 351.59'
ROCK FOUND
POINT "B"
WOVEN WIRE FENCE
S01°46'25"W 448.70'

WETLANDS
N51°33'18"W 48.82'
S39°46'24"W 89.52'
IPF 1/2" REBAR
N38°57'59"E 90.01'
N50°59'33"W 448.72'
EASEMENT PER REFERENCE 3 (EXCEPTION 10)

N/F
JAMES L. STEWART
TAX PARCEL ID: 089-01002000
DB 7364 PG 102
PB 60 PG 143

CAMPGROUND ROAD EXTENSION
(a.k.a. JODECO ROAD)
(VARIABLE RIGHT OF WAY)
EDGE OF PAVEMENT
CONCRETE FLUME
IPF 1/2" REBAR

S39°00'01"W 10.00'
N39°00'01"E 10.00'
S50°59'05"E 30.00'
S51°00'08"E 534.68'

S01°46'07"W 552.35'

N/F
YONKERS, LLC
TAX PARCEL ID: 089-01002001
DB 17979 PG 235
PB 60 PG 143

ASPHALT DRIVEWAY

CAMPGROUND ROAD (80' PUBLIC RIGHT OF WAY)

STATE ROUTE #42
(a.k.a. U.S. HWY 23)
(90' PUBLIC RIGHT OF WAY)

1 STORY WOOD HOUSE
SHED

S88°10'04"W 94.53'
N33°24'00"W 119.22'
S87°58'20"W 758.20'
N33°19'18"W 777.99'

LAND LOT LINE APPROXIMATE LOCATION

L.L. 34
L.L. 35
L.L. 62
L.L. 63

GEORGIA WEST ZONE

ABBREVIATIONS

APPROX.	Approximate	I.E.	Invert Elevation
#4	1/2" Rebar	IPF	Iron Pin Found
C&G	Curb and Gutter	IPS	Iron Pin Set
CLF	Chain Link Fence	LP	Light Pole
CMP	Corrugated Metal Pipe	MW	Monitoring Well
CO	Clean Out	N/F	Now or Formerly
CPP	Corrugated Plastic Pipe	OTP	Open Top Pipe
DB	Deed Book	PB	Plat Book
DI	Drop Inlet	PG	Page
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	POC	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	Hand Rail	W.D.F.	Wood Fence
H.W.	Hard Wood	WM	Water Meter
HW	Headwall	WV	Water Valve
ICV	Irrigation Control Valve		

811 Know what's below. Call before you dig.

LINETYPES

PROPERTY
- Adjacent Property
- Property Line
- Center of Creek

FENCE LINES
- Barb Wire Fence
- Chain link fence
- Wood Fence
- Woven Wire Fence

SITE / TOPOGRAPHIC FEATURES
- Guardrail

EXISTING OVERHEAD
- Overhead Wires

EXISTING UNDERGROUND
- Cable
- Electric
- Fiber Optic
- Gas
- Telecommunications
- Water
- Television
- Storm Drainage Line
- Sanitary Sewer

SHEET 1 OF 4
DRAWN BY: MS
CHECKED BY: JNH
FIELD MTG: 10/20/24
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

HENRY COUNTY
GEORGIA

LAND LOT(S) 34, 35, 62
DISTRICT 7TH

REVISIONS			
REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

Planners & Engineers Collaborative +
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-1745 WWW.PECLLC.COM
C.O.A. LSF000004

J:\2019\19279500\SurDrawings\19279.00 - ALTA.dwg - MSstocks - 12/2/2024 5:37 AM

The drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative

Know what's **below.** **Call** before you dig.

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 Pavement Marking
- ONLY Pavement Marking
- SCHOOL 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
- PMM 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
- Point
- BM 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

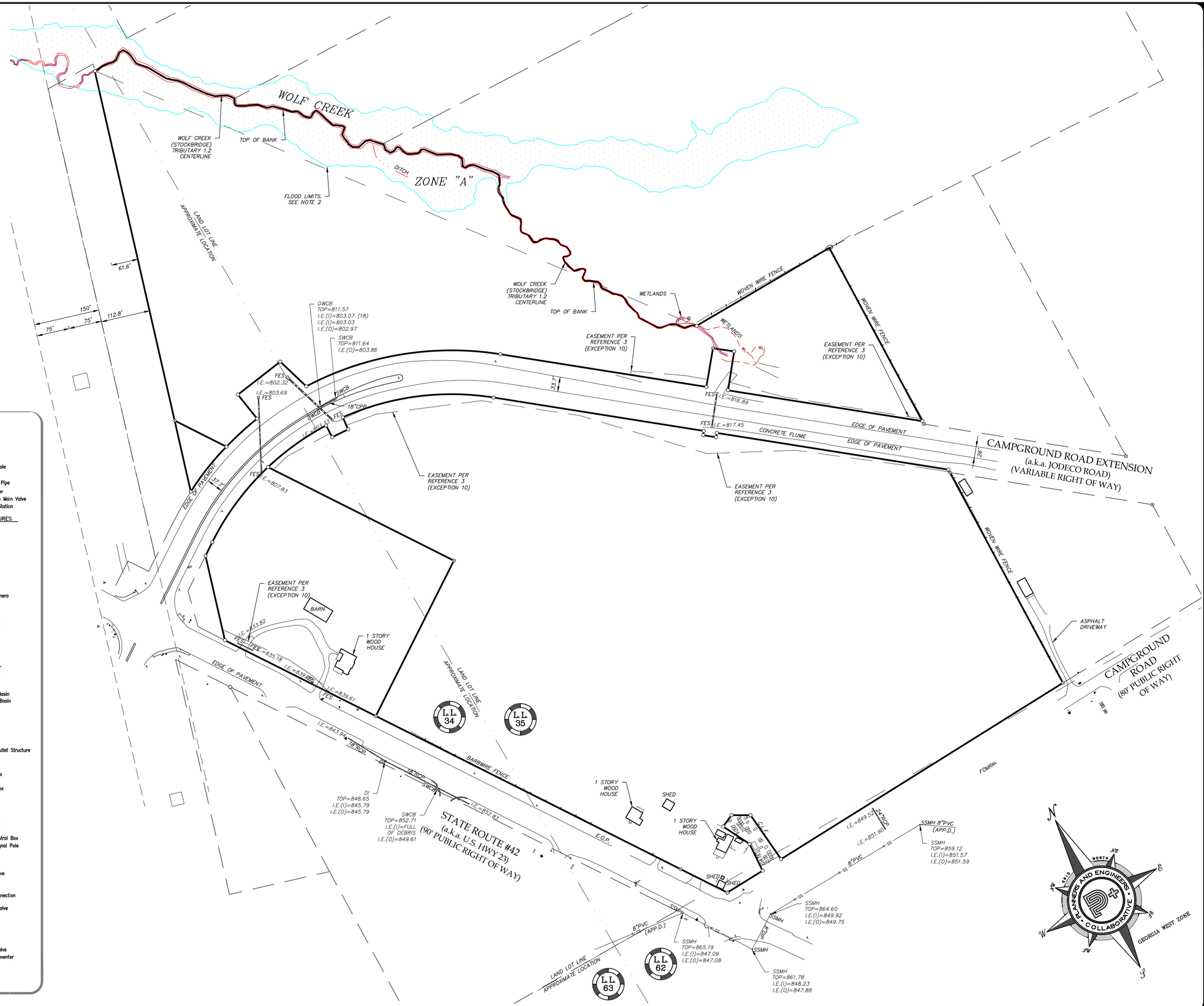
SITE / TOPOGRAPHIC FEATURES
- Street Sign
- AC Air Condition Unit
- BOL Bollard
- Mailbox
- Satellite Dish
- Flag Pole
- Monitoring Well
- Antenna
- Column
- Camera Pole / Camera
- Bore Hole Location
- Mile Post
- Rail Road Mile Post
- Land Lot Symbol

STORM / DRAINAGE
- Storm Structure Lid
- DI Drop Inlet
- Catch Basin
- Single Wing Catch Basin
- Double Wing Catch Basin
- Weir Inlet
- Head Wall
- Junction Box
- Curb Inlet
- Flared-in Section
- DS 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
- PRV Pressure Irrigation Valve
- Water Vent Pipe
- Water Valve Marker
- Water Marker
- Water Manhole
- ARV Water Air Release Valve
- BFP Water Back Flow Preventer
- Sprinkler Head
- Sprinkler Valve



SHEET 2 OF 4
DRAWN BY: MS
CHECKED BY: JNH
FILE NO.: 1920.00
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

HENRY COUNTY GEORGIA

LAND LOT(S) 34, 35, 62
DISTRICT 7TH

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

REVISIONS

P2C+ 60 YEARS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-2704 WWW.P2CLLC.COM
C.O.A. LSF000004

J:\2019\1927900\SurDrawings\192779.00 - ALTA.dwg - MSaboski - 12/2/2024 5:37 AM

The drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative

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.

Know what's below. Call before you dig.

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.

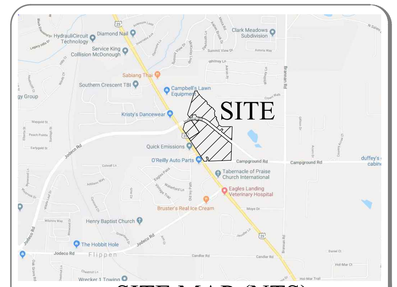
16. Right of Way Deed to Georgia Power Company filed February 12, 1971, filed of record in Deed Book 119, Page 259, Henry County, Georgia Records.
Comment: Does not affect subject property.

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
Clark Meadows Subdivision
Campground Rd
Campground Rd
Campground Rd
Jodeco Rd
Jodeco Rd
Jodeco

The drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative.

LEGAL DESCRIPTION (TITLE)

TRACT 1:
ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 35 of the 7'h 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. Saif Five acre tract shall be bounded on the West by State Highway #42 and the width if 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 plate 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°46'25"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 (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.

Know what's below. Call before you dig.

J:\2019\19279.00\SurDrawings\19279.00 - ALTA.dwg - MSobolski - 12/2/2024 5:37 AM

SHEET 4 OF 4
DRAWN BY: MS
CHECKED BY: JNH
FILE NO.: 19279.00
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
HENRY COUNTY GEORGIA

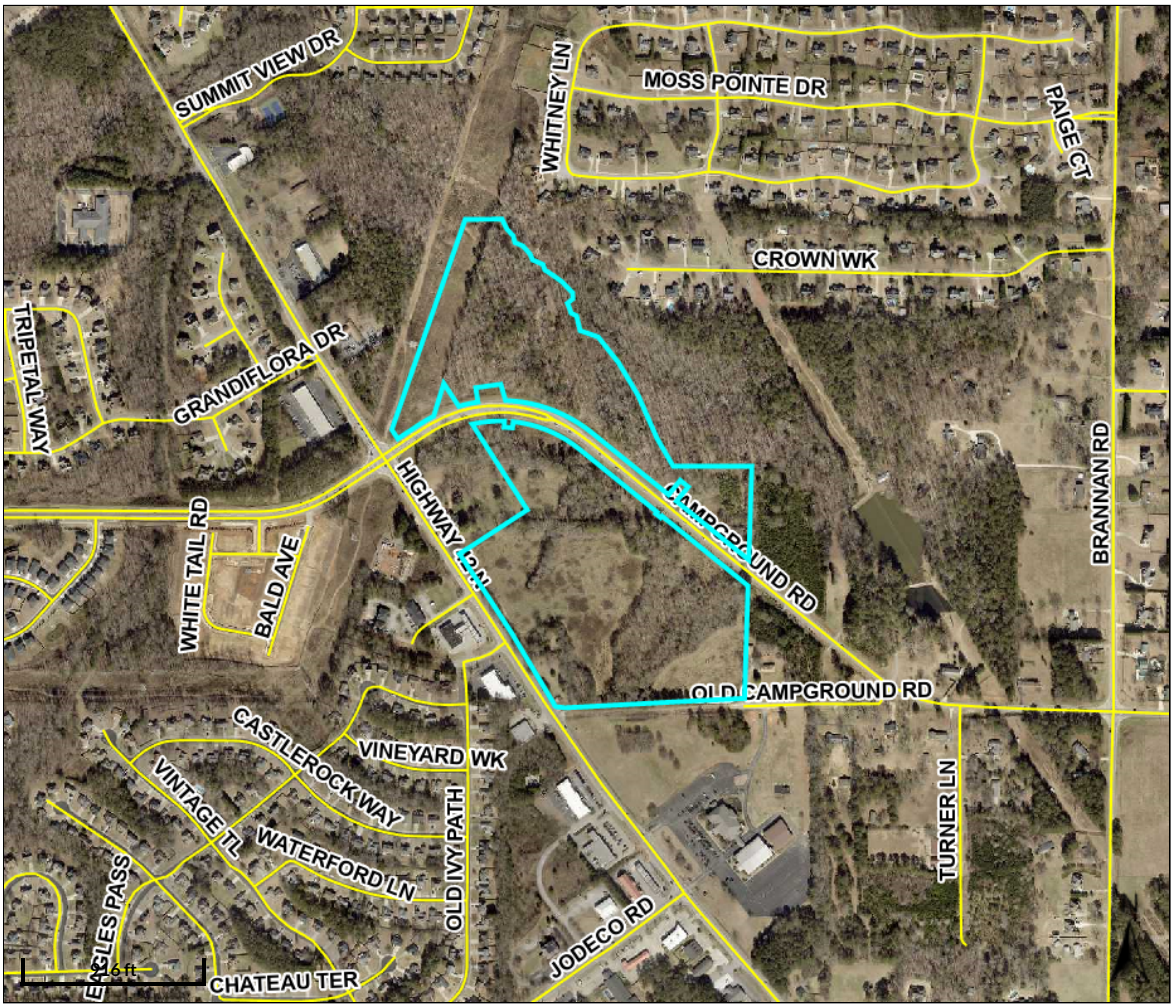
LAND LOT(S) 34, 35, 62, 63
DISTRICT 7TH

REVISIONS

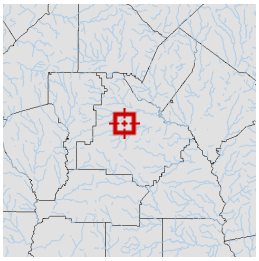
REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)662-4741 WWW.PEC.US
C.O.A.-LSF000004

Henry County, GA



Overview



Legend

- Parcels
- Roads

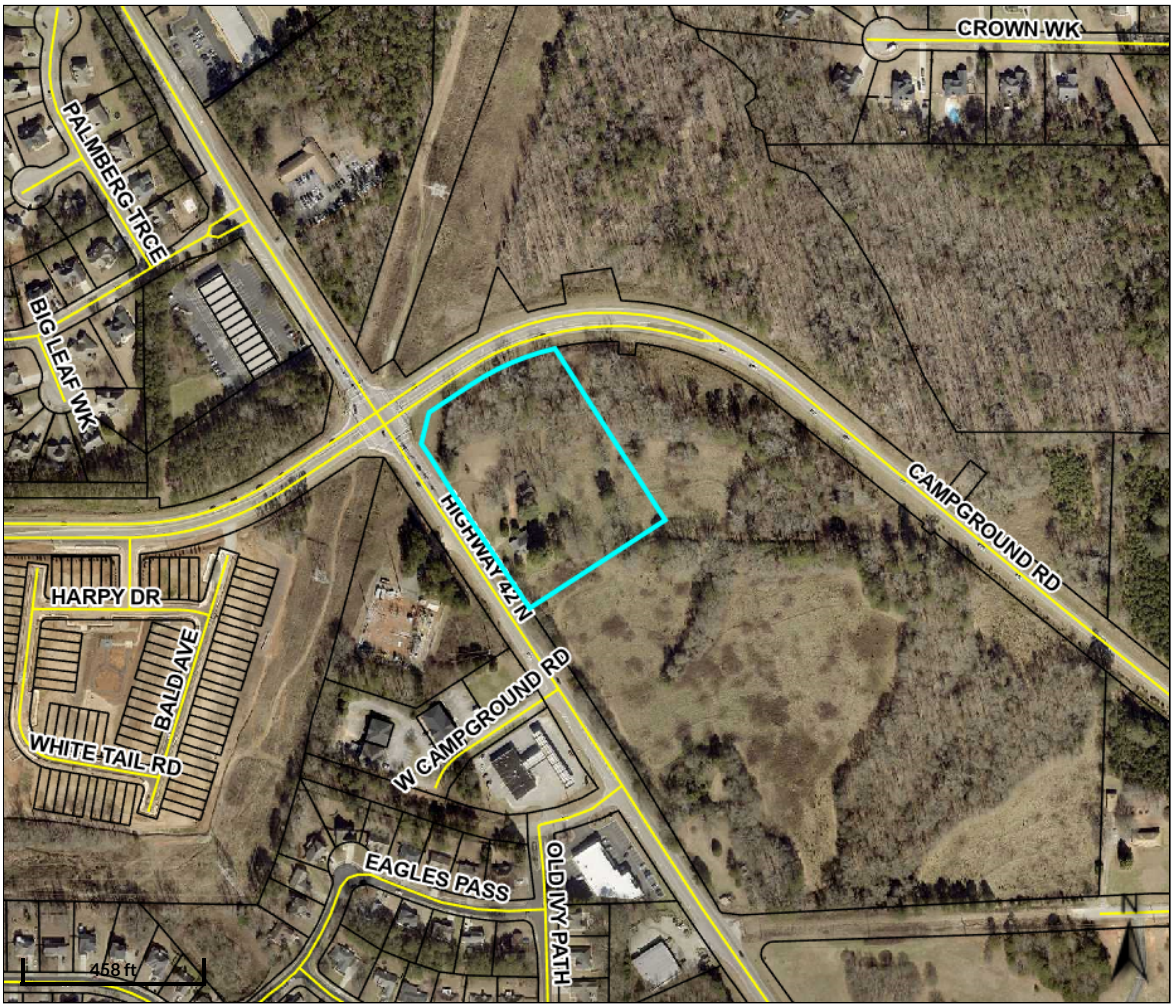
Parcel ID	089-01001003	**Class**	Agricultural	**Owner**	ROWAN	**Land**	$356,300			
Property	1778	**Acreage**	49.89	**Address**	PROPERTIES LP	**Value:**				
Address	HIGHWAY 42				1872 HWY 42	**Building**	$0	**Last 2 Sales**		
District	Henry County				NORTH	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					MCDONOUGH, GA	**Misc**	$0	11/14/1997	$0	UC	U
					30253	**Value:**		n/a	$	n/a	n/a
						Total	$356,400				
						Value:					

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

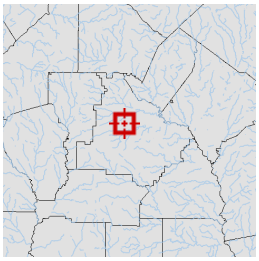
Date created: 1/23/2025
Last Data Uploaded: 1/23/2025 1:12:16 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



Overview



Legend

Parcels

Roads

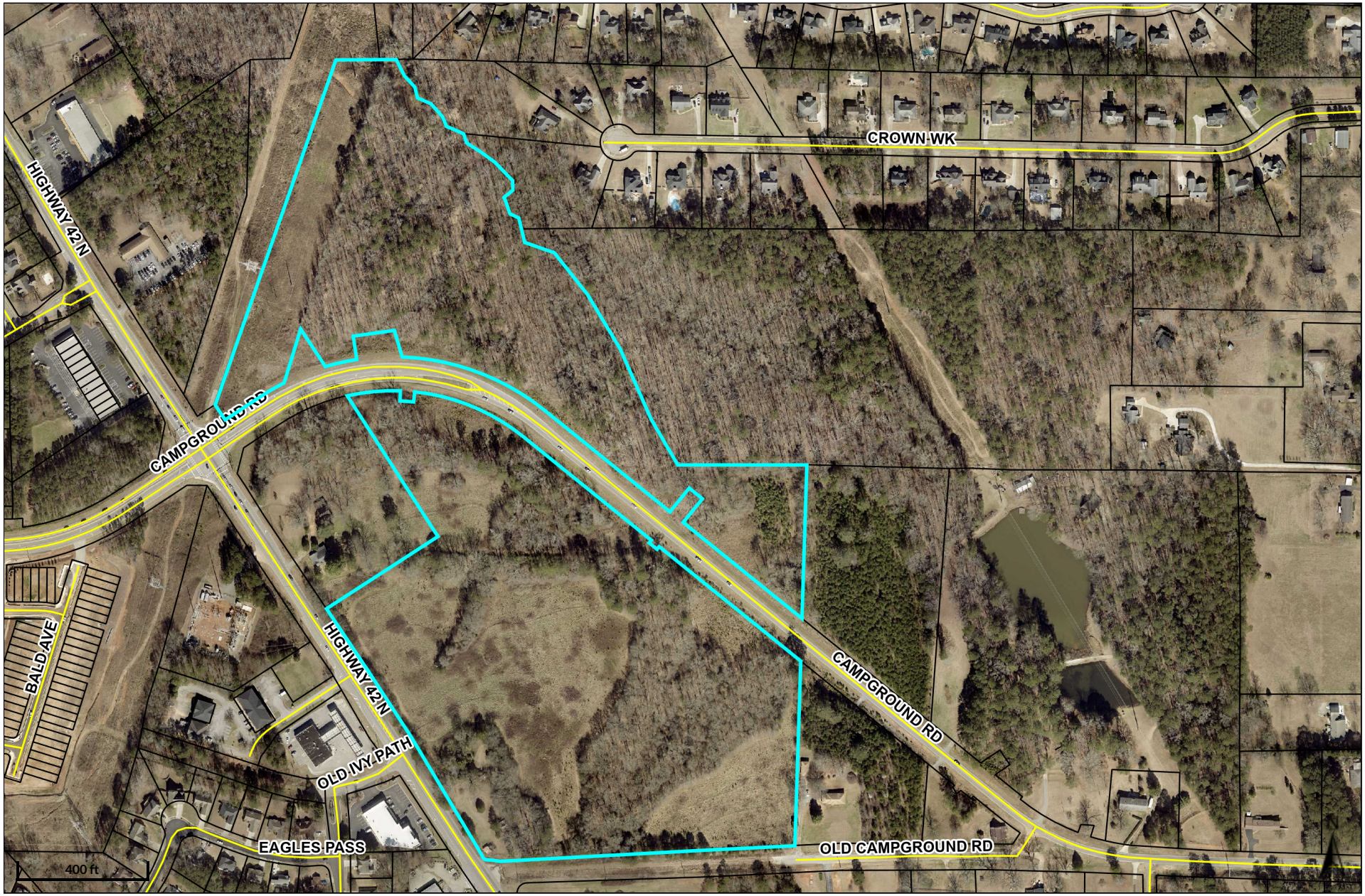
Parcel ID	089-01001000	**Class**	Residential	**Owner**	ROWAN FAMILY REAL ESTATE LLC	**Land Value:**	$67,500			
Property Address	1872 HIGHWAY 42	**Acreage**	5.0	**Address**	83 BRANNAN RD MCDONOUGH, GA 30253	**Building Value:**	$254,700	**Last 2 Sales**		
District	Henry County					**Misc Value:**	$450	**Date**	**Price**	**Reason**	**Qual**
								5/10/2013	$0	VF	U
								5/10/2013	$0	VF	U
						Total Value:	$392,600			

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

Date created: 1/23/2025
Last Data Uploaded: 1/23/2025 1:12:16 AM

Developed by SCHNEIDER GEOSPATIAL

HIGHWAY 42 NORTH REZONING



TRANSMITTAL MEMO

RE: **Campground Road @ Hwy 42 Rezoning and Annexation Applications**
Planners and Engineers Collaborative, Inc. Project No. 19279.00A
On behalf of Meritage Homes

TO: **City of Stockbridge Community**
4602 North Henry Blvd
Stockbridge, GA 30281
678-833-3347

ATTN: **Ryan Anderson**
678-833-3340

FROM: **Planners and Engineers Collaborative**
350 Research Court, Suite 200
Peachtree Corners, GA 30092

C/O Hayley Todd – (757) 508-6593

Enclosed materials:

Rezoning Application
Annexation Application

CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

Annexation No: _____ Date: _____

Received by: _____

TYPE OF ANNEXATION

☐ **60% Method:** Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.

☑ **100% Method:** Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: 1778 & 1872 HWY 42 N, STOCKBRIDGE, GA

Is this property contiguous to the city limits? ☑ Yes ☐ No

LAND USE AND ZONING

County: high density suburban

County Zoning Classification: RA

Present Land Use: high density residential

Requested Zoning Classification: PUD

PROPERTY OWNER

Name: ROWAN FAMILY REAL ESTATE LLC

Mailing Address: 83 BRANNAN RD MCDONOUGH GA 30253

Telephone: (770) 289- 4530

Email: RROWAN@SANDSCONTRACTORS.COM

Signature: _____

Date: 10/07/2024

City of Stockbridge Planning and Zoning Division

Rezoning Application

Name of Applicant: MERITAGE HOMES Phone: 678.348.8422 Date: 10-07-24

Address Applicant: 3700 Mansell Road, Suite 550 Fax Cell #

City: ALPHARETTA State: GA Zip: 30022 E-mail: Clay.Kirkley@meritagehom

Name of Agent: HAYLEY TODD, PEC+ Phone: 678.684.6287 Date: 10-07-24

Address Agent: 350 RESEARCH COURT, STE 200 Fax Cell #

City: NORCROSS State: GA Zip: 30092 E-mail: HTODD@PEC.PLUS

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

Rezoning being requested PUD, PARKWAY MIXED USE OVERLAY TO FACILITATE A NEW 243 UNIT, MIXED RESIDENTIAL DEVELOPMENT

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

Address of Property: 1778 & 1872 HWY 42 N

Nearest intersection to the property: HIGHWAY 42 N AND CAMPGROUND ROAD (Street Address)

Size of Tract: 48.59 acre(s), Land Lot Number(s): 34, 35, 62, District(s): 7

Property Tax Parcel Number(s): 089-01001003, 089-01001000 **(Required)**

Witness Signature

T. Williams

Printed Name of Witness

Notary

NOTARY STAMP:

LINDA BOROVICKA NOTARY PUBLIC COBB COUNTY, GEORGIA My Commission Expires 06-25-2028

Signature of Applicant

MERITAGE HOMES, C/O C Kirkley

Printed Name of Applicant

Signature of Agent

MERITAGE HOMES OF GEORGIA INC CORPORATE SEAL 2014 ARIZONA

(For Office Use Only)

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

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

Pre-application meeting: Date:

Planning Commission Decision:

City Council Decision:

Community Development Director's Signature: Date:

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1872 HWY 42 N [address], with Parcel Number 089-01001000 which is the subject of this application.

Name of Property Owner: ROWAN FAMILY REAL ESTATE LLC

Property Owner's Address: 83 BRANNAN RD MCDONOUGH GA 30253

Telephone: 770-289-4530 E-mail: RROWAN@SANDSCONTRACTORS.COM

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

Signature: _____ Date: 10-07-24

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

Name(s) of Applicant(s): MERITAGE HOMES, C/O Clay Kirkley

Company/law firm (if applicable): MERITAGE HOMES

Telephone, E-Mail, & Address: Clay.Kirkley@meritagehomes.com

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

_____ _____

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

10/07/2024
Date

Signature of Notary Public

Robert Wood
Printed Name of Notary Public

10/7/24
Date

Notary Public's Seal or Stamp:

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1778 HWY 42 N [address], with Parcel Number 089-01001003, which is the subject of this application.

Name of Property Owner: ROWAN PROPERTIES LP

Property Owner's Address: 1872 HWY 42 NORTHMCDONOUGH GA 30253

Telephone: 770-289-4530 E-mail: RROWAN@SANDSCONTRACTORS.COM

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

Signature: _____ Date: 10-07-24

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

Name(s) of Applicant(s): MERITAGE HOMES, C/O Clay Kirkley

Company/law firm (if applicable): MERITAGE HOMES

Telephone, E-Mail, & Address: Clay.Kirkley@meritagehomes.com

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

_____ _____

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

10/07/2024
Date

Signature of Notary Public

Robert Wood
Printed Name of Notary Public

10/7/24
Date

Notary Public's Seal or Stamp:

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

Applicant Campaign Disclosure Form

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

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

Yes_____No

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

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

We certify that the foregoing information is true and correct, this 3rd day of October, 2024

C. Kirkley, on behalf of Meritage Homes

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 3rd day of October 2024

Notary Public

LINDA BOROVICKA
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY Commission Expires 06-25-2028

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

Applicant Campaign Disclosure Form

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

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

Yes ____ No ____

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

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

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

ROWAN FAMILY REAL ESTATE LLC
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 7th day of October 2024

Notary Public

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

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

Applicant Campaign Disclosure Form

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

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

Yes ____ **No** ____

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

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

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

ROWAN PROPERTIES, L.P.

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 7th day of October 2024.

Notary Public

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

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

FW: Pre-Application Meeting for Proposed Annexation

GL

Kenneth Wood <Kwood@pec.plus> on behalf of Gordon Linton <Glinton@stockbridgega.org>

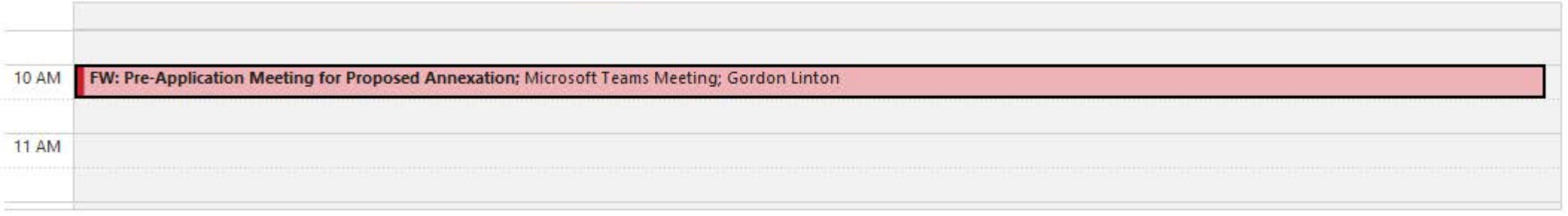
No Response Required

Required Ramirez, Francisco; Kenneth Wood; Keedra Jackson; Linda Logan; Demetries Wells; Jordyn Bucholtz; Ryan Anderson

Thu 7/18/2024 10:00 AM

Follow up. Completed on Thursday, July 18, 2024.
Accepted on 7/15/2024 4:53 PM.

Thursday, July 18, 2024 10:00 AM-10:30 AM Microsoft Teams Meeting



-----Original Appointment-----
From: Gordon Linton <Glinton@stockbridgega.org>
Sent: Monday, July 15, 2024 4:18 PM
To: Gordon Linton; Kenneth Wood; Keedra Jackson; Linda Logan; Demetries Wells; Jordyn Bucholtz; Ryan Anderson
Subject: Pre-Application Meeting for Proposed Annexation
When: Thursday, July 18, 2024 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

Meeting to discuss a proposed annexation. The person we are meeting with is Kenneth Wood

---

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 280 442 082 279

Passcode: tsnbxu

For organizers: Meeting options

Planners & Engineers Collaborative+

10/7/2024

Re: **Letter of Intent – Annexation and PUD Rezoning**
Campground Road @ Highway 42
PEC+ Project No. 19279.00A

Dear Community Development Officials,

This application seeks to annex and rezone the approximately 48.5-acre site known as Campground Road @ Highway 42 (the "Subject Property," PIDs 089-01001000 and 089-01001003) from RA to PUD under the Parkway Mixed Use Overlay. Bringing the site from Henry County into the City Limits of Stockbridge and rezoning to PUD would allow for the development of a new, 243-unit, single-family attached and detached development.

Site and Proposal

The Subject Property is located along the eastern side of Highway 42 and is bisected by Campground Road. The site is bordered by the Clark Meadows subdivision to the north, a Georgia Power easement to the northwest, Highway 42 to the southwest, and Tabernacle of Praise Church to the south across Old Campground Road. The site is made up of two parcels that total approximately 48.5-acres.

Of the 46.5-acres, approximately 1.5 acres are in a floodplain. Approximately 8.7 acres of the site are proposed to be used for street right-of-way. The net area of the site is 38.29 acres. The proposed 243-unit single family subdivision has a net site density of 6.35 units per acre. There would be 142 townhome units and 101 single-family detached lots. The site would have 15 acres of open space (approximately 30% of the total site area). Elevations are included with this submittal.

The proposed annexation and rezoning would allow for the 48.5-acre site to be annexed into the City Limits of Stockbridge, rezoned PUD, and be subject to the Parkway Mixed Use overlay district. The proposal includes 243 new homes.

Rationale for Request

This area is part of the "high-density suburban" character area per the Henry County Comprehensive Plan. As such, the proposed PUD zoning in Stockbridge is compatible with the underlying designation and is therefore aligned with the comprehensive plan. The immediate area is characterized by different types of single family development, including townhomes and detached homes. The proposed development would fit into the character of the existing context and would present a high quality addition to the overall area. The development would be compatible and consistent with nearby and adjacent development pattern, and therefore meets the purpose and intent of the district per the City of Stockbridge UDO.

Constitutional Objections

The portions of the Code of Ordinances and Zoning Ordinance for City of Stockbridge (the "Zoning Ordinance") which classifies or conditions the Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant and property owner are unconstitutional, in that they would destroy the Applicant's and property owner's property rights without

first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Ordinance which presently restricts the Property's use to the present zoning classification, uses, regulations, requirements, and conditions is unconstitutional, illegal, null and void, and constitutes a taking of the Applicant's and the property owner's property rights in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States by denying economic and viable use of the Property while not substantially advancing legitimate state interests.

The Property is presently suitable for OSC as proposed in the requested rezoning, as amended by the Applicant, and is not economically suitable for uses restricted under its present zoning and development classification, conditions, regulations, and restrictions due to its location, shape, size, surrounding development, and other factors. A denial of the requested rezoning and related variances would constitute an arbitrary and capricious act by City of Stockbridge and the City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment. A refusal by City of Stockbridge and the City Council to approve this requested rezoning, with only such additional conditions as agreed to by the Applicant and/or owner, so as to permit the only feasible economic use of the Property, would be unconstitutional between the Applicant, owner, and similarly situated property owners, in violation of Article I, Section I, Paragraph II of the Constitution of the State by discriminating of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment.

Conclusion

The applicant and owner respectfully request that the City of Stockbridge City Council, Planning Commission and Planning Staff approve and support the Applicant's rezoning request to allow for annexation into Stockbridge and the development of a new, single-family attached and detached subdivision. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

ZONING DESCRIPTION
NORTH TRACT

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

Beginning at the intersection of the northerly right-of-way line of Campground Road Extension (Variable R/W) with the southeasterly right-of-way line of Union City Norcross Transmission Line easement; thence along said easement

North 17 degrees 5 minutes 19 seconds East, a distance of 166.16 feet; thence North 17 degrees 9 minutes 14 seconds East, a distance of 769.82 feet; thence leaving saif right-of-way line North 90 degrees 0 minutes 0 seconds East, a distance of 100.50 feet; thence along the centerline of creek and following the meanderings thereof the following:

South 59 degrees 33 minutes 13 seconds East, a distance of 31.21 feet; thence South 38 degrees 8 minutes 20 seconds East, a distance of 206.68 feet; thence South 49 degrees 39 minutes 57 seconds East, a distance of 75.01 feet; thence South 49 degrees 6 minutes 3 seconds East, a distance of 103.84 feet; thence South 22 degrees 50 minutes 31 seconds East, a distance of 106.11 feet; thence South 54 degrees 29 minutes 7 seconds East, a distance of 210.47 feet; thence South 37 degrees 27 minutes 40 seconds East, a distance of 138.14 feet; thence South 6 degrees 28 minutes 54 seconds West, a distance of 130.40 feet; thence South 39 degrees 50 minutes 1 second East, a distance of 118.45 feet; thence South 10 degrees 0 minutes 45 seconds East, a distance of 101.77 feet; thence South 23 degrees 35 minutes 52 seconds East, a distance of 178.34 feet; thence South 63 degrees 4 minutes 32 seconds East, a distance of 53.02 feet; thence South 67 degrees 29 minutes 2 seconds East, a distance of 27.86 feet;

thence leaving said creek North 89 degrees 29 minutes 28 seconds East, a distance of 353.55 feet; thence South 01 degree 53 minutes 24 seconds West, a distance of 448.96 feet to a point on said right-of-way line of Campground Road Extension; thence along said right-of-way the following courses and distances:
North 50 degrees 59 minutes 10 seconds West, a distance of 448.30 feet; thence North 38 degrees 57 minutes 59 seconds East, a distance of 90.01 feet; thence North 50 degrees 59 minutes 32 seconds West, a distance of 49.01 feet; thence South 39 degrees 38 minutes 49 seconds West, a distance of 90.00 feet; thence North 50 degrees 59 minutes 12 seconds West, a distance of 475.68 feet; thence 456.46 feet along an arc of a curve to the left having a radius of 710.00 feet and a chord bearing and distance of North 69 degrees 24 minutes 11 seconds West 448.64 feet to a point; thence North 16 degrees 31 minutes 45 seconds West, a distance of 81.89 feet; thence South 82 degrees 3 minutes 52 seconds West, a distance of 122.49 feet; thence South 8 degrees 40 minutes 2 seconds East, a distance of 70.00 feet; thence 94.93 feet along an arc of a curve to the left having a radius of 709.99 feet and a chord bearing and distance of South 77 degrees 28 minutes 36 seconds West 94.86 feet to a point; thence South 68 degrees 22 minutes 54 seconds West, a distance of 130.83 feet to the POINT OF BEGINNING.

Said Tract containing 16.12 acres.

ZONING DESCRIPTION
SOUTH TRACT

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

Beginning at the intersection of the northerly right-of-way line of Campground Road (80' R/W) with the northeasterly right-of-way line of State Route 43, aka U.S. Hwy 23 (90' R/W), thence along said right-of-way of State Route 43, aka U.S. Hwy 23 North 33 degrees 37 minutes 41 seconds West, a distance of 120.45 feet; thence North 33 degrees 18 minutes 45 seconds West, a distance of 777.39 feet; thence North 33 degrees 19 minutes 8 seconds West, a distance of 385.29 feet; thence North 17 degrees 3 minutes 32 seconds East, a distance of 197.64 feet to a point on the southerly right-of-way line of Campground Road Extension (Variable R/W); thence along said right-of-way the following courses and distances:

North 56 degrees 31 minutes 15 seconds East, a distance of 34.69 feet; thence 214.32 feet along an arc of a curve to the right having a radius of 610.00 feet and a chord bearing and distance of North 66 degrees 35 minutes 18 seconds East 213.22 feet to a point; thence 163.44 feet along an arc of a curve to the right having a radius of 610.00 feet and a chord bearing and distance of North 84 degrees 19 minutes 45 seconds East 162.95 feet to a point; thence South 01 degree 59 minutes 46 seconds West, a distance of 30.00 feet; thence South 85 degrees 59 minutes 24 seconds East, a distance of 40.42 feet; thence North 5 degrees 59 minutes 50 seconds East, a distance of 30.00 feet; thence 351.48 feet along an arc of a curve to the right having a radius of 610.00 feet and a chord bearing and distance of South 67 degrees 29 minutes 37 seconds East 346.64 feet to a point; thence South 50 degrees 59 minutes 9 seconds East, a distance of 485.70 feet; thence South 39 degrees 0 minutes 1 second West, a distance of 10.00 feet; thence South 50 degrees 59 minutes 5 seconds East, a distance of 30.00 feet; thence North 39 degrees 0 minutes 1 second East, a distance of 10.00 feet; thence South 50 degrees 59 minutes 12 seconds East, a distance of 534.07 feet;

thence leaving said right-of-way line South 01 degree 53 minutes 24 seconds West, a distance of 552.54 feet; thence South 87 degrees 57 minutes 30 seconds West, a distance of 756.46 feet; thence North 4 degrees 46 minutes 22 seconds West, a distance of 122.05 feet; thence North 60 degrees 7 minutes 20 seconds West, a distance of 43.45 feet; thence South 66 degrees 33 minutes 29 seconds West, a distance of 32.12 feet; thence South 26 degrees 41 minutes 17 seconds East, a distance of 72.23 feet; thence South 4 degrees 6 minutes 29 seconds West, a distance of 67.91 feet; thence South 87 degrees 57 minutes 30 seconds West, a distance of 93.89 feet to the POINT OF BEGINNING.

Said Tract containing 32.42 acres.

Henry County, GA

Parcel Results

20 Results

Parcel ID	Owner	Property Address
070E01072000	SUMMITT AT EAGLES LANDING HOMEOWNERS ASSOC INC	SUMMIT VIEW DR
071-01033000	S ATLANTA CONFERENCE	1978 HIGHWAY 42 N
071-01034015	A4 INVESTMENTS LLC	204 WEST CAMPGROUND RD
071-01034016	CAMPGROUND CENTER LLC	100-140 WEST CAMPGROUND RD
071-01034020	HOPEWELL CAPITAL LLC, THE PATTERSON REAL EST GRP L	WEST CAMPGROUND RD
071Q01200000	MERITAGE HOMES OF GEORGIA INC	
088C01028000	WILLIAMS TANESHA	297 WHITNEY LN
088C01029000	HOQUE RIAJ AL	301 WHITNEY LN
089-01001000	ROWAN FAMILY REAL ESTATE LLC	1872 HIGHWAY 42 N
089-01001003	ROWAN PROPERTIES LP	1778 HIGHWAY 42 N
089-01001021	THE KOLODKIN FAMILY LIMITED PARTNERSHIP	1775-1789 HIGHWAY 42 N
089-01002000	STEWART JAMES L	101 CAMPGROUND RD
089-01002001	YONKERS LLC	CAMPGROUND RD
089-01009003	SUSHRUT LLC	
089-02048002	O'REILLY AUTOMOTIVE INC	1765 HIGHWAY 42 HWY N
089-02049005	TABERNACLE OF PRAISE CHURCH INTNL INC	1640 HIGHWAY 42 N
089F01015000	FAUR CYNTHIA G W	157 CROWN WALK
089F01016000	MAUSHARDT THERESA A &	158 CROWN WALK

Mailing Labels

20 Results

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Show Parcel ID on Label

Skip Labels 0

For best results, uncheck "Fit to Page" in your print settings.

Download

Data contained on this website represent a work in progress toward completion of the annual tax digest. As such, data is subject to change at any time. Ownership and map information correspond with the most current information processed by our office. Search deed records at the Henry County Courthouse to ensure the most current ownership information. Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries. Contact 770-288-7526 to verify zoning.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/7/2024, 12:15:24 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL









Planners & Engineers Collaborative+
350 RESEARCH COURT
SUITE 200
PEACHTREE CORNERS, GA 30092

9/27/2023

City of Stockbridge Community Development
4602 North Henry Blvd
Stockbridge, GA 30281

Re: **Campground – Water Sewer Letter**
Planners and Engineers Collaborative, Inc. Project No: 19279.00A

Please be advised, Planners and Engineers Collaborative requested the water/sewer service letter on or before the date referenced above. We have yet to receive documentation but will furnish the letter to Stockbridge as soon as we receive it.

Sincerely,
Planners and Engineers Collaborative, Inc.
Ramona Booker
Email rbooker@pec.plus
Phone number 678-684-6227

Planners & Engineers Collaborative+
350 RESEARCH COURT
SUITE 200
PEACHTREE CORNERS, GA 30092

9/27/2023

Henry County Water Authority, Engineering Division
100 Westridge Industrial Blvd
McDonough, GA 30253
Phone # 678-583-3800

Re: **Campground – Water Sewer Letter–**
Planners and Engineers Collaborative, Inc. Project No: 19279.00A

Dear HWCA Engineering Division

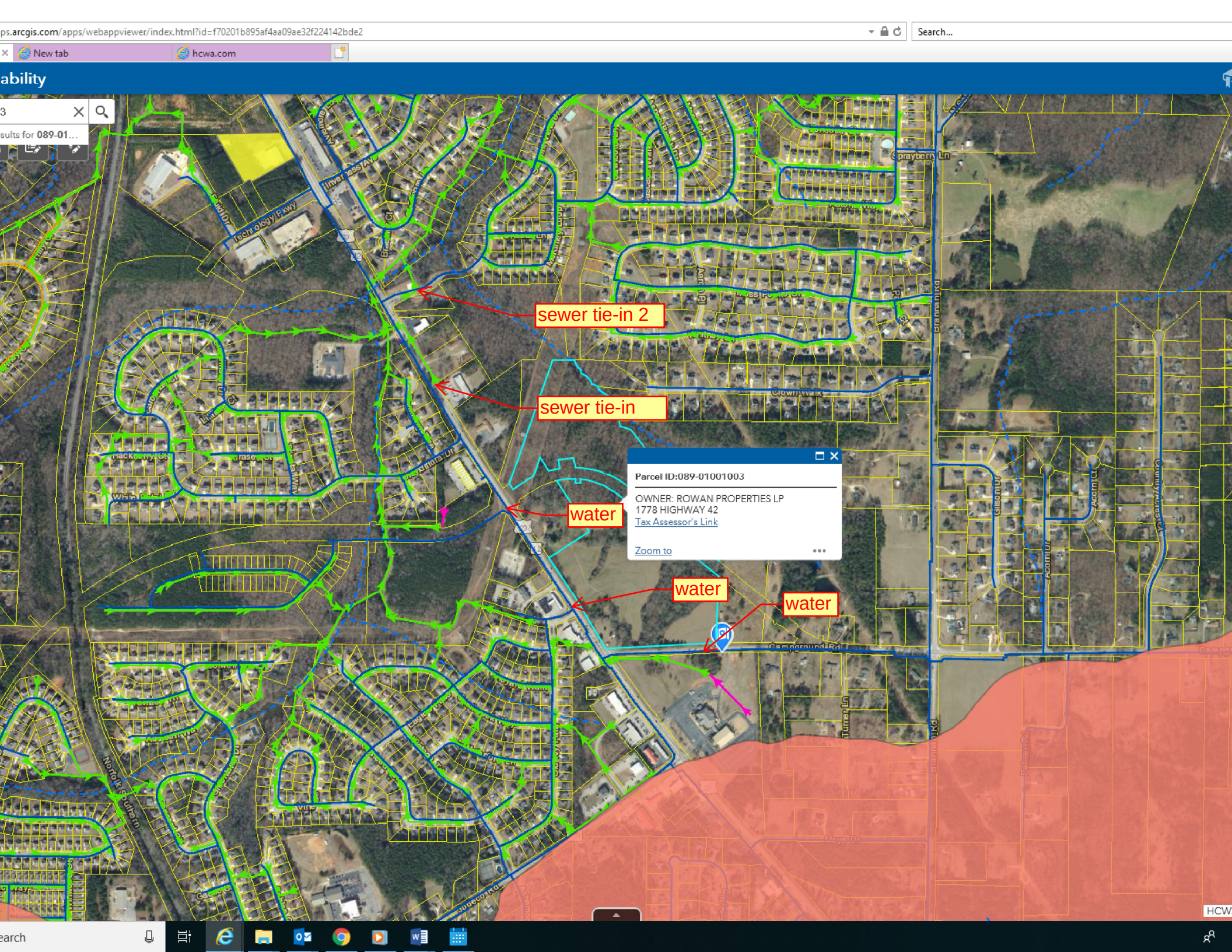
Planners and Engineers Collaborative, Inc. (PEC) is submitting this letter of intent as required to fulfill the water /sewer availability letter request for parcel ID's 089-01001003, 089-01001000 currently zoned RA. At present PEC is working through due diligence with our client who is proposing a PUD subdivision of total 243 units. The community would consist of 142 Townhome units and 101 Single Family homes. The Subject Property is located along Hwy 42 and Campground Rd in Mcdonough GA. The site is made up of two parcels that total approximately +-48.597-acres.

Attached are documents per your request. If there is anything else you may need, please reach out to me at htodd@pec.plus who is the point of contact for this project. Thank you for your time and assistance.

Current jurisdiction: RA – Henry County
Proposed jurisdiction PUD– City of Stockbridge

The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,
Planners and Engineers Collaborative, Inc.
Ramona Booker
Email rbooker@pec.plus
Phone number 678-684-6227


sewer tie-in 2
sewer tie-in
water
water
water
Parcel ID:089-01001003
OWNER: ROWAN PROPERTIES LP
1778 HIGHWAY 42
Tax Assessor's Link
Zoom to

[Message Received on 12/06/24 at 6:19 PM]

Keedra and Ryan,
Our client is still working with the owner on the mixed use and how to change the plan. Can we request to move another 30 days to February hearing?

Thank you.

Kenneth J. Wood PE, LEED AP
Principle / CEO
PEC+
Sent from my iPhone

On Nov 21, 2024, at 1:36 PM, Keedra Jackson <kjackson@stockbridgega.org> wrote:

For our records, we are discussing the deferral of 1778 and 1842 Highway 42, correct?

Thanks Kenneth.

Keedra T. Jackson, Chief Planner
Community Development Department
Planning & Zoning Division
4602 North Henry Boulevard
Stockbridge, GA 30281
Main Ph: (770)389-7900 Ext 267
Direct Ph: (678)833-3329
Mobile: (678)674-3080
Email: kjackson@stockbridgega.org
Website: www.stockbridgega.org

RESOLUTION #24-302-

RESOLUTION OBJECTING TO PROPOSED ANNEXATION INTO, REZONING, AND COMPREHENSIVE PLAN AMENDMENT REQUEST BY THE CITY OF STOCKBRIDGE OF 48.598 +/- ACRES IN LAND LOTS 34, 35, AND 62 OF THE 7TH DISTRICT, HENRY COUNTY, GEORGIA

WHEREAS, the Henry County Board of Commissioners received notice from the City of Stockbridge ("City"), advising Henry County of the City's intent to annex (AX-24-03) 48.598 +/- acres in Land Lots 34, 35, and 62 of the 7th District of Henry County, Georgia, being **Parcels 089-01001000 and 089-01001003** (herein referred to as the "Property") (*see,* Exhibit A, attached hereto);

WHEREAS, in connection with (or immediately following) the annexation, the property owners seek to change the zoning for the Property from the RA (Residential-Agricultural) Henry County zoning district to the PUD (Planned Unit Development) City of Stockbridge zoning district;

WHEREAS, the Henry County Board of Commissioners has analyzed and considered

1) Infrastructure demands related to the proposed change in zoning or land use; and

2) Delivery of fire safety services;

WHEREAS, the Board of Commissioners has determined that the proposed annexation of the Property into the City would cause a material increase in the burden on Henry County directly related to the infrastructure demands related to the proposed change in zoning or land use, which would result in an increase in service demands which would be detrimental to Henry County and to the health, safety, and welfare of Henry County and its citizens; and

WHEREAS, the City does not provide fire services to its residents and Henry County will be called upon to provide fire services within the City's incorporated areas based on the proposed change in zoning and proposed increase in density and Henry County will be required to allocate its resources in a

disproportionate manner to provide fire services to the City at the expense of the health, safety and welfare of other residents throughout Henry County; and

WHEREAS, Henry County could not adequately plan for future fire stations or required apparatus/equipment within the City or any other area due to the uncertainty of what would be required based on the future development of the property; and

WHEREAS, Henry County would be deprived of permitting, licensing and other fees for those properties located within the City, therefore placing a burden on our current budget and impacting the residents of Henry County.

NOW THEREFORE, BE IT RESOLVED that pursuant to *O.C.G.A. § 36-36-113*, Henry County objects to the of the City's intent to annex (AX-24-03) 48.598 +/- acres in Land Lots 34, 35 and 62 of the 7th District of Henry County, Georgia as described in Exhibit A, on the grounds that the proposed change in zoning and land use and the infrastructure demands related to the proposed change in zoning and land use would result in a material increase in burden upon Henry County.

BE IT FURTHER RESOLVED that the County Manager and/or the County Attorney are authorized and directed to send such notice(s) as are required by law to the City of Stockbridge and/or the effected property owners.

BE IT FURTHER RESOLVED that the County Attorney is authorized to initiate such legal proceedings as are proper to enjoin the annexation and/or rezoning of the Property and/or initiate the arbitration proceedings authorized under *O.C.G.A. § 36-36-114*.

BE IT FURTHER RESOLVED that this Resolution shall be forwarded to the City, together with such supporting documentation as are reasonable and necessary to support the same.

BE IT SO RESOLVED THIS 19TH DAY OF NOVEMBER, 2024.

BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA

Carlotta Harrell, Chair

ATTEST:

Jasmin Head, Deputy County Clerk

Henry County SEAL Henry County, GA Board of Commissioners

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

November 19, 2024

Department Requesting Agenda Item:

Planning & Zoning

Action Type:

[X] *Action requested by BOC*

[ ] *For informational purposes only*

Attachments/Exhibits for Agenda Item:

1. Executive Summary
2. Staff Report

Presenter: Toussaint Kirk, Cluster Leader

Agenda Item:

The City of Stockbridge has received a request for annexation of properties located east of the intersection of Highway 42 North and Campground Road consisting of 48.597 +/- acres in Land Lots 34, 35, and 62 of the 7th District. **District 4**

Applicant: City of Stockbridge

Case Number: AX-24-03
Commission District: District 4

Background/Summary:

The owners of the subject property are requesting the 100% annexation method from the unincorporated limits of Henry County to the municipal boundaries of the City of Stockbride.

Financial Implications/Considerations: N/A

The project is budgeted.	Y	or	N
The project will require the use of Fund Balance.	Y	or	N
If yes, please state amount _____.			
The project will require no funds.	Y	or	N
The project is grant funded and will require a _____% match and those funds are/are not budgeted.	Y	or	N
Is this request a Capital Project and part of the Capital Project List?	Y	or	N

Additional Comments / Recommendation:

It is Planning & Zoning staff's opinion that the annexation request would not create a significant change in the surrounding land uses and the future land use designation for the properties, as long as the density of the proposed development does not exceed 8.0 dwelling units per net acre.

Henry County Planning & Zoning

CITY OF STOCKBRIDGE
AX-24-03

Commission District*:* 4
Commissioner: Michael Price
Report Prepared by: Kenta Lanham, Planner III

Applicant: Meritage Homes
3700 Mansell Road
Suite 550
Alpharetta, GA 30022

Agent: PEC+
Haley Todd
350 Research Court
Suite 200
Norcross, GA 30092

Property Owners: Rowan Family Estates, LLC and Rowan Properties LP

Location: Properties located east of the intersection of Highway 42 North and Campground Road in Land Lots 34, 35, and 62 of the 7th District

Parcel ID(s): 089-01001000 and 089-01001003

Request: Annexation, Rezoning, and Comprehensive Plan Amendment

BOC Meeting: **November 29, 2024**

Lot Size: 48.597 +/- acres (total)

Zoning History: The subject properties are currently zoned RA (Residential-Agricultural) as illustrated on the Henry County Official Zoning Map, which was adopted on November 19, 2013, by the Henry County Board of Commissioners.

A review of zoning records indicates no previous zoning history.

Adjacent properties are as follows:

North: Unincorporated Henry County and City of Stockbridge
South: Unincorporated Henry County
East: Unincorporated Henry County
West: Unincorporated Henry County and City of Stockbridge

Current Land Use: Undeveloped

Future Land Use: High Density Suburban

Proposed Zoning: As per application materials, the City of Stockbridge proposes to annex the subject properties using the 100% method from the current zoning classification of RA

(Residential-Agricultural) to the City of Stockbridge PUD (Planned Unit Development) zoning district.

Comments: The owners of the subject property are requesting the 100% annexation method into the City of Stockbridge. According to the Official Code Georgia Annotated, O.C.G.A § 36-36-20, municipal corporations can annex unincorporated areas contiguous to the existing corporate limits – "contiguous" means abuts the municipal limits, or is separated by a street, river or railroad-type right-of-way, or city land, or land owned by some other political subdivision, or the lands owned by the state.

The City of Stockbridge intends to annex the subject properties consisting of a total of 48.597 +/- acres from the current zoning classification of RA (Residential-Agricultural) to the City of Stockbridge PUD (Planned Unit Development) zoning district. The annexation application packet includes an associated request to amend the comprehensive plan from Henry County High Density Suburban to City of Stockbridge Medium Density Residential to support the rezoning request.

The application packet was delivered to Henry County via Certified Mail, on October 22, 2024 in accordance with *O.C.G.A. § 36-36-9,* and within the required timeframe as established by *O.C.G.A. § 36-36-6.*

The Future Land Use Map (FLUM), as part of the Henry County Comprehensive Plan 2045, which was adopted by the Henry County Board of Commissioners on October 30, 2023, designation of the subject property is High Density Suburban. The High Density Suburban designation is intended for a number of house types include small-lot single-family residential, duplexes/triplexes, and townhomes but not intended to support lower intensity multi-family garden-style apartments. The High Density Suburban designation supports developments with a density of up to 8.0 units per acre, net.

The subject property is within an area designated by Henry County Comprehensive Plan 2045 as the Suburban Mix Development & Infrastructure Strategy area. The Suburban Mix Development & Infrastructure Strategy area is described within the Henry County Comprehensive Plan 2045 as largely developed in a suburban style consisting of single-family neighborhoods and strip commercial centers. It is delineated as the area between Highway 23/42 and Highway 155. The vision for this area is to accommodate a variety of types of residential neighborhoods that are predominately single-family with supporting areas of retail and workspace. The Comprehensive Plan Update recommends expansion of sewer capacity to support developments of a suburban-level intensity. Roadway networks should be improved to accommodate expected trip generations with a prioritization of multi-use trails and sidewalks around schools, parks, and Designated Community Centers.

As per the application materials provided, the applicant is requesting concurrent rezoning for the subject property to City of Stockbridge PUD (Planned Unit Development). The site plan submitted with the application, dated October 7, 2024 indicates a 243 unit development with 101 single-family detached and 142 townhome units, with a density of 6.34 dwelling units per acre. There is an associated request to amend the comprehensive plan and Future Land Use Map

from Henry County High Density Suburban to City of Stockbridge Medium Density Residential.

The City of Stockbridge Medium Density Residential FLUM designation would support residential developments with a density of 4.0 to 8.0 dwelling units per acre which is a comparable threshold to the Henry County High Density Suburban designation, supporting residential developments up to 8.0 dwelling units per acre. The request to rezoned to City of Stockbridge PUD (Planned Unit Development) and the amend the comprehensive plan to City of Stockbridge Medium Density Residential FLUM designation would be consistent with the future land use designation of the subject property designated as High Density Suburban established by the Henry County Comprehensive Plan 2045.

Per *O.C.G.A. 36-36-113*, a county's objection to an annexation is valid if the proposed annexation would create a substantial or significant change in zoning or land use, increase in density, or increase in infrastructure demands.

Recommendation: It is Planning & Zoning staff's opinion that the annexation request would not create a significant change in the surrounding land uses and the future land use designation for the properties, as long as the density of the proposed development does not exceed 8.0 dwelling units per net acre.

Attachments:

- Application Packet, including the associated rezoning and comprehensive plan amendment request
- Exhibit Maps

Stockbridge
Where Community Connects

4640 North Henry Blvd., Stockbridge, GA 30281 City
Hall: (770) 389-7900 FAX: (770) 389-7912

October 16, 2024

VIA CERTIFIED MAIL

Attn: Cheri Hobson-Matthews, County Manager of Henry County
Henry County Administration Building
140 Henry Parkway
McDonough, Georgia, 30253

RE: **Request for Annexation of Property Into the City of Stockbridge: Property at 1778 and 1872 Highway 42 North**

Please be advised that the City of Stockbridge has received an application for the proposed annexation of property from unincorporated Henry County. The property includes two parcels in the vicinity of 1778 and 1872 Highway 42 North, consisting of 48.59 +/- total acres. The parcels are #089-01001000 and #089-01001003. The applicant, Meritage Homes, is proposing to build a mixed-residential development with 142 townhomes units and 101 single-family detached homes.

Staff have enclosed for your review the annexation application, along with the companion Comprehensive Plan amendment application and the rezoning application. Also attached for your convenience are the photos of the parcels along with both the survey and site plan of the property.

Please provide the City of Stockbridge with an official letter regarding Henry County's agreement or non-agreement to the proposed annexation. If you have any questions or need additional information, please contact me directly at (678) 833-3340.

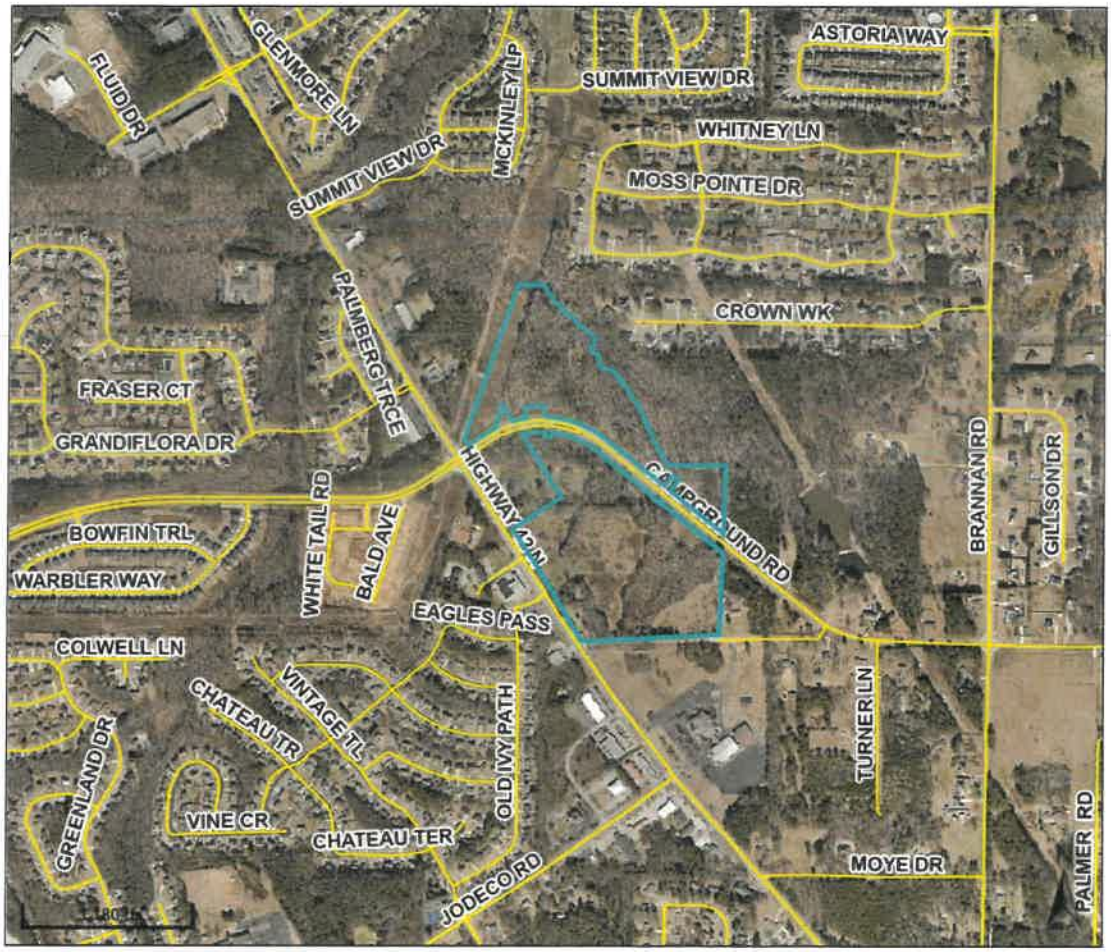
Best regards,

Ryan Anderson,
Ryan Anderson Director
Community Development Department

Cc: Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
Stephanie Braun, County Clerk
Toussaint Kirk, Planning & Economic Development / Cluster

Enclosures and Attachments

Henry County, GA





Parcel ID	089-01001003	**Class**	A	**Owner**	ROWAN	**Land**	$356,400				
Property	1778 HIGHWAY	**Acreage**	49.89	**Address**	PROPERTIES LP	**Value:**					
Address	42 N				1872 HWY 42	**Building**	$0	**Last 2 Sales**			
District	County/UnIncorp				NORTH	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					MCDONOUGH GA	**Misc**	$0	11/14/1997	$0	CORPORATE	U
					30253	**Value:**		n/a	$	n/a	n/a
						Total	$356,400				
						Value:					

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

Date created: 10/16/2024
Last Data Uploaded: 10/16/2024 1:56:56 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA





Legend

- Parcels
- Roads

Parcel ID	089-01001000	**Class**	R	**Owner**	ROWAN FAMILY REAL	**Land Value:**	$67,500			
Property Address	1872 HIGHWAY 42 N	**Acreage**	5.0	**Address**	ESTATE LLC 83 BRANNAN RD MCDONOUGH GA 30253	**Building Value:**	$324,400	**Last 2 Sales**		
District	County/UnIncorp							**Date**	**Price**	**Reason** **Qual**
						Misc Value:	$700	5/10/2013	$0	FAMLY/GIFT U
								5/10/2013	$0	FAMLY/GIFT U
						Total Value:	$392,600			

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

Date created: 10/16/2024
Last Data Uploaded: 10/16/2024 1:56:56 AM

Developed by SCHNEIDER GEOSPATIAL

Planners & Engineers Collaborative+

TRANSMITTAL MEMO

RE: **Campground Road @ Hwy 42 Rezoning and Annexation Applications**
Planners and Engineers Collaborative, Inc. Project No. 19279.00A
On behalf of Meritage Homes

TO: **City of Stockbridge Community**
4602 North Henry Blvd
Stockbridge, GA 30281
678-833-3347

ATTN: **Ryan Anderson**
678-833-3340

FROM: **Planners and Engineers Collaborative**
350 Research Court, Suite 200
Peachtree Corners, GA 30092

C/O Hayley Todd – (757) 508-6593

Enclosed materials:

Rezoning Application
Annexation Application

ANNEXATION APPLICATION

CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

Annexation No: _____ Date: _____

Received by: _____

TYPE OF ANNEXATION

☐ **60% Method:** Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.

☑ **100% Method:** Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: 1778 & 1872 HWY 42 N, STOCKBRIDGE, GA

Is this property contiguous to the city limits? ☑ Yes ☐ No

LAND USE AND ZONING

County: high density suburban

County Zoning Classification: RA

Present Land Use: high density residential

Requested Zoning Classification: PUD

PROPERTY OWNER

Name: ROWAN FAMILY REAL ESTATE LLC

Mailing Address: 83 BRANNAN RD MCDONOUGH GA 30253

Telephone: (770) 289-4530

Email: RROWAN@SANDSCONTRACTORS.COM

Signature: _____

Date: 10/07/2024

* If this application is submitted pursuant to the 60% Method, please attach additional names, signatures, addresses, dates of signature, and elector/landowners information on a separate sheet.

APPLICANT

Name: MERITAGE HOMES

Mailing Address: 3700 Mansell Road, Suite 550, Alpharetta, GA 30022

Telephone: (_____) _____ Email: clay.kirkley@meritagehomes.com

Signature: _____ Date: 10/07/24

PLEASE DO NOT WRITE BELOW THIS LINE – OFFICE USE ONLY

Signature: _____ Date: _____

REZONING APPLICATION

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant: MERITAGE HOMES Phone: 678.348.8422 Date: 10-07-24

Address Applicant: 3700 Mansell Road, Suite 550 Fax Cell #

City: ALPHARETTA State: GA Zip: 30022 E-mail: Clay.Kirkley@meritagehom

Name of Agent: HAYLEY TODD, PEC+ Phone: 678.684.6287 Date: 10-07-24

Address Agent: 350 RESEARCH COURT, STE 200 Fax Cell #

City: NORCROSS State: GA Zip: 30092 E-mail: HTODD@PEC.PLUS

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

Rezoning being requested: PUD, PARKWAY MIXED USE OVERLAY TO FACILITATE A NEW 243 UNIT, MIXED RESIDENTIAL DEVELOPMENT

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

Address of Property: 1778 & 1872 HWY 42 N

Nearest intersection to the property: HIGHWAY 42 N AND CAMPGROUND ROAD (Street Address)

Size of Tract: 48.59 acre(s), Land Lot Number(s): 34, 35, 62, District(s): 7

Property Tax Parcel Number(s): 089-01001003, 089-01001000 **(Required)**

Witness Signature

T. Williams
Printed Name of Witness

Notary

NOTARY STAMP:

LINDA BOROVICKA
NOTARY PUBLIC
COBB COUNTY, GEORGIA
My Commission Expires 06-25-2028

Signature of Applicant

MERITAGE HOMES, C/O C Kirkley
Printed Name of Applicant

Signature of Agent

MERITAGE HOMES OF GEORGIA, INC
CORPORATE SEAL
2004
ARIZONA

(For Office Use Only)

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

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

Pre-application meeting: Date:

Planning Commission Decision:

City Council Decision:

Community Development Director's Signature: Date:

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1872 HWY 42 N [address], with Parcel Number 089-01001000, which is the subject of this application.

Name of Property Owner: ROWAN FAMILY REAL ESTATE LLC

Property Owner's Address: 83 BRANNAN RD MCDONOUGH GA 30253

Telephone: 770-289-4530 E-mail: RROWAN@SANDSCONTRACTORS.COM

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

Signature: _____ Date: 10-07-24

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

Name(s) of Applicant(s): MERITAGE HOMES, C/O Clay Kirkley

Company/law firm (if applicable): MERITAGE HOMES

Telephone, E-Mail, & Address: Clay.Kirkley@meritagehomes.com

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

_____ _____

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

10/07/2024
Date

Signature of Notary Public

Robert Wood
Printed Name of Notary Public

10/7/24
Date

Notary Public's Seal or Stamp:

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1778 HWY 42 N [address], with Parcel Number 089-01001003 which is the subject of this application.

Name of Property Owner: ROWAN PROPERTIES LP

Property Owner's Address: 1872 HWY 42 NORTHMCDONOUGH GA 30253

Telephone: 770-289-4530 E-mail: RROWAN@SANDSCONTRACTORS.COM

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

Signature: _____ Date: 10-07-24

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

Name(s) of Applicant(s): MERITAGE HOMES, C/O Clay Kirkley

Company/law firm (if applicable): MERITAGE HOMES

Telephone, E-Mail, & Address: Clay.Kirkley@meritagehomes.com

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

_____ _____

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

10/07/2024
Date

Signature of Notary Public

Robert Wood
Printed Name of Notary Public

10/7/24
Date

Notary Public's Seal or Stamp:

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

Applicant Campaign Disclosure Form

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

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

Yes_____No

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

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

We certify that the foregoing information is true and correct, this 3rd day of October, 2024

C. Kirkley, on behalf of Meritage Homes

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 3rd day of October, 2024

Linda Borovicka

Notary Public

LINDA BOROVICKA
NOTARY PUBLIC
COBB COUNTY, GEORGIA
My Commission Expires 06-25-2028

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

Applicant Campaign Disclosure Form

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

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

Yes ____ No ____

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

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

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

ROWAN FAMILY REAL ESTATE LLC
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 7th day of October 2024

Notary Public

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

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

Applicant Campaign Disclosure Form

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

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

Yes ____ No ____

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

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

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

ROWAN PROPERTIES, L.P.

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 7th day of October 2024.

Robert E. Wood

Notary Public

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

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

FW: Pre-Application Meeting for Proposed Annexation

GL

Kenneth Wood <Kwood@pec.plus> on behalf of Gordon Linton <Glinton@stockbridgega.org>

No Response Required

Required Ramirez, Francisco; Kenneth Wood; Keedra Jackson; Linda Logan; Demetries Wells; Jorcyn Bucholtz; Ryan Anderson

Thu 7/18/2024 10:00 AI

Follow up. Completed on Thursday, July 18, 2024.
Accepted on 7/15/2024 4:53 PM.

Thursday, July 18, 2024 10:00 AM-10:30 AM Microsoft Teams Meeting



----Original Appointment----
From: Gordon Linton <Glinton@stockbridgega.org>
Sent: Monday, July 15, 2024 4:18 PM
To: Gordon Linton; Kenneth Wood; Keedra Jackson; Linda Logan; Demetries Wells; Jordyn Bucholtz; Ryan Anderson
Subject: Pre-Application Meeting for Proposed Annexation
When: Thursday, July 18, 2024 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

Meeting to discuss a proposed annexation. The person we are meeting with is Kenneth Wood

---

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 280 442 082 279

Passcode: tsnbxu

For organizers: Meeting options

Planners & Engineers Collaborative+

10/7/2024

Re: **Letter of Intent – Annexation and PUD Rezoning**
Campground Road @ Highway 42
PEC+ Project No. 19279.00A

Dear Community Development Officials,

This application seeks to annex and rezone the approximately 48.5-acre site known as Campground Road @ Highway 42 (the "Subject Property," PIDs 089-01001000 and 089-01001003) from RA to PUD under the Parkway Mixed Use Overlay. Bringing the site from Henry County into the City Limits of Stockbridge and rezoning to PUD would allow for the development of a new, 243-unit, single-family attached and detached development.

Site and Proposal

The Subject Property is located along the eastern side of Highway 42 and is bisected by Campground Road. The site is bordered by the Clark Meadows subdivision to the north, a Georgia Power easement to the northwest, Highway 42 to the southwest, and Tabernacle of Praise Church to the south across Old Campground Road. The site is made up of two parcels that total approximately 48.5-acres.

Of the 46.5-acres, approximately 1.5 acres are in a floodplain. Approximately 8.7 acres of the site are proposed to be used for street right-of-way. The net area of the site is 38.29 acres. The proposed 243-unit single family subdivision has a net site density of 6.35 units per acre. There would be 142 townhome units and 101 single-family detached lots. The site would have 15 acres of open space (approximately 30% of the total site area). Elevations are included with this submittal.

The proposed annexation and rezoning would allow for the 48.5-acre site to be annexed into the City Limits of Stockbridge, rezoned PUD, and be subject to the Parkway Mixed Use overlay district. The proposal includes 243 new homes.

Rationale for Request

This area is part of the "high-density suburban" character area per the Henry County Comprehensive Plan. As such, the proposed PUD zoning in Stockbridge is compatible with the underlying designation and is therefore aligned with the comprehensive plan. The immediate area is characterized by different types of single family development, including townhomes and detached homes. The proposed development would fit into the character of the existing context and would present a high quality addition to the overall area. The development would be compatible and consistent with nearby and adjacent development pattern, and therefore meets the purpose and intent of the district per the City of Stockbridge UDO.

Constitutional Objections

The portions of the Code of Ordinances and Zoning Ordinance for City of Stockbridge (the "Zoning Ordinance") which classifies or conditions the Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant and property owner are unconstitutional, in that they would destroy the Applicant's and property owner's property rights without

350 Research Ct, Ste. 200, Peachtree Corners, Georgia 30092 ■ 48 Atlanta Street, Marietta, Georgia 30060
Main: (770) 451-2741 ■ Fax: (770) 451-3915
www.pecatl.com

first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Ordinance which presently restricts the Property's use to the present zoning classification, uses, regulations, requirements, and conditions is unconstitutional, illegal, null and void, and constitutes a taking of the Applicant's and the property owner's property rights in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States by denying economic and viable use of the Property while not substantially advancing legitimate state interests.

The Property is presently suitable for OSC as proposed in the requested rezoning, as amended by the Applicant, and is not economically suitable for uses restricted under its present zoning and development classification, conditions, regulations, and restrictions due to its location, shape, size, surrounding development, and other factors. A denial of the requested rezoning and related variances would constitute an arbitrary and capricious act by City of Stockbridge and the City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment. A refusal by City of Stockbridge and the City Council to approve this requested rezoning, with only such additional conditions as agreed to by the Applicant and/or owner, so as to permit the only feasible economic use of the Property, would be unconstitutional between the Applicant, owner, and similarly situated property owners, in violation of Article I, Section I, Paragraph II of the Constitution of the State by discriminating of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment.

Conclusion

The applicant and owner respectfully request that the City of Stockbridge City Council, Planning Commission and Planning Staff approve and support the Applicant's rezoning request to allow for annexation into Stockbridge and the development of a new, single-family attached and detached subdivision. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

ZONING DESCRIPTION
NORTH TRACT

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

Beginning at the intersection of the northerly right-of-way line of Campground Road Extension (Variable R/W) with the southeasterly right-of-way line of Union City Norcross Transmission Line easement; thence along said easement

North 17 degrees 5 minutes 19 seconds East, a distance of 166.16 feet; thence North 17 degrees 9 minutes 14 seconds East, a distance of 769.82 feet; thence leaving saif right-of-way line North 90 degrees 0 minutes 0 seconds East, a distance of 100.50 feet; thence along the centerline of creek and following the meanderings thereof the following:

South 59 degrees 33 minutes 13 seconds East, a distance of 31.21 feet; thence South 38 degrees 8 minutes 20 seconds East, a distance of 206.68 feet; thence South 49 degrees 39 minutes 57 seconds East, a distance of 75.01 feet; thence South 49 degrees 6 minutes 3 seconds East, a distance of 103.84 feet; thence South 22 degrees 50 minutes 31 seconds East, a distance of 106.11 feet; thence South 54 degrees 29 minutes 7 seconds East, a distance of 210.47 feet; thence South 37 degrees 27 minutes 40 seconds East, a distance of 138.14 feet; thence South 6 degrees 28 minutes 54 seconds West, a distance of 130.40 feet; thence South 39 degrees 50 minutes 1 second East, a distance of 118.45 feet; thence South 10 degrees 0 minutes 45 seconds East, a distance of 101.77 feet; thence South 23 degrees 35 minutes 52 seconds East, a distance of 178.34 feet; thence South 63 degrees 4 minutes 32 seconds East, a distance of 53.02 feet; thence South 67 degrees 29 minutes 2 seconds East, a distance of 27.86 feet;

thence leaving said creek North 89 degrees 29 minutes 28 seconds East, a distance of 353.55 feet; thence South 01 degree 53 minutes 24 seconds West, a distance of 448.96 feet to a point on said right-of-way line of Campground Road Extension; thence along said right-of-way the following courses and distances:
North 50 degrees 59 minutes 10 seconds West, a distance of 448.30 feet; thence North 38 degrees 57 minutes 59 seconds East, a distance of 90.01 feet; thence North 50 degrees 59 minutes 32 seconds West, a distance of 49.01 feet; thence South 39 degrees 38 minutes 49 seconds West, a distance of 90.00 feet; thence North 50 degrees 59 minutes 12 seconds West, a distance of 475.68 feet; thence 456.46 feet along an arc of a curve to the left having a radius of 710.00 feet and a chord bearing and distance of North 69 degrees 24 minutes 11 seconds West 448.64 feet to a point; thence North 16 degrees 31 minutes 45 seconds West, a distance of 81.89 feet; thence South 82 degrees 3 minutes 52 seconds West, a distance of 122.49 feet; thence South 8 degrees 40 minutes 2 seconds East, a distance of 70.00 feet; thence 94.93 feet along an arc of a curve to the left having a radius of 709.99 feet and a chord bearing and distance of South 77 degrees 28 minutes 36 seconds West 94.86 feet to a point; thence South 68 degrees 22 minutes 54 seconds West, a distance of 130.83 feet to the POINT OF BEGINNING.

Said Tract containing 16.12 acres.

ZONING DESCRIPTION
SOUTH TRACT

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

Beginning at the intersection of the northerly right-of-way line of Campground Road (80' R/W) with the northeasterly right-of-way line of State Route 43, aka U.S. Hwy 23 (90' R/W), thence along said right-of-way of State Route 43, aka U.S. Hwy 23 North 33 degrees 37 minutes 41 seconds West, a distance of 120.45 feet; thence North 33 degrees 18 minutes 45 seconds West, a distance of 777.39 feet; thence North 33 degrees 19 minutes 8 seconds West, a distance of 385.29 feet; thence North 17 degrees 3 minutes 32 seconds East, a distance of 197.64 feet to a point on the southerly right-of-way line of Campground Road Extension (Variable R/W); thence along said right-of-way the following courses and distances:

North 56 degrees 31 minutes 15 seconds East, a distance of 34.69 feet; thence 214.32 feet along an arc of a curve to the right having a radius of 610.00 feet and a chord bearing and distance of North 66 degrees 35 minutes 18 seconds East 213.22 feet to a point; thence 163.44 feet along an arc of a curve to the right having a radius of 610.00 feet and a chord bearing and distance of North 84 degrees 19 minutes 45 seconds East 162.95 feet to a point; thence South 01 degree 59 minutes 46 seconds West, a distance of 30.00 feet; thence South 85 degrees 59 minutes 24 seconds East, a distance of 40.42 feet; thence North 5 degrees 59 minutes 50 seconds East, a distance of 30.00 feet; thence 351.48 feet along an arc of a curve to the right having a radius of 610.00 feet and a chord bearing and distance of South 67 degrees 29 minutes 37 seconds East 346.64 feet to a point; thence South 50 degrees 59 minutes 9 seconds East, a distance of 485.70 feet; thence South 39 degrees 0 minutes 1 second West, a distance of 10.00 feet; thence South 50 degrees 59 minutes 5 seconds East, a distance of 30.00 feet; thence North 39 degrees 0 minutes 1 second East, a distance of 10.00 feet; thence South 50 degrees 59 minutes 12 seconds East, a distance of 534.07 feet;

thence leaving said right-of-way line South 01 degree 53 minutes 24 seconds West, a distance of 552.54 feet; thence South 87 degrees 57 minutes 30 seconds West, a distance of 756.46 feet; thence North 4 degrees 46 minutes 22 seconds West, a distance of 122.05 feet; thence North 60 degrees 7 minutes 20 seconds West, a distance of 43.45 feet; thence South 66 degrees 33 minutes 29 seconds West, a distance of 32.12 feet; thence South 26 degrees 41 minutes 17 seconds East, a distance of 72.23 feet; thence South 4 degrees 6 minutes 29 seconds West, a distance of 67.91 feet; thence South 87 degrees 57 minutes 30 seconds West, a distance of 93.89 feet to the POINT OF BEGINNING.

Said Tract containing 32.42 acres.

Henry County, GA

Parcel Results

20 Results

Parcel ID	Owner	Property Address
070E01072000	SUMMITT AT EAGLES LANDING HOMEOWNERS ASSOC INC	SUMMIT VIEW DR
071-01033000	S ATLANTA CONFERENCE	1978 HIGHWAY 42 N
071-01034015	A4 INVESTMENTS LLC	204 WEST CAMPGROUND RD
071-01034016	CAMPGROUND CENTER LLC	100-140 WEST CAMPGROUND RD
071-01034020	HOPEWELL CAPITAL LLC, THE PATTERSON REAL EST GRP L	WEST CAMPGROUND RD
071Q01200000	MERITAGE HOMES OF GEORGIA INC	
088C01028000	WILLIAMS TANESHA	297 WHITNEY LN
088C01029000	HOQUE RIAJ AL	301 WHITNEY LN
089-01001000	ROWAN FAMILY REAL ESTATE LLC	1872 HIGHWAY 42 N
089-01001003	ROWAN PROPERTIES LP	1778 HIGHWAY 42 N
089-01001021	THE KOLODKIN FAMILY LIMITED PARTNERSHIP	1775-1789 HIGHWAY 42 N
089-01002000	STEWART JAMES L	101 CAMPGROUND RD
089-01002001	YONKERS LLC	CAMPGROUND RD
089-01009003	SUSHRUT LLC	
089-02048002	O'REILLY AUTOMOTIVE INC	1765 HIGHWAY 42 HWY N
089-02049005	TABERNACLE OF PRAISE CHURCH INTNL INC	1640 HIGHWAY 42 N
089F01015000	FAUR CYNTHIA G W	157 CROWN WALK
089F01016000	MAUSHARDT THERESA A &	158 CROWN WALK

Mailing Labels

20 Results

Select **export file format:**

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

☐ Show Parcel ID on Label

Skip Labels 0

For best results, uncheck "Fit to Page" in your print settings.

Download

Data contained on this website represents a work in progress toward completion of the annual tax digest. As such, data is subject to change at any time. Ownership and map information correspond with the most current information received by our office. Search deed records at the Henry County Courthouse to ensure the most current ownership information. Parcel lines depicted on the maps do not reflect precise and exact representation of property boundaries. Contact 770-288-7526 to verify zoning.

| User Privacy Policy | GDPR Privacy Notice

Last Data Upload: 10/7/2024, 12:15:24 AM

Developed by SCHNEIDER GEOSPATIAL

Planners & Engineers Collaborative+
350 RESEARCH COURT
SUITE 200
PEACHTREE CORNERS, GA 30092

9/27/2023

City of Stockbridge Community Development
4602 North Henry Blvd
Stockbridge, GA 30281

Re: **Campground – Water Sewer Letter**
Planners and Engineers Collaborative, Inc. Project No: 19279.00A

Please be advised, Planners and Engineers Collaborative requested the water/sewer service letter on or before the date referenced above. We have yet to receive documentation but will furnish the letter to Stockbridge as soon as we receive it.

Sincerely,
Planners and Engineers Collaborative, Inc.
Ramona Booker
Email rbooker@pec.plus
Phone number 678-684-6227

Planners & Engineers Collaborative+
350 RESEARCH COURT
SUITE 200
PEACHTREE CORNERS, GA 30092

9/27/2023

Henry County Water Authority, Engineering Division
100 Westridge Industrial Blvd
McDonough, GA 30253
Phone # 678-583-3800

Re: **Campground – Water Sewer Letter–**
Planners and Engineers Collaborative, Inc. Project No: 19279.00A

Dear HWCA Engineering Division

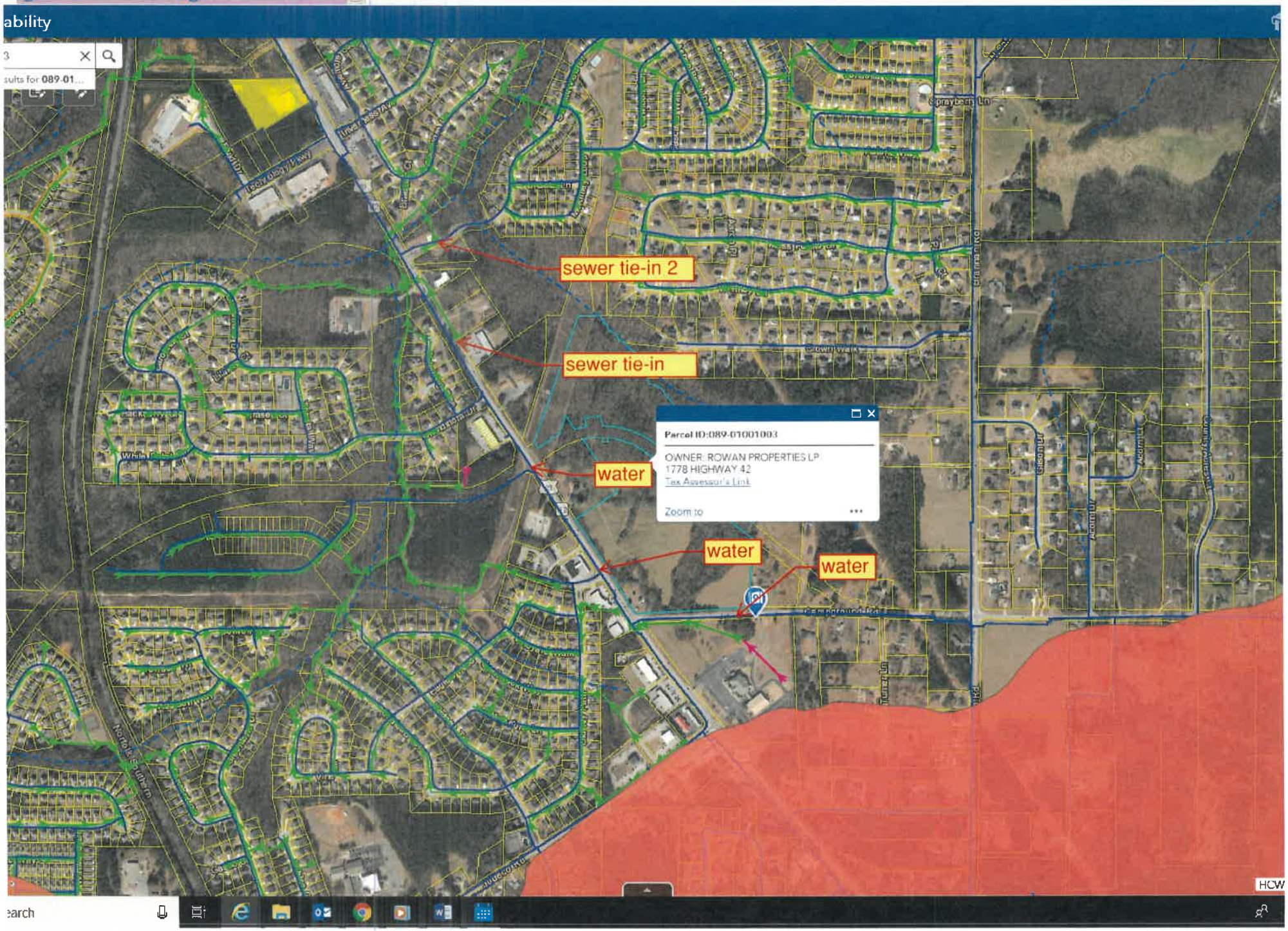
Planners and Engineers Collaborative, Inc. (PEC) is submitting this letter of intent as required to fulfill the water /sewer availability letter request for parcel ID's 089-01001003, 089-01001000 currently zoned RA. At present PEC is working through due diligence with our client who is proposing a PUD subdivision of total 243 units. The community would consist of 142 Townhome units and 101 Single Family homes. The Subject Property is located along Hwy 42 and Campground Rd in Mcdonough GA. The site is made up of two parcels that total approximately +-48.597-acres.

Attached are documents per your request. If there is anything else you may need, please reach out to me at htodd@pec.plus who is the point of contact for this project. Thank you for your time and assistance.

Current jurisdiction: RA – Henry County
Proposed jurisdiction PUD– City of Stockbridge

The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,
Planners and Engineers Collaborative, Inc.
Ramona Booker
Email rbooker@pec.plus
Phone number 678-684-6227


sewer tie-in 2
sewer tie-in
water
water
water
Parcel ID:089-01001003
OWNER: ROWAN PROPERTIES LP
1778 HIGHWAY 42
Tax Assessor's Link
Zoom to

COMPREHENSIVE PLAN AMENDMENT APPLICATION

Planners & Engineers Collaborative+

TRANSMITTAL MEMO

RE: **Campground Road @ Hwy 42 Rezoning and Annexation Applications**
Planners and Engineers Collaborative, Inc. Project No. 19279.00A
On behalf of Meritage Homes

TO: **City of Stockbridge Community**
4602 North Henry Blvd
Stockbridge, GA 30281
678-833-3347

ATTN: **Ryan Anderson**
678-833-3340

FROM: **Planners and Engineers Collaborative**
350 Research Court, Suite 200
Peachtree Corners, GA 30092

C/O Hayley Todd – (757) 508-6593

Enclosed materials:

Comp Plan Amendment Application

City of Stockbridge Planning and Zoning Division

Application for an Amendment to the Comprehensive Plan

Name of Applicant MERITAGE HOMES Phone: 678.348.8422 Date: 10/07/24

Address of Applicant: 3700 MANSELL ROAD STE 550 Cell #

City: ALPHARETTA State: GA Zip: 30022 E-mail: CLAY.KIRKLEY@MERITAGEHOMES.COM

Name of Agent HAYLEY TODD, PEC+ Phone: 678.684.6287 Date: 10/07/24

Address of Agent: 350 RESEARCH COURT, STE 200 Cell #

City: NORCROSS State: GA Zip: 30092 E-mail: HTODD@PEC.PLUS

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

FROM: HIGH DENSITY RESIDENTIAL

TO: MEDIUM DENSITY RESIDENTIAL

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

_____ **(Acknowledgement)**

Property Address: 1778 & 1872 HWY 42 N

Nearest intersection to the property: HIGHWAY 42 N AND CAMPGROUND ROAD

Size of Tract: 48.59 acre(s). Land Lot Number(s): 34, 35, 62 . District(s): 7

Property Tax Parcel Number(s): 089-01001003, 089-01001000 **(Required)**

Witness' Signature

T. Williams

Printed Name of Witness

Notary

NOTARY STAMP:

LINDA BOROVICKA NOTARY PUBLIC COBB COUNTY, GEORGIA My Commission Expires 06-25-2028

Signature of Applicant

MERITAGE HOMES, C/O C Kirkley

Printed Name of Applicant

Signature of Agent

MERITAGE HOMES OF GEORGIA, INC. CORPORATE SEAL ARIZONA

(For Office Use Only)

Total Amount Paid $ _ Cash____Check #_____ Received by: *(FEES ARE NON-REFUNDABLE)*

Application checked by:_____Date:_____Map Number(s):

Pre-application meeting: _____ Date:

Planning Commission Decision:

City Council Decision:

Community Development Director's Signature: Date:

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1872 HWY 42 N [address], with Parcel Number 089-01001000 which is the subject of this application.

Name of Property Owner: ROWAN FAMILY REAL ESTATE LLC

Property Owner's Address: 83 BRANNAN RD MCDONOUGH GA 30253

Telephone: 770-289-4530 E-mail: RROWAN@SANDSCONTRACTORS.COM

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

Signature: _____ Date: 10-07-24

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

Name(s) of Applicant(s): MERITAGE HOMES, C/O Clay Kirkley

Company/law firm (if applicable): MERITAGE HOMES

Telephone, E-Mail, & Address: Clay.Kirkley@meritagehomes.com

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

_____ _____

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

10/07/2024
Date

Signature of Notary Public

Robert Wood
Printed Name of Notary Public

10/7/24
Date

Notary Public's Seal or Stamp:

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1778 HWY 42 N [address], with Parcel Number 089-01001003 which is the subject of this application.

Name of Property Owner: ROWAN PROPERTIES LP

Property Owner's Address: 1872 HWY 42 NORTHMCDONOUGH GA 30253

Telephone: 770-289-4530 E-mail: RROWAN@SANDSCONTRACTORS.COM

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

Signature: _____ Date: 10-07-24

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

Name(s) of Applicant(s): MERITAGE HOMES, C/O Clay Kirkley

Company/law firm (if applicable): MERITAGE HOMES

Telephone, E-Mail, & Address: Clay.Kirkley@meritagehomes.com

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

_____ _____

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

Signature of Notary Public

Robert Wood

Printed Name of Notary Public

10/07/2024 10/7/24

Date Date

Notary Public's Seal or Stamp:

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

Applicant Campaign Disclosure Form

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

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

Yes_____No

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

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

We certify that the foregoing information is true and correct, this 3rd day of October, 2024

C. Kirkley, on behalf of Meritage Homes

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 3rd day of October, 2024

Notary Public

LINDA BOROVICKA
NOTARY PUBLIC
COBB COUNTY, GEORGIA
My Commission Expires
06-25-2028

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

Applicant Campaign Disclosure Form

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

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

Yes ____ No ____

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

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

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

ROWAN FAMILY REAL ESTATE LLC
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 7th day of October 2024

Notary Public

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

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

Applicant Campaign Disclosure Form

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

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

Yes ____ No ____

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

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

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

ROWAN PROPERTIES, L.P.

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 7th day of October 2024.

Robert E. Wood

Notary Public

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

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

FW: Pre-Application Meeting for Proposed Annexation

GL Kenneth Wood <Kwood@pec.plus> on behalf of Gordon Linton <Glinton@stockbridgega.org>

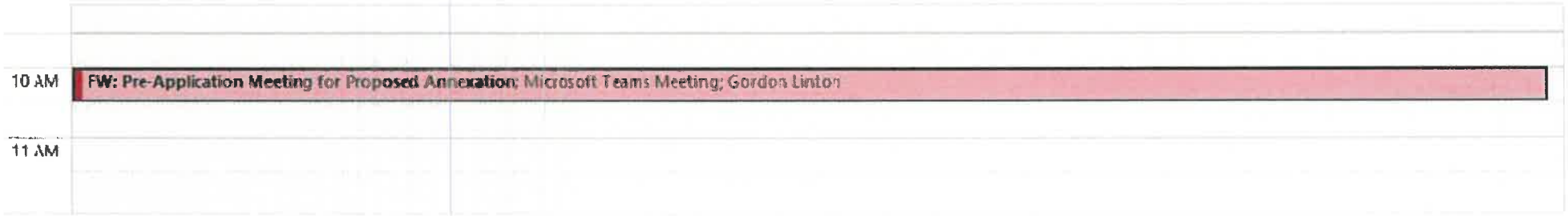
No Response Required

Required Ramirez, Francisco; Kenneth Wood; Keedra Jackson; Linda Logan; Demetries Wells; Jorcyn Bucholtz; Ryan Anderson

Thu 7/18/2024 10:00 AI

Follow up. Completed on Thursday, July 18, 2024.
Accepted on 7/15/2024 4:53 PM.

Thursday, July 18, 2024 10:00 AM-10:30 AM Microsoft Teams Meeting



-----Original Appointment-----
From: Gordon Linton <Glinton@stockbridgega.org>
Sent: Monday, July 15, 2024 4:18 PM
To: Gordon Linton; Kenneth Wood; Keedra Jackson; Linda Logan; Demetries Wells; Jordyn Bucholtz; Ryan Anderson
Subject: Pre-Application Meeting for Proposed Annexation
When: Thursday, July 18, 2024 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

Meeting to discuss a proposed annexation. The person we are meeting with is Kenneth Wood

---

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 280 442 082 279

Passcode: tsnbxu

For organizers: Meeting options

Planners & Engineers Collaborative+

10/7/2024

Re: **Letter of Intent – Comprehensive Land Use Map Change**
Campground Road @ Highway 42
PEC+ Project No. 19279.00A

Dear Community Development Officials,

This comprehensive land use map amendment application is associated with the proposed annexation and rezone of the approximately 48.5-acre site known as Campground Road @ Highway 42 (the "Subject Property," PIDs 089-01001000 and 089-01001003). Bringing the site from Henry County into the City Limits of Stockbridge, rezoning to PUD, and amending the comprehensive land use map from high density residential to medium density residential would allow for the development of a new, 243-unit, single-family attached and detached development.

Site and Proposal

The Subject Property is located along the eastern side of Highway 42 and is bisected by Campground Road. The site is bordered by the Clark Meadows subdivision to the north, a Georgia Power easement to the northwest, Highway 42 to the southwest, and Tabernacle of Praise Church to the south across Old Campground Road. The site is made up of two parcels that total approximately 48.5-acres.

Of the 46.5-acres, approximately 1.5 acres are in a floodplain. Approximately 8.7 acres of the site are proposed to be used for street right-of-way. The net area of the site is 38.29 acres. The proposed 243-unit single family subdivision has a net site density of 6.35 units per acre. There would be 142 townhome units and 101 single-family detached lots. The site would have 15 acres of open space (approximately 30% of the total site area). Elevations are included with this submittal.

The proposed amendment to the comprehensive land use map would allow for the 48.5-acre site to be annexed into the City Limits of Stockbridge, rezoned PUD, and be subject to the Parkway Mixed Use overlay district. The proposal includes 243 new homes.

Rationale for Request

This area is part of the "high-density suburban" character area per the Henry County Comprehensive Plan. However, the proposed plan reaches a density that is captured under the Medium Density Residential character area, and can therefore be reduced to a less intense designation. The immediate area is characterized by different types of single family development, including townhomes and detached homes. The proposed development would fit into the character of the existing context and would present a high quality addition to the overall area.
The development would be compatible and consistent with nearby and adjacent development pattern, and therefore meets the purpose and intent of the district per the City of Stockbridge UDO.

Constitutional Objections

The portions of the Code of Ordinances and Zoning Ordinance for City of Stockbridge (the "Zoning Ordinance") which classifies or conditions the Property into any more or less intensive zoning

classification and/or zoning conditions other than as requested by the Applicant and property owner are unconstitutional, in that they would destroy the Applicant's and property owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Ordinance which presently restricts the Property's use to the present zoning classification, uses, regulations, requirements, and conditions is unconstitutional, illegal, null and void, and constitutes a taking of the Applicant's and the property owner's property rights in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States by denying economic and viable use of the Property while not substantially advancing legitimate state interests.

The Property is presently suitable for OSC as proposed in the requested rezoning, as amended by the Applicant, and is not economically suitable for uses restricted under its present zoning and development classification, conditions, regulations, and restrictions due to its location, shape, size, surrounding development, and other factors. A denial of the requested rezoning and related variances would constitute an arbitrary and capricious act by City of Stockbridge and the City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment. A refusal by City of Stockbridge and the City Council to approve this requested rezoning, with only such additional conditions as agreed to by the Applicant and/or owner, so as to permit the only feasible economic use of the Property, would be unconstitutional between the Applicant, owner, and similarly situated property owners, in violation of Article I, Section I, Paragraph II of the Constitution of the State by discriminating of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment.

Conclusion

The applicant and owner respectfully request that the City of Stockbridge City Council, Planning Commission and Planning Staff approve and support the Applicant's comprehensive land use amendment request to allow for a change from high density residential to medium density residential to facilitate the development of a new, single-family attached and detached subdivision. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

ZONING DESCRIPTION
NORTH TRACT

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

Beginning at the intersection of the northerly right-of-way line of Campground Road Extension (Variable R/W) with the southeasterly right-of-way line of Union City Norcross Transmission Line easement; thence along said easement

North 17 degrees 5 minutes 19 seconds East, a distance of 166.16 feet; thence North 17 degrees 9 minutes 14 seconds East, a distance of 769.82 feet; thence leaving saif right-of-way line North 90 degrees 0 minutes 0 seconds East, a distance of 100.50 feet; thence along the centerline of creek and following the meanderings thereof the following:

South 59 degrees 33 minutes 13 seconds East, a distance of 31.21 feet; thence South 38 degrees 8 minutes 20 seconds East, a distance of 206.68 feet; thence South 49 degrees 39 minutes 57 seconds East, a distance of 75.01 feet; thence South 49 degrees 6 minutes 3 seconds East, a distance of 103.84 feet; thence South 22 degrees 50 minutes 31 seconds East, a distance of 106.11 feet; thence South 54 degrees 29 minutes 7 seconds East, a distance of 210.47 feet; thence South 37 degrees 27 minutes 40 seconds East, a distance of 138.14 feet; thence South 6 degrees 28 minutes 54 seconds West, a distance of 130.40 feet; thence South 39 degrees 50 minutes 1 second East, a distance of 118.45 feet; thence South 10 degrees 0 minutes 45 seconds East, a distance of 101.77 feet; thence South 23 degrees 35 minutes 52 seconds East, a distance of 178.34 feet; thence South 63 degrees 4 minutes 32 seconds East, a distance of 53.02 feet; thence South 67 degrees 29 minutes 2 seconds East, a distance of 27.86 feet;

thence leaving said creek North 89 degrees 29 minutes 28 seconds East, a distance of 353.55 feet; thence South 01 degree 53 minutes 24 seconds West, a distance of 448.96 feet to a point on said right-of-way line of Campground Road Extension; thence along said right-of-way the following courses and distances:
North 50 degrees 59 minutes 10 seconds West, a distance of 448.30 feet; thence North 38 degrees 57 minutes 59 seconds East, a distance of 90.01 feet; thence North 50 degrees 59 minutes 32 seconds West, a distance of 49.01 feet; thence South 39 degrees 38 minutes 49 seconds West, a distance of 90.00 feet; thence North 50 degrees 59 minutes 12 seconds West, a distance of 475.68 feet; thence 456.46 feet along an arc of a curve to the left having a radius of 710.00 feet and a chord bearing and distance of North 69 degrees 24 minutes 11 seconds West 448.64 feet to a point; thence North 16 degrees 31 minutes 45 seconds West, a distance of 81.89 feet; thence South 82 degrees 3 minutes 52 seconds West, a distance of 122.49 feet; thence South 8 degrees 40 minutes 2 seconds East, a distance of 70.00 feet; thence 94.93 feet along an arc of a curve to the left having a radius of 709.99 feet and a chord bearing and distance of South 77 degrees 28 minutes 36 seconds West 94.86 feet to a point; thence South 68 degrees 22 minutes 54 seconds West, a distance of 130.83 feet to the POINT OF BEGINNING.

Said Tract containing 16.12 acres.

ZONING DESCRIPTION
SOUTH TRACT

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

Beginning at the intersection of the northerly right-of-way line of Campground Road (80' R/W) with the northeasterly right-of-way line of State Route 43, aka U.S. Hwy 23 (90' R/W), thence along said right-of-way of State Route 43, aka U.S. Hwy 23 North 33 degrees 37 minutes 41 seconds West, a distance of 120.45 feet; thence North 33 degrees 18 minutes 45 seconds West, a distance of 777.39 feet; thence North 33 degrees 19 minutes 8 seconds West, a distance of 385.29 feet; thence North 17 degrees 3 minutes 32 seconds East, a distance of 197.64 feet to a point on the southerly right-of-way line of Campground Road Extension (Variable R/W); thence along said right-of-way the following courses and distances:

North 56 degrees 31 minutes 15 seconds East, a distance of 34.69 feet; thence 214.32 feet along an arc of a curve to the right having a radius of 610.00 feet and a chord bearing and distance of North 66 degrees 35 minutes 18 seconds East 213.22 feet to a point; thence 163.44 feet along an arc of a curve to the right having a radius of 610.00 feet and a chord bearing and distance of North 84 degrees 19 minutes 45 seconds East 162.95 feet to a point; thence South 01 degree 59 minutes 46 seconds West, a distance of 30.00 feet; thence South 85 degrees 59 minutes 24 seconds East, a distance of 40.42 feet; thence North 5 degrees 59 minutes 50 seconds East, a distance of 30.00 feet; thence 351.48 feet along an arc of a curve to the right having a radius of 610.00 feet and a chord bearing and distance of South 67 degrees 29 minutes 37 seconds East 346.64 feet to a point; thence South 50 degrees 59 minutes 9 seconds East, a distance of 485.70 feet; thence South 39 degrees 0 minutes 1 second West, a distance of 10.00 feet; thence South 50 degrees 59 minutes 5 seconds East, a distance of 30.00 feet; thence North 39 degrees 0 minutes 1 second East, a distance of 10.00 feet; thence South 50 degrees 59 minutes 12 seconds East, a distance of 534.07 feet;

thence leaving said right-of-way line South 01 degree 53 minutes 24 seconds West, a distance of 552.54 feet; thence South 87 degrees 57 minutes 30 seconds West, a distance of 756.46 feet; thence North 4 degrees 46 minutes 22 seconds West, a distance of 122.05 feet; thence North 60 degrees 7 minutes 20 seconds West, a distance of 43.45 feet; thence South 66 degrees 33 minutes 29 seconds West, a distance of 32.12 feet; thence South 26 degrees 41 minutes 17 seconds East, a distance of 72.23 feet; thence South 4 degrees 6 minutes 29 seconds West, a distance of 67.91 feet; thence South 87 degrees 57 minutes 30 seconds West, a distance of 93.89 feet to the POINT OF BEGINNING.

Said Tract containing 32.42 acres.

Henry County, GA

Parcel Results

20 Results

Parcel ID	Owner	Property Address
070E01072000	SUMMITT AT EAGLES LANDING HOMEOWNERS ASSOC INC	SUMMIT VIEW DR
071-01033000	S ATLANTA CONFERENCE	1978 HIGHWAY 42 N
071-01034015	A4 INVESTMENTS LLC	204 WEST CAMPGROUND RD
071-01034016	CAMPGROUND CENTER LLC	100-140 WEST CAMPGROUND RD
071-01034020	HOPEWELL CAPITAL LLC, THE PATTERSON REAL EST GRP L	WEST CAMPGROUND RD
071C01200000	MERITAGE HOMES OF GEORGIA INC	
088C01028000	WILLIAMS TANESHA	297 WHITNEY LN
088C01029000	HOQUE RIAJ AL	301 WHITNEY LN
089-01001000	ROWAN FAMILY REAL ESTATE LLC	1872 HIGHWAY 42 N
089-01001003	ROWAN PROPERTIES LP	1778 HIGHWAY 42 N
089-01001021	THE KOLODKIN FAMILY LIMITED PARTNERSHIP	1775-1789 HIGHWAY 42 N
089-01002000	STEWART JAMES L	101 CAMPGROUND RD
089-01002001	YONKERS LLC	CAMPGROUND RD
089-01009003	SUSHRUT LLC	
089-02048002	O'REILLY AUTOMOTIVE INC	1765 HIGHWAY 42 HWY N
089-02049005	TABERNACLE OF PRAISE CHURCH INTNL INC	1640 HIGHWAY 42 N
089F01015000	FAUR CYNTHIA G W	157 CROWN WALK
089F01016000	MAUSHARDT THERESA A &	158 CROWN WALK

Mailing Labels

20 Results

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Show Parcel ID on Label

Skip Labels 0

For best results, uncheck "Fit to Page" in your print settings.

Download

Data contained on this website represent a work in progress toward completion of the annual tax digest. As such, data is subject to change at any time. Contact Us
Ownership and map information correspond with the most current information processed by our office. Search deed records at the Henry County Courthouse to ensure the most current ownership information. Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries. Contact 770-288-7526 to verify zoning.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/7/2024, 12:15:24 AM

Developed by SCHNEIDER GEOSPATIAL

Planners & Engineers Collaborative+
350 RESEARCH COURT
SUITE 200
PEACHTREE CORNERS, GA 30092

9/27/2023

City of Stockbridge Community Development
4602 North Henry Blvd
Stockbridge, GA 30281

Re: **Campground – Water Sewer Letter**
Planners and Engineers Collaborative, Inc. Project No: 19279.00A

Please be advised, Planners and Engineers Collaborative requested the water/sewer service letter on or before the date referenced above. We have yet to receive documentation but will furnish the letter to Stockbridge as soon as we receive it.

Sincerely,
Planners and Engineers Collaborative, Inc.
Ramona Booker
Email rbooker@pec.plus
Phone number 678-684-6227

Planners & Engineers
Collaborative+
350 RESEARCH COURT
SUITE 200
PEACHTREE CORNERS, GA 30092

9/27/2023

Henry County Water Authority, Engineering Division
100 Westridge Industrial Blvd
McDonough, GA 30253
Phone # 678-583-3800

Re: **Campground – Water Sewer Letter–**
Planners and Engineers Collaborative, Inc. Project No: 19279.00A

Dear HWCA Engineering Division

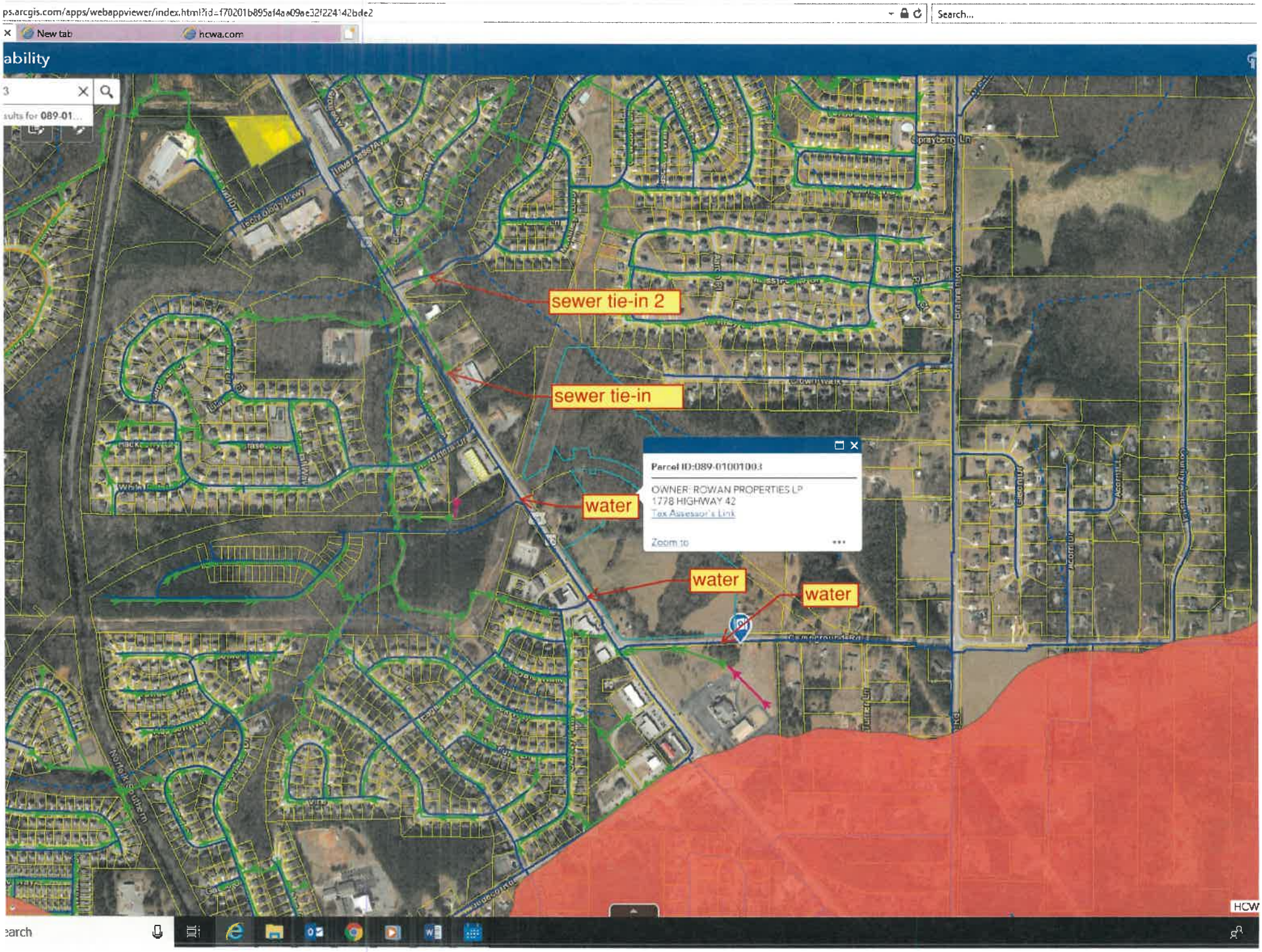
Planners and Engineers Collaborative, Inc. (PEC) is submitting this letter of intent as required to fulfill the water /sewer availability letter request for parcel ID's 089-01001003, 089-01001000 currently zoned RA. At present PEC is working through due diligence with our client who is proposing a PUD subdivision of total 243 units. The community would consist of 142 Townhome units and 101 Single Family homes. The Subject Property is located along Hwy 42 and Campground Rd in Mcdonough GA. The site is made up of two parcels that total approximately +-48.597-acres.

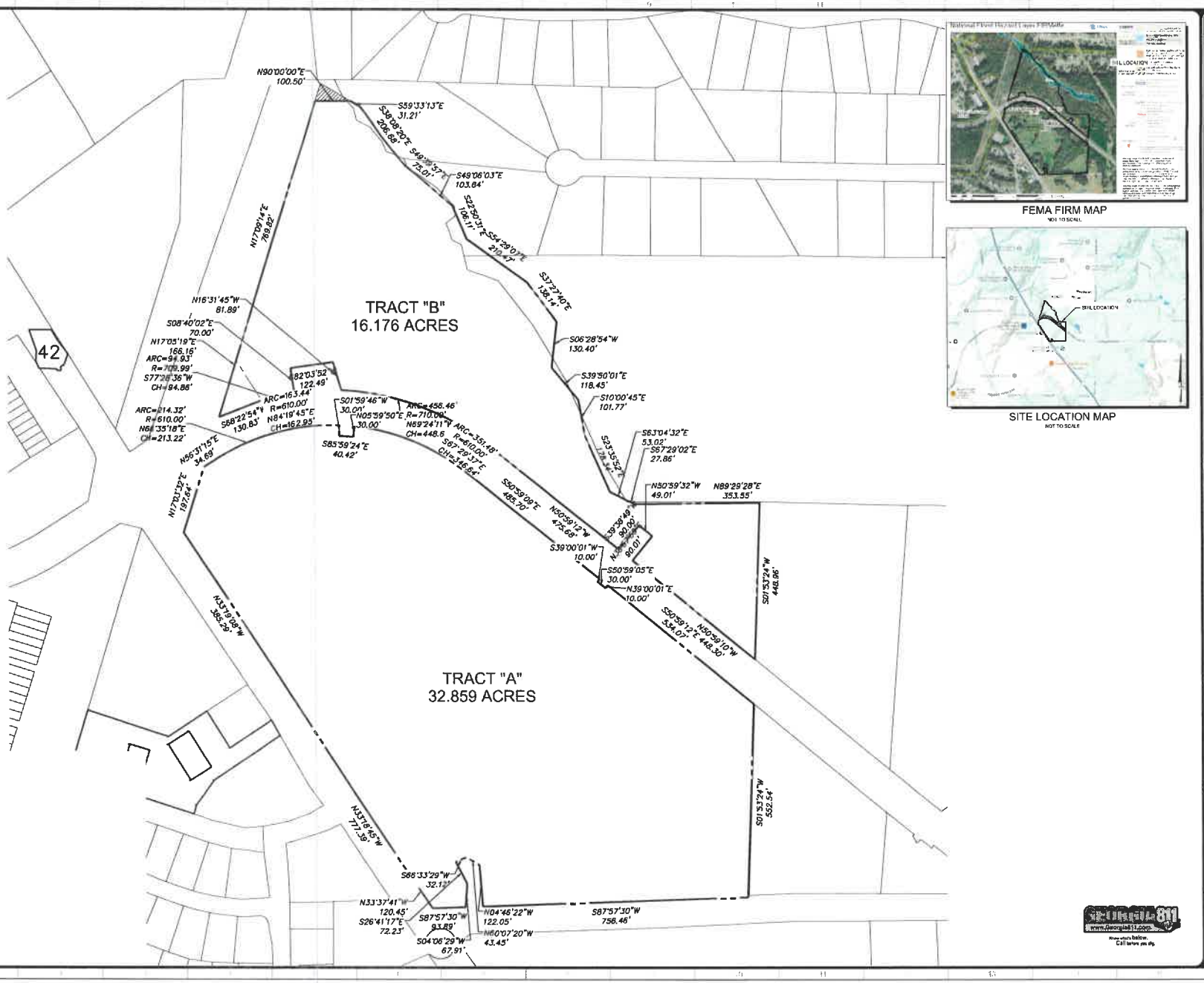
Attached are documents per your request. If there is anything else you may need, please reach out to me at htodd@pec.plus who is the point of contact for this project. Thank you for your time and assistance.

Current jurisdiction: RA – Henry County
Proposed jurisdiction PUD– City of Stockbridge

The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,
Planners and Engineers Collaborative, Inc.
Ramona Booker
Email rbooker@pec.plus
Phone number 678-684-6227


sewer tie-in 2
sewer tie-in
water
water
water
Parcel ID:089-01001003
OWNER: ROWAN PROPERTIES LP
1778 HIGHWAY 42
Tax Assessor's Link
Zoom to



P: (770) 451 2741 F: (770) 451-3915
WWW.PEC.PLUS
PEC+
60 YEARS
Planners & Engineers Collaborative+
LAND PLANNING | LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING
ARBORISTS | SURVEYING & CONSTRUCTION | WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

HWY 42 @ CAMPGROUND ROAD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

HIGHWAY 42 @ CAMPGROUND ROAD
MCDONOUGH, GA 30253

HENRY COUNTY, GEORGIA

FOR

MERITAGE HOMES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER KENNETH J WOOD No. 34393

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

ZONING BOUNDARY EXHIBIT

0 60 120 240 360

SCALE: 1" = 120'
DATE: 09/16/2024
PROJECT: 19279.00A

Z1.2
SHEET

PREPARED BY:
J.B. PRINCE & ASSOCIATES INC.
LAND SURVEYORS
125 WESTRIDGE INDUSTRIAL BLVD.
SUITE 102
PHONE #: 770-957-4614

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

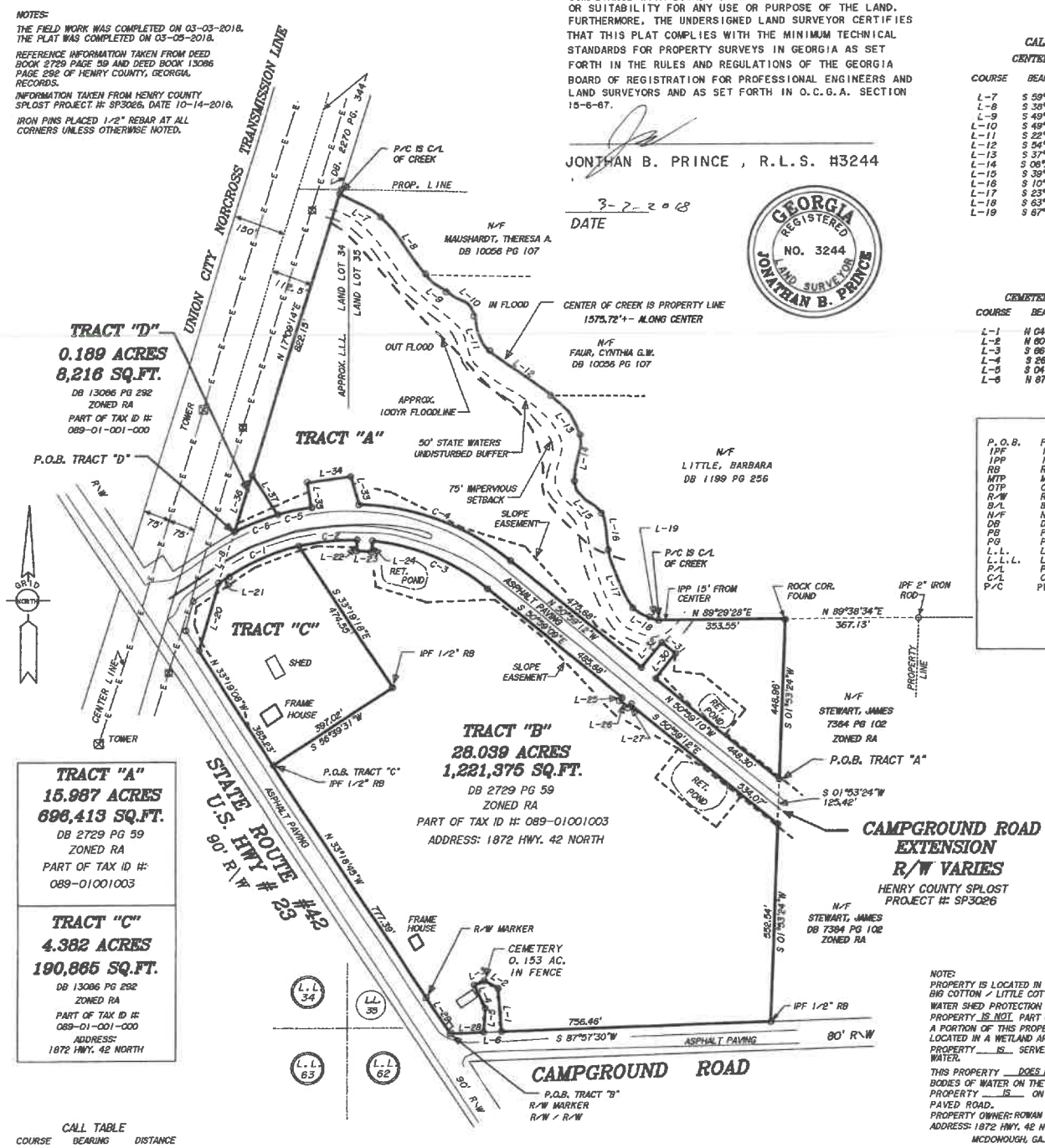
JONTHAN B. PRINCE , R.L.S. #3244

3-2-2018
DATE

GEORGIA REGISTERED NO. 3244 LAND SURVEYOR JONATHAN B. PRINCE

IF YOU DIG GEORGIA... CALL US FIRST! 811 UTILITIES PROTECTION CENTER IT'S THE LAW

NOTES:
THE FIELD WORK WAS COMPLETED ON 03-03-2018.
THE PLAT WAS COMPLETED ON 03-05-2018.
REFERENCE INFORMATION TAKEN FROM DEED BOOK 2729 PAGE 59 AND DEED BOOK 13086 PAGE 292 OF HENRY COUNTY, GEORGIA, RECORDS.
INFORMATION TAKEN FROM HENRY COUNTY SPLOST PROJECT. #: SP3026. DATE 10-14-2016.
IRON PINS PLACED 1/2" REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.



CALL TABLE
CENTER OF CREEK

COURSE	BEARING	DISTANCE
L-7	S 59°33'13"E	129.88'
L-8	S 38°08'20"E	206.88'
L-9	S 49°39'57"E	75.01'
L-10	S 49°06'03"E	103.84'
L-11	S 22°50'31"E	106.11'
L-12	S 34°29'07"E	210.47'
L-13	S 37°27'40"E	138.14'
L-14	S 06°28'54"W	130.40'
L-15	S 39°50'01"E	118.45'
L-16	S 10°00'45"E	101.77'
L-17	S 23°36'52"E	178.34'
L-18	S 63°04'32"E	53.02'
L-19	S 67°29'02"E	27.86'

CEMETERY CALL TABLE

COURSE	BEARING	DISTANCE
L-1	N 04°46'22"W	122.03'
L-2	N 80°07'20"W	43.46'
L-3	S 86°33'29"W	32.12'
L-4	S 28°41'17"E	72.23'
L-5	S 04°08'29"W	67.91'
L-6	N 87°57'30"E	49.80'

LEGEND

P.O.B.	POINT OF BEGINNING
IPF	IRON PIN FOUND
IPP	IRON PIN PLACED
RB	REBAR
MTP	MASH TOP PIPE
OTP	OPEN TOP PIPE
R/W	RIGHT-OF-WAY
B/L	BUILDING LINE
N/F	NOW OR FORMERLY
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
L.L.	LAND LOT
L.L.L.	LAND LOT LINE
P/L	PROPERTY LINE
C/L	CENTER LINE
P/C	PROPERTY CORNER

TRACT "A"
15.987 ACRES
696,413 SQ.FT.
DB 2729 PG 59
ZONED RA
PART OF TAX ID #: 089-01001003

TRACT "C"
4.382 ACRES
190,865 SQ.FT.
DB 13086 PG 292
ZONED RA
PART OF TAX ID #: 089-01-001-000
ADDRESS: 1872 HWY. 42 NORTH

CALL TABLE

COURSE	BEARING	DISTANCE
L-20	N 17°03'32"E	197.68'
L-21	N 56°31'15"E	34.89'
L-22	S 01°59'46"W	30.00'
L-23	S 88°59'24"E	40.42'
L-24	N 05°59'50"E	30.00'
L-25	S 39°00'01"W	10.00'
L-26	S 50°59'05"E	30.00'
L-27	N 39°00'01"E	10.00'
L-28	S 87°57'30"W	93.89'
L-29	N 33°37'41"W	120.45'
L-30	N 38°57'59"E	90.01'
L-31	N 50°59'32"W	49.01'
L-32	S 39°38'49"W	90.00'
L-33	N 16°31'45"W	81.89'
L-34	S 88°03'32"W	122.49'
L-35	S 08°40'02"E	70.00'
L-36	N 17°05'19"E	166.16'
L-37	S 33°20'58"E	132.43'
L-8	N 17°05'19"E	150.09'

CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	810.00'	108.28'	214.32'	20°07'51"	9°23'34"	213.22'	N 66°35'18"E
C-2	810.00'	82.21'	163.43'	15°21'03"	9°23'34"	162.95'	N 84°19'43"E
C-3	810.00'	180.78'	351.51'	33°00'58"	9°23'34"	346.66'	S 67°29'34"E
C-4	710.00'	236.43'	456.46'	36°50'09"	8°04'11"	448.64'	N 69°24'11"W
C-5	709.99'	47.54'	94.94'	7°39'40"	8°04'12"	94.86'	S 77°29'32"W
C-6	710.00'	65.69'	131.02'	10°34'22"	8°04'11"	130.83'	S 68°22'55"W

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS MY OPINION THAT A PORTION OF THIS PROPERTY IS LOCATED INSIDE OF THE 100 YR. FLOOD HAZARD AREA
PANEL #: 13151C 0156D
EFFECTIVE DATE 10-06-2018

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT 1 IN 206,277 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 19,172 FEET AND ANGULAR ERROR OF 00°00'03" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES RULE.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE, ALL EASEMENTS AND MATTERS OF RECORD MAY NOT BE SHOWN HEREON.

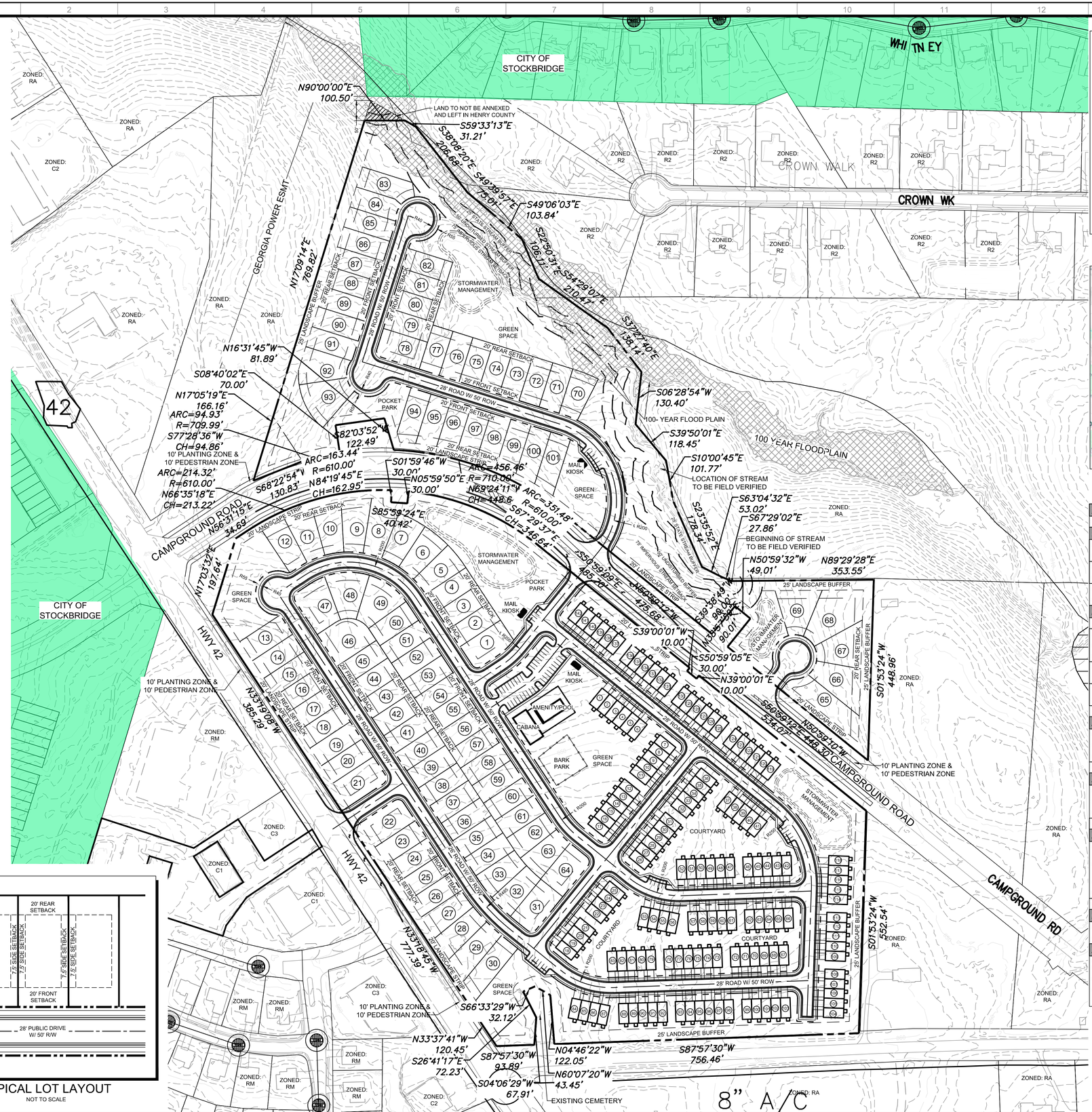
NOTE:
PROPERTY IS LOCATED IN THE BIG COTTON / LITTLE COTTON INDIAN CREEK WATER SHED PROTECTION DISTRICT.
PROPERTY IS NOT PART OF A SUBDIVISION
A PORTION OF THIS PROPERTY IS
LOCATED IN A WETLAND AREA.
PROPERTY IS SERVED BY COUNTY WATER.
THIS PROPERTY DOES HAVE BODIES OF WATER ON THE PROPERTY.
PROPERTY IS ON A ASPHALT PAVED ROAD.
PROPERTY OWNER: ROWAN PROPERTIES LP
ADDRESS: 1872 HWY. 42 NORTH
MCDONOUGH, GA., 30253

SURVEY MADE FOR:
ROWAN PROPERTIES LP
PROPERTY LOCATED IN:
LAND LOTS 34, 35, & 62 * 7TH. DISTRICT
HENRY COUNTY * GEORGIA
DATE: MARCH 5, 2018 * SCALE: 1"=200'

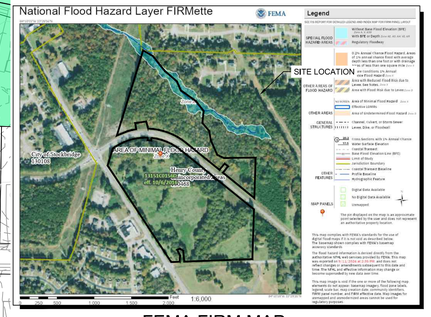
0' 200'
Graphic Scale

JOB #: 022718RO

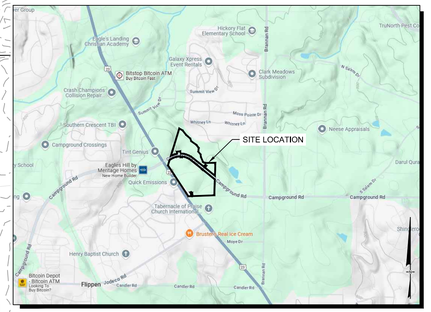
This drawing is the property of Planners and Engineers Collaborative, and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative.



TYPICAL LOT LAYOUT
NOT TO SCALE



FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	48.54 ACRES
ZONING	
EXISTING ZONING	RA
PROPOSED ZONING	PUD (PLANNED UNIT DEVELOPMENT)
EXISTING OVERLAY DISTRICT	HIGHWAY CORRIDOR OVERLAY DISTRICT
PROPOSED OVERLAY DISTRICT	PMU (PARKWAY MIXED USE)
EXISTING ZONING JURISDICTION	HENRY COUNTY
PROPOSED ZONING JURISDICTION	CITY OF STOCKBRIDGE
USE CALCULATIONS	
TOTAL SITE AREA	48.54 ACRES
STREET RIGHT-OF-WAY AREA	8.76 ACRES
FLOOD HAZARD AREA	1.54 ACRES
NET SITE AREA	38.24 ACRES
SINGLE FAMILY LAND USE	25.22 NET ACRES
TOWNHOME LAND USE	13.02 NET ACRES
TOTAL 24'x50' TOWNHOME UNITS	142 UNITS (10,91 UPA)
TOTAL SINGLE FAMILY LOTS	101 LOTS (4.00 UPA)
TOTAL UNITS/ DENSITY	243 UNITS (6,35 UPA)
PROPOSED SFD SETBACK REQUIREMENTS	
FRONT SETBACK	20 FEET
SIDE SETBACK	7.5 FEET
REAR SETBACK	20 FEET
REQUIRED BUFFERS	25 FEET
PROPOSED TH SETBACK REQUIREMENTS	
FRONT SETBACK	15 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	20 FEET
REQUIRED BUFFERS	25 FEET
DEVELOPMENT STANDARDS	
MIN DEVELOPMENT SIZE	3 CONTIGUOUS ACRES
REQUIREMENTS FOR LAND USE	MUST INCLUDE MINIMUM OF TWO (2) DIFFERENT USES AND/OR TWO (2) TYPES OF VARIED HOUSING OPTIONS. (2.4.14.B.2.)
PROPOSED SF MINIMUM LOT SIZE	5,000 SF
PROPOSED MINIMUM SFD LOT WIDTH	50 FEET
EXTERIOR LANDSCAPED STRIPS	20 FEET
OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE	20% (9.719 ACRES)
OPEN SPACE PROPOSED	15.67 ACRES (32.2%)
PARKING REQUIREMENTS	
PROPOSED RESIDENT PARKING (2 SPACES PER UNIT)	486 SPACES
PROPOSED AMENITY PARKING	37 SPACES
PROPOSED GUEST PARKING	27 SPACES
TOTAL PARKING PROVIDED	550 SPACES

GEORGIA811
www.Georgia811.com
Know what's below. Call before you dig.

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

HWY 42 @ CAMPGROUND ROAD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

HIGHWAY 42 @ CAMPGROUND ROAD
MCDONOUGH, GA 30253

HENRY COUNTY, GEORGIA

FOR

MERITAGE HOMES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

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

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

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

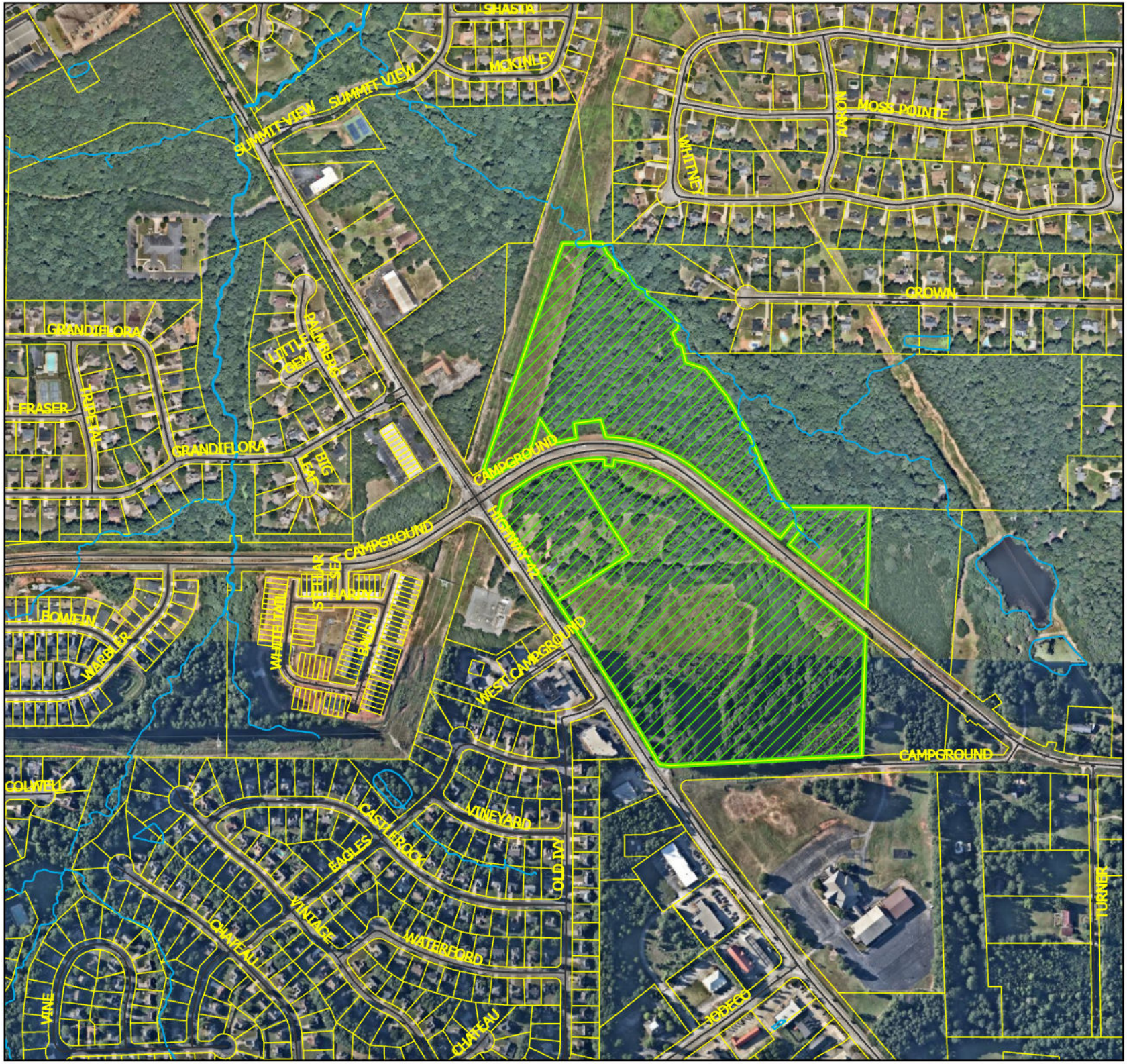
ZONING SITE PLAN

0 60 120 240 360

SCALE: 1" = 120'
DATE: 10/07/2024
PROJECT: 19279.00A

Z1
SHEET

J:\2019\19279\00A\Civil\Concepts & Exhibits\Zoning\19279.00A - Site - Zone1.dwg - MKipp - 10/7/2024 1:40 PM



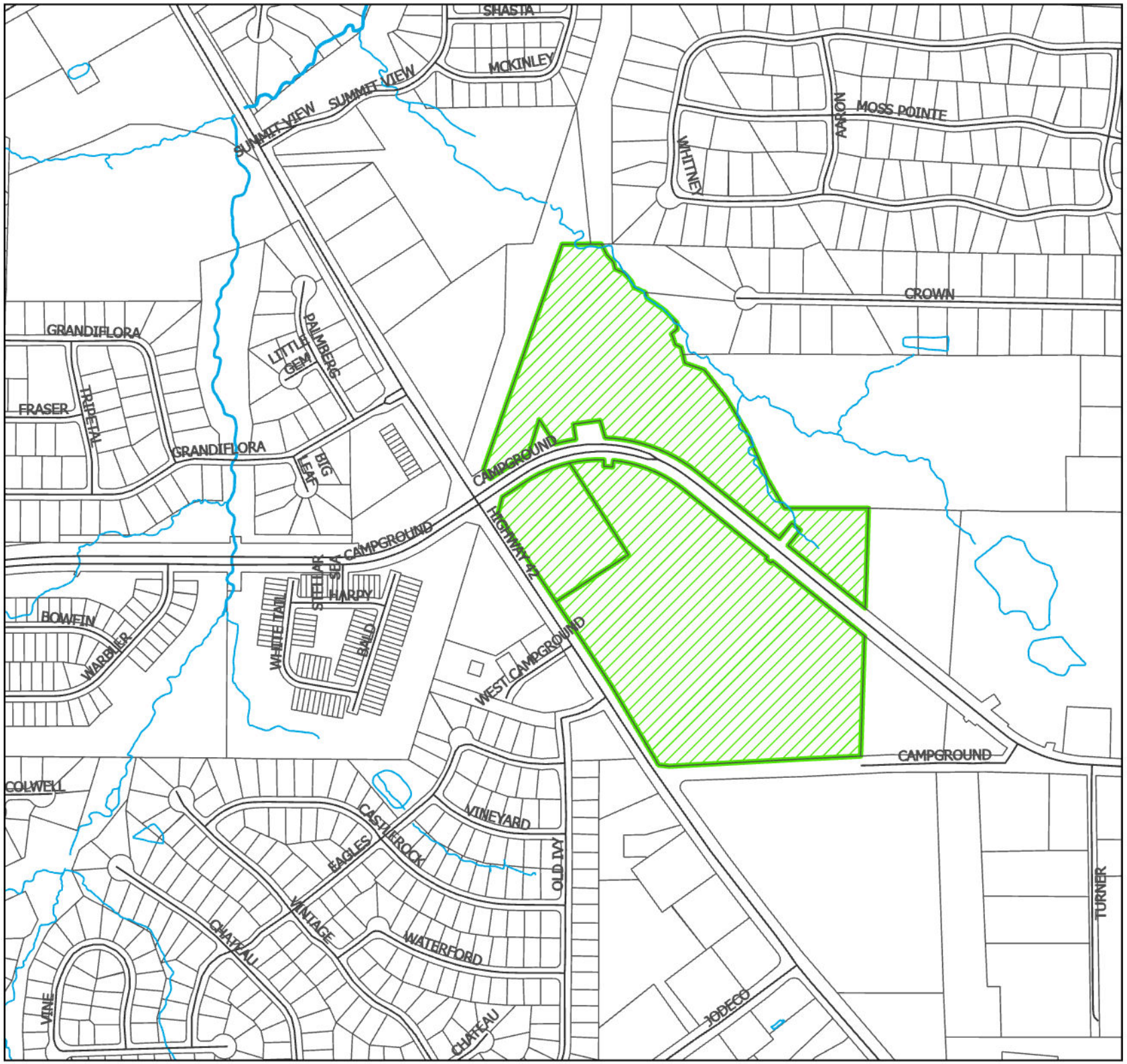
Legend

REQUEST

AX-24-03

N
W E
S

This map is for graphical representation only. It is not a legal document.



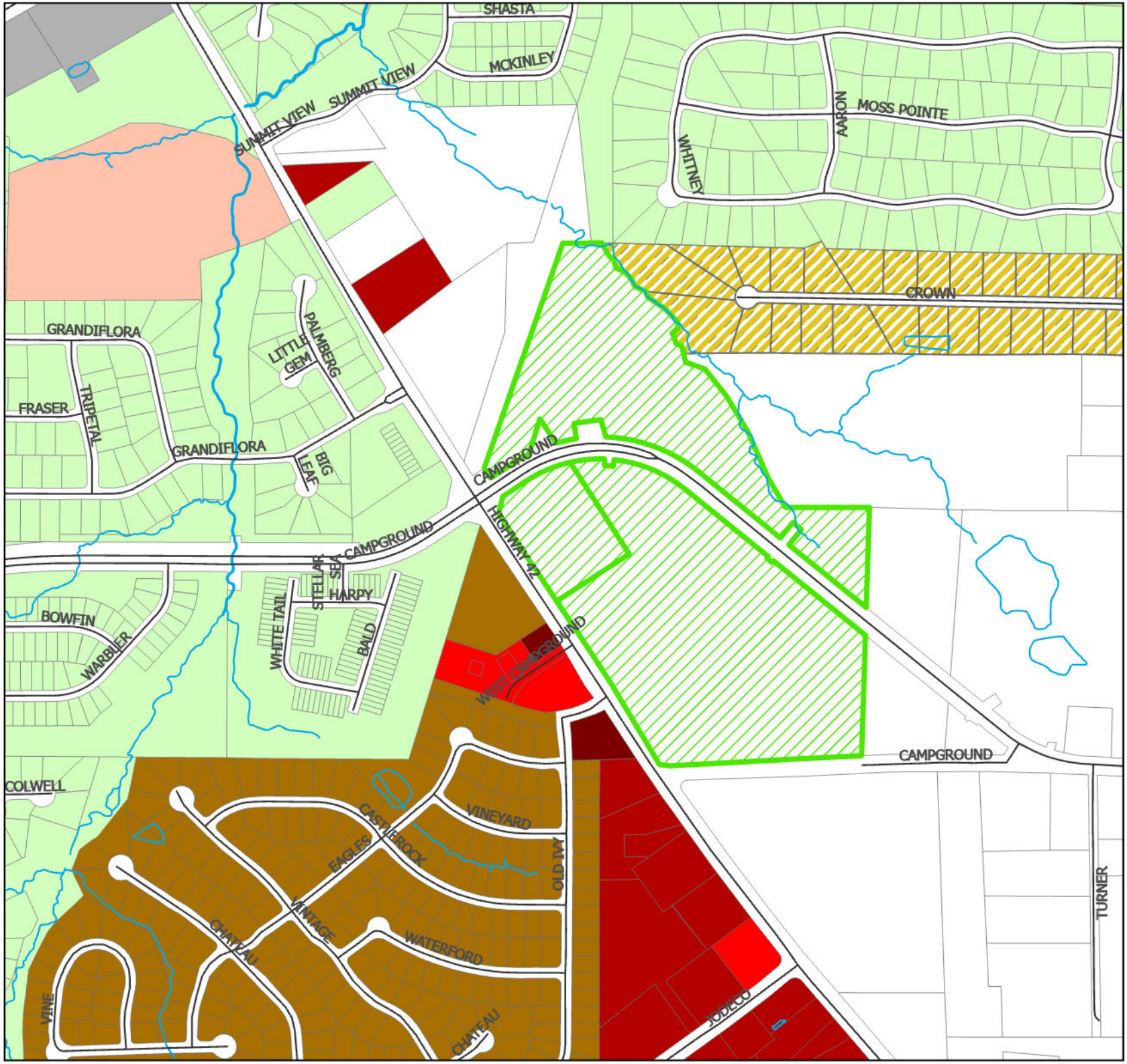
Legend

REQUEST

AX-24-03

N
W E
S

This map is for graphical representation only. It is not a legal document.



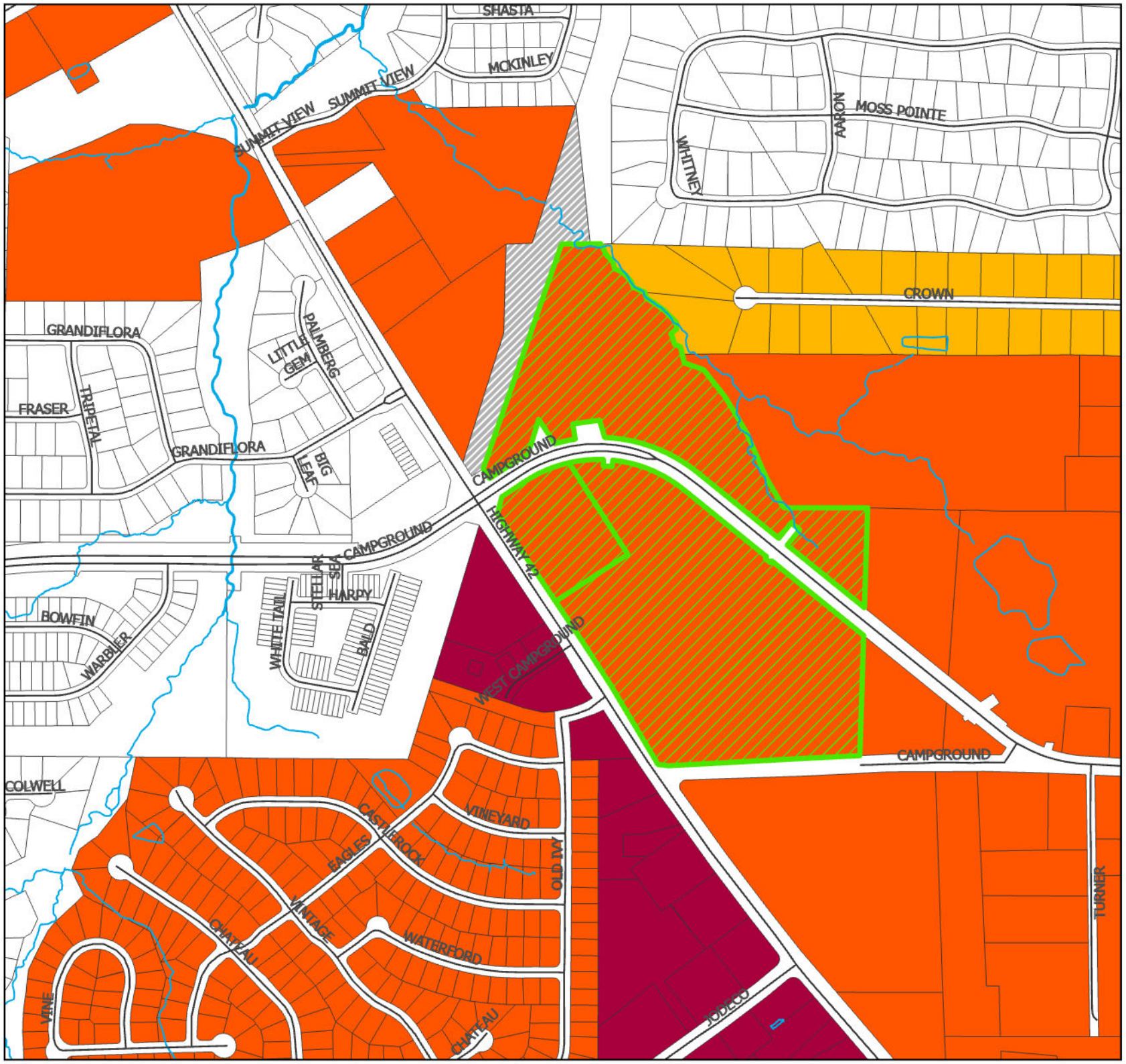
Legend

REQUEST

- AX-24-03
- RA
- RS
- R-1
- R-2
- R-3
- R-4
- RD
- RM
- RMH
- OI
- C-1
- C-2
- C-3
- M-1
- M-2
- MU
- PD
- CITY

N
W E
S

This map is for graphical representation only. It is not a legal document.



Legend

REQUEST

AX-24-03

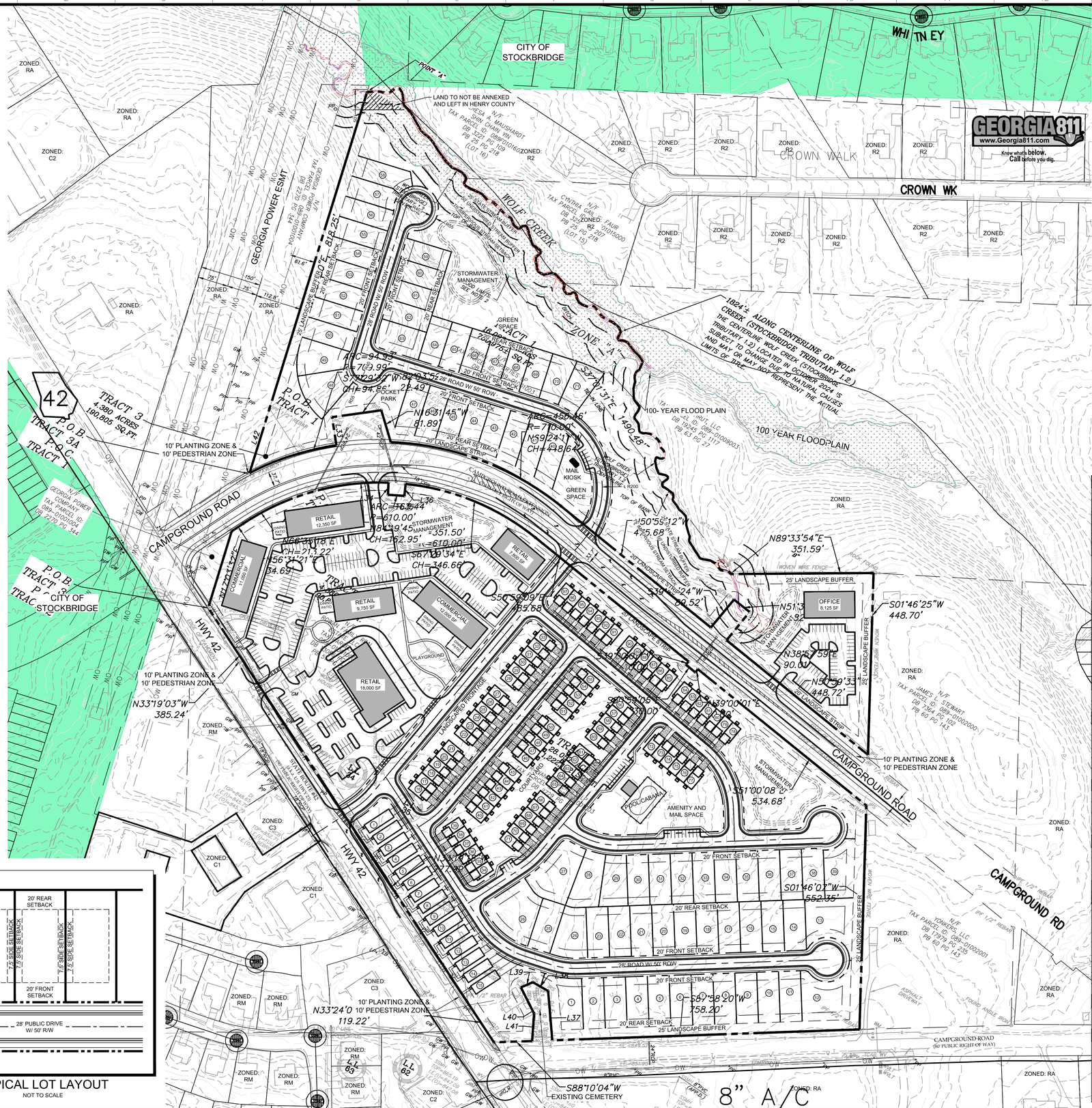
Future Land Use

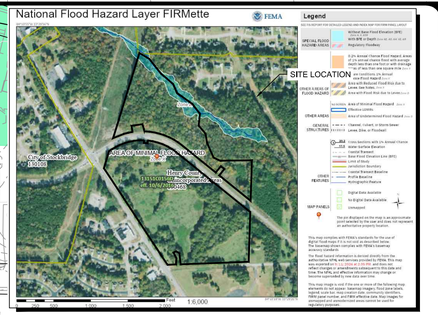
- COM
- GREEN
- HDMU
- HDS
- INDUS
- LDMU
- LDS
- MDS
- PI
- RR
- UR
- UTI
- VC
- CITY

N
W E
S

This map is for graphical representation only. It is not a legal document.

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative.





FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	48.717 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 REQS	
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

TYPICAL LOT LAYOUT
NOT TO SCALE

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

HWY 42 @ CAMPGROUND ROAD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

HIGHWAY 42 @ CAMPGROUND ROAD
MCDONOUGH, GA 30253

HENRY COUNTY, GEORGIA

FOR

MERITAGE HOMES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
*1	01-21-2025	KW	ADDED BUNGALOWS

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

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

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

ZONING SITE PLAN

0 60 120 240 360

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

Z5
SHEET

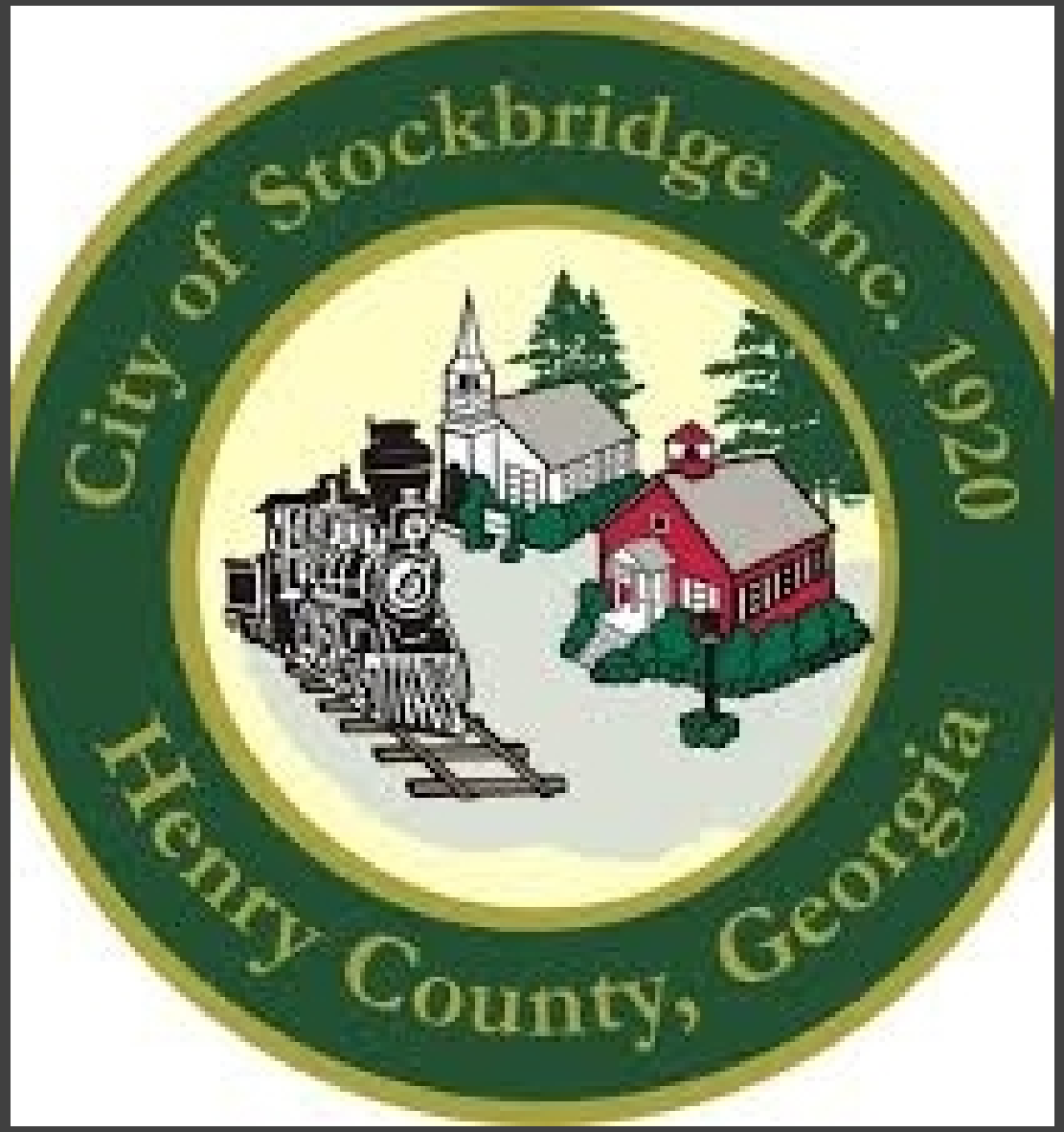
J:\2019\19279\00A\Civil\Concepts & Exhibits\Zoning\19279.00A - Site - Zone-5.dwg - KWood - 1/22/2025 9:29 PM

PowerPoint Presentations For AX-2024-02, CP-2024-09 , RZ-2024-10

Presented To:

Planning Commission – January 30, 2025

Mayor and Council – February 10, 2025



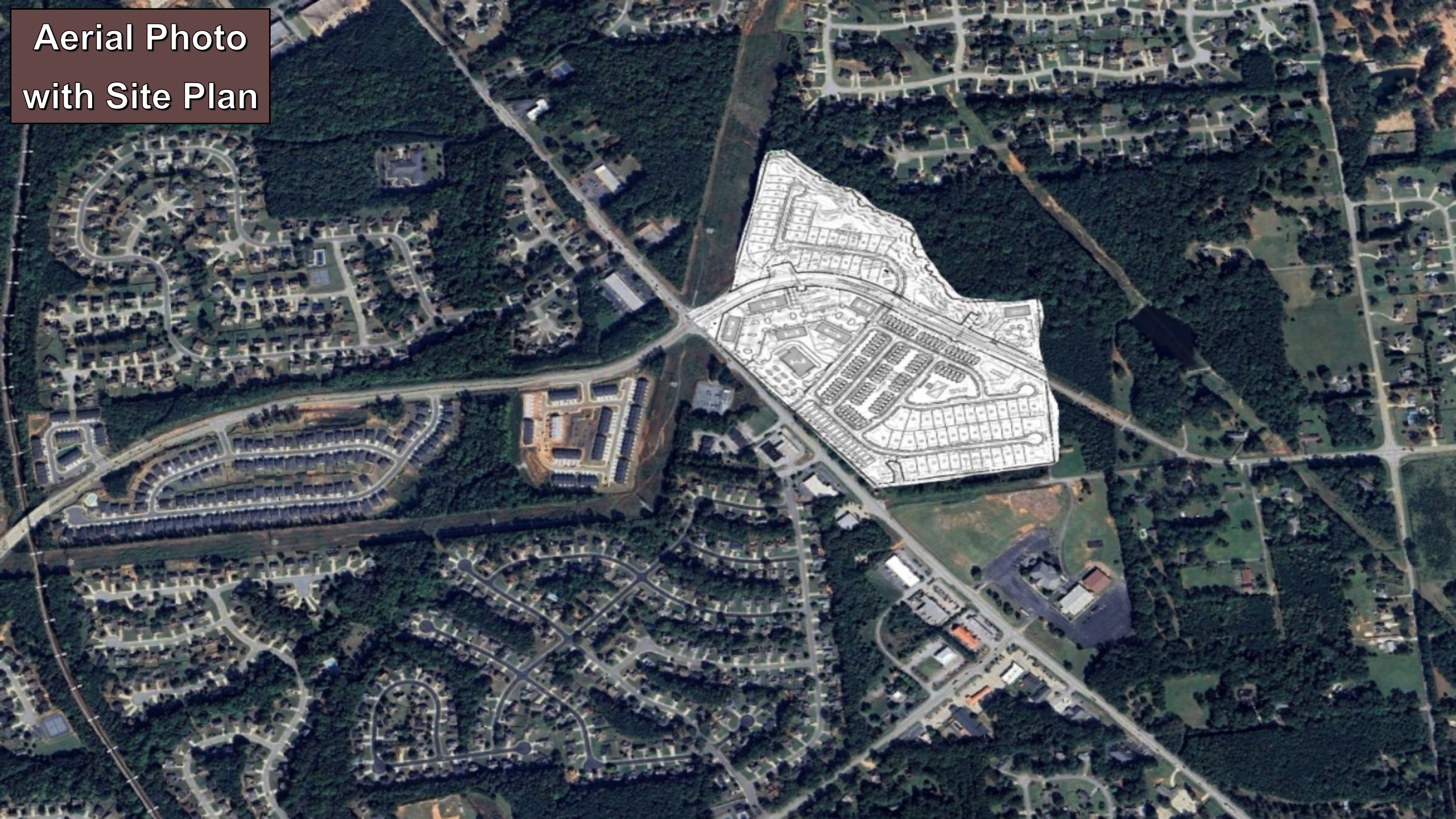
Case Facts

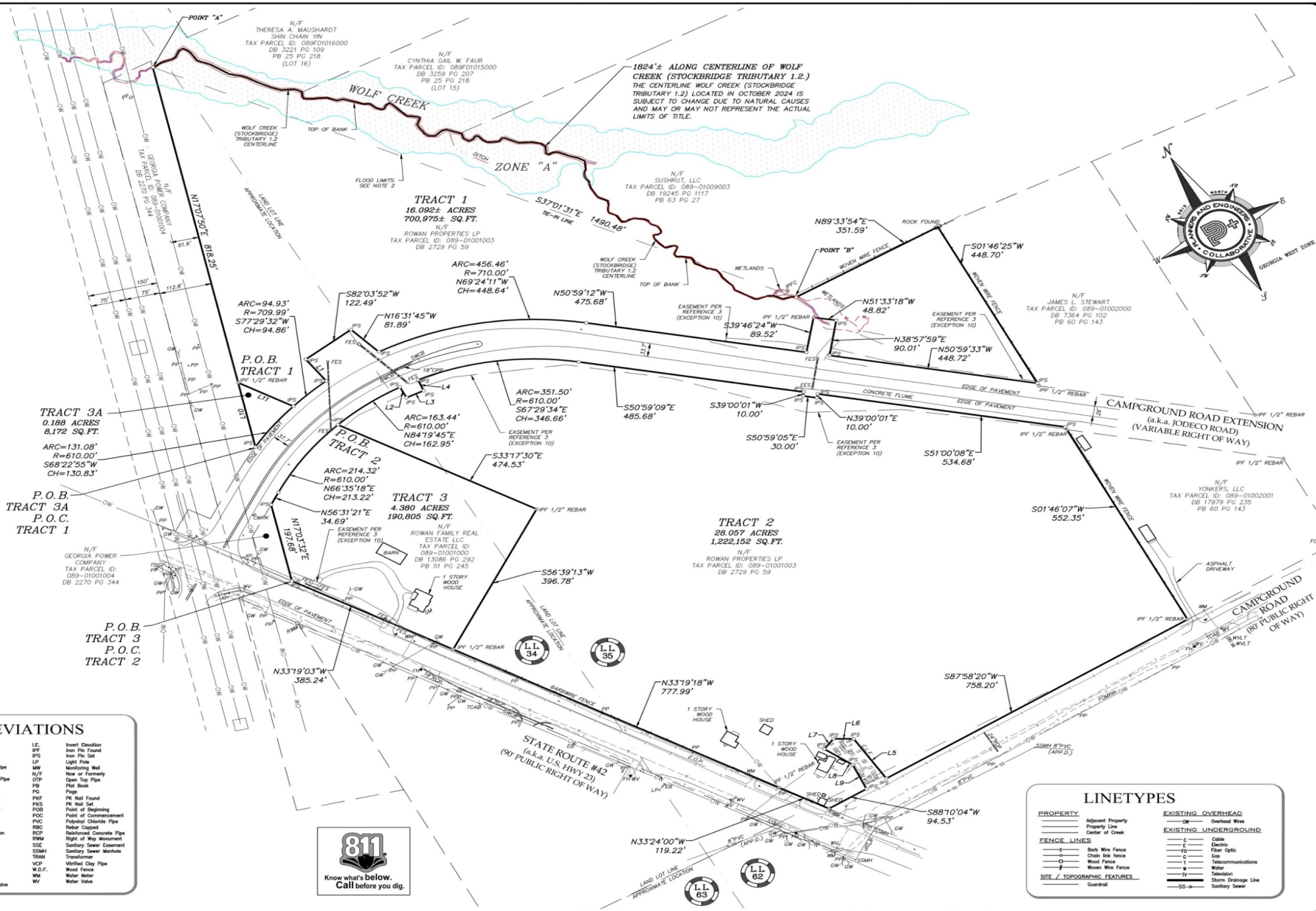
- **Applicant**: Meritage Homes, c/o Clay Kirkley
- **Agent**: Hayley Todd, PEC+
- **Owner**: Rowan Properties, LP
- **Address of Property**: 1778 & 1872 Highway 42 North
- **Parcel Identification**: 089-01001003 (1778 Highway 42 North); 089-01001000 (1872 Highway 42 North)
- **Parcel Acreage**: 48.717 +/- total acres; 1778 Highway 42 North – 44.419 acres; 1872 Highway 42 North – 4 acres
- **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.
- **County Zoning of Property**: RA (Residential-Agricultural)
- **County Future Land Use Designation**: High-Density Suburban
- **Sign Posting**: January 17, 2025
- **Letters Residents Received From Applicant**: January 24, 2025

Vicinity Map



Aerial Photo with Site Plan





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.	Approximate	I.E.	Invert Elevation
#4	1/2" Rebar	IPF	Iron Pin Found
C&G	Curb and Gutter	IPS	Iron Pin Set
CLF	Chain Link Fence	LP	Light Pole
CMP	Corrugated Metal Pipe	MW	Monitoring Well
CO	Clean Out	N/F	Now or Formerly
CPP	Corrugated Plastic Pipe	OTP	Open Top Pipe
DB	Deed Book	PB	Plat Book
DI	Drop Inlet	PG	Page
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	POC	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	Hand Rail	W.D.F.	Wood Fence
H.W.	Hard Wood	WM	Water Meter
HW	Headwall	WV	Water Valve
ICV	Irrigation Control Valve		

811 Know what's below. Call before you dig.

LINETYPES

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

SHEET 1 OF 4
DRAWN BY: MS
CHECKED BY: MH
FIELD CREW: TS/DO
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

HENRY COUNTY GEORGIA
LAND LOT(S) 34, 35, 62
DISTRICT 7TH

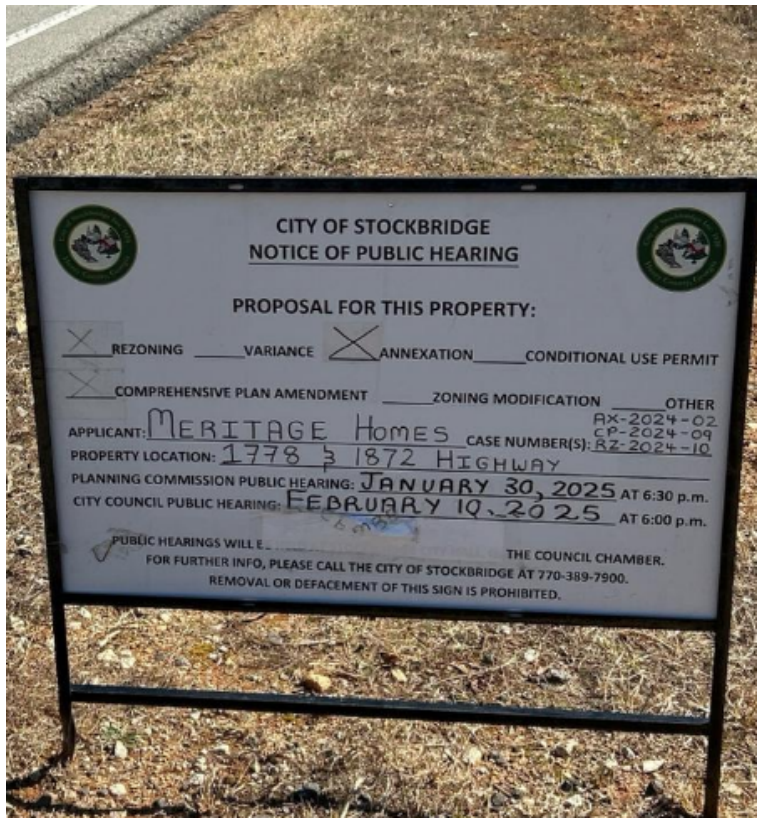
REVISIONS			
REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

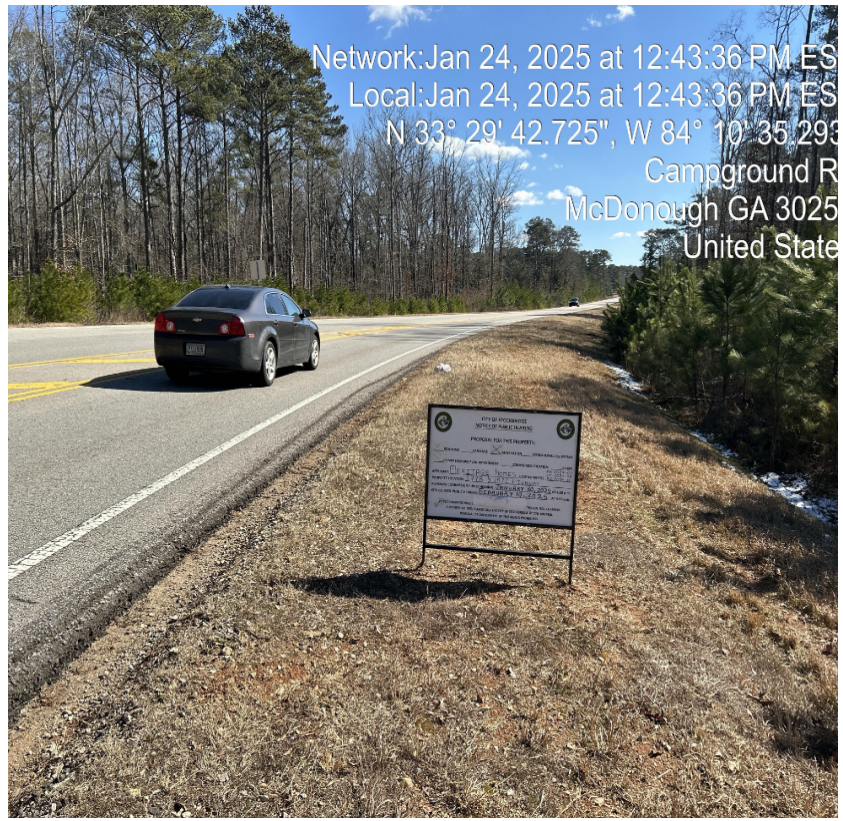
PEC 60 YEARS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
330 RESEARCH COURT TRACHTREE CORNERS, GEORGIA 30092
(770)451-2741 WWW.PEC.PLUS
C.O.A.-LSF000004

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative

SITE VISITS (OCTOBER 22, 2024; JANUARY 17, JANUARY 24, 2025)



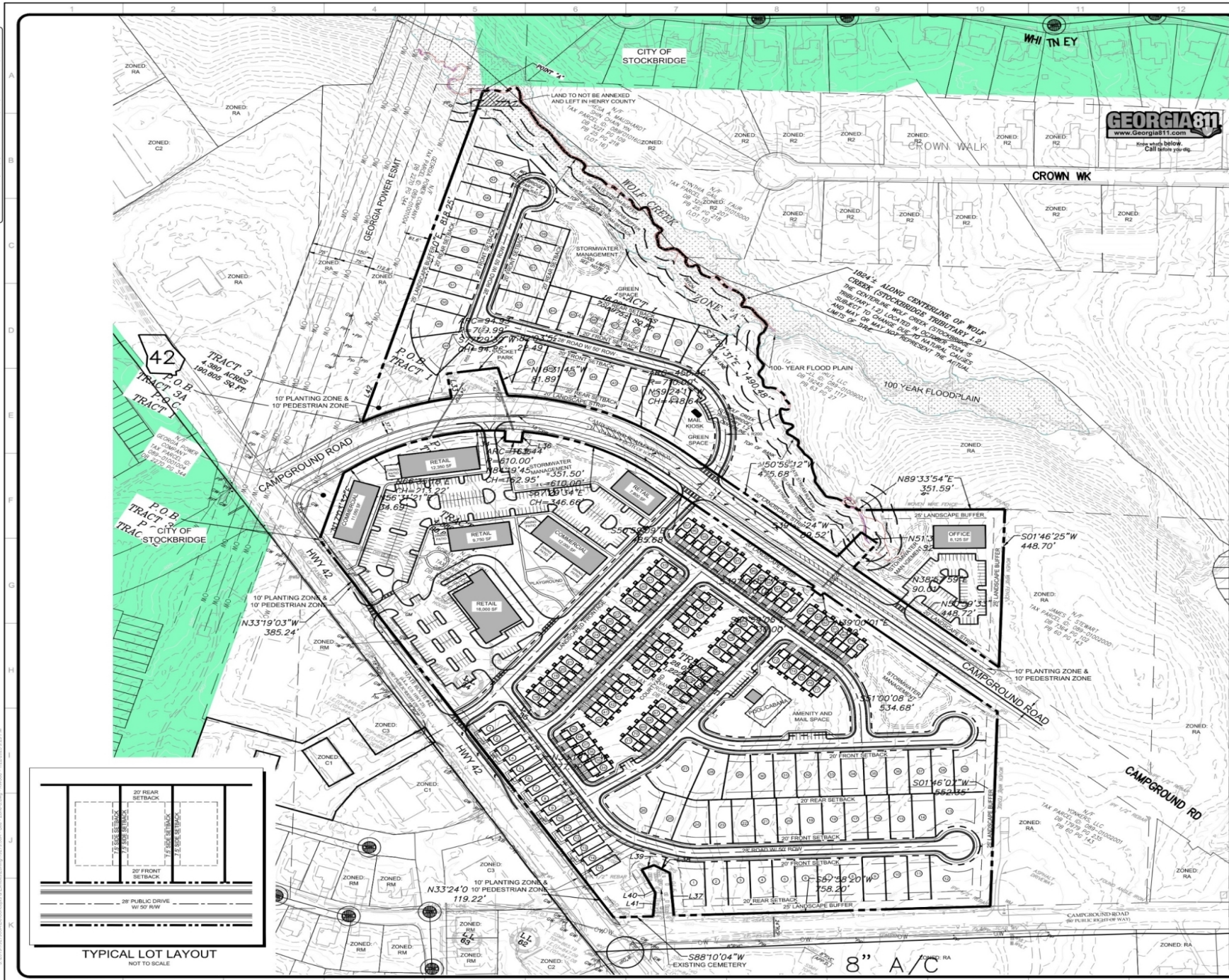




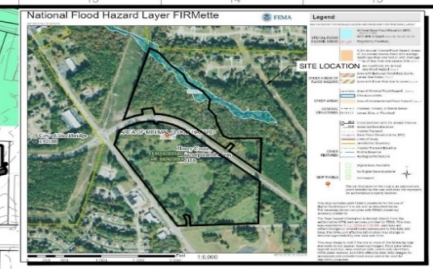
Development Information

- 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.
- 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.

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative



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	
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	62 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 REQS	
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

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS
PEC+ 60 YEARS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

HWY 42 @ CAMPGROUND ROAD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

HIGHWAY 42 @ CAMPGROUND ROAD
MCDONOUGH, GA 30253

HENRY COUNTY, GEORGIA

FOR

MERITAGE HOMES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
*1	01-21-2025	KW	ADDED BUNGALOWS

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

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

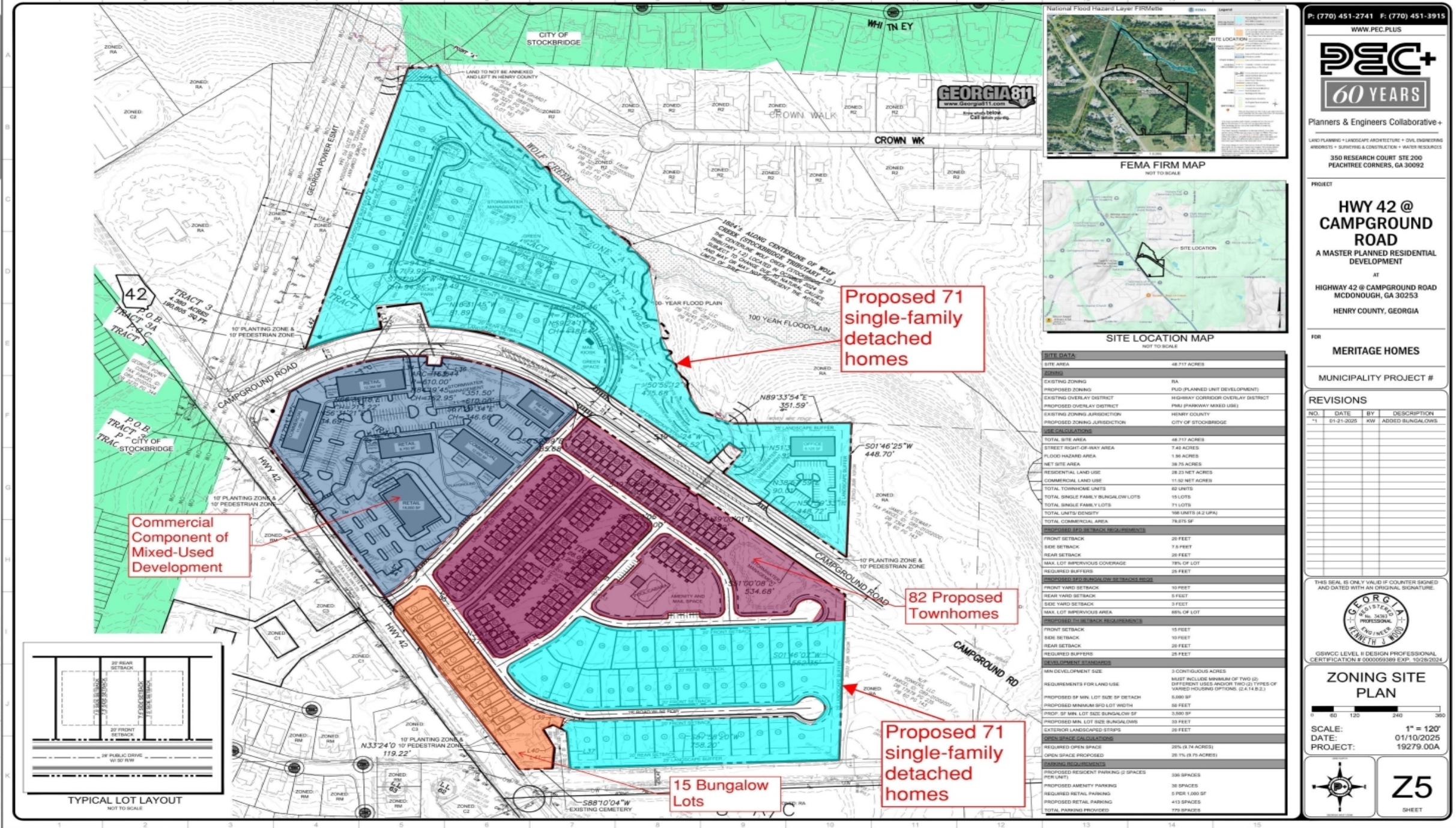
GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/28/2024

ZONING SITE PLAN

0 60 120 240 360

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

Z5
SHEET



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	
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	7.49 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	79,875 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 REQS	
FRONT YARD SETBACK	10 FEET
REAR YARD SETBACK	5 FEET
SIDE YARD SETBACK	3 FEET
MAX. LOT IMPERVIOUS AREA	65% 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	39 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
WWW.PEC.PLUS
PEC+ 60 YEARS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

HWY 42 @ CAMPGROUND ROAD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

HIGHWAY 42 @ CAMPGROUND ROAD
MCDONOUGH, GA 30253

HENRY COUNTY, GEORGIA

FOR

MERITAGE HOMES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
*1	01-21-2025	KW	ADDED BUNGALOWS

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

GEORGIA REGISTERED No. 34383 PROFESSIONAL ENGINEER KENNETH J. WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 00000069389 EXP. 10/26/2024

ZONING SITE PLAN

0 60 120 240 360

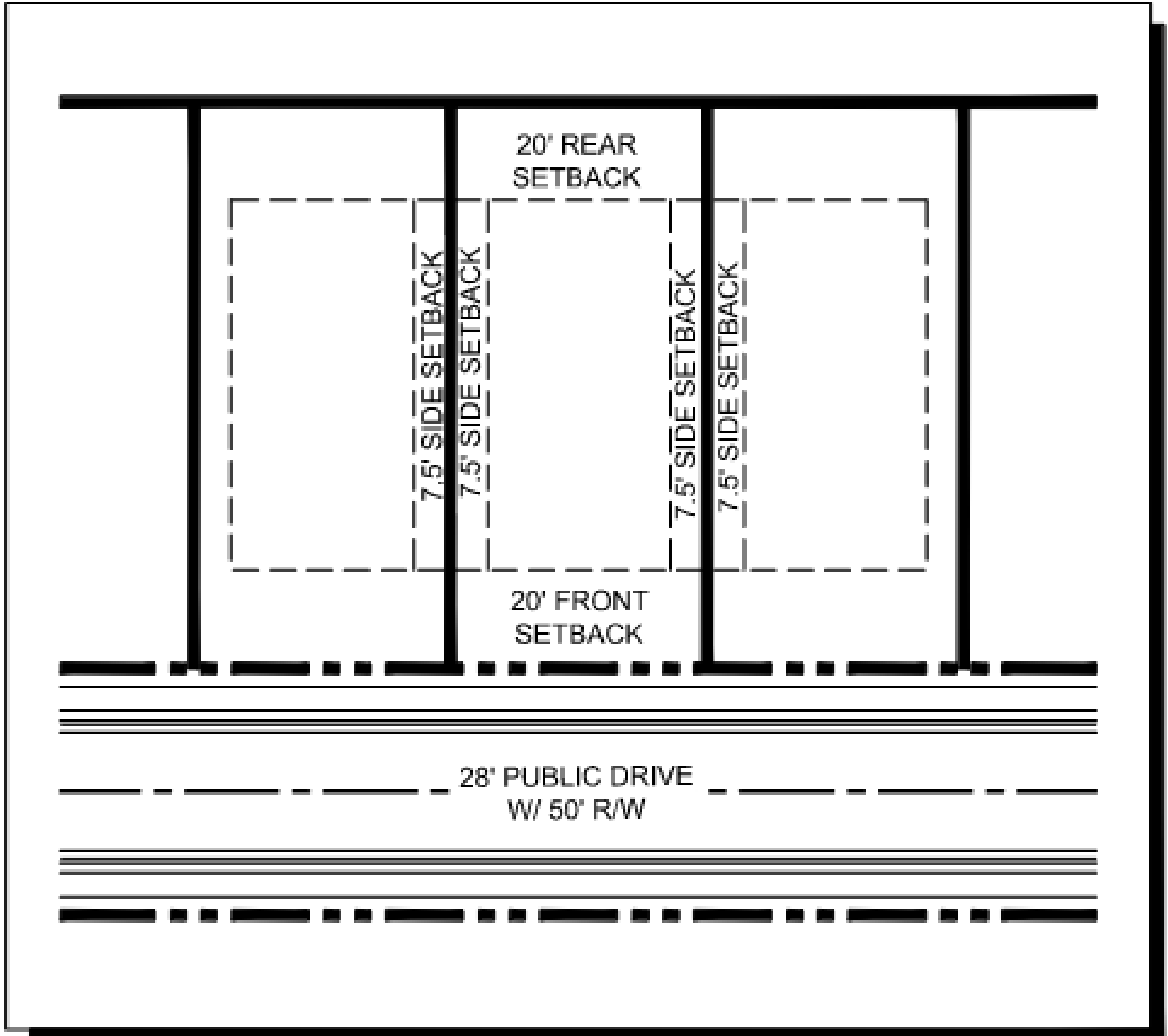
SCALE: 1" = 120'
DATE: 01/10/2025
PROJECT: 19279.00A

Z5
SHEET

Development Data of 1778 & 1872 Highway 42 North

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 REQS	
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

LOT LAYOUT OF MIXED-RESIDENTIAL DEVELOPMENT 1778 & 1872 HIGHWAY 42 NORTH





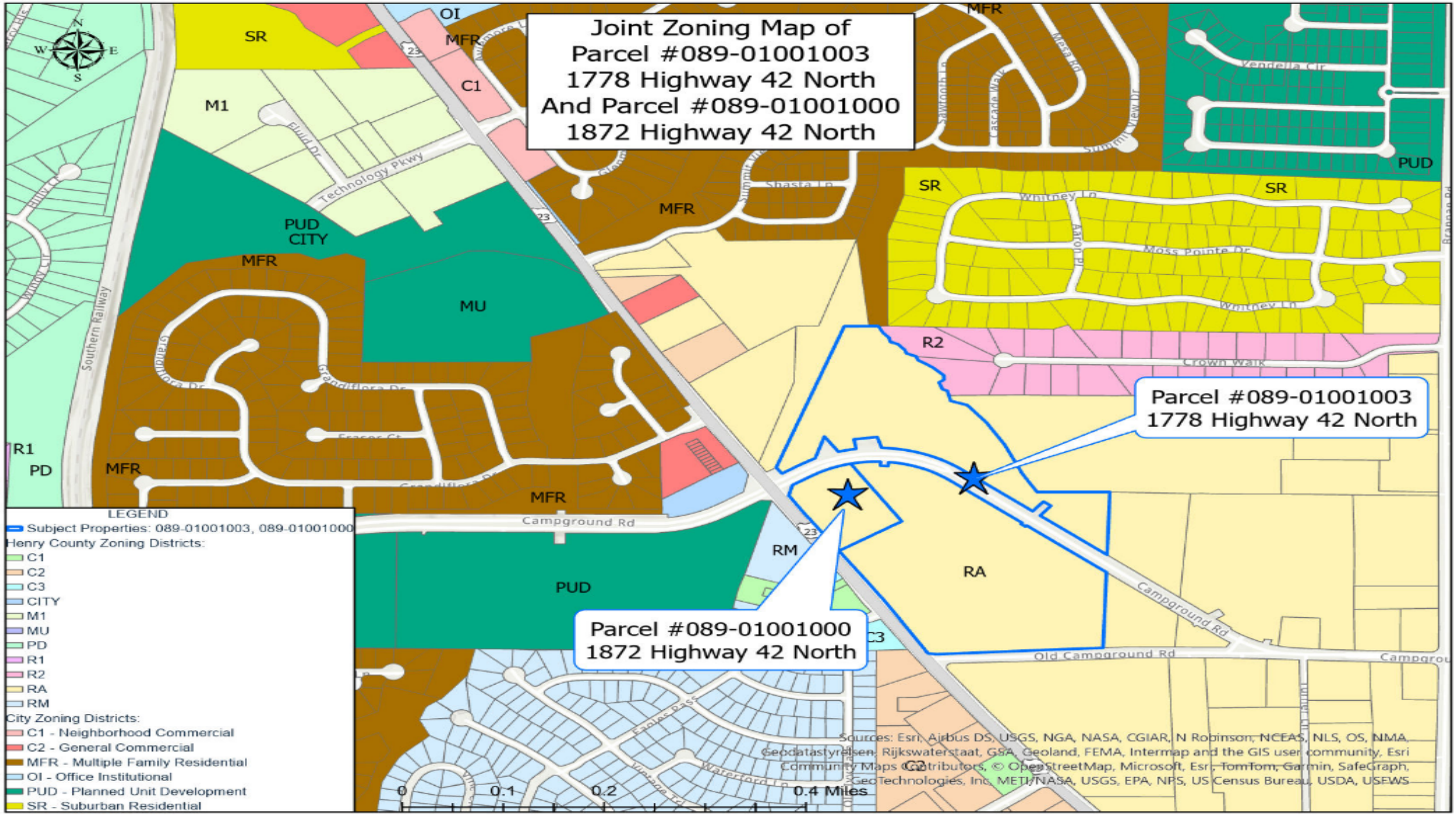
ELEVATIONS OF MIXED-RESIDENTIAL DEVELOPMENT 1778 & 1872 HIGHWAY 42 NORTH

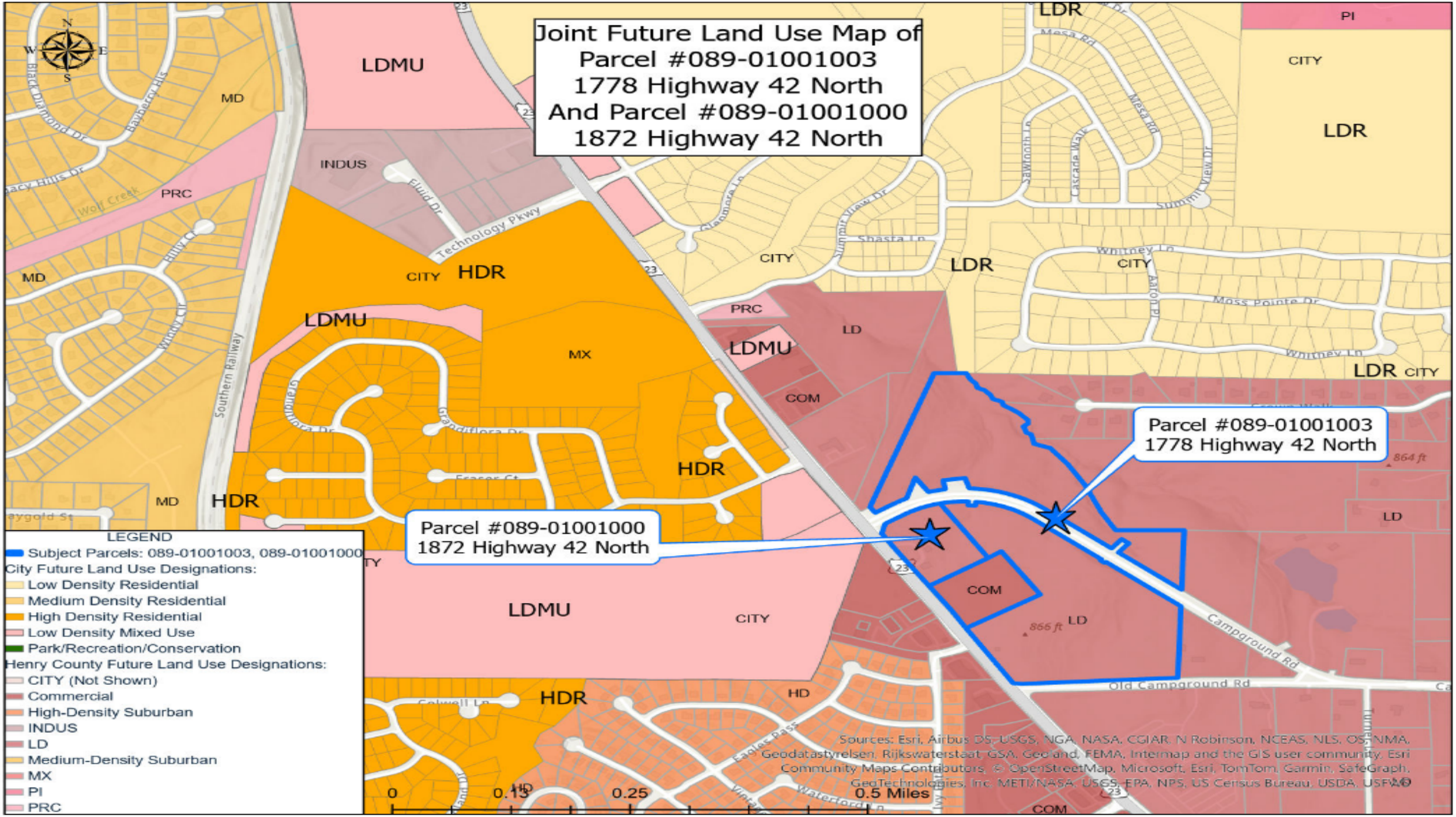




Elevations of Bungalows at 1778 & 1872 Highway 42 North

POWERPOINT PRESENTATION FOR AX-2024-02


Joint Zoning Map of
Parcel #089-01001003
1778 Highway 42 North
And Parcel #089-01001000
1872 Highway 42 North
Parcel #089-01001003
1778 Highway 42 North
Parcel #089-01001000
1872 Highway 42 North
LEGEND
Subject Properties: 089-01001003, 089-01001000
Henry County Zoning Districts:
C1
C2
C3
CITY
M1
MU
PD
R1
R2
RA
RM
City Zoning Districts:
C1 - Neighborhood Commercial
C2 - General Commercial
MFR - Multiple Family Residential
OI - Office Institutional
PUD - Planned Unit Development
SR - Suburban Residential
0
0.1
0.2
0.4 Miles
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS


Joint Future Land Use Map of
Parcel #089-01001003
1778 Highway 42 North
And Parcel #089-01001000
1872 Highway 42 North
Parcel #089-01001003
1778 Highway 42 North
Parcel #089-01001000
1872 Highway 42 North
LEGEND
Subject Parcels: 089-01001003, 089-01001000
City Future Land Use Designations:
Low Density Residential
Medium Density Residential
High Density Residential
Low Density Mixed Use
Park/Recreation/Conservation
Henry County Future Land Use Designations:
CITY (Not Shown)
Commercial
High-Density Suburban
INDUS
LD
Medium-Density Suburban
MX
PI
PRC
LDMU
INDUS
HDR
MD
PRC
CITY
LDR
PI
LD
COM
MX
HD
Technology Pkwy
Fluid Dr
Southern Railway
Wolf Creek
Campground Rd
Old Campground Rd
Mesa Rd
Moss Pointe Dr
Whitney Ln
Shasta Ln
Summit View Dr
Sawmoth Ln
Cascade Mall
Aaron Pl
Eagles Pass
Waterford Ln
Galwell Ln
Fraser Ct
Grandiflora Dr
Windy Cir
Bayberry Hls
Black Diamond Dr
Stacy Hills Dr
Taygold St
864 ft
866 ft
0
0.13
0.25
0.5 Miles
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Section 9.8 of the Unified Development Code

9.8 Zoning of Annexed Property with Common Zoning Classification.

Property annexed from Henry County into the City shall be automatically zoned by the City through the operation of this section for the same use for which the property was zoned immediately prior to annexation, so long as the City and county zoning ordinances share a common zoning classification for such use. As provided under Official Code of Georgia Annotated Section 36-66-4(e), a zoning action taken pursuant to this section shall exempt the City from the notice and public hearing requirements of the Zoning Procedure Law, Official Code of Georgia Annotated Section 36-66-l et seq., and the zoning amendment procedures under this code. Property which was zoned pursuant to this section may later be rezoned upon compliance with the requirements of the Zoning Procedure Law, Official Code of Georgia Annotated Section 36-66-1 et seq., and the zoning amendment procedures under this code.

Staff Analysis (Section 9.8 of the Stockbridge Unified Development Code) – cont.

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

Staff Analysis (Section 9.8 of the Stockbridge Unified Development Code) – cont.

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

Staff Analysis (Section 9.8 of the Stockbridge Unified Development Code) - cont.

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



Staff Recommendation

- This Staff Report has demonstrated that the requested annexation via AX-2024-02 would be necessary and desirable for the City of Stockbridge in conjunction with the requested Comprehensive Plan Amendment (CP-2024-09) to assign the future land use designation of Medium-Density Mixed-Use, and the requested rezoning of RZ-2024-10 to assign the zoning district of ‘PUD’ (Planned Unit Development) and Parkway Mixed Use Overlay District (PMU). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

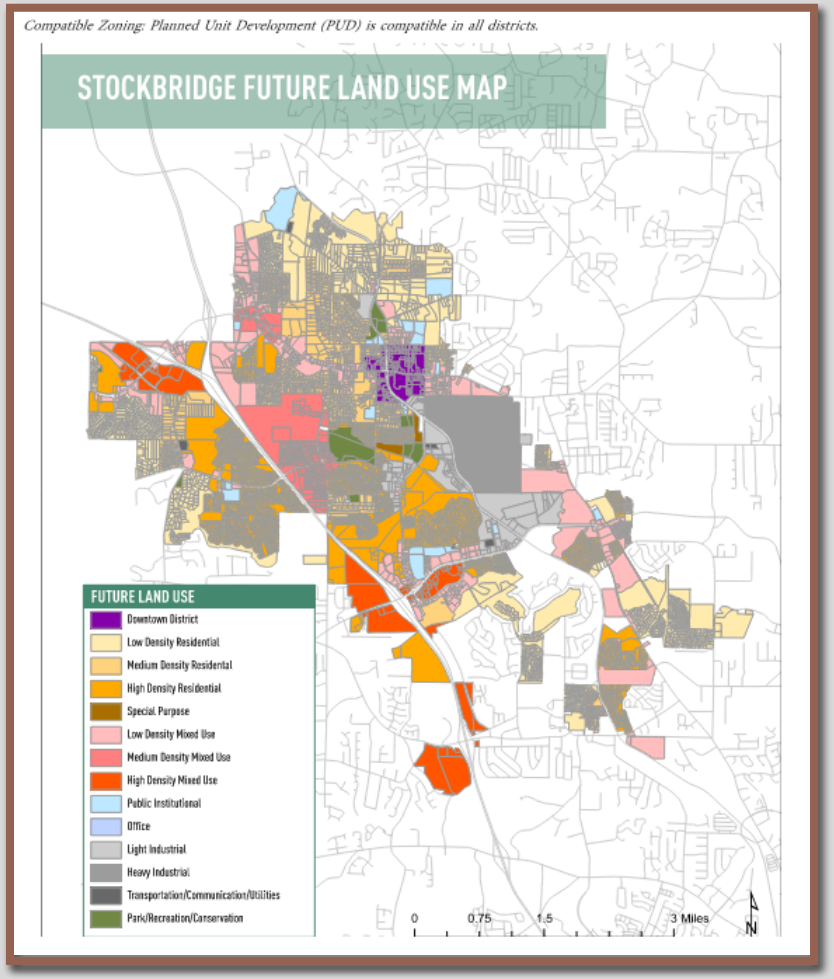
POWERPOINT PRESENTATIONS FOR CP-2024-09



Applicant’s Request

- 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.

City of Stockbridge
Comprehensive Plan (2024)

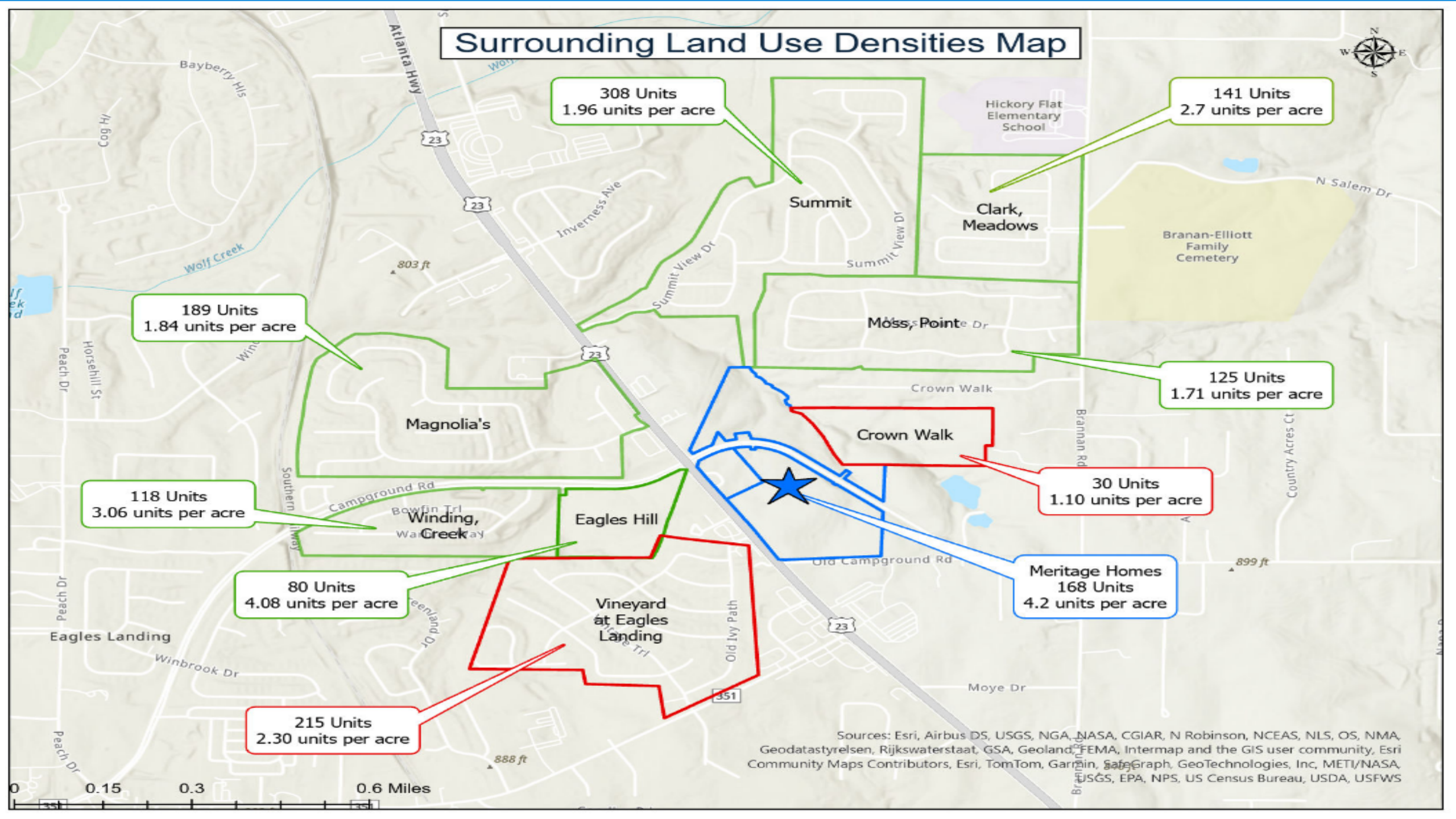


MEDIUM-DENSITY MIXED USE (4-7.99 UNITS/ACRE)

This designation is intended for commercial areas located around major intersections, including Lake Spivey Parkway @ Mount Zion Boulevard/Speer Road; Lake Spivey Parkway @ North Henry Boulevard; the north side of Eagles Landing Parkway @ Village Center Parkway; and Hudson Bridge Road @ I-75. 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.

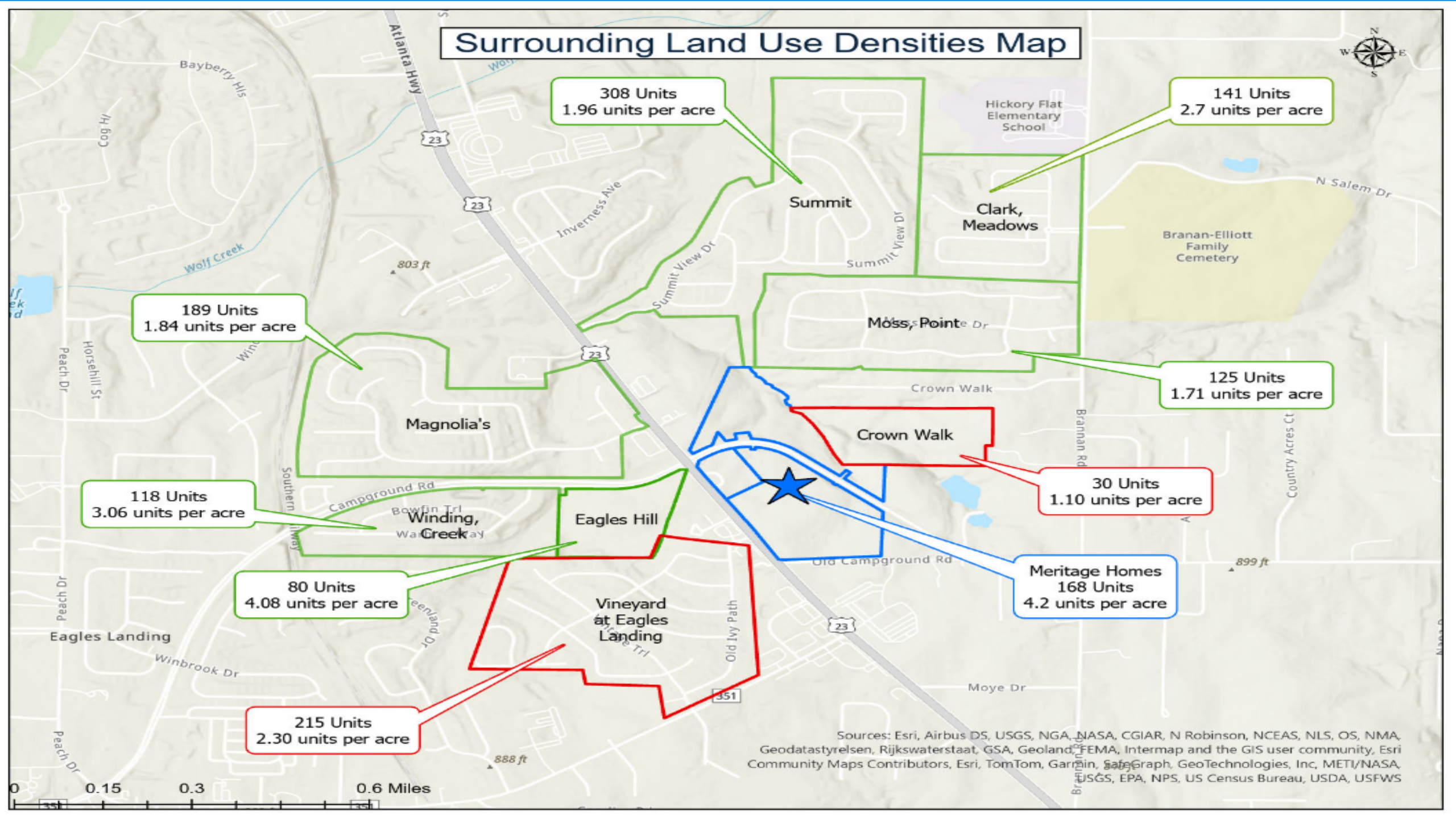
SURROUNDING LAND USE DESIGNATION

Location	Current Land Use	Current Future Land Use Designation
Property to the North	Moss Pointe (Subdivision) Summit at Eagles Landing (Subdivision) Clark Meadows (Subdivision)	Low Density Residential
Property to the South	Tabernacle of Praise Church International	High Density Suburban
Property to the East	Vacant Land (Henry County)	High Density Suburban
Property to the West	Eagles Hill (Townhomes)	Low Density Mixed Use
	Magnolia's at Eagles Landing	High Density Residential
	Winding Creek (Townhomes)	Low Density Mixed Use
	Eagles East (Shopping Center)	Low Density Mixed Use
	Vineyards at Eagles Landing	High-Density Suburban
	Chevron Gas Station	Commercial
	Vineyard Business Park	


Surrounding Land Use Densities Map
308 Units
1.96 units per acre
Summit
141 Units
2.7 units per acre
Clark,
Meadows
Hickory Flat
Elementary
School
Branan-Elliott
Family
Cemetery
N Salem Dr
Summit View Dr
Moss, Point
189 Units
1.84 units per acre
Magnolia's
125 Units
1.71 units per acre
Crown Walk
Crown Walk
30 Units
1.10 units per acre
118 Units
3.06 units per acre
Winding,
Creek
Eagles Hill
Campground Rd
Old Campground Rd
Meritage Homes
168 Units
4.2 units per acre
80 Units
4.08 units per acre
Vineyard
at Eagles
Landing
Eagles Landing
Winbrook Dr
Moye Dr
215 Units
2.30 units per acre
Atlanta Hwy
Inverness Ave
Wolf Creek
Bayberry Hls
Peach Dr
Horsehill St
Southern Railway
Old Ivy Path
Brannan Rd
Country Acres Ct
803 ft
899 ft
888 ft
0
0.15
0.3
0.6 Miles
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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**


Surrounding Land Use Densities Map
308 Units
1.96 units per acre
Summit
141 Units
2.7 units per acre
Clark,
Meadows
Hickory Flat
Elementary
School
Branan-Elliott
Family
Cemetery
N Salem Dr
Summit View Dr
Moss, Point
189 Units
1.84 units per acre
Magnolia's
125 Units
1.71 units per acre
Crown Walk
Crown Walk
30 Units
1.10 units per acre
118 Units
3.06 units per acre
Winding,
Creek
Eagles Hill
Campground Rd
Old Campground Rd
Meritage Homes
168 Units
4.2 units per acre
80 Units
4.08 units per acre
Vineyard
at Eagles
Landing
Eagles Landing
Winbrook Dr
Moye Dr
215 Units
2.30 units per acre
Atlanta Hwy
Inverness Ave
Wolf Creek
Bayberry Hls
Peach Dr
Horsehill St
Southern Railway
Old Ivy Path
Brannan Rd
Country Acres Ct
803 ft
899 ft
888 ft
0
0.15
0.3
0.6 Miles
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

STAFF ANALYSIS (SECTION 9.2.7 OF THE UNIFIED DEVELOPMENT CODE)

Staff Analysis (Section 9.2.7 of The Unified Development Code)

1. **<u>Consistency with the Comprehensive Plan</u>**: 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)

Staff Analysis
(Section 9.2.7 of The Unified Development Code)

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.



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**.

POWERPOINT PRESENTATIONS FOR RZ-2024-10

Applicant's Request

- 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.

SURROUNDING JOINT ZONING INFORMATION

Location	Current Land Use	Current Zoning
Property to the North	Moss Pointe (Subdivision) Summit at Eagles Landing (Subdivision) Clark Meadows (Subdivision)	SR (Suburban Residential) MFR (Multiple Family Residential) PUD (Planned Unit Development)
Property to the South	Tabernacle of Praise Church International	RA (Residential-Agricultural)
Property to the East	Vacant Land (Henry County)	RA (Residential-Agricultural)
Property to the West	Eagles Hill (Townhomes)	PUD (Planned Unit Development)
	Magnolia's at Eagles Landing	PUD (Planned Unit Development)
	Winding Creek (Townhomes)	PUD (Planned Unit Development)
	Eagles East (Shopping Center)	C-2 (General Commercial)
	Vineyards at Eagles Landing	RM (Residential Multi-Family)
	Chevron Gas Station	C-1 (Neighborhood Commercial); C-1 (Neighborhood Commercial)
	Vineyard Business Park	
	Cool's Corner (Shopping Center)	C-3 (Heavy Commercial)

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

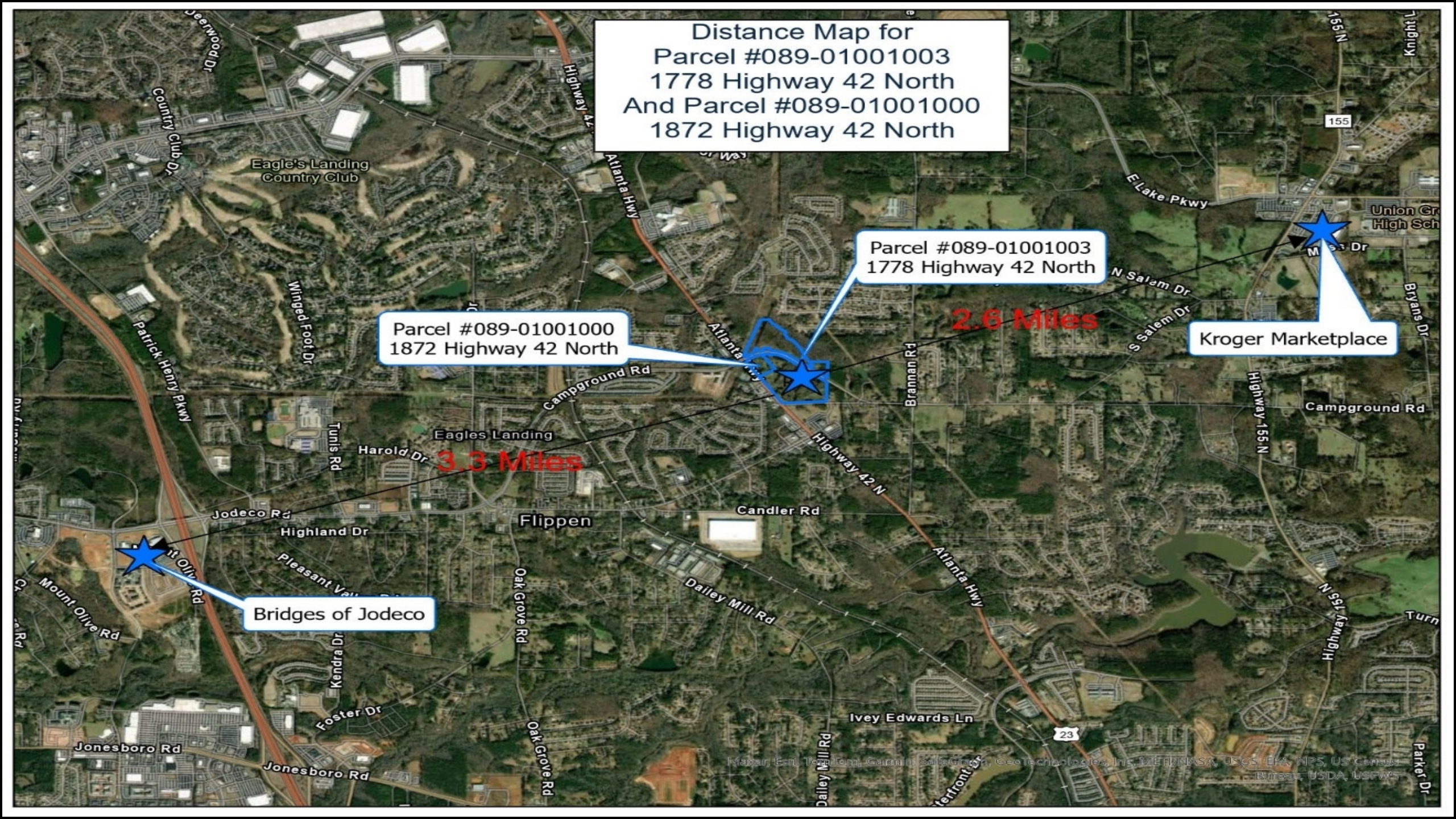
1. **Consistency with the Comprehensive Plan**: The subject property is currently located in Henry County and is not currently consistent with the current Future Land Use Map of the city of Stockbridge. However, if the proposed development is annexed into the City limits, it will be assigned the future 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.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

2. **The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code**: The proposed mixed-use development aligns well with the overall zoning scheme and supports multiple purposes of the City of Stockbridge Zoning Code. 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-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.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

3. **Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community:** The proposed 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.


Distance Map for
Parcel #089-01001003
1778 Highway 42 North
And Parcel #089-01001000
1872 Highway 42 North
Parcel #089-01001003
1778 Highway 42 North
Parcel #089-01001000
1872 Highway 42 North
2.6 Miles
3.3 Miles
Kroger Marketplace
Bridges of Jodeco
Eagle's Landing Country Club
Eagles Landing
Flippen
Campground Rd
Harold Dr
Jodeco Rd
Highland Dr
Candler Rd
Dailey Mill Rd
Ivey Edwards Ln
Jonesboro Rd
Foster Dr
Mount Olive Rd
Pleasant Valley Rd
Oak Grove Rd
Kendra Dr
Tunis Rd
Patrick Henry Pkwy
Winged Foot Dr
Country Club Dr
Jeerwood Dr
Atlanta Hwy
Highway 42 N
Brannan Rd
N Salem Dr
S Salem Dr
E Lake Pkwy
Bryans Dr
Highway 155 N
155
23

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

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 conditions 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 or 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.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

8. **The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan**: The 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

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.

City of Stockbridge

AGENDA ITEM

MEETING DATE

FEBRUARY 10, 2025

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

FUNDING SOURCE

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-09. Consideration of Comprehensive Plan Amendment request for two parcels at 1778 & 1872 Highway 42, to assign the future land use designation of Medium-Density Mixed-Use to the property after its annexation into the City. The proposed mixed residential development would contain 168 total units, including 71 single-family detached homes, 15 bungalow lots, and 82 townhomes, at a density of 4.2 units per acre. Applicant/developer: Meritage Homes. Agent: PEC+.

BACKGROUND INFORMATION:

Staff Recommendation--Approval. Planning Commission Recommendation on January 30-2025--Approval (unanimous).

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-09.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL.

Staff Signature_____

TRANSMITTAL MEMO

RE: **Campground Road @ Hwy 42 Rezoning and Annexation Applications**
Planners and Engineers Collaborative, Inc. Project No. 19279.00A
On behalf of Meritage Homes

TO: **City of Stockbridge Community**
4602 North Henry Blvd
Stockbridge, GA 30281
678-833-3347

ATTN: **Ryan Anderson**
678-833-3340

FROM: **Planners and Engineers Collaborative**
350 Research Court, Suite 200
Peachtree Corners, GA 30092

C/O Hayley Todd – (757) 508-6593

Enclosed materials:

Rezoning Application
Annexation Application

CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

Annexation No: _____ Date: _____

Received by: _____

TYPE OF ANNEXATION

☐ **60% Method:** Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.

☑ **100% Method:** Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: 1778 & 1872 HWY 42 N, STOCKBRIDGE, GA

Is this property contiguous to the city limits? ☑ Yes ☐ No

LAND USE AND ZONING

County: high density suburban

County Zoning Classification: RA

Present Land Use: high density residential

Requested Zoning Classification: PUD

PROPERTY OWNER

Name: ROWAN FAMILY REAL ESTATE LLC

Mailing Address: 83 BRANNAN RD MCDONOUGH GA 30253

Telephone: (770) 289- 4530

Email: RROWAN@SANDSCONTRACTORS.COM

Signature: _____

Date: 10/07/2024

* If this application is submitted pursuant to the 60% Method, please attach additional names, signatures, addresses, dates of signature, and elector/landowners information on a separate sheet.

APPLICANT

Name: MERITAGE HOMES

Mailing Address: 3700 Mansell Road, Suite 550, Alpharetta, GA 30022

Telephone: (_____)

Email: clay.kirkley@meritagehomes.com

Signature:

Date: 10/07/24

PLEASE DO NOT WRITE BELOW THIS LINE – OFFICE USE ONLY

Signature: _____

Date: _____

City of Stockbridge Planning and Zoning Division

Rezoning Application

Name of Applicant: MERITAGE HOMES Phone: 678.348.8422 Date: 10-07-24

Address Applicant: 3700 Mansell Road, Suite 550 Fax Cell #

City: ALPHARETTA State: GA Zip: 30022 E-mail: Clay.Kirkley@meritagehom

Name of Agent: HAYLEY TODD, PEC+ Phone: 678.684.6287 Date: 10-07-24

Address Agent: 350 RESEARCH COURT, STE 200 Fax Cell #

City: NORCROSS State: GA Zip: 30092 E-mail: HTODD@PEC.PLUS

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

Rezoning being requested PUD, PARKWAY MIXED USE OVERLAY TO FACILITATE A NEW 243 UNIT, MIXED RESIDENTIAL DEVELOPMENT

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

Address of Property: 1778 & 1872 HWY 42 N

Nearest intersection to the property: HIGHWAY 42 N AND CAMPGROUND ROAD (Street Address)

Size of Tract: 48.59 acre(s), Land Lot Number(s): 34, 35, 62, District(s): 7

Property Tax Parcel Number(s): 089-01001003, 089-01001000 **(Required)**

Witness Signature

T. Williams

Printed Name of Witness

Notary

NOTARY STAMP:

LINDA BOROVICKA NOTARY PUBLIC COBB COUNTY, GEORGIA My Commission Expires 06-25-2028

Signature of Applicant

MERITAGE HOMES, C/O C Kirkley

Printed Name of Applicant

Signature of Agent

MERITAGE HOMES OF GEORGIA INC CORPORATE SEAL 2014 ARIZONA

(For Office Use Only)

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

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

Pre-application meeting: Date:

Planning Commission Decision:

City Council Decision:

Community Development Director's Signature: Date:

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1872 HWY 42 N [address], with Parcel Number 089-01001000 which is the subject of this application.

Name of Property Owner: ROWAN FAMILY REAL ESTATE LLC

Property Owner's Address: 83 BRANNAN RD MCDONOUGH GA 30253

Telephone: 770-289-4530 E-mail: RROWAN@SANDSCONTRACTORS.COM

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

Signature: _____ Date: 10-07-24

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

Name(s) of Applicant(s): MERITAGE HOMES, C/O Clay Kirkley

Company/law firm (if applicable): MERITAGE HOMES

Telephone, E-Mail, & Address: Clay.Kirkley@meritagehomes.com

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

_____ _____

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

10/07/2024
Date

Signature of Notary Public

Robert Wood
Printed Name of Notary Public

10/7/24
Date

Notary Public's Seal or Stamp:

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1778 HWY 42 N [address], with Parcel Number 089-01001003, which is the subject of this application.

Name of Property Owner: ROWAN PROPERTIES LP

Property Owner's Address: 1872 HWY 42 NORTHMCDONOUGH GA 30253

Telephone: 770-289-4530 E-mail: RROWAN@SANDSCONTRACTORS.COM

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

Signature: _____ Date: 10-07-24

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

Name(s) of Applicant(s): MERITAGE HOMES, C/O Clay Kirkley

Company/law firm (if applicable): MERITAGE HOMES

Telephone, E-Mail, & Address: Clay.Kirkley@meritagehomes.com

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

_____ _____

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

10/07/2024
Date

Signature of Notary Public

Robert Wood
Printed Name of Notary Public

10/7/24
Date

Notary Public's Seal or Stamp:

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

Applicant Campaign Disclosure Form

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

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

Yes_____No

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

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

We certify that the foregoing information is true and correct, this 3rd day of October, 2024

C. Kirkley, on behalf of Meritage Homes

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 3rd day of October 2024

Notary Public

LINDA BOROVICKA
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY Commission Expires 06-25-2028

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

Applicant Campaign Disclosure Form

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

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

Yes ____ No ____

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

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

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

ROWAN FAMILY REAL ESTATE LLC
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 7th day of October 2024

Notary Public

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

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

Applicant Campaign Disclosure Form

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

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

Yes ____ **No** ____

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

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

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

ROWAN PROPERTIES, L.P.

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 7th day of October 2024.

Notary Public

Robert Wood
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/18/2027

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

FW: Pre-Application Meeting for Proposed Annexation

GL

Kenneth Wood <Kwood@pec.plus> on behalf of Gordon Linton <Glinton@stockbridgega.org>

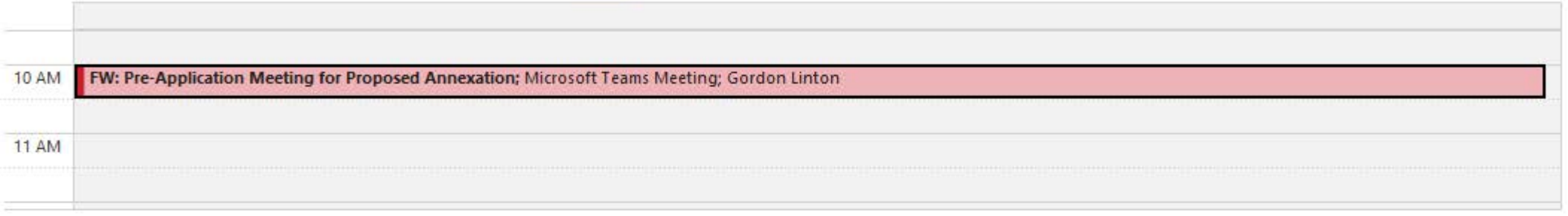
No Response Required

Required Ramirez, Francisco; Kenneth Wood; Keedra Jackson; Linda Logan; Demetries Wells; Jordyn Bucholtz; Ryan Anderson

Thu 7/18/2024 10:00 AM

Follow up. Completed on Thursday, July 18, 2024.
Accepted on 7/15/2024 4:53 PM.

Thursday, July 18, 2024 10:00 AM-10:30 AM Microsoft Teams Meeting



-----Original Appointment-----
From: Gordon Linton <Glinton@stockbridgega.org>
Sent: Monday, July 15, 2024 4:18 PM
To: Gordon Linton; Kenneth Wood; Keedra Jackson; Linda Logan; Demetries Wells; Jordyn Bucholtz; Ryan Anderson
Subject: Pre-Application Meeting for Proposed Annexation
When: Thursday, July 18, 2024 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

Meeting to discuss a proposed annexation. The person we are meeting with is Kenneth Wood

---

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 280 442 082 279

Passcode: tsnbxu

For organizers: Meeting options

Planners & Engineers Collaborative+

10/7/2024

Re: **Letter of Intent – Annexation and PUD Rezoning**
Campground Road @ Highway 42
PEC+ Project No. 19279.00A

Dear Community Development Officials,

This application seeks to annex and rezone the approximately 48.5-acre site known as Campground Road @ Highway 42 (the "Subject Property," PIDs 089-01001000 and 089-01001003) from RA to PUD under the Parkway Mixed Use Overlay. Bringing the site from Henry County into the City Limits of Stockbridge and rezoning to PUD would allow for the development of a new, 243-unit, single-family attached and detached development.

Site and Proposal

The Subject Property is located along the eastern side of Highway 42 and is bisected by Campground Road. The site is bordered by the Clark Meadows subdivision to the north, a Georgia Power easement to the northwest, Highway 42 to the southwest, and Tabernacle of Praise Church to the south across Old Campground Road. The site is made up of two parcels that total approximately 48.5-acres.

Of the 46.5-acres, approximately 1.5 acres are in a floodplain. Approximately 8.7 acres of the site are proposed to be used for street right-of-way. The net area of the site is 38.29 acres. The proposed 243-unit single family subdivision has a net site density of 6.35 units per acre. There would be 142 townhome units and 101 single-family detached lots. The site would have 15 acres of open space (approximately 30% of the total site area). Elevations are included with this submittal.

The proposed annexation and rezoning would allow for the 48.5-acre site to be annexed into the City Limits of Stockbridge, rezoned PUD, and be subject to the Parkway Mixed Use overlay district. The proposal includes 243 new homes.

Rationale for Request

This area is part of the "high-density suburban" character area per the Henry County Comprehensive Plan. As such, the proposed PUD zoning in Stockbridge is compatible with the underlying designation and is therefore aligned with the comprehensive plan. The immediate area is characterized by different types of single family development, including townhomes and detached homes. The proposed development would fit into the character of the existing context and would present a high quality addition to the overall area. The development would be compatible and consistent with nearby and adjacent development pattern, and therefore meets the purpose and intent of the district per the City of Stockbridge UDO.

Constitutional Objections

The portions of the Code of Ordinances and Zoning Ordinance for City of Stockbridge (the "Zoning Ordinance") which classifies or conditions the Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant and property owner are unconstitutional, in that they would destroy the Applicant's and property owner's property rights without

first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Ordinance which presently restricts the Property's use to the present zoning classification, uses, regulations, requirements, and conditions is unconstitutional, illegal, null and void, and constitutes a taking of the Applicant's and the property owner's property rights in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States by denying economic and viable use of the Property while not substantially advancing legitimate state interests.

The Property is presently suitable for OSC as proposed in the requested rezoning, as amended by the Applicant, and is not economically suitable for uses restricted under its present zoning and development classification, conditions, regulations, and restrictions due to its location, shape, size, surrounding development, and other factors. A denial of the requested rezoning and related variances would constitute an arbitrary and capricious act by City of Stockbridge and the City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment. A refusal by City of Stockbridge and the City Council to approve this requested rezoning, with only such additional conditions as agreed to by the Applicant and/or owner, so as to permit the only feasible economic use of the Property, would be unconstitutional between the Applicant, owner, and similarly situated property owners, in violation of Article I, Section I, Paragraph II of the Constitution of the State by discriminating of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment.

Conclusion

The applicant and owner respectfully request that the City of Stockbridge City Council, Planning Commission and Planning Staff approve and support the Applicant's rezoning request to allow for annexation into Stockbridge and the development of a new, single-family attached and detached subdivision. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

ZONING DESCRIPTION
NORTH TRACT

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

Beginning at the intersection of the northerly right-of-way line of Campground Road Extension (Variable R/W) with the southeasterly right-of-way line of Union City Norcross Transmission Line easement; thence along said easement

North 17 degrees 5 minutes 19 seconds East, a distance of 166.16 feet; thence North 17 degrees 9 minutes 14 seconds East, a distance of 769.82 feet; thence leaving saif right-of-way line North 90 degrees 0 minutes 0 seconds East, a distance of 100.50 feet; thence along the centerline of creek and following the meanderings thereof the following:

South 59 degrees 33 minutes 13 seconds East, a distance of 31.21 feet; thence South 38 degrees 8 minutes 20 seconds East, a distance of 206.68 feet; thence South 49 degrees 39 minutes 57 seconds East, a distance of 75.01 feet; thence South 49 degrees 6 minutes 3 seconds East, a distance of 103.84 feet; thence South 22 degrees 50 minutes 31 seconds East, a distance of 106.11 feet; thence South 54 degrees 29 minutes 7 seconds East, a distance of 210.47 feet; thence South 37 degrees 27 minutes 40 seconds East, a distance of 138.14 feet; thence South 6 degrees 28 minutes 54 seconds West, a distance of 130.40 feet; thence South 39 degrees 50 minutes 1 second East, a distance of 118.45 feet; thence South 10 degrees 0 minutes 45 seconds East, a distance of 101.77 feet; thence South 23 degrees 35 minutes 52 seconds East, a distance of 178.34 feet; thence South 63 degrees 4 minutes 32 seconds East, a distance of 53.02 feet; thence South 67 degrees 29 minutes 2 seconds East, a distance of 27.86 feet;

thence leaving said creek North 89 degrees 29 minutes 28 seconds East, a distance of 353.55 feet; thence South 01 degree 53 minutes 24 seconds West, a distance of 448.96 feet to a point on said right-of-way line of Campground Road Extension; thence along said right-of-way the following courses and distances:
North 50 degrees 59 minutes 10 seconds West, a distance of 448.30 feet; thence North 38 degrees 57 minutes 59 seconds East, a distance of 90.01 feet; thence North 50 degrees 59 minutes 32 seconds West, a distance of 49.01 feet; thence South 39 degrees 38 minutes 49 seconds West, a distance of 90.00 feet; thence North 50 degrees 59 minutes 12 seconds West, a distance of 475.68 feet; thence 456.46 feet along an arc of a curve to the left having a radius of 710.00 feet and a chord bearing and distance of North 69 degrees 24 minutes 11 seconds West 448.64 feet to a point; thence North 16 degrees 31 minutes 45 seconds West, a distance of 81.89 feet; thence South 82 degrees 3 minutes 52 seconds West, a distance of 122.49 feet; thence South 8 degrees 40 minutes 2 seconds East, a distance of 70.00 feet; thence 94.93 feet along an arc of a curve to the left having a radius of 709.99 feet and a chord bearing and distance of South 77 degrees 28 minutes 36 seconds West 94.86 feet to a point; thence South 68 degrees 22 minutes 54 seconds West, a distance of 130.83 feet to the POINT OF BEGINNING.

Said Tract containing 16.12 acres.

ZONING DESCRIPTION
SOUTH TRACT

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

Beginning at the intersection of the northerly right-of-way line of Campground Road (80' R/W) with the northeasterly right-of-way line of State Route 43, aka U.S. Hwy 23 (90' R/W), thence along said right-of-way of State Route 43, aka U.S. Hwy 23 North 33 degrees 37 minutes 41 seconds West, a distance of 120.45 feet; thence North 33 degrees 18 minutes 45 seconds West, a distance of 777.39 feet; thence North 33 degrees 19 minutes 8 seconds West, a distance of 385.29 feet; thence North 17 degrees 3 minutes 32 seconds East, a distance of 197.64 feet to a point on the southerly right-of-way line of Campground Road Extension (Variable R/W); thence along said right-of-way the following courses and distances:

North 56 degrees 31 minutes 15 seconds East, a distance of 34.69 feet; thence 214.32 feet along an arc of a curve to the right having a radius of 610.00 feet and a chord bearing and distance of North 66 degrees 35 minutes 18 seconds East 213.22 feet to a point; thence 163.44 feet along an arc of a curve to the right having a radius of 610.00 feet and a chord bearing and distance of North 84 degrees 19 minutes 45 seconds East 162.95 feet to a point; thence South 01 degree 59 minutes 46 seconds West, a distance of 30.00 feet; thence South 85 degrees 59 minutes 24 seconds East, a distance of 40.42 feet; thence North 5 degrees 59 minutes 50 seconds East, a distance of 30.00 feet; thence 351.48 feet along an arc of a curve to the right having a radius of 610.00 feet and a chord bearing and distance of South 67 degrees 29 minutes 37 seconds East 346.64 feet to a point; thence South 50 degrees 59 minutes 9 seconds East, a distance of 485.70 feet; thence South 39 degrees 0 minutes 1 second West, a distance of 10.00 feet; thence South 50 degrees 59 minutes 5 seconds East, a distance of 30.00 feet; thence North 39 degrees 0 minutes 1 second East, a distance of 10.00 feet; thence South 50 degrees 59 minutes 12 seconds East, a distance of 534.07 feet;

thence leaving said right-of-way line South 01 degree 53 minutes 24 seconds West, a distance of 552.54 feet; thence South 87 degrees 57 minutes 30 seconds West, a distance of 756.46 feet; thence North 4 degrees 46 minutes 22 seconds West, a distance of 122.05 feet; thence North 60 degrees 7 minutes 20 seconds West, a distance of 43.45 feet; thence South 66 degrees 33 minutes 29 seconds West, a distance of 32.12 feet; thence South 26 degrees 41 minutes 17 seconds East, a distance of 72.23 feet; thence South 4 degrees 6 minutes 29 seconds West, a distance of 67.91 feet; thence South 87 degrees 57 minutes 30 seconds West, a distance of 93.89 feet to the POINT OF BEGINNING.

Said Tract containing 32.42 acres.

Henry County, GA

Parcel Results

20 Results

Parcel ID	Owner	Property Address
070E01072000	SUMMITT AT EAGLES LANDING HOMEOWNERS ASSOC INC	SUMMIT VIEW DR
071-01033000	S ATLANTA CONFERENCE	1978 HIGHWAY 42 N
071-01034015	A4 INVESTMENTS LLC	204 WEST CAMPGROUND RD
071-01034016	CAMPGROUND CENTER LLC	100-140 WEST CAMPGROUND RD
071-01034020	HOPEWELL CAPITAL LLC, THE PATTERSON REAL EST GRP L	WEST CAMPGROUND RD
071Q01200000	MERITAGE HOMES OF GEORGIA INC	
088C01028000	WILLIAMS TANESHA	297 WHITNEY LN
088C01029000	HOQUE RIAJ AL	301 WHITNEY LN
089-01001000	ROWAN FAMILY REAL ESTATE LLC	1872 HIGHWAY 42 N
089-01001003	ROWAN PROPERTIES LP	1778 HIGHWAY 42 N
089-01001021	THE KOLODKIN FAMILY LIMITED PARTNERSHIP	1775-1789 HIGHWAY 42 N
089-01002000	STEWART JAMES L	101 CAMPGROUND RD
089-01002001	YONKERS LLC	CAMPGROUND RD
089-01009003	SUSHRUT LLC	
089-02048002	O'REILLY AUTOMOTIVE INC	1765 HIGHWAY 42 HWY N
089-02049005	TABERNACLE OF PRAISE CHURCH INTNL INC	1640 HIGHWAY 42 N
089F01015000	FAUR CYNTHIA G W	157 CROWN WALK
089F01016000	MAUSHARDT THERESA A &	158 CROWN WALK

Mailing Labels

20 Results

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Show Parcel ID on Label

Skip Labels 0

For best results, uncheck "Fit to Page" in your print settings.

Download

Data contained on this website represent a work in progress toward completion of the annual tax digest. As such, data is subject to change at any time. Ownership and map information correspond with the most current information processed by our office. Search deed records at the Henry County Courthouse to ensure the most current ownership information. Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries. Contact 770-288-7526 to verify zoning.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/7/2024, 12:15:24 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL









Planners & Engineers Collaborative+
350 RESEARCH COURT
SUITE 200
PEACHTREE CORNERS, GA 30092

9/27/2023

City of Stockbridge Community Development
4602 North Henry Blvd
Stockbridge, GA 30281

Re: **Campground – Water Sewer Letter**
Planners and Engineers Collaborative, Inc. Project No: 19279.00A

Please be advised, Planners and Engineers Collaborative requested the water/sewer service letter on or before the date referenced above. We have yet to receive documentation but will furnish the letter to Stockbridge as soon as we receive it.

Sincerely,
Planners and Engineers Collaborative, Inc.
Ramona Booker
Email rbooker@pec.plus
Phone number 678-684-6227

Planners & Engineers Collaborative+
350 RESEARCH COURT
SUITE 200
PEACHTREE CORNERS, GA 30092

9/27/2023

Henry County Water Authority, Engineering Division
100 Westridge Industrial Blvd
McDonough, GA 30253
Phone # 678-583-3800

Re: **Campground – Water Sewer Letter–**
Planners and Engineers Collaborative, Inc. Project No: 19279.00A

Dear HWCA Engineering Division

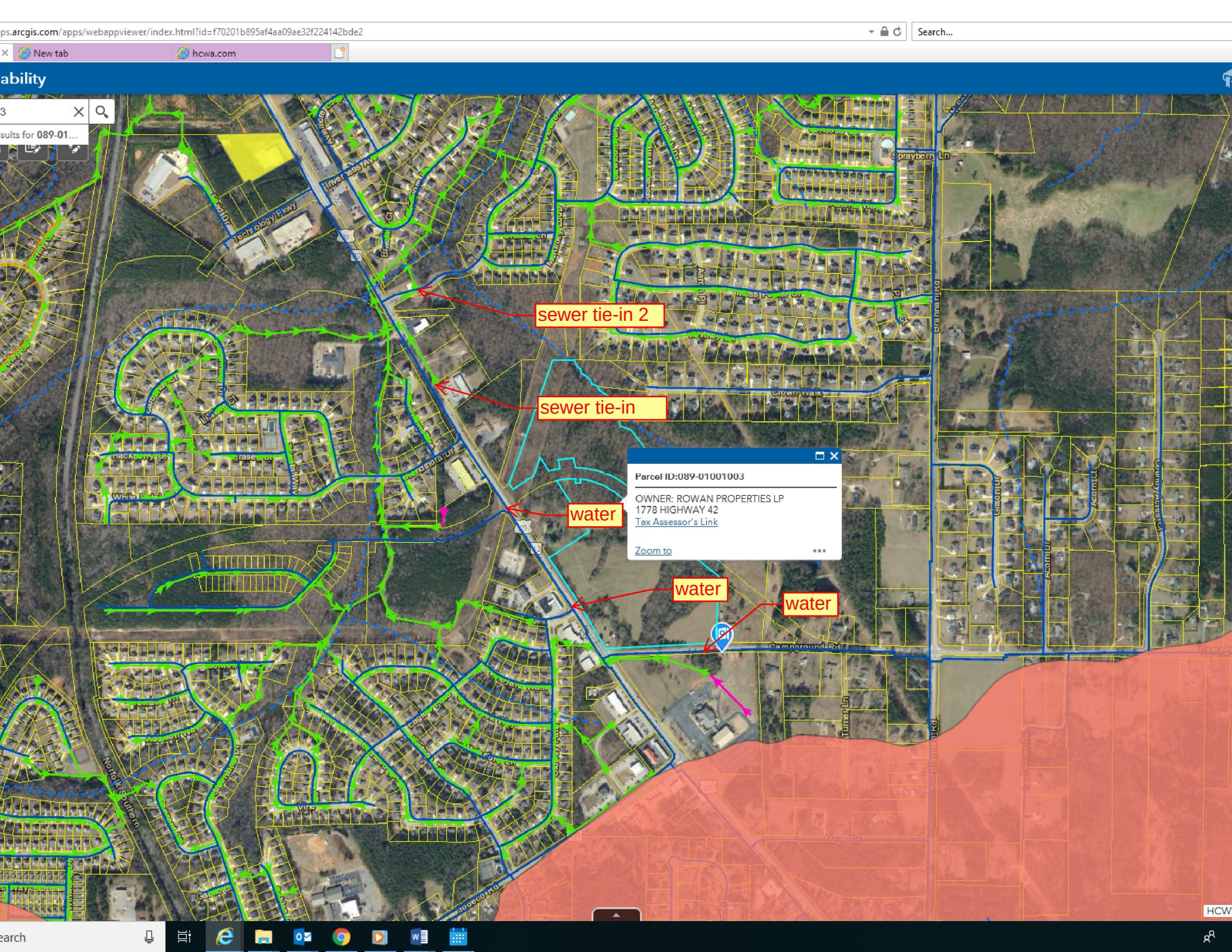
Planners and Engineers Collaborative, Inc. (PEC) is submitting this letter of intent as required to fulfill the water /sewer availability letter request for parcel ID's 089-01001003, 089-01001000 currently zoned RA. At present PEC is working through due diligence with our client who is proposing a PUD subdivision of total 243 units. The community would consist of 142 Townhome units and 101 Single Family homes. The Subject Property is located along Hwy 42 and Campground Rd in Mcdonough GA. The site is made up of two parcels that total approximately +-48.597-acres.

Attached are documents per your request. If there is anything else you may need, please reach out to me at htodd@pec.plus who is the point of contact for this project. Thank you for your time and assistance.

Current jurisdiction: RA – Henry County
Proposed jurisdiction PUD– City of Stockbridge

The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,
Planners and Engineers Collaborative, Inc.
Ramona Booker
Email rbooker@pec.plus
Phone number 678-684-6227


sewer tie-in 2
sewer tie-in
water
water
water
Parcel ID:089-01001003
OWNER: ROWAN PROPERTIES LP
1778 HIGHWAY 42
Tax Assessor's Link
Zoom to

Planners & Engineers Collaborative+

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 48.717acres, 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 neigbhorhood 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.

350 Research Ct, Ste. 200, Peachtree Corners, Georgia 30092 ■ 48 Atlanta Street, Marietta, Georgia 30060
Main: (770) 451-2741 ■ Fax: (770) 451-3915
www.pecatl.com

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

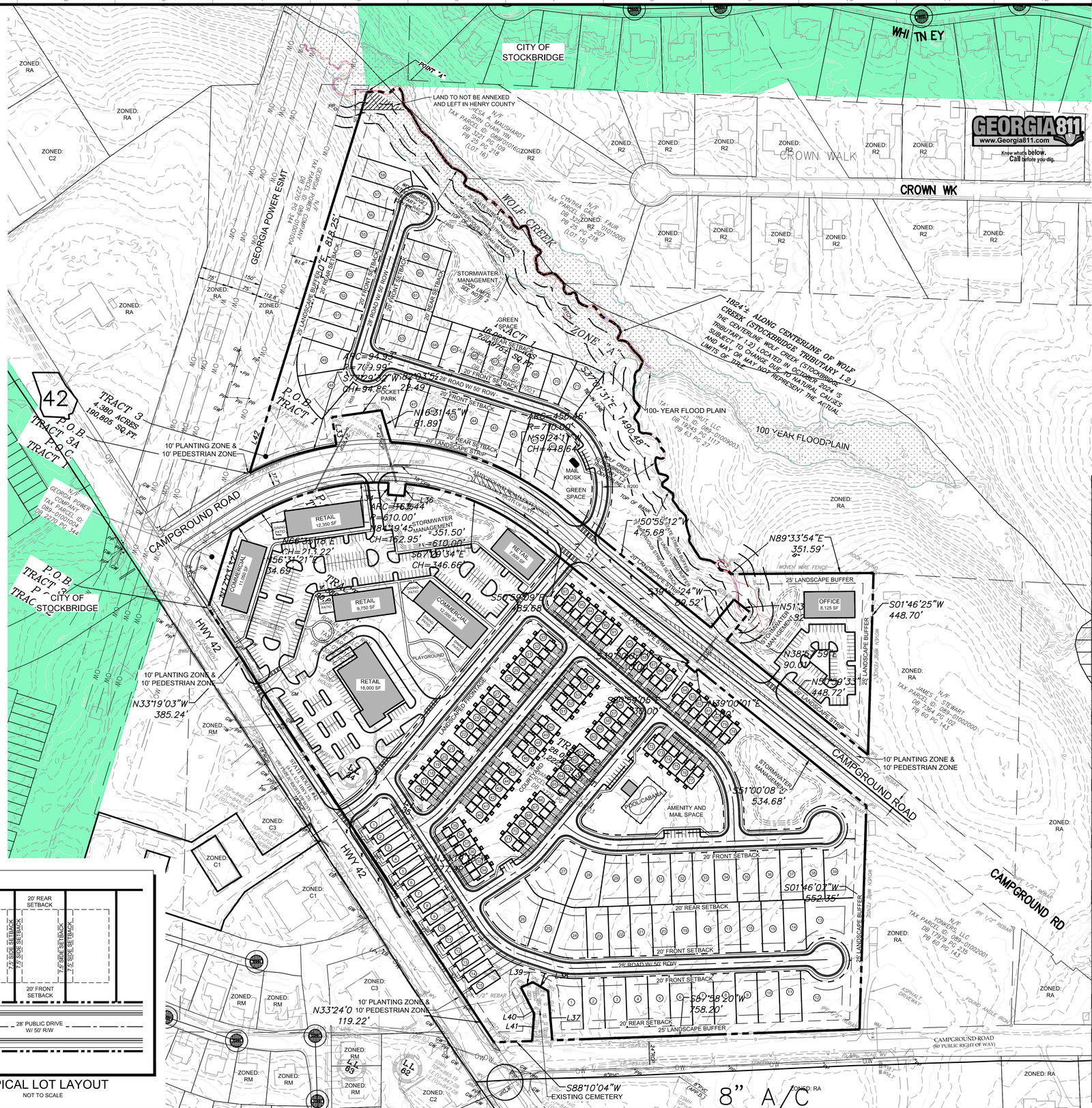
The applicant and owner respectfully request that the City of Stockbridge City Council, Planning Commission and Planning Staff approve and support the Applicant's rezoning request to allow for annexation into Stockbridge and the development of a new mixed use project with neighborhood commercial, office, and single-family attached and detached lots. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

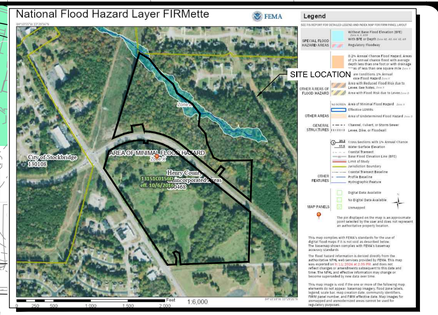
Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative.





FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	48.717 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 REQS	
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

TYPICAL LOT LAYOUT
NOT TO SCALE

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

HWY 42 @ CAMPGROUND ROAD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

HIGHWAY 42 @ CAMPGROUND ROAD
MCDONOUGH, GA 30253

HENRY COUNTY, GEORGIA

FOR

MERITAGE HOMES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
*1	01-21-2025	KW	ADDED BUNGALOWS

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

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

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

ZONING SITE PLAN

0 60 120 240 360

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

Z5
SHEET

J:\2019\19279\00A\Civil\Concepts & Exhibits\Zoning\19279.00A - Site - Zone-5.dwg - KWood - 1/22/2025 9:29 PM

The drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative

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

POINT "A"

N/F
THERESA A. MAUSHARDT
SHIN CHAIN YIN
TAX PARCEL ID: 089F01016000
DB 3221 PG 109
PB 25 PG 218
(LOT 16)

N/F
CYNTHIA GAIL W. FAUR
TAX PARCEL ID: 089F01015000
DB 3259 PG 207
PB 25 PG 218
(LOT 15)

1824'± ALONG CENTERLINE OF WOLF CREEK (STOCKBRIDGE TRIBUTARY 1.2.)
THE CENTERLINE WOLF CREEK (STOCKBRIDGE TRIBUTARY 1.2) LOCATED IN OCTOBER 2024 IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LIMITS OF TITLE.

WOLF CREEK
WOLF CREEK (STOCKBRIDGE) TRIBUTARY 1.2 CENTERLINE
TOP OF BANK
FLOOD LIMITS. SEE NOTE 2
ZONE "A"
DITCH

N/F
GEORGIA POWER COMPANY
TAX PARCEL ID: 089-01001004
DB 2270 PG 344

LAND LOT LINE APPROXIMATE LOCATION

TRACT 1
16.092± ACRES
700,975± SQ.FT.

N/F
ROWAN PROPERTIES LP
TAX PARCEL ID: 089-01001003
DB 2729 PG 59

N/F
SUSHRUT, LLC
TAX PARCEL ID: 089-01009003
DB 19245 PG 1117
PB 63 PG 27

N17°07'50"E 818.25'
61.6'
150'
75'
75'
112.8'
S37°01'31"E 1490.48'
TIE-IN LINE

P.O.B. TRACT 1
IPF 1/2" REBAR

TRACT 3A
0.188 ACRES
8,172 SQ.FT.

ARC=131.08'
R=610.00'
S68°22'55"W
CH=130.83'

P.O.B. TRACT 3A
P.O.C. TRACT 1

ARC=94.93'
R=709.99'
S77°29'32"W
CH=94.86'

S82°03'52"W 122.49'
N16°31'45"W 81.89'

ARC=456.46'
R=710.00'
N69°24'11"W
CH=448.64'

N50°59'12"W 475.68'

ARC=351.50'
R=610.00'
S67°29'34"E
CH=346.66'

S50°59'09"E 485.68'

ARC=163.44'
R=610.00'
N84°19'45"E
CH=162.95'

S33°17'30"E 474.53'

ARC=214.32'
R=610.00'
N66°35'18"E
CH=213.22'

N56°31'21"E 34.69'

TRACT 3
4.380 ACRES
190,805 SQ.FT.

N/F
ROWAN FAMILY REAL ESTATE LLC
TAX PARCEL ID: 089-01001000
DB 13086 PG 292
PB 51 PG 245

BARN
1 STORY WOOD HOUSE

N17°03'32"E 197.68'

S56°39'13"W 396.78'

P.O.B. TRACT 2
P.O.C. TRACT 2

N33°19'03"W 385.24'

TRACT 2
28.057 ACRES
1,222,152 SQ.FT.

N/F
ROWAN PROPERTIES LP
TAX PARCEL ID: 089-01001003
DB 2729 PG 59

N89°33'54"E 351.59'
ROCK FOUND
POINT "B"
WOVEN WIRE FENCE
S01°46'25"W 448.70'

WETLANDS
N51°33'18"W 48.82'
S39°46'24"W 89.52'
IPF 1/2" REBAR
N38°57'59"E 90.01'
N50°59'33"W 448.72'
EASEMENT PER REFERENCE 3 (EXCEPTION 10)

N/F
JAMES L. STEWART
TAX PARCEL ID: 089-01002000
DB 7364 PG 102
PB 60 PG 143

CAMPGROUND ROAD EXTENSION
(a.k.a. JODECO ROAD)
(VARIABLE RIGHT OF WAY)
EDGE OF PAVEMENT
CONCRETE FLUME
IPF 1/2" REBAR

S39°00'01"W 10.00'
N39°00'01"E 10.00'
S50°59'05"E 30.00'
S51°00'08"E 534.68'

S01°46'07"W 552.35'

N/F
YONKERS, LLC
TAX PARCEL ID: 089-01002001
DB 17979 PG 235
PB 60 PG 143

ASPHALT DRIVEWAY

CAMPGROUND ROAD (80' PUBLIC RIGHT OF WAY)

STATE ROUTE #42
(a.k.a. U.S. HWY 23)
(90' PUBLIC RIGHT OF WAY)

1 STORY WOOD HOUSE
SHED

S88°10'04"W 94.53'
N33°24'00"W 119.22'
S87°58'20"W 758.20'
N33°19'18"W 777.99'

LAND LOT LINE APPROXIMATE LOCATION

L.L. 34
L.L. 35
L.L. 62
L.L. 63

GEORGIA WEST ZONE

ABBREVIATIONS

APPROX.	Approximate	I.E.	Invert Elevation
#4	1/2" Rebar	IPF	Iron Pin Found
C&G	Curb and Gutter	IPS	Iron Pin Set
CLF	Chain Link Fence	LP	Light Pole
CMP	Corrugated Metal Pipe	MW	Monitoring Well
CO	Clean Out	N/F	Now or Formerly
CPP	Corrugated Plastic Pipe	OTP	Open Top Pipe
DB	Deed Book	PB	Plat Book
DI	Drop Inlet	PG	Page
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	POC	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	Hand Rail	W.D.F.	Wood Fence
H.W.	Hard Wood	WM	Water Meter
HW	Headwall	WV	Water Valve
ICV	Irrigation Control Valve		

811 Know what's below. Call before you dig.

LINETYPES

PROPERTY
- Adjacent Property
- Property Line
- Center of Creek

FENCE LINES
- Barb Wire Fence
- Chain link fence
- Wood Fence
- Woven Wire Fence

SITE / TOPOGRAPHIC FEATURES
- Guardrail

EXISTING OVERHEAD
- Overhead Wires

EXISTING UNDERGROUND
- Cable
- Electric
- Fiber Optic
- Gas
- Telecommunications
- Water
- Television
- Storm Drainage Line
- Sanitary Sewer

SHEET 1 OF 4
DRAWN BY: MS
CHECKED BY: JNH
FIELD MTG: 10/20/24
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

HENRY COUNTY
GEORGIA

LAND LOT(S) 34, 35, 62
DISTRICT 7TH

REVISIONS			
REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

Planners & Engineers Collaborative +
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-1745 WWW.PECLLC.COM
C.O.A. LSF000004

J:\2019\19279500\SurDrawings\19279.00 - ALTA.dwg - MSstocks - 12/2/2024 5:37 AM

The drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative

Know what's **below.** **Call** before you dig.

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 Pavement Marking
- ONLY Pavement Marking
- SCHOOL 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
- PMM 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
- Point
- BM 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

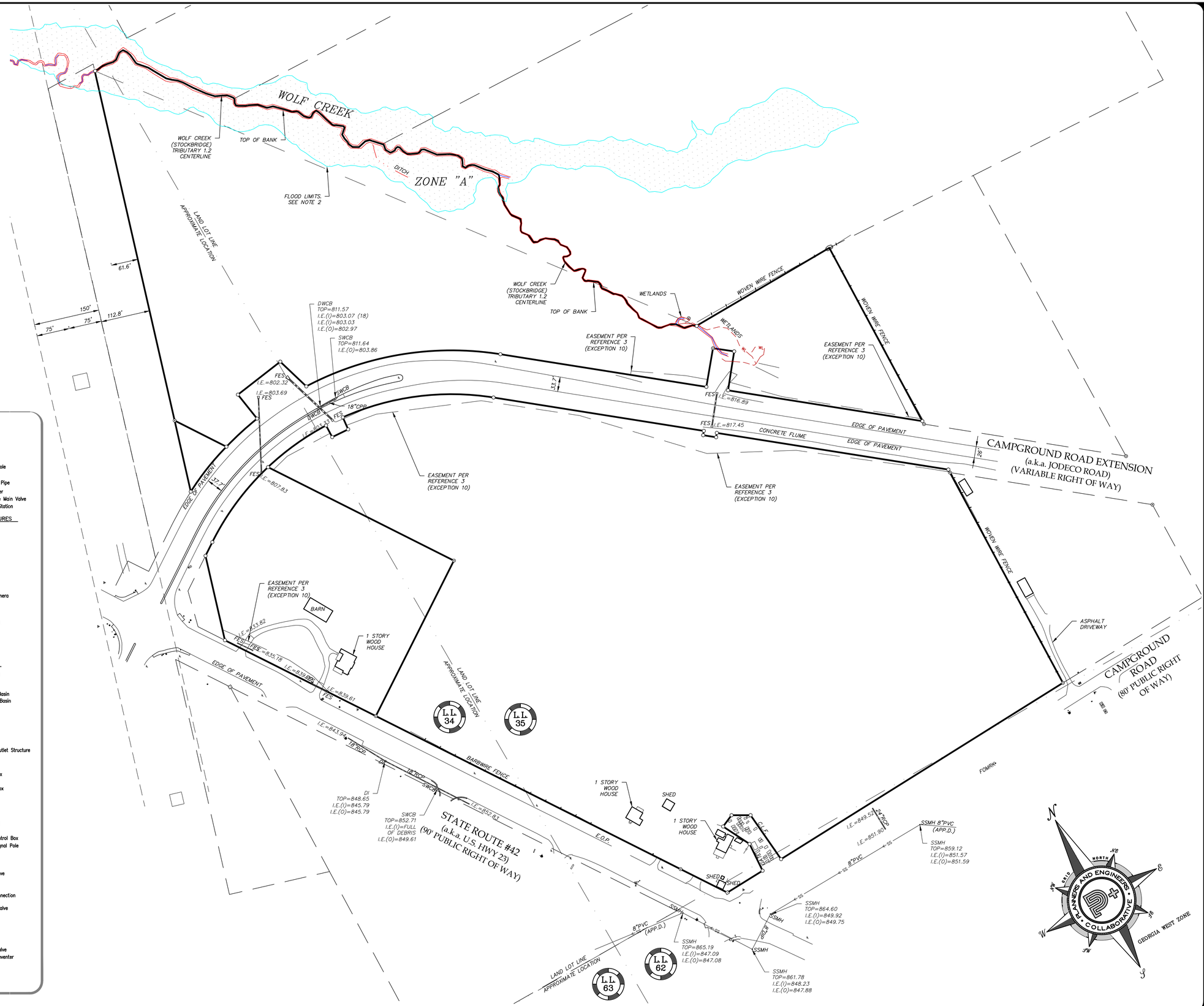
SITE / TOPOGRAPHIC FEATURES
- Street Sign
- AC Air Condition Unit
- BOL Bollard
- Mailbox
- Satellite Dish
- Flag Pole
- Monitoring Well
- Antenna
- Column
- Camera Pole / Camera
- Bore Hole Location
- Mile Post
- Rail Road Mile Post
- Land Lot Symbol

STORM / DRAINAGE
- Storm Structure Lid
- DI Drop Inlet
- Catch Basin
- Single Wing Catch Basin
- Double Wing Catch Basin
- Weir Inlet
- Head Wall
- Junction Box
- Curb Inlet
- Flared-in Section
- DS 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
- PRV Pressure Irrigation Valve
- Water Vent Pipe
- Water Valve Marker
- Water Marker
- Water Manhole
- ARV Water Air Release Valve
- BFP Water Back Flow Preventer
- Sprinkler Head
- Sprinkler Valve



SHEET 2 OF 4
DRAWN BY: MS
CHECKED BY: JNH
FILE NO.: 1920.00
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

HENRY COUNTY GEORGIA

LAND LOT(S) 34, 35, 62
DISTRICT 7TH

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

REVISIONS

P2C+ 60 YEARS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-2704 WWW.P2CLLC.COM
C.O.A. LSF000004

J:\2019\1927900\SurDrawings\192779.00 - ALTA.dwg - MSaboski - 12/2/2024 5:37 AM

The drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative

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.

Know what's below. Call before you dig.

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.

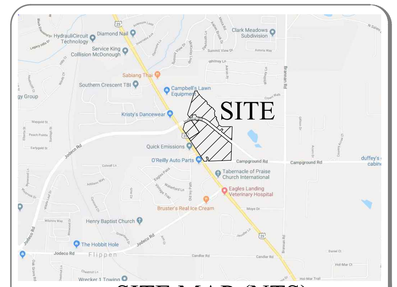
16. Right of Way Deed to Georgia Power Company filed February 12, 1971, filed of record in Deed Book 119, Page 259, Henry County, Georgia Records.
Comment: Does not affect subject property.

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
Clark Meadows Subdivision
Campground Rd
Campground Rd
Campground Rd
Jodeco Rd
Jodeco Rd
Jodeco

The drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative.

LEGAL DESCRIPTION (TITLE)

TRACT 1:
ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 35 of the 7'h 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. Saif Five acre tract shall be bounded on the West by State Highway #42 and the width if 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 plate 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°46'25"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 (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.

Know what's below. Call before you dig.

J:\2019\19279.00\SurDrawings\19279.00 - ALTA.dwg - MSobolski - 12/2/2024 5:37 AM

SHEET 4 OF 4
DRAWN BY: MS
CHECKED BY: JNH
FILE NO.: 19279.00
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
HENRY COUNTY GEORGIA

LAND LOT(S) 34, 35, 62, 63
DISTRICT 7TH

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)662-4741 WWW.PEC.US
C.O.A.-LSF000004

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 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

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.









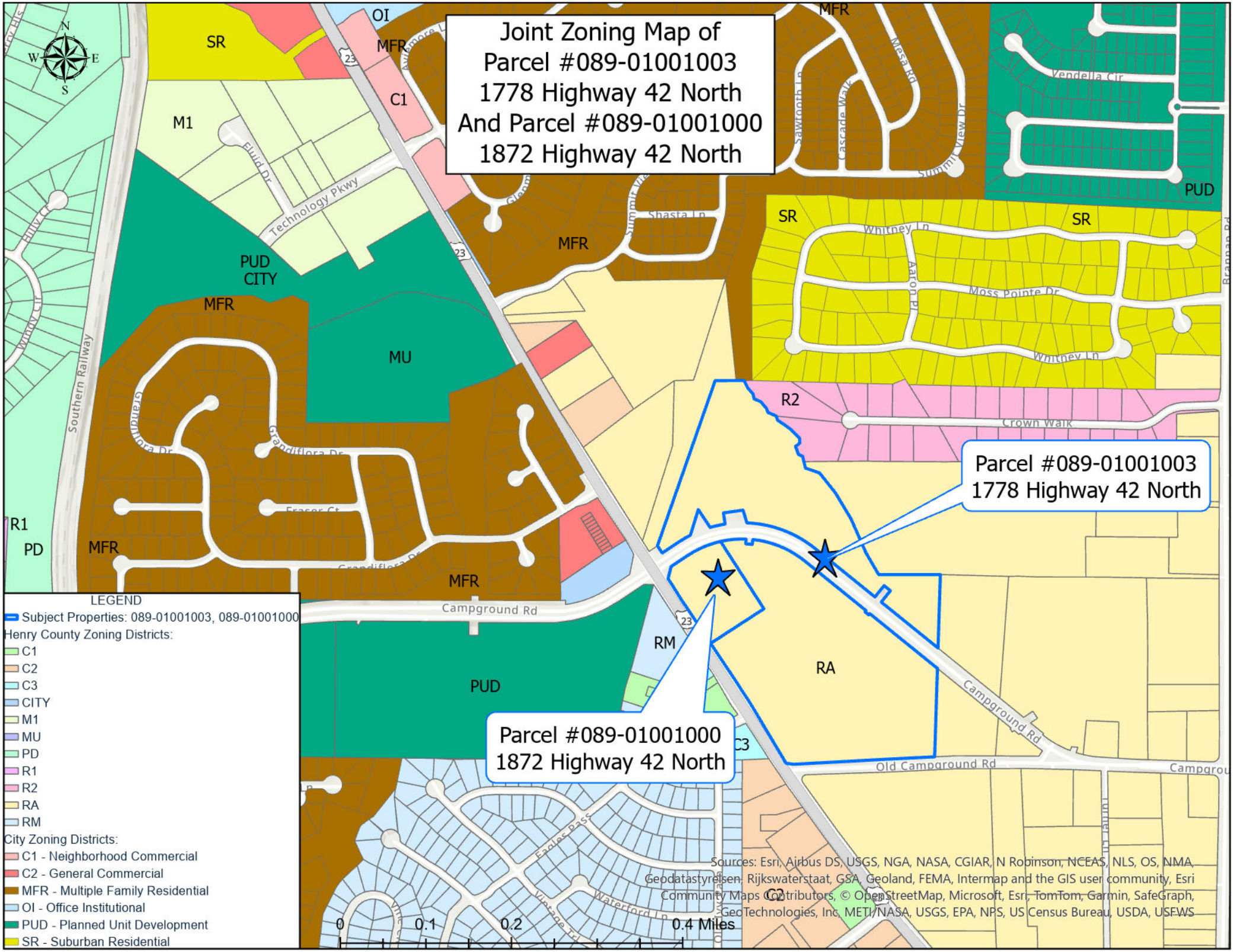


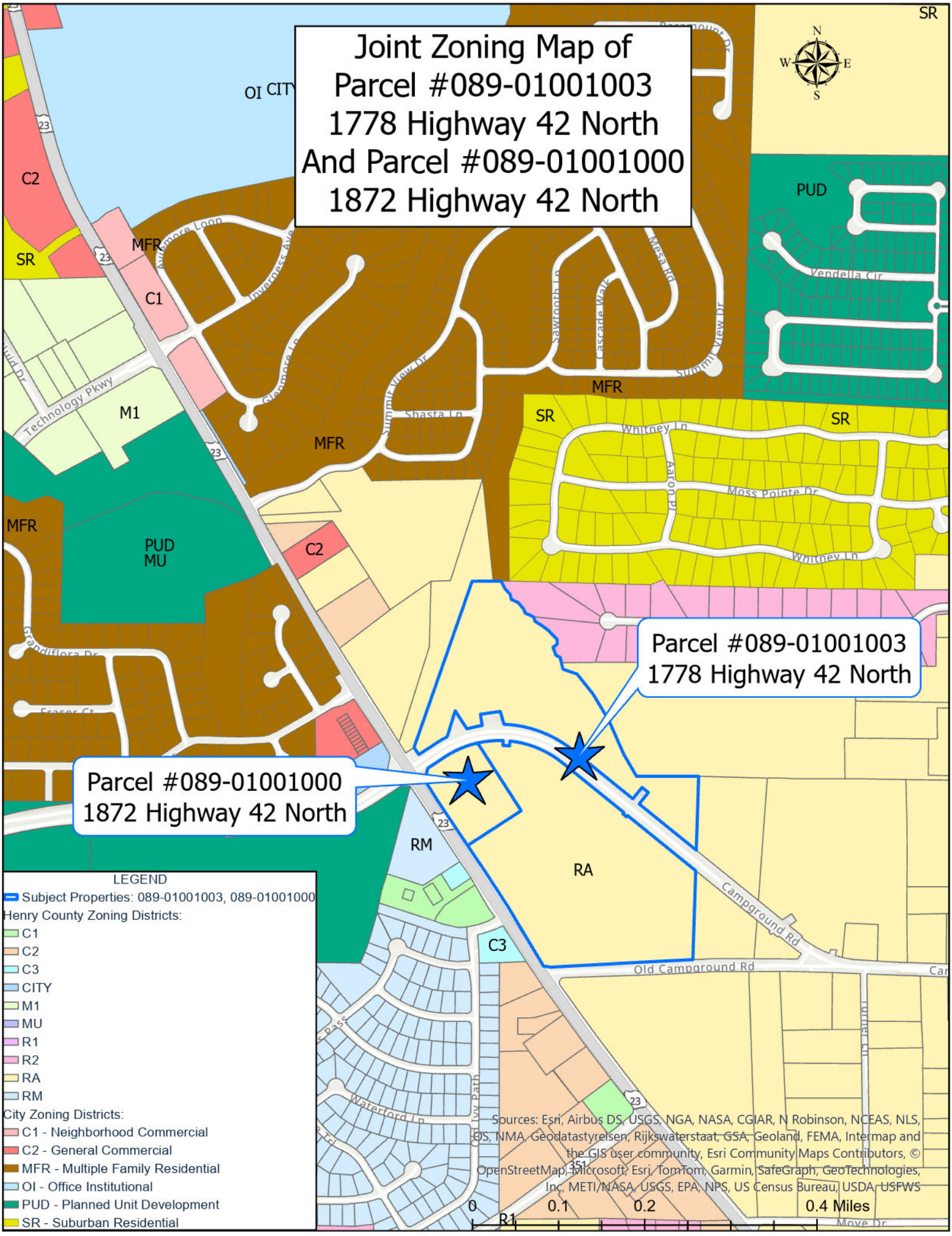


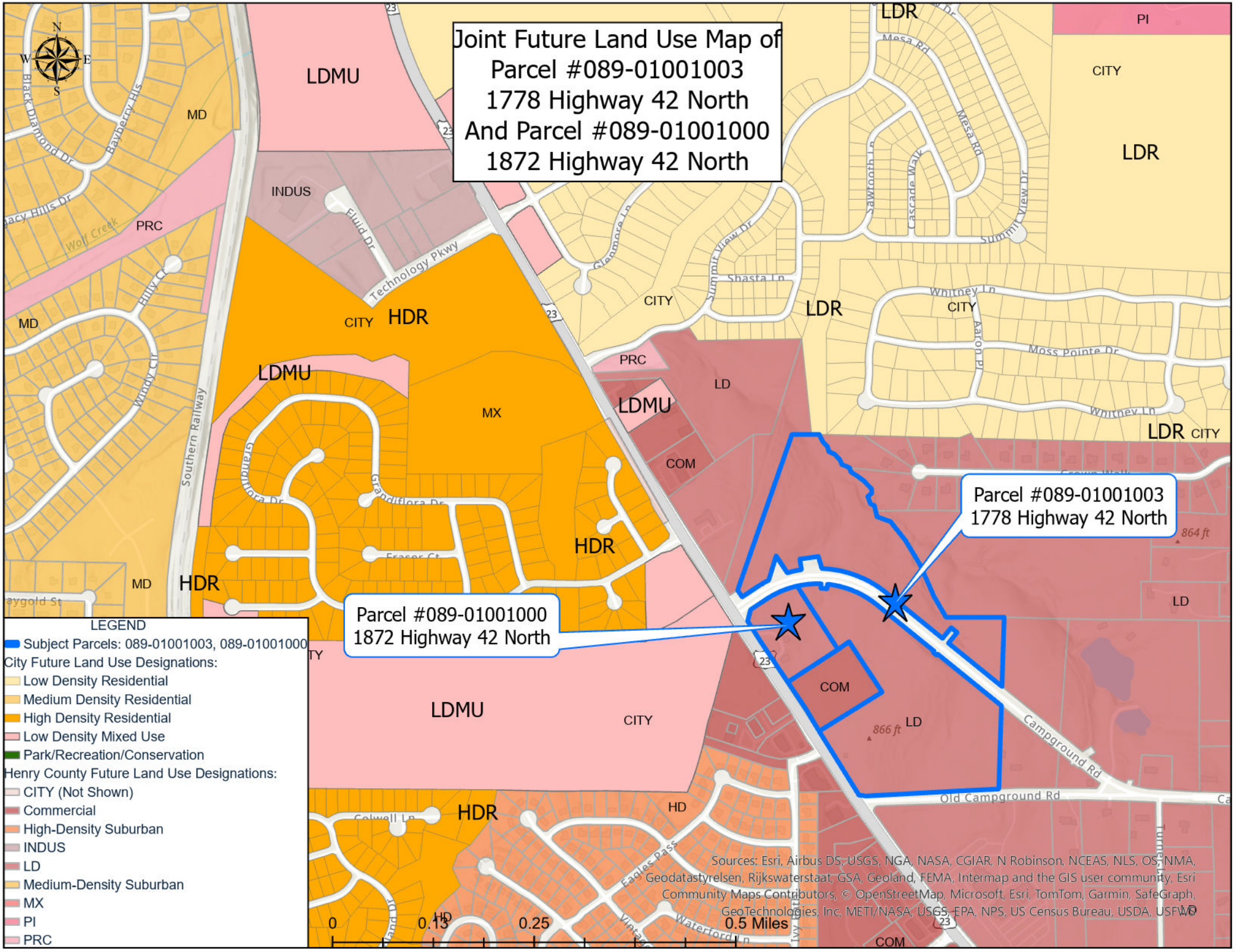


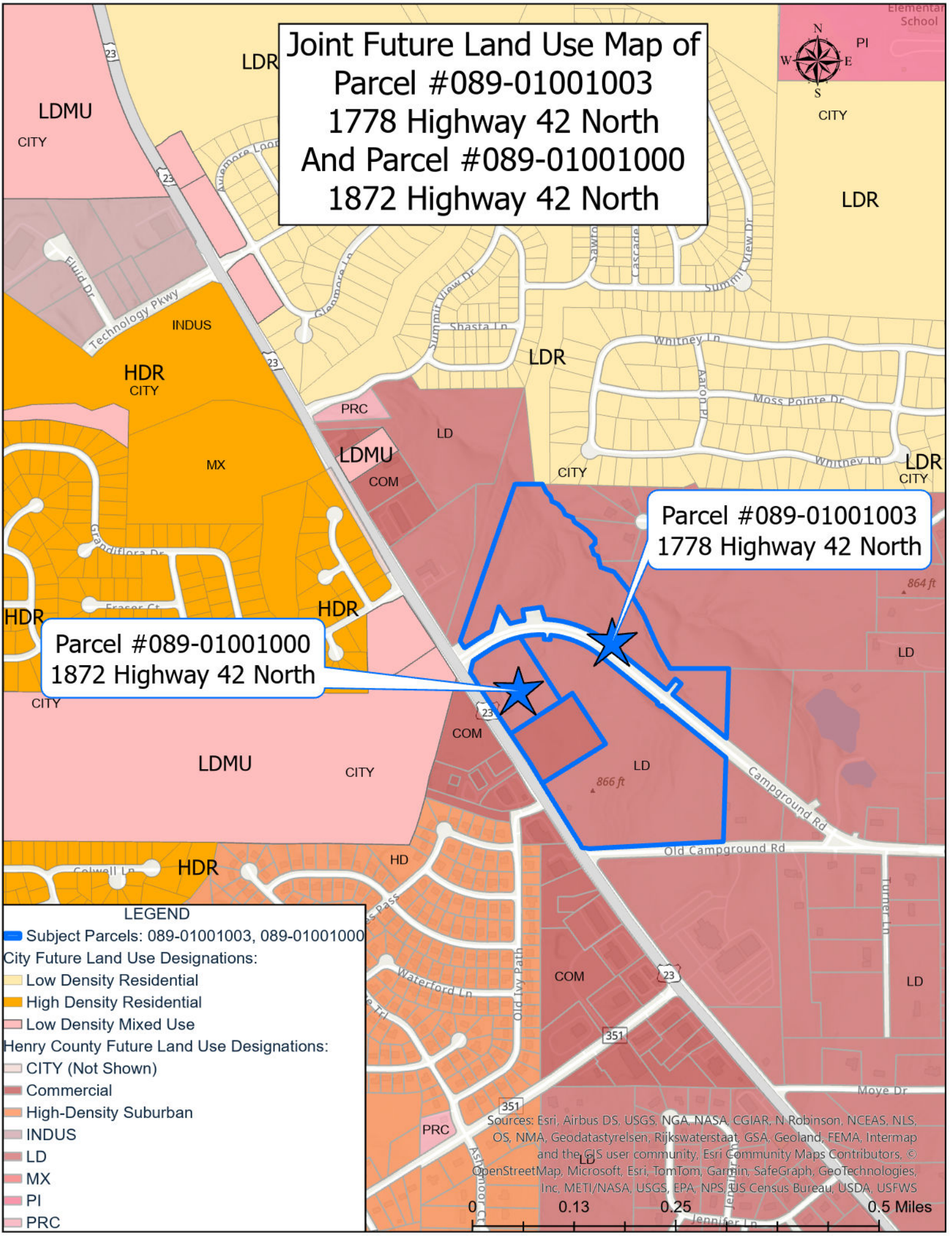


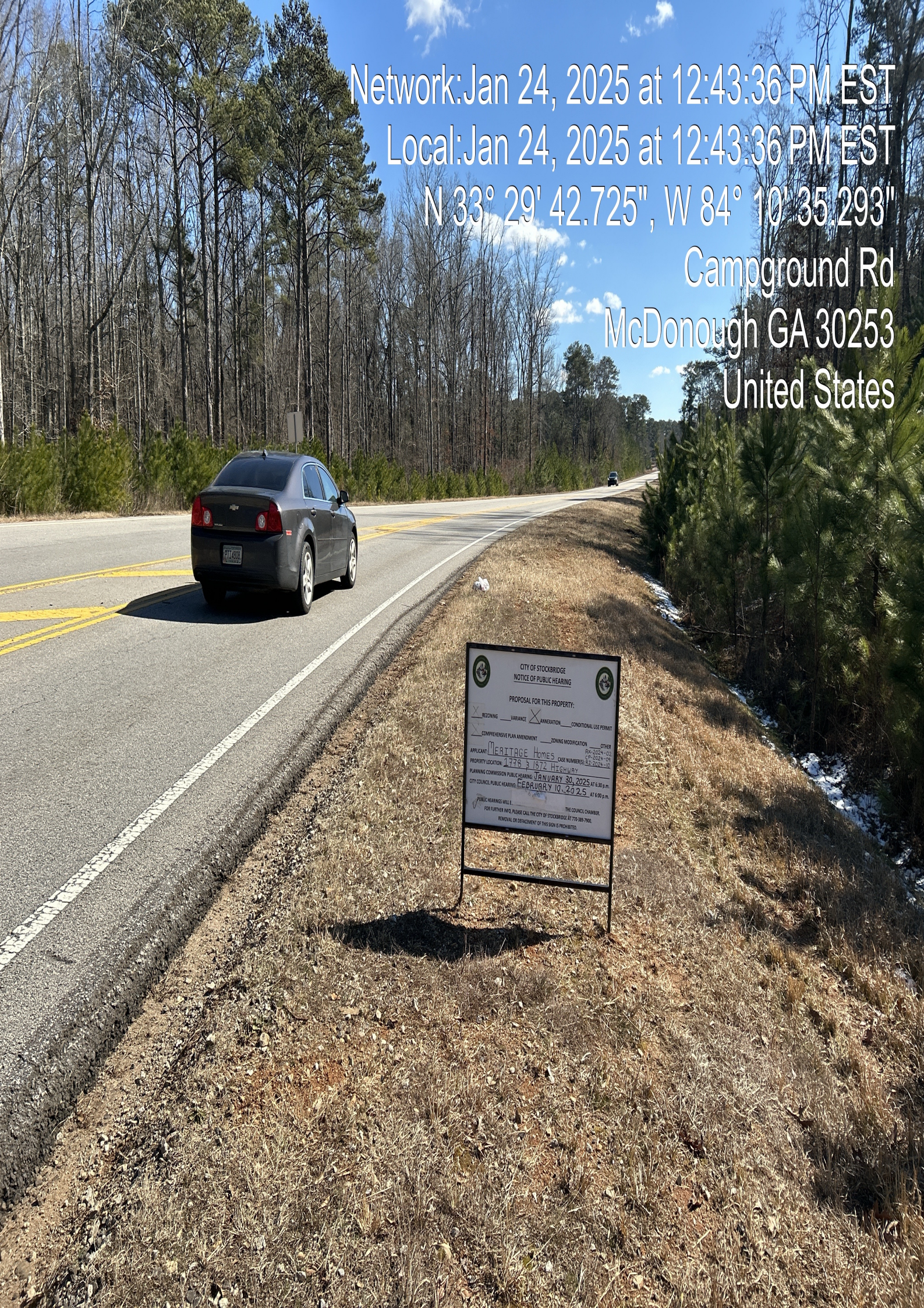



Joint Zoning Map of
Parcel #089-01001003
1778 Highway 42 North
And Parcel #089-01001000
1872 Highway 42 North
Parcel #089-01001003
1778 Highway 42 North
Parcel #089-01001000
1872 Highway 42 North
LEGEND
Subject Properties: 089-01001003, 089-01001000
Henry County Zoning Districts:
C1
C2
C3
CITY
M1
MU
PD
R1
R2
RA
RM
City Zoning Districts:
C1 - Neighborhood Commercial
C2 - General Commercial
MFR - Multiple Family Residential
OI - Office Institutional
PUD - Planned Unit Development
SR - Suburban Residential
Campground Rd
Old Campground Rd
Technology Pkwy
Grandiflora Dr
Crown Walk
Whitney Ln
Moss Pointe Dr
Shasta Ln
Vendella Cir
Southern Railway
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
0
0.1
0.2
0.4 Miles


Joint Zoning Map of
Parcel #089-01001003
1778 Highway 42 North
And Parcel #089-01001000
1872 Highway 42 North
Parcel #089-01001003
1778 Highway 42 North
Parcel #089-01001000
1872 Highway 42 North
C2
SR
MFR
C1
M1
PUD
MU
RM
RA
C3
OI CITY
Technology Pkwy
Shasta Ln
Whitney Ln
Moss Pointe Dr
Aaron Pl
Vendella Cir
Campground Rd
Old Campground Rd
Waterford Ln
Ivy Path
Grandiflora Dr
Fraser Ct
LEGEND
Subject Properties: 089-01001003, 089-01001000
Henry County Zoning Districts:
C1
C2
C3
CITY
M1
MU
R1
R2
RA
RM
City Zoning Districts:
C1 - Neighborhood Commercial
C2 - General Commercial
MFR - Multiple Family Residential
OI - Office Institutional
PUD - Planned Unit Development
SR - Suburban Residential
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
0
0.1
0.2
0.4 Miles


Joint Future Land Use Map of
Parcel #089-01001003
1778 Highway 42 North
And Parcel #089-01001000
1872 Highway 42 North
Parcel #089-01001003
1778 Highway 42 North
Parcel #089-01001000
1872 Highway 42 North
LEGEND
Subject Parcels: 089-01001003, 089-01001000
City Future Land Use Designations:
Low Density Residential
Medium Density Residential
High Density Residential
Low Density Mixed Use
Park/Recreation/Conservation
Henry County Future Land Use Designations:
CITY (Not Shown)
Commercial
High-Density Suburban
INDUS
LD
Medium-Density Suburban
MX
PI
PRC
LDMU
HDR
LDR
CITY
MD
INDUS
PRC
LD
MX
COM
HD
PI
Technology Pkwy
Fluid Dr
Southern Railway
Campground Rd
Old Campground Rd
Mesa Rd
Summit View Dr
Shasta Ln
Whitney Ln
Moss Pointe Dr
Aaron Pl
Grandiflora Dr
Fraser Ct
Calwell Ln
Eagles Pass
Waterford Ln
Black Diamond Dr
Bayberry Hls
Wolf Creek
Windy Cir
Sawtooth Ln
Cascade Walk
Glenmere Ln
Ivy Hill Ln
Turner Ln
864 ft
866 ft
0
0.13
0.25
0.5 Miles
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS


Joint Future Land Use Map of
Parcel #089-01001003
1778 Highway 42 North
And Parcel #089-01001000
1872 Highway 42 North
Parcel #089-01001003
1778 Highway 42 North
Parcel #089-01001000
1872 Highway 42 North
LDR
LDMU
CITY
INDUS
HDR
MX
PRC
LD
COM
HD
PI
Technology Pkwy
Fluid Dr
Summit View Dr
Shasta Ln
Whitney Ln
Aaron Pl
Moss Pointe Dr
Grandiflora Dr
Fraser Ct
Campground Rd
Old Campground Rd
Waterford Ln
Old Ivy Path
Moye Dr
Turner Ln
Jennifer Ln
Ashmoor Ct
Elementary School
864 ft
866 ft
LEGEND
Subject Parcels: 089-01001003, 089-01001000
City Future Land Use Designations:
Low Density Residential
High Density Residential
Low Density Mixed Use
Henry County Future Land Use Designations:
CITY (Not Shown)
Commercial
High-Density Suburban
INDUS
LD
MX
PI
PRC
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
0
0.13
0.25
0.5 Miles


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:
X REZONING ___VARIANCE X ANNEXATION ___CONDITIONAL USE PERMIT
___COMPREHENSIVE PLAN AMENDMENT ___ZONING MODIFICATION ___OTHER
APPLICANT MERITAGE HOMES CASE NUMBER(S): RX-2024-02
CP-2024-01
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 THE COUNCIL CHAMBER.
FOR FURTHER INFO, PLEASE CALL THE CITY OF STOCKBRIDGE AT 770-389-7900.
REMOVAL OR DEFACEMENT OF THIS SIGN IS PROHIBITED.

The drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative

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

POINT "A"

N/F
THERESA A. MAUSHARDT
SHIN CHAIN YIN
TAX PARCEL ID: 089F01016000
DB 3221 PG 109
PB 25 PG 218
(LOT 16)

N/F
CYNTHIA GAIL W. FAUR
TAX PARCEL ID: 089F01015000
DB 3259 PG 207
PB 25 PG 218
(LOT 15)

1824'± ALONG CENTERLINE OF WOLF CREEK (STOCKBRIDGE TRIBUTARY 1.2.)
THE CENTERLINE WOLF CREEK (STOCKBRIDGE TRIBUTARY 1.2) LOCATED IN OCTOBER 2024 IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LIMITS OF TITLE.

WOLF CREEK
WOLF CREEK (STOCKBRIDGE) TRIBUTARY 1.2 CENTERLINE
TOP OF BANK
FLOOD LIMITS. SEE NOTE 2
ZONE "A"
DITCH

N/F
GEORGIA POWER COMPANY
TAX PARCEL ID: 089-01001004
DB 2270 PG 344

LAND LOT LINE APPROXIMATE LOCATION

TRACT 1
16.092± ACRES
700,975± SQ.FT.

N/F
ROWAN PROPERTIES LP
TAX PARCEL ID: 089-01001003
DB 2729 PG 59

N/F
SUSHRUT, LLC
TAX PARCEL ID: 089-01009003
DB 19245 PG 1117
PB 63 PG 27

N17°07'50"E 818.25'
61.6'
150'
75'
75'
112.8'
S37°01'31"E 1490.48'
TIE-IN LINE

P.O.B. TRACT 1
IPF 1/2" REBAR

TRACT 3A
0.188 ACRES
8,172 SQ.FT.

ARC=131.08'
R=610.00'
S68°22'55"W
CH=130.83'

P.O.B. TRACT 3A
P.O.C. TRACT 1

ARC=94.93'
R=709.99'
S77°29'32"W
CH=94.86'

S82°03'52"W 122.49'
N16°31'45"W 81.89'

ARC=456.46'
R=710.00'
N69°24'11"W
CH=448.64'

N50°59'12"W 475.68'

ARC=351.50'
R=610.00'
S67°29'34"E
CH=346.66'

S50°59'09"E 485.68'

ARC=163.44'
R=610.00'
N84°19'45"E
CH=162.95'

S33°17'30"E 474.53'

ARC=214.32'
R=610.00'
N66°35'18"E
CH=213.22'

N56°31'21"E 34.69'

TRACT 3
4.380 ACRES
190,805 SQ.FT.

N/F
ROWAN FAMILY REAL ESTATE LLC
TAX PARCEL ID: 089-01001000
DB 13086 PG 292
PB 51 PG 245

BARN
1 STORY WOOD HOUSE

N17°03'32"E 197.68'

S56°39'13"W 396.78'

P.O.B. TRACT 2
P.O.C. TRACT 2

N33°19'03"W 385.24'

TRACT 2
28.057 ACRES
1,222,152 SQ.FT.

N/F
ROWAN PROPERTIES LP
TAX PARCEL ID: 089-01001003
DB 2729 PG 59

N89°33'54"E 351.59'
ROCK FOUND
POINT "B"
WOVEN WIRE FENCE
S01°46'25"W 448.70'

WETLANDS
N51°33'18"W 48.82'
S39°46'24"W 89.52'
IPF 1/2" REBAR
N38°57'59"E 90.01'
N50°59'33"W 448.72'
EASEMENT PER REFERENCE 3 (EXCEPTION 10)

N/F
JAMES L. STEWART
TAX PARCEL ID: 089-01002000
DB 7364 PG 102
PB 60 PG 143

CAMPGROUND ROAD EXTENSION
(a.k.a. JODECO ROAD)
(VARIABLE RIGHT OF WAY)
EDGE OF PAVEMENT
CONCRETE FLUME
IPF 1/2" REBAR

S39°00'01"W 10.00'
N39°00'01"E 10.00'
S50°59'05"E 30.00'
S51°00'08"E 534.68'

S01°46'07"W 552.35'

N/F
YONKERS, LLC
TAX PARCEL ID: 089-01002001
DB 17979 PG 235
PB 60 PG 143

ASPHALT DRIVEWAY

CAMPGROUND ROAD (80' PUBLIC RIGHT OF WAY)

STATE ROUTE #42
(a.k.a. U.S. HWY 23)
(90' PUBLIC RIGHT OF WAY)

1 STORY WOOD HOUSE
SHED

S88°10'04"W 94.53'
N33°24'00"W 119.22'
S87°58'20"W 758.20'
N33°19'18"W 777.99'

LAND LOT LINE APPROXIMATE LOCATION

L.L. 34
L.L. 35
L.L. 62
L.L. 63

GEORGIA WEST ZONE

ABBREVIATIONS

APPROX.	Approximate	I.E.	Invert Elevation
#4	1/2" Rebar	IPF	Iron Pin Found
C&G	Curb and Gutter	IPS	Iron Pin Set
CLF	Chain Link Fence	LP	Light Pole
CMP	Corrugated Metal Pipe	MW	Monitoring Well
CO	Clean Out	N/F	Now or Formerly
CPP	Corrugated Plastic Pipe	OTP	Open Top Pipe
DB	Deed Book	PB	Plat Book
DI	Drop Inlet	PG	Page
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	POC	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	Hand Rail	W.D.F.	Wood Fence
H.W.	Hard Wood	WM	Water Meter
HW	Headwall	WV	Water Valve
ICV	Irrigation Control Valve		

811 Know what's below. Call before you dig.

LINETYPES

PROPERTY
- Adjacent Property
- Property Line
- Center of Creek

FENCE LINES
- Barb Wire Fence
- Chain link fence
- Wood Fence
- Woven Wire Fence

SITE / TOPOGRAPHIC FEATURES
- Guardrail

EXISTING OVERHEAD
- Overhead Wires

EXISTING UNDERGROUND
- Cable
- Electric
- Fiber Optic
- Gas
- Telecommunications
- Water
- Television
- Storm Drainage Line
- Sanitary Sewer

SHEET 1 OF 4
DRAWN BY: MS
CHECKED BY: JNH
FIELD MTG: 10/20/24
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

HENRY COUNTY
GEORGIA

LAND LOT(S) 34, 35, 62
DISTRICT 7TH

REVISIONS			
REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

Planners & Engineers Collaborative +
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-1745 WWW.PECLLC.COM
C.O.A. LSF000004

J:\2019\19279500\SurDrawings\19279.00 - ALTA.dwg - MSstocks - 12/2/2024 5:37 AM

The drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative

Know what's **below.** **Call** before you dig.

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 Pavement Marking
- ONLY Pavement Marking
- SCHOOL 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
- PMM 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
- Point
- BM 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

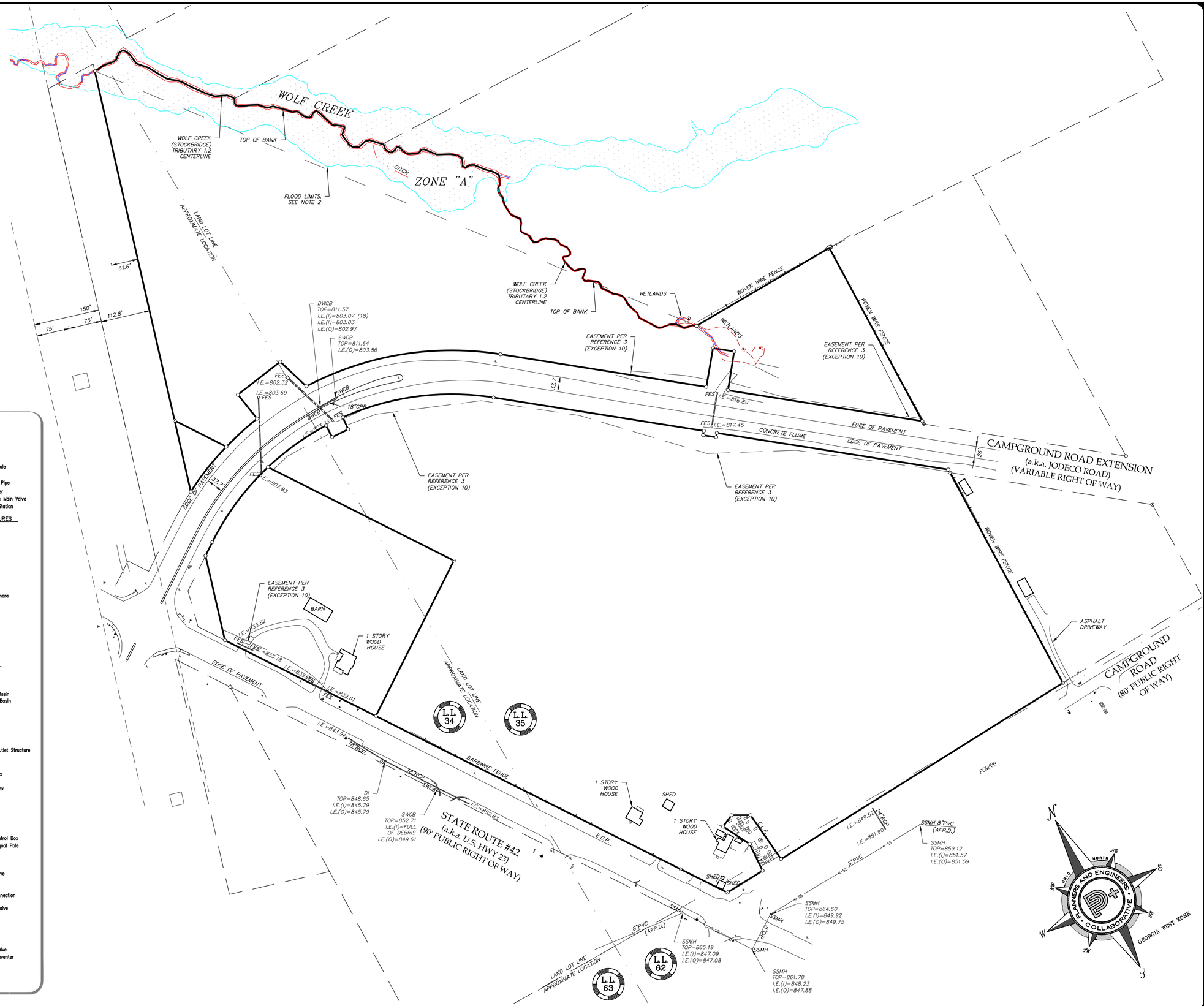
SITE / TOPOGRAPHIC FEATURES
- Street Sign
- AC Air Condition Unit
- BOL Bollard
- Mailbox
- Satellite Dish
- Flag Pole
- Monitoring Well
- Antenna
- Column
- Camera Pole / Camera
- Bore Hole Location
- Mile Post
- Rail Road Mile Post
- Land Lot Symbol

STORM / DRAINAGE
- Storm Structure Lid
- DI Drop Inlet
- Catch Basin
- Single Wing Catch Basin
- Double Wing Catch Basin
- Weir Inlet
- Head Wall
- Junction Box
- Curb Inlet
- Flared-in Section
- DS 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
- PRV Pressure Irrigation Valve
- Water Vent Pipe
- Water Valve Marker
- Water Marker
- Water Manhole
- ARV Water Air Release Valve
- BFP Water Back Flow Preventer
- Sprinkler Head
- Sprinkler Valve



SHEET 2 OF 4
DRAWN BY: MS
CHECKED BY: JNH
FILE NO.: 1920.00
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

HENRY COUNTY GEORGIA

LAND LOT(S) 34, 35, 62
DISTRICT 7TH

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

REVISIONS

P2C+ 60 YEARS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-2704 WWW.P2CLLC.COM
C.O.A. LSF000004

J:\2019\1927900\SurDrawings\192779.00 - ALTA.dwg - MSaboski - 12/2/2024 5:37 AM

The drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative

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.

Know what's below. Call before you dig.

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.

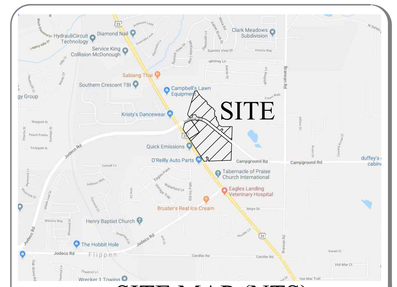
16. Right of Way Deed to Georgia Power Company filed February 12, 1971, filed of record in Deed Book 119, Page 259, Henry County, Georgia Records.
Comment: Does not affect subject property.

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
Clark Meadows Subdivision
Campground Rd
Campground Rd
Campground Rd
Jodeco Rd
Jodeco Rd
Jodeco

The drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative.

LEGAL DESCRIPTION (TITLE)

TRACT 1:
ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 35 of the 7'h 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. Saif Five acre tract shall be bounded on the West by State Highway #42 and the width if 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 plate 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°46'25"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 (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.

Know what's below. Call before you dig.

J:\2019\19279.00\SurDrawings\19279.00 - ALTA.dwg - MSobolski - 12/2/2024 5:37 AM

SHEET 4 OF 4
DRAWN BY: MS
CHECKED BY: JNH
FILE NO.: 19279.00
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
HENRY COUNTY GEORGIA

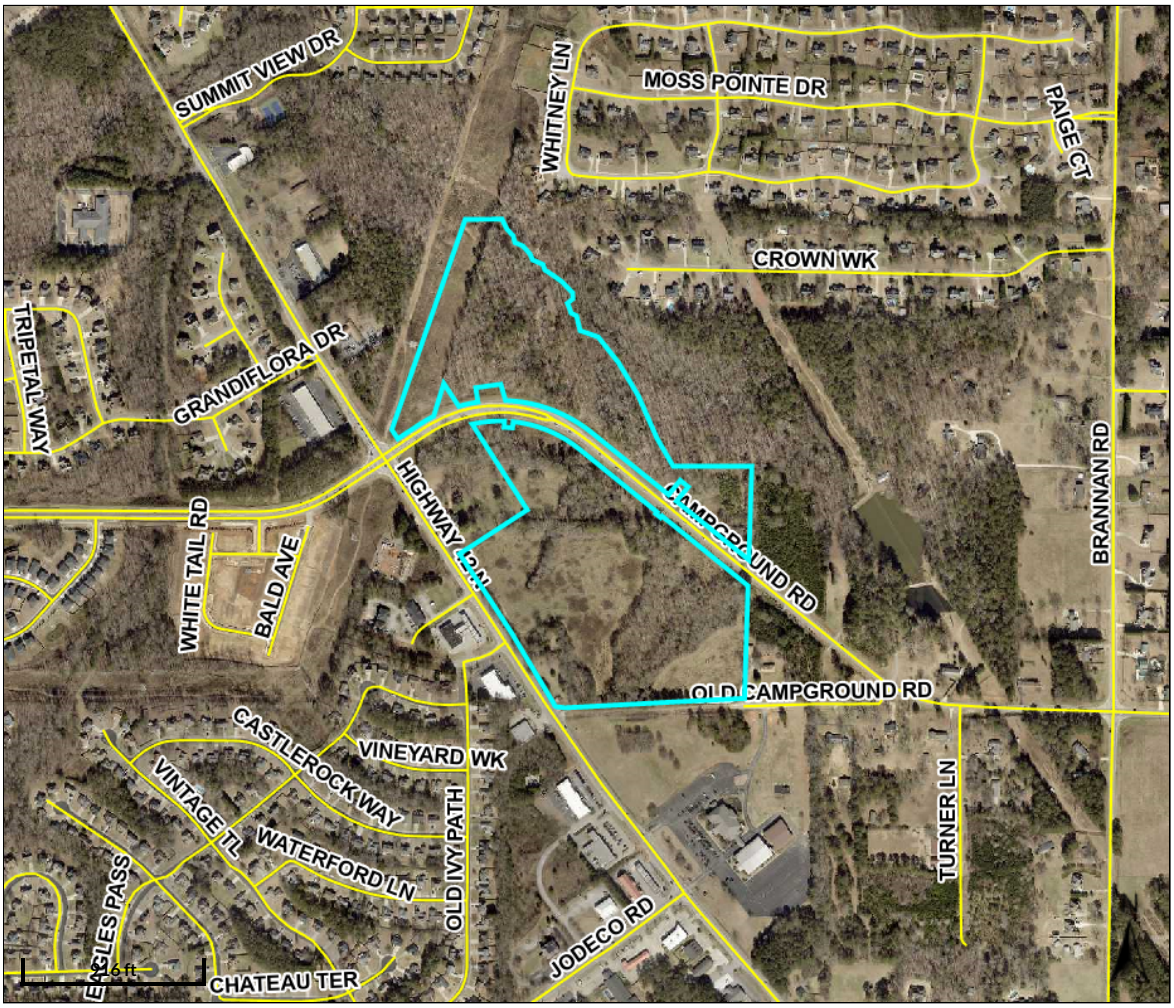
LAND LOT(S) 34, 35, 62, 63
DISTRICT 7TH

REVISIONS

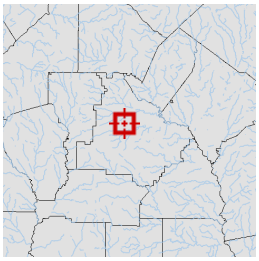
REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)662-4741 WWW.PEC.US
C.O.A.-LSF000004

Henry County, GA



Overview



Legend

- Parcels
- Roads

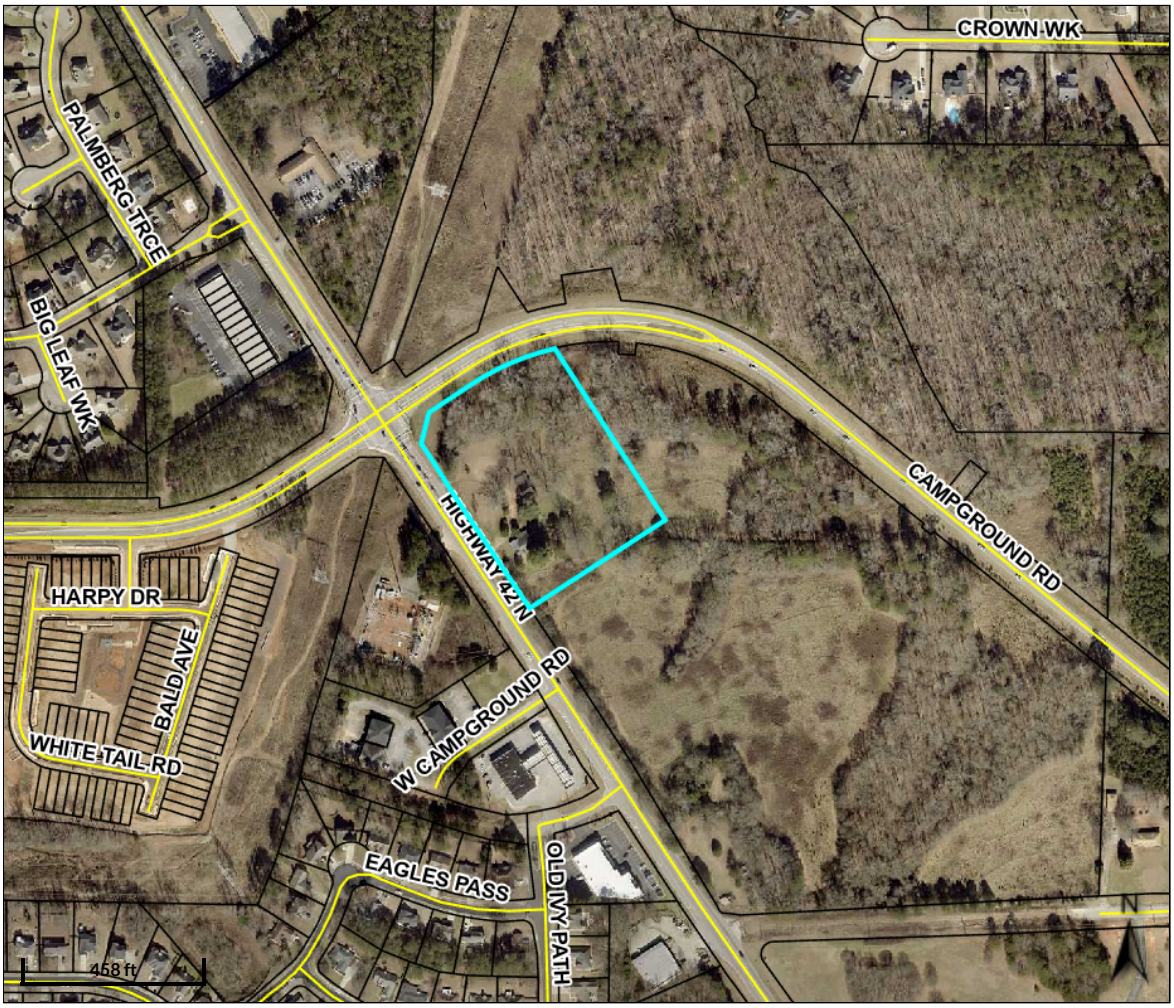
Parcel ID	089-01001003	**Class**	Agricultural	**Owner**	ROWAN	**Land**	$356,300			
Property	1778	**Acreage**	49.89	**Address**	PROPERTIES LP	**Value:**				
Address	HIGHWAY 42				1872 HWY 42	**Building**	$0	**Last 2 Sales**		
District	Henry County				NORTH	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					MCDONOUGH, GA	**Misc**	$0	11/14/1997	$0	UC	U
					30253	**Value:**		n/a	$	n/a	n/a
						Total	$356,400				
						Value:					

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

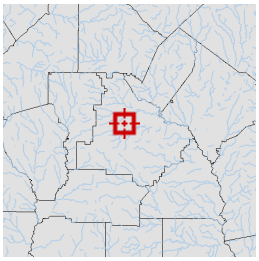
Date created: 1/23/2025
Last Data Uploaded: 1/23/2025 1:12:16 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



Overview



Legend

Parcels

Roads

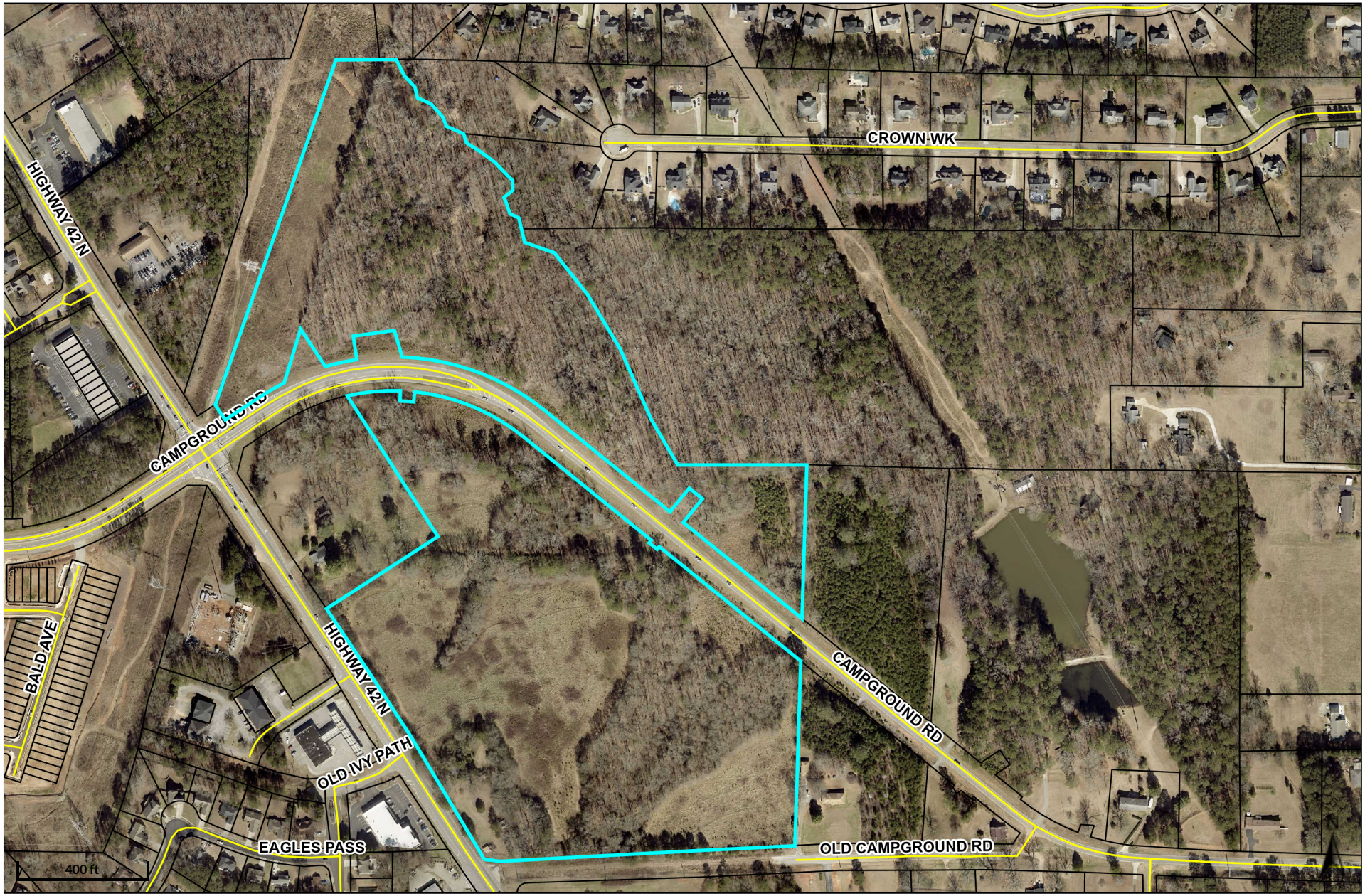
Parcel ID	089-01001000	**Class**	Residential	**Owner**	ROWAN FAMILY REAL ESTATE LLC	**Land Value:**	$67,500			
Property Address	1872 HIGHWAY 42	**Acreage**	5.0	**Address**	83 BRANNAN RD MCDONOUGH, GA 30253	**Building Value:**	$254,700	**Last 2 Sales**		
District	Henry County					**Misc Value:**	$450	**Date**	**Price**	**Reason**	**Qual**
								5/10/2013	$0	VF	U
								5/10/2013	$0	VF	U
						Total Value:	$392,600			

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

Date created: 1/23/2025
Last Data Uploaded: 1/23/2025 1:12:16 AM

Developed by SCHNEIDER GEOSPATIAL

HIGHWAY 42 NORTH REZONING



[Message Received on 12/06/24 at 6:19 PM]

Keedra and Ryan,
Our client is still working with the owner on the mixed use and how to change the plan. Can we request to move another 30 days to February hearing?

Thank you.

Kenneth J. Wood PE, LEED AP
Principle / CEO
PEC+
Sent from my iPhone

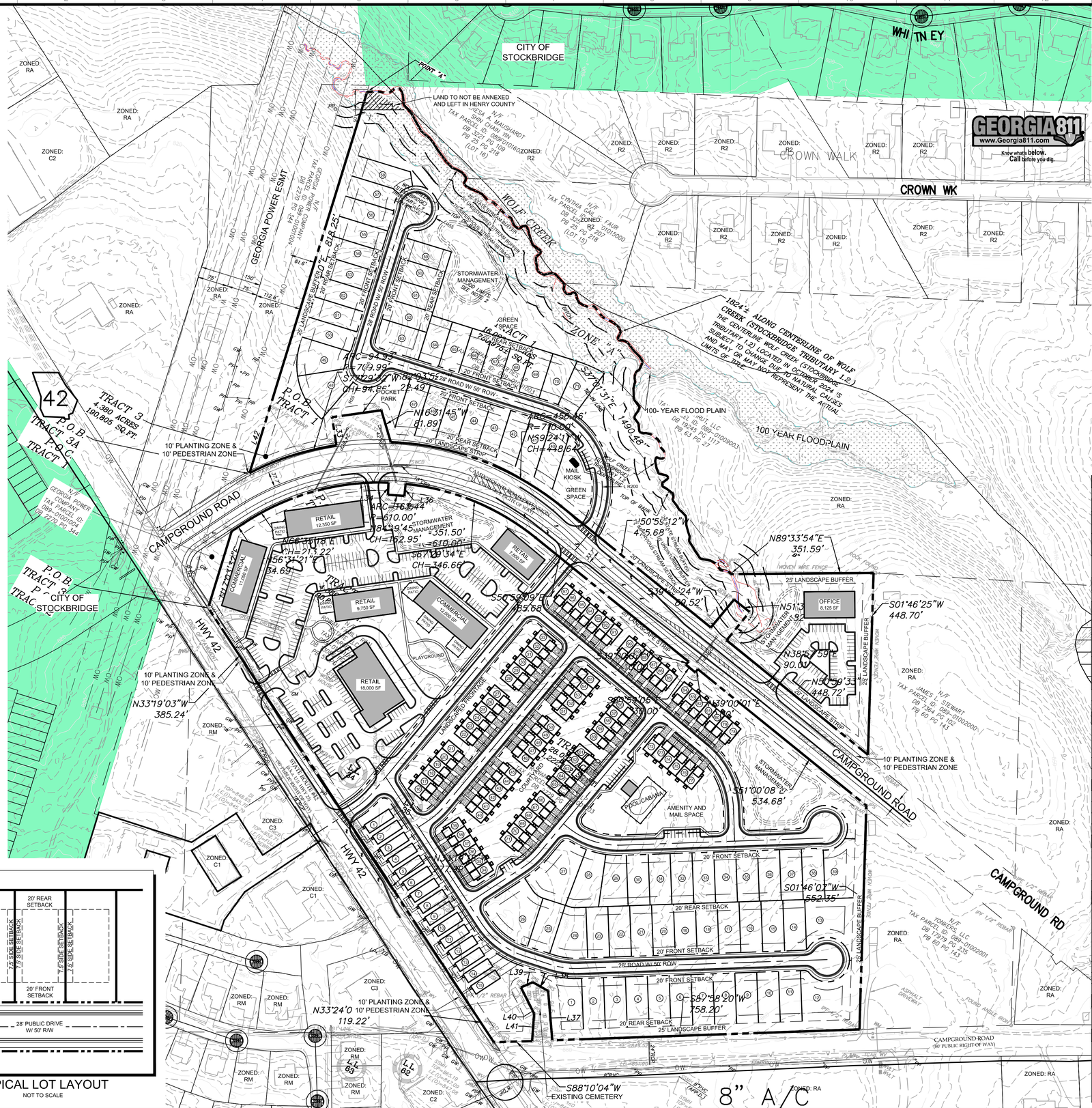
On Nov 21, 2024, at 1:36 PM, Keedra Jackson <kjackson@stockbridgega.org> wrote:

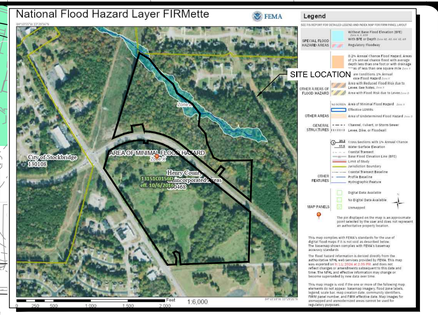
For our records, we are discussing the deferral of 1778 and 1842 Highway 42, correct?

Thanks Kenneth.

Keedra T. Jackson, Chief Planner
Community Development Department
Planning & Zoning Division
4602 North Henry Boulevard
Stockbridge, GA 30281
Main Ph: (770)389-7900 Ext 267
Direct Ph: (678)833-3329
Mobile: (678)674-3080
Email: kjackson@stockbridgega.org
Website: www.stockbridgega.org

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative.





FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	48.717 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 REQS	
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

TYPICAL LOT LAYOUT
NOT TO SCALE

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

HWY 42 @ CAMPGROUND ROAD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

HIGHWAY 42 @ CAMPGROUND ROAD
MCDONOUGH, GA 30253

HENRY COUNTY, GEORGIA

FOR

MERITAGE HOMES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
*1	01-21-2025	KW	ADDED BUNGALOWS

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

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

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

ZONING SITE PLAN

0 60 120 240 360

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

Z5
SHEET

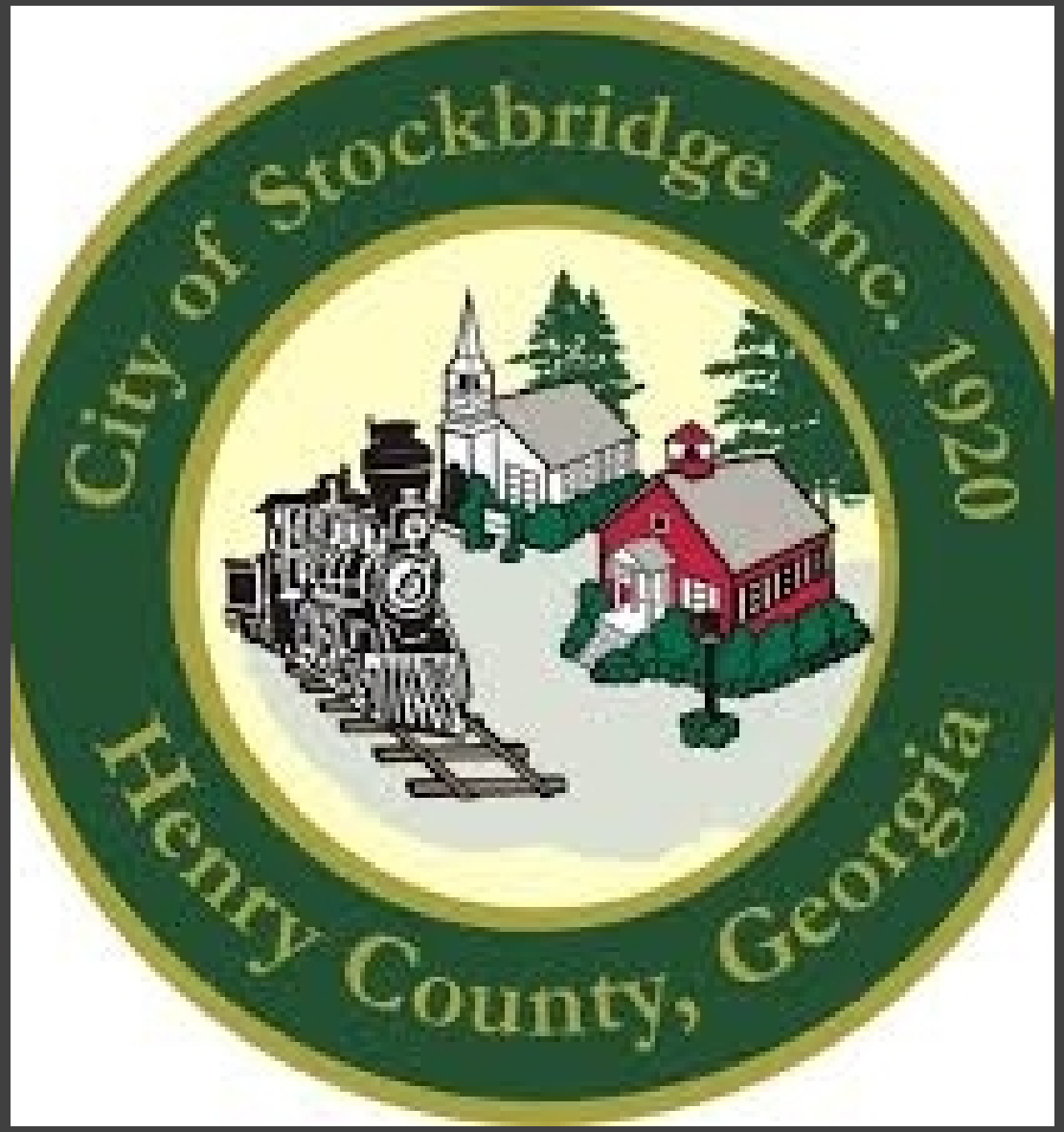
J:\2019\19279\00A\Civil\Concepts & Exhibits\Zoning\19279.00A - Site - Zone-5.dwg - KWood - 1/22/2025 9:29 PM

PowerPoint Presentations For AX-2024-02, CP-2024-09 , RZ-2024-10

Presented To:

Planning Commission – January 30, 2025

Mayor and Council – February 10, 2025



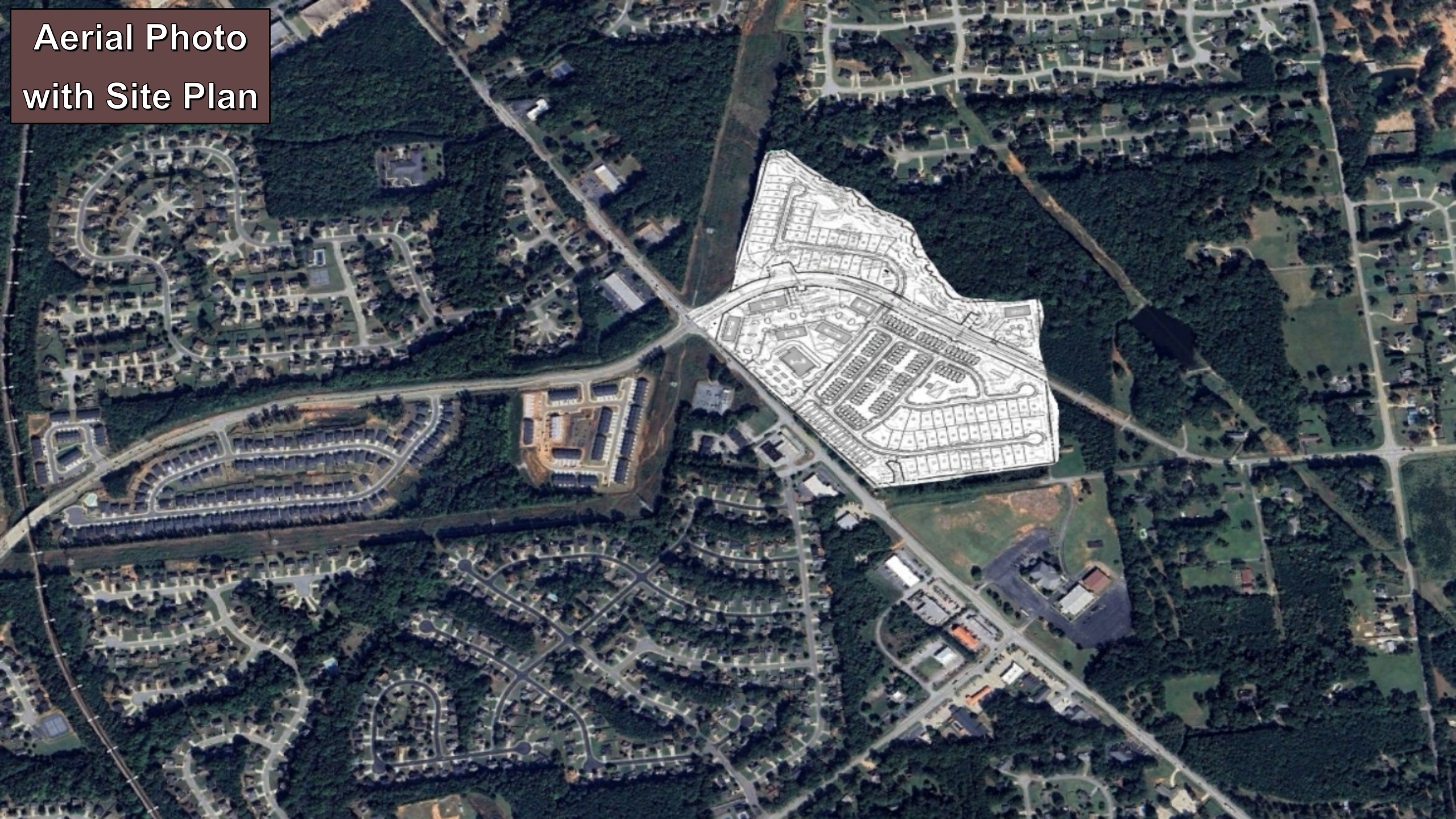
Case Facts

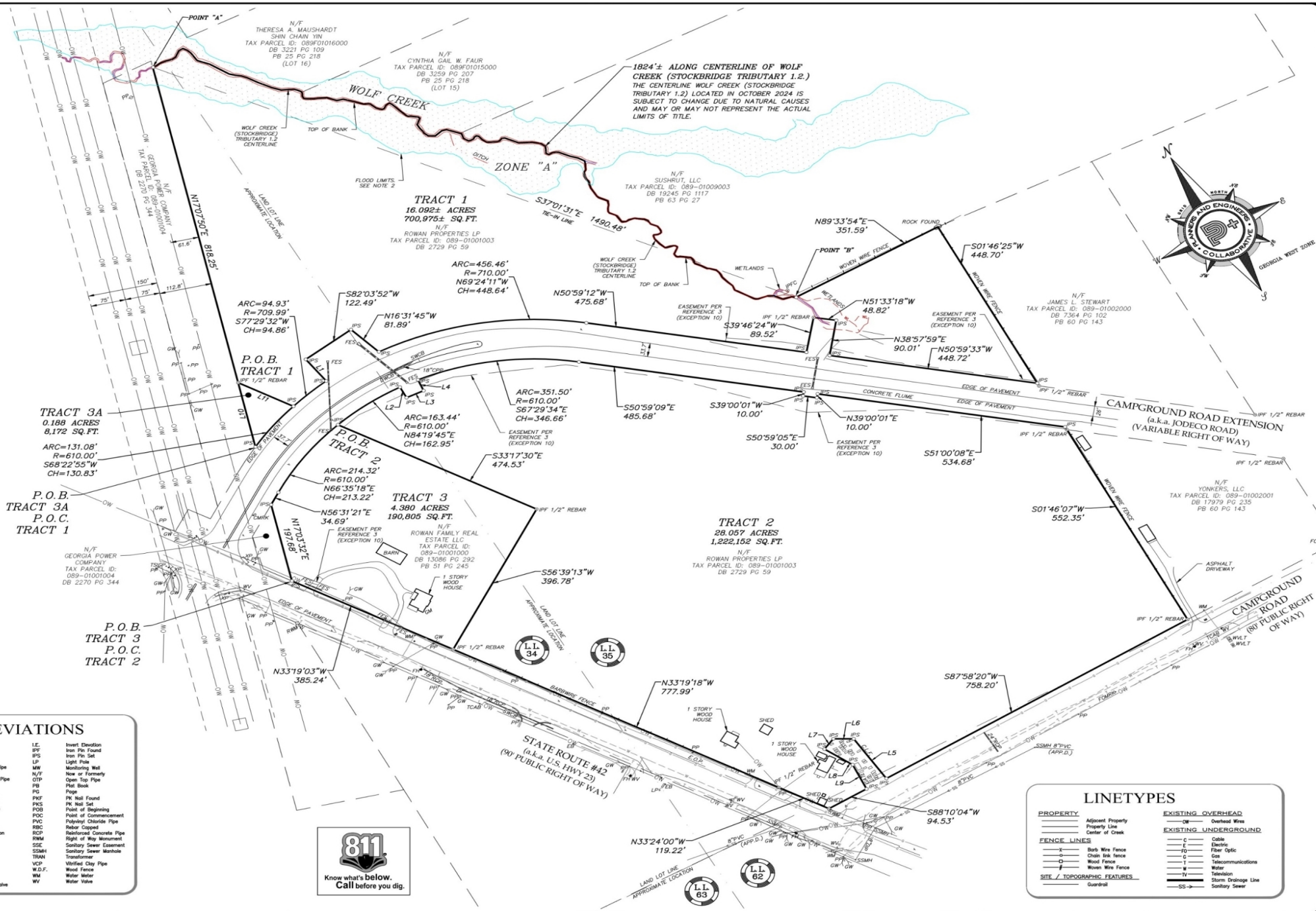
- **Applicant**: Meritage Homes, c/o Clay Kirkley
- **Agent**: Hayley Todd, PEC+
- **Owner**: Rowan Properties, LP
- **Address of Property**: 1778 & 1872 Highway 42 North
- **Parcel Identification**: 089-01001003 (1778 Highway 42 North); 089-01001000 (1872 Highway 42 North)
- **Parcel Acreage**: 48.717 +/- total acres; 1778 Highway 42 North – 44.419 acres; 1872 Highway 42 North – 4 acres
- **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.
- **County Zoning of Property**: RA (Residential-Agricultural)
- **County Future Land Use Designation**: High-Density Suburban
- **Sign Posting**: January 17, 2025
- **Letters Residents Received From Applicant**: January 24, 2025

Vicinity Map



Aerial Photo with Site Plan





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.	Approximate	I.E.	Invert Elevation
#4	1/2" Rebar	IPF	Iron Pin Found
C&G	Curb and Gutter	IPS	Iron Pin Set
CLF	Chain Link Fence	LP	Light Pole
CMP	Corrugated Metal Pipe	MW	Monitoring Well
CO	Clean Out	N/F	Now or Formerly
CPP	Corrugated Plastic Pipe	OTP	Open Top Pipe
DB	Deed Book	PB	Plat Book
DI	Drop Inlet	PG	Page
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	POC	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	Hand Rail	W.D.F.	Wood Fence
H.W.	Hard Wood	WM	Water Meter
HW	Headwall	WV	Water Valve
ICV	Irrigation Control Valve		

811 Know what's below. Call before you dig.

LINETYPES

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

SHEET 1 OF 4
DRAWN BY: MS
CHECKED BY: MH
FIELD CREW: TS/DO
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

HENRY COUNTY GEORGIA
LAND LOT(S) 34, 35, 62
DISTRICT 7TH

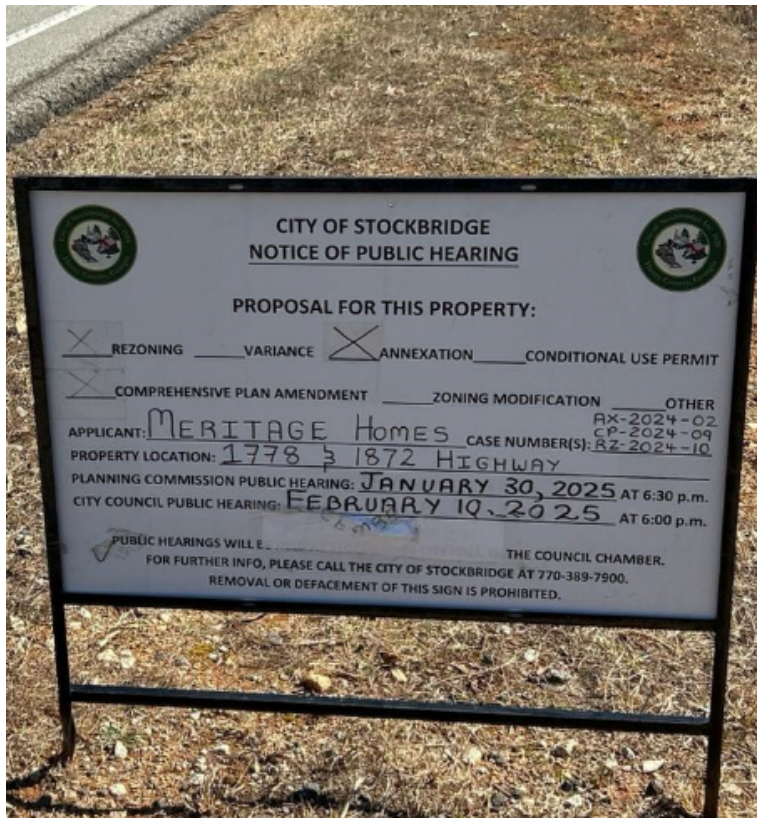
REVISIONS			
REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

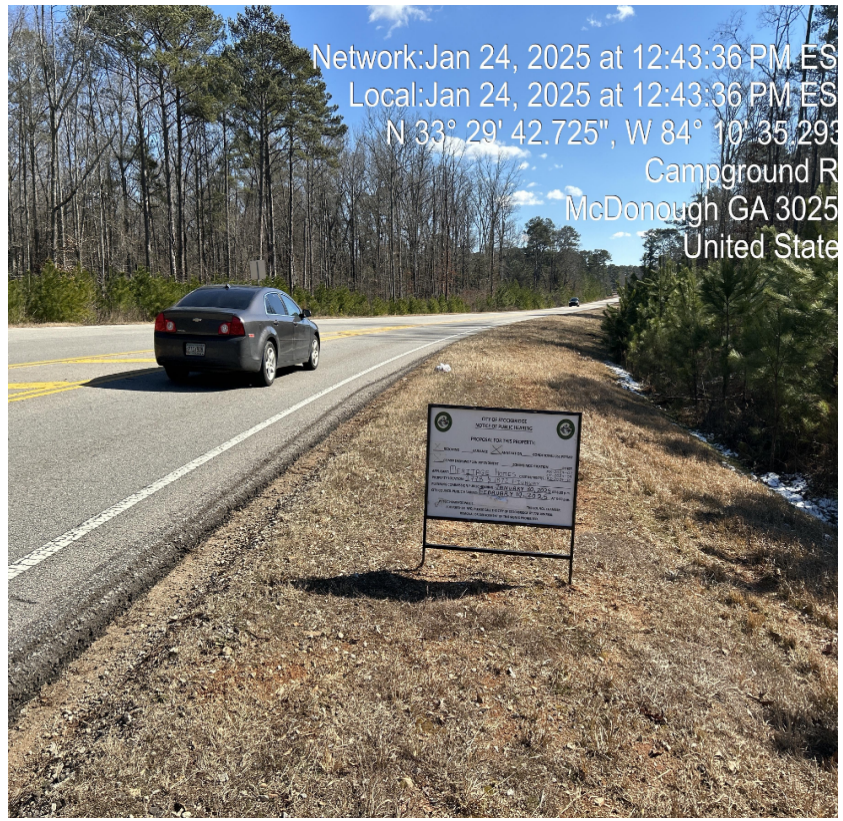
PEC 60 YEARS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
330 RESEARCH COURT TRACHTREE CORNERS, GEORGIA 30092
(770)451-2741 WWW.PEC.PLUS
C.O.A.-LSF000004

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative

SITE VISITS (OCTOBER 22, 2024; JANUARY 17, JANUARY 24, 2025)



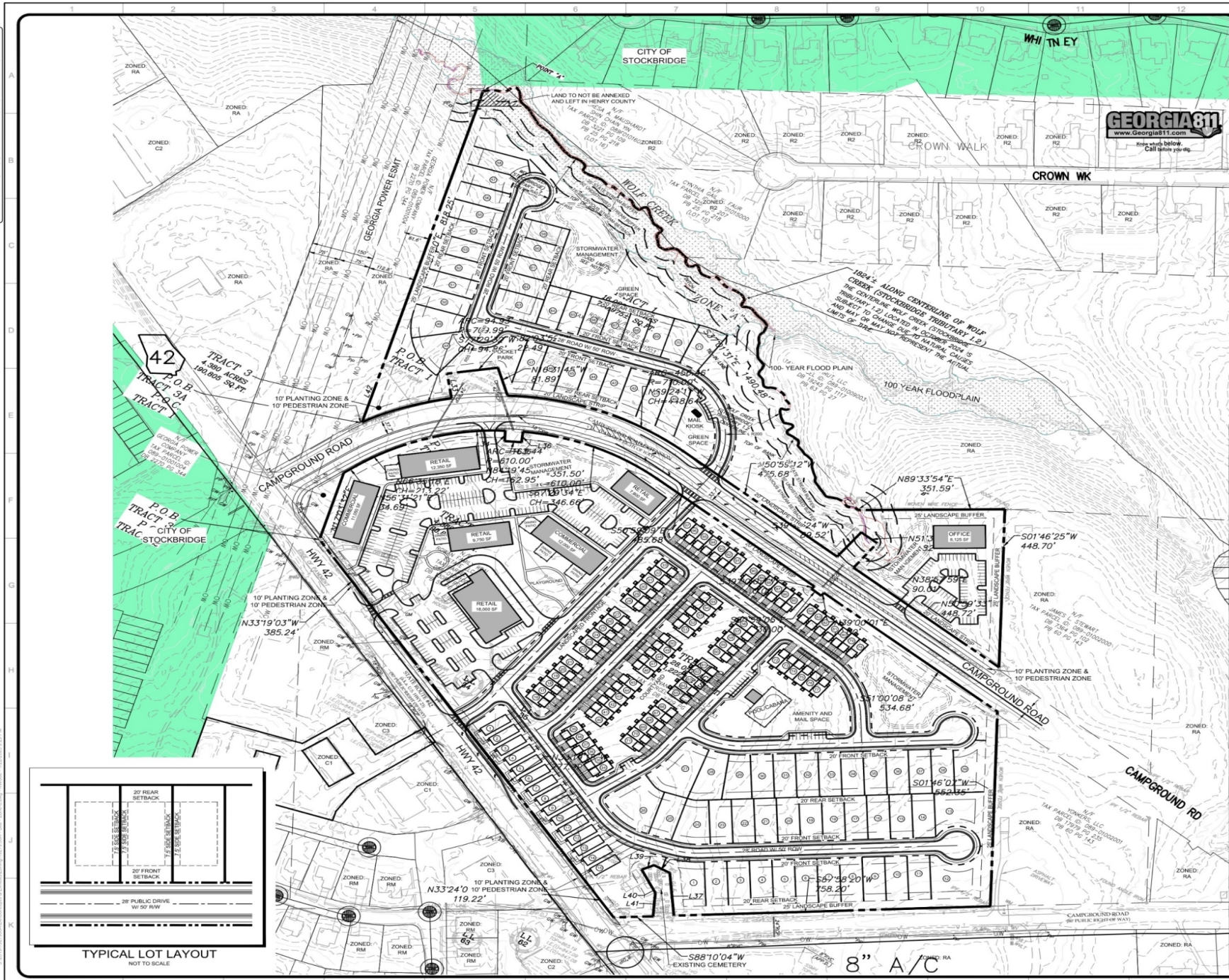




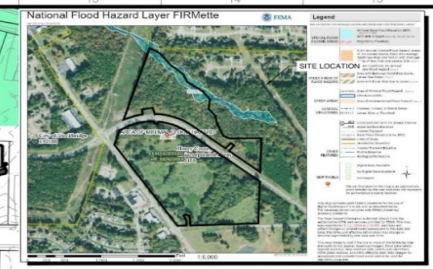
Development Information

- 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.
- 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.

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative



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	
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	62 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 REQS	
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

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS
PEC+ 60 YEARS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

HWY 42 @ CAMPGROUND ROAD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

HIGHWAY 42 @ CAMPGROUND ROAD
MCDONOUGH, GA 30253

HENRY COUNTY, GEORGIA

FOR

MERITAGE HOMES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
*1	01-21-2025	KW	ADDED BUNGALOWS

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

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

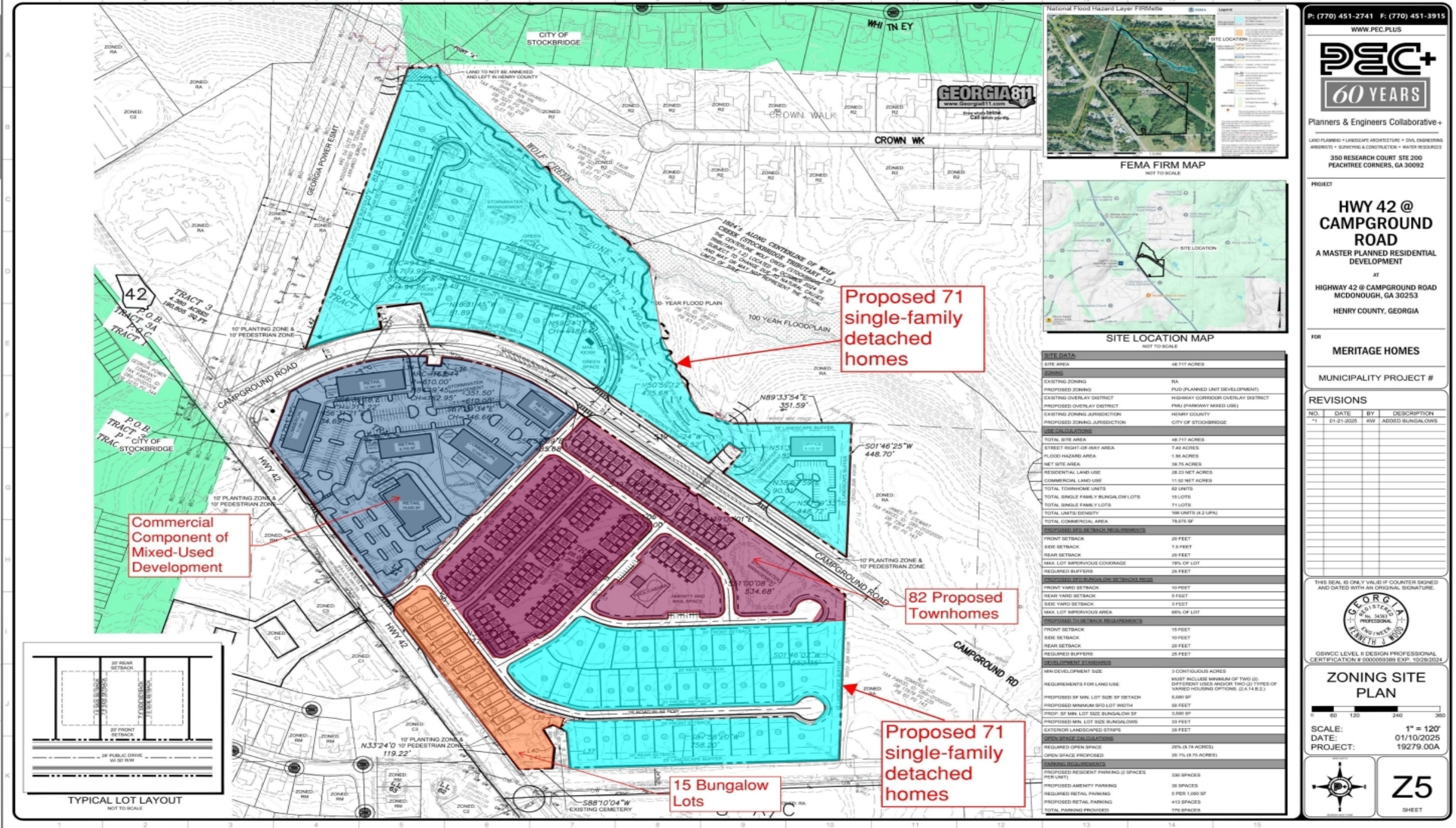
GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/28/2024

ZONING SITE PLAN

0 60 120 240 360

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

Z5
SHEET



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	
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	7.49 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	79,875 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 REQS	
FRONT YARD SETBACK	10 FEET
REAR YARD SETBACK	5 FEET
SIDE YARD SETBACK	3 FEET
MAX. LOT IMPERVIOUS AREA	65% 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	39 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
WWW.PEC.PLUS
PEC+ 60 YEARS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

HWY 42 @ CAMPGROUND ROAD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

HIGHWAY 42 @ CAMPGROUND ROAD
MCDONOUGH, GA 30253

HENRY COUNTY, GEORGIA

FOR

MERITAGE HOMES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
*1	01-21-2025	KW	ADDED BUNGALOWS

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

GEORGIA REGISTERED No. 34383 PROFESSIONAL ENGINEER KENNETH J. WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 00000069389 EXP. 10/26/2024

ZONING SITE PLAN

0 60 120 240 360

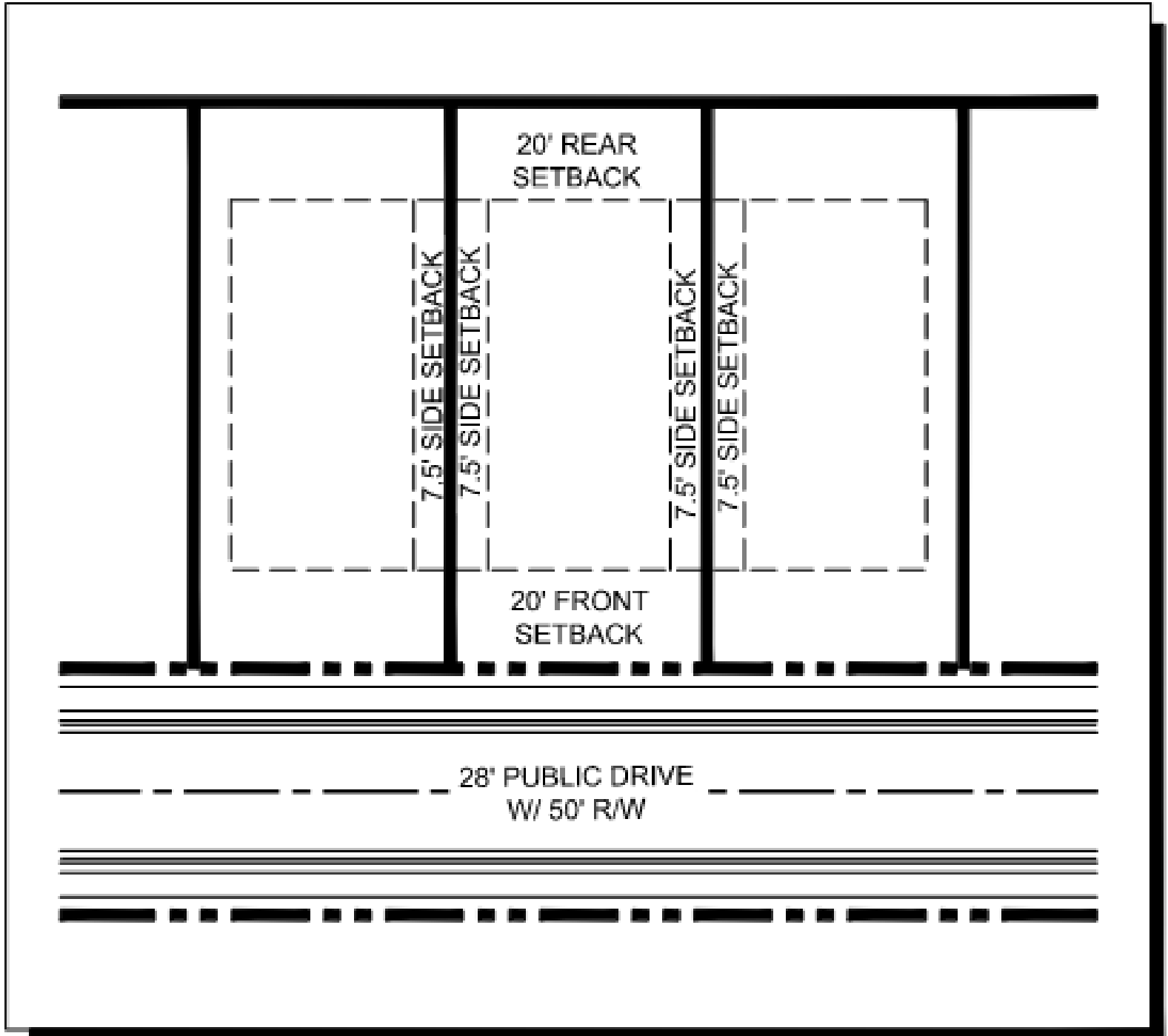
SCALE: 1" = 120'
DATE: 01/10/2025
PROJECT: 19279.00A

Z5
SHEET

Development Data of 1778 & 1872 Highway 42 North

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 REQS	
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

LOT LAYOUT OF MIXED-RESIDENTIAL DEVELOPMENT 1778 & 1872 HIGHWAY 42 NORTH





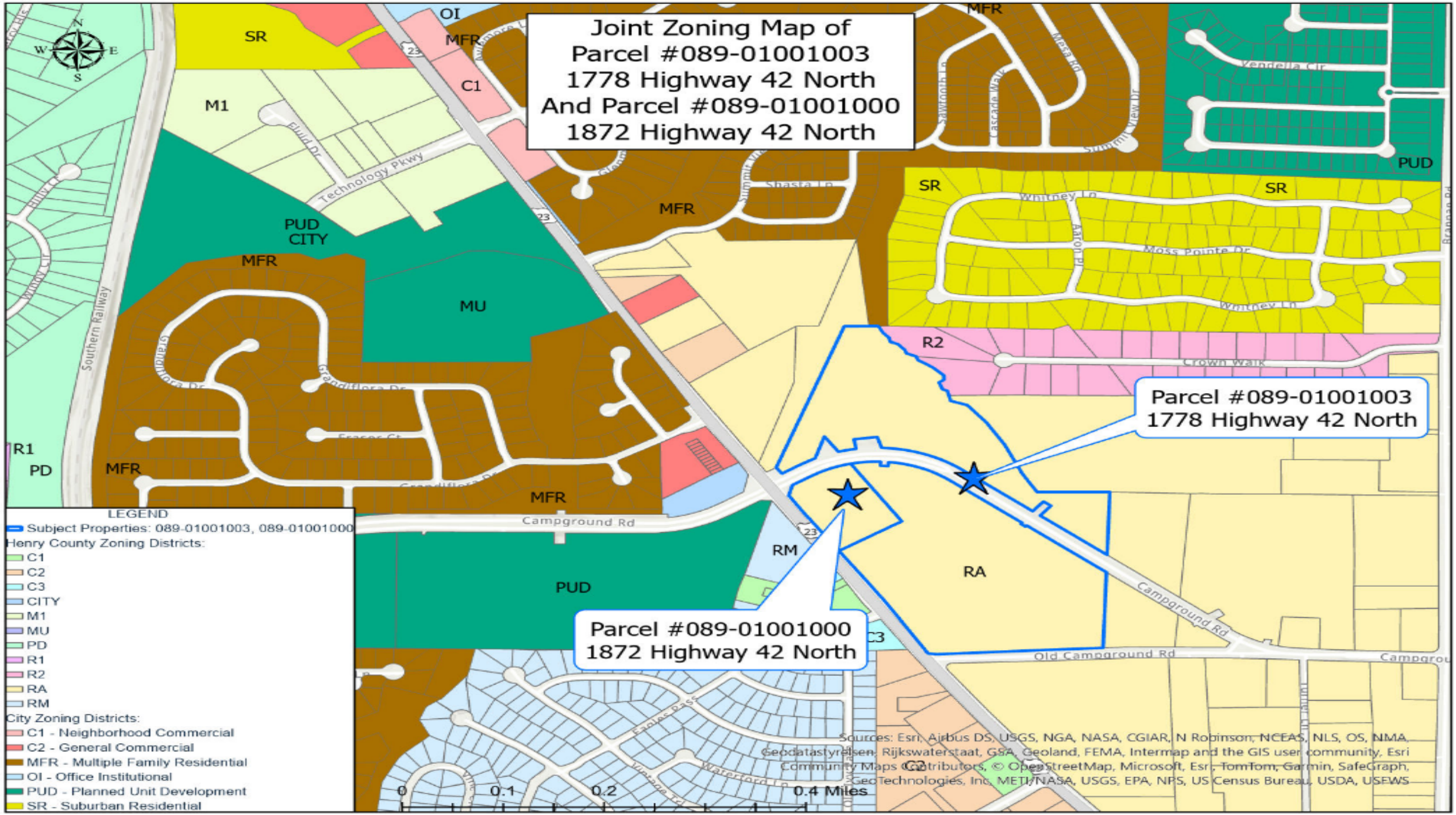
ELEVATIONS OF MIXED-RESIDENTIAL DEVELOPMENT 1778 & 1872 HIGHWAY 42 NORTH

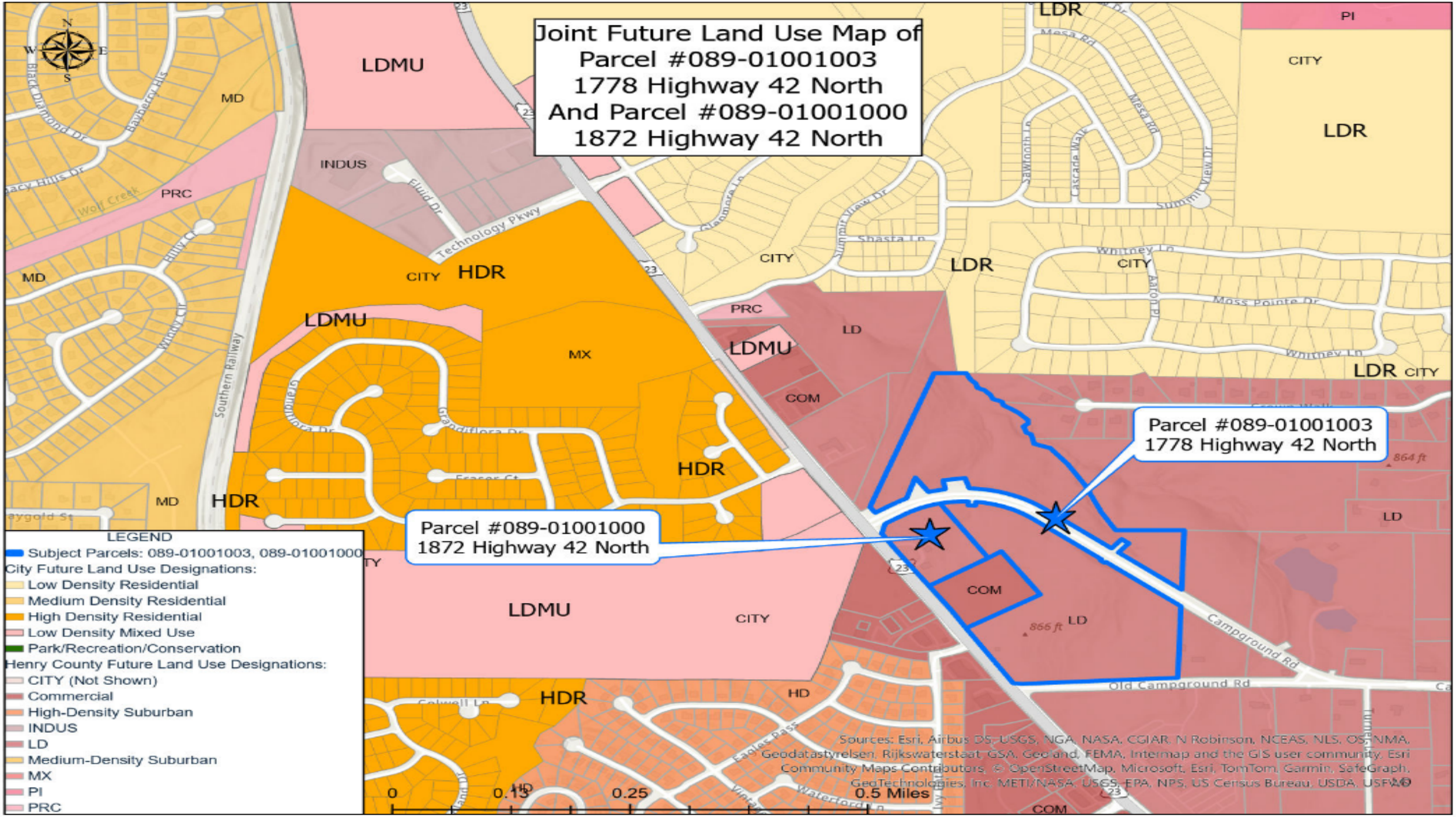




Elevations of Bungalows at 1778 & 1872 Highway 42 North

POWERPOINT PRESENTATION FOR AX-2024-02


Joint Zoning Map of
Parcel #089-01001003
1778 Highway 42 North
And Parcel #089-01001000
1872 Highway 42 North
Parcel #089-01001003
1778 Highway 42 North
Parcel #089-01001000
1872 Highway 42 North
LEGEND
Subject Properties: 089-01001003, 089-01001000
Henry County Zoning Districts:
C1
C2
C3
CITY
M1
MU
PD
R1
R2
RA
RM
City Zoning Districts:
C1 - Neighborhood Commercial
C2 - General Commercial
MFR - Multiple Family Residential
OI - Office Institutional
PUD - Planned Unit Development
SR - Suburban Residential
0
0.1
0.2
0.4 Miles
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS


Joint Future Land Use Map of
Parcel #089-01001003
1778 Highway 42 North
And Parcel #089-01001000
1872 Highway 42 North
Parcel #089-01001003
1778 Highway 42 North
Parcel #089-01001000
1872 Highway 42 North
LEGEND
Subject Parcels: 089-01001003, 089-01001000
City Future Land Use Designations:
Low Density Residential
Medium Density Residential
High Density Residential
Low Density Mixed Use
Park/Recreation/Conservation
Henry County Future Land Use Designations:
CITY (Not Shown)
Commercial
High-Density Suburban
INDUS
LD
Medium-Density Suburban
MX
PI
PRC
LDMU
INDUS
HDR
MD
PRC
CITY
LDR
PI
LD
COM
MX
HD
Technology Pkwy
Fluid Dr
Southern Railway
Wolf Creek
Campground Rd
Old Campground Rd
Mesa Rd
Moss Pointe Dr
Whitney Ln
Shasta Ln
Summit View Dr
Sawmoth Ln
Cascade Mall
Aaron Pl
Eagles Pass
Waterford Ln
Galwell Ln
Fraser Ct
Grandiflora Dr
Windy Cir
Bayberry Hls
Black Diamond Dr
Stacy Hills Dr
Taygold St
864 ft
866 ft
0
0.13
0.25
0.5 Miles
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Section 9.8 of the Unified Development Code

9.8 Zoning of Annexed Property with Common Zoning Classification.

Property annexed from Henry County into the City shall be automatically zoned by the City through the operation of this section for the same use for which the property was zoned immediately prior to annexation, so long as the City and county zoning ordinances share a common zoning classification for such use. As provided under Official Code of Georgia Annotated Section 36-66-4(e), a zoning action taken pursuant to this section shall exempt the City from the notice and public hearing requirements of the Zoning Procedure Law, Official Code of Georgia Annotated Section 36-66-l et seq., and the zoning amendment procedures under this code. Property which was zoned pursuant to this section may later be rezoned upon compliance with the requirements of the Zoning Procedure Law, Official Code of Georgia Annotated Section 36-66-1 et seq., and the zoning amendment procedures under this code.

Staff Analysis (Section 9.8 of the Stockbridge Unified Development Code) – cont.

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

Staff Analysis (Section 9.8 of the Stockbridge Unified Development Code) – cont.

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

Staff Analysis (Section 9.8 of the Stockbridge Unified Development Code) - cont.

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



Staff Recommendation

- This Staff Report has demonstrated that the requested annexation via AX-2024-02 would be necessary and desirable for the City of Stockbridge in conjunction with the requested Comprehensive Plan Amendment (CP-2024-09) to assign the future land use designation of Medium-Density Mixed-Use, and the requested rezoning of RZ-2024-10 to assign the zoning district of ‘PUD’ (Planned Unit Development) and Parkway Mixed Use Overlay District (PMU). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

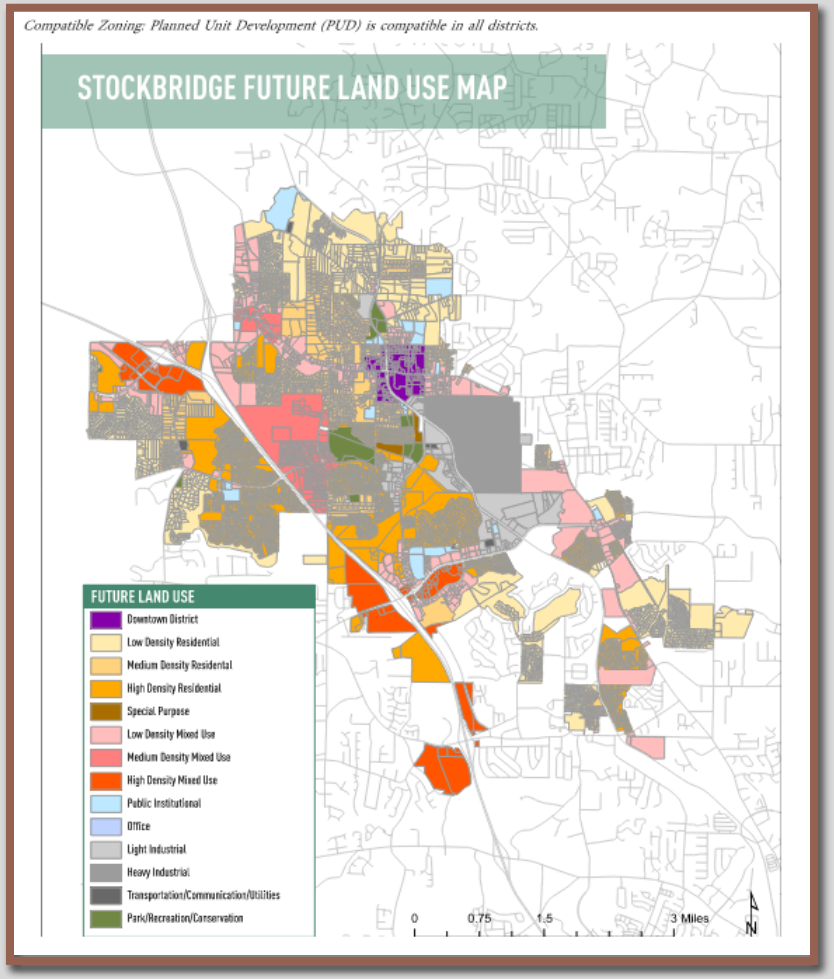
POWERPOINT PRESENTATIONS FOR CP-2024-09



Applicant’s Request

- 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.

City of Stockbridge
Comprehensive Plan (2024)

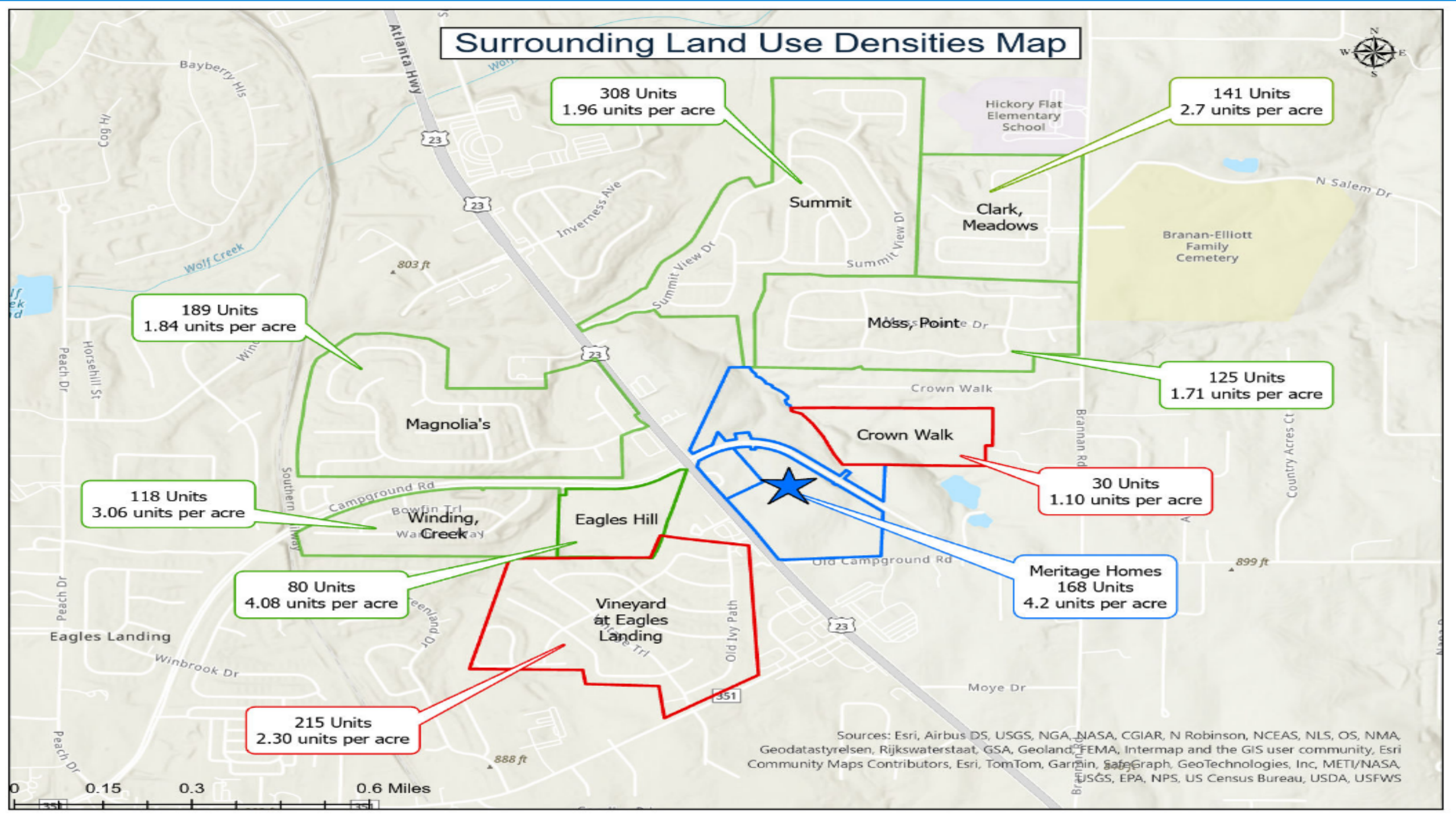


MEDIUM-DENSITY MIXED USE (4-7.99 UNITS/ACRE)

This designation is intended for commercial areas located around major intersections, including Lake Spivey Parkway @ Mount Zion Boulevard/Speer Road; Lake Spivey Parkway @ North Henry Boulevard; the north side of Eagles Landing Parkway @ Village Center Parkway; and Hudson Bridge Road @ I-75. 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.

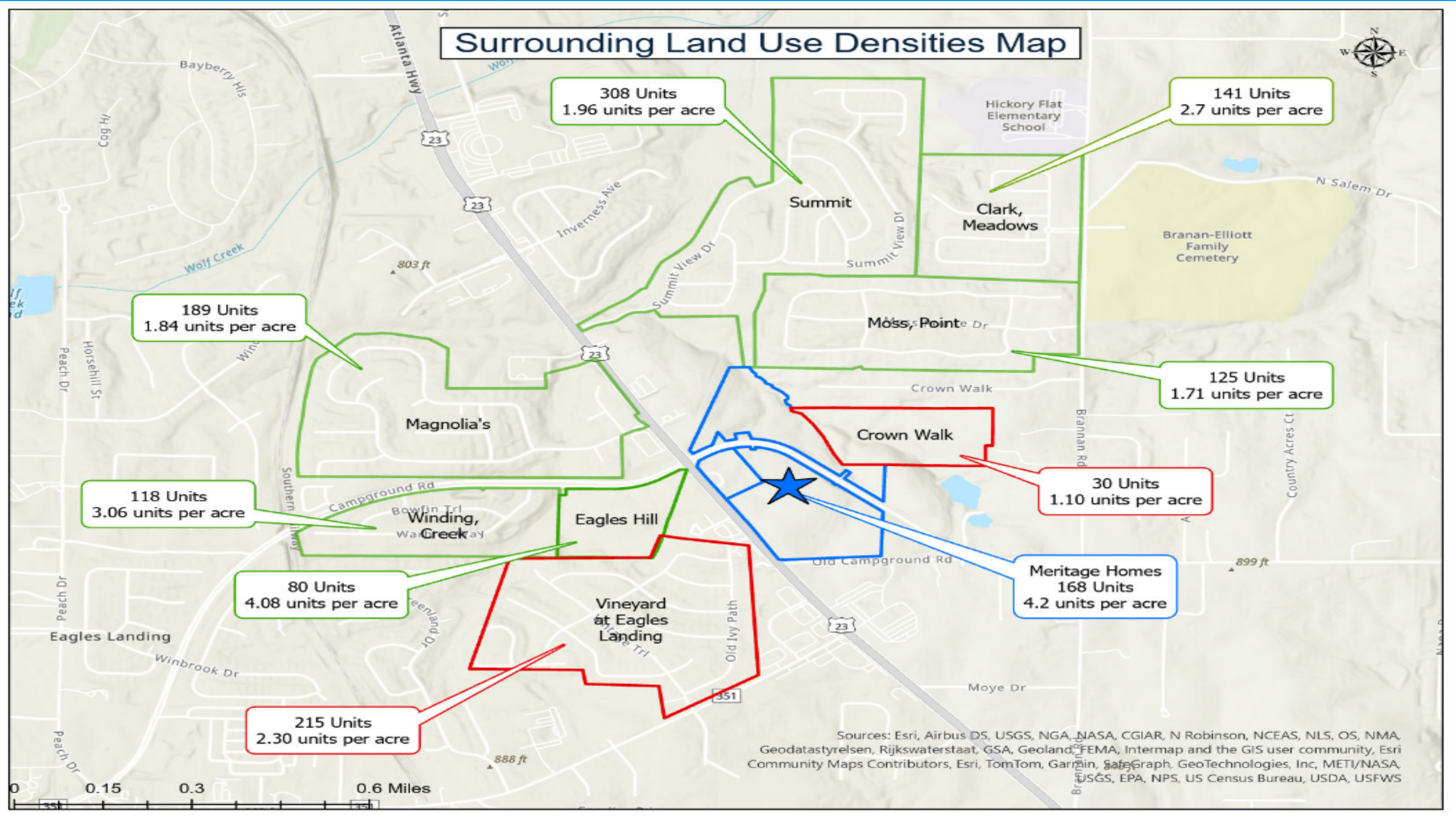
SURROUNDING LAND USE DESIGNATION

Location	Current Land Use	Current Future Land Use Designation
Property to the North	Moss Pointe (Subdivision) Summit at Eagles Landing (Subdivision) Clark Meadows (Subdivision)	Low Density Residential
Property to the South	Tabernacle of Praise Church International	High Density Suburban
Property to the East	Vacant Land (Henry County)	High Density Suburban
Property to the West	Eagles Hill (Townhomes)	Low Density Mixed Use
	Magnolia's at Eagles Landing	High Density Residential
	Winding Creek (Townhomes)	Low Density Mixed Use
	Eagles East (Shopping Center)	Low Density Mixed Use
	Vineyards at Eagles Landing	High-Density Suburban
	Chevron Gas Station	Commercial
	Vineyard Business Park	


Surrounding Land Use Densities Map
308 Units
1.96 units per acre
Summit
141 Units
2.7 units per acre
Clark,
Meadows
Hickory Flat
Elementary
School
Branan-Elliott
Family
Cemetery
N Salem Dr
Summit View Dr
Moss, Point
189 Units
1.84 units per acre
Magnolia's
125 Units
1.71 units per acre
Crown Walk
Crown Walk
30 Units
1.10 units per acre
118 Units
3.06 units per acre
Winding,
Creek
Eagles Hill
Campground Rd
Old Campground Rd
Meritage Homes
168 Units
4.2 units per acre
80 Units
4.08 units per acre
Vineyard
at Eagles
Landing
Eagles Landing
Winbrook Dr
Moye Dr
215 Units
2.30 units per acre
Atlanta Hwy
Inverness Ave
Wolf Creek
Bayberry Hls
Peach Dr
Horsehill St
Southern Railway
Old Ivy Path
Brannan Rd
Country Acres Ct
803 ft
899 ft
888 ft
0
0.15
0.3
0.6 Miles
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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**


Surrounding Land Use Densities Map
308 Units
1.96 units per acre
Summit
141 Units
2.7 units per acre
Clark,
Meadows
Hickory Flat
Elementary
School
Branan-Elliott
Family
Cemetery
N Salem Dr
Summit View Dr
Moss, Point
189 Units
1.84 units per acre
Magnolia's
125 Units
1.71 units per acre
Crown Walk
Crown Walk
30 Units
1.10 units per acre
118 Units
3.06 units per acre
Winding,
Creek
Eagles Hill
Campground Rd
Old Campground Rd
Meritage Homes
168 Units
4.2 units per acre
80 Units
4.08 units per acre
Vineyard
at Eagles
Landing
Eagles Landing
Winbrook Dr
Moye Dr
215 Units
2.30 units per acre
Atlanta Hwy
Inverness Ave
Wolf Creek
Bayberry Hls
Peach Dr
Horsehill St
Southern Railway
Old Ivy Path
Brannan Rd
Country Acres Ct
803 ft
899 ft
888 ft
0
0.15
0.3
0.6 Miles
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

STAFF ANALYSIS (SECTION 9.2.7 OF THE UNIFIED DEVELOPMENT CODE)

Staff Analysis (Section 9.2.7 of The Unified Development Code)

1. **<u>Consistency with the Comprehensive Plan</u>**: 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)

Staff Analysis
(Section 9.2.7 of The Unified Development Code)

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.



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**.

POWERPOINT PRESENTATIONS FOR RZ-2024-10

Applicant's Request

- 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.

SURROUNDING JOINT ZONING INFORMATION

Location	Current Land Use	Current Zoning
Property to the North	Moss Pointe (Subdivision) Summit at Eagles Landing (Subdivision) Clark Meadows (Subdivision)	SR (Suburban Residential) MFR (Multiple Family Residential) PUD (Planned Unit Development)
Property to the South	Tabernacle of Praise Church International	RA (Residential-Agricultural)
Property to the East	Vacant Land (Henry County)	RA (Residential-Agricultural)
Property to the West	Eagles Hill (Townhomes)	PUD (Planned Unit Development)
	Magnolia's at Eagles Landing	PUD (Planned Unit Development)
	Winding Creek (Townhomes)	PUD (Planned Unit Development)
	Eagles East (Shopping Center)	C-2 (General Commercial)
	Vineyards at Eagles Landing	RM (Residential Multi-Family)
	Chevron Gas Station	C-1 (Neighborhood Commercial); C-1 (Neighborhood Commercial)
	Vineyard Business Park	
	Cool's Corner (Shopping Center)	C-3 (Heavy Commercial)

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

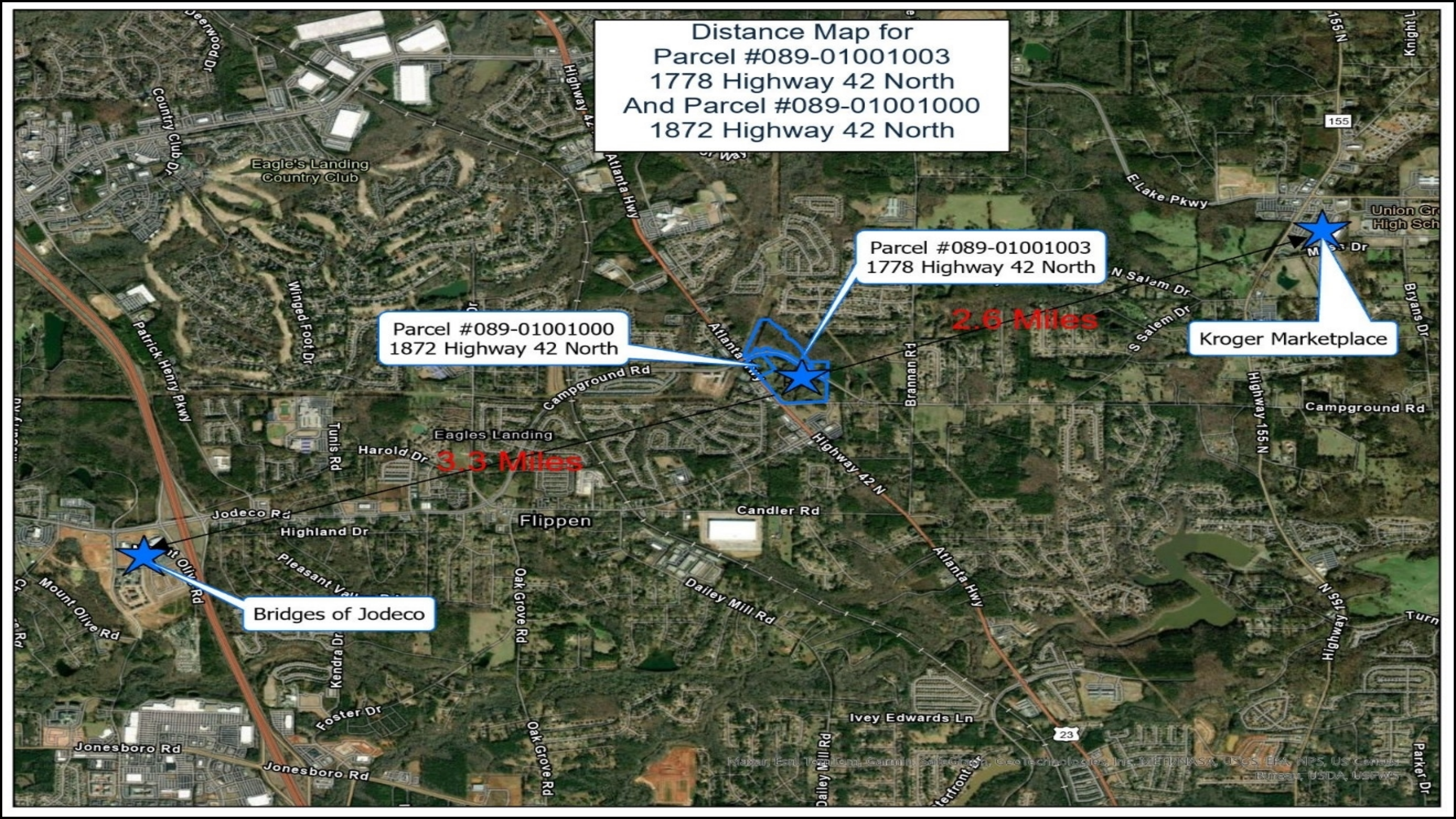
1. **Consistency with the Comprehensive Plan**: The subject property is currently located in Henry County and is not currently consistent with the current Future Land Use Map of the city of Stockbridge. However, if the proposed development is annexed into the City limits, it will be assigned the future 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.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

2. **The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code**: The proposed mixed-use development aligns well with the overall zoning scheme and supports multiple purposes of the City of Stockbridge Zoning Code. 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-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.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

3. **Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community:** The proposed 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.


Distance Map for
Parcel #089-01001003
1778 Highway 42 North
And Parcel #089-01001000
1872 Highway 42 North
Parcel #089-01001003
1778 Highway 42 North
Parcel #089-01001000
1872 Highway 42 North
2.6 Miles
3.3 Miles
Kroger Marketplace
Bridges of Jodeco
Eagle's Landing Country Club
Eagles Landing
Flippen
Campground Rd
Harold Dr
Jodeco Rd
Highland Dr
Candler Rd
Dailey Mill Rd
Ivey Edwards Ln
Jonesboro Rd
Foster Dr
Mount Olive Rd
Pleasant Valley Rd
Oak Grove Rd
Kendra Dr
Tunis Rd
Patrick Henry Pkwy
Winged Foot Dr
Country Club Dr
Jeerwood Dr
Atlanta Hwy
Highway 42 N
Brannan Rd
N Salem Dr
S Salem Dr
E Lake Pkwy
Bryans Dr
Highway 155 N
155
23

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

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 conditions 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 or 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.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

8. **The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan**: The 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

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.

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

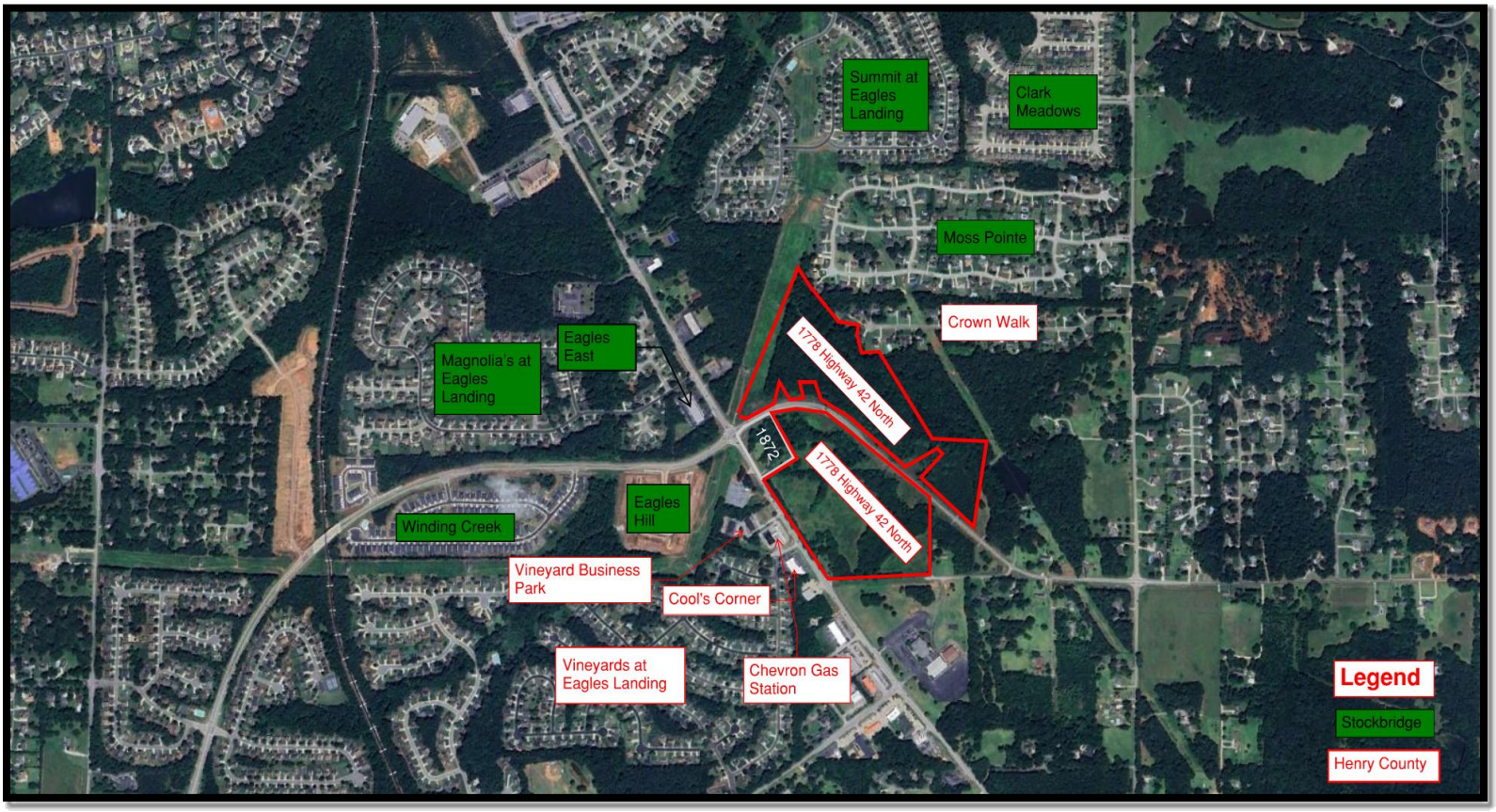
1. The applicant has also applied for a Comprehensive Plan Amendment (CP-2024-09) to assign the future land use designation of Medium-Density Mixed-Use.

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

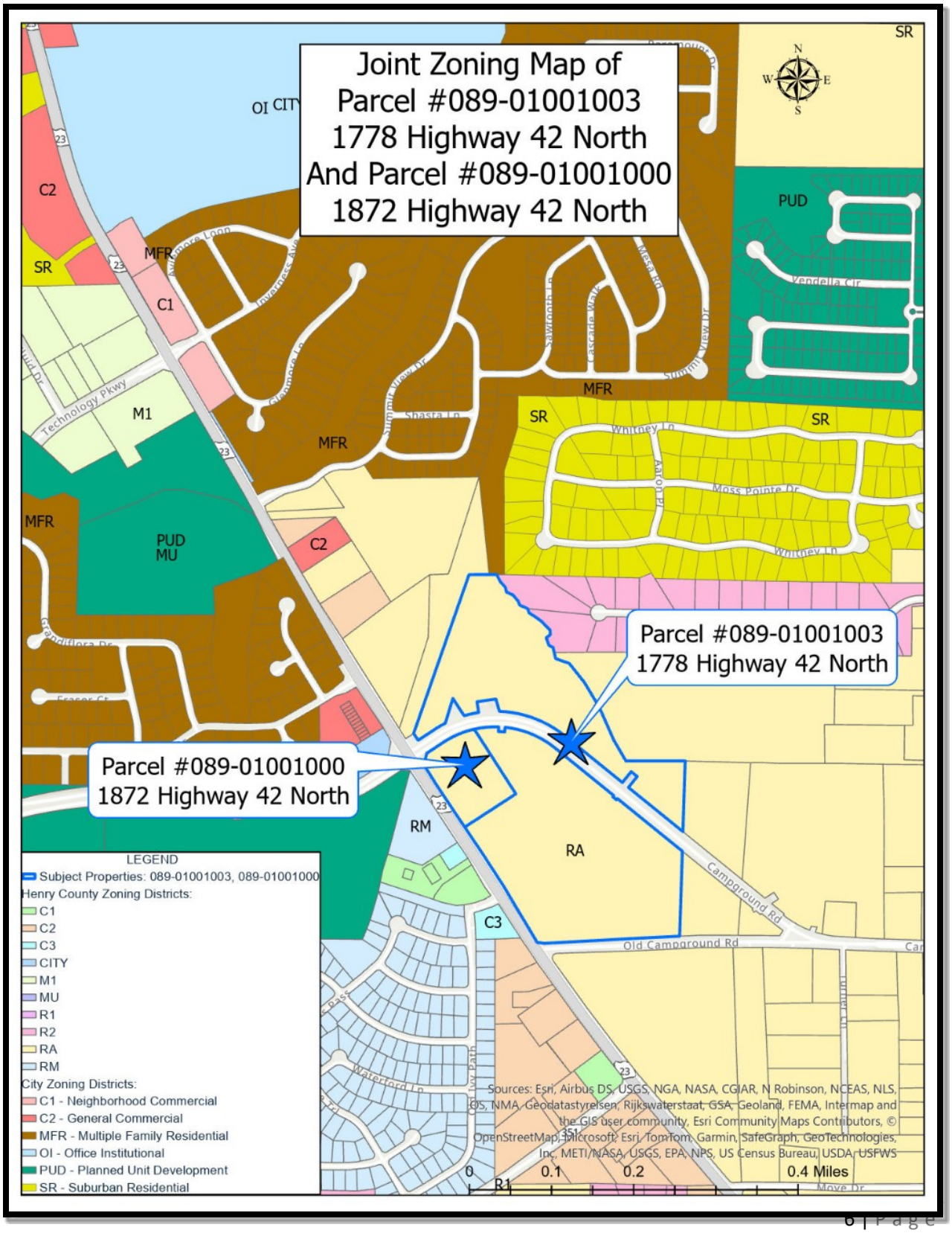
Aerial Photo



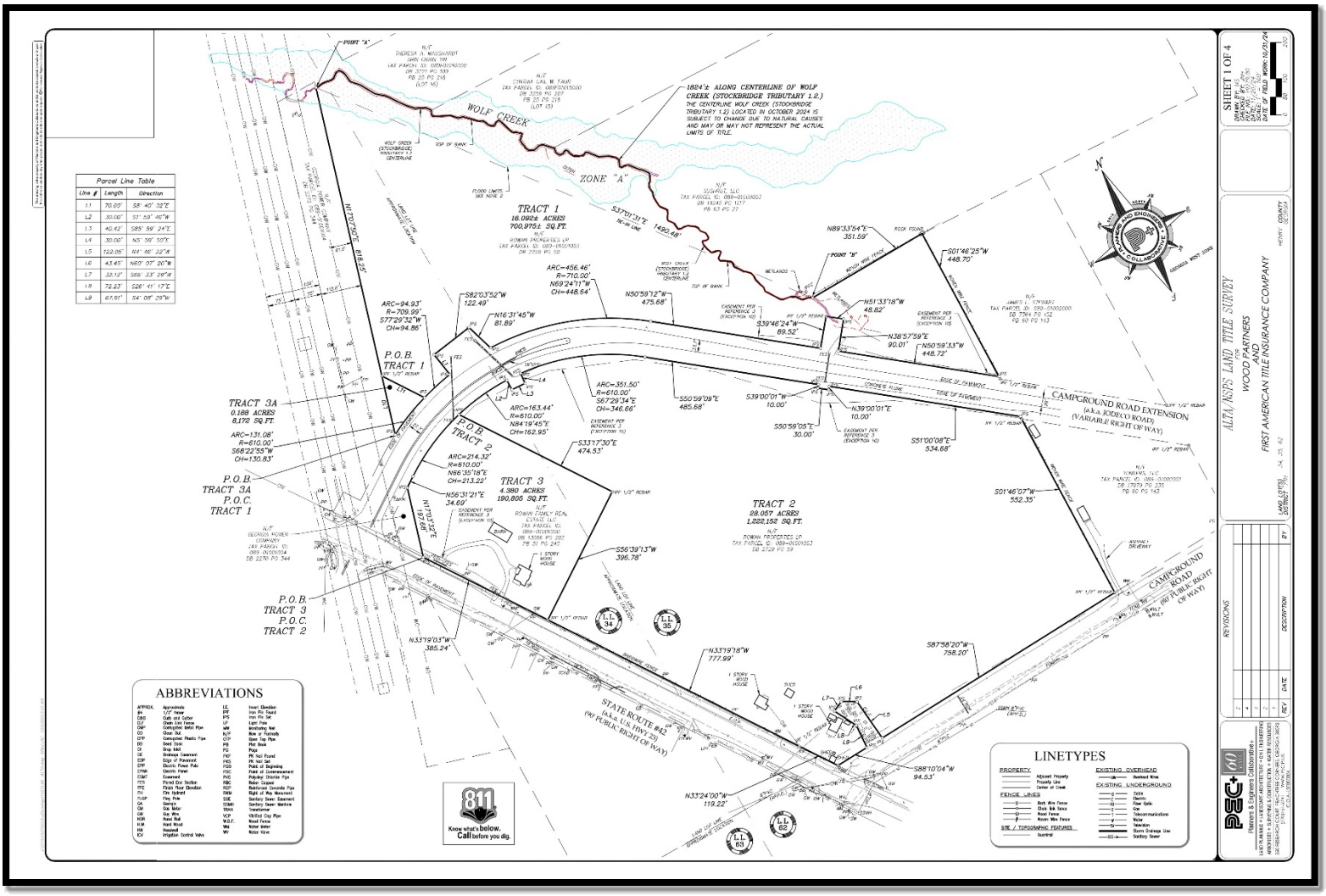
Aerial Photo with Site Plan



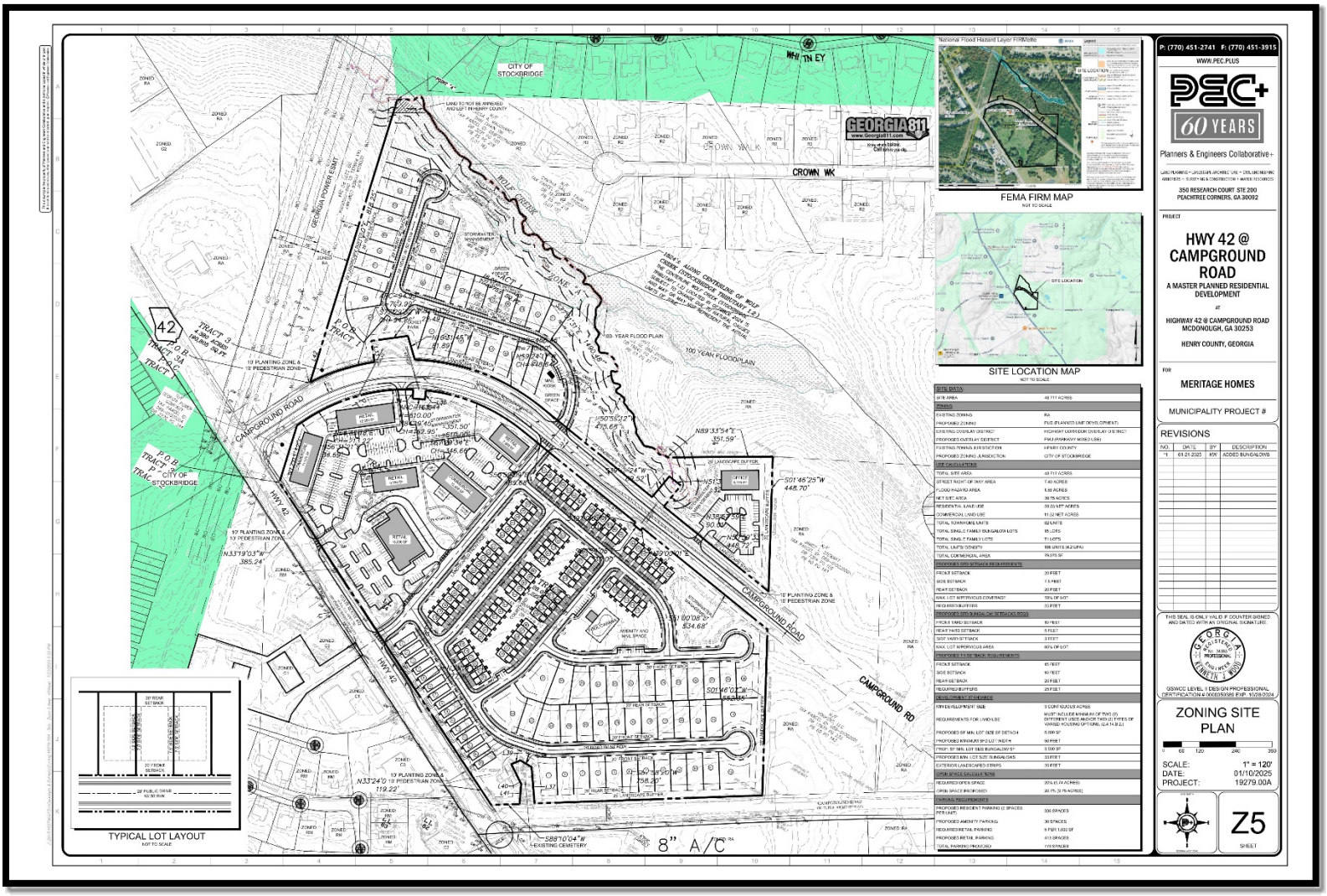
Joint Zoning Map of 1778 & 1872 Highway 42 North



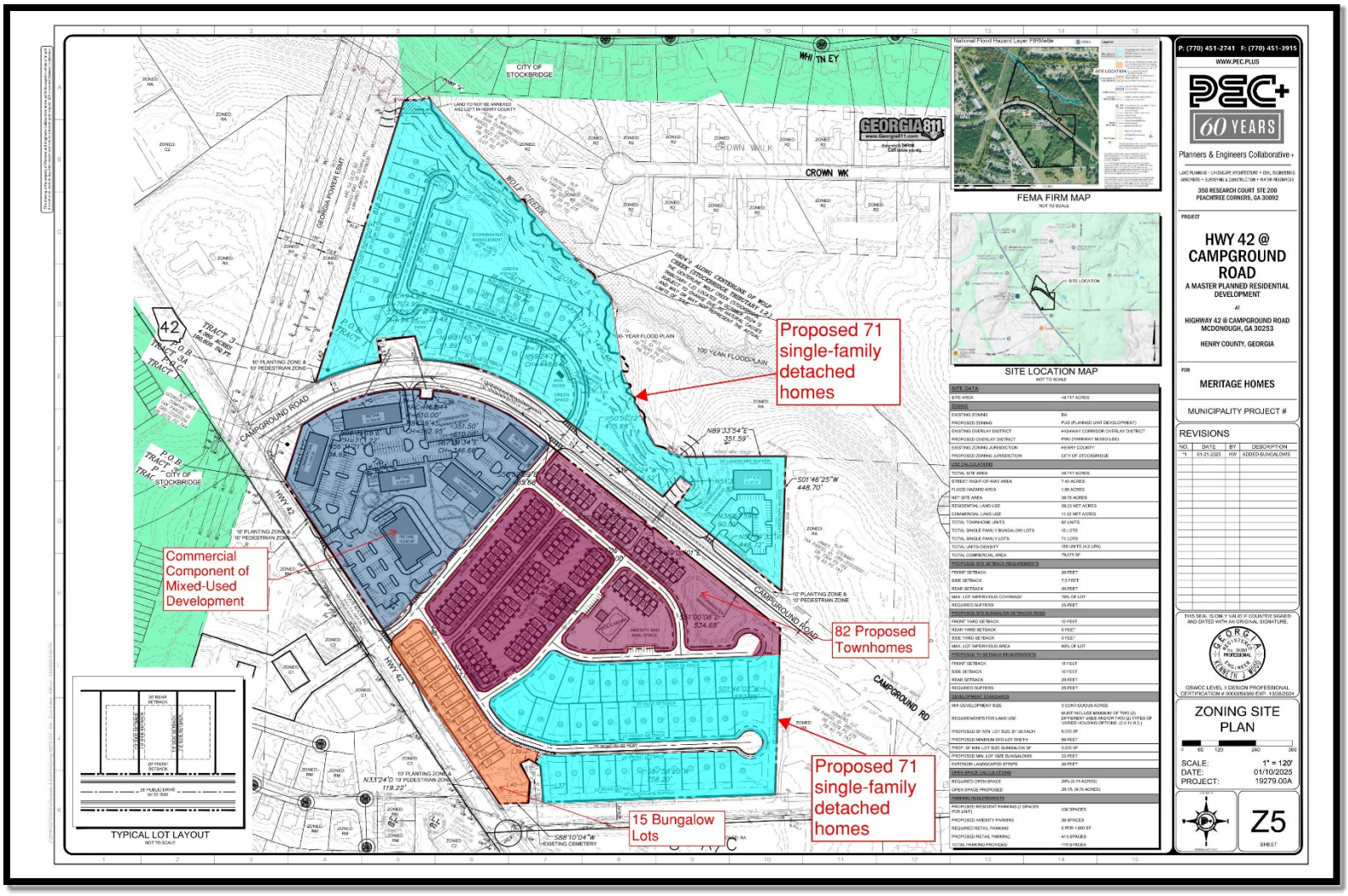
Survey of 1778 & 1872 Highway 42 North



Site Plan for 1778 & 1872 Highway 42 North



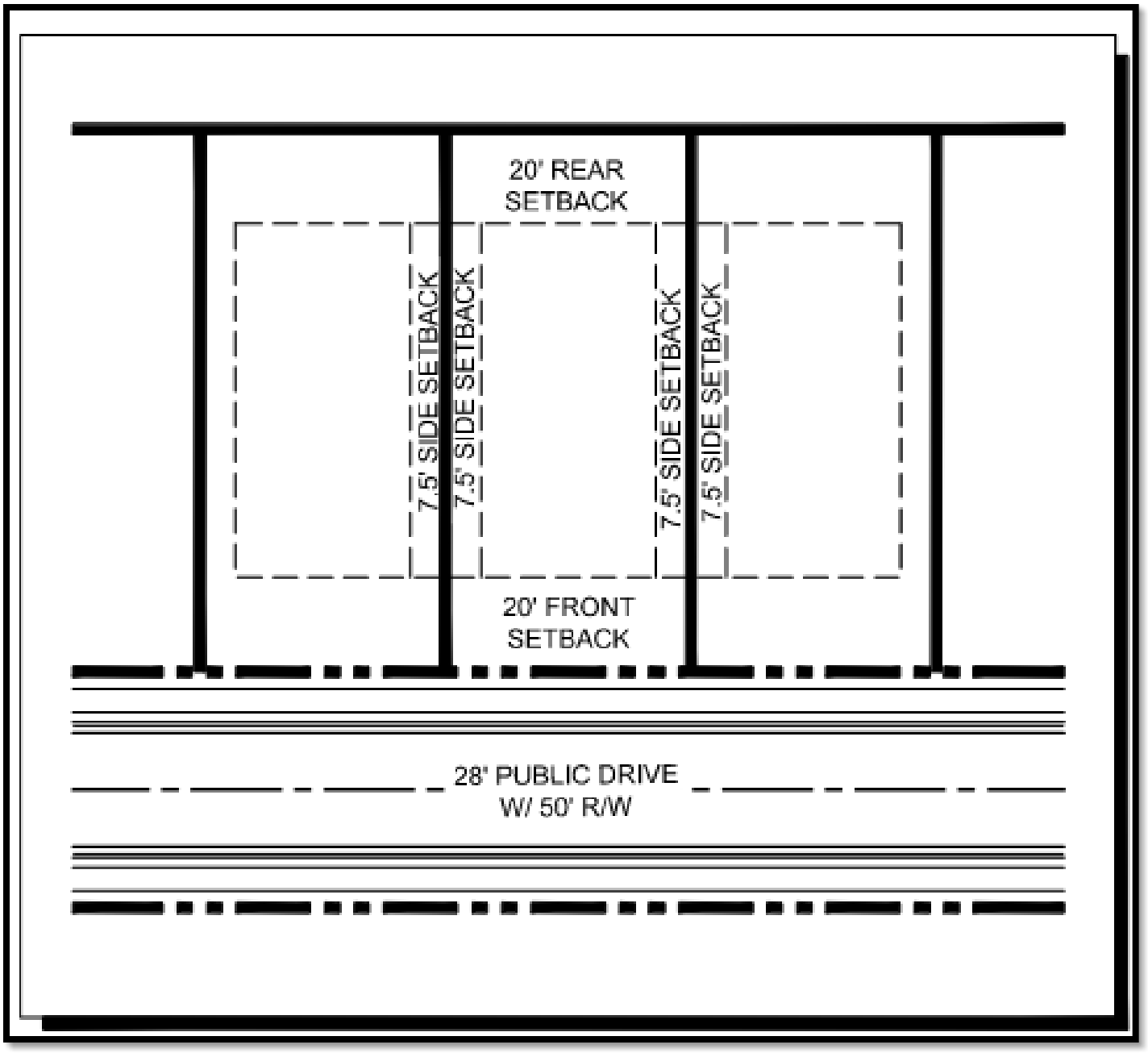
Site Breakdown of Proposed Mixed-Residential Development
1778 & 1872 Highway 42 North



Development Data for 1778 & 1872 Highway 42 North

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 REQS	
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

Lot Layout of Mixed-Use Development
1778 & 1872 Highway 42 North



Elevations of Mixed-Use Development
1778 & 1872 Highway 42 North

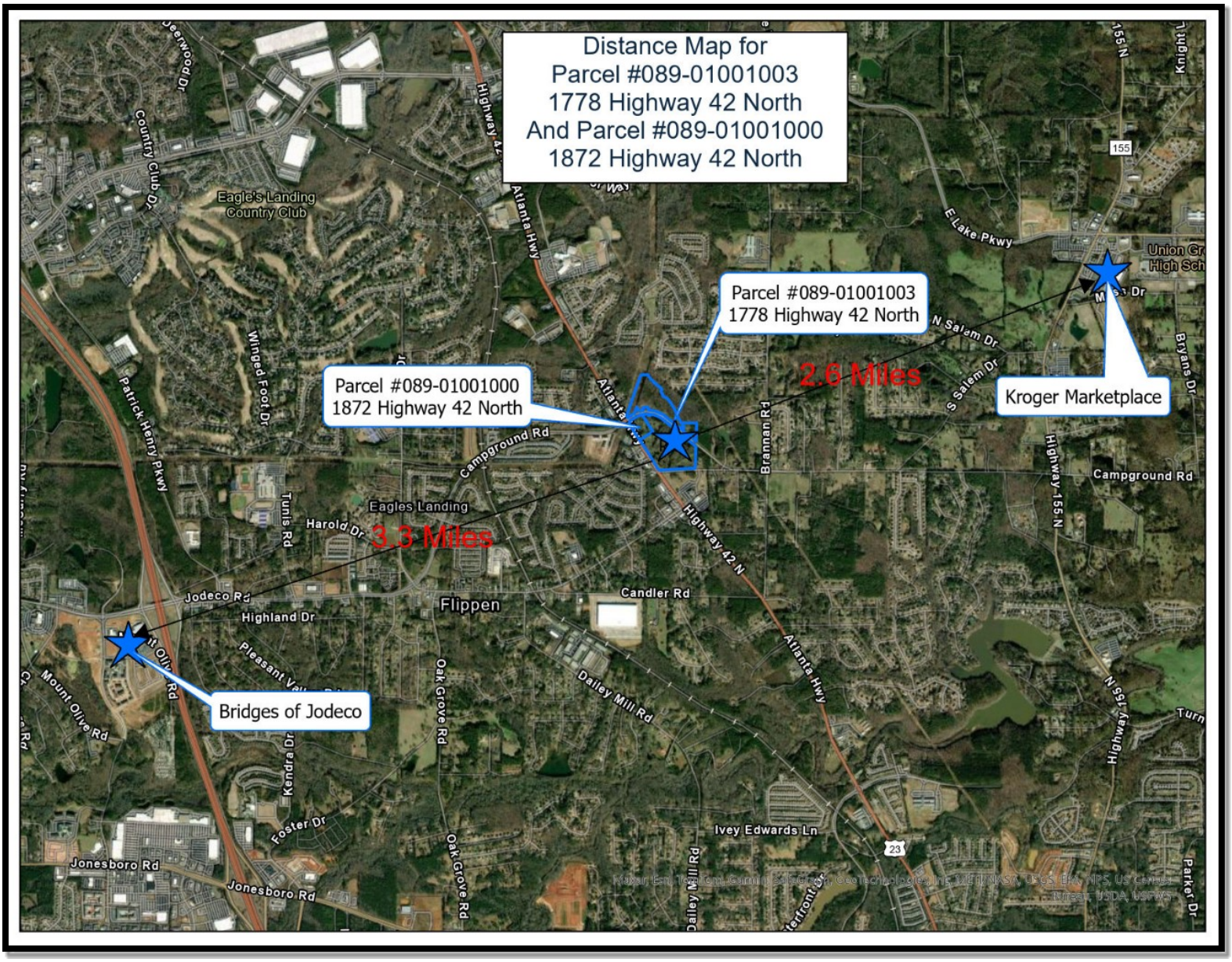


Elevations of Mixed-Use Development
1778 & 1872 Highway 42 North





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.

City of Stockbridge

AGENDA ITEM

MEETING DATE

FEBRUARY 10, 2025

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

FUNDING SOURCE

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

REZONING CASE #RZ-2024-10. Consideration of Rezoning request for two parcels at 1778 & 1872 Highway 42, to assign the zoning districts of PUD (Planned Unit Development) and PMU (Parkway Mixed-Use Overlay) to the property after its annexation into the City. The proposed mixed residential development would contain 168 total units, including 71 single-family detached homes, 15 bungalow lots, and 82 townhomes, at a density of 4.2 units per acre. Applicant/developer: Meritage Homes. Agent: PEC+.

BACKGROUND INFORMATION:

Staff Recommendation--Approval With Conditions, with eight (8) conditions. Planning Commission Recommendation on January 30, 2025--Approval With Conditions (unanimous).

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

REZONING CASE #RZ-2024-10.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL WITH CONDITIONS.

Staff Signature_____

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND TITLE 12 (UNIFIED DEVELOPMENT CODE), CHAPTER 3. USE REGULATIONS, SECTION 3.2.14 (C) AND ADD SECTIONS 3.2.14 (E), F, G, H, I, J, K, L, M, N, AND O, RELATING TO GASOLINE SERVICE STATIONS, SO AS TO AMEND THE DISTANCE REQUIREMENT FROM 4,500 FEET TO 800 FEET AND TO ADD ADDITIONAL REQUIREMENTS; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

SECTION 1. Ordinance. That the City of Stockbridge, Code of Ordinances, Title 12, Unified Development Code, Chapter 3. Use Regulations, Section 3.2.14 (C) be amended to allow gasoline service stations with the distance requirement of 800 feet from property line to property line of another gasoline service station, and add Sections 3.2.14 (E), F, G, H, I, J, K, L, M, N, and O, so as to read as follows:

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

E. A gasoline service station must be located on a property which has frontage on either a collector or an arterial road, as is classified by the Georgia Department of Transportation or the Henry County Department of Transportation.
F. Gasoline service stations are allowed with the base zoning district of C-3 (Heavy Commercial District). Gasoline service stations are also allowed in the C-2 (General Commercial District) via a Special Use Permit.
G. All property design standards of the base zoning district must be met.
H. Building facades for both primary and accessory structures must be constructed of brick on all sides.
I. At gasoline service stations, an equal number of electric charging stations as gas pumps must be provided on the site. Covered canopies must be provided over gas pumps and electric charging stations.
J. An acceptable means of access and internal circulation must be provided, to be determined by the Fire Marshal.
K. The required number of parking spaces of the base zoning district must be provided.
L. The required buffers of the base zoning district must be provided.
M. The square footage of a gasoline must be at least 5,000 square feet
N. The gasoline service station must have suites to accommodate two sub-tenants.

O. All gasoline service stations must meet the other related City of Stockbridge Codes of Ordinances.

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

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

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

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

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

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

_____
ANTHONY S. FORD, Mayor

SO ORDAINED this ___ day of _____, 2025.

ATTEST:

_____ (SEAL)
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:

_____
QUINTON G. WASHINGTON, City Attorney

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND TITLE 12, UNIFIED DEVELOPMENT CODE, CHAPTER 3. USE REGULATIONS, SECTION 3.2.14 (C) AND ADD SECTIONS 3.2.14 (E), F, G, H, I, J, K, L, M, N, O AND P, RELATING TO GASOLINE SERVICE STATIONS, SO AS TO AMEND THE DISTANCE REQUIREMENT FROM 4,500 FEET TO 800 FEET AND TO ADD ADDITIONAL REQUIREMENTS; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

SECTION 1. **Ordinance**. That the City of Stockbridge, Code of Ordinances, Title 12, Unified Development Code, Chapter 3. Use Regulations, Section 3.2.14 (C) be amended to allow gasoline service stations with the distance requirement of 800 feet from property line to property line of another gasoline service station, and add Sections 3.2.14 (E), F, G, H, I, J, K, L, M, N, and O and P, so as to read as follows:

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

E. A gasoline service station must be located on a property which has frontage on either a collector or an arterial road, as is classified by the Georgia Department of Transportation or the Henry County Department of Transportation.
F. Gasoline service stations are allowed with the base zoning district of C-3 (Heavy Commercial District). Gasoline service stations are also allowed in the C-2 (General Commercial District) via a Special Use Permit.
G. All property design standards of the base zoning district must be met.
H. Building facades for both primary and accessory structures must be constructed of brick on all sides.
I. At gasoline service stations, an equal number of electric charging stations as gas pumps must be provided on the site. Covered canopies must be provided over gas pumps and electric charging stations.
J. An acceptable means of access and internal circulation must be provided, to be determined by the Fire Marshal.
K. The required number of parking spaces of the base zoning district must be provided.
L. The required buffers of the base zoning district must be provided.
M. The square footage of a gasoline service station must be at least 5,000 square feet.
N. The gasoline service station must have suites to accommodate two sub-tenants.

O. All gasoline service stations must meet the other related City of Stockbridge Codes of Ordinances.
P. Other special requirements, to be determined by the Community Development Director, must be met.

SECTION 2. Repeal. The existing Title 12, Unified Development Code, Chapter 3. Use Regulations, Section 3.2.14 (C) is hereby repealed. From the Code of Ordinances, City of Stockbridge, Georgia. All ordinances in conflict with this Ordinance are repealed, except as otherwise provided herein.

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

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

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

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

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

_____
ANTHONY S. FORD, Mayor

SO ORDAINED this ___ day of _____, 2025.

ATTEST:

_____ (SEAL)
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:

_____
QUINTON G. WASHINGTON, City Attorney



PowerPoint Presentation For TX-2024-06

Mayor and Council Work Session

February 10, 2025

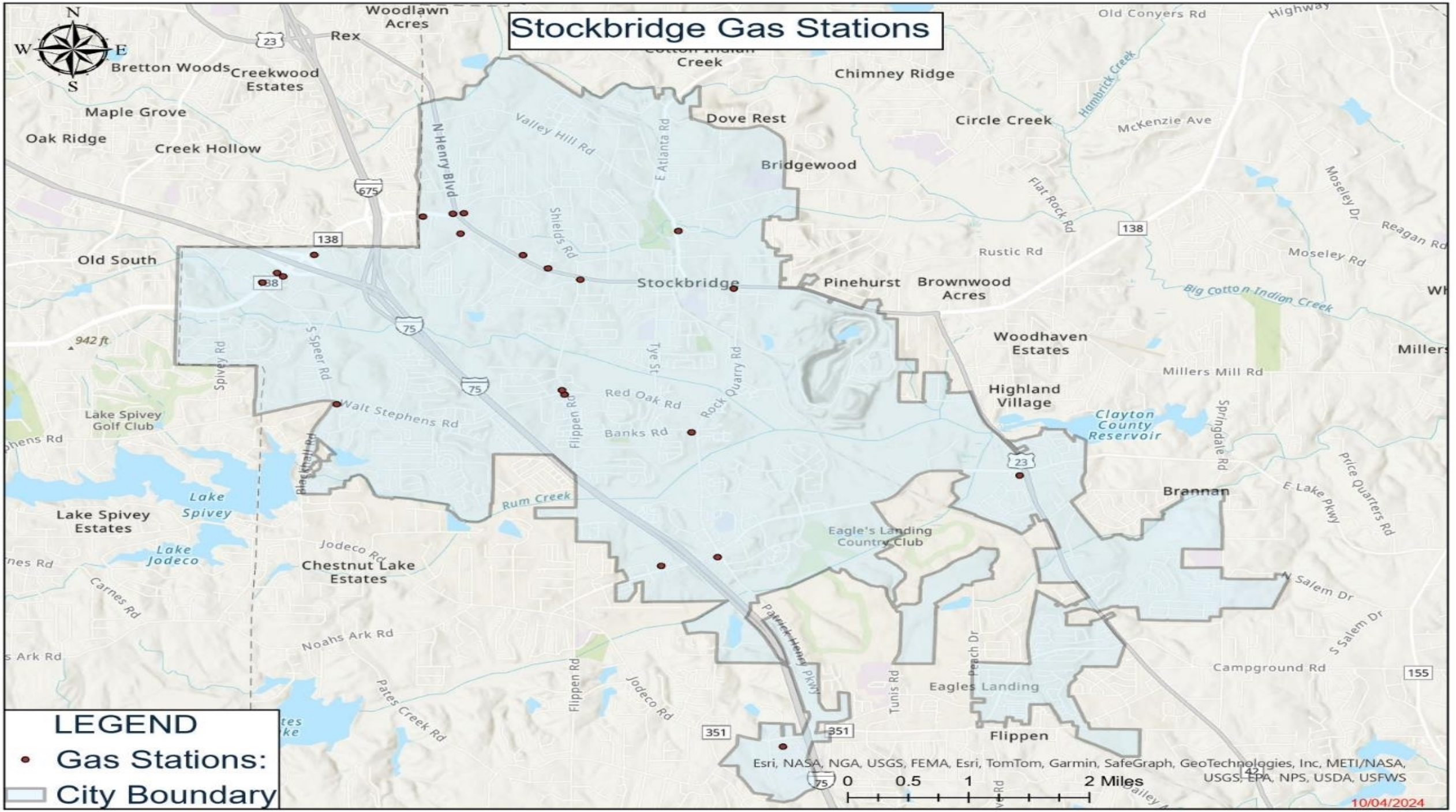
Purpose

Amend the distance requirement for gas stations from 4,500 feet to 800 feet (Section 3.2.14 (C))

Add additional requirements for convenience stores with gas stations (Sections 3.2.14 (E), F, G, H, I, J, K, L, M, N, AND O, and P)

Background

- In the past, staff has received inquiries about establishing convenience store with gas stations in the city of Stockbridge. However, the current required distance of 4,500 feet found in Section 3.2.14 C is too restrictive by potential developers, who argue that it limits the feasibility of establishing new convenience stores with gas stations in the area.


Stockbridge Gas Stations
N
W
E
S
Woodlawn Acres
Rex
Bretton Woods
Creekwood Estates
Maple Grove
Oak Ridge
Creek Hollow
Old South
Lake Spivey Golf Club
Lake Spivey
Lake Spivey Estates
Lake Jodeco
Chestnut Lake Estates
Cotton Indian Creek
Chimney Ridge
Dove Rest
Circle Creek
Bridgewood
Stockbridge
Pinehurst
Brownwood Acres
Old Conyers Rd
Hambrick Creek
McKenzie Ave
Flat Rock Rd
Rustic Rd
Moseley Dr
Moseley Rd
Reagan Rd
Big Cotton Indian Creek
Woodhaven Estates
Millers Mill Rd
Highland Village
Clayton County Reservoir
Springdale Rd
E Lake Pkwy
Price Quarters Rd
Brannan
N Salem Dr
S Salem Dr
Campground Rd
Eagle's Landing Country Club
Eagles Landing
Flippen
Valley Hill Rd
N Henry Blvd
E Atlanta Rd
Shields Rd
Walt Stephens Rd
Red Oak Rd
Banks Rd
Rock Quarry Rd
Flippen Rd
Tye St
S Spear Rd
Spivey Rd
Rum Creek
Jodeco Rd
Noahs Ark Rd
Carnes Rd
Pates Creek Rd
Tunis Rd
Patrick Henry Pkwy
942 ft
675
138
75
23
351
155
42
LEGEND
Gas Stations:
City Boundary
Esri, NASA, NGA, USGS, FEMA, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS
0 0.5 1 2 Miles
10/04/2024

Current Standards found in Section 3.2.14 of the Stockbridge Unified Development Code

3.2.14 Gasoline service stations.

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

B. Gasoline service stations may include the following activities: sale of fuel, oil, lubricants, and similar products; minor repair; sale of small automotive accessories; sale of food and sundries; convenience store; restaurant drive-up windows; inspection stations for emissions; or car washes. Gasoline service stations shall not include game rooms, game arcades, major repair shops, body shops, paint shops, or paint booths.

C. Gasoline service stations shall maintain a separation distance of four thousand five hundred (4,500) feet. This distance requirements shall be measured from property line to property line of another gasoline service station.

D. Design standards for gasoline service stations are shown in the table below.

Standards for Gasoline Service Stations

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

Changes Made to Section 3.2.14 (C) of the Stockbridge Unified Development Code

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

Requirements added to Section 3.2.14 of the Stockbridge Unified Development Code

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

F. Gasoline service stations are allowed with the base zoning district of C-3 (Heavy Commercial District). Gasoline service stations are also allowed in the C-2 (General Commercial District) via a Special Use Permit

G. All property design standards of the base zoning district must be met.

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

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

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

K. The required number of parking spaces of the base zoning must be provided.

Requirements added to Section 3.2.14 of the Stockbridge Unified Development Code (cont.)

L. The required buffers of the base zoning must be provided.

M. The square footage of a gasoline service station must be at least 5,000 square feet.

N. The gas station must have suites to accommodate two sub-tenants.

O. All gasoline service stations must meet the other related City of Stockbridge Codes of Ordinances.

P. All gas stations must meet the other related codes of Ordinances.

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND TITLE 12, UNIFIED DEVELOPMENT CODE, CHAPTER 3. USE REGULATIONS, SECTION 3.2.14 (C) AND ADD SECTIONS 3.2.14 (E), F, G, H, I, J, K, L, M, N, O AND P, RELATING TO GASOLINE SERVICE STATIONS, SO AS TO AMEND THE DISTANCE REQUIREMENT FROM 4,500 FEET TO 800 FEET AND TO ADD ADDITIONAL REQUIREMENTS; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

SECTION 1. Ordinance. That the City of Stockbridge, Code of Ordinances, Title 12, Unified Development Code, Chapter 3. Use Regulations, Section 3.2.14 (C) be amended to allow gasoline service stations with the distance requirement of 800 feet from property line to property line of another gasoline service station, and add Sections 3.2.14 (E), F, G, H, I, J, K, L, M, N, and O and P, so as to read as follows:

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

E. A gasoline service station must be located on a property which has frontage on either a collector or an arterial road, as is classified by the Georgia Department of Transportation or the Henry County Department of Transportation.
F. Gasoline service stations are allowed with the base zoning district of C-3 (Heavy Commercial District). Gasoline service stations are also allowed in the C-2 (General Commercial District) via a Special Use Permit.
G. All property design standards of the base zoning district must be met.
H. Building facades for both primary and accessory structures must be constructed of brick on all sides.
I. At gasoline service stations, an equal number of electric charging stations as gas pumps must be provided on the site. Covered canopies must be provided over gas pumps and electric charging stations.
J. An acceptable means of access and internal circulation must be provided, to be determined by the Fire Marshal.
K. The required number of parking spaces of the base zoning district must be provided.
L. The required buffers of the base zoning district must be provided.
M. The square footage of a gasoline service station must be at least 5,000 square feet.
N. The gasoline service station must have suites to accommodate two sub-tenants.
O. All gasoline service stations must meet the other related City of Stockbridge Codes of Ordinances.
P. Other special requirements, to be determined by the Community Development Director, must be met.

SECTION 2. Repeal. The existing Title 12, Unified Development Code, Chapter 3. Use Regulations, Section 3.2.14 (C) is hereby repealed. From the Code of Ordinances, City of Stockbridge, Georgia. All ordinances in conflict with this Ordinance are repealed, except as otherwise provided herein.

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

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

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

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

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

_____
ANTHONY S. FORD, Mayor

SO ORDAINED this ___ day of _____, 2024.

ATTEST:

_____ (SEAL)
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:

_____
QUINTON G. WASHINGTON, City Attorney

Staff Recommendation

- Based on its research, the Community Development Staff is recommending **APPROVAL** to amend both the gas station distance requirement (Section 3.2.14 (C)) and add additional requirements (Sections 3.2.14 (E), F, G, H, I, J, K, L, M, N, AND O, and P in Section 3.2.14 of the Stockbridge Unified Development Code.



Q&A

City of Stockbridge

AGENDA ITEM

MEETING DATE

FEBRUARY 10, 2025

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

FUNDING SOURCE

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Ryan Anderson, Director of Community Development

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

TEXT AMENDMENT CASE #TX-2024-06 FOR GAS STATION DISTANCE REQUIREMENT. Consideration of an ordinance to amend the gas station distance requirement in Section 3.2.14 of the UDC from currently requiring 4,500 feet between gas stations to now requiring only 800 feet between gas stations.

BACKGROUND INFORMATION:

Staff Recommendation--Approval. Planning Commission Recommendation on October 17, 2024--Approval in a split vote, 3-2. Council Work Session Action on November 19, 2024--Deferral after a presentation was made, to allow the City Attorneys additional time to work on the text amendment.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

TX-2024-06 FOR GAS STATION DISTANCE REQUIREMENT.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Approval.

Staff Signature_____

City of Stockbridge

AGENDA ITEM

MEETING DATE

February 10, 2025

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

FUNDING SOURCE

☐	GENERAL FUND./ STORMWATER
☐	FUND BALANCE
☐	SPLOST
☐	TSPLOST
☐	GRANT
☐	HOTEL/MOTEL TOURISM
☐	COUNCIL INITIATIVE
☐	PARTNER/SPONSOR
■	DEPARTMENT BUDGET
☐	BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: DECIUS AARON—DIRECTOR

DEPARTMENT: PUBLIC WORKS

ITEM/PROJECT/EVENT:

REQUEST FOR PROPOSAL (RFP) NO. 2020-0026, ANNUAL ON-CALL WATER AND SEWER EMERGENCY, OPERATIONAL REPAIR, MAINTENANCE, AND CONSTRUCTION WITH SITE ENGINEERING, INC.

BACKGROUND INFORMATION:

The competitive solicited Contract was approved by Council on April 21, 2021. The term is one (1) year, with the option to renew for four (4) one (1) year periods, with such options in the City's sole discretion. This is the fourth (4th) and final optional renewal year.

The Public Works Department is requesting approval to renew the fourth (4th) and final optional year pursuant to Request For Proposal (RFP) No. 2020-0026 for Annual On-Call and Sewer Emergency, Operational Repair, Maintenance, and Construction with Site Engineering, Inc.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____ 1/16/2025

■ FINANCIAL IMPACT ☐ N/A

AMOUNT $ 400,000.00

ATTACHMENTS: ■

BACKGROUND INFORMATION CONTINUED:

STAFF RECOMMENDATION:

The Public Works Department is requesting approval to renew City of Stockbridge Annual On-Call Water And Sewer Emergency, Operational Repair, Maintenance, and Construction with Site Engineering, Inc., which was approved by Council, April 12, 2021 (R21-1281).

The initial term of this Agreement shall expire after one (1) year, though the Agreement can be renewed for up to four (4), one (1) year periods.

The estimated annual budget is $400,000.00.

The Annual On-Call Water And Sewer Emergency, Operational Repair, Maintenance, And Construction scope of services will consist of tasks assigned as individual tasks during the contract period. The type of work may include, but is not limited to, repair and/or replacement of the following: wastewater collection system and related infrastructure, water distribution system and related infrastructure and storm water system and related infrastructure and any other repair activities to be determined by the City.

The Public Works Department has determined that Site Engineering, Inc., is performing all its work in accordance with the contract requirements and is providing quality service to the City.

Section 3.30.227 – Renewals and extensions; The city council shall approve all renewals or term contract extensions: (A) to afford the city a continuous supply of items or services in the event of the termination or near termination of the award/contract and (B) where cost is greater than fifty thousand dollars ($50,000.00); and when the original contract was approved by the city council.

Fiscal Impact: Funds will be provided from account 510-42500-542515

Exhibit I – Contract Agreement

Stockbridge
Where Community Connects

CONTRACT RENEWAL EVALUATION FORM

Date: November 20, 2024

To: Decius Aaron, Public Works Director

From: Wanda J. Cooley, *Procurement Specialist*
Email: wcooley@stockbridge.org

Subject: RFP No. 2020-0006 – Annual On-Call Water and Sewer Emergency, Operational Repair, Maintenance and Construction

It is time to review the option to renew the Agreement with Site Engineering, Inc. for Annual On-Call Water and Sewer Emergency, Operational Repair, Maintenance and Construction. The contract expires April 12, 2025, having one (1) remaining renewable option. This is the 4th option.

Please indicate your recommendation as to exercising the option, along with the option-year amount budgeted, account number, and department head's signature. Return to Wanda J. Cooley, Procurement Department, no later than Tuesday, November 26, 2024. If you intend to disapprove this option, please provide a concise statement of your rationale for disapproval.

Per Section 1, please indicate whether you wish to renew this contract.

Complete the Survey (Section 2, below) evaluating the Contractor's performance during the past Contract Term. If answering "No" to any question, please explain briefly.

Section 1: Renewal

Approve Option: Decius T. Aaron (Signature) 11/18/2024 (Date)

Disapprove Option: _____ (Signature) _____ (Date)

Amount Budgeted for Option Year: $ $400,000.00

Account #: 510-42500-542515

Department Head: Decius T. Aaron (Signature)

Section 2: Contractor Evaluation

	YES	NO	N/A
1. Contractor performed all work in conformance with the Contract requirements?	X	—	—
2. Contractor was responsive and professional?	X	—	—
3. Are you satisfied with the quality of the work performed by the Contractor?	X	—	—
4. Did the Contractor anticipate your needs and provide value-added services beyond the scope/requirements of the Contract?	X	—	—

Comments: _____

For Approval:

_____ _____

Frederick Gardiner, City Manager Date Approved: / /

SERVICE AGREEMENT
BY AND BETWEEN
SITE ENGINEERING, INC.
AND
THE CITY OF STOCKBRIDGE, GEORGIA

This Agreement ("Agreement") is made and entered into this 12th day of April 2021, by and between Site Engineering, Inc. (hereinafter, "CONTRACTOR"), and the City of Stockbridge, Georgia (hereinafter, "City") (CONTRACTOR and City sometimes referred to herein as "Parties").

WITNESSETH:

WHEREAS, City desires to engage the services of CONTRACTOR to perform for City services for annual on-call water and sewer emergency, operational, repair, maintenance, and construction services pursuant to City RFP No. 2020-0026 (the "Project"); and

NOW, THEREFORE, in consideration of the promises and mutual agreements herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. **Term and Termination.** This Agreement shall be for one (1) year, commencing on the date of execution stated above, and the City shall have the option to renew for four (4), one (1) year periods, with such option being in the City's sole discretion. If the City desires to exercise the option stated herein, the City shall provide thirty (30) days advance written notice to the Contractor of the City's intent to exercise the option. The provisions of Section 2(c) and the RFP shall specifically survive the termination or expiration of this Agreement. The City may terminate this Agreement at any time for any reason with thirty (30) days advance written notice.

2. Services.

(a) Subject to the terms and conditions set forth in this Agreement, City hereby retains CONTRACTOR to provide the services set forth in the "Scope of Work" and related proposals submitted in response to City RFP No. 2020-0026. The Scope of Work is attached hereto as Exhibit A. The RFP, including all terms and conditions stated therein, the CONTRACTOR'S proposal(s), and any amendments to the RFP are all incorporated herein by reference and made a part of this Contract.

(b) The standard of care applicable to CONTRACTOR's services will be the degree of skill and diligence normally employed by professional contractors performing the same or similar services at the time said services are performed. CONTRACTOR will re-perform any services not meeting this standard without additional compensation. CONTRACTOR warrants that any services it conducts will be adequate and sufficient to accomplish the purposes for which they are performed, and no review or approval thereof by the City shall be deemed to diminish this warranty in any way.

(c) CONTRACTOR shall indemnify and hold harmless the City and its agents and employees (i) from and against all claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from the performance of the Project, provided that any such claim, damage, loss, expense or attorney's fees is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property including the loss of use resulting therefrom, and is caused in whole or in part by any negligent act or omission of the CONTRACTOR, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not the negligent act is caused in part by a party indemnified hereunder and (ii) from the inadequacy of the Services performed by CONTRACTOR or anyone for whom CONTRACTOR is responsible. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this Clause. In any and all claims against the City or any of its agents or employees, by any employee of the CONTRACTOR, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation set forth in this paragraph shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the CONTRACTOR or any Subcontractor under workers' or workman's compensation acts, disability benefit acts or other employee benefit acts.

3. **Compensation.** CONTRACTOR shall receive compensation from the City as set forth in the attached Exhibit B.

4 **Miscellaneous.**

(a) This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia.

(b) CONTRACTOR may not assign this Agreement, in whole or in part, without the prior written consent of City. City may assign this Agreement, in whole or in part, without the prior consent of CONTRACTOR; however, City shall provide CONTRACTOR with prior written notice of any such assignment.

(c) This Agreement shall be binding on and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

(d) The headings contained herein are for the convenience of the parties only and shall not be interpreted to limit or affect in any way the meaning of the language contained in this Agreement.

(e) This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute the same Agreement. Any signature page of any such counterpart, or any electronic facsimile thereof, may be attached or appended to any other counterpart to complete a fully executed counterpart of this Agreement, and any telecopy or other facsimile transmission of any signature shall be deemed an original and shall bind such party.

(f) If any provision of this Agreement shall be held void, voidable, invalid or inoperative, no other provision of this Agreement shall be affected as a result thereof, and accordingly, the remaining provisions of this Agreement shall remain in full force and effect as though such void, voidable, invalid or inoperative provision had not been contained herein. If any of the provisions of this Agreement shall be declared unenforceable as to certain parties, then the performance of said provision shall be excused by the parties hereto and the remaining provisions of this Agreement shall remain in full force and effect.

(g) This Agreement, including all exhibits hereto (which are incorporated herein by this reference), contains the entire agreement and understanding concerning the subject matter hereof between the parties hereto. No waiver, termination or discharge of this Agreement, or any of the terms or provisions hereof, shall be binding upon either party hereto unless confirmed in writing. This Agreement may not be modified or amended, except by a writing executed by both parties hereto. No waiver by either party hereto of any term or provision of this Agreement or of any default hereunder shall affect such party's rights thereafter to enforce such term or provision or to exercise any right or remedy in the event of any other default, whether or not similar.

(h) CONTRACTOR shall at all times maintain sufficient liability insurance and payment and performance bonds to cover their services under this Agreement.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties intending to be legally bound hereby, have executed this Agreement as of the date first above written.

SITE ENGINEERING, INC.

By: _____
J. David Hess, Vice President

CITY OF STOCKBRIDGE, GEORGIA

By: _____

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

RESOLUTION NO. R23-1552

A RESOLUTION APPROVING RENEWAL FOR ANNUAL ON-CALL WATER AND SEWER EMERGENCY, OPERATIONAL REPAIR, MAINTENANCE, AND CONSTRUCTION WITH SITE ENGINEERING, INC.

WHEREAS, The City of Stockbridge ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with providing public services to residents located within the corporate limits of the City; and,

WHEREAS, the City conducted Request for Proposal No. 2020-0026 for Annual On-Call Water And Sewer Emergency, Operational Repair, Maintenance, and Construction;

WHEREAS, the City entered into a contract with Site Engineering, Inc. that was approved by Council on April 12, 2021 pursuant to Resolution R21-1281; and

WHEREAS, the contract is for one (1) year, with the option to renew for four (4) one (1) year periods, with such options in the City's sole discretion; and

WHEREAS, the City seeks to renew the contract with Site Engineering, Inc. for an additional year at an estimated annual budget of $300,000 (funds to be provided from account 510-42500-542515);

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

SECTION 1. **Approval of Site Engineering extension** - The City Council approves a one year renewal of the contract with Site Engineering, Inc. for Annual On-Call Water And Sewer Emergency, Operational Repair, Maintenance, and Construction; and

SECTION 2. **Approval of Execution** - The Mayor or Mayor Pro Tem is hereby authorized to sign all documents and to perform all other necessary acts necessary to effectuate this Resolution on bchalf of the City of Stockbridge. The City Clerk is authorized to execute, attest to, and seal any document which may be necessary to effectuate this Resolution.

SECTION 3. **Severability** - To the extent any portion of this Resolution is declared to be invalid, unenforceable, or non-binding, that shall not affect the remaining portions of this Resolution.

SECTION 4. **Repeal of Conflicting Provisions** – All City Resolutions inconsistent with this Resolution are hereby repealed.

SECTION 5. **Effective Date**. This resolution shall become effective immediately upon its adoption by the City Council of the City of Stockbridge as provided in the City Charter.

SO RESOLVED this 9th day of January, 2023

ANTHONY S. FORD, Mayor

ATTEST:

VANESSA HOLIDAY, City Clerk (SEAL)

APPROVED AS TO FORM:

QUINTON G. WASHINGTON, City Attorney

City of Stockbridge

AGENDA ITEM

MEETING DATE

February 10, 2025

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

FUNDING SOURCE

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Decius T. Aaron and Al Barnes

DEPARTMENT: Public Works

ITEM/PROJECT/EVENT:

Amphitheater grass surface.

BACKGROUND INFORMATION:

Public Works is asking for approval to replace the grassed seating area at the amphitheater with KBI Flexi Pave at a cost not to exceed **$165,000.00**.

SIGNATURES:

CITY MANAGER Derald Powders 1/31/25

CITY TREASURER 1/31/25

CITY ATTORNEY _____

- [x] FINANCIAL IMPACT [ ] N/A

AMOUNT **$165,000.00**

ATTACHMENTS: [x]

Costs:

Yellowstone Landscape	$58,953.00
KBI Industries, Inc.	$98,095.00
Contingencies	$7,952.00
Total	**$165,000.00**

YELLOWSTONE LANDSCAPE

Proposal #: 487980
Date: 11/20/2024
From: Lynn Terry Jr.

Proposal for
City of Stockbridge

Decius Aaron
City of Stockbridge
4640 North Henry Boulevard
Stockbridge, GA 30281
daaron@cityofstockbridge-ga.gov

LOCATION OF PROPERTY

4640 North Henry Boulevard
Stockbridge, GA 30281

Stockbridge Amphitheater Excavating And Grading

DESCRIPTION	QTY
Sod Removal And Grading	
Prep/Removal/Grade/Clean Up/Disposal	1
Irrigation Labor	1
Waste Disposal: Dump Fee	1
(7 truck loads of dirt)	
Gravel	5
#57 stone	
Equipment Use Monthly	1
Compact Bobcat	
Welding	1

Scope Of Work-

- Location: Turf inside of the amphitheater
- Prep: Put down 38 boards of 4x8 plywood over pavers to remove dirt from inside of the theater and load on to dump truck
- Cut out and remove twelve rails in the middle section of the theater to build a ramp with gravel and create space for equipment to excavate dirt
- Rails will need to be reattached by wielding (4" of pipe from rail will remain for reattaching)
- Use a loader to remove dirt, pipes, and old turf
- Removing 8,750 sqft of dirt at 6.25" depth (7 full size dump trucks of dirt and debris)
- Remove all sod and irrigation (sprinkler heads and pipe)
- Grade areas where sod will be removed down to a depth of 6.25"

- Haul away all turf and dirt to be properly disposed
- Disposal fee included in cost
- Haul away all debris as a result





Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

_____
Print Name/Title

Date _____

City of Stockbridge

Subtotal	$58,953.00
Sales Tax	$0.00
Proposal Total	**$58,953.00**

THIS IS NOT AN INVOICE

K B I Smarter Materials for Next Generation Infrastructure

Flexi®-Pave Case Study

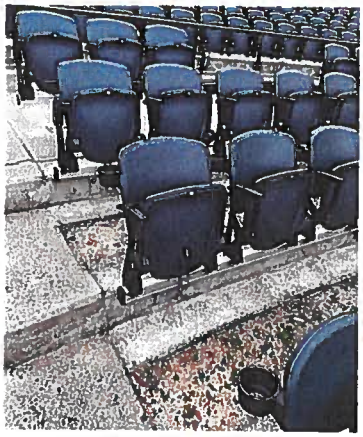
KBI Flexi®-Pave Utilized To Improve Outdoor Stadium

K.B. Industries installs dozens of 16 inch wide strips of Flexi®-Pave in The Lost Colony Theater - Fort Raleigh - North Carolina.

This popular stadium's many rows of seating have been at a disadvantage for guests following rainstorms that result in muddy, swampy pathways along its many seating rows. The National Parks Service sought out K.B. Industries to help improve the conditions by installing **Flexi®-Pave**. A solid, yet porous material that allows the water to drain through the **Flexi®-Pave** rapidly, eliminating puddles and muddy sections in front of spectator's seats.

AP&I/KBI's, Chairman/CEO - Mr. Kevin Bagnall stated: "This is not the first stadium where we have installed **Flexi®-Pave** and it certainly won't be the last. Our proprietary **Flexi®-Pave** is so ideal for spectator areas, no spectator wants their feet /shoes sitting in puddles of muddy water as they watch the events taking place in front of them. Concrete and other paving materials have many disadvantages, whereas **Flexi®-Pave** has only advantages that is also slip resistant. Every facility where **Flexi®-Pave** has been installed over the years, has been acclaimed for the enhanced appeal for the stadium. We know, 'The Lost Colony Theatre' https://www.thelostcolony.org/ will benefit immensely from this porous **Flexi®-Pave** installation. We are grateful for this opportunity and look forward to becoming an ongoing supplier to The National Parks Service."

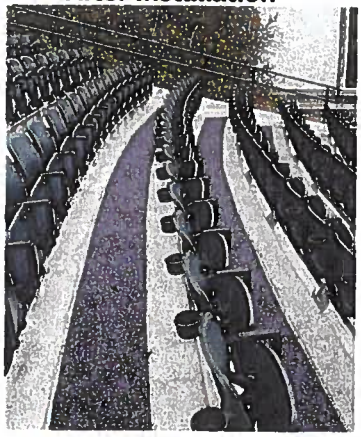
Before Installation



During Installation



After Installation



About Flexi®-Pave

Flexi®-Pave uses the natural, vulcanized strength of scrap tires, along with KBI's proprietary technology, and converts the "Recycled Tire Granules" into proven, sustainable infrastructure construction products. This massively porous but strong structural material can be used for a variety of infrastructure applications with demonstrated success. Applications include storm water management, water treatment and shoreline protection projects, including ship docks. **Flexi®-Pave** offers long and short-term permeability, flexibility, crack resistance (even freeze-thaw conditions) trip hazard resistance and slip resistance. Notable locations include **Yellowstone National Park; Arlington National Cemetery; Red Butte Gardens, Utah; Atlanta Georgia's Iconic Beltline; Kew Botanical Gardens, London England.**

About Atlantic Power & Infrastructure Corp.

Atlantic Power and Infrastructure Corp. provides environmental technologies including converting recycled tire material into proven, sustainable infrastructure products. Its flagship product **Flexi®-Pave`s** resounding strength, flexibility and porous nature which protects from land erosion has led to its use in high profile shoreline break walls and other marine and infrastructure projects. The Company's water purification technology removes harmful algae blooms from freshwater rivers and lakes, and Red Tide algae blooms from salt water. The Company further plans to utilize its existing bi-products and relationships to produce waste to energy power generation.

K.B. Industries, Inc.
4600 140th Ave N Ste 200, Clearwater, FL 33762
Phone: (727) 723-3300 Fax: (727) 723-3600 www.kbius.com
Revised Feb. 2023

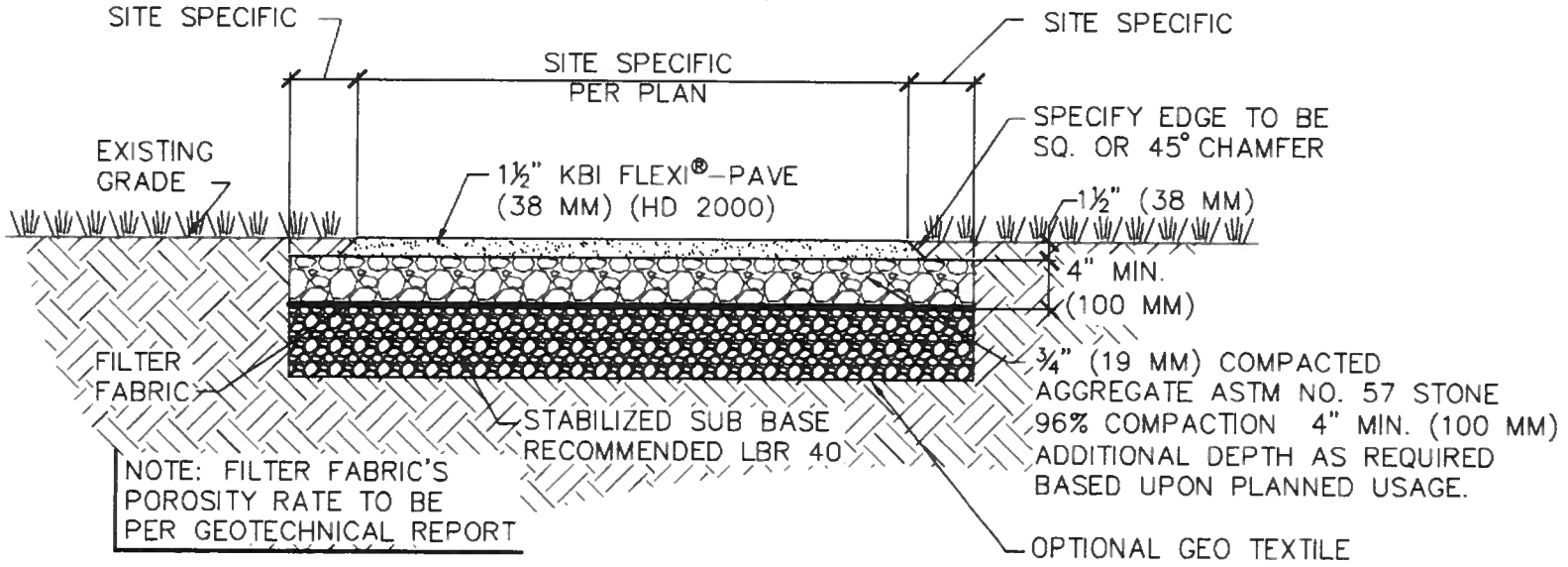
AP&I ATLANTIC POWER & INFRASTRUCTURE

STCP SCRAP TIRE CONSTRUCTION PRODUCTS

KBI FLEXI®–PAVE

HD 2000 TYPICAL DETAIL

SCALE–3/4"=1'–0"



DUE TO VARIANCES IN LOCAL CODES, CONSTRUCTION PRACTICES AND REQUIREMENTS ALL DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SUCH LOCAL CODES, CONSTRUCTION PRACTICES AND REQUIREMENTS. REGARDLESS OF DETAIL CONSTRUCTION SHOWN. KB INDUSTRIES, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS SHOWN WITHOUT NOTICE. ALL CHANGES TO SPECIFICATIONS CAN ONLY BE APPROVED BY KB INDUSTRIES, INC.

ANY WARRANTY GIVEN BY KB INDUSTRIES WILL APPLY ONLY TO THOSE ITEMS SUPPLIED BY IT. ACCORDINGLY KB INDUSTRIES CANNOT ACCEPT ANY RESPONSIBILITY FOR ANY STRUCTURE OR EQUIPMENT DESIGNED BY OTHERS. KB INDUSTRIES HAS A POLICY OF CONTINUOUS IMPROVEMENT AND RESERVE THE RIGHTS THE AMEND ITS PRODUCT SPECIFICATIONS AND DRAWINGS. KB INDUSTRIES CANNOT ACCEPT LIABILITY FOR THE PERFORMANCE OF ITS PRODUCTS IF THE INSTALLATION IS SUBJECT TO CONDITIONS OUTSIDE ITS DESIGN SPECIFICATIONS.

© 2015 KB Industries

KB INDUSTRIES OWNS THE COPYRIGHT OF THIS DRAWING THAT IS SUPPLIED IN CONFIDENCE. IT MUST NOT BE USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS SUPPLIED AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT PRIOR PERMISSION, IN WRITING, FROM KB INDUSTRIES.

K.B. Industries, Inc.

4600 140th Ave N Suite 200 Clearwater, FL 33762

727-688-0085 - www.kbius.com

DRAWN BY-	TJG
DRAWING	HD2000 15
DATE	01/16/15
SCALE	3/4"=1'-0"

FLEXI-Pave®

Smarter Materials for Next Generation Infrastructure™

PROPOSAL

K.B. Industries, Inc.
4600 140th Ave. N., Ste 200
Clearwater, FL 33762
(T) 727.723.3300 § (F) 727.723.3600
Website: www.kbius.com

Date: August 1, 2024
Proposal #: 24249
Install Date: TBD
KBI Contact: Andy Curbow
KBI Contact Number: (727) 723-3300

CLIENT/OWNER:	PROJECT:
Al Barnes Public Works Operations Manager City of Stockbridge, GA 4640 N. Henry Blvd. Stockbridge, GA 30281 abarnes@stockbridgega.org 678-225-9439	The Bridge Amphitheater Stockbridge, GA Budgetary

SCOPE OF WORK:

1. KBI to Supply and install 8,000sf of KBI Flexi®-Pave HD2000 @ 1 1/2" thick.
2. All Ground prep including stone work and grading done by others before KBI arrival
3. All MoT, barriers, permits, and site security by others
4. Discount for Quantity= $4,000
5. Applicable to Flexi-Pave product only - recycled tire granule size may vary from samples and products submittals by as much as 1/8" in diameter.
6. All base/sub-grade material and preparation to be provided and performed by others per KBI's specifications.

KBI does not warranty any base/sub-grade work which is performed by others. This includes ADA grading.

Warranty is subject to KBI installation acceptance standards.

Line #	Square Feet	Product	Color	Description	Unit Price	Total
1	8,000	HD2000		KBI Flexi®-Pave Installation	$ 4.00	$ 32,000.00
2	8,000	HD2000		KBI Flexi®-Pave Material @ 1 1/2"	$ 6.95	$ 55,600.00
3	8,000			Discount	$ (0.50)	$ (4,000.00)
4	-	Freight*			$ -	$ 6,500.00
5	1	Corporate Mobilization			$ -	$ 7,995.00

Upon acceptance of this proposal with your signature below, it is acknowledged you have read the Product Specification Sheet for the KBI Flexi®-Process product quoted in this proposal.

Installation/Labor	$ 32,000.00
Materials	$ 51,600.00
Mobilization	$ 7,995.00
Sub-Total	$ 91,595.00
*Freight	$ 6,500.00
Grand Total	$ 98,095.00
Deposit Amount Due	$ 66,095.00
Remaining Balance	$ 32,000.00

Signature _____ Title _____

Printed Name: _____ Date: _____

PAYMENT TERMS & PROPOSAL NOTES

1. Payment Terms

STANDARD: 100% of the material, freight and mobilization is due upon placement of the order. Remaining balance due upon completion. Deposit is non-refundable once material order is placed into production. *To ensure timely delivery and adherence to predetermined job scheduling customer prefers that K.B. Industries, Inc. handles freight and associated logistics for customer's K.B. Industries,

2. Warranty

100% of Proposal/Contract MUST be PAID IN FULL prior to KBI issuing warranty. "KBI's porous paving products carry a 1 year material warranty. Extended warranties are available with the addition of a maintenance program. (see product specification for additional details)"

3. Ground Work/Base Prep

a) If ground work is being performed or other materials are being supplied or installed by others prior to KBI's work, it is agreed between all parties that KBI reserves the right to charge an additional rate, up to a maximum of $2,000/daily for KBI's down time, should the aforementioned is not satisfactory before the installation of KBI Flexi®-Process materials.

b) All base/sub-grade material and preparation to be provided and performed by others per KBI's specifications. KBI does not warranty any base/sub-grade work which is performed by others. This includes ADA grading. Warranty is subject to KBI installation acceptance standards.

c) It is understood that when Flexi-Pave is installed over a prepared base, it's grade will reflect the grade of the base. If the base prepared by others does not meet ADA grade then neither will the Flexi-Pave.

4. Proposal & Freight Rates

This Proposal is valid for 90-days (excluding freight rates, which are valid for 30-days and are subject to change) from the date of this Proposal.



0	2	6	6	7	9

Tires recycled on this project.

The "USGBC Member Logo" is a trademark owned by the U.S. Green Building Council and is used by permission. The logo signifies only that K.B. Industries, Inc. is a USGBC member; USGBC does not review, certify, or endorse the products or services offered by its members