

Stockbridge

Where Community Connects

STOCKBRIDGE PLANNING COMMISSION

BOARD MEMBERS

Jayden Williams, Chair

Trameka Walker, Vice-Chair

Stanley Dumas

David Planchon

Anthony Mitten

Harold Thibodeaux

ADMINISTRATION

Ryan Anderson

Community Development Director

Vacant

Chief Planner

Linda Logan

Senior Planner, Secretary

Gordon Linton, Senior Planner

Valerie Ross, Attorney

Planning Commission Meeting Agenda April 17, 2025 6:30 PM



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

Fax: 770-389-7912



**AGENDA
PLANNING COMMISSION MEETING
CITY OF STOCKBRIDGE**

THURSDAY, APRIL 17, 2025 6:30 PM

- I. Call to Order**
- II. Roll Call**
- III. Invocation**
- IV. Pledge of Allegiance**
- V. Adoption of the Agenda**
- VI. Approval of Minutes**

March 20, 2025 Summary Meeting Minutes

VII. Public Hearing

Item # 1 - SPECIAL USE PERMIT CASE #SP-2024-03. (To be located in Council District 4.)

Consideration of a request for a Special Use Permit to allow a personal care home to operate on property at 270 Shields Road. Applicant/Agent: Shona John. The property is located in Land Lot 70 of District 12, and it contains 1.47 +/- acres.

Presented by: Linda Logan

Item # 2 - COMPREHENSIVE PLAN AMENDMENT CASE #CP-2025-02. (Property is located in Council District 4.)

Consideration of a Comprehensive Plan Amendment for Parcel #029-01011001, located between North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road, for the purpose of changing the property's future land use designation from "Low-Density Mixed-Use" to "High-Density Mixed-Use" to allow for the development of townhomes and office space. Applicant: Templar Development Group, LLC. Agent: Battle Law, P.C. The property is located in Land Lot 90 of District 12, and it contains 9.90 +/- acres.

Presented by: Gordon Linton

Item # 3 - REZONING CASE #RZ-2025-03. (Property is located in Council District 4.) Consideration of a Rezoning for Parcel #029-01011001, located between

North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road, for the purpose of rezoning the property from 'C-3' (Heavy Commercial) and 'PMU' (Parkway Mixed-Use) Overlay District to 'PUD' (Planned Unit Development) Master Plan and 'PMU' (Parkway Mixed-Use) Overlay District to allow for the development of townhomes and office space. Applicant: Templar Development Group, LLC. Agent: Battle Law, P.C. The property is located in Land Lot 90 of

District 12, and it contains 9.90 +/- acres.

Presented by: Gordon Linton

- VIII. Staff Comments**
- IX. Board Comments**
- X. Adjourn**

City of Stockbridge

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



SUMMARY MINUTES PLANNING COMMISSION THURSDAY, MARCH 20, 2025 AT 6:30 p.m.

BOARD MEMBERS:

Jayden Williams, Chairman
Trameka Walker, Vice Chairman
Stanley Dumas
Harold Thibodeaux
David Planchon
Anthony Mitten

ADMINISTRATION:

Ryan Anderson, Community Dev. Director
Valerie Ross, City Zoning Attorney
Linda Logan, Senior Planner / PC Secretary
Gordon Linton, Senior Planner
Jordyn Bucholtz, GIS Analyst / Planner

I. CALL TO ORDER – Made by Chairman Jayden Williams at 6:30 p.m.

II. INVOCATION – Led by Stanley Dumas.

III. PLEDGE OF ALLEGIANCE – Done in unison.

IV. ROLL CALL: (Taken by Linda Logan) Present: Absent:

~ Jayden Williams	_____ X _____	_____
~ Trameka Walker	_____ X _____	_____
~ Stanley Dumas	_____ X _____	_____
~ Harold Thibodeaux	_____ X _____	_____
~ David Planchon	_____ X _____	_____
~ Anthony Mitten	_____ X _____	_____

V. ADOPTION OF THE AGENDA

Stanley Dumas made a motion to adopt the agenda, and Harold Thibodeaux seconded the motion. A vote was taken, and the agenda was unanimously adopted.

VI. APPROVAL OF MINUTES – January 30, 2025 Summary Minutes.

David Planchon made a motion to approve the January 30, 2025 Summary Minutes, and Harold Thibodeaux seconded the motion. A vote was taken, and the minutes were unanimously approved.

VII. REZONING CASE #RZ-2025-02. (Property is located in Council District 4.)

Consideration of a City of Stockbridge-initiated rezoning request to rezone property at **4482 North Henry Boulevard (Parcel #S26-01014000)** from 'SR' (Suburban Residential) and 'DV' (Downtown Village Overlay District) to 'PUD Master Plan' (Planned Unit Development Master Plan) and 'DV' (Downtown Village Overlay District) for the purpose of allowing the construction of a mixed-residential development. The City of Stockbridge owns this property and is the applicant. The property contains 15.43 +/- acres and it is located in Land Lots 61 & 62 of District 12.

To be presented by the Community Development Staff.

Staff Presentation – Linda Logan gave a PowerPoint presentation for RZ-2025-02.

Board Questions and Comments:

1. **Harold Thibodeaux** -- Mr. Thibodeaux asked whether a traffic study had been done. Ms. Logan replied that she was not aware of one, and Ryan Anderson stated that it was not required. Mr. Thibodeaux also asked whether there were any prior community commitments with the developer. Mr. Anderson replied that a CZIM meeting was held for citizens two weeks before the Planning Commission meeting, with notifications of both meetings being mailed to property owners who own property within 500 feet of the subject property. Mr. Thibodeaux wanted the Staff to provide information in their staff reports about when the CZIM meeting was held, and when notices were mailed. Mr. Anderson replied that that can be done for future meetings.
2. **Trameka Walker** – Ms. Walker asked whether this property could just be left as it is, or whether there is an option for the City to sell it to someone else to own. Ms. Logan replied that the City would need to hire a developer to prepare details of the development plan since only a conceptual site plan has been provided. Ryan Anderson added that this is one of several properties which the City owns in the Downtown, and it's a part of the overall Downtown Master Plan, and that

the City is trying to increase the density downtown and create new housing opportunities for residents to support local businesses downtown. If the rezoning is successful, the City will market the property to a developer to develop the property.

3. **Anthony Mitten** – Mr. Mitten asked about a buffer being existing homes and the proposed homes. Mr. Anderson stated that a buffer is required when there are different adjacent zonings. For instance, a 25-foot buffer is required between the SR district and the proposed PUD zoning. Mr. Mitten clarified that he wondered about existing fencing, trees being left in place, new shrubbery, etc. Mr. Anderson stated that there would be a buffer.
4. **Stanley Dumas** – Mr. Dumas stated that strategically, he thinks that this would be a good product, particularly considering what the City wants to do in the Downtown area; it's a great look. He was concerned about the scarcity of amenities. Mr. Dumas mentioned the language of Zoning Condition #2c stating, “. . . the developer shall consider adding a dog park, a walking trail, and a playground, and / or a barbeque / picnic area . . . “ Mr. Dumas did not think that the term “consider” does not mean that it may actually happen. He wanted to see stronger language since other developers are held to amenities, and he did not want to set a precedent since the City owns the property. “Shall” sounds better than “consider.”
5. **Jayden Williams** -- Mr. Williams wondered about the compatibility of the proposed project with the surrounding areas. How should the concerns be addressed of the residents of Spanish Village and Pinehurst in regards to the potential impacts on their property values, their neighborhood character, and the increase in density due to the townhomes and single-family uses being added. Ms. Logan replied that in the larger context, the goal is to enhance the Downtown area with more intense uses, and that it may be unlikely that properties which front onto North Henry Boulevard as this property does, would be developed as single-family; just at the rear. Ryan Anderson stated that the proposed development would be compatible because there is no required density; no required Comprehensive Plan Amendment because the density would stay the same as that of the surrounding neighborhood.
6. **Stanley Dumas** – Mr. Dumas stated that it might be prudent to require the developer to choose which of the four suggested amenities would be included within the development.

Public Hearing:

1. **Richard Ordonez of 112 Mann Boulevard** – Mr. Ordonez stated that he and his wife have lived on Mann Boulevard for over thirty years. He submitted a map and expressed several concerns. 1) He wondered how the construction would affect the creek and drainage on Mann Boulevard. Runoff from the new property would

cause more runoff toward current businesses and housing in the area. With a strong rainstorm, the water in the creek could rise by as much as six feet or more in a matter of minutes. 2) If this consideration is approved, consideration must be given for the safety of children in regards to the creek. 3) There is a SPLOST for the expansion of Rock Quarry Road. This expansion, along with more housing construction, would cause more traffic delays and backups. 4) Mr. Ordonez wanted to see a traffic study done on the effects of the construction on existing homes by blasts and reverberations from the road construction. 5) He also said that the proposed development would destroy the local wildlife habitat for deer, raccoons, opossums, etc. His submitted map shows the springs, the creek, and other things that he mentioned.

2. **Doug Fodrie of 113 Mann Boulevard** – Mr. Fodri said that six deer come through his property, and he asked whether a DNR (Georgia Department of Natural Resources) study had been done on the potential impacts of the proposed development on the wildlife in the area. He also said that the sound from the nearby Amphitheater is excessive, and that the removal of trees on the subject property for the proposed development would remove that sound barrier.
3. **Brenda Calloway of 102 Ceresea Drive** – Ms. Calloway was concerned about the potential traffic impacts of the proposed development on the area. Cutting down trees would make it louder, and the street would become a through street, increasing the traffic. She was also concerned about noise from the proposed construction activity.
4. **Edward Callaway of 102 Ceresea Drive** – Mr. Callaway said that Ceresea Drive is so narrow, and that his five grandkids play there. Where would they play if this new development comes, especially since the street is so narrow? He would not be able to walk on the street without having to dodge traffic. He wondered how to back out of his driveway with traffic going by.
5. **BruQuesha Perpall of 127 Bryant Street** – Ms. Perpall pointed out on the site plan the location of her property, which is directly connected to it. She said the younger families are moving into the area, and the proposed development and the extension of Ceresea Drive would be a danger to their children.

Board Action on RZ-2025-02 – Trameka Walker made a motion to deny RZ-2025-02, and Anthony Mitten seconded the motion. A vote was taken, resulting in a split vote. Ms. Walker and Mr. Mitten were in favor of the denial, while Harold Thibodeaux, David Planchon, and Stanley Dumas were against the denial. The motion therefore failed.

Then, Stanley Dumas motioned to approve RZ-2025-02, with two conditions: 1) to remove the word “consider” from Zoning Condition #2c regarding amenities; and 2) to allow the developer to choose two of the listed amenities in the Staff’s recommended Zoning Condition #2c. Harold Thibodeaux wanted to add a condition to require a fence

as a sound barrier, and he seconded the motion. David Planchon mentioned that the Board was just voting on whether to rezone the property, to bring the property in line with the future land use designation of the property. He wanted the word “consider” to be removed from Zoning Condition #2c.

Anthony Mitten then suggested that a hand vote be taken, so that everyone could see it. A vote was taken, but this second motion (to approve the rezoning) also failed when Chairman Williams asked for a hand vote. Harold Thibodeaux and Stanley Dumas were in favor of the motion to approve RZ-2025-02, while Trameka Walker, David Planchon, and Anthony Mitten were opposed to the motion.

To eliminate confusion, Linda Logan suggested that the Chairman simply ask each Board member whether he or she was in favor or against the proposed rezoning of the property via RZ-2025-02. Chairman Williams proceeded to do that, and he received the following votes: Anthony Mitten—opposed to the rezoning; David Planchon—approved of the rezoning; Trameka Walker—opposed to the rezoning; Stanley Dumas—approved of the rezoning; and Harold Thibodeaux—approved of the rezoning. Chairman Williams then announced that RZ-2025-02 was approved by a vote of 3-2 (without any conditions).

VIII. PROJECT UPDATES

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

There were no project updates, said Ryan Anderson.

IX. STAFF COMMENTS

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

There were no staff comments, said Ryan Anderson.

X. BOARD COMMENTS

Harold Thibodeaux stated that he wanted more clarification on their voting procedures. Jayden Williams wished everyone a Happy Women’s History Month. He also thanked all of the women, especially the only female Board member, for all that they do.

XI. ADJOURNMENT

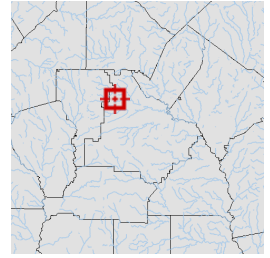
Stanley Dumas made a motion to adjourn the meeting, and David Planchon seconded the motion. A vote was taken, resulting in a unanimous vote to adjourn. The meeting was adjourned at 7:28 p.m.



Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S10-02041000	Class	R	Owner	FOX MARY M	Land Value:	\$28,000								
Property Address	270 SHIELDS RD	Acres	n/a	Address	270 SHIELDS RD STOCKBRIDGE GA 30281	Building Value:	\$265,900	Last 2 Sales							
District	City/Stockbridge					Misc Value:	\$0	Date	6/6/2017	Price	\$0	Reason	D OF ASSNT	Qual	U
						Total Value:	\$293,900	4/30/1990	\$119,900	n/a	Q				

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: 9/5/2024
Last Data Uploaded: 9/5/2024 9:05:39 AM



Business Summary

Business Name: My Serenity Personal Care Home, LLC

Business Address: 270 Shields Rd, Stockbridge, GA 30281

Business Owner: Shona John

Date: April 7, 2025

Business Overview

Business Type: Personal Care Home

Business Description: My Serenity is a small, personal care home offering assistance with daily living activities such as bathing, dressing, medication management, and meal preparation for elderly individuals. The facility provides a nurturing, homelike environment that promotes the well-being and independence of residents while ensuring they receive the necessary care and support.

Admission Procedures

Prior to admission, each resident will undergo a comprehensive assessment to evaluate the resident's physical, mental, and emotional health, as well as their requirements for daily assistance. The assessment will be conducted by the facility administrator/owner. Once the assessment is complete, a personalized care plan will be developed, tailored to the resident's specific needs. A formal agreement will be signed once the terms of admission (including level of care, monthly fees, and/or any additional services) are confirmed and accepted. Upon acceptance, the resident will be welcomed into the facility.

Business Operations

1. Operating Hours:

- The facility operates 24 hours a day, 7 days a week.
- Staff will work in shifts to ensure continuous care for residents.
- Daily business hours for office operations, visitation, and deliveries **will be from 9:00 AM to 5:00 PM, Monday through Saturday.**

2. Staffing:

- **Total Employees:** We will initially employ 2 full-time staff members for 6 residents.
- **Staffing Hours:**
 - Employees will work in shifts covering 24-hour care.
 - **Shift Coverage:** A staff member will always be present at the facility, ensuring that residents receive the necessary care at all times.

3. Security Measures:

- **Facility Security:** My Serenity is equipped with five outdoor cameras, floodlights, smoke detectors, and an alarm system that can contact all emergency services. **All medication storage units are locked to ensure restricted access. Accessibility features, including grab bars, and appropriate signs are available throughout the facility. Security-coded entry doors and a monitored entry system are in place to protect residents. Parking is readily available and accessible for visitors.**
- **Emergency Systems:**
 - Emergency exits are clearly marked with exit signs and **will be kept free of obstructions at all times.**
 - There will be a comprehensive emergency response plan that **includes evacuation routes, assembly areas, and procedures for contacting emergency services.**

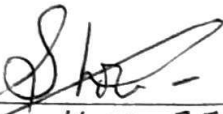
4. Emergency Procedures:

- **Medical Emergencies:** In the event of a medical emergency, staff will immediately assess the situation and contact emergency services (911) if necessary. Residents will be transported to the nearest hospital if required.
- **Fire and Evacuation:** All staff will be trained in fire safety and evacuation procedures. Regular fire drills will be conducted to ensure staff and residents are prepared in the event of a fire.
- **Weather and Natural Disasters:** The facility will have an emergency kit with supplies (food, water, first-aid, etc.) and a disaster preparedness plan in place in case of severe weather or natural disasters.
- Policies and procedures for all emergency plans are written and regularly reviewed by staff.

Conclusion

My Serenity Personal Care Home will provide high-quality, personalized care for elderly individuals in a safe, secure, and supportive environment. We are committed to maintaining a facility that operates in compliance with all local regulations, while effectively promoting resident health, safety, and well-being.

Signature:



Date:

4-7-25

Owner's Name: Shona John

Contact Information: 770-870-4552 | shonaj618@hotmail.com

Shona John
270 Shields Road
Stockbridge, GA 30281

Keedra Jackson
Community Development Department Planning and Zoning Division
4602 North Henry Blvd
Stockbridge, GA 30281

Dear Keedra Jackson,

Thank you for your prompt response to my previous email. I truly appreciate your guidance and support.

I would like to respectfully request additional time to complete the work and submit the required state permit. Additionally, I plan to reach out to the Chief Building Official to obtain a work permit for any indoor renovations, should one be necessary. Please know that I am committed to following all codes and regulations, and I am fully prepared to comply with any requirements to avoid any legal infractions.

Also, could you please clarify where I should submit my medication license and the requested basement floor plans?

Thank you once again for your assistance. I look forward to your response.

Certificate of Completion

Georgia Medication Aide

Written Competency Evaluation Certificate

This Certifies that

Shona John

has successfully passed
the on-line standardized written competency examination
on the 25th day of October, 2024

Issuing Organization

 **ALLIANT**
HEALTH SOLUTIONS

Alliant Health Solutions

P O Box 105753, Atlanta, GA 30348

Certificate Number: **CN0028858298**

NOTE: This certificate does not guarantee that the above mentioned candidate will be listed by the Georgia Medication Aide Registry. On-line verification of placement is required to verify good standing on the Georgia Medication Aide Registry.



GEORGIA DEPARTMENT
OF COMMUNITY HEALTH

Nurse Aide Registry Verification

Applicant Information

Name : JOHN, SHONA

Certification Number : CN0028858298

Original Certification Date : 04/20/2006

Expiration Date : 04/20/2026

Status : Active

Adverse Findings : No

Training Program

CENTER FOR PROGRESSIVE TRAINING INC

Program Date

04/20/2006

The Georgia Nurse Aide Program requires a minimum of 85 hours, which includes classroom, lab and clinical rotation, for all approved nurse aide training program courses in the State of Georgia. The third party test vendor has administered the Georgia Written/Oral and Skills examination since July 1, 2007. All candidates are required to pass the written/oral and skills competency examination administered by a third party testing vendor.







Kwikset

60 YEARS TRUSTED SECURITY

LIFETIME WARRANTY

GARANTIA DE POR VIDA EN MECANISMO Y ACABADO

EASY INSTALLATION FACIL INSTALACION

KEYLESS CONVENIENCE LA COMODIDAD DE NO OCUPAR LLAVES

INCREASED SECURITY MAYOR SEGURIDAD

ONE YEAR ELECTRONIC WARRANTY GARANTIA DE UN AÑO EN ELECTRONICOS COMPONENTES



MEETS GRADE 3 REQUIREMENTS CUMPLE CON LOS REQUERIMIENTOS DE GRADO 3

ELECTRONIC DEADBOLT
CERROJO ELECTRÓNICO

KEYLESS ENTRY • ENTRADA SIN LLAVE

Kwikset

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ELECTRONIC DEADBOLT
CERROJO ELECTRÓNICO

KEYLESS ENTRY • ENTRADA SIN LLAVE











EXIT





DO NOT REMOVE
IF ORDER BY FIRE SAFETY CONSULTANT

ISSUED BY: S. BULL
SERIAL NO. 675775351
PARENT NO. 88812
LEADER NO. 2278

diversified
FIRE & LIFE
124 Hampton Terrace, Suite 201
Baltimore, MD 21202
410-583-8300
878-882-8227 Fax

ESPECIAL MANTENCIÓN DE EXTINTORES PARA SERVICIOS
NEW - INSPECTED - RECHARGED - MAINTENANCE
2022 | 2023 | 2024 | 2025 | 2026

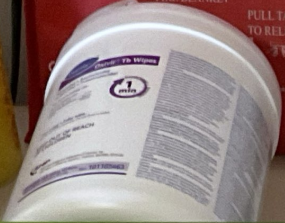
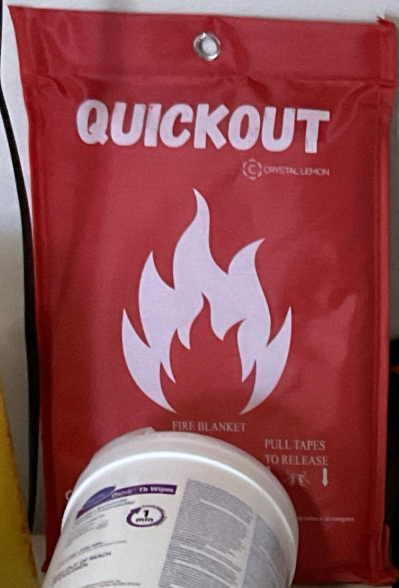
1 PULL PIN, HOLD UNIT UPRIGHT.
HALAR.

2 START BACK 8 FEET.
AIM AT BASE OF FIRE.
APUNTAR.

3 SQUEEZE LEVER & SWEEP SIDE TO SIDE.
PRESIONAR Y APLICAR.

Kidde MULTIPURPOSE DRY CHEMICAL
AGENTE QUIMICO SECO MULTIFUNCIÓN

NO. 675775351











ADMISSIONS AGREEMENT

This agreement, made and entered into as of the _____ day of _____, 20____, by and between _____ and _____ (Resident/Guardian/Responsible party/ Power of Attorney).

Name of Facility

HEREBY AGREES:

to assume 24-hour responsibility for the well being of the undersigned **resident** and to make available and offer said resident, as needed, protective care and watchful oversight services. These include but are not necessarily limited to, a daily awareness by the management of each resident's functioning; his/her whereabouts; making and reminding the resident of medical appointments; the ability and readiness to intervene if a crisis arises for the resident; and, supervision in areas of nutrition, medication, and actual provision of supportive medical services.

Management acknowledges that the above provisions include: 24-hour a day lodging with 3 balanced meals and 2 nutritious snacks per day; provision of laundry facilities in the home; bedding supplies, towels, soap, toilet tissue, and light bulbs; continuous assessment of each resident's needs; and informing sponsor or guardian of any changes in resident's condition that may warrant transfer or discharge.

The **applicant** must be at least 18 years of age and have the ability to move from place to place either aided or unaided by brace, cane, prosthesis, crutches, walker, handrails or wheelchair. Applicant must also be able to respond to an emergency situation and escape with minimal human assistance, such as being guided to means of egress.

Personal services include but are not limited to: assistance with ambulation, transfers, eating, bathing, grooming, dressing and toileting.

Each **Resident** will be kept comfortable and clean. They will be treated with dignity, kindness, consideration and respect. They have the right to be protected from injury and infection. They will be given prompt, unhurried assistance if he or she requires help with eating. Assistance is given if needed with daily hygiene including bath and oral care.

A well rounded activities program will be available sufficient to promote physical, mental and social well-being of the **resident**.

Applicants who require restraints, either chemical, isolation, or confinement for behavior control will not be admitted. If a **resident's** condition deteriorates to this degree, provisions will be made for discharge. **Residents** may not be confined to bed and may not require constant medical or nursing care.

Medical, nursing, health or supportive service required on a periodic basis or for short term illness, shall not be provided as service of the home.

_____ will assist with arrangement for such services, but not provide or pay for such services.

Name of Facility

Residents will not be asked to do household chores. **Residents** are allowed in kitchen if they are with Personal Care Attendant and deemed safe by staff.

3. If you wish to leave the facility, you are required to give 30 days prior written notice of the date you wish to terminate this agreement; however, if you are leaving because of a health emergency, 30 days advance notice is not required, although your intentions must be received in writing. In the unfortunate event in which the patient passes away, security deposit will be refunded within 30 days after of the date. If there are damages to the home caused by the resident or if the resident has unpaid charges, compensation will be deducted from the refund.
4. Rents will not be pro-rated or refunded after the 15th day of current billing cycle. Rents will not be pro-rated or refunded to any resident admitted on hospice.

Complaint and Grievance Procedures

1. A copy of the resident's rights is attached and incorporated by reference into the agreement. This facility will honor and respect your rights.
2. You have the right to make suggestions, register complaints or present grievances about the care or services you or another resident receives here.

_____ Provider

_____ Date

_____ Resident/Guardian/Representative

_____ Date

The following confirms that I have received a copy
 Of the residents rights
 And, the house rules

BY: _____
 (SIGNATURE)

NAME: _____
 (PRINTED NAME)

DISASTER PLAN
For
My Serenity Personal Care Home

TO REPORT A FIRE: DIAL 911!!!

Give Location: 270 Shields Road Stockbridge, Ga 30281

AND YOUR NAME _____

SPEAK SLOWLY AND CLEARLY!!

STAY ON THE LINE UNTIL THE OPERATOR ACKNOWLEDGES HELP IS ON THE WAY

REMEMBER TO STAY CALM...

EMERGENCY SITUATIONS

DISASTER PLAN

PERSONS TO BE NOTIFIED IN THE FOLLOWING ORDER:

Fire department: 770-288-6600

Police: 911

P/C Homeowner: Shona John (770-870-4552)

Other contact person:

Temporary housing: 770-906-4045

PCH: My Serenity

Hospital: 678-604-1000

Ambulance:678-565-6339

Poison Control: 1-800-222-1222

Disaster Preparedness Plan Overview

Facility Name: My SERENITY Personal Care Home LLC Address: 270 Shields Rd S
 City: STOCKBRIDGE County: HENRY Phone: 770-870-4552
 Facility email address: ShonaJ618@hotmail.com Fax: _____
 Licensed Capacity: _____ Number of Residents: 3
 Owner: Shona JOHN Emergency Contact # 770-870-4552
 Admin/Manager: Shona JOHN Emergency Contact # 770-870-4552
 Emergency Generator: _____ Yes No
 Emergency Water Supply: 3 days Source: BOTTLE WATER.
 Emergency Food Supply: 3 days

Evacuation Plan

Transfer Destination(s) – Complete all information for each location, if more than one: Include type of facility (i.e. PCH, NH, Hospital, etc.)/name of facility/city/contact person/telephone# of location(s):

Type of Facility	Name of Facility	City	Contact Person	Phone Numbers
PCH	Redmont Henry Hospital	stockbridge		678-604-1000

Current, signed transfer agreement: ___ Yes No If yes, please attach a copy for each facility.

Mode(s) of transportation – Complete all information for each mode of transportation to be used: [Modes of transportation include emergency vehicles (i.e. ambulances) (EV), non-emergency vehicles (NEV), private vehicles (PV) or other (please specify type).] Also include the estimated number of residents to be transported by mode, name of transportation company or agency, city, contact person and telephone number.

Mode of Trans	Est # of Res	Name of Company/Agency	City	Contact Person	Phone Numbers
Ambulance	3	404 Transport Ambulance	Jonesboro	ACRON HARRIS	404- 707- 7714

Current, signed transportation agreement: ___ Yes No If yes, please attach a copy.

Estimated travel time to receiving facility: 8 minutes

Will staff accompany residents during transfers? yes.

Will staff provide care and supervision at receiving facility? YES.

Are provisions made for snacks, food, beverages, medications and assistive devices that may be needed during transfer for each resident? YES

Shona OWNER
Signature and title of person completing form

12-21-24
Date



My Serenity Personal Care Home

Emergency Preparedness Drills and evacuation requirements.

If an emergency occurs in this facility, there is an effective plan developed for fire and disaster plan. The facility will follow the steps that have been developed to ensure a smooth efficient and safe transition. The second point of egress, for transportation and housing options is noted on the disaster plan overview.

The facility will ensure that there is enough staff available always in the event of an emergency. There will be a minimum of one staff per four residents always.

It is important to understand when and how to carry out an emergency plan.

The goal of the facility is to make sure that all employees and clients understand their roles during an emergency.

It is important to remain CALM & QUIET during an emergency. The goal is not to PANIC

How to implement the Disaster Preparedness Plan

The Administrator/Manager or Designated Staff will have the ability to activate the emergency preparedness plan and to oversee and ensure that all individuals get out safely and without harm to avoid any possible complications or injuries during the emergency evacuation process.

Notification in change of plan

If changes are made to this plan, the Department

(Department of Community Health Care Facility Regulation Division) & MHDDAD will be notified to ensure compliance. Changes to this plan will be encouraged if there is the ability to improve the existing plan.

Emergency and procedures to follow:

Purpose:

A. To provide procedures for response to emergency/disaster in this facility and to establish an effective plan required to responding to various situations/disasters in the event or an emergency.

B. To identify & make sure there is trained staff assigned to assist in an emergency

Evacuation.

C. To make sure that the facility works with the local authorities during an emergency.

Evacuation of the Home (REMOVE):

The client will be evacuated via the primary means of escape, which is:

THE Front Door.

If we can't use the primary means of escape, we will use this exit:

USE Door in Sun room.

The first person to discover the fire will ACTIVATE the fire alarm and dial 911.

yes.

Confining the Fire, Extinguishing the Fire, and Area of Refuge:

The caregiver and/or staff will close doors and windows to CONFINE the fire. If the fire is manageable, we will EXTINGUISH the fire using the PASS procedure.

yes.

Once everyone is safely outside, we will meet at the following location:

In front of the house, on

the far left of the fence.

If circumstances prevent meeting there, we will meet outside at this location instead:

ACROSS the

Street.

Special Needs of Veteran:

My client, has the following special needs (e.g. deafness, blindness, physical limitations, mental limitations, bed-bound, wheel chair-bound, etc):

Wheel chair-bound.

Caregiver(s) and Staff:

Special caregiver/staff responses to ensure the safety of veteran(s):

yes.

If applicable, staff training has also included:

C.P.R and First Aid. CNA

Special Use Permit Application City of Stockbridge, Georgia



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

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

ALL APPLICANTS ARE REQUIRED TO SCHEDULE AND ATTEND A PRE-APPLICATION MEETING WITH THE CITY OF STOCKBRIDGE PLANNING AND ZONING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PLEASE CALL THE OFFICE AT (770) 359-7900 TO SCHEDULE AN APPOINTMENT.

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

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

MEETING LOCATION – ALL PRE-APPLICATION MEETINGS WILL BE HELD VIRTUALLY (VIA TEAMS) UNTIL FURTHER NOTICE.



Special Use Permit Application Form

Name of Applicant SHONA JOHN Phone: 770-870-4552 Date: _____
 Address Applicant: 270 Shields RD Fax _____ Cell # _____
 City: STOCKBRIDGE State: GA Zip: 30281 E-mail: Shona1618@hotmail.com
 Name of Agent _____ Phone: _____ Date: _____
 Address Agent: _____ Fax _____ Cell # _____
 City: _____ State: _____ Zip: _____ E-mail: _____

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: To open a personal care home at address 270 Shields Rd Stockbridge, GA 30281. I am asking permission to help contribute to the City of Stockbridge. I would like to serve

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: 270 Shields Rd Stockbridge

Nearest intersection to the property: _____

Size of Tract: 1.47 acres, Land Lot Number(s): 70, District(s): 12

Property Tax Parcel Number(s): S10-02041000 (Required)

[Signature]
 Notary Signature

[Signature]
 Signature of Applicant

ANTONIO D. COPELANDO
 Printed Name of Witness

SHONA JOHN
 Printed Name of Applicant

[Signature]
 Notary

Signature of Agent

NOTARY STAMP:

ANTWANETTE WHITE
 NOTARY PUBLIC
 FAYETTE COUNTY
 STATE OF GEORGIA

Total Amount Paid g _____ Cash _____ Check # _____ Received by: _____ (FEES ARFC NON-REFUNDABLE)

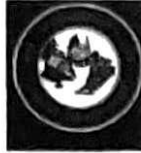
Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____



City of Stockbridge Planning and Zoning Division
Community Development Department

SPECIAL USE PERMIT APPLICATION –
LIST OF REQUIRED DOCUMENTS

- ✓ 1. Main application page for a Special Use Permit application.
- ✓ 2. Completed and notarized Property Owner's Authorization Form (several forms may be needed).
- ✓ 3. Completed and notarized Applicant Campaign Disclosure Form (several forms may be needed).
- ✓ 4. Legal Description (s) of the property.
- ✓ 5. Recent Boundary Survey of the property.
- ✓ 6. Letter of Intent.
- ✓ 7. Conceptual Site Plan.
8. Architectural elevations and renderings (optional). *N/A*
9. Homeowners' Association (HOA) letters (optional). *N/A*
- ✓ 10. Henry County Application for Water/Sewer Availability Letter (if the property is served by the Henry County Water Authority).
11. Water and Sewer Availability Letter (from either the Henry County Water Authority, the Clayton County Water Authority, or the City of Stockbridge Public Works Department).
12. Completed City of Stockbridge Septic System Information for Zoning Requests Form. *N/A*

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 270 Shields RD Stockbridge [address], with Parcel Number S10-02041000 which is the subject of this application.

Name of Property Owner: SHONG JOHN
Property Owner's Address: 270 Shields RD Stockbridge, GA 30281
Telephone: 770-870-4552 E-mail: ShonaJ618@hotmail.com

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

Signature: [Signature] Date: 7/30/24

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): Shona John

Company/law firm (if applicable): N/A

Telephone, E-Mail, & Address: 770-870-4552, ShonaJ618@hotmail.com
270 Shields RD Stockbridge, GA 30281

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

[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.

7/30/24
Date

[Signature]

Signature of Notary Public
Antwanette White
Printed Name of Notary Public

07/30/2024
Date

Notary Public's Seal or Stamp.

ANTWANETTE WHITE
NOTARY PUBLIC
FAYETTE COUNTY
STATE OF GEORGIA
COMMISSION # W-00659938 EXP 06/27/2028

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 270 Shields RD Stockbridge [address], with Parcel Number 510-02041000 which is the subject of this application.

Name of Property Owner: Shona John
Property Owner's Address: 270 Shields RD Stockbridge, GA 30281
Telephone: 770-870-4552 E-mail: shonaj618@hotmail.com

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

Signature: [Signature] Date: 7/30/24

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): Shona John

Company/law firm (if applicable): N/A

Telephone, E-Mail, & Address: 770-870-4552, shonaj618@hotmail.com,
270 Shields RD Stockbridge, GA 30281

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

[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.

7/30/24
Date

[Signature]

Signature of Notary Public

[Signature]

Printed Name of Notary Public

07/30/2024
Date

Notary Public's Seal or Stamp:

ANTWANETTE WHITE
NOTARY PUBLIC
FAYETTE COUNTY
STATE OF GEORGIA

COMMISSION # W-00656038 EXP 06/27/2028

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 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 July, 2024

SHONA JOHN
Applicant's Name - Printed

[Signature]
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 30 day of July, 2024

[Signature]
Notary Public

ANTWANETTE WHITE
NOTARY PUBLIC
FAYETTE COUNTY
STATE OF GEORGIA
COMMISSION # W-00859938 EXP 06/27/2028

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

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 _____ day of July, 2024

SHONA John
Applicant's Name - Printed

[Signature]
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 30 day of July, 2024

[Signature]
Notary Public

ANTWANETTE WHITE
NOTARY PUBLIC
FAYETTE COUNTY
STATE OF GEORGIA
COMMISSION # W-00659938 EXP 06/27/2028

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

Exhibit "A" legal description

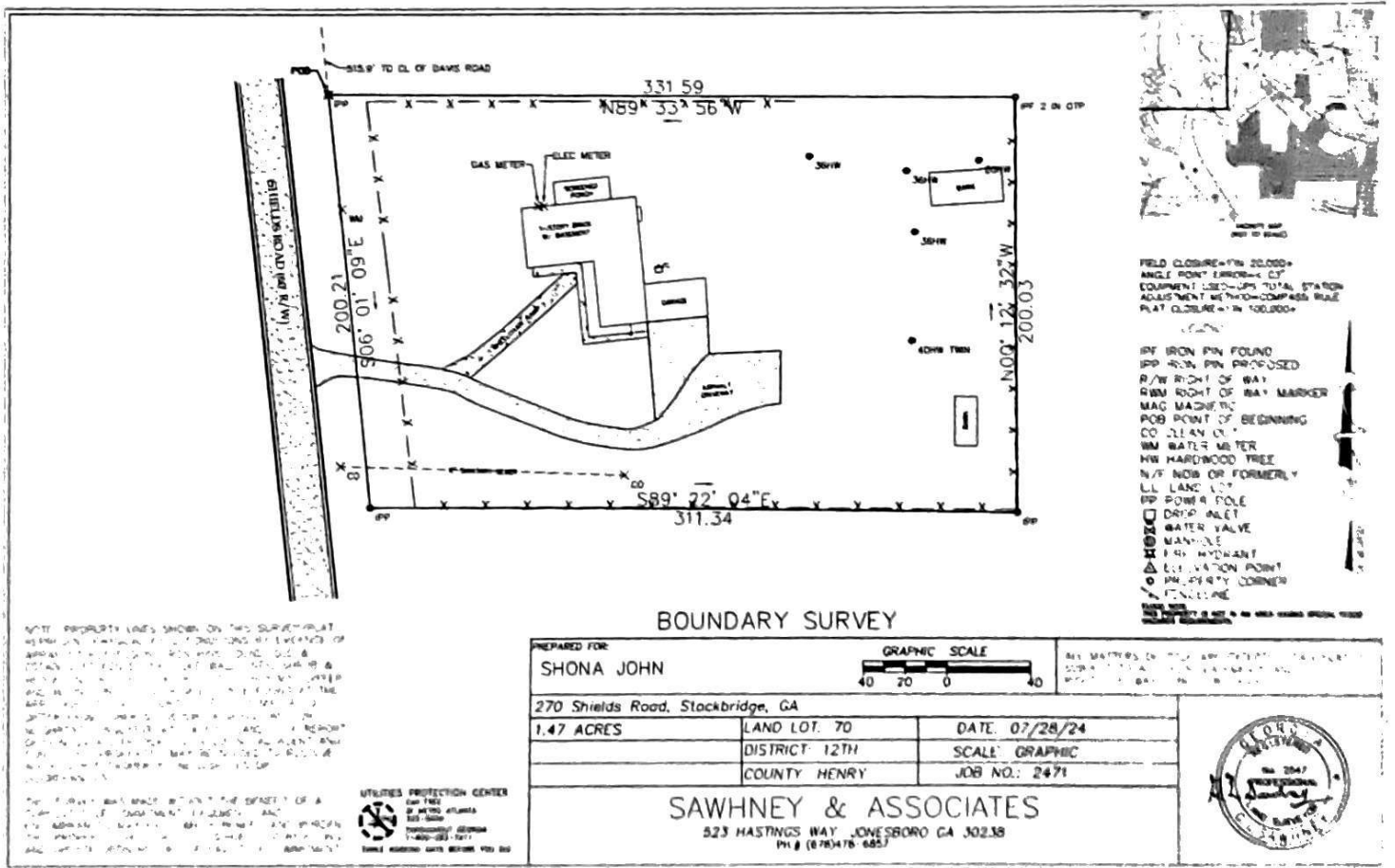
270 Shields Road, Stockbridge, Georgia

All that tract or parcel of land lying and being in Land Lot 70 of the 12th District of Henry County, Georgia, and being more particularly described as follows:

Beginning at a point on the Easterly right of way of Shields Road, which point is 515.9 feet Southeasterly along said right of way from the intersection of said right of way with the center line of Davis Road (extending said right of way to said center line); and running from said point 200 feet Southeasterly along said right of way to an iron pin; thence running Northeasterly 311.37 feet to an iron pin; thence running Northerly 200 feet to an iron pin; thence running Southwesterly 331.62 feet to the point of beginning; all as more particularly shown on survey by Perimeter Surveying Co., Inc., dated June 17, 1983 which survey is incorporated hereby by reference.

Parcel ID: S10-02041000

Subject to easements, covenants, restrictions, agreements, right of way deeds, matters of plat, governmental ordinances and other lawful matters affecting said property.



NOTE: PROPERTY LINES SHOWN ON THIS SURVEY PLAN...
 UTILITIES PROTECTION CENTER
 508 1982
 1100 ATLANTA
 303 5000
 PROFESSIONAL GEODESIST
 1-800-285-7271
 STATE LICENSE NO. 100000-700-000



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

July 23, 2024

Shona John
270 Shield Road
Stockbridge, GA 30281

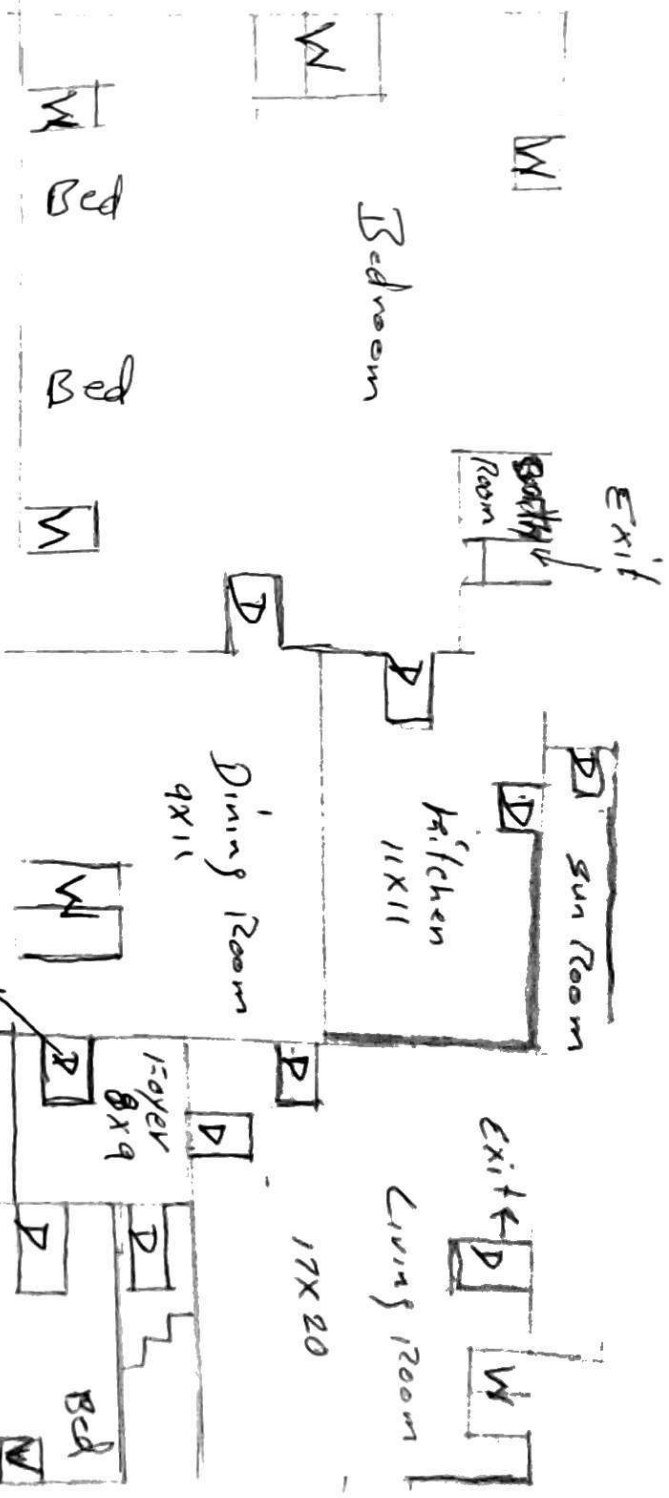
Dear Sir /Madam,

This letter serves to request a special use permit to open a personal care home at the address: 270 Shields Road, Stockbridge GA 30281. The home will be under the care of Mrs. Shona John and is intended to start as early as possible. This home will be used to accommodate six persons in which one of the beds will be considered a charity bed in order to give back to the city of Stockbridge. If granted this permit to continue my journey within this field of specialty, I will ensure that I put my best work forward to serve those families who need assistance with their elderly loved members who deserve the utmost best care. I look forward to your consideration and a timely response. Thank you in advance.

Sincerely,

Shona John

Door - D
Window - W
Bed



Drive way

Exit

Conceptual site Plan.

BATH Room 5x14
Closet 5x6

Hall Bath 5x11

Master Bedroom 12x16

Bedroom Bed #2 11x12

Bedroom #3 11x12

Garage

CITY OF STOCKBRIDGE
4640 NORTH HENRY BOULEVARD
STOCKBRIDGE, GEORGIA 30281
PHONE 770 -389-7901 FAX 770-692-2690

July 31, 2024

To Whom It May Concern:

This is to verify that the City of Stockbridge services water and sewer for 270 Shields Rd., Stockbridge, GA 30281.

If you have any questions, please call the Utility Billing Department in City Hall at 770-389-7901.

Thank You

Kimberly Barnett
Utility Billing Supervisor



TO: Stockbridge Mayor and City Council
Stockbridge Planning Commission

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

CC: Ryan Anderson, Community Development Director

DATE: April 17, 2025 (Planning Commission) and May 12, 2025 (City Council)

SUBJECT: Staff Report for Special Use Permit Case #SP-2024-03:
Proposed Personal Care Home at 270 Shields Road

I. PURPOSE

The applicant for Special Use Permit Case #SP-2024-03, Shona John, requests a special use permit to allow for the establishment and operation of a personal care home with six residents at 270 Shields Road (Parcel #S10-020410000). Section 3.2.29 of the Stockbridge Unified Development Code (UDC) requires a special use permit for personal care homes having three or more residents. Section 9.2.5 lists the requirements for special use permits, and they will be discussed in the Analysis section of this staff report.

II. DEFINITION AND DISTINCTIONS

Section 12.2 of the UDC provides the following definition of a personal care home:

"Personal care home" means a personal care home is a single home where personal care services are provided to no more than six (6) nonfamily adults. Personal care services include, but is not limited to, individual assistance with or supervision of self-administered medication and essential activities of daily living such as eating, bathing, grooming, dressing, and toileting. A care home cannot provide nursing or other medical services or admit and retain residents who need continuous medical or nursing care (see O.C.G.A. § 31-7-12 for State requirements for personal care homes). The term "personal care home" does not include buildings which are devoted to independent living units which include kitchen facilities in which residents have the option of preparing and serving some or all of their own meals, nor does it include halfway houses, residential treatment facilities, nursing homes, sanitariums, hospital or other institutional facilities, or rooming or boarding facilities which do not provide personal care.

Personal care homes are distinguished from similar types of facilities to the City of Stockbridge. Section 9.70.020 of the Stockbridge Municode, which is part of Title 9 for Licensing and Regulation, provides definitions for day care centers, family day care centers, and group day care homes, but not specifically for personal care homes. All three terms are used for places which care for children rather than adults. In addition, day care centers and group day care homes may only provide care services for less than twenty-four hours per day. And group day care homes are for places other than a private residence. Thus, personal care homes are different from day care centers, family day care centers, and group day care homes because they may be used for adults, and they are not limited to fewer than twenty-four hours per day.

Section 9.70.110 (Prohibitions) states that family day care centers are strictly prohibited within the City of Stockbridge, but again, personal care homes are different from them. In the UDC, Section 3.2.23 states that family day care centers and group day care homes are not allowed in residential districts, nor on properties that are being used for residential purposes.

III. CASE HISTORY

The applicant, Shona John, requested the preparation of a Zoning Verification Letter for the property on May 28, 2024. Her listed address on the application was 313 Plantation Circle, Fayetteville, GA, 30214. After she received the completed letter, she purchased the property at 270 Shields Road and applied for a business license. But her application for a business license was denied for three reasons: 1) the address that she listed on the application did not match the property's address; 2) personal care homes of three or more residents not perceived as a home occupation under business license regulations; and 3) the applicant was not able to produce a license from the State of Georgia to operate a personal care home, nor a certification to administer medicine.

The applicant appeared at the CZIM (Community Zoning & Information Meeting) on September 4, 2024, and again at the Planning Commission meeting on September 19, 2024. SP-2024-03 was deferred until the November 21, 2024 Planning Commission meeting, but Ms. John submitted an undated deferral letter, which the Planning & Zoning Office received on October 29, 2024. In her letter, Ms. John requested the deferral to allow time for her to obtain a state license to operate a personal care home.

IV. TABLE OF CASE FACTS

<u>DESCRIPTIVE FACTOR</u>	<u>RESEARCH FINDINGS</u>
Proposed Use:	Personal care home.
Property Address and Parcel Number:	270 Shields Road. Parcel Number: S10-02041000.
Parcel Acreage:	1.47 +/- acres.
Land District and Land Lot:	District 12, Land Lot 70.
Council District:	4.
Applicant:	Shona John.
Owner:	Shona John.
Existing Zoning:	SR (Suburban Residential). Property is not located in an overlay district.
Surrounding Zoning:	The property is surrounded by SR zoning.
Property Location:	East side of Shields Road, south of Davis Road.
Property Conditions:	The property is 1.47 acres, and it contains a single-family detached home with 2,296 heated square feet. A driveway up the hill leads to a side-entry, two-car garage with a turnaround area. The structure meets all setback requirements for the SR district.
Current Use:	Single-family residential dwelling.
Surrounding Land Uses:	The property is surrounded by single-family detached dwellings and some vacant parcels.
Future Land Use Designation:	Medium-Density Residential.
Road Classification:	Collector.

V. ILLUSTRATIONS OF EXISTING CONDITIONS:

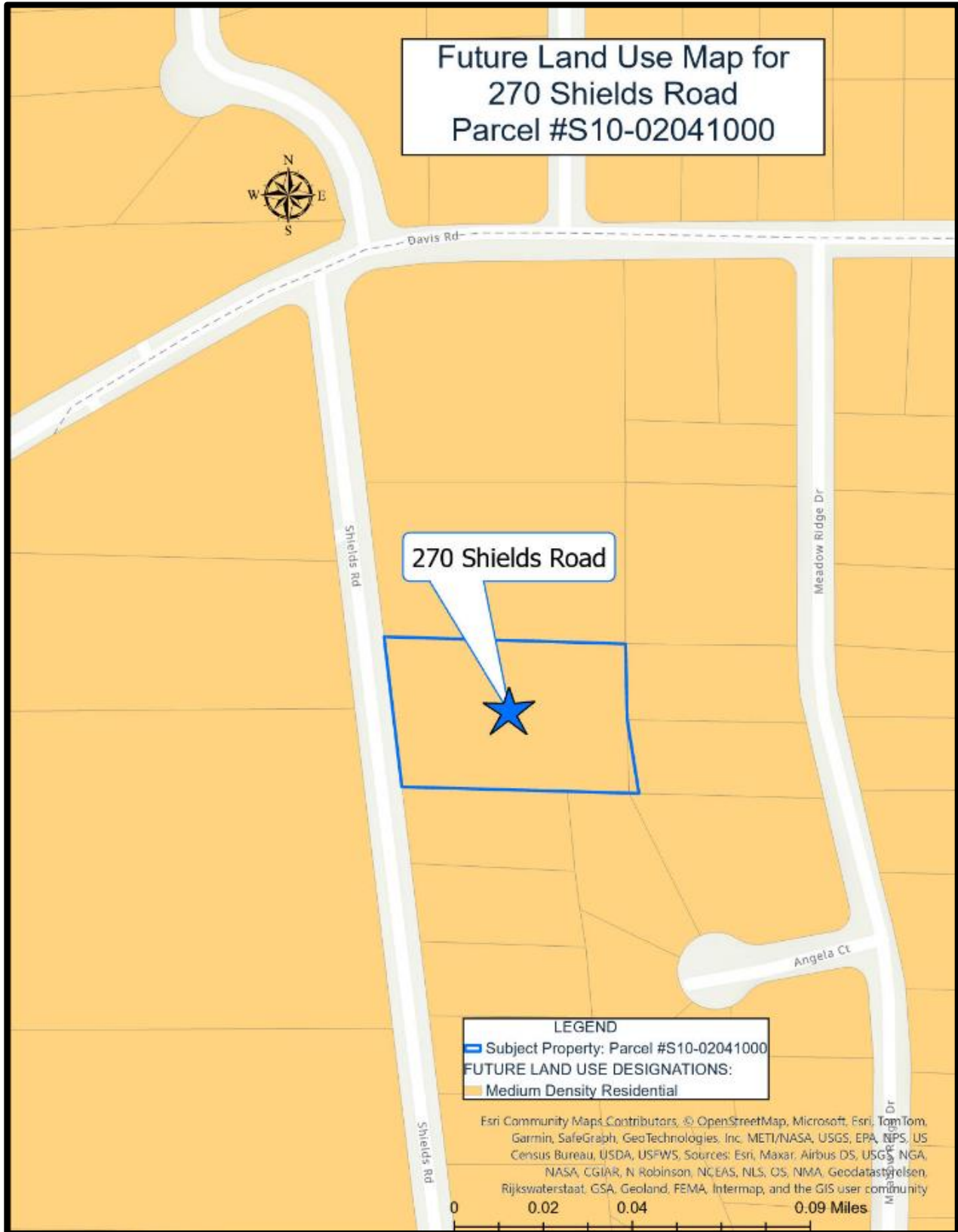
- A. Aerial Photo
- B. Zoning Map
- C. Future Land Use Map
- D. Boundary Survey and Enlargement

**AERIAL PHOTO OF PARCEL #S10-02041000
AT 270 SHIELDS ROAD**





ZONING MAP FOR 270 SHIELDS ROAD





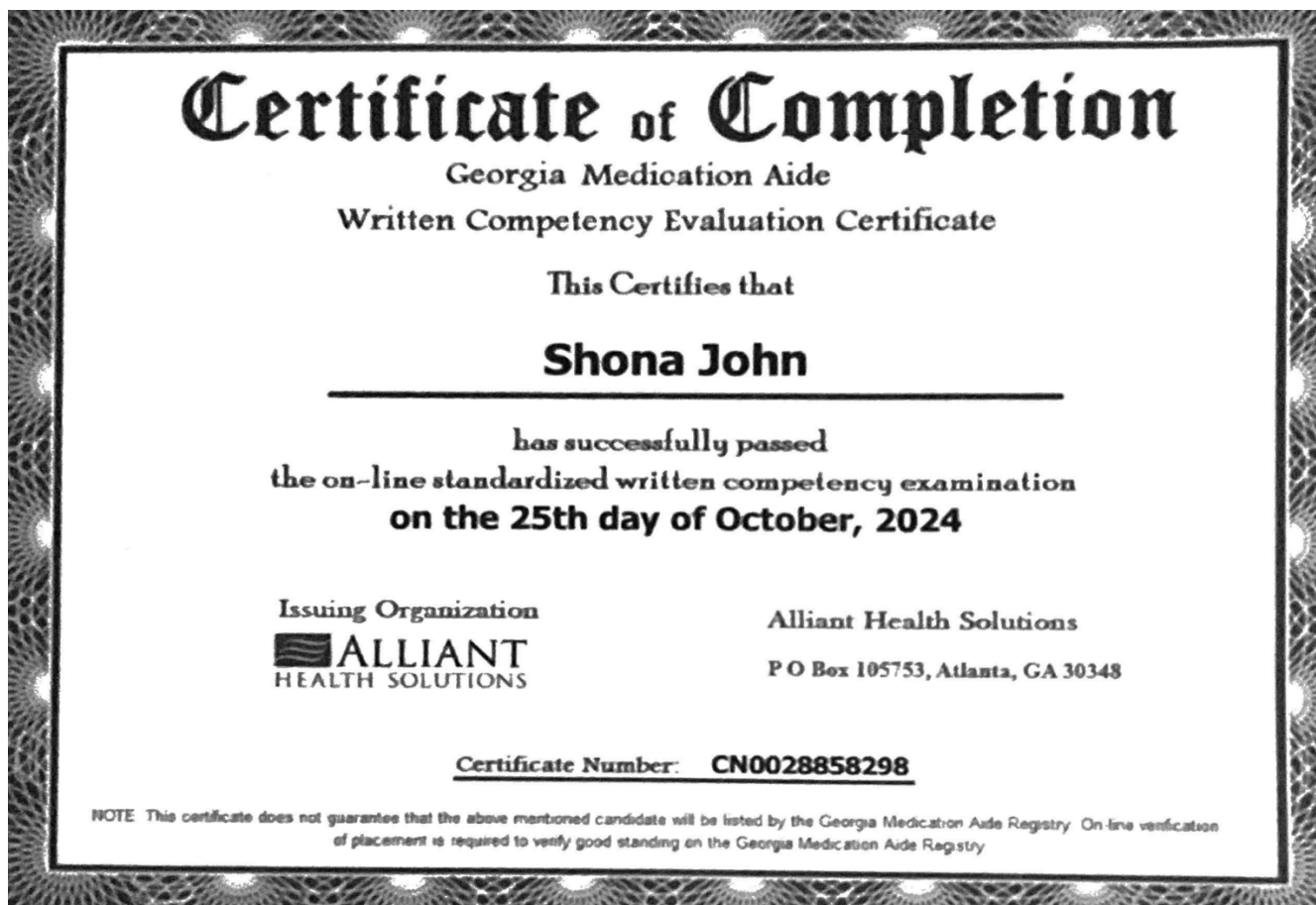
VI. PROPOSED DEVELOPMENT

The applicant, Shona John, owns the property at 270 Shields Road, and she proposes establishing a personal care home there, to care for six residents. On March 13 2025, she obtained a Personal Care Home Permit (#PCH042564) from the Georgia Department of Community Health. It grants a personal care home permit for 270 Shields Road, to be named "My Serenity Personal Care Home", with "a capacity of 3." The permit was effective on January 28, 2025, and it "remains in effect unless revoked or suspended." A copy of the permit appears below. It is important to note that although the applicant proposes to care for six residents, her state license allows only three residents. Further, O.C.G.A. Rule 111-8-62.06(3) states as follows: "A licensed personal care home must not serve more residents that its approved licensed capacity."

 <p>GEORGIA DEPARTMENT OF COMMUNITY HEALTH</p>			
<p>STATE OF GEORGIA PERSONAL CARE HOME PERMIT</p> <p>This is to certify that a permit is hereby granted to</p> <p style="text-align: center;"><u>My Serenity Personal Care Home</u> <small>(Name of Governing Body)</small></p>			
to maintain and operate a Personal Care Home with a capacity of	<u>3</u> <small>(Capacity)</small>	named as	<u>My Serenity Personal Care Home</u> <small>(Name of Facility)</small>
Said facility and premises are located at		<u>270 Shields Rd</u> <small>(Street)</small>	
in	<u>Stockbridge</u> <small>(City or Town)</small>	<u>30281</u> <small>(Zip Code)</small>	<u>Henry</u> , Georgia.
This permit is effective		<u>1/28/2025</u>	, and remains in effect unless revoked or suspended.
<p>"This permit is granted pursuant to the authority vested in the Department of Community Health pursuant to O.C.G.A. 31-7-3 and signifies that its facilities and operations comply with the Rules and Regulations of the Department of Community Health on the date this permit was issued."</p>			
THIS PERMIT IS NOT TRANSFERABLE		Permit No:	<u>PCH042564</u>
In Witness Whereof, we have hereunto set our hand this		<u>13</u> th	day of <u>March</u> , 2025.
GEORGIA DEPARTMENT OF COMMUNITY HEALTH		HEALTHCARE FACILITY REGULATION DIVISION  <u>Lisa C Davies, Executive Director</u>	

O.C.G.A. Rule 111-8-62.20(3)(6) (Medications) requires that the staff in a personal care home who provide medication to residents have completed "Basic Medication Training for Staff Assisting with Self-Administration" and have met the Certified Medication Aide Requirements.

In addition, Ms. John obtained a Certificate of Completion from Alliant Health Solutions as a "Georgia Medication Aide" on October 25, 2024 (Certificate #CN0028858298). An online search of the Georgia Medication Aide Registry confirmed that Shona John is actively certified through the Georgia Nurse Aide Program by the Georgia Department of Community Health. Her certification began on April 20, 2006, and it expires on April 20, 2026.



The applicant's Boundary Survey, which was prepared by Sawhney & Associates on July 28, 2024, states that the property contains 1.47 acres. It shows the presence of a single-family dwelling with a driveway leading to a side-entry, two-car garage and a turnaround area.

According to information from the Henry County Tax Assessors' records, the dwelling was built in 1969; it has 2,296 heated square feet; and it contains four bedrooms and two bathrooms. The applicant, though, has stated that two additional rooms in the basement would be used as bedrooms for two more residents. No changes to the interior of the existing home or the exterior of the property are currently being proposed. A comparison of the Boundary Survey with the Tax Assessors' aerial photo indicates that the existing structure is well within the required setback requirements for the Suburban Residential zoning district (50 feet in the front, 10 feet on the side, and 40 feet in the rear).

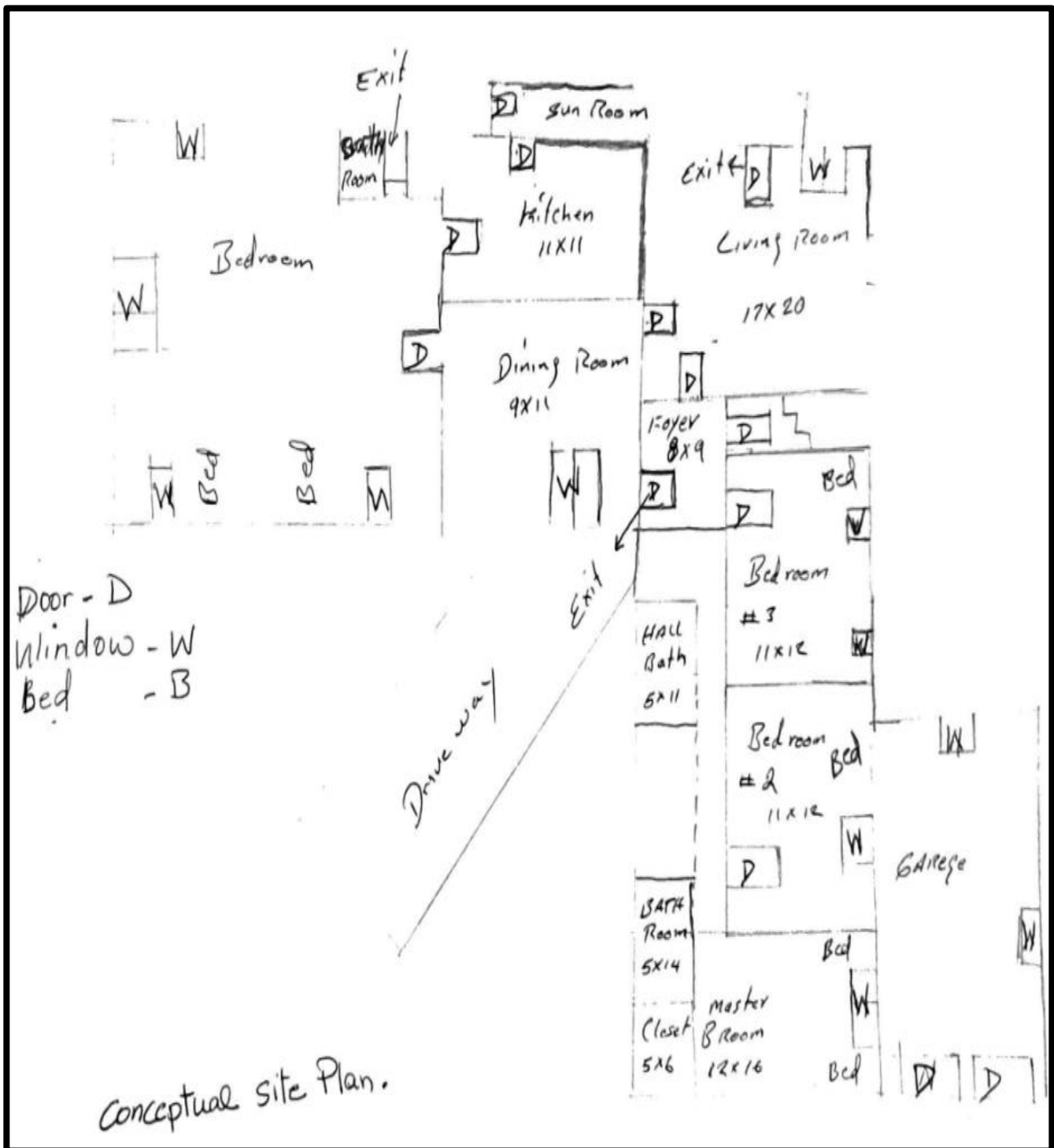
The submitted floor plan for the interior of the home shows the presence of a master bedroom and two other bedrooms on the main floor, plus another bedroom on the lower floor. Except

for the master bedroom, two residents would occupy each bedroom. It is unclear from the floor plan how many bedrooms are in the house, and how many residents would occupy each bedroom. O.C.G.A. Rule 111-8-62.12 (Home Design Requirements) states that each resident must have at least 80 square feet of personal space. The floor plan shows that the master bedroom is 12' X 16' (192 square feet), and the two other bedrooms are 11' X 12' (132 square feet), but no sizes have been given for the remaining bedroom(s).

The applicant submitted a "Business Summary" on April 8, 2025 to describe her proposed personal care home, admission procedures for residents, and business operations. The table below summarizes the planned business operations for the personal care home.

Planned Business Operations for Personal Care Home at 270 Shields Road	
Operating Hours	<ul style="list-style-type: none"> ~ To operate 24 hours/day, 7 days/week. ~ Staff will work in shifts. ~ Business hours: 9 AM to 5PM (office, visitation, and deliveries)
Staffing	<ul style="list-style-type: none"> ~ Initially, 2 full-time staff members for six (6) residents. ~ Employees would work in shifts to ensure 24-hour care.
Security Measures	<ul style="list-style-type: none"> ~ <u>Facility Security</u> -- Structure has five (5) outdoor cameras, floodlights, smoke detectors, and an alarm system. ~ <u>Resident Security</u> -- Structure has security-coded entry doors and a monitored entry system to protect residents. ~ <u>Medication Storage</u> -- Locked boxes would restrict access. ~ <u>Accessibility Features</u> -- Would include grab bars and appropriate signs throughout the facility. ~ <u>Emergency Systems</u> -- Structure has emergency exits with exit signs. An emergency response plan would include evacuation routes, assembly areas, and emergency services procedures.
Emergency Procedures	<ul style="list-style-type: none"> ~ Staff would assess the situation, contact 911, and transport residents to hospital, if necessary. ~ <u>Fire and Evacuation</u> -- All staff would be trained in fire safety and evacuation procedures, and regular fire drills would be conducted. ~ <u>Weather and Natural Disasters</u> -- Facility would have an emergency kit and a disaster preparedness plan to follow in case of severe weather or natural disasters.

PROPOSED SITE PLAN AND FLOOR PLAN



VII. ANALYSIS #1: COMPLIANCE WITH REQUIREMENTS FOR PERSONAL CARE HOMES

Section 3.2.29 of the Stockbridge Unified Development Code (UD) provides requirements for personal care homes in which three or more residents are to receive care. The applicant for such a personal care home must apply for and obtain a special use permit from the City Council, and must comply with the following requirements:

- A. All regulated facilities shall comply with State laws and regulations and acquire applicable State licenses for operation.
- B. The exterior appearance of any residential structure for which a personal care home, boarding home, or group home is approved, shall be maintained as a residential structure and no signs shall be erected.
- C. Meet all regulations as identified in the adopted building code and adopted fire code.
- D. Meet all parking standards as identified.
- E. All facilities must apply for and receive a city business license.

In addition, Section 3.2.29 lists the standards in the table below for personal care homes having three or more people.

Standards for Personal Care Homes, Group Homes and Boarding Homes Having Three or More Persons

Development Feature	Standard
Minimum lot size	Residential—1 acre Commercial—30,000 square feet
Distance from similar facility	At least 1,500 feet
Building requirement	Must not be within a subdivision

Regarding the requirements above, the applicant has complied with State laws by obtaining a state license to operate a personal care home at 270 Shields Road, and she has also obtained certification to administer medicine to the residents of the personal care home. The applicant has not suggested any plans for changing the exterior appearance of the existing residential structure. Building and fire code regulations would need to be met during the permitting process. No specific parking standards could be found in the UDC for personal care homes. The applicant would need to apply for a business license from the City of Stockbridge after receiving approval for the proposed special use permit.

VIII. ANALYSIS #2: GRANTING OF SPECIAL USE PERMITS

Section 9.2.5 of the Stockbridge Unified Development Code (UDC) provides requirements for the granting of special use permits (formerly known as conditional use permits), and Subsection 9.2.5(2) lists five (5) issues to be considered, in priority, in the preparation of a staff report, as are listed below. Each issue is discussed below.

Analysis of Section 9.2.5 Issues for the Granting of Special Use Permits:

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

The volume of traffic to be generated by the proposed personal care home is anticipated to be minimal because only three new residents would live on the property, and since they are likely to be elderly, few of them are likely to drive cars. There would be some increase in traffic, though, from the employees who work at the personal care home; from deliveries; and from visiting family members and friends. The applicant has not provided a parking plan to indicate the way the existing driveway (or its expansion) would be utilized by the residents, employees, delivery personnel, and family and friends.

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

With six bedrooms, the existing dwelling has ample room to accommodate three residents. Whether there would be sufficient parking, though, is questionable. The applicant has not offered to enlarge the driveway to accommodate more vehicles for employees, deliveries, or visiting family members or friends.

c. Adequate public facilities are available to serve the proposed use.

A letter from the City of Stockbridge Utility Billing Office, dated July 31, 2025, stated that the City of Stockbridge Public Works Department provides water and sewer services to the property.

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

The Planning & Zoning Office has no knowledge of any such binding agreements being made by the applicant, and the applicant has not conveyed any specific plans to minimize any potential adverse impacts on the surrounding neighborhood.

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

The proposed personal care home would provide a home for the care of residents who need specialized care in a home setting. While the residents might receive excellent care inside of the home, consideration needs to be made to the exterior impacts of the operations of the home on adjacent properties in terms of additional traffic generation (from employees, deliveries, and family members and friends), screening, and exterior lighting. These matters also need to be considered for the safety of the residents. Additional parking and fencing are likely to be needed.

IX. ANALYSIS #3—USE PERMIT CONSIDERATIONS

Section 9.2.6(A) of the Stockbridge Unified Development Code (UDC) provides requirements for the granting of use permits, including ten (10) issues to be considered, in priority, in the preparation of a staff report, as are listed below. For the proposed development, the “use permit” pertains to a personal care home. Each issue is discussed below and is to be considered by the City Council.

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

The subject property’s future land use designation is Medium-Density Residential, which is the same as that of the surrounding properties.

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

The subject property is zoned ‘SR’ (Suburban Residential), and it is surrounded by other properties with the same zoning. The existing single-family detached dwelling is surrounded by other single-family detached dwellings, although they are not part of a subdivision. The applicant does not plan to change the exterior of the dwelling, so there would be no visible indication of the presence of a personal care home on the property.

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

Although the applicant wishes to care for six residents within her proposed personal care home, the state license which she obtained to operate a personal care home at 270 Shields Road only gives her permission to care for three residents. Further, O.C.G.A. Rule 111-8-62.06(3) prohibits the operator of a personal care home from serving more residents than the State license allows.

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

A minimal amount of additional traffic may be expected on the property because of visiting employees, deliveries being made, and family members and friends coming to visit.

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

The existing home has a narrow driveway leading up a hill to a two-car garage with a turnaround area. It may be difficult for vehicles to pass and to be able to park. To date, the applicant has not proposed enlarging the driveway to accommodate additional vehicles for employees, deliveries, or family members and friends.

6. The amount and location of open space;

According to the aerial photo of the property, ample open space is present on all four sides of the existing dwelling.

7. Protective screening;

No protective screening (such as a fence) is present on the property, and the applicant has not indicated any plans to provide it. The addition of protective screening could benefit the neighbors by shielding them from any excessive comings and goings of visitors, and it could protect the residents' safety by preventing them from inadvertently walking off the property.

8. Hours and manner of operation;

The proposed personal care home would operate twenty-four hours a day, for seven days per week. The applicant's "Business Summary" states that initially, there would be two employees, who would work in shifts to ensure the continuous care of the residents. Business hours would be 9:00 AM to 5:00 PM for office, visitation, and deliveries. The implementation of various security measures and emergency procedures has been proposed.

9. Outdoor lighting; and

The applicant's "Business Summary" states that five outdoor cameras and floodlights are present.

10. Ingress and egress to the property.

Ingress and egress into the property would continue to occur from the existing one-lane, narrow driveway off Shields Road. This could cause some difficulty with multiple vehicles, especially since the property is on a hill.

X. STAFF CONCLUSIONS

As a result of the foregoing three types of analyses, the Planning & Zoning Staff draws the following conclusions:

1. **Number of Residents** – Although the applicant proposes to have six residents in the proposed personal care home, her state license only allows a capacity of three residents at 270 Shields Road.
2. **Type of Use** – The proposed personal care home is not the best use of the subject property in terms of its location in an established residential area.

3. **Potential Adverse Impacts** -- The applicant does not appear to have considered the potential adverse impacts of the proposed personal care home on adjacent properties or the surrounding neighborhood, in terms of the following:
- a. **Access**—The existing access from Shields Road is a narrow, one-lane driveway which goes up a hill. This could cause a conflict between two vehicles that are moving at the same time.
 - b. **Parking** – There does not appear to be sufficient parking to accommodate additional vehicles from employees, deliveries, or family and friends, and the applicant has not indicated any plans to provide it.
 - c. **Protective Screening** – No protective screening is currently present on the property, and the applicant has not indicated any plans to provide it for the benefit of either the neighbors or the residents who would live on the property.

XI. STAFF RECOMMENDATIONS

1. In view of the conclusions that were drawn above, the Planning & Zoning Staff recommends the **DENIAL** of Special Use Permit Case #SP-2024-03 for 270 Shields Road.
2. If the City Council wishes to approve SP-2024-03, then the staff recommends that such approval be made with the following three conditions:
 - a. That no more than three residents occupy and be served by the personal care home at one time since the applicant's Personal Care Home Permit from the Georgia Department of Community Health limits the capacity of the personal care home at 270 Shields Road to three (3).
 - b. That the driveway and parking area be modified to accommodate additional vehicles.
 - c. That appropriate screening / fencing be installed for the safety of the residents and the protection of the neighbors.



My Serenity Personal Care Home

STAFF FILE TABLE OF CONTENTS:

STAFF NAME: Shona JOHN DATE OF HIRE: _____

- Staff Job Description
- Staff First Aid/CPR
- Staff Resume
- Employee Application
- Staff Criminal Record Clearance
- Acknowledgement of Resident Facility Rules
- Acknowledgement of Resident Rights
- Acknowledgement of Evacuation Plan
- Long Term Care Abuse Form
- Staff Training Log
- Staff TB Test / Staff Physical
- PCH Medication Training Certificate (Required to be done by RN Nurse)
- PCH Infection Control Training Certificate (Required to be done by RN Nurse)

CONFISCANT



My Serenity Personal Care Home

PCH DIRECT CARE WORKER STAFF JOB DESCRIPTION

This facility provides personal care tasks, and such tasks, shall be performed by a qualified staff under the direction of a supervisor as required, in accordance with the PCH state regulations and guidelines.

1. Staff must report on the personal care needs of the client, on changes in the client's condition, and on any observed problems that affect the client.
2. Staff is also authorized to perform personal care tasks and supervision.
 - a. The staff who delivers the services must have access to and be knowledgeable of the client's service plan at the time services are provided.
 - b. As personal care needs change or problems emerge, the staff must document changes or need for changes
 - i. This may be documented on the task sheet and task to perform may be as follows:
 - Tub Bathing
 - Washing hair and body
 - Apply lotion to the back and body/Assist with medication reminders
 - Activities of client interest
 - Transportation services/ House chores & cleaning
 - Meal preparation/ Shopping
 - Other Hygiene tasks/ Observation of skin changes & skin care
 - Supervising and reporting changes in client's condition
 - Monitor food intake and eating behaviors
 - Basic Supervision
 - Will facilitate Resident activities and community outings and other misc. services

I _____ accept, acknowledge and comprehend all responsibilities assigned by this agency. Who having been first duly sworn depose and say that _____ has never been shown to have exhibited any violent or abusive behavior or intentional or grossly negligent misconduct. Also have never been accused or convicted to have been abused, neglected, sexually assaulted, exploited, or deprived any person or to have subjected any person to serious injury as a result of intentional or grossly negligent misconduct as evidence by an oral or written statement to this effect obtained at the time of application.

Staff Signature

Date

Facility Administrator Signature

Date

COUSCANT



My Serenity Personal Care Home

EMPLOYEE APPLICATION

PLEASE TYPE OR PRINT. Complete the entire application.

**** Be advised all Agency Staff must list a minimum of 7 years' work experience on application**

Agency Position you are Applying For:	Name (Last, First, Middle):		Other names under which you have attended school or been employed:
JOB TITLE :			
Street Address:		City, State & Zip:	
Social Security Number:	Home Phone:	Work Phone:	Other Phone:
Are you eligible to work in the United States?	Yes No		
Are you 18 years of age or older?	Yes No	If NO, what is your current age?	
Are you currently employed at (company)?	Yes No	If YES, what is your current job title & department?	
Have you ever been employed by (company)?	Yes No	If YES, dates of employment & reason for leaving:	
Are you related to any current (company employee)?	Yes No	If YES, their name & their relationship to you?	
If required for position, do you have a valid driver's license?	Yes No	If YES, State of issuance, license #, and expiration date:	
How did you learn about this employment:			
Check all that apply: Ad in newspaper Job Bulletin (Posting) Walk-in Website Dept. of Labor Ad in magazine Referral by employee Other:			



My Serenity Personal Care Home

EDUCATION

Name of School	City/State	Did you graduate?	If No, # of years left to graduate	If Yes, date of Graduation	Degree received	Major
High School:		Yes No				
GED:		Yes No				
Other School:		Yes No				
College:		Yes No				
Other credentials/ licenses/ professional affiliations, etc., which are relevant to the job(s) for which you are applying.						

SKILLS: Please list technical skills, clerical skills, trade skills, etc., relevant to this position. Include relevant computer systems and software packages of which you have a working knowledge, and note your level of proficiency (basic, intermediate, and expert)

WORK EXPERIENCE

Please detail your entire work history. Begin with your current or most recent employer. If you held multiple positions with the same organization, detail each position separately. Omission of prior employment may be considered falsification of information. Please explain any gaps in employment Include full-time military or volunteer commitments.



My Serenity Personal Care Home

PLEASE NOTE: This Agency reserves the right to contact all current and former employers for reference information.

Dates Employed (most recent position) From: To		Full time Part-time If part-time, # hrs./wk.:	Title:
Starting Salary:		Organization Name and Address:	
Final Salary:			
Supervisor's Name, Title and Phone #:		Other Reference Name, Title and Phone #:	Contact my current references: At any time Only if I am a finalist candidate
Primary duties:			Reason for Leaving:
Dates Employed (most recent position) From: To		Full time Part-time If part-time, # hrs./wk.:	Title:
Starting Salary:		Organization Name and Address:	
Final Salary:			
Supervisor's Name, Title and Phone #:		Other Reference Name, Title and Phone #:	Contact my current references: At any time Only if I am a finalist candidate
Primary duties:			Reason for Leaving:
Dates Employed (most recent position) From: To		Full time Part-time If part-time, # hrs./wk.:	Title:
Starting Salary:		Organization Name and Address:	
Final Salary:			

COCUSCANT



My Serenity Personal Care Home

This agency is an Equal Opportunity Educational Institution and EEO/Affirmative Action Employer committed to excellence through diversity. Employment offers are made based on qualifications and without regard to race, sex, religion, national or ethnic origin, disability, age, veteran status, or sexual orientation.

Dates Employed (most recent position) From: To	Full time Part-time	Title:
	If part-time, # hrs./wk.:	
Starting Salary:	Organization Name and Address:	
Final Salary:		
Supervisor's Name, Title and Phone #:	Other Reference Name, Title and Phone #:	Contact my current references: At any time Only if I am a finalist candidate
Primary duties:		Reason for Leaving:

Additional Comments:

Staff Signature: _____ Date: _____

Circle One: **HIRE / NO HIRE**



My Serenity Personal Care Home

RESIDENT COPY OF THE PERSONAL CARE HOME RESIDENTS' RIGHTS

(1) As a minimum, the following rights shall be guaranteed and cannot be waived by the resident or the resident's representative or legal surrogate, if any:

(a) Each resident shall receive care, and services which shall be adequate, appropriate, and in compliance with applicable federal and state law and regulations, without discrimination in the quality of service based on age, gender, race, physical or mental disability, religion, sexual orientation, national origin, marital status or the source of payment for the service;

(b) No resident shall be punished or harassed by the facility, its agents or its employees because of the resident's efforts to enforce his or her rights;

(c) Each resident shall have the right to:

1. exercise the constitutional rights guaranteed to citizens of this state and this country including, but not limited to, the right to vote;
2. choose activities and schedules consistent with the resident's interests, and assessments;
3. interact with members of the community both inside and outside the home and to participate fully in the life of the community; and
4. make choices about aspects of his or her life in the home that are significant to the resident;

(d) Each resident shall have the right to enjoy privacy in his or her room; facility personnel and others shall respect this right by knocking on the door before entering the resident's room. Each resident may associate and communicate privately with persons and groups of his or her choice. Residents shall have the right of freedom from eavesdropping and the right to private and uncensored communication with anyone of the resident's choice;

(e) Each resident may associate and communicate privately with persons and groups of his or her choice.



My Serenity Personal Care Home

- (f) Residents shall have the right of freedom from eavesdropping and the right to private and uncensored communication with anyone of the resident's choice.
- (g) If a resident is married and the spouse is also a resident in the facility, they shall be permitted to share a room unless they request otherwise;
- (h) Each resident shall be treated with dignity, kindness, consideration and respect and be given privacy in the provision of personal care. Each resident shall be accorded privacy and freedom for the use of bathrooms at all hours;
- (i) No religious belief or practice shall be imposed upon any resident. Residents must be free to practice their religious beliefs as they choose. Each resident shall have the right to participate in social, religious, and community activities that do not interfere with the rights of other residents;
- (j) Each resident shall have the right to be free from mental, verbal, sexual and physical abuse, neglect and exploitation. Each resident has the right to be free from actual or threatened physical or chemical restraints and the right to be free from isolation, corporal, or unusual punishment including interference with the daily functions of living, such as eating or sleeping;
- (k) Each resident shall have the right to use, keep and control his or her own personal property and possessions in the immediate living quarters, except to the extent a resident's use of his or her property would interfere with the safety or health of other residents. Each resident shall have the right to reasonable safeguards for the protection and security of his personal property and possessions brought into the facility;
- (l) Each resident's mail shall be delivered unopened to the resident on the day it is delivered to the facility. Each resident's outgoing correspondence shall remain unopened;



My Serenity Personal Care Home

(m) Each resident shall have access to a telephone and the right to have a private telephone, at the resident's own expense. Telephones shall be placed in areas to insure privacy without denying accessibility.

(n) Each facility must permit immediate access to residents by others who are visiting with the consent of the resident. Residents have the right to have visitors at mutually agreed upon hours. Once the hours are agreed upon, no prior notice is necessary. Each resident shall have the complete right to terminate any visit by any person who has access to the facility;

(o) Each resident shall have the right to manage his own financial affairs, including the right to keep and spend his own money unless that resident has been adjudicated incompetent by a court of competent jurisdiction. Each resident shall have the right to be free from coercion to assign or transfer to the home money, valuables, benefits, property or anything of value other than payment for services rendered by the facility;

(p) Each resident shall have the right to a personal needs allowance for the free use of the resident in the amount of five dollars per week to be distributed by the administrator, on-site manager, or a responsible staff person in the home. The following conditions shall be met regarding the personal needs allowance

1. The personal needs allowance shall be included as a charge for services to each resident's account which a resident or a resident's representative or legal surrogate, if any, may waive by signing a written waiver upon admission or anytime thereafter. No allowance charge may be assessed where a resident or a resident's representative or legal surrogate, if any, has signed a written waiver of the personal needs allowance. Such a waiver shall be kept in a resident's file;

2. Where no waiver has been signed, the personal needs allowance shall be tendered to each resident, in cash, on the same day each week.



My Serenity Personal Care Home

3. The personal needs allowance shall not be intended or needed for purchasing necessary goods such as toilet paper and light bulbs which the home ordinarily supplies, and shall in no way relieve the home of the obligation to ensure that such necessary goods are available to the resident;
- (q) Each resident shall also have the right to receive or reject medical care, dental care, or other services except as required by law or regulations.
- (r) Each resident shall have the right to choose and retain the services of a personal physician and any other health care professional or service. No facility shall interfere with the resident's right to receive from the resident's attending physician complete and current information concerning the resident's diagnosis, treatment and prognosis. Each resident and his or her representative or legal surrogate, if any, shall have the right to be fully informed about care and of any changes in that care and the right of access to all information in medical records;
- (s) Each resident shall have the right to fully participate in the planning of his or her care. Case discussion, consultation and examination shall be confidential and conducted discreetly. A person who is Chapter 111-8-62 not directly involved in the resident's care may be present when care is being rendered only if he or she has the resident's permission;
- (t) Each resident shall have the right to inspect his or her records on request. Each resident shall have the right to make a copy of all records pertaining to the resident. Each resident has the right to confidential treatment of personal information in the resident file;
- (u) Each resident who has not been committed to the facility by court order or who does not have a representative or legal surrogate with specific written authority to admit, transfer or discharge, may discharge or transfer himself or herself upon notification to the home in conformance with the home's policies and procedures.



My Serenity Personal Care Home

(v) Each resident shall have the right to access to the State Long-Term Care Ombudsman Program

O.C.G.A. § 31-8-50 *et seq.* and the name, address, and telephone number of the ombudsman and county inspector assigned to the home shall be posted in a common area of the home.

(w) Residents shall have the right to form a Resident Council and have meetings in the home outside the presence of owners, management, or staff members of the home.

(2) Each resident shall be provided, at the time of admission to the home, with a copy of the Resident's Bill of Rights, as provided in Rule 111-8-62-.26 which shall include provisions for protecting the personal and civil rights of each resident. If a resident is unable to read the Resident's Bill of Rights the manager shall take special steps to assure communication of its contents to the resident.

Staff Signature: _____ Date: _____



My Serenity Personal Care Home

STAFF ACKNOWLEDGEMENT

EVACUATION PLAN SHEET

I _____ have reviewed the emergency evacuation plan

for _____ and staff has discussed all exits in

The home and explained the evacuation routes and also has explained where the designated Meeting place is in the event of an evacuation.

I have also been explained or read the facilities disaster preparedness plan and policies & Procedures & understand all of its content & all required safely to ensure client safety.

Staff Signature: _____ Date: _____



My Serenity Personal Care Home

ACKNOWLEDGEMENT FORM REPORTING ABUSE OR EXPLOITATION OF RESIDENTS

- (1) "Abuse" means any intentional or grossly negligent act or series of acts or intentional or grossly negligent omission to act which causes injury to a resident, including, but not limited to, assault or battery, failure to provide treatment or care, or sexual harassment of the resident.
- (2) "Exploitation" means an unjust or improper use of another person or the person's property through undue influence, coercion, harassment, duress, deception, false representation, false pretense, or other similar means for one's own profit or advantage.
- (3) "Long-term care facility" or "facility" means any skilled nursing home, intermediate care home, personal care home, or community living arrangement now or hereafter subject to regulation and licensure by the department.
- (4) "Resident" means any person receiving treatment or care in a long-term care facility.

Reporting abuse or exploitation; records.

(a) Any:

(1) Administrator, manager, physician, nurse, nurse's aide, orderly, or other employee in a hospital or facility;

(2) Medical examiner, dentist, osteopath, optometrist, chiropractor, podiatrist, social worker, coroner, clergyman, police officer, pharmacist, physical therapist, or psychologist; or

(3) Employee of a public or private agency engaged in professional services to residents or responsible for inspection of long-term care facilities who has knowledge that any resident or former resident has been abused or exploited while residing in a long-term care facility shall immediately make a report as described in subsection (c) of this Code section by telephone or in person to the department. In the event that an immediate report to the department is not possible, the person shall make the report to the appropriate law enforcement agency. Such person shall also make a written report to the Department of Human Resources within 24 hours after making the initial report.

(b) Any other person who has knowledge that a resident or former resident has been abused or exploited while residing in a facility may report or cause a report to be made to the department or the appropriate law enforcement agency.

(c) A report of suspected abuse or exploitation shall include the following:

- (1) The name and address of the person making the report unless such person is not required to make a report;
- (2) The name and address of the resident or former resident.



My Serenity Personal Care Home

STAFF SCHEDULE

MONTH: _____ YEAR: _____

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday

COUSCANT

Certificate of Completion

Georgia Medication Aide
Written Competency Evaluation Certificate

This Certifies that

Shona John

has successfully passed
the on-line standardized written competency examination
on the 25th day of October, 2024

Issuing Organization

 **ALLIANT**
HEALTH SOLUTIONS

Alliant Health Solutions

P O Box 105753, Atlanta, GA 30348

Certificate Number: CN0028858298

NOTE: This certificate does not guarantee that the above mentioned candidate will be listed by the Georgia Medication Aide Registry. On line verification of placement is required to verify good standing on the Georgia Medication Aide Registry.

BASIC PERSONAL CARE HOME MEDICATION TRAINING INFO

111-8-62-.20 Medications.

(1) Self-Administration of Medications.

Residents who have the capacity to self-administer medications safely and independently without staff assistance or supervision must be allowed to store their own medications securely and self-administer medications if they so desire.

(2) Assistance with Self-Administration.

(3) A resident who is not capable of independent self-administration of medication may be assisted and supervised in self administration by staff to the following extent.

(a) Staff providing such assistance or supervision may perform the following:

- 1. Take the medication, in its previously dispensed, properly labeled container, from where it is stored, and bring the medication to the resident.**
- 2. Read the label, open the container, remove a prescribed amount of medication from the container, and close the container, in the presence of the resident.**
- 3. Place an oral dosage in the resident's hand or in another container where the resident requests assistance.**
- 4. Apply topical medications.**
- 5. Assist with self-administration of drops, inhalers, nasal sprays and patches.**
- 6. Return the medication container to proper secured storage.**
- 7. Assist the resident's use of an EPI pen where the resident has known severe allergies for which an EPI pen has been prescribed on condition that there is an established written protocol detailing how it is to be used and when immediately calling Emergency Services, 911, after any use of the EPI pen.**

(b) Staff assisting with or supervising self-administration of medications must be proficient in English and able to read, write and follow written instructions in English.

(4) Basic Medication Training for Staff Assisting with Self-Administration.

(5) The home must provide and document medication training for the unlicensed staff that are helping with or supervision of self-administration of medications to capable residents. The medication training must be conducted with an appropriate curriculum for providing medication assistance and include at least the following topics:

- (a) The home's medication policy and procedures, including actions to take if concerns regarding resident's capacity to self-administer medications are identified.
- (b) How to read prescription labels including common abbreviations.
- (c) Providing the right medication to the right resident at the right time in the right amount and the right way including how to measure various medications.
- (d) Actions to take when concerns regarding medications are identified.
- (e) Infection control procedures relative to helping with medications.
- (f) Proper medication storage and disposal.
- (g) Recognition of side effects and adverse reactions for the specific medications.
- (h) Understanding the common classifications of medications, typical side effects and adverse reactions and medications for which unlicensed staff may never help with or supervision of self-administration.
- (i) Proper documentation and record keeping using the Medication Assistance Record.

(4) Medication Skills Competency Determinations.

Unlicensed staff in homes helping with or supervision of self-administered medications must demonstrate to a qualified supervisor when hired and at least, annually thereafter, the necessary skills to perform the medication tasks assigned competently.

(6) Maintaining Records on Medication Assistance and Administration.

(7) Where the home either helps with, or supervision of self-administered medications or health maintenance activities involving medications to residents, the home must maintain a daily Medication Assistance Record (MAR) for each resident receiving such service.

(a) The MAR must include the name of the specific resident, any known allergies, the name and telephone number of the resident's health care provider, the name, strength and specific directions including a summary of severe side effects and adverse reactions for use of each medication and a chart for staff who provide assistance or administration to record initials, time and date when medications are taken, refused or a medication error is identified (e.g. missed dosage).

(b) The staff providing the assistance or administration of medications must update the MAR each time the medication is offered or taken.

(c) The home must make medication information concerning the descriptions of medication, dosing, side effects, adverse reactions and contraindications for each medication being administered to the residents immediately available for reference by staff providing medication assistance or administration.

(d) Staff helping with or administration of medications must document in the resident's record any unusual reactions to the medications and provide such information to the resident, the resident's representative, and the health care provider as appropriate.

(e) Refills of prescribed medications must be obtained timely so that there is no interruption in the routine dosing. Where the home is provided with a new medication for the resident, the MAR must be modified to reflect the addition of the new medication within 48 hours or sooner if the prescribing physician, advance practice registered nurse or physician assistant indicates that the medication change must be made immediately. In homes, where unit or multi-dose packaging is not available for immediate changes in medications, unit or multi-dose packaging of the medication must be obtained when the prescription is refilled.

(6) Orders Required for All Medications.

A home must not allow its staff to assist with, provide supervision of self-administered medications, including over-the-counter medications, unless there is a physician, advance practice registered nurse or physician assistant's order or individualized prescription bottle, specifying clear instructions for its use on file for the resident.

(7) **Timely Management of Medication Procurement.** The home must obtain new prescriptions within 48 hours of receipt of notice of the prescription or sooner if the prescribing physician indicates that a medication change must be made immediately. If the pharmacy does not have the medication needed for the immediate change, available and has not obtained further directions from the physician, the home must notify the physician of the unavailability of the prescription and request direction.

(8) Storage of Medications.

(a) The home is accountable for having an effective system to manage the medications it receives including storing medications under lock and key, or other secure system to prevent unauthorized access, at all times, whether kept by a resident or kept by the home for the resident, except when required to be kept by a resident on his or her person due to need for frequent or emergency use, as determined by the resident's physician, advance practice registered nurse or physician assistant, or when closely attended by a staff member.

(b) Medication kept by a resident may be stored in the resident's bedroom, in a locked cabinet or other locked storage container. Single occupancy bedrooms which are kept locked always are acceptable. Duplicate keys for the resident's locked storage container and room must be available to the resident and the administrator, on-site manager or designated staff.

(c) Medications must be kept in original containers with original labels intact.

(d) A home may stock over-the-counter medications such as aspirin or acetaminophen for the convenience of residents who have PRN (as needed) orders for the specific medication and dosage. However, where the resident takes an over-the-counter medication daily as prescribed in a written order by a licensed physician, nurse practitioner or physician's assistant, such as vitamins or low-dose aspirins, the resident must have an individual bottle of the prescribed medication that is kept for the resident's individual usage.

(e) Unused or expired medications must be properly disposed of using the current U.S. Food and Drug Administration or U.S. Environmental Protection Agency guidelines for the specific medications.

**IF AN RN IS GOING TO TRAIN PCH STAFF ON JUST BASIC MEDICATION TRAINING,
THESE ARE ALL THE ELEMENTS THAT WILL NEED TO BE DISCUSSED AND TAUGHT
AND A CERTIFICATE WOULD HAVE TO BE GIVEN WHEN DONE.**

(This is guide on what the facility nurse needs to go over with all staff , based on the DCH State Rules)

111-8-62-.20 MEDICATIONS

How the home supervises medications?

All medications required by a resident shall be self-administered by the resident.

If in the event, there is a need to Administer some form of oral or topical medication it will be done under the supervision of a designated trained staff. **(THIS ONLY APPLIES TO STAFF THAT ARE PROXY CARE TRAINED)**

Injectable medications may only be self-administered or Administered by an appropriately licensed person that is contracted through an outside facility such as home health service, with the following exceptions:

- a. Administration of epinephrine under established medical protocol to residents with a known anaphylactic reaction (reaction that creates swelling, hives, breathing difficulties and or seizures, etc.)

Any resident who is not capable of independent self-administration may be assisted and supervised by staff to the following extent:

1. Resident may be reminded to take their medication.
2. Medication labels may be read to the resident.
3. Medication dosage may be verified by staff per the container label.
4. Physical assistance may be given in pouring, opening or otherwise in the taking of medication.

EPINEPHRINE AUTO-INJECTOR ADMINISTRATION PROCEDURE: (FACILITY HAS NO CLIENTS AND IF IN THE FUTURE ALL STAFF ARE TRAINED FOR PROXY CARE FOR A CLIENT THAT REQUIRES THIS, THEN AND ONLY THEN CAN IT BE DONE, NO EXCEPTONS)

A) STAFF WILL GRASP THE AUTO-INJECTOR IN ONE HAND AND FORM A FIST AROUND THE UNIT. WITH THE OTHER HAND, PULL OFF THE SAFETY CAP. (TO AVOID INJECTING YOURSELF AFTER REMOVING THE CAP(S), STAFF WILL NEVER PLACE THEIR FINGERS OR HAND OVER EITHER END OF THE DEVICE.

b) Staff will Hold the tip of the auto-injector near the resident outer thigh. (The auto-injector can be injected through the resident clothing, if necessary.)

c) Press firmly and hold the tip into the OUTER THIGH so that the auto-injector is perpendicular (at a 90° angle) to the thigh. You may hear a click.

d) Hold the auto-injector firmly in place for 10-15 seconds. (After the injection, the student may feel his or her heart pounding. This is a normal reaction.)

e) Remove the auto-injector from the thigh and massage the injection area for several seconds.

f) Check the tip. If the needle is exposed, the dose has been delivered. If the needle is not exposed, repeat steps b through e.

g) Dispose of the auto-injector in a "sharps" container or give the expended autoinjector to the paramedics.

h) Call 911, if not previously called.

i) Call for the facility Adm and payee, residents next of kin, if not previously called.

Staff will Monitor the resident airway and breathing. If trained in CPR, begin CPR immediately if the resident stops breathing.

9. Staff will Give a copy of the IEHP to the emergency responders. When emergency responders arrive, staff will tell them the time epinephrine was administered, and the dose administered. If the autoinjector has not been disposed of in a sharp's container by staff, they will give the expended auto-injector to the paramedics.

10. The staff person will be responsible to document the incident on the state incident report form.

Storage of Epinephrine Auto-Injectors:

Epinephrine auto-injectors will be stored at room temperature until the marked expiration date, at which time the unit must be replaced.

Auto-injectors will not be refrigerated.

Auto-injectors will not be exposed to extreme heat or to direct sunlight.

In addition to the facility Epinephrine medication will be locked secure storage in the medication cabinet.

Medications will be stored under lock and key always either by the resident or by the Personal Care Home staff for the residents. The exception is when a resident is required to keep medication on his/her person, due to need for frequent or emergency use, as determined by resident's physician.

Residents who keep their medications will keep them in their bedroom in a locked cabinet or locked container. If resident is in a single occupancy bedroom the only requirement is to lock the door always when unoccupied. Duplicate keys will be available to the resident and the Administrator and on-site manager

The facility Administrator will be responsible for ensuring that the individual designated to be responsible for the acquisition and refilling of medications is clearly stated in the admission agreement for each resident and will have a detailed copy in their file for review

If residents are unable to self-administer medications the facility staff are only able to remind resident to take their medications, read each label of the medication to the resident and can double check that the medication is checked correct per the label container for each medication. The resident may be assisted in physically pouring medication.

*Management will do follow up checks three times a month, to ensure self-medicating residents (residents who can take their own medications) are keeping up with their medication routine and make any adjustments or notations as needed in the resident's chart

SELF-ADMINISTRATION OF MEDICATIONS.

Residents who can take their own medications will be allowed to store their own medications if they choose to do that and will have them in a secured place.

*(Medications must remain in the original containers always, there are no exceptions.

ASSISTANCE WITH SELF-ADMINISTRATION.

When a resident is not able to take their own medications, the facility will assist in the following ways.

- Take the medication in its properly labeled container and bring the medication to the resident.
- Read the label, open the container, and remove the prescribed amount of medication from

The container and close the container in front of the resident.
- Put oral dosage in the resident's hand or in another container where the resident requests assistance.
- Apply topical medications.
- Assist with self-administration of drops, inhalers, nasal sprays, and patches.
- Restore medications in designated storage area.
- Assist the resident's use of an EPI pen where the resident has known severe Allergies

All staff will be fluent in English and CLEARLY UNDERSTOOD, when communicating with residents

Basic Medication Training for Staff Assisting with Self-administration.

The facility will provide All staff with medication training for the unlicensed staff that is helping with medications.

Facility medication training will include:

- Facilities medication policy and procedures & actions to take for resident concerns
- How to read prescription labels including common abbreviations.
- Providing the right medication to the right resident at the right time in the right Amount and the right way including how to measure various medications.
- Actions to take when concerns regarding medications are identified.
- Infection control procedures relative to aiding with medications.
- Proper medication storage and disposal.
- Recognition of side effects and adverse reactions for the specific medications.
- Understanding the common classifications of medications, typical side effects and Adverse reactions and medications for which unlicensed staff may never provide Assistance with or supervision of self-administration.
- Proper documentation and record keeping using the Medication Assistance Record.

Documentation of Medications

Staff will document whenever residents take medications.

Staff will also document if resident refuses medication and reason for the refusal.

PRN medications are to be documented along with each reason given to include the date and time.

Medications will not be shared with other residents.

Resident's physician and family/representative/guardian will be notified of any resident refusing medications.

If resident is required to have liquid medications, the facility will ensure that the resident can assist with the intake of the liquid medications the designated or responsible parties will be required to sign off on a medication refill sheet after completing medication refills. If there are adjustments made, it will properly have documented at that time.

If residents have specific medications that are required to have a crush order, the facility will obtain a crush order for each specific medication and not an order from the resident's doctor that does not specifically state which medication is to be crushed. Each prescription that requires a crush order will be designated and documented by the consumer's physician.

(PLEASE BE ADVISED THE STATE MAY CHANGES THIS POLICY AT ANY TIME)

Once the sheet is signed off on, it will be placed in a designated logbook and staff will document the same information in each resident's file.

Facility Administrator or designated resident's representative will be responsible for ensuring that all medications are current and always maintained in its original container or bubble pack.

Upon admission, it will be documented and determined who is going to be the responsible party for such a task.

Designated staff only will have a key for the storage unit.

In the event, that the resident leaves medications at the facility, the Administrator will contact the designated or responsible party to inform them of the remaining medications.

Administrator will coordinate and make suitable arrangements to ensure medications get returned in a timely manner. All attempts to decide and make contact will be clearly and accurately documented in the resident's chart

Medications will remain locked and separate from the current resident medications, however clearly and legibly marked and date.

All attempts will be documented. If resident payee or resident does not make a suitable attempt to obtain the medication in 15 days, then, the medication will be returned to the pharmacy that filled it to begin with.

Discontinued medications will be referred to the local pharmacy for proper disposal. Facility has posted the designated Pharmacy of choice for an area relative to the facility location.

Once discontinued medication is delivered to the pharmacy the residents file will be documented along with the MAR

Over the counter medications will be under lock and key and only be given to residents that have a current order by their current doctor. OTC medications will be given per the order and documented on the MAR

(Pertaining to Hospice residents only)

Facility Administrator or designated staff on duty will call Hospice when a resident requires CPR.

The facility will inform the Hospice Program/Coordinator of the situation and Hospice at that time will direct staff on how to appropriately handle the situation at that time. The designated staff that makes the initial call to Hospice will be responsible for documenting all requirements and directives clearly in resident's chart. Once situation is under control, staff will be required to notify the facility Administrator.

Medication Skills Competency Determinations.

Unlicensed staff will be provided yearly refreshers for medication areas.

Maintaining Records on Medication Assistance and administration.

The facility will maintain a daily Medication Assistance Record (MAR) for each resident receiving such service.

The MAR will include:

- the name of the specific resident
- known allergies, the
- name and telephone number of the residents' health care provider
- the name, strength
- specific directions including a summary of severe side effects and adverse reactions
- time and date when medications are taken or refused
- Error is identified (e.g. missed dosage).

Facility staff will update the MAR each time the medication is offered or taken.

The facility makes medication information concerning the descriptions of medication, dosing, side effects, adverse reactions and contradictions for each medication being Administered to the residents immediately available for reference by staff providing medication assistance or administration.

When Staff assist with medications, they will be required to document in the resident's record any unusual reactions to the medications and provide such information to the resident, the resident's representative and the health care provider when needed.

When the facility receives a new medication for one of their residents, the MAR will be modified accordingly within 48 hours or sooner. If a resident has medications multi-dose packaged, then the medication will be obtained when that prescription is refilled.

Orders Required for All Medications.

The facility will have staff to assist with, provide supervision of self-administered medications, including over-the-counter medications to residents when needed.

Timely Management of Medication Procurement.

The facility will get new prescriptions within 48 hours of receipt. If the pharmacy does not have it, then the Residents Physician will be contacted for further instruction.

Storage of Medications.

The facility will have a designated storage area locked always to prevent unauthorized access, by other residents and will be closely attended by All staff

Medication kept by a resident will be stored in the resident's bedroom, under lock Or another optional locked storage container. If medications are locked outside their room, then Duplicate keys will be given to the resident and Administrator or designated staff.

PRN medications such as vitamins or low-dose aspirins are required to be in an individual bottle of the prescribed medication that is kept specifically for the resident's individual usage.

Disposal of Medications

The facility will follow the guidelines using the current U.S. Food and Drug administration or U.S. Environmental Protection Facility guidelines for Unused or expired medications and to follow the proper disposal. As an alternative, facility Administrator will also return all unused or discontinued medications to the local pharmacy for proper disposal

POLICY: MEDICATION ERRORS (Step by step (protocol) in case there is a medication error) MEDICATION ERROR PROCEDURE:

The Staff who discovers the medication error will complete the medication error notification form.

1. The medication notification error form is then forwarded to the facility a.m.
2. The facility administrator will review and log the medication error sheet attached to the staff responsible for the error.
3. The staff responsible for the medication error will complete the medication error sheet.
 1. The following information will be included on the medication error sheet.
 - a. Person responsible for the error.
 - b. Name of the resident, the date/time of the incident, and the date the incident was discovered, and who the error affected or involved.
 - c. The "Type" and the "Reason" of the error.
 - d. The Description of the incident.
 - e. The order as written.
 - f. If and in what way the resident was affected by the error, and what interventions were initiated.
 - g. Physician/Supervisor notified and by whom.
 - h. Signature/date/time of the person preparing the report.
 2. When the medication error sheet is completed it will be forwarded to the facility Adm immediately.
 3. The facility staff will record and file the completed medication error in the facility MAR Book
 4. The facility Manager will follow up on the medication error and address with all staff accordingly.
 5. The facility Adm will send a medication error copy in a corresponding email or fax to the resident's doctor immediately.
 6. The facility Adm must notified the residents doctor and the next of kin/power of attorney or payee of resident.

Facility will ensure staff are aware of all points below:

- Question practitioner's orders that are unclear or appear to be incorrect
- Ensure all staff fully understand the orders before administering medications
- Avoid unnecessary distractions while administering medications
- Provide adequate staff levels and enough staff time for uninterrupted medication administration
- Ensure all staff understand and follow proper medication procedures
- Do not allow inexperienced, untrained staff to administer medications
- Provide accessible medication resources (i.e. drug books, pharmacy drug information)
- Teach residents about their medications and listen to residents who question a medication
- Staff will not take shortcuts
- If a medication error is made, never cover it up.



Activities

SUN	MON	TUE	WED	THU	FRI	SAT
Worship	Music Therapy	Exercise & Trivia	Board Games & Puzzles	Arts & Crafts	BINGO	Movie
Worship	Arts & Crafts	Music Therapy	Pet Therapy	Exercise & Trivia	BINGO	Movie
Worship	Exercise & Trivia	Board Games & Puzzles	Music Therapy	Arts & Crafts	BINGO	Movie
Worship	Arts & Crafts	Pet Therapy	Exercise & Trivia	Music Therapy	BINGO	Movie



Activities

SUN

MON

TUE

WED

THU

FRI

SAT

Worship

Music
Therapy

Exercise &
Trivia

Board
Games
& Puzzles

Arts &
Crafts

BINGO

Movie

Worship

Arts &
Crafts

Music
Therapy

Pet
Therapy

Exercise &
Trivia

BINGO

Movie

Worship

Exercise &
Trivia

Board
Games
& Puzzles

Music
Therapy

Arts &
Crafts

BINGO

Movie

Worship

Arts &
Crafts

Pet
Therapy

Exercise &
Trivia

Music
Therapy

BINGO

Movie

DISASTER PLAN
For
My Serenity Personal Care Home

TO REPORT A FIRE: DIAL 911!!!

Give Location: 270 Shields Road Stockbridge, Ga 30281

AND YOUR NAME _____

SPEAK SLOWLY AND CLEARLY!!

STAY ON THE LINE UNTIL THE OPERATOR ACKNOWLEDGES HELP IS ON THE WAY

REMEMBER TO STAY CALM...

EMERGENCY SITUATIONS

DISASTER PLAN

PERSONS TO BE NOTIFIED IN THE FOLLOWING ORDER:

Fire department: 770-288-6600

Police: 911

P/C Homeowner: Shona John (770-870-4552)

Other contact person:

Temporary housing: 770-906-4045

PCH: My Serenity

Hospital: 678-604-1000

Ambulance: 678-565-6339

Poison Control: 1-800-222-1222



20,360 TOTAL CALORIES
162 SERVINGS

NUGASON FARM'S

BREAKFAST

EMERGENCY FOOD SUPPLY

Get great-tasting and easy-to-prepare varieties:

- Pancake Cereal with Berries
- Maple-Walnut Bran Oatmeal
- Healthy Cereal
- Strawberry Pancakes
- Pancake Mix / Luncheon with Gravy
- Strawberry-Banana Granola Muesli

NET WT. 15 LB 1.70 OZ (3.04 kg)

21,170 TOTAL CALORIES
92 SERVINGS

NUGASON FARM'S

LUNCH & DINNER

EMERGENCY FOOD SUPPLY

Make great-tasting and easy-to-prepare varieties:

- Chicken & Rice
- Beef & Pasta
- Beef & Noodles
- Beef & Potatoes
- Chicken & Pasta
- Chicken & Rice
- Chicken & Noodles
- Chicken & Potatoes
- Chicken & Beans
- Chicken & Corn
- Chicken & Lentils
- Chicken & Peas
- Chicken & Spinach
- Chicken & Tomatoes
- Chicken & Zucchini
- Chicken & Cauliflower
- Chicken & Broccoli
- Chicken & Asparagus
- Chicken & Mushrooms
- Chicken & Onions
- Chicken & Garlic
- Chicken & Herbs
- Chicken & Spices
- Chicken & Seasonings
- Chicken & Sauces
- Chicken & Dressings
- Chicken & Condiments
- Chicken & Toppings
- Chicken & Garnishes
- Chicken & Extras
- Chicken & Add-ons
- Chicken & Mix-ins
- Chicken & Substitutes
- Chicken & Alternatives
- Chicken & Complements
- Chicken & Accompaniments
- Chicken & Side Dishes
- Chicken & Snacks
- Chicken & Beverages
- Chicken & Desserts
- Chicken & Sweets
- Chicken & Salts
- Chicken & Spices
- Chicken & Herbs
- Chicken & Seasonings
- Chicken & Sauces
- Chicken & Dressings
- Chicken & Condiments
- Chicken & Toppings
- Chicken & Garnishes
- Chicken & Extras
- Chicken & Add-ons
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- Chicken & Substitutes
- Chicken & Alternatives
- Chicken & Complements
- Chicken & Accompaniments
- Chicken & Side Dishes
- Chicken & Snacks
- Chicken & Beverages
- Chicken & Desserts
- Chicken & Sweets
- Chicken & Salts

NET WT. 15 LB 1.70 OZ (3.04 kg)



STATE OF GEORGIA
PERSONAL CARE HOME PERMIT

This is to certify that a permit is hereby granted to

My Serenity Personal Care Home

(Name of Governing Body)

to maintain and operate a Personal Care Home with a capacity of 3 named as My Serenity Personal Care Home

(Name of Facility)

Said facility and premises are located at 270 Shields Rd

(Street)

in Stockbridge, County of Henry, Georgia.

(City or Town)

(Zip Code)

This permit is effective 1/28/2025, and remains in effect unless revoked or suspended.

"This permit is granted pursuant to the authority vested in the Department of Community Health pursuant to O.C.G.A. 31-7-3 and signifies that its facilities and operations comply with the Rules and Regulations of the Department of Community Health on the date this permit was issued."

THIS PERMIT IS NOT TRANSFERABLE

Permit No: PCH042564

In Witness Whereof, we have hereunto set our hand this

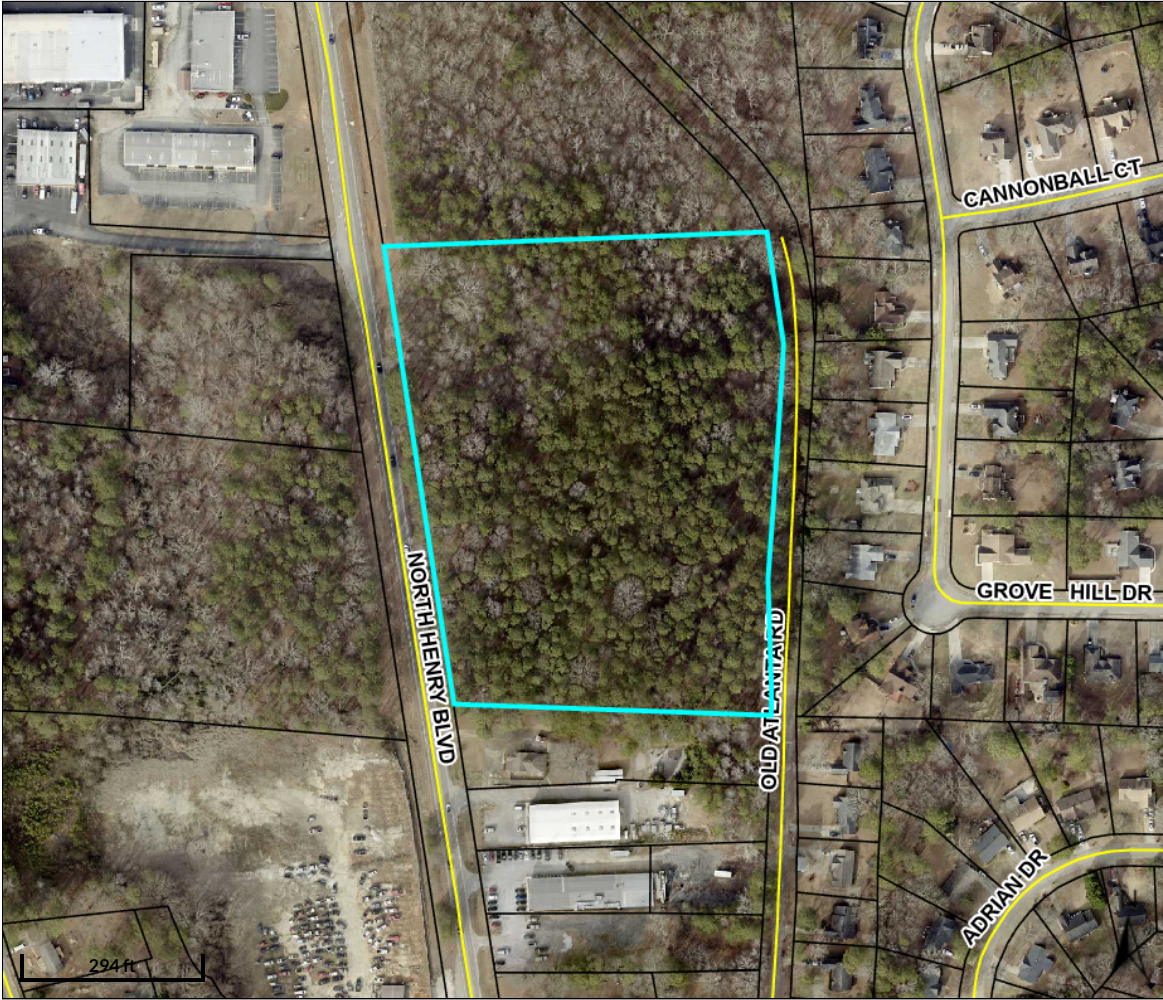
13 th day of March, 2025 .

GEORGIA DEPARTMENT OF COMMUNITY HEALTH

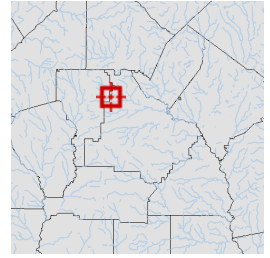
HEALTHCARE FACILITY REGULATION DIVISION

Handwritten signature of Lisa C Davies

Lisa C Davies, Executive Director



Overview



Legend

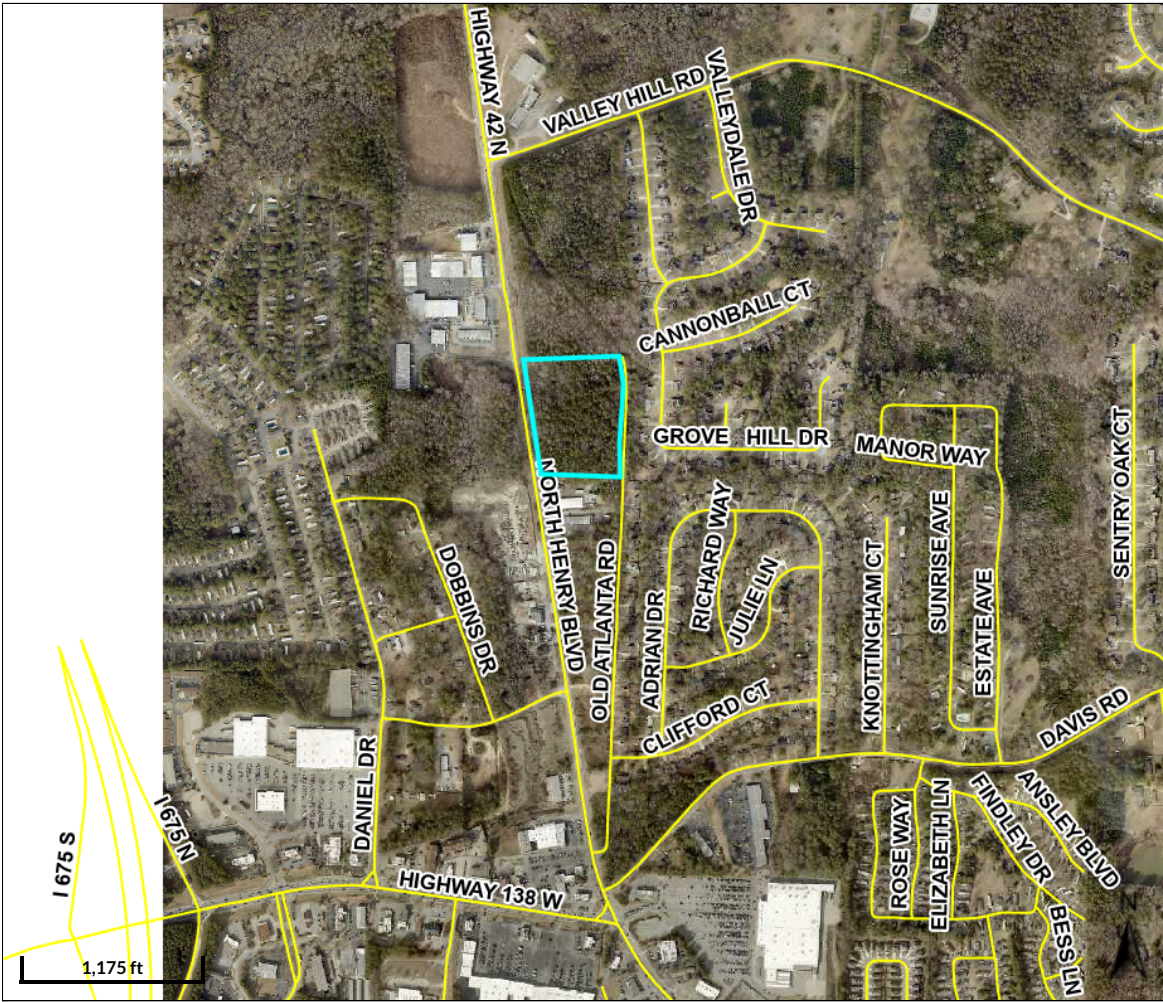
- Parcels
- Roads

Parcel ID	029-01011001	Class	Commercial	Owner	GILMORE WILLIAM B & MIRIAM D M	Land Value:	\$295,200								
Property Address		Acreage	9.23	Address	8879 FOUNTAIN PALM ALY	Building Value:	\$0	Last 2 Sales							
District	City/Stockbridge				WINTER GARDEN, FL 34787	Misc Value:	\$0	Date	8/16/2017	Price	\$0	Reason	VM	Qual	U
						Total Value:	\$295,200	12/8/1999	\$0	U	U				

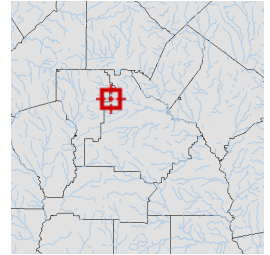
Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed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

Date created: 3/26/2025

Last Data Uploaded: 3/26/2025 1:13:42 AM



Overview



Legend

- Parcels
- Roads

Parcel ID	029-01011001	Class	Commercial	Owner	GILMORE WILLIAM B & MIRIAM D M	Land Value:	\$295,200								
Property Address					8879 FOUNTAIN PALM ALY	Building Value:	\$0	Last 2 Sales							
District	City/Stockbridge	Acreage	9.23	Address	WINTER GARDEN, FL 34787	Misc Value:	\$0	Date	8/16/2017	Price	\$0	Reason	VM	Qual	U
							Total Value:	\$295,200	12/8/1999	\$0	U	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: 4/4/2025
 Last Data Uploaded: 4/4/2025 1:09:42 AM

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

Name of Applicant Templar Development Group, LLC. Phone: 404-601-7616 Date: 2/28/2025
 Address of Applicant: 160 Whitney Street Cell # _____
 City: Fayetteville State: GA Zip: 30214 E-mail: jay@templar-dev.com
 Name of Agent Battle Law, P.C. Phone: 404-601-7616 Date: 2/28/2025
 Address of Agent: 3562 Habersham at Northlake Bldg. J Ste. 100 Cell # _____
 City: Stockbridge State: GA Zip: 30324 E-mail: mlb@battlelawpc.com

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

FROM: Low-Density Mixed Use
 To: High-Density Mixed Use

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

Property Address: 0 North Henry Boulevard

Nearest intersection to the property: North Henry Boulevard and Valley Hill Road

Size of Tract: 9.9 acre(s). Land Lot Number(s): _____ District(s): 4

Property Tax Parcel Number(s): 029-01011001 (Required)

[Signature]
 Witness' Signature
Jeremy Richardson
 Printed Name of Witness

[Signature]
 Signature of Applicant
Arranda Knight-Statnam
 Printed Name of Applicant

[Signature]
 Notary Sandra Winfree
 My Commission Expires 04/11/25 NOTARY PUBLIC

[Signature]
 Signature of Agent

Notary Seal: Henry County, GEORGIA
 My Commission Expires 04/11/2025
 (For Office Use Only)

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

Application checked by: _____ Date: _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

Mayor/City Council Decision: _____

Planning Director's Signature: _____ Date: _____

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 0 North Henry Blvd. [address], with Parcel Number 029-010-1101-1001

which is the subject of this application.

Name of Property Owner: Miriam Deborah Mays Gilmore

Property Owner's Address: 8879 Fountain Palm Aly, Winter Garden, FL 34787

Telephone: 407.506.9923

E-mail: WBGILMORE@AOL.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: Miriam Deborah Mays Gilmore

Date: 1/23/25

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): Templar Development, LLC - Jay Knight

Company/law firm (if applicable): Joshua S. Mahoney & Michele L. Battle, Battle Law, PC

Telephone, E-Mail, & Address: Joshua Mahoney: 470.757.3622, jsm@battlelawpc.com & Michele

Battle, 404.723.6266, mlb@battlelawpc.com; 3562 Habersham at Northlake, Bldg J, Suite 100, Tucker, GA 30084

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

Miriam Deborah Mays Gilmore

[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

Brian Brunk

Printed Name of Notary Public

1-23-25

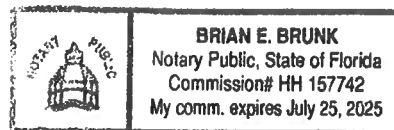
Date

1/23/25

Date

*Provided FCNL
AS ID*

Notary Public's Seal or Stamp:



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

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

The undersigned below is the **PROPERTY OWNER**, or one of the property owners, of the property at 0 North Henry Blvd [address], with Parcel Number 029-010-1101-1001 which is the subject of this application.

Name of Property Owner: William Brooks Gilmore
Property Owner's Address: 8879 Fountain Palm Aly, Winter Garden, FL 34727
Telephone: 407.506.9923 E-mail: wbgilmore@aol.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: William Brooks Gilmore Date: _____

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

Name(s) of Applicant(s): Templar Development, LLC - Jay Knight

Company/law firm (if applicable): Joshua Mahoney & Michele Battle (Battle Law, PC)

Telephone, E-Mail, & Address: Joshua Mahoney: 470.757.3622, jsm@battlelawpc.com & Michele Battle, 404.723.6266, mlb@battlelawpc.com; 3562 Habersham at Northlake, Bldg J, Suite 100, Tucker, GA 30084

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

William Brooks Gilmore

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.

1/23/25
Date

*Provided FENC
95 ID*

[Signature]

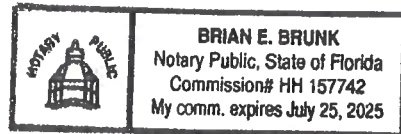
Signature of Notary Public

Brian Brunk

Printed Name of Notary Public

1/23/25
Date

Notary Public's Seal or Stamp:



Applicant Campaign Disclosure Form

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

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

Yes _____ No X

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

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

We certify that the foregoing information is true and correct, this 23 day of JANUARY, 2025

Miriam Deborah Mays Gilmore
Applicant's Name - Printed

Miriam Deborah Mays Gilmore
Signature of Applicant Property Owner / Agent

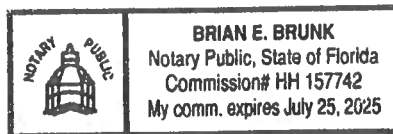
N/A
Applicant's Attorney, if applicable - Printed

N/A
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 23 day of January, 2025

[Signature]
Notary Public

Provided FLOW as ID



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

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(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?

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**Planning Commissioner and/or
City Council Member Name**

**Dollar Amount of
Campaign Contribution**

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

We certify that the foregoing information is true and correct, this 23 day of January , 20 25

William Brooks Gilmore

Applicant's Name - Printed

x *William Brooks Gilmore*

Signature of Applicant (Property Owner/Agent)

N/A

Applicant's Attorney, if applicable - Printed

N/A

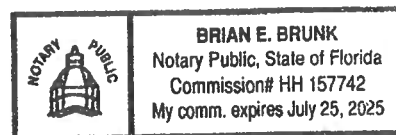
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 23 day of January , 20 25

Brian E. Brunk

Notary Public

Provided FC DC as ID



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



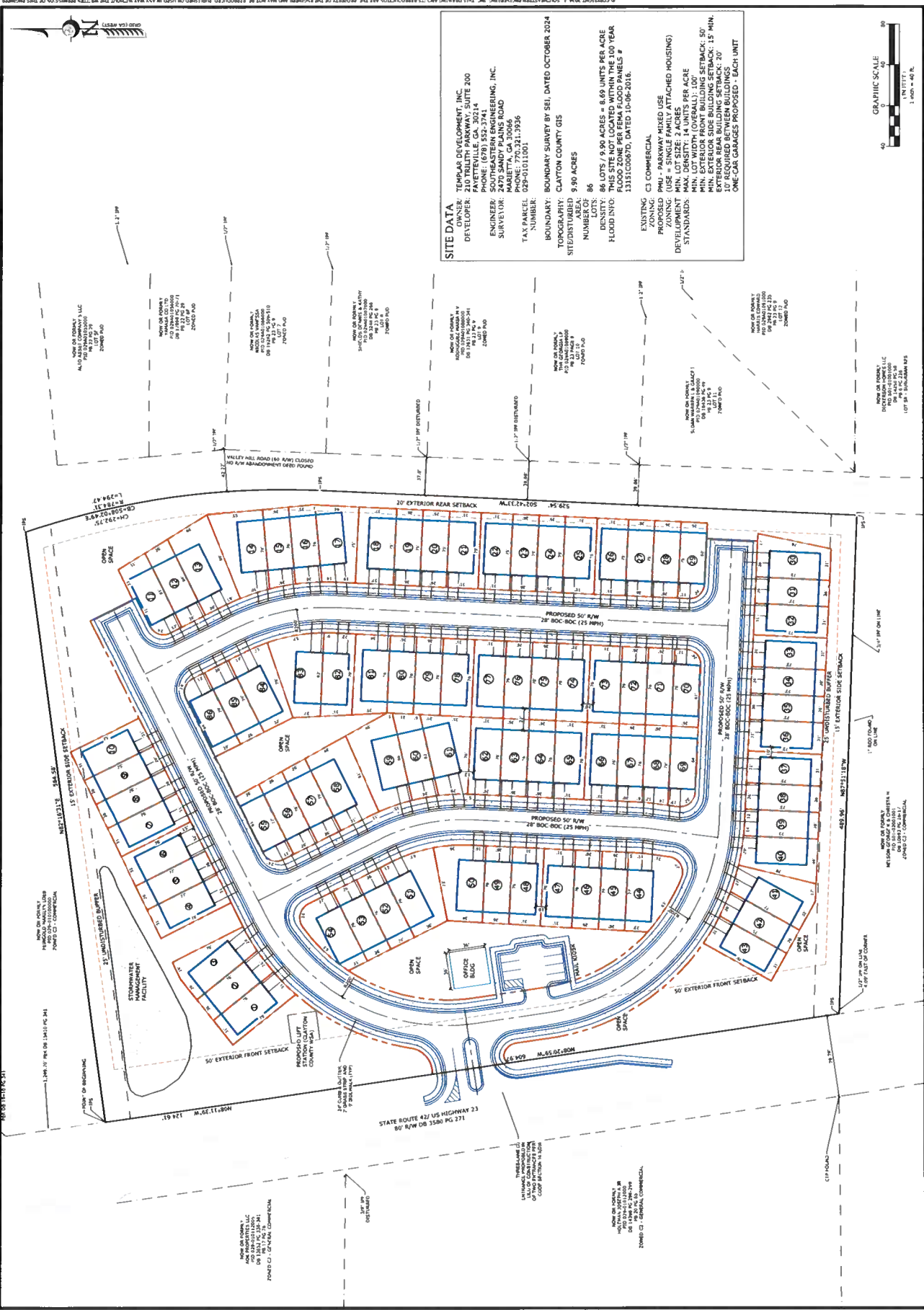
No.	ISSUED DESCRIPTION	DATE
1		
2		
3		
4		

TEMPAR DEVELOPMENT
 PROJECT PREPARED BY
 210 BULLHORN PARKWAY
 FAYETTEVILLE, GA 30214
 PHONE: (678) 552-3741
 24 HOUR CONTACT INFORMATION

REZONING SITE PLAN
 NORTH HENRY BOULEVARD TRACT
 PROJECT LOCATED AT:
 CITY OF STOCKBRIDGE
 HENRY COUNTY, GA



REVIEW
 Project No: 1400-24-101
 Drawn By: EPH
 Issue Date: 12-23-24



SITE DATA
 OWNER: TEMPAR DEVELOPMENT, INC.
 DEVELOPER: FAYETTEVILLE, GA 30214
 ENGINEER: SOUTHEASTERN ENGINEERING, INC.
 SURVEYOR: MARLETTA, GA 30066
 TAX PARCEL: 029-01011001
 NUMBER: 86
 BOUNDARY: BOUNDARY SURVEY BY SEI, DATED OCTOBER 2024
 TOPOGRAPHY: CLAYTON COUNTY GIS
 SITES/STAIRS: 86
 AREA: 9.90 ACRES
 DENSITY: 86 LOTS / 9.90 ACRES = 8.69 UNITS PER ACRE
 FLOOD INFO: THIS SITE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANELS # 13131C00670, DATED 10-06-2016.
 EXISTING: C3 COMMERCIAL
 PROPOSED: PMU - PARKWAY MIXED USE
 ZONING: (USE = SINGLE FAMILY ATTACHED HOUSING)
 DEVELOPMENT: MIN. LOT SIZE: 2 ACRES PER ACRE
 STANDARDS: MIN. LOT WIDTH (OVERALL): 100'
 MIN. EXTERIOR FRONT BUILDING SETBACK: 50'
 MIN. EXTERIOR REAR BUILDING SETBACK: 20'
 10' REQUIRED BETWEEN BUILDINGS
 ONE-CAR GARAGES PROPOSED - EACH UNIT

GRAPHIC SCALE
 1" = 40' FT.
 1" = 100' FT.







Providing Quality Water and Quality Services to Our Community

January 27, 2025

Jay Knight
Templar Development

Re: Parcel ID 029-01011001
0 North Henry Blvd (Hwy 42)
Stockbridge/Henry County, GA

Mr. Knight,

Clayton County Water Authority owns and maintains a 6-inch water main running along the east side of North Henry Blvd/Hwy 42. The Authority has a treatment capacity of 42 MGD and is currently producing an average of 26.73 MGD.

The Authority also owns and maintains an 8-inch sanitary sewer main at the cul-de-sac of Old Atlanta Rd. Wastewater generated from your development would receive treatment at the Northeast Clayton WRF. This facility has a design capacity of 10 MGD and is presently treating 4.692 MGD.

The Authority does not guarantee capacity of plant or infrastructure until capacity is purchased through the payment of connection fees.

The data contained in this letter is for informational purposes only indicating location and size. A survey, by the property owner, may be necessary to determine connection to the Authority's system.

Potable water and sanitary sewer service to this property is subject to the existing and future policies of the Clayton County Water Authority, State EPD and Federal EPA.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Samay", is written over a thin horizontal line.

Catherine Samay
Plan Review Coordinator



Battle Law

STATEMENT OF INTENT

and

Other Material Required by
City of Stockbridge Zoning Ordinance

For

A Rezoning from C-3 to PUD and a Future Land Use Amendment from Low Density Mixed Use
to High Density Mixed-Use to Allow
A Mixed-Use Development Including Townhomes and Office Space

of

Templar Development Group, LLC
c/o Battle Law, P.C.

for

+/-9.9 Acres of Land
Fronting on North Henry Boulevard
City of Stockbridge, Georgia and
Parcel Nos. 029-01011001

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com



Battle Law

I. LETTER OF INTENT

Templar Development Group, LLC (the “Applicant”) is seeking to develop on +/- 9.9 acres of land being Tax Parcel No(s). 029-01011001 having frontage on North Henry Boulevard (the “Subject Property”) with a mixed-use development containing townhomes and office space.

This document serves as a statement of intent, analysis of the criteria under the City of Stockbridge Code of Ordinances and contains notice of constitutional allegations as a reservation of the Applicant’s rights.

II. CITY OF STOCKBRIDGE REZONING CRITERIA

In ruling upon any application for a zoning map amendment, or any other zoning decision, the mayor and council shall act in the best interest of the health, safety, morals, and general welfare of the city, in doing so, they will consider one or more of the following standards of review which are relevant to the application:

- 1. Whether the proposal is consistent and/or compatible with the city’s plans, goals, and objectives reflected in the city’s comprehensive plan;*

The zoning proposal includes both a rezoning and future land use amendment. Combined, the zoning proposal is consistent with the city’s plans, goals, and objectives reflected in the comprehensive plan.

- 2. How the proposal impacts the purposes of the overall zoning scheme, and whether the proposed change furthers the purposes of these zoning regulations. Applications for zoning amendments that do not contain specific site plans carry a rebuttable presumption that the proposed change shall adversely affect the zoning scheme;*

The zoning proposal fits in well with the overall zoning scheme. The property to the east of the Subject Property is zoned PUD and allow for residential uses. The zoning proposal also seeks PUD and will allow for residential uses but will add an office use fronting North Henry Boulevard. This is a much more desirable configuration than having commercial immediately against residential, which is what would be permitted under the zoning scheme as it is today.

- 3. How the proposal impacts the character of the zoning district, the particular piece of property, neighborhoods, or the community;*

The zoning proposal would be an improvement over the current zoning scheme in the area. Today, the zoning scheme allows for commercial uses to exist immediately adjacent to residential uses. The zoning proposal would improve upon this by putting residential next to residential but also incorporating office uses. The impact on the area would be minimal because the zoning proposal would continue the pattern of residential development while acting as a



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transition from the lower density residential to the east, to higher intensity uses along North Henry Boulevard.

4. *Whether the proposal creates an isolated district unrelated to adjacent properties and nearby districts;*

The proposal does not create an isolated district. The property to the east is zoned PUD. So, the zoning proposal will not introduce a new zoning district to the area.

5. *How the proposal impacts the aesthetic character of existing and future uses of the property and the surrounding area;*

The zoning proposal will have minimal impact on the aesthetic character of existing and future uses of the property and surrounding area.

6. *Whether the proposal is consistent with adjacent development densities and the density patterns reflected in the comprehensive plan;*

The zoning proposal includes density that is higher than nearby property, but the Subject Property is fronting directly on North Henry Boulevard where other properties nearby do not. This difference calls for higher density development.

7. *How the proposal impacts the public health, safety, and general welfare;*

The proposal will have minimal impact on public health, safety, and general welfare.

8. *How the proposal impacts water, sewerage, other public facilities, or public services, and how the proposed amendment impacts expenditures of public funds;*

The zoning proposal will have minimal impact on water, sewerage, and other public facilities and services.

9. *How the proposal impacts traffic safety and congestion;*

The zoning proposal will have minimal impact on traffic safety and congestion.

10. *How the proposal impacts environmental conditions, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality, water quality and quantity;*

There are no environmental assets on the Subject Property. Therefore, the zoning proposal will not adversely affect environmental conditions. The zoning proposal will include a stormwater management facility which will improve stormwater runoff.

11. *How the proposal impacts the provision of adequate light and air;*



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The proposal will have minimal impact on the provision of adequate light and air. The proposed townhomes will not be so tall as to block light or airflow.

12. How the proposal impacts the value of adjacent property;

The zoning proposal will not adversely impact the values of adjacent property. Changing the zoning of the Subject Property from commercial to residential may improve values for adjacent properties.

13. Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;

The Applicant is not aware of any substantial reasons why the property can or cannot be use in accordance with existing regulations. However, no commercial developer or operator has taken the opportunity to use the Subject Property in accordance with the C-3 zoning.

14. Preservation of integrity of residential neighborhoods shall carry greater weight than other factors. Where property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall carry greater weight.

The integrity of the nearby residential neighborhoods shall be preserved.

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a rezoning and future land use amendment to allow a mixed-use development be approved. The Applicant welcomes any questions and feedback from the planning staff.

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of the City of Stockbridge Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.



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The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the City of Stockbridge Mayor and Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Henry County demanding just and adequate compensation under Georgia law for the



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taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant



TO: Planning Commission; Mayor/Council

FROM: Gordon Linton, Senior Planner; Jordyn Bucholtz, GIS Analyst

CC: R. Ryan Anderson, Community Development Director

DATE: April 17, 2025 (Planning Commission); May 12, 2025 (Mayor/Council)

Subject: #CP-2025-02 For Parcel #029-01011001 (North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road)

I. PURPOSE

Consider a Comprehensive Plan Amendment application by Templar Development to change the future land use designation from ‘Low-Density Mixed-Use’ to ‘High-Density Mixed-Use’ for Parcel #029-01011001, which is located between North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road. The property contains one parcel with 9.9 +/- total acres. The purpose of this request is to allow for the development of townhomes and office space.

II. Background

Proposed Development	Mixed-use development that will include 98 units and office space
Site Address	The subject property is located between North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road.
Parcel Identification	029-01011001
Parcel Acreage	9.9 +/- acres
Applicant	Templar Development, LLC
Owner	Miriam Deborah Mays Gilmore and William Brooks Gilmore
Current Land Use Designation	Low-Density Mixed-Use

Proposed Land Use Designation	High-Density Mixed-Use
Number of Proposed Units Per Acre	9.9 dwelling units per acre
Current Use	Vacant; Heavily wooded

SURROUNDING LAND USE DESIGNATION

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Vacant, Liberty Baptist Church	Low Density Mixed Use, Low-Density Residential
Property to the South	DC Event Rentals (Party equipment rental service), Army Navy Outdoor Center (Gun shop)	Low-Density Mixed-Use
Property to the East	Valley Hill Station (Subdivision)	Low-Density Residential
Property to the West	Stockbridge North Shopping Plaza	Low-Density Mixed-Use

SURROUNDING LAND USE DENSITIES

Name of Subdivision/Development	Units	Estimate Density Per Acres
Valley Hill Station	126	1.82 units per acre
Templar Development	98	9.9 units per acre
Wildwood Estates	169	2.84 units per acre
Pineywoods	31	1.79 units per acre

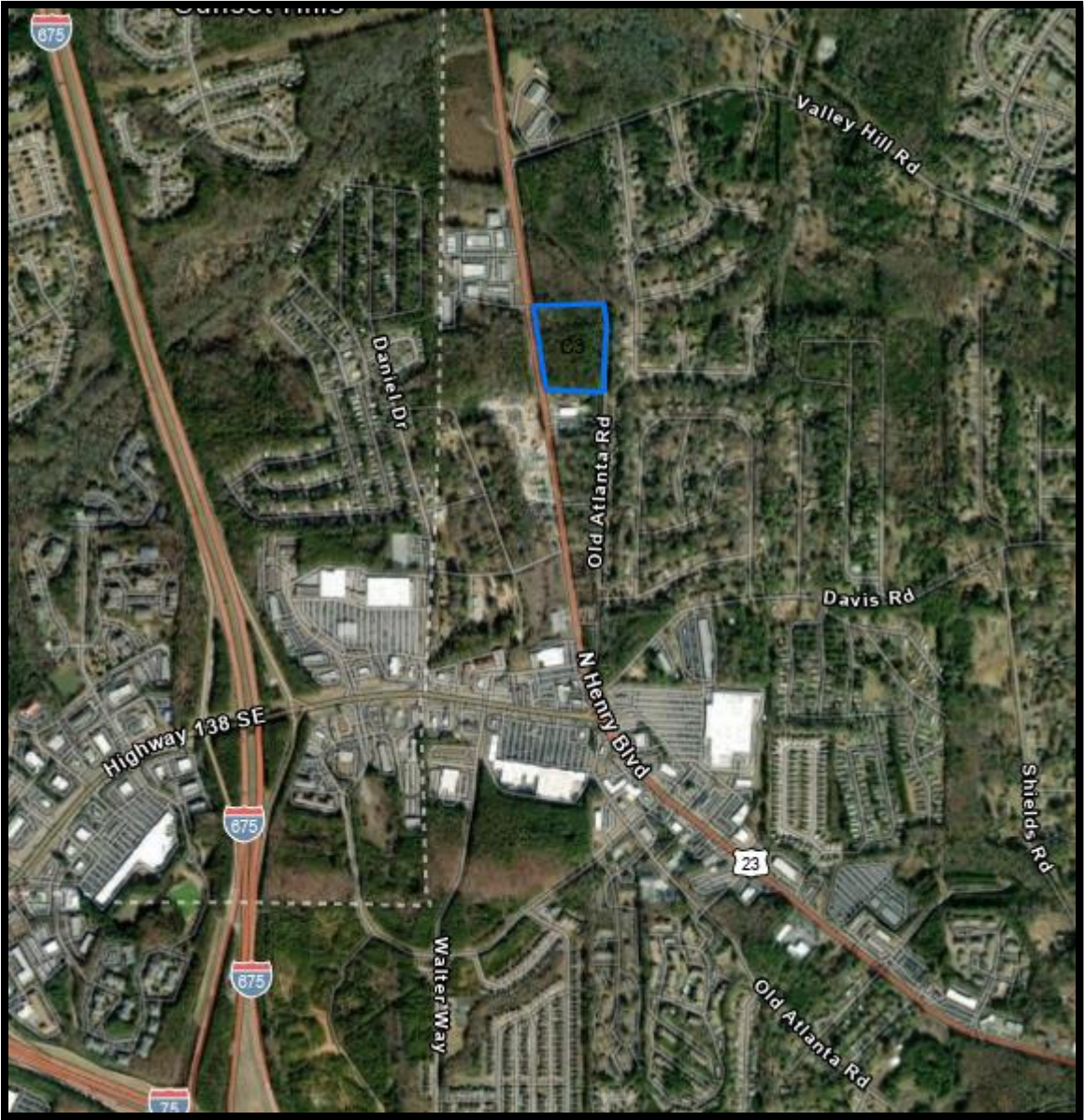
Sentry Oaks	30	1.93 units per acre
Springwood Valley	58	1 unit per acre
576 Davis Road	165	6 units per acre
Victory Worship Center	56	5.65 units per acre
JP Upchurch Properties	40	1 unit per acre

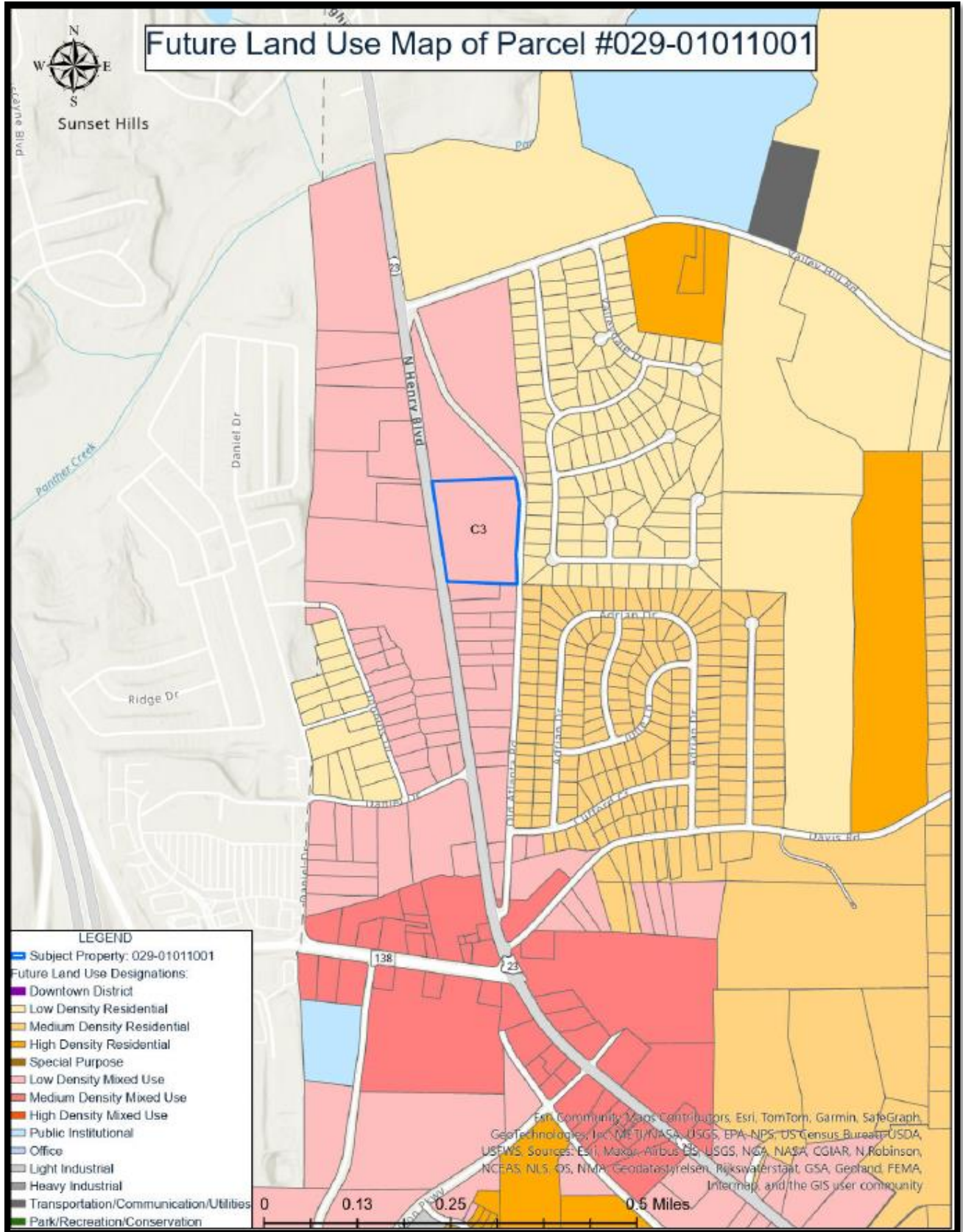
III. Findings of Fact

1. The applicant also applied for a rezoning application (RX-2025-03) from C-3 to PUD. The case will be heard concurrently.
2. The vicinity of the area is mostly Low-Density Mixed-Use, Low Density Residential, Medium Density Residential, and High Density Residential.
3. The subject property has frontage on Highway 42 which is classified as a minor arterial road by the Georgia Department of Transportation State Functional Classification Map.

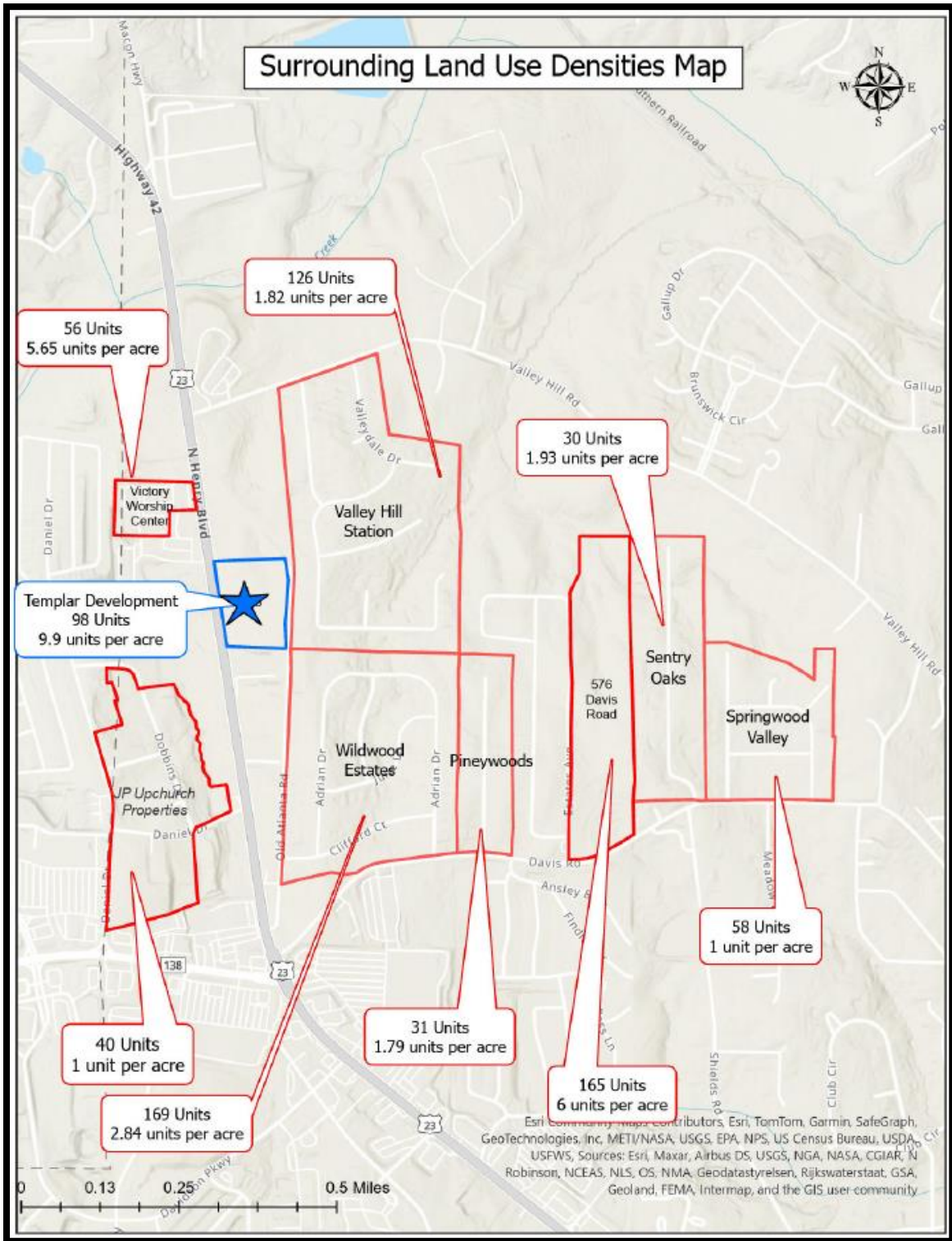
IV. Maps and Illustrations

Aerial Photo of Parcel #029-01011001

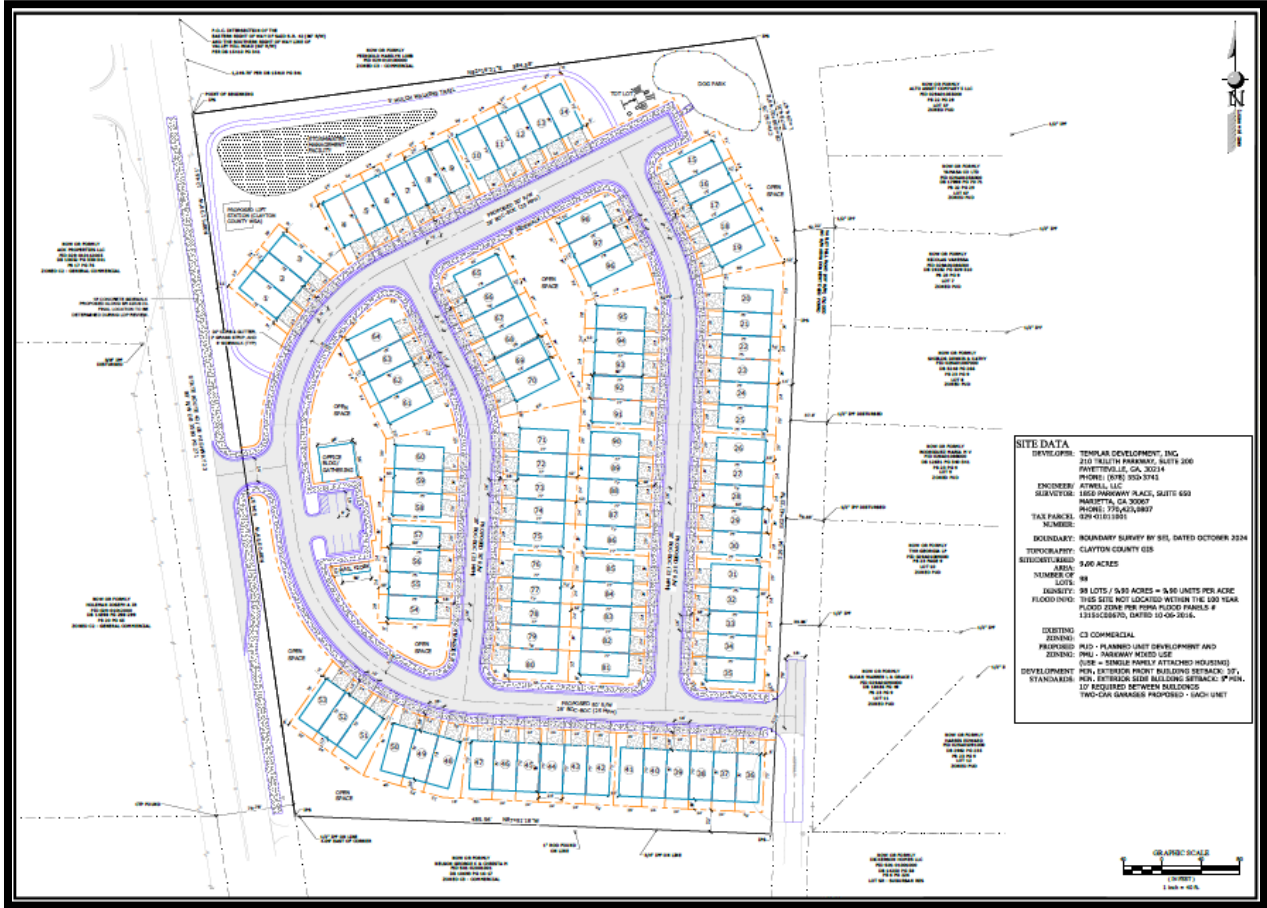




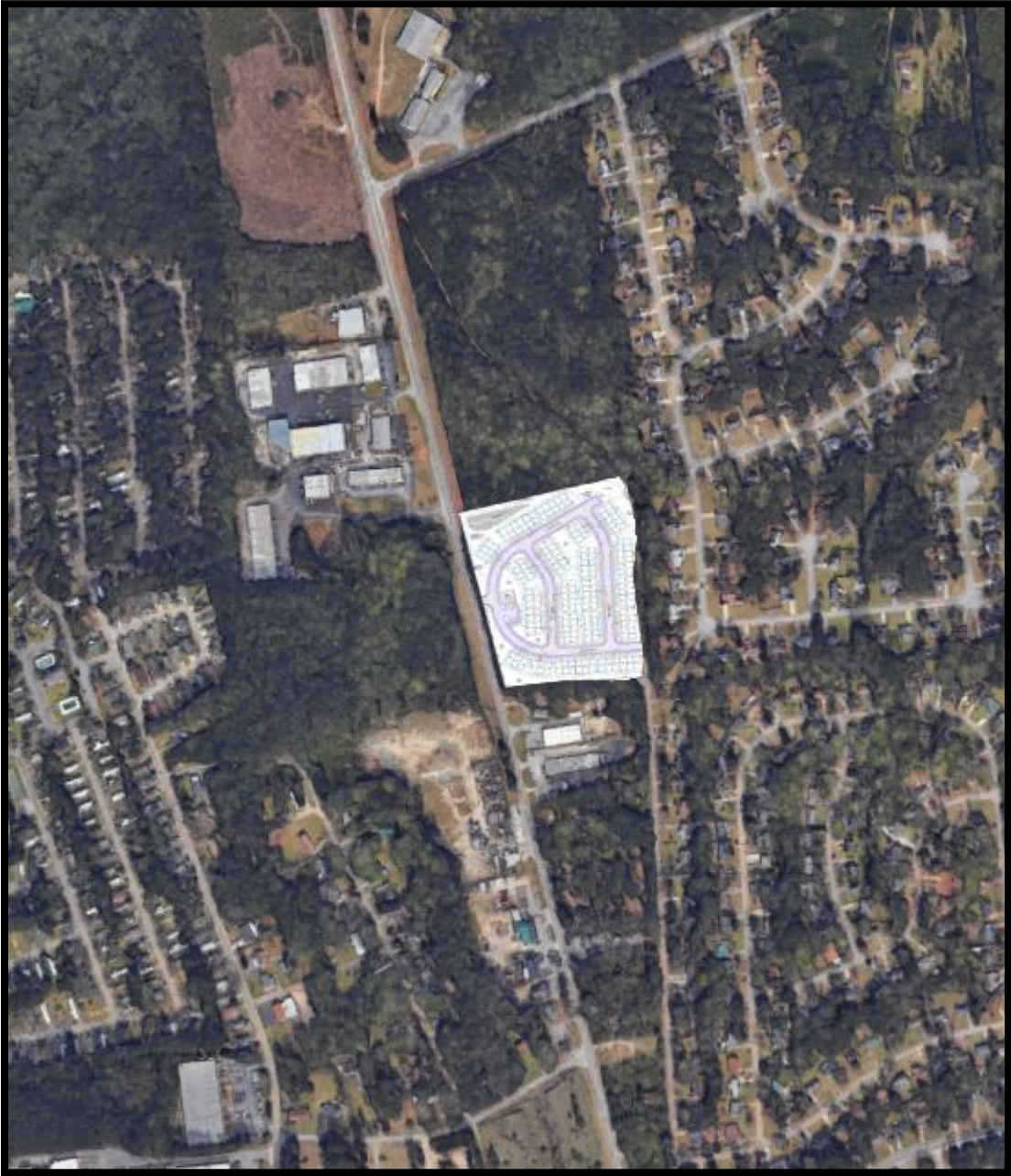
Surrounding Land Use Densities Map



Site Plan of Parcel #029-01011001



Aerial Site Plan of Parcel #029-01011001



Renderings of Proposed Development



V. Analysis

Project Description

The applicant has requested a Comprehensive Plan Amendment to change the City Future Land Use Designation from Low-Density Mixed-Use to High-Density Mixed-Use to allow for a mixed-use development with 98 townhome units with 98 parking spaces. The proposed mixed-use development will include a 1,296 square foot office space with seven proposed parking spaces, a mail kiosk, five areas of open space, and a detention pond. The density of the proposed project is 9.9 units per acre.

The subject property is currently zoned as C-3 (Heavy Commercial District) by the City of Stockbridge Zoning Ordinance. However, once the proposed rezoning is approved by the city, it will be assigned to the PUD (Planned Unit Development) zoning district. Page 45 of the City of Stockbridge 2024 Comprehensive Plan states the PUD (Planned Unit Development) zoning district is compatible with all the Future Land Use Designations which includes the proposed High-Density Mixed-Use designation.

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 High-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 High-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 and 44.

Community Goals and Policies (pg. 42-44)	<u>Population Goals</u> : To attract new, diverse residents.
	<u>Population Policies</u> : Maintain a family friendly environment and focus on attracting and retaining young adults.
	<u>Housing Goals</u> : To provide a variety of housing choices to suit the changing needs and lifestyles of City residents.
	<u>Housing Policies</u> : Provide a mixture of housing options to attract young professionals, singles, and small families.

	<p><u>Future Land Use Goals:</u></p> <ul style="list-style-type: none">- To ensure that new developments promote a better sense of place and preserve valued elements of community character.- To establish land use designations that meet the needs of the City and are consistent with the new UDC. <p><u>Future Land Use Policies:</u></p> <ul style="list-style-type: none">- Encourage development of a rational network of commercial nodes to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.- Encourage mixed-use development to promote a live, work, play concept.- Support increases in density where community design standards, environmental constraints, and available infrastructure capacities can accommodate the increased density.
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2. Relation to the Zoning of the Property.

The subject property is currently zoned C-3 (Heavy Commercial). The zoning designation of C-3 provides areas for commercial activities that generate heavy traffic or require transportation of bulky materials. Typical developments in a C-3 District include automobile sales and repair, building supply establishments, parking garages, warehouses and storage buildings, and trade shops. The 2024 Comprehensive Plan identifies C-3 zoning districts as compatible with light and heavy industrial Future Land Use designations. The current zoning of C-3 is not compatible with the proposed use; therefore, the rezoning request from C-3 to PUD is necessary.

The applicant's request of rezoning the subject property from C-3 (Heavy Commercial) to PUD (Planned Unit Development) is compatible with the other surrounding land use designations that are adjacent to the subject property, which includes the existing Valley Hill Station subdivision located to the east. 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 High-Density Mixed-Use designation. The applicant has requested the rezoning of the property to the PUD zoning district to accommodate the proposed mixed-use development.

3. Suitability of the Site's Location.

The applicant is proposing 98 dwelling units on 9.9 total acres with a density of 9.9 dwelling units per acre. This proposed development has a higher density than most of the nearby residential areas. A proposed townhome development at 576 Davis Road will have a density of 6 units per acre. The remaining nearby residential areas are single family subdivisions with densities ranging from 1 unit per acre to 2.84 units per acre (as shown

in the table on pages 2-3.

The surrounding area also includes various commercial shopping areas, and Walmart is located less than a mile south. This mix of residential and commercial areas is compatible with the PUD zoning and High-Density Mixed-Use future land use designation. The requested 9.9 units per acre by the applicant is therefore consistent with the surrounding land use densities in the area.

4. Maintaining the Current Land Use Designation.

The current Future Land Use designation of Low-Density Mixed-Use only allows for densities under 3.99 units per acre according to the 2024 Comprehensive Plan. Given the proposed density of 9.9 units per acre, this Future Land Use designation would not be compatible.

The 2024 Comprehensive Plan intends for the High-Density Mixed-Use Future Land Use designation to allow for commercial areas to be located around major intersections while incorporating high density residential uses. The proximity of the existing mixed-use development, retail shopping center, Walmart, a church, and several subdivisions make the requested High-Density Mixed-Use Future Land Use Designation an appropriate future land use for the subject property. Additionally, it is suitable for a mixed-use development to be located along a minor arterial road, such as Highway 42.

VI. STAFF RECOMMENDATION

- This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2025-02 would be necessary and desirable for the subject property in conjunction with the requested rezoning of RZ-2025-03 to assign the zoning district of 'PUD' (Planned Unit Development). Therefore, the Planning and Zoning staff recommends **APPROVAL**.



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I. LETTER OF INTENT

Templar Development Group, LLC (the “Applicant”) is seeking to develop on +/- 9.9 acres of land being Tax Parcel No(s). 029-01011001 having frontage on North Henry Boulevard (the “Subject Property”) with a mixed-use development containing townhomes and office space.

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- 1. Whether the proposal is consistent and/or compatible with the city’s plans, goals, and objectives reflected in the city’s comprehensive plan;*

The zoning proposal includes both a rezoning and future land use amendment. Combined, the zoning proposal is consistent with the city’s plans, goals, and objectives reflected in the comprehensive plan.

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The zoning proposal fits in well with the overall zoning scheme. The property to the east of the Subject Property is zoned PUD and allow for residential uses. The zoning proposal also seeks PUD and will allow for residential uses but will add an office use fronting North Henry Boulevard. This is a much more desirable configuration than having commercial immediately against residential, which is what would be permitted under the zoning scheme as it is today.

- 3. How the proposal impacts the character of the zoning district, the particular piece of property, neighborhoods, or the community;*

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transition from the lower density residential to the east, to higher intensity uses along North Henry Boulevard.

4. *Whether the proposal creates an isolated district unrelated to adjacent properties and nearby districts;*

The proposal does not create an isolated district. The property to the east is zoned PUD. So, the zoning proposal will not introduce a new zoning district to the area.

5. *How the proposal impacts the aesthetic character of existing and future uses of the property and the surrounding area;*

The zoning proposal will have minimal impact on the aesthetic character of existing and future uses of the property and surrounding area.

6. *Whether the proposal is consistent with adjacent development densities and the density patterns reflected in the comprehensive plan;*

The zoning proposal includes density that is higher than nearby property, but the Subject Property is fronting directly on North Henry Boulevard where other properties nearby do not. This difference calls for higher density development.

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The zoning proposal will have minimal impact on water, sewerage, and other public facilities and services.

9. *How the proposal impacts traffic safety and congestion;*

The zoning proposal will have minimal impact on traffic safety and congestion.

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There are no environmental assets on the Subject Property. Therefore, the zoning proposal will not adversely affect environmental conditions. The zoning proposal will include a stormwater management facility which will improve stormwater runoff.

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The proposal will have minimal impact on the provision of adequate light and air. The proposed townhomes will not be so tall as to block light or airflow.

12. How the proposal impacts the value of adjacent property;

The zoning proposal will not adversely impact the values of adjacent property. Changing the zoning of the Subject Property from commercial to residential may improve values for adjacent properties.

13. Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;

The Applicant is not aware of any substantial reasons why the property can or cannot be use in accordance with existing regulations. However, no commercial developer or operator has taken the opportunity to use the Subject Property in accordance with the C-3 zoning.

14. Preservation of integrity of residential neighborhoods shall carry greater weight than other factors. Where property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall carry greater weight.

The integrity of the nearby residential neighborhoods shall be preserved.

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a rezoning and future land use amendment to allow a mixed-use development be approved. The Applicant welcomes any questions and feedback from the planning staff.

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of the City of Stockbridge Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.



Battle Law

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the City of Stockbridge Mayor and Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

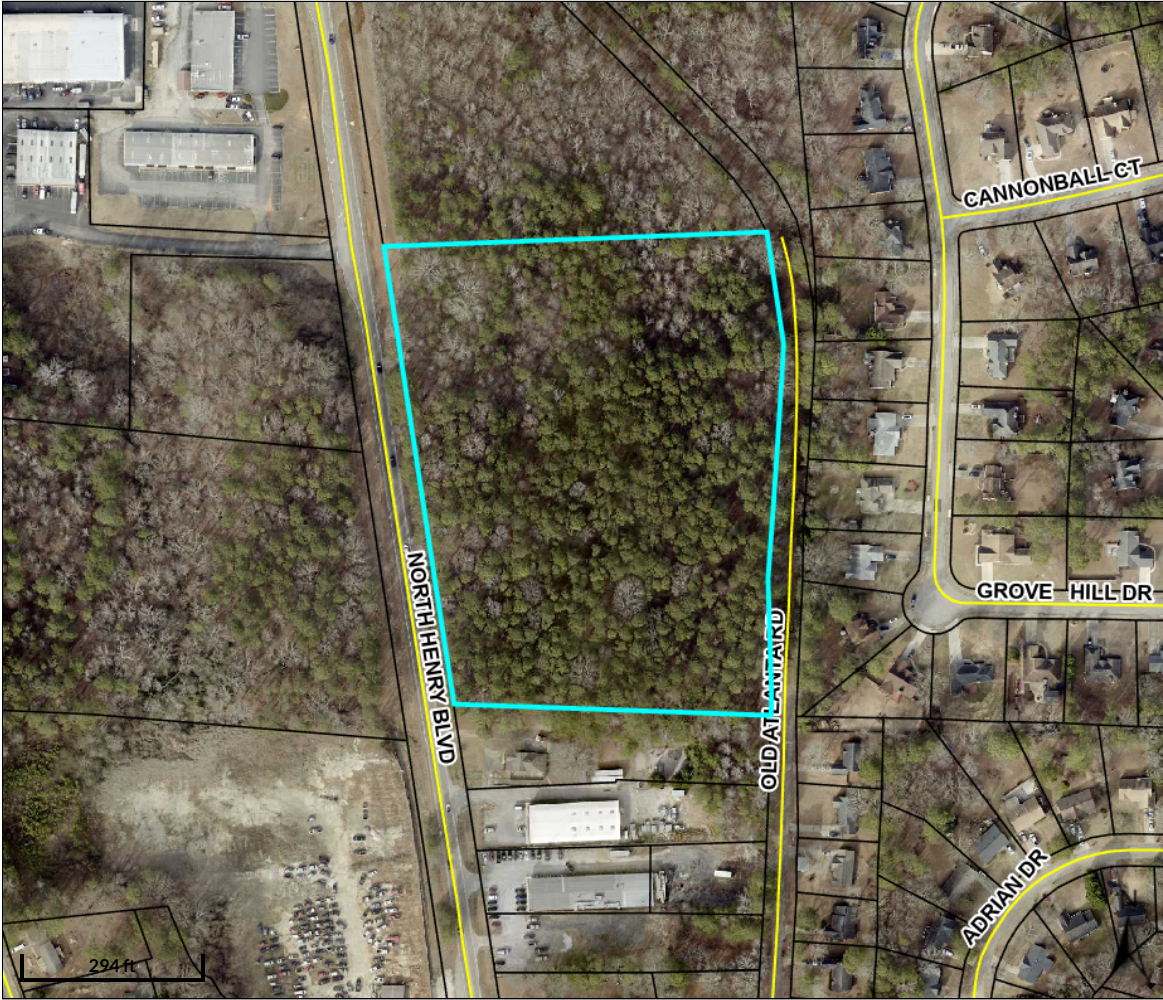
The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Henry County demanding just and adequate compensation under Georgia law for the



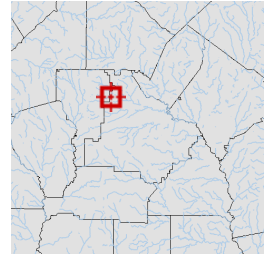
Battle Law

taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant



Overview



Legend

- Parcels
- Roads

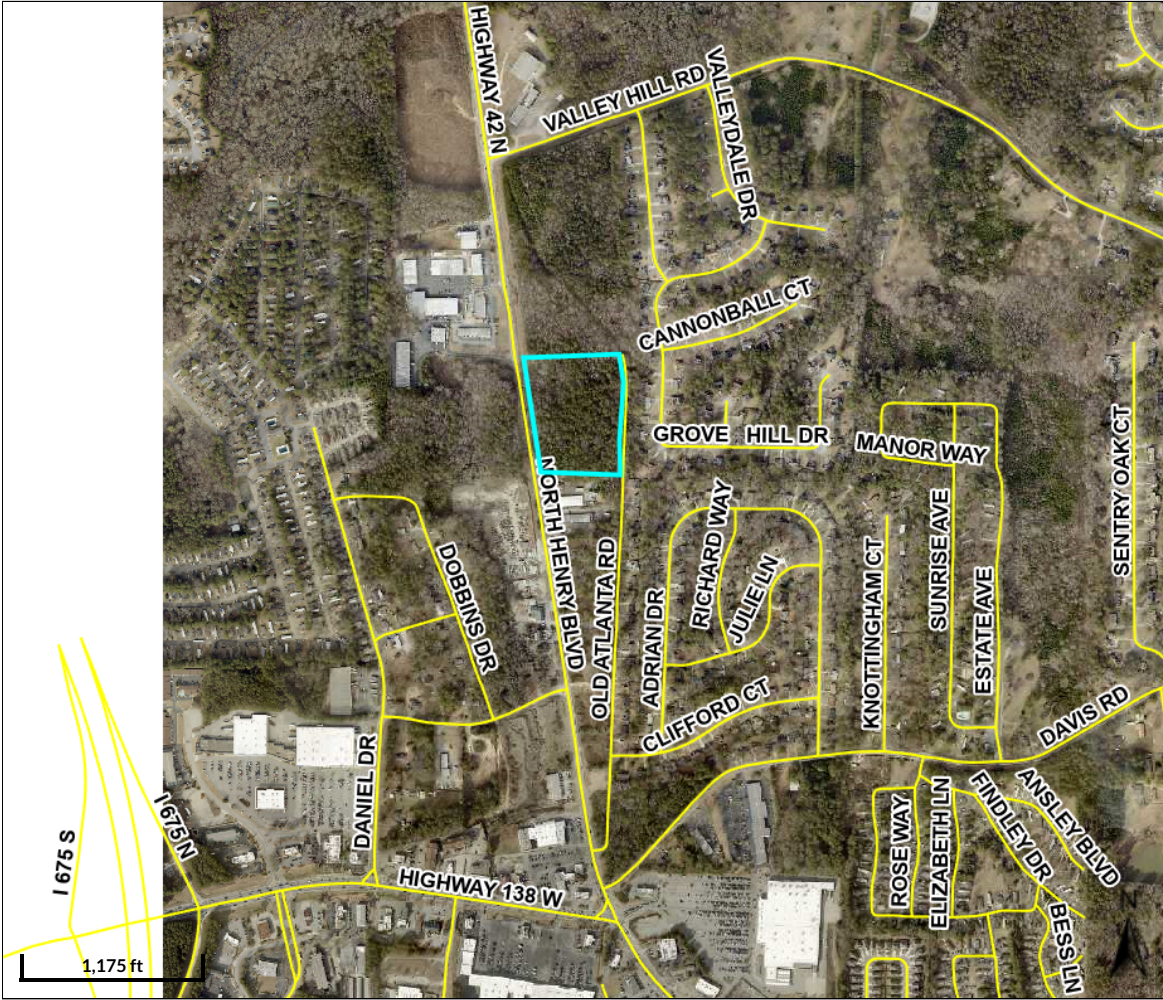
Parcel ID	029-01011001	Class	Commercial	Owner	GILMORE WILLIAM B & MIRIAM D M	Land Value:	\$295,200								
Property Address		Acreage	9.23	Address	8879 FOUNTAIN PALM ALY	Building Value:	\$0	Last 2 Sales							
District	City/Stockbridge				WINTER GARDEN, FL 34787	Misc Value:	\$0	Date	8/16/2017	Price	\$0	Reason	VM	Qual	U
						Total Value:	\$295,200		12/8/1999	\$0		U		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.

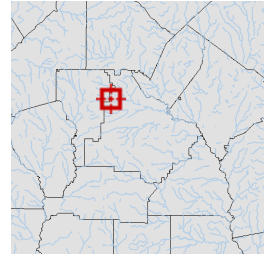
Date created: 3/26/2025

Last Data Uploaded: 3/26/2025 1:13:42 AM

Developed by SCHNEIDER GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Parcel ID	029-01011001	Class	Commercial	Owner	GILMORE WILLIAM B & MIRIAM D M	Land Value:	\$295,200								
Property Address					8879 FOUNTAIN PALM ALY	Building Value:	\$0	Last 2 Sales							
District	City/Stockbridge				WINTER GARDEN, FL 34787	Misc Value:	\$0	Date	8/16/2017	Price	\$0	Reason	VM	Qual	U
						Total Value:	\$295,200	12/8/1999	\$0	U	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: 4/4/2025
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I. LETTER OF INTENT

Templar Development Group, LLC (the “Applicant”) is seeking to develop on +/- 9.9 acres of land being Tax Parcel No(s). 029-01011001 having frontage on North Henry Boulevard (the “Subject Property”) with a mixed-use development containing townhomes and office space.

This document serves as a statement of intent, analysis of the criteria under the City of Stockbridge Code of Ordinances and contains notice of constitutional allegations as a reservation of the Applicant’s rights.

II. CITY OF STOCKBRIDGE REZONING CRITERIA

In ruling upon any application for a zoning map amendment, or any other zoning decision, the mayor and council shall act in the best interest of the health, safety, morals, and general welfare of the city, in doing so, they will consider one or more of the following standards of review which are relevant to the application:

- 1. Whether the proposal is consistent and/or compatible with the city’s plans, goals, and objectives reflected in the city’s comprehensive plan;*

The zoning proposal includes both a rezoning and future land use amendment. Combined, the zoning proposal is consistent with the city’s plans, goals, and objectives reflected in the comprehensive plan.

- 2. How the proposal impacts the purposes of the overall zoning scheme, and whether the proposed change furthers the purposes of these zoning regulations. Applications for zoning amendments that do not contain specific site plans carry a rebuttable presumption that the proposed change shall adversely affect the zoning scheme;*

The zoning proposal fits in well with the overall zoning scheme. The property to the east of the Subject Property is zoned PUD and allow for residential uses. The zoning proposal also seeks PUD and will allow for residential uses but will add an office use fronting North Henry Boulevard. This is a much more desirable configuration than having commercial immediately against residential, which is what would be permitted under the zoning scheme as it is today.

- 3. How the proposal impacts the character of the zoning district, the particular piece of property, neighborhoods, or the community;*

The zoning proposal would be an improvement over the current zoning scheme in the area. Today, the zoning scheme allows for commercial uses to exist immediately adjacent to residential uses. The zoning proposal would improve upon this by putting residential next to residential but also incorporating office uses. The impact on the area would be minimal because the zoning proposal would continue the pattern of residential development while acting as a



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transition from the lower density residential to the east, to higher intensity uses along North Henry Boulevard.

4. *Whether the proposal creates an isolated district unrelated to adjacent properties and nearby districts;*

The proposal does not create an isolated district. The property to the east is zoned PUD. So, the zoning proposal will not introduce a new zoning district to the area.

5. *How the proposal impacts the aesthetic character of existing and future uses of the property and the surrounding area;*

The zoning proposal will have minimal impact on the aesthetic character of existing and future uses of the property and surrounding area.

6. *Whether the proposal is consistent with adjacent development densities and the density patterns reflected in the comprehensive plan;*

The zoning proposal includes density that is higher than nearby property, but the Subject Property is fronting directly on North Henry Boulevard where other properties nearby do not. This difference calls for higher density development.

7. *How the proposal impacts the public health, safety, and general welfare;*

The proposal will have minimal impact on public health, safety, and general welfare.

8. *How the proposal impacts water, sewerage, other public facilities, or public services, and how the proposed amendment impacts expenditures of public funds;*

The zoning proposal will have minimal impact on water, sewerage, and other public facilities and services.

9. *How the proposal impacts traffic safety and congestion;*

The zoning proposal will have minimal impact on traffic safety and congestion.

10. *How the proposal impacts environmental conditions, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality, water quality and quantity;*

There are no environmental assets on the Subject Property. Therefore, the zoning proposal will not adversely affect environmental conditions. The zoning proposal will include a stormwater management facility which will improve stormwater runoff.

11. *How the proposal impacts the provision of adequate light and air;*



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The proposal will have minimal impact on the provision of adequate light and air. The proposed townhomes will not be so tall as to block light or airflow.

12. How the proposal impacts the value of adjacent property;

The zoning proposal will not adversely impact the values of adjacent property. Changing the zoning of the Subject Property from commercial to residential may improve values for adjacent properties.

13. Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;

The Applicant is not aware of any substantial reasons why the property can or cannot be use in accordance with existing regulations. However, no commercial developer or operator has taken the opportunity to use the Subject Property in accordance with the C-3 zoning.

14. Preservation of integrity of residential neighborhoods shall carry greater weight than other factors. Where property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall carry greater weight.

The integrity of the nearby residential neighborhoods shall be preserved.

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a rezoning and future land use amendment to allow a mixed-use development be approved. The Applicant welcomes any questions and feedback from the planning staff.

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of the City of Stockbridge Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.



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The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the City of Stockbridge Mayor and Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

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Battle Law

taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant





Rezoning Application

City of Stockbridge, Georgia



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

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

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

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

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

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

[Form revised on 1/19/22.]

**City of Stockbridge Planning and Zoning Division
Rezoning Application**

Name of Applicant: Templar Development, LLC Phone: 770.527.0323 Date: 01/16/2025
Address Applicant: 160 Whitney Street Fax: _____ Cell # 770.527.0323

City: Fayetteville State: GA Zip: 30214 E-mail: jay@templar-dev.com
Name of Agent: Michele Battle & Joshua Mahoney Phone: 404.601.7616 / 470.7 Date: 01/16/2025
Address Agent: 3562 Habersham at Northlake, Bldg. J Fax: _____ Cell # 404.723.6266

City: Tucker State: GA Zip: 30084 E-mail: mlb@battlelawpc.com & jsm@bat

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

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: 0 North Henry Blvd.
Nearest intersection to the property: S.R. 42 and Valley Hill Road
(Street Address)

Size of Tract: 9.23 acre(s). Land Lot Number(s): 90 District(s): 12

Property Tax Parcel Number(s): 029-01011001 (Required)



Jeremy Richardson
Printed Name of Witness



Amanda Knight Stetman
Name of Applicant



Sandra Winfree
Notary
04/11/2025

NOTARY STAMP:
Sandra Winfree
NOTARY PUBLIC
Henry County, GEORGIA
My Commission Expires 04/11/2025
(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 0 North Henry Blvd. [address], with Parcel Number 029-010-1101-1001 which is the subject of this application.

Name of Property Owner: Miriam Deborah Mays Gilmore
Property Owner's Address: 8879 Fountain Palm Aly, Winter Garden, FL 34787
Telephone: 407.506.9923 E-mail: WBGILMORE@AOL.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: Miriam Deborah Mays Gilmore Date: 1/23/25

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): Templar Development, LLC - Jay Knight

Company/law firm (if applicable): Joshua S. Mahoney & Michele L. Battle, Battle Law, PC

Telephone, E-Mail, & Address: Joshua Mahoney: 470.757.3622, jsm@battlelawpc.com & Michele

Battle, 404.723.6266, mlb@battlelawpc.com; 3562 Habersham at Northlake, Bldg J, Suite 100, Tucker, GA 30084

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

Miriam Deborah Mays Gilmore

[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

Brian Brunk

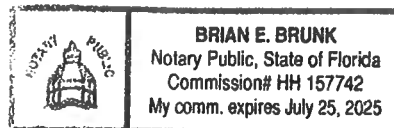
Printed Name of Notary Public

1-23-25
Date

1/23/25
Date

*Provided FCAL
as ID*

Notary Public's Seal or Stamp:



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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 0 North Henry Blvd [address], with Parcel Number 029-010-1101-1001 which is the subject of this application.

Name of Property Owner: William Brooks Gilmore
Property Owner's Address: 8879 Fountain Palm Aly, Winter Garden, FL 34727
Telephone: 407.506.9923 E-mail: wbgilmore@aol.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: *William Brooks Gilmore* Date: _____

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

Name(s) of Applicant(s): Templar Development, LLC - Jay Knight

Company/law firm (if applicable): Joshua Mahoney & Michele Battle (Battle Law, PC)

Telephone, E-Mail, & Address: Joshua Mahoney: 470.757.3622, jsm@battlelawpc.com & Michele Battle, 404.723.6266, mlb@battlelawpc.com; 3562 Habersham at Northlake, Bldg J, Suite 100, Tucker, GA 30084

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

William Brooks Gilmore

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.

1/23/25
Date

*Provided FCAL
95 ID*

Brian Brunk

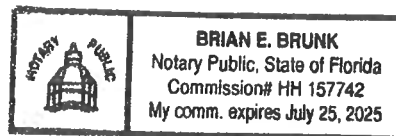
Signature of Notary Public

Brian Brunk

Printed Name of Notary Public

1/23/25
Date

Notary Public's Seal or Stamp:



Applicant Campaign Disclosure Form

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

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

Yes _____ No X

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

**Planning Commissioner and/or
City Council Member Name**

**Dollar Amount of
Campaign Contribution**

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

We certify that the foregoing information is true and correct, this 23 day of January, 2025

William Brooks Gilmore

Applicant's Name - Printed

x *William Brooks Gilmore*

Signature of Applicant (Property Owner/Agent)

N/A

Applicant's Attorney, if applicable - Printed

N/A

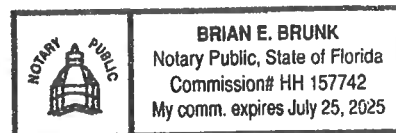
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 23 day of January, 2025

Brian E. Brunk

Notary Public

Provided FC DC as ID



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

Applicant Campaign Disclosure Form

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

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

Yes _____ No X

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

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

We certify that the foregoing information is true and correct, this 23 day of JANUARY, 2025

Miriam Deborah Mays Gilmore
Applicant's Name - Printed

Miriam Deborah Mays Gilmore
Signature of Applicant/Property Owner/Agent

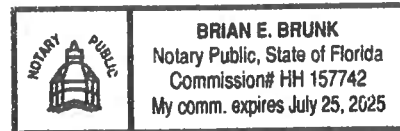
N/A
Applicant's Attorney, if applicable - Printed

N/A
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 23 day of January, 2025

[Signature]
Notary Public

Provided FL DL as ID



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

ALL TRACT OR PARCEL OF LAND LYING AND BEING IN Land Lot 90, 12th. District, Henry County, Georgia, containing 9.90 acres or 431,594 square feet in accordance with a plat of boundary survey for Templar Development by SEI Engineering, Wayne A. Powers Georgia Registered Land Surveyor #2891, dated November 1, 2024, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at a point on the eastern right-of-way of State Route 42 and US Highway 23 (80-foot right-of-way width) and the southerly right-of-way of Valley Hill Road (60-foot right-of-way width)

THENCE, following the easterly right-of-way of S.R. 42 in the southerly direction for a distance of 1,279.70 feet to a one-half (1/2) inch rebar set and the POINT OF BEGINNING.

THENCE, NORTH 82 degrees 16 minutes 31 seconds EAST along the southerly boundary line of property owned by Marilyn Feingold for a distance of 584.58 feet to a one-half (1/2) inch rebar;

THENCE, alongside the westerly right-of-way of Valley Hill Road (60-foot right-of-way width) along a curve to the right for a distance of 294.47 feet, said curve being subtended by a chord of SOUTH 08 degrees 02 minutes 49 seconds EAST for a chord distance of 292.75 feet with a radius of 784.31 feet to a one-half (1/2) inch rebar set;

THENCE, SOUTH 02 degrees 42 minutes 33 seconds WEST alongside the westerly right-of-way of Valley Hill Road for a distance of 529.54 feet to a one-half (1/2) inch rebar set;

THENCE, NORTH 87 degrees 51 minutes 18 seconds WEST along the northerly boundary line of property owned by Nelson G . and Christa M. Nelson (said property being described in Deed Book 10693 Page 16-17 in the Office of the Clerk of the Superior Court of Henry County, Georgia) for a distance 489.96 feet to a one-half (1/2) inch rebar set;

THENCE, NORTH 08 degrees 20 minutes 59 seconds WEST along easterly right-of-way of the State Route 42 and US Highway 23 for a distance of 604.97 feet to a point;

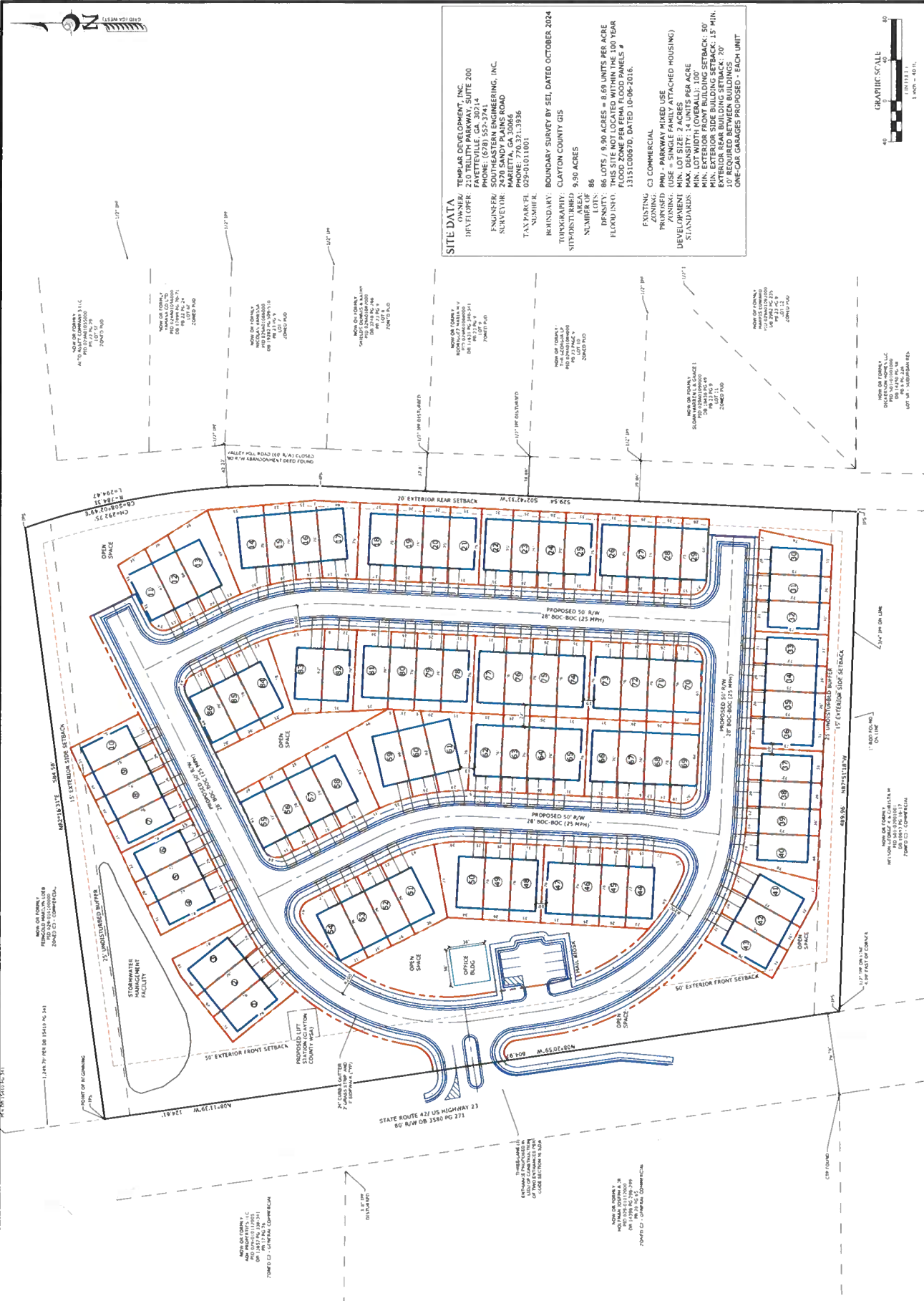
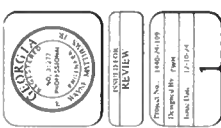
THENCE, NORTH 08 degrees 11 minutes 39 seconds WEST along easterly right-of-way of the State Route 42 and US Highway 23 for a distance of 124.61 feet to the POINT OF BEGINNING.



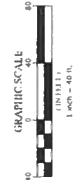
No.	ISSUED FOR REVISION	DATE
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2		
3		
4		

TEMPLEAR DEVELOPMENT
210 RILHITH PARKWAY
FAYETTEVILLE, GA 30214
SITE 200
210 RILHITH PARKWAY
FAYETTEVILLE, GA 30214
PHONE: (770) 552-1234

REZONING SITE PLAN
NORTH HENRY BOULEVARD TRACT
CITY OF STOCKBRIDGE
HENRY COUNTY, GA
PROJECT LOCATION:
LL 90 12TH DISTRICT
REVIEW
Project No.: 1402-24-119
Prepared By: [Name]
Issue Date: 12-15-24



SITE DATA
OWNER/ DEVELOPER: TEMPLEAR DEVELOPMENT, INC. 200 RILHITH PARKWAY, FAYETTEVILLE, GA 30214
ENGINEER: SOUTHEASTERN ENGINEERING, INC. 1000 W. MARKET ST., SUITE 200, MARIETTA, GA 30066
TAX MAP REF. NUMBER: 029-0101001
BOUNDARY SURVEY BY SEI DATED OCTOBER 2024
MUNICIPALITY: CLAYTON COUNTY GIS
STIPULATED AREA: 9.96 ACRES
NUMBER OF UNITS: 86
DENSITY: 86 LOTS / 9.96 ACRES = 8.62 UNITS PER ACRE
FLOOD ZONE PER FEMA FLOOD PANELS: # 131510087D, DATED 10-06-2016.
FUTURE USE: C3 COMMERCIAL
ZONING: RMU - PARKWAY MIXED USE
PLANNING: (USE = SINGLE FAMILY ATTACHED HOUSING)
DEVELOPMENT MIN. LOT SIZE: 2 ACRES
MAX. DENSITY: 4 UNITS PER ACRE
STANDARDS: MIN. EXTERIOR FRONT BUILDING SETBACK: 50' MIN. EXTERIOR SIDE BUILDING SETBACK: 15' MIN. EXTERIOR REAR BUILDING SETBACK: 20' MIN. REQUIRED BETWEEN BUILDINGS: 20' ONE-CAR GARAGES PROPOSED - EACH UNIT



THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.







Providing Quality Water and Quality Services to Our Community

January 27, 2025

Jay Knight
Templar Development

Re: Parcel ID 029-01011001
0 North Henry Blvd (Hwy 42)
Stockbridge/Henry County, GA

Mr. Knight,

Clayton County Water Authority owns and maintains a 6-inch water main running along the east side of North Henry Blvd/Hwy 42. The Authority has a treatment capacity of 42 MGD and is currently producing an average of 26.73 MGD.

The Authority also owns and maintains an 8-inch sanitary sewer main at the cul-de-sac of Old Atlanta Rd. Wastewater generated from your development would receive treatment at the Northeast Clayton WRF. This facility has a design capacity of 10 MGD and is presently treating 4.692 MGD.

The Authority does not guarantee capacity of plant or infrastructure until capacity is purchased through the payment of connection fees.

The data contained in this letter is for informational purposes only indicating location and size. A survey, by the property owner, may be necessary to determine connection to the Authority's system.

Potable water and sanitary sewer service to this property is subject to the existing and future policies of the Clayton County Water Authority, State EPD and Federal EPA.

Sincerely,

A handwritten signature in black ink, appearing to read "Catherine Samay".

Catherine Samay
Plan Review Coordinator



Battle Law

STATEMENT OF INTENT

and

Other Material Required by
City of Stockbridge Zoning Ordinance

For

A Rezoning from C-3 to PUD and a Future Land Use Amendment from Low Density Mixed Use
to High Density Mixed-Use to Allow
A Mixed-Use Development Including Townhomes and Office Space

of

Templar Development Group, LLC
c/o Battle Law, P.C.

for

+/-9.9 Acres of Land
Fronting on North Henry Boulevard
City of Stockbridge, Georgia and
Parcel Nos. 029-01011001

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com



Battle Law

I. LETTER OF INTENT

Templar Development Group, LLC (the “Applicant”) is seeking to develop on +/- 9.9 acres of land being Tax Parcel No(s). 029-01011001 having frontage on North Henry Boulevard (the “Subject Property”) with a mixed-use development containing townhomes and office space.

This document serves as a statement of intent, analysis of the criteria under the City of Stockbridge Code of Ordinances and contains notice of constitutional allegations as a reservation of the Applicant’s rights.

II. CITY OF STOCKBRIDGE REZONING CRITERIA

In ruling upon any application for a zoning map amendment, or any other zoning decision, the mayor and council shall act in the best interest of the health, safety, morals, and general welfare of the city, in doing so, they will consider one or more of the following standards of review which are relevant to the application:

- 1. Whether the proposal is consistent and/or compatible with the city’s plans, goals, and objectives reflected in the city’s comprehensive plan;*

The zoning proposal includes both a rezoning and future land use amendment. Combined, the zoning proposal is consistent with the city’s plans, goals, and objectives reflected in the comprehensive plan.

- 2. How the proposal impacts the purposes of the overall zoning scheme, and whether the proposed change furthers the purposes of these zoning regulations. Applications for zoning amendments that do not contain specific site plans carry a rebuttable presumption that the proposed change shall adversely affect the zoning scheme;*

The zoning proposal fits in well with the overall zoning scheme. The property to the east of the Subject Property is zoned PUD and allow for residential uses. The zoning proposal also seeks PUD and will allow for residential uses but will add an office use fronting North Henry Boulevard. This is a much more desirable configuration than having commercial immediately against residential, which is what would be permitted under the zoning scheme as it is today.

- 3. How the proposal impacts the character of the zoning district, the particular piece of property, neighborhoods, or the community;*

The zoning proposal would be an improvement over the current zoning scheme in the area. Today, the zoning scheme allows for commercial uses to exist immediately adjacent to residential uses. The zoning proposal would improve upon this by putting residential next to residential but also incorporating office uses. The impact on the area would be minimal because the zoning proposal would continue the pattern of residential development while acting as a



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transition from the lower density residential to the east, to higher intensity uses along North Henry Boulevard.

4. *Whether the proposal creates an isolated district unrelated to adjacent properties and nearby districts;*

The proposal does not create an isolated district. The property to the east is zoned PUD. So, the zoning proposal will not introduce a new zoning district to the area.

5. *How the proposal impacts the aesthetic character of existing and future uses of the property and the surrounding area;*

The zoning proposal will have minimal impact on the aesthetic character of existing and future uses of the property and surrounding area.

6. *Whether the proposal is consistent with adjacent development densities and the density patterns reflected in the comprehensive plan;*

The zoning proposal includes density that is higher than nearby property, but the Subject Property is fronting directly on North Henry Boulevard where other properties nearby do not. This difference calls for higher density development.

7. *How the proposal impacts the public health, safety, and general welfare;*

The proposal will have minimal impact on public health, safety, and general welfare.

8. *How the proposal impacts water, sewerage, other public facilities, or public services, and how the proposed amendment impacts expenditures of public funds;*

The zoning proposal will have minimal impact on water, sewerage, and other public facilities and services.

9. *How the proposal impacts traffic safety and congestion;*

The zoning proposal will have minimal impact on traffic safety and congestion.

10. *How the proposal impacts environmental conditions, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality, water quality and quantity;*

There are no environmental assets on the Subject Property. Therefore, the zoning proposal will not adversely affect environmental conditions. The zoning proposal will include a stormwater management facility which will improve stormwater runoff.

11. *How the proposal impacts the provision of adequate light and air;*



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The proposal will have minimal impact on the provision of adequate light and air. The proposed townhomes will not be so tall as to block light or airflow.

12. How the proposal impacts the value of adjacent property;

The zoning proposal will not adversely impact the values of adjacent property. Changing the zoning of the Subject Property from commercial to residential may improve values for adjacent properties.

13. Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;

The Applicant is not aware of any substantial reasons why the property can or cannot be use in accordance with existing regulations. However, no commercial developer or operator has taken the opportunity to use the Subject Property in accordance with the C-3 zoning.

14. Preservation of integrity of residential neighborhoods shall carry greater weight than other factors. Where property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall carry greater weight.

The integrity of the nearby residential neighborhoods shall be preserved.

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a rezoning and future land use amendment to allow a mixed-use development be approved. The Applicant welcomes any questions and feedback from the planning staff.

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of the City of Stockbridge Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.



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The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the City of Stockbridge Mayor and Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Henry County demanding just and adequate compensation under Georgia law for the



Battle Law

taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant



TO: Planning Commission; Mayor and Council
FROM: Gordon Linton, Senior Planner
CC: R. Ryan Anderson, Community Development Director
DATE: April 17, 2025 (Planning Commission)
May 12, 2025 (Mayor and Council)
Subject: RZ-2025-03 For Parcel #029-01011001 (North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road)

I. Purpose

Consider a request to rezone Parcel #029-01011001, located between North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road, from 'C-3' (Heavy Commercial) and 'PMU' (Parkway Mixed-Use) Overlay District to 'PUD' (Planned Unit Development) Master Plan and 'PMU' (Parkway Mixed-Use) Overlay District to allow for the development of townhomes and office space.

II. Project Information

Proposed Development	Mixed-use development that will include 98 units and office space
Site Address	The subject property is located between North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road.
Parcel Identification	029-01011001
Parcel Acreage	9.23

#RZ-2025-03 For Parcel #029-01011001 (North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road)

Applicant	Templar Development, LLC
Agent:	Battle Law, P.C.
Owner:	William B Gilmore & Miriam D M Gilmore
Current Zoning of Property:	C-3 (Heavy Commercial District)
Requested Zoning of Property:	PUD (Planned Unit Development)
Current Use of Property:	Vacant and heavily wooded

SURROUNDING ZONING PROPERTY INFORMATION

Location	Existing Zoning	Existing Land Use
Property to the North	Vacant Land Liberty Baptist Church	C-3 (Heavy Commercial District) RR (Rural Residential)
Property to the South	DC Event Rentals Army Navy Outdoor Center Vacant Land Wildwood Estates	C-3 (Heavy Commercial District) C-2 (General Commercial) C-3 (Heavy Commercial District) SR (Suburban Residential)
Property to the East	Valley Hill Station Victory Worship Center	PUD (Planned Unit Development) MFR (Multi-Family Residential)

Property to the West	Vacant Land Stockbridge Plaza J.P. Upchurch Properties	C-2 (General Commercial) C-2 (General Commercial) SR (Suburban Residential) CCR (City Center Residential)
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III. Finding of Facts

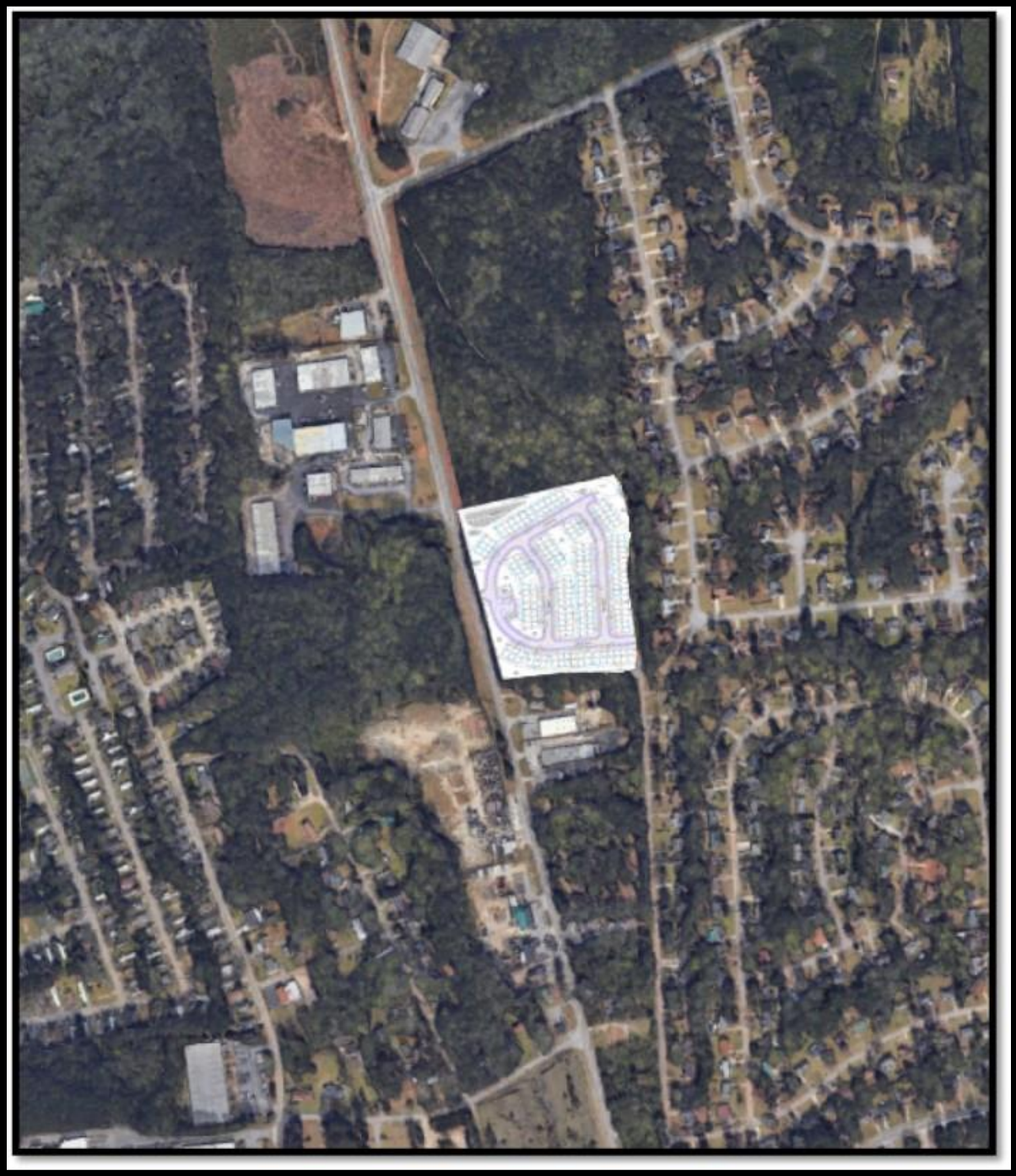
1. The applicant has also applied for a Comprehensive Plan Amendment to change the future land use designation from Low Density Mixed Use to High Density Mixed Use.
2. The vicinity of the proposed development is mostly residential and commercial with the following zoning districts: PUD (Planned Unit Development), MFR (Multi-Family Residential), C-3 (Heavy Commercial District), C-2 (General Commercial), RR (Rural Residential), SR (Suburban Residential), and CCR (City Center Residential).
3. The proposed development has frontage on North Henry Boulevard (State Route 42/U.S. Highway 23), which is classified as a minor arterial road by the Georgia Department of Transportation State Functional Classification Map.
4. The proposed development is surrounded by the following developments: Valley Hill Station, Victory Worship Center, Wildwood Estates, Pine Hills Mobile Home Park, 576 Davis Road (Townhomes), J.P. Upchurch Properties, Sentry Oaks, and Springwood Valley.

IV. Maps, Site Plan, and Renderings

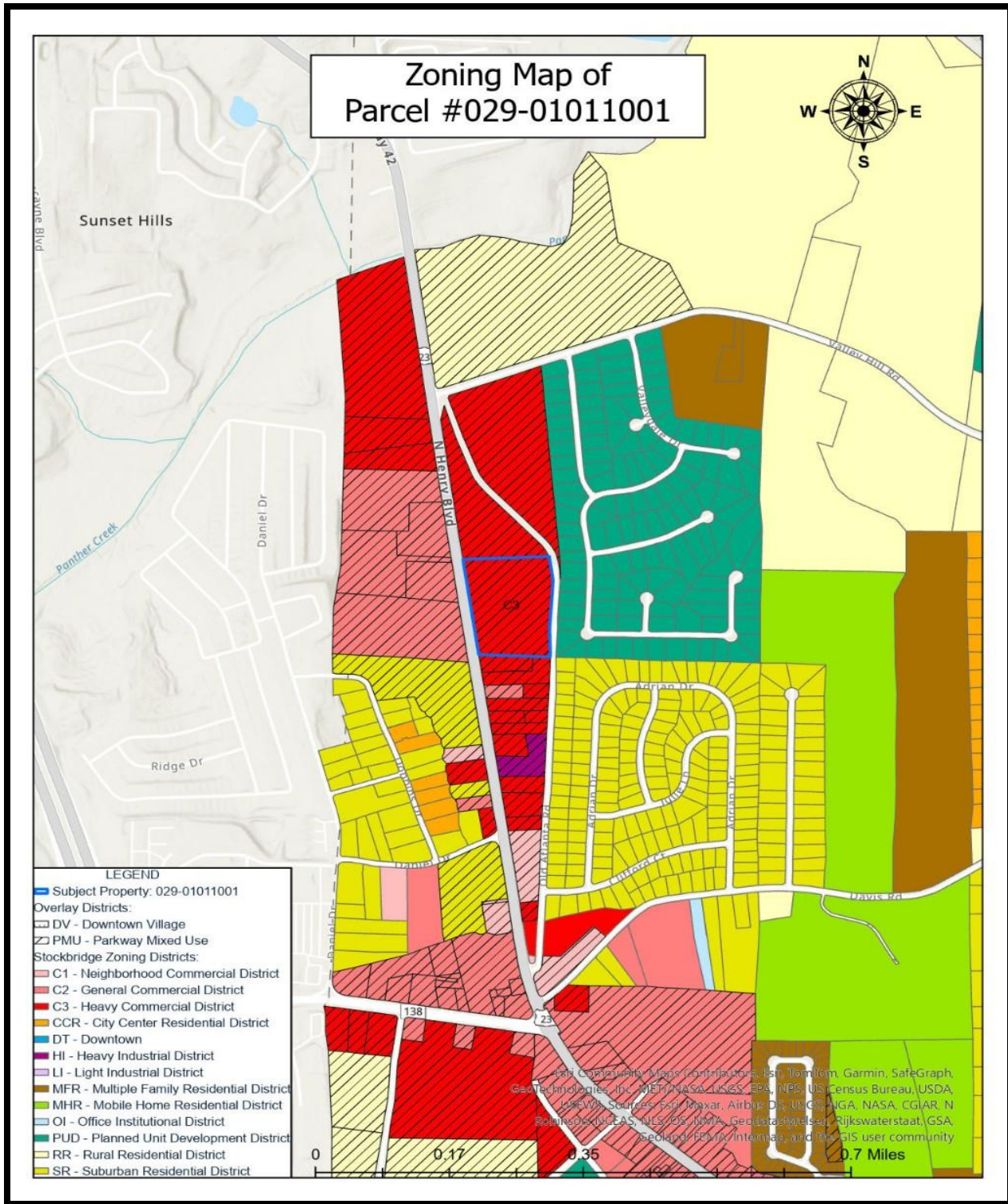
Aerial Photo of Proposed Development on North Henry Boulevard



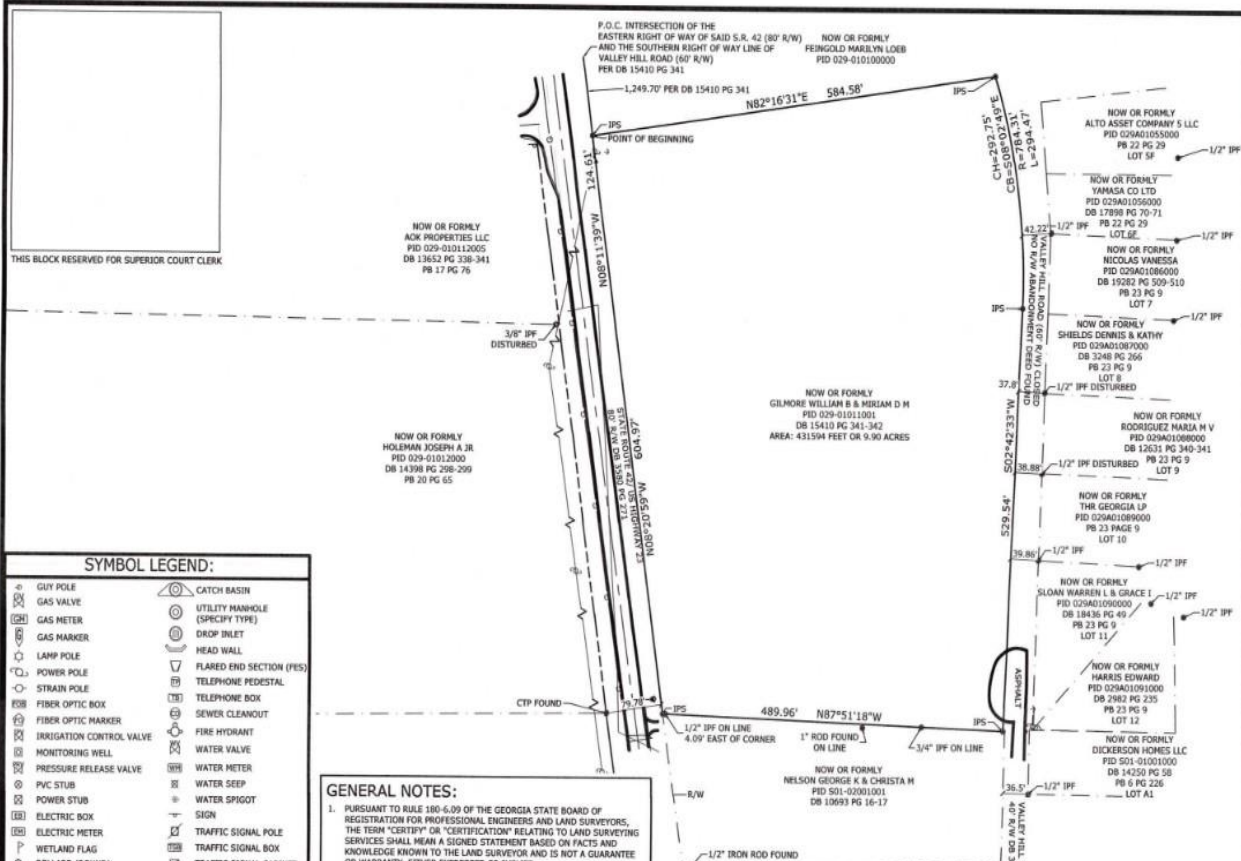
Aerial Photo with Site Plan



Zoning Map of Parcel #029-01011001



Survey of Parcel #029-01011001



SYMBOL LEGEND:

	GUY POLE		CATCH BASIN
	GAS VALVE		UTILITY MANHOLE (SPECIFY TYPE)
	GAS METER		DROP INLET
	GAS MARKER		HEAD WALL
	LAMP POLE		FLARED END SECTION (IES)
	POWER POLE		TELEPHONE PEDESTAL
	STRAIN POLE		TELEPHONE BOX
	FIBER OPTIC BOX		SEWER CLEANOUT
	FIBER OPTIC MARKER		FIRE HYDRANT
	IRRIGATION CONTROL VALVE		WATER VALVE
	MONITORING WELL		WATER METER
	PRESSURE RELEASE VALVE		WATER SEEP
	POWER STUB		WATER SPIGOT
	ELECTRIC BOX		SIGN
	ELECTRIC METER		TRAFFIC SIGNAL POLE
	WETLAND FLAG		TRAFFIC SIGNAL BOX
	BOLLARD (ROUND)		TRAFFIC SIGNAL CABINET
	BOLLARD (SQUARE)		PEDESTRIAN SIGNAL
	BORE HOLE		IRON PIN SET
	FENCE POST		CENTERLINE

LINETYPE LEGEND:

	STORM SEWER PIPE
	SANITARY SEWER
	FENCE
	OVERHEAD UTILITY LINE(S)
	UNDERGROUND POWER
	COMMUNICATION UTILITY LINE
	WATER MAIN
	NATURAL GAS

ABBREVIATION LEGEND:

IPF	IRON PIN FOUND	CONC	CONCRETE
IPS	IRON PIN SET	SSE	SANITARY SEWER EASEMENT
OTF	OPEN TOP PIPE	POB	POINT OF BEGINNING
CTP	CEISM TOP PIPE	POC	POINT OF COMMENCEMENT
SIB	SOLID IRON BAR	POI	POINT OF INTERSECTION
CH	CONCRETE MONUMENT FOUND	BSL	BUILDING SETBACK LINE
CL	CENTERLINE	DE	SETBACK LINE
R/W	RIGHT OF WAY	DEF	DRAINAGE EASEMENT
LL	LAND LOT	AE	ACCESS EASEMENT
LLL	LAND LOT LINE	DI	DROP INLET
L	LINE	PI	PEDESTAL INLET
A	ARC	SWC	SINGLE WING CATCH BASIN
R	RADIUS	DWC	DOUBLE WING CATCH BASIN
CH	CHORD	HW	HEAD WALL
C	CURVE		

GENERAL NOTES:

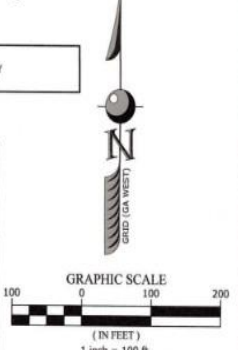
- PURSUANT TO RULE 180-6-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE RELYING ON THIS PLAT. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, ITS EMPLOYEES, ITS CONSULTANTS, ITS CONTRACTORS, AND/OR ITS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- UNLESS OTHERWISE STATED HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE PREMISES.
- UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENTS, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.
- ACCEPTANCE OF THIS SURVEY PLAT OR USE OF THE CORNER MONUMENTS FOUND OR SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMITS THE UNDERSIGNED'S LIABILITY RELATED TO PROFESSIONAL NEGLIGENCE ACTS, ERRORS, OMISSIONS OR BREACH OF CONTRACT TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED, FOR ADDITIONAL LIABILITY COVERAGE FROM THE UNDERSIGNED, A FEE OF 2% OF THE LIABILITY AMOUNT REQUESTED MUST BE PAID TO THE UNDERSIGNED PRIOR TO COMMENCEMENT OF THIS PROJECT.
- REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS THE SEAL IS SIGNED WITH A "LIVE" SIGNATURE.
- UNLESS OTHERWISE STATED HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

SURVEY REFERENCE:
1. SURVEY PREPARED FOR SOUTHEAST TOWERS, LLC BY GEP SURVEY DATED 2-10-2005

ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF HENRY COUNTY, PANEL NUMBER 13151C0309D, DATED 10-6-2016, THIS SITE IS NOT LOCATED IN A FLOOD HAZARD AREA.

GEORGIA SURVEYOR CERTIFICATION
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Wayne A. Powers
DATE 11-1-24



SEI ENGINEERING, INC.
2470 Sandy Plains Road, Suite 4, Marietta, Georgia 30066
(478) 375-1111
www.seiengineering.com

PLAT INFORMATION

No.	DATE	ISSUED

ALL MATTERS OF TITLE ARE EXCEPTED & COPYRIGHTED 2024. MEMBER OF THE SURVEYING & MAPPING SOCIETY OF GEORGIA (SAMSOG)

BOUNDARY SURVEY

TEMPLAR DEVELOPMENT

LAND LOT 90 OF THE 12th DISTRICT CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA

REGISTERED SURVEYOR WAYNE A. POWERS
No. 2891

Project No.: 1440-24-109

Surveyed By:	B. Coveny
Field Date:	10-15-24
Drafted By:	C. Powers
Issue Date:	11-1-24

1 OF 1

FILE NAME: I:\CUSTOMERS_PROJECTS\1440-24-109 North Henry Blvd Templar Development\1440-24-109 Boundary.dwg PLOT DATE: 11/1/2024 USER: CARSON POWERS

Site Plan of Proposed Development





ATWELL
LAND SURVEYING & ENGINEERING, LLC

REZONING SITE PLAN

DATE: _____

NO. _____

ISSUED FOR OPTION: _____

TEMPLAR DEVELOPMENT

210 TRELITH PARKWAY
SUITE 200
FAYETTEVILLE, GA 30214
PHONE: (678) 552-3741

REVIEW

NO. 5177
REVISION NO. 00000000

Project No. 1444-24-02

Prepared By: JCB

Issue Date: 4/7/2025

Development Data of Proposed Development

SITE DATA

DEVELOPER: TEMPLAR DEVELOPMENT, INC.
210 TRILITH PARKWAY, SUITE 200
FAYETTEVILLE, GA. 30214
PHONE: (678) 552-3741

**ENGINEER/
SURVEYOR:** ATWELL, LLC
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA 30067
PHONE: 770.423.0807

**TAX PARCEL
NUMBER:** 029-01011001

BOUNDARY: BOUNDARY SURVEY BY SEI, DATED OCTOBER 2024

TOPOGRAPHY: CLAYTON COUNTY GIS

**SITE/DISTURBED
AREA:** 9.90 ACRES

**NUMBER OF
LOTS:** 98

DENSITY: 98 LOTS / 9.90 ACRES = 9.90 UNITS PER ACRE

FLOOD INFO: THIS SITE NOT LOCATED WITHIN THE 100 YEAR
FLOOD ZONE PER FEMA FLOOD PANELS #
13151C0067D, DATED 10-06-2016.

**EXISTING
ZONING:** C3 COMMERCIAL

**PROPOSED
ZONING:** PUD - PLANNED UNIT DEVELOPMENT AND
PMU - PARKWAY MIXED USE
(USE = SINGLE FAMILY ATTACHED HOUSING)

**DEVELOPMENT
STANDARDS:** MIN. EXTERIOR FRONT BUILDING SETBACK: 10'.
MIN. EXTERIOR SIDE BUILDING SETBACK: 5' MIN.
10' REQUIRED BETWEEN BUILDINGS
TWO-CAR GARAGES PROPOSED - EACH UNIT

Elevations of Proposed Development



V. Analysis

Project Description

Templar Development LLC is proposing a thoughtfully designed mixed-use residential community located on the western side of North Henry Boulevard. Spanning 9.90 acres, this development is planned to include 98 two-story attached townhome units, achieving a residential density of approximately 9.90 units per acre. The project integrates essential infrastructure improvements, including a stormwater management facility and a lift station operated by Clayton County Water Authority, ensuring sustainable utility support. Additionally, the site incorporates a hammerhead turnaround to optimize traffic circulation and enhance emergency vehicle access.

Open spaces and community amenities such as a 5' mulch walking trail, tot lot, and dog park are designed to foster an active and engaging residential environment. With a well-defined internal roadway network featuring a 50' right-of-way and 28' back-of-curb to back-of-curb width, the development supports efficient mobility while maintaining a pedestrian-friendly atmosphere, including a planned 10' concrete sidewalk along SR 42/US 23.

Lot sizes within the development are expected to range from approximately 1,200 to 1,500 square feet per unit, ensuring efficient land use while providing adequate space for comfortable residential living. Setback requirements for the development include a 10-foot front yard setback along the exterior, a 5-foot side yard setback along the exterior, and a 10-foot distance between the buildings, providing adequate separation and privacy.

Architecturally, the townhomes are designed with a cohesive aesthetic, featuring two-story elevations, two-car garages, and brick as the primary exterior material, ensuring both durability and an attractive streetscape throughout the 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 designated as Low-Density Mixed Use, which allows for a mixture of both residential and limited non-residential uses at a low intensity. However, the proposed development, which features 98 townhomes at 9.90 units per acre exceeds the required density of the Low-Density Mixed Use which is 1 to 3.99 units per acre. Thus, the requested change to High Density Mixed Use better aligns with the Comprehensive Plan's goal for accommodating higher-density residential development with commercial use, fostering a more walkable community. The proposed development includes internal open space, appropriate buffers and promotes mixed-use character development through the addition of office space, which supports the overall intent of the High-Density Mixed-Use designation.

The surrounding areas are currently designated as Low-Density Mixed Use, Low Density Residential, and Medium Density Residential. The proposed density of 9.90 units per acre is higher than the nearby subdivisions, which are Valley Hill Station (1.82 units per acre), Wildwood Estates (2.84 units per acre), Pineywoods (1.79 units per acre), Sentry Oaks (1.93 units per acre), Springwood Valley (1 unit per acre), and J.P. Upchurch Properties (1 unit per acre). It is also higher than the incoming townhomes located at Victory Worship Center, which has a modest density of 5.65 units per acre and 576 Davis Road which is 6 units per acre. The addition of the incoming Victory Worship Center townhomes shows that high-density development already exists in the surrounding area, making the proposed development an appropriate transition toward higher-intensity land uses.

In terms of the goals of the 2024 City of Stockbridge Comprehensive Plan, the proposed development fulfills several policy objectives. First, it supports the Plan's goal of expanding housing diversity by including townhome units, which provides an alternative to the nearby subdivisions of Valley Hill Station, Wildwood Estates, Pineywoods, Sentry Oaks, J.P. Upchurch Properties, and Springwood Valley. Second, the addition of the 1,296-square-foot office building addresses the city goals of fostering economic vitality by creating employment opportunities and integrating commercial services within the surrounding neighborhoods. Third, the development reflects the Comprehensive Plan's focus on efficient land use since it maximizes the 9.90-acre parcel of land by multiple uses in a manner that supports both residential and commercial growth. In addition, the requested PUD zoning adheres to the Comprehensive Plan's goal of encouraging flexible, innovative development that adapts to the unique characteristics of the development and its surrounding area.

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 requested rezoning of the subject property to PUD is necessary because the proposed townhomes are not permitted under the property's current C-3 (Heavy Commercial District). Moreover, the requested rezoning is consistent with and supports the goals outlined in the City of Stockbridge Unified Development Code. The overall goal of the Stockbridge Unified Development Code is promoting the growth of the City of Stockbridge, ensuring that the land use patterns are compatible with the surrounding area while fostering economic development, enhancing the quality of life for residents, and protecting the public health, safety, and welfare. The rezoning to PUD aligns with the objectives of the Stockbridge Unified Development Code by offering a more flexible and integrated developed approach that addresses the needs of the surrounding areas.

The proposed development is surrounded by a mixture of residential and commercial uses including the PUD (Planned Unit Development), MFR (Multi-Family Residential), C-3 (Heavy Commercial District), C-2 (General Commercial), RR (Rural Residential), and SR (Suburban Residential) zoning districts. The requested PUD zoning provides a thoughtful transition between the commercial uses (C-3 (Heavy Commercial District), C-2 (General Commercial)) and the low-residential areas (MFR (Multi-Family Residential), RR (Rural Residential), SR (Suburban Residential), and CCR (City Center Residential) incorporating both buffers and green space to reduce conflict. In addition, the proposed townhomes will provide modern high quality housing options that can increase homeownership opportunities and accommodate various demographics including younger families, professionals, and retirees.

The proposed development aligns with the goals outlined in the Stockbridge Unified Development Code by minimizing traffic congestion by incorporating a well-planned access system. The proposed development includes a proposed three-lane entrance connecting to State Route 42/ U.S. Highway 23, a major roadway with significant traffic volume. The proposed entrance will facilitate smooth egress and ingress and will ensure that future residents entering or exiting the community do not disrupt traffic flow. The proposed internal road network, which is designed with 50 foot right of ways and 28-foot-wide streets will accommodate residential traffic while maintaining a safe and efficient flow. The five-foot internal sidewalk promotes pedestrian movement and reduces unnecessary trips for short distances. As a result, the proposed development will disperse traffic, alleviate traffic congestion, and enhance the overall transportation efficiency within the vicinity of the area.

3. Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.

The proposed rezoning of the subject property from C-3 (Heavy Commercial District) to PUD (Planned Unit Development) is expected to generate positive effects on the surrounding properties and the overall community. By transitioning from heavy commercial to a well-planned mixed-use development, the requested rezoning will create a balanced land use pattern that fosters a relationship between the commercial and residential uses. The 98-townhome development will provide various housing options for individuals or families who are looking into moving to the city. With a higher density of 9.90 units per acre, the surrounding area may benefit from improved infrastructure such as roads and an additional sidewalk can improve the walkability in the area in various ways. The installation of sidewalks will help create walking routes for residents living in the vicinity of the area.

The combination of residential and office building within the proposed mixed-use development fosters a live-work environment that enhances the community by reducing commute times and supporting local economic growth. With the addition of the office space within the proposed mixed-use development, residents can work from home, which can lead to less traffic congestion and improve the quality of work-life balance.

The requested PUD (Planned Unit Development) complements the existing mixture of residential and commercial uses that are in the vicinity of the area. The diverse zoning districts in the surrounding area, such as PUD (Planned Unit Development), MFR (Multi-Family Residential), C-3 (Heavy Commercial District), C-2 (General Commercial), RR (Rural Residential), SR (Suburban Residential), and CCR (City Center Residential), provides a complementary blend of uses that can promote a balanced community with a mixture of housing types and green spaces. The proposed density of 9.90 units per acre integrates well with the surrounding residential areas while maintaining a low to moderate density in contrast to either intense commercial or heavy industrial uses. This proposed development is thoughtfully designed to act as a seamless transition between the single-family detached neighborhoods of Valley Hill Station, Wildwood Estates, J.P. Upchurch Properties, and the Pine Hills Mobile Home Park, as well as the townhomes at 576 Davis Road and Victory Worship Center, and the surrounding higher-intensity commercial areas, facilitating a gradual shift in density and scale.

4. The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.

The subject property exhibits physical conditions that support the proposed mixed-use development. The topography of the property is leveled, which reduces the need for extensive grading. The proposed site benefits from direct access to North Henry Boulevard, which is a major roadway that supports connectivity. In addition, the size and shape of the subject property accommodates the proposed 98 townhome units with efficient space for internal circulation and open area. Any additional concerns will be reviewed during the plan review process.

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

The proposed mixed-use development is poised to bring several benefits to adjacent property owners. By introducing modern townhomes, the project diversifies housing options in the area, appealing to young professionals and families seeking alternatives to traditional single-family homes. This blend of townhomes and single-family residences fosters a balanced and sustainable community.

Additionally, the development includes a three-lane entrance with direct access to State Route 42/U.S. Highway 23, which may facilitate roadway improvements such as dedicated turning lanes, ultimately reducing traffic congestion. The inclusion of a five-foot sidewalk within the community enhances walkability, promoting a pedestrian-friendly environment for residents.

The increased population density can also stimulate local economic activity by driving demand for nearby businesses along North Henry Boulevard. Small businesses, including convenience stores, salons, and major retailers such as Walmart, may experience heightened patronage. The addition of 98 townhome units is expected to generate a positive economic impact on shopping centers such as Stockbridge North Shopping Plaza, Mays Corner, Mays Crossing, and Walmart Shopping Center, further contributing to the vitality of the surrounding commercial area.

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

The proposed development will have an impact on the City's water and sewage infrastructure, but available capacity appears to be sufficient.

According to the Clayton County Water Authority, which was received on January 27, 2025, a 6-inch water main located along North Henry Boulevard and an 8-inch sewer main located at Old Atlanta Road can provide services to the development, while the treatment facilities are operating well below its capacity. However, the capacity is not guaranteed until it is purchased, and its final approval depends on its compliance with Clayton County Water Authority, State EPD, and Federal EPA regulations. A stormwater pond will be installed to control potential runoff.

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

The proposed mixed-use development will include a three-lane entrance directly connecting to State Route 42/U.S. Highway Route 23, ensuring smoother traffic in and out of the community. Based on the estimated trip generation from utilizing the latest version of the Institute of

#RZ-2025-03 For Parcel #029-01011001 (North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road)

Transportation Engineers (ITE) Trip Generation Manual (11th edition) released in 2021, the proposed development is estimated to add 558 total daily trips with a peak hour of 43 trips in the morning and 45 trips in the evening.

The trip generation estimates for the Templar Development (98 townhomes) are calculated using the following formula:

- Latest trip rates for townhomes: Trip Rate (per unit): **5.81 trips/unit/day**
- {Trip Rate} X {Number of Units} = {Total Trips}
- 5.81 X 98 units = **558 total daily trips**
- Peak hour trip generation rates for townhome developments:
 - **AM Peak Hour: 0.44 trips per unit; 0.44 x 98 units = 43 trips**
 - **PM Peak Hour: 0.52 trips per unit; 0.52 x 98 units = 51 trips**

ITE’s Observed Directional Splits

- Based on national traffic studies in suburban areas, typical directional splits for townhomes are:
- Total Trips: 98 × 0.44 = **43 trips** in the AM Peak Hour
 - **AM Peak Hour: 25% inbound, 75% outbound;**
 - 43 x .25 = **11 vehicles inbound.**
 - 43 x .75 = **32 vehicles outbound.**
- Total Trips: 98 × 0.52 = **45 trips** in the PM Peak Hour
 - **PM Peak Hour: 63% inbound, 37% outbound**
 - 45 x .63 = **28 vehicles inbound**
 - 45 x .37 = **17 vehicles outbound**

The table below provides a detailed breakdown of trip generation estimates for the proposed Templar Mixed-Used Development (98 townhomes):

Templar Development Trip Generation Estimates

Time Period	Formula Used	Total Trips	Inbound Trips	Outbound Trips
Daily Trips	(5.81 \times 98)	558 trips	-	-
AM Peak Hour	(0.44 \times 98)	43 trips	11 trips (25%)	32 trips (75%)

PM Peak Hour	(0.52 \times 98)	45 trips	28 trips (63%)	17 trips (37%)
---------------------	------------------	-----------------	-----------------------	-----------------------

Based on the trip generation estimates from the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th edition), the table above indicates that the proposed mixed-used development is projected to result in a moderate increase in traffic on State Route 42 /US. Highway 23. Section 16.3.D 6 of the Stockbridge Unified Development Code states that subdivisions with a single access point must have a three-lane entrance including a right turn lane with a 75-foot radius for safer vehicle separation. Thus, the addition of the three-lane entrance with a right turn lane will ensure smoother transition onto State Route 42 and US. Highway 23 while supporting both vehicle and pedestrian circulation.

The site plan also features a hammerhead near the existing cul-de-sac on Old Atlanta Road, adjacent to the Valley Hill Station subdivision, designed to improve vehicle maneuverability and enhance traffic control. This hammerhead provides a designated space for vehicles to turn around efficiently, reducing congestion and improving overall circulation within the area.

Additionally, a gate with a KnoxBox will be installed to regulate traffic flow and prevent cut-through traffic from entering the Valley Hill Station subdivision. This measure will help maintain the integrity of local traffic patterns by restricting unauthorized vehicular movement, ensuring that neighborhood streets remain primarily accessible to residents and approved visitors.

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 requested rezoning from C-3 (Heavy Commercial District) to PUD (Planned Unit Development) aligns with the overall intent of the 2024 City of Stockbridge Comprehensive Plan by promoting housing diversity while creating a transition between the commercial areas and existing neighborhoods. The proposed mixed-use development, which includes 98 townhomes, introduces a moderate-density housing option, which aligns with the City’s goals of expanding its residential choices near major roadways like State Route 42 and US. Highway 23 and commercial centers such as Stockbridge North Shopping Plaza, Mays Corner, Mays Crossing, and Walmart Shopping Center. In addition, the transition from commercial to residential reduces the possibility of high-traffic business, noise, and the environmental making the development more compatible with the nearby subdivisions.

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

Currently, the subject property is zoned C-3 (Heavy Commercial), which allows heavy commercial uses, such as automotive services, tire shops, and gas stations, and self-storage facilities. However, rezoning the subject property to PUD (Planned Unit Development) makes sense because the area is already saturated with automotive related businesses including Greenway Auto Parts (5801 North Henry Boulevard), Auto Tek Customs - a Main Street Auto Shop (6041 North Henry Boulevard Suite A), Tire Solutions (6043 North Henry Boulevard Suite E), and Fabulous Used Car (6075 North Henry Boulevard). Another addition of a gas station, auto shop, or self-storage facility would increase traffic congestion and would offer limited economic growth. On the other hand, a mixed-used development would support walkability, potentially mitigate traffic congestion, foster a “live-work play” environment and would support the long-term economic goals of the City.

VI. STAFF RECOMMENDATION

The Planning and Zoning staff recommends **approval** to rezone the subject property from C-3 (Heavy Commercial) to PUD (Planned Unit Development) under the following conditions:

1. The subject property shall be developed according to a revised site plan which was prepared by Atwell, LLC. on April 7, 2025. The title is Rezoning Site Plan: North Henry Boulevard Tract.
2. The proposed mixed-used development shall adhere to the architectural renderings submitted with the application on March 10, 2025, including the use of brick as the exterior material.
3. The developer shall install black streetlight poles.
4. Decorative streetlights shall be installed along the frontage of North Henry Boulevard.
5. Flock cameras shall be installed at the entrance of the mixed-use development.
6. The developer shall adhere to the MFR (Multiple Family Residential District) development standards found in Section 2.4.4. of the Stockbridge Unified Development Code. In addition, the developer shall adhere to the PMU (Parkway Mixed Use Overlay District) found in Section 2.5.2 E of the Stockbridge Unified Development Code.
7. The developer shall include one or more central trash facility.
8. A mandatory townhome HOA shall be established.
9. The developer shall comply with all the Clayton County Water Authority, State EPD, and federal EPA requirements to provide water and sewer facilities for the mixed-used development.
10. Access to Old Atlanta Road shall be restricted to emergency vehicles only. A gate with a KnoxBox should be installed to prevent general traffic flow while ensuring emergency access, as required by the Fire Marshal.
11. The HOA shall occupy no more than 50% of the office building to meet the PUD zoning requirements of two types of uses (residential and office) for this property.
12. A 25-foot buffer shall be established alongside the northern, southern, and eastern portion of the subject property.

FILE NAME: I:\CUSTOMERS_PROJECTS\1440 Templar Development\1440-24-109 Prelim Site.dwg PLOT STYLE: PLOT DATE: 4/7/2025 USER: KELLI ALTMAN



SITE DATA

DEVELOPER: **TEMPLAR DEVELOPMENT, INC.**
 210 TRILITH PARKWAY, SUITE 200
 FAYETTEVILLE, GA. 30214
 PHONE: (678) 552-3741

ENGINEER/SURVEYOR: **ATWELL, LLC**
 1850 PARKWAY PLACE, SUITE 650
 MARIETTA, GA 30067
 PHONE: 770.423.0807
 029-01011001

TAX PARCEL NUMBER: **029-01011001**

BOUNDARY: **BOUNDARY SURVEY BY SEI, DATED OCTOBER 2024**

TOPOGRAPHY: **CLAYTON COUNTY GIS**

SITE/DISTURBED AREA: **9.90 ACRES**

NUMBER OF LOTS: **98**

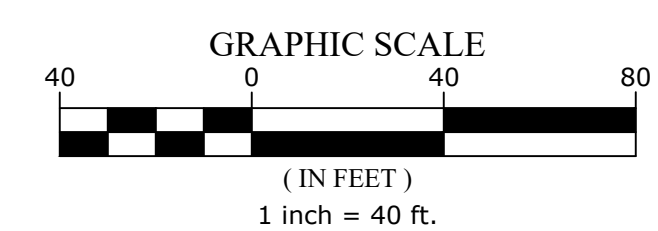
DENSITY: **98 LOTS / 9.90 ACRES = 9.90 UNITS PER ACRE**

FLOOD INFO: **THIS SITE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANELS # 13151C0067D, DATED 10-06-2016.**

EXISTING ZONING: **C3 COMMERCIAL**

PROPOSED ZONING: **PUD - PLANNED UNIT DEVELOPMENT AND PMU - PARKWAY MIXED USE (USE = SINGLE FAMILY ATTACHED HOUSING)**

DEVELOPMENT STANDARDS: **MIN. EXTERIOR FRONT BUILDING SETBACK: 10'. MIN. EXTERIOR SIDE BUILDING SETBACK: 5' MIN. 10' REQUIRED BETWEEN BUILDINGS TWO-CAR GARAGES PROPOSED - EACH UNIT**



No	ISSUED DESCRIPTION	DATE

TEMPLAR DEVELOPMENT

210 TRILITH PARKWAY
 SUITE 200
 FAYETTEVILLE, GA. 30214
 PHONE: (678) 552-3741
 24 HOUR CONTACT INFORMATION

REZONING SITE PLAN

DAVENPORT

PROJECT LOCATED AT:
 LL, 90 12TH DISTRICT
 CITY OF STOCKBRIDGE,
 HENRY COUNTY, GA.



ISSUED FOR: **REVIEW**

Project No.: **1440-24-109**
 Designed By: **JJS**
 Issue Date: **4/7/2025**

1

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.

SEI ENGINEERING, INC.
 4175 Peachtree Dunwoody Ave, Suite 400, Atlanta, Georgia 30306
 (404) 251-1918
 www.seiengineering.com

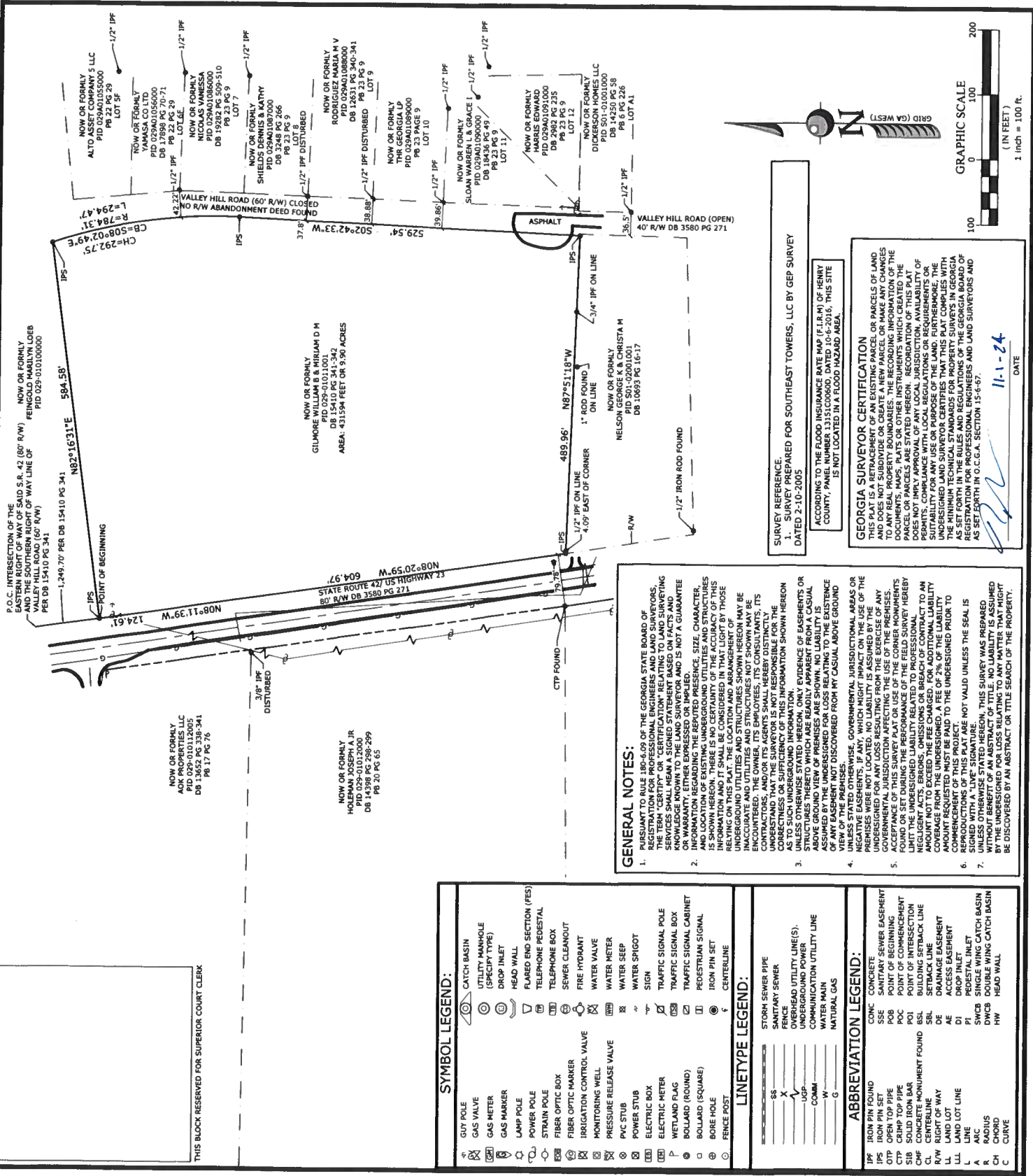
No	ISSUED	DATE

PLAT INFORMATION
 THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR PERSONS OR ENTITY WHOSE INTERESTS ARE IDENTIFIED HEREIN. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE PERSONS OR PERSONS OR ENTITY WHOSE INTERESTS ARE IDENTIFIED HEREIN. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE PERSONS OR PERSONS OR ENTITY WHOSE INTERESTS ARE IDENTIFIED HEREIN. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE PERSONS OR PERSONS OR ENTITY WHOSE INTERESTS ARE IDENTIFIED HEREIN.

BOUNDARY SURVEY
TEMPLAR DEVELOPMENT
 LOCATED IN: LAND LOT 90 OF THE 12th DISTRICT OF STOCKBRIDGE, HENRY COUNTY, GEORGIA



Project No.: 1440-24-109
 Surveyed By: B. Covey
 Field Date: 10-15-24
 Drafted By: C. Powers
 Issue Date: 11-1-24



SURVEY REFERENCE.
 1. SURVEY PREPARED FOR SOUTHEAST TOWERS, LLC BY GEP SURVEY DATED 2-10-2005

ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF HENRY COUNTY, GA, THIS SITE IS NOT LOCATED IN A FLOOD HAZARD AREA.

GEORGIA SURVEYOR CERTIFICATION
 I, THE UNDERSIGNED, A LICENSED SURVEYOR IN THE STATE OF GEORGIA, DO HEREBY CERTIFY THAT I AM THE AUTHOR OF THIS PLAT AND THAT I AM A MEMBER IN GOOD STANDING OF THE SURVEYORS' ASSOCIATION OF GEORGIA. I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS PLAT AND I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE ALSO CERTIFIED THAT I AM NOT PROVIDING ANY SERVICES TO ANY PARTY OTHER THAN THE CLIENT AND THAT I AM NOT PROVIDING ANY SERVICES TO ANY PARTY OTHER THAN THE CLIENT AND THAT I AM NOT PROVIDING ANY SERVICES TO ANY PARTY OTHER THAN THE CLIENT.

GENERAL NOTES:
 1. PURSUANT TO RULE 186-6-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE PERSONS OR PERSONS OR ENTITY WHOSE INTERESTS ARE IDENTIFIED HEREIN. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE PERSONS OR PERSONS OR ENTITY WHOSE INTERESTS ARE IDENTIFIED HEREIN. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE PERSONS OR PERSONS OR ENTITY WHOSE INTERESTS ARE IDENTIFIED HEREIN.

SYMBOL LEGEND:

⊕	GUY POLE	⊕	CATCH BASIN
⊕	GAS VALVE	⊕	UTILITY MANHOLE (SPECIFY TYPE)
⊕	GAS METER	⊕	DROP INLET
⊕	GAS MARKER	⊕	HEAD WALL
⊕	LAMP POLE	⊕	FLARED END SECTION (FES)
⊕	POWER POLE	⊕	TELEPHONE PEDESTAL
⊕	STRAIN POLE	⊕	TELEPHONE BOX
⊕	FIBER OPTIC BOX	⊕	SEWER CLEANOUT
⊕	FIBER OPTIC MARKER	⊕	FIRE HYDRANT
⊕	IRRIGATION CONTROL VALVE	⊕	WATER VALVE
⊕	MONITORING WELL	⊕	WATER METER
⊕	PRESSURE RELEASE VALVE	⊕	WATER SEEP
⊕	PVC STUB	⊕	WATER SPRIGOT
⊕	POWER STUB	⊕	SIGN
⊕	ELECTRIC BOX	⊕	TRAFFIC SIGNAL POLE
⊕	ELECTRIC METER	⊕	TRAFFIC SIGNAL CABINET
⊕	WETLAND FLAG	⊕	TRAFFIC SIGNAL SIGNAL
⊕	BOLLARD (ROUND)	⊕	PEDESTRIAN SIGNAL
⊕	BOLLARD (SQUARE)	⊕	IRON PIN SET
⊕	BORE HOLE	⊕	CENTERLINE
⊕	FENCE POST	⊕	

LINE TYPE LEGEND:

---	STORM SEWER PIPE
---	SANITARY SEWER
---	FENCE (SOLID UTILITY LINE(S))
---	UNDERGROUND POWER
---	COMMUNICATION UTILITY LINE
---	WATER MAIN
---	NATURAL GAS

ABBREVIATION LEGEND:

IPF	IRON PIN FOUND	CONC	CONCRETE
IPF	IRON PIN SET	SSE	SANITARY SEWER EASEMENT
IPF	OPEN TOP PIPE	POB	POINT OF BEGINNING
CTP	CRIMP TOP PIPE	POC	POINT OF COMMENCEMENT
SIB	SOLID IRON BAR	POI	POINT OF INTERSECTION
CHF	CONCRETE MONUMENT FOUND	BSL	BUILDING SETBACK LINE
DEL	DELETED	SEL	SETBACK LINE EASEMENT
R/W	RIGHT OF WAY	AE	ACCESS EASEMENT
L	LAND LOT	DI	DROP INLET
L	LAND LOT LINE	P1	PEDESTAL INLET
L	LAND LOT LINE	SWCB	SINGLE WING CATCH BASIN
A	ARC	DWCB	DOUBLE WING CATCH BASIN
R	RADIUS	HW	HEAD WALL
C	CHORD		
C	CURVE		



Providing Quality Water and Quality Services to Our Community

January 27, 2025

Jay Knight
Templar Development

Re: Parcel ID 029-01011001
0 North Henry Blvd (Hwy 42)
Stockbridge/Henry County, GA

Mr. Knight,

Clayton County Water Authority owns and maintains a 6-inch water main running along the east side of North Henry Blvd/Hwy 42. The Authority has a treatment capacity of 42 MGD and is currently producing an average of 26.73 MGD.

The Authority also owns and maintains an 8-inch sanitary sewer main at the cul-de-sac of Old Atlanta Rd. Wastewater generated from your development would receive treatment at the Northeast Clayton WRF. This facility has a design capacity of 10 MGD and is presently treating 4.692 MGD.

The Authority does not guarantee capacity of plant or infrastructure until capacity is purchased through the payment of connection fees.

The data contained in this letter is for informational purposes only indicating location and size. A survey, by the property owner, may be necessary to determine connection to the Authority's system.

Potable water and sanitary sewer service to this property is subject to the existing and future policies of the Clayton County Water Authority, State EPD and Federal EPA.

Sincerely,

A handwritten signature in black ink, appearing to read "Catherine Samay".

Catherine Samay
Plan Review Coordinator