

STOCKBRIDGE CITY COUNCIL

Mayor Anthony S. Ford
At-Large

Mayor Pro Tem LaKeisha Gantt
Council District 1

Councilmember Alphonso Thomas
Council District 2

Councilmember Kyle D. Berry, Sr.
Council District 3

Councilmember Yolanda Barber
Council District 4

Councilmember Elton Alexander
Council District 5

CITY MANAGER

Vacant

CITY CLERK

Vanessa Holiday

CITY TREASURER

Frank Milazi

CITY ATTORNEY

Quinton G. Washington

Council Meeting Agenda April 14, 2025 6:00 PM



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

Fax: 770-389-7912

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



AGENDA COUNCIL MEETING CITY OF STOCKBRIDGE

MONDAY, APRIL 14, 2025 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

CEREMONIAL REVIEW - Records Information Management Month, Administrative Professionals Week, Georgia Cities Week, Autism Awareness Month Proclamation, Child Abuse Prevention and Awareness Month, Swearing In Dr. Jacqueline Humphries Member of the Stockbridge Citywide Development Authority

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

ADOPTION OF THE MINUTES

- 1 Adoption of the City Council Meeting Minutes March 3, 2025
- Adoption of the City Council Retreat Minutes March 19, 2025
- Adoption of the City Council Retreat Minutes March 20, 2025
- Adoption of the City Council Retreat Minutes March 21, 2025
- Adoption of the City Council Work Session Minutes March 25, 2025

PRESENTATION

- 2 Financial Report as of December 31, 2024 (Unaudited) Presented by: Frank Milazi

PUBLIC HEARING

- 3 REZONING CASE #RZ-2025-02 FOR 4482 NORTH HENRY BOULEVARD.
(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 'DTV' (Downtown Village Overlay District) to 'PUD Master Plan' (Planned Unit Development Master Plan) and 'DTV' (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. - Presented by: Ryan Anderson

NEW BUSINESS

- 4 DE-ANNEXATION CASE #DX-2024-05 for the Manderley Subdivision--Phase 5. Consideration of an Ordinance to de-annex from the Corporate Limits of the City of Stockbridge eight (8) parcels within the Manderley Subdivision, representing Phase 5, as are listed below. The request was made by the owners of the eight (8) parcels, which are located in Land Lot 8 of District 12. The parcels would become part of unincorporated Henry County. The City Council previously approved De-Annexation Cases #DX-2024-01, #DX-2024-02, #DX-2024-03, and #DX-2024-04 for the Manderley Subdivision.
~ 610 Edgecombe (Parcel #013A01004000) ~ 620 Edgecombe (Parcel #013A01005000) ~ 630 Edgecombe (Parcel #013A01006000)
~ 635 Edgecombe (Parcel #013A01011000) ~ 640 Edgecombe (Parcel #013A01007000) ~ 645 Edgecombe (Parcel #013A01010000)
~ 650 Edgecombe (Parcel #013A01008000) ~ 655 Edgecombe (Parcel #013A01009000) - Presented by: Ryan Anderson
- 5 DE-ANNEXATION CASE #DX-2024-06 for the Manderley Subdivision--Phase 6. Consideration of an Ordinance to de-annex from the Corporate Limits of the City of Stockbridge two (2) parcels within the Manderley Subdivision, representing Phase 6, as are listed below. The request was made by the owners of the two (2) parcels, which are located in Land Lots 8 & 25 of District 12. The parcels would become part of unincorporated Henry County. The City Council previously approved De-Annexation Cases #DX-2024-01, #DX-2024-02, #DX-2024-03, and #DX-2024-04 for the Manderley Subdivision.
~ 110 Jasper Drive (Parcel #013A01002000) ~ 120 Jasper Drive (Parcel #013A01003000) - Presented by: Ryan Anderson
- 6 DE-ANNEXATION CASE #DX-2024-07 for the Manderley Subdivision--Phase 7. Consideration of an Ordinance to de-annex from the Corporate Limits of the City of Stockbridge three (3) parcels within the Manderley Subdivision, representing Phase 7, as are listed below. The request was made by the

owners of the three (3) parcels, which are located in Land Lots 8, 9, 24, & 25 of District 12. The parcels would become part of unincorporated Henry County. The City Council previously approved De-Annexation Cases #DX-2024-01, #DX-2024-02, #DX-2024-03, and #DX-2024-04 for the Manderley Subdivision.

~ 315 Kerrith Drive (Parcel #013A01024001)

~ 170 Jasper Drive (Parcel #013A01040000)

~ 175 Jasper Drive (Parcel #013A01045000) - Presented by: Ryan Anderson

- 7 DE-ANNEXATION CASE #DX-2024-08 for the Manderley Subdivision--Phase 8. Consideration of an Ordinance to de-annex from the Corporate Limits of the City of Stockbridge three (3) parcels within the Manderley Subdivision, representing Phase 8, as are listed below. The request was made by the owners of the three (3) parcels, which are located in Land Lots 8 and 9 of District 12. The parcels would become part of unincorporated Henry County. The City Council previously approved De-Annexation Cases #DX-2024-01, #DX-2024-02, #DX-2024-03, and #DX-2024-04 for the Manderley Subdivision.

~ 20 Devon Court (Parcel #013A01129000) ~ 21 Devon Court (Parcel #013A01131000) ~ 200 Whitesand Bay Drive (Parcel #013A01128000)

- Presented by: Ryan Anderson

- 8 Public Works Staff is requesting Council's approval to move forward with Prime Contractors demolishing the current 45'x280' maintenance shop and construct a new 60'x300'x16' pre-engineered metal building at a cost of \$1,758,545.00. This will be Phase I. The funding source is SPLOST VI. - Presented by: Decius Aaron
- 9 Council consideration to approve Task Order No. 54 with Carter & Sloope – Willow Springs Force Main Replacement in the amount of \$180,900.00. The funding source is from SPLOST V. - Presented by: Decius Aaron
- 10 Public Works Staff is requesting Council's approval to purchase eleven (11) trucks in the amount of \$620,725.00. The funding source is from SPLOST VI. - Presented by: Decius Aaron
- 11 Council consideration for Water Works Metrology, LLC to replace ±500 AMI water meters that are not functioning properly in the amount of \$194,608.75. The funding source is from SPLOST V. - Presented by: Decius Aaron

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

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

- Youth Council Special Called Meeting – Tuesday, April 15th at 5:45 p.m. at City Hall in the Levi Meeting Room (Apr 15)
- Downtown Development Authority Meeting, 3rd Tuesday of each month at 6:00 pm at the Downtown Connection Ctr 130 M L King, Sr. Heritage Trail (Apr 15)

- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Apr 17)
- City Council Work Session Meeting held on the last Tuesday of the month at 6:00 p.m. - City Hall Council Chamber (Apr 29)

UPCOMING CITY EVENTS/INITIATIVES

- Join Councilman Thomas & Councilman Berry in partnership for the monthly Bingo Bash on Wednesday, April 16th from 10am – noon at the Merle Manders Conference Center. Lots of fun to be had by all.
- Georgia Cities Week - Join Mayor Ford for the Annual State of the City Address, Tuesday, April 22nd at 6pm at City Hall in the Council Chamber.
- Georgia Cities Week – Calling all jobseekers! The City of Stockbridge, in partnership with Goodwill Industries of North Georgia, is hosting a Career Opportunity Fair on Thursday, April 24th in the Amphitheater Parking Lot from 10am – 2pm.
- Georgia Cities Week – Join the Stockbridge Police Department for Cops & Cones at Clark Park on Thursday, April 24th from 5pm – 7pm. (Free ice cream cones while supplies last).
- Georgia Cities Week - Join Councilman Alexander for the District 5 Community Cleanup, Saturday, April 26th from 9am – 11am at the Winslow subdivision.
- Join Mayor Anthony Ford for the monthly Meet the Mayor - Monday, April 28th from 10am – noon at City Hall. Meetings are by appointment.
- Join Councilman Alexander for the State of District 5, Wednesday, April 30th at 7pm at Eagles Landing Country Club.
- Join Councilwoman Barber for the Annual Mother's Day Tea, Sunday, May 4th at the Merle Manders Conference Center from 3pm – 5pm. Celebrating the Heart and Dedication of mothers who uplift our community.
- Food Truck Tasty Tuesdays will kick off on Tuesday, May 6th at Clark Park from 5:30 pm – 8pm and will feature Soul Cartel. Join us for great food and lots of fun!
- Councilman Thomas is honoring Veterans with a Continuous Salute all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service.
- Join Councilman Thomas for the *Don't Trash Stockbridge* initiative centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.
- Sign Up for real-time alerts about severe weather, road closures and emergencies on the Regroup App. Visit the city's website or social media pages for more information on how and where to sign up. Stay Safe!

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

2025 CONCERT SEASON SCHEDULE

- Saturday, May 3rd – My Girls Night featuring Xscape with special guests Total and 702
- Saturday, May 10th – Mother’s Day Weekend Show featuring 112, Dru Hill, Silk and Carl Thomas
- Sunday, May 11th – Mother’s Day Celebration featuring Beenie Man
- Saturday, May 24th – Memorial Day Weekend – Dirty South Yeek Crunk Fest featuring Pastor Troy, MC Shy’D, D J Raheem the Dream, Mook B Trillville, Eastside Boyz
- Saturday, June 14th – Ladies of the 80’s- featuring Regina Belle, Karyn White, Deniece Williams, Evelyn “Champagne” King, Shanice and Beverly Crawford with Special Guest Appearance by: The Silver Fox Squad
- Sunday, June 15th – Anthony Hamilton & Friends
- Saturday, June 28th – Ledisi & Kindred The Family Soul
- Saturday, July 12th – The All-White party Tribute to Frankie Beverly featuring The Maze Band, Jubu Smith, Eric Benet, Dave Hollister, Christopher Williams, Mike Phillips & Vivian Green

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT



CITY COUNCIL MEETING SUMMARY MINUTES

MONDAY, MARCH 3, 2025 6:00 P.M.

Mayor & City Council

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

Administration

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

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

Invocation by Mayor Ford at 6:24 p.m.

Invocation by: Mayor Ford

The Pledge of Allegiance was recited by all in attendance.

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

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

CEREMONIAL REVIEW

Mayor Ford reviewed the ceremonial proclamations for Women's History Month presented to Gwendolyn Starks, owner of The Art Boutique, and a proclamation to honor the late singer, songwriter and actress, Angie Stone.

PUBLIC COMMENTS

Mr. Willie Carter raised questions regarding progress and the timeline of the Tye Street Curb and Gutter project.

Mr. Aaron noted Councilmember Thomas held two town hall meetings informing the community of the project where more than one hundred parcels will require easements; noted he has advised Mr. Carter that the project is very detailed, and based on feedback from some residents, a re-design was required by the consultant Mr. Aaron noted Falcon Design will provide an update on all projects at the upcoming Council Retreat.

ADOPTION OF THE MINUTES

1. Adoption of the February 10, 2025 Council Meeting Minutes
Motion to approve with the amendment noting Councilmember Barber Abstained as she was not in attendance of the January 8, 2025 meeting was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 3-0. (Alexander/Barber/Gantt Approved).

Adoption of the February 25, 2025 Work Session Meeting Minutes
Motion to approve with the amendment to add the unanimous vote of Council to Item #3 was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 3-0. (Alexander/Barber/Gantt Approved)

CONSENT AGENDA

2. Council Consideration to fill a vacancy and appoint Dr. Scott Hughes to the Stockbridge Citywide Development Authority for a four-year term.

Council Consideration to appoint Nathan Banks and Nycholas Armstead to the Stockbridge Downtown Development Authority for a four-year term.

Council Consideration to appoint Selena Harris to the Stockbridge Main Street Advisory Board for a four-year term.

Attorney Washington noted all seats are open board seats and can be confirmed if it is the will of the Council.

Mayor Pro Tem Gantt motioned to approve the Consent Agenda; there was not a second to the motion.

Mayor Pro Tem Gantt motioned to remove the items from the Consent Agenda and vote on each appointment separately; seconded by Councilmember Alexander. The motion passed unanimously 3-0 (Alexander/Barber/Gantt Approved).

Mayor Pro Tem Gantt motioned to appoint Dr. Scott A. Hughes to the Citywide Development Authority Board; seconded by Councilmember Alexander. The motion failed 2-0-1 (Alexander/Gantt Approved) (Barber Abstained, citing she does not know any of the individuals).

Councilmember Alexander asked for a recess, noting the appointments are critical referencing the Habitat for Humanity project that was previously delayed.

Mayor Pro Tem Gantt motioned to Table the Consent Agenda to be heard later in the meeting; seconded by Councilmember Alexander. The motion failed 2-0-1 (Alexander/Gantt Approved); (Barber Abstained noting she is not comfortable and that the items were on the Consent Agenda and then removed from the Consent Agenda).

Mayor Pro Tem Gantt noted Board and Committee applications are volunteers from the community who submit their applications and resumes the City Clerk, who verifies the criteria such as residency, business affiliations, etc., and conducts background checks, and whereas most of the applicants are unknown to members of Council, and that she is unfamiliar with any of the applicants with the exception of one, who is already active in the community; however, the Council receives the applications and resumes in advance where they can contact and research each applicant prior to appointment, and that members of Council can request to Table appointments in the event the vetting process has not yet been completed.

NEW BUSINESS

3. Council consideration to approve contract amendment RFP (Request for Proposal) 201508-02, Sanitation Collection Services Contract with Wrangler Holdings Corp. / GFL Environmental (formally Waste Industries) in the amount of \$1,000,000.00 which is no additional cost. The funding Source is from Sanitation Department Budget.

Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted the City Council voted to close the Transfer Station and as a result, the city has to amend the contract for GFL who will dispose of waste and transfer to the landfill.

Councilmember noted the city's decision to close the Transfer Station is in correlation to the City approval of the Park Master Plan.

Mr. Aaron agreed, noting the idea is to create another entrance to Memorial Park and add additional parking.

Motion to approve contract amendment RFP (Request for Proposal) 201508-02, Sanitation Collection Services Contract with Wrangler Holdings Corp. / GFL Environmental (formally Waste Industries) in the amount of \$1,000,000.00 which is no additional cost. The funding Source is from Sanitation Department Budget was made by Councilmember Barber; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 3-0 (Alexander/Barber/Gantt Approved)

Councilmember Berry joined the meeting at 6:53 p.m.

4. Council consideration to approve a Budget Amendment in the amount of \$1,782,270.10. These funds (Traffic Camera Fines) would be transferred from the General Fund to a Special Project Fund to be used for the sole purpose of police operations as outlined in O.C.G.A 40-14-18
Presented by: Frank Milazi, City Treasurer

Mr. Milazi noted Red Speed was implemented in 2023 and that the collected are to be used by the police department, however, when the account was set up, it was erroneously set up in general fund, and the budget amendment, with the corrected amount of \$1,639,289.28 will correct the error, and the account will be properly appropriated going forward.

Mayor Pro Tem Gantt referenced the State statute and provisions that allocates RedSpeed camera funding collected from speeders in school zones is specifically for use within the police department and asked if the funding had been offset in the police department budget.

Mr. Milazi confirmed the funds were not offset and would be in addition to the funds in the police department budget.

Mayor Ford referenced the current legislation in the General Assembly to repeal state law allowing school zone traffic cameras to catch speeders passed and is headed to the state senate for approval or rejection, noting House Bill 225, would completely ban speed cameras from school zones.

Motion to approve a Budget Amendment in the amount of \$1,639,289.28. These funds (Traffic Camera Fines) would be transferred from the General Fund to a Special Project Fund to be used for the sole purpose of police operations as outlined in O.C.G.A 40-14-18 was made by Councilmember Barber; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0 (Alexander/Barber/Berry/Gantt Approved).

Councilmember Barber exited the meeting at 7:00 p.m.

Motion to amend the Agenda to add the Consent Agenda back to the meeting Agenda was made by Mayor Pro Tem Gantt; seconded by Councilmember Berry. The motion passed unanimously 3-0. (Alexander/Berry/Gantt Approved)

Councilmember Alexander motioned to rescind his vote following a discussion with the City Attorney out of an abundance of caution for Item #3 regarding the GFL for Sanitation Services; seconded by Councilmember Berry. The motion passed unanimously 3-0. (Alexander/Berry/Gantt Approved).

Motion to Table Item #3 to the March 25, 2025 Work Session meeting: Council consideration to approve contract amendment RFP (Request for Proposal) 201508-02, Sanitation Collection Services Contract with Wrangler Holdings Corp. / GFL Environmental (formally Waste Industries) in the amount of \$1,000,000.00 which is no additional cost. The funding Source is from Sanitation Department Budget was made by Councilmember Alexander; seconded by Councilmember Berry. The motion passed unanimously 3-0. (Alexander/Berry/Gantt Approved).

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

- Stockbridge Citizens-Police Advisory Council meeting 1st Thursday of each month at 6:30 p.m. at the Stockbridge Police Community Room 4545 N. Henry Blvd. – (Mar 6)
- Citywide Development Authority Meeting 2nd Tuesday of each month at City Hall in the Levi Meeting Room at 6pm (Mar 11).
- Community Zoning and Information Meeting: Thursday, March 12th from 6:00 p.m. – 7:00 p.m. at City Hall in the Council Chamber (Mar 12)
- The Main Street Advisory Board Meeting on the 2nd Friday of each month at 9am – Location is the Downtown Connection Center 130 M L King Sr. Heritage Trail. (Mar 14)
- Downtown Development Authority Meeting, 3rd Tuesday of each month at the Downtown Connection Center 130 M L King, Sr. Heritage Trail (Mar 18)
- Youth Council Advisory Committee Meeting, 6:30 p.m.- 3rd Tuesday of each month Levi Meeting Room - City Hall (Mar 18)
- City Council Retreat March 19, March 20 & March 21, 2025 – Tru Hilton Hotel – Patrick Henry Pkwy. Stockbridge, GA
- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Mar 20)
- City Council Work Session Meeting held on the last Tuesday of the month at 6:00 p.m. - City Hall Council Chamber (Mar 25)
- Youth Council Meeting 1st Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Apr 7)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (April 14)

UPCOMING CITY EVENTS/INITIATIVES

- Join Mayor Ford for the monthly *Meet the Mayor* on Monday, March 24th from 10am – noon at City Hall. Meetings are by appointment.
- Join Councilman Thomas & Councilman Berry in partnership for the monthly Bingo Bash on Wednesday, March 26th from 10am – noon at the Merle Manders Conference Center. Lots of fun to be had by all.
- Join the Stockbridge Youth Council for the 2nd Annual Youth Entrepreneur Expo at Clark Park on Saturday, March 29th from noon to 4 PM. Enjoy an egg hunt, food trucks, and games while supporting local youth entrepreneurs. Bring your friends and family for a day of community fun!
- Councilman Thomas is honoring Veterans with a Continuous Salute all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service.
- Join Councilman Thomas for the *Don't Trash Stockbridge* initiative centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.

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

Mayor Pro Tem Gantt noted a Town Hall taking place in District 1 on Wednesday, March 19th at 6pm at Red Oak UMC.

2025 CONCERT SEASON SCHEDULE

- Saturday, May 3rd – My Girls Night featuring Xscape with special guests Total and 702
- Saturday, May 10th – Mother's Day Weekend Show featuring 112, Dru Hill, Silk and Carl Thomas
- Saturday, May 24th – Memorial Day Weekend – Dirty South Yeek Crunk Fest featuring Pastor Troy, MC Shy'D, D J Raheem the Dream, Mook B Trillville, Eastside Boyz
- Saturday, June 14th – Ladies of the 80's- featuring Regina Belle, Karen White, Deniece Williams, Evelyn "Champagne" King, Shanice, and Beverly Crawford with Special Guest Appearance by: The Silver Fox Squad
- Saturday, June 28th – Ledisi

MAYOR'S COMMENTS

Mayor Ford referenced the proclamation issued honoring singer, songwriter and actress, Angie Stone who was killed in a traffic accident over the weekend in Alabama and asked that everyone keep the family in prayer; noted the city has been advised of a high wind advisory for tomorrow and asked that everyone remain safe; commended Councilmember Alexander on the 10th Women's History Month Celebration that took place yesterday, noting it was a great event, with his wife, First Lady of Stockbridge, Alcelia Ford being an honoree, and noted her annual donation of apparel to the Breast Cancer survivors and several other accolades; and reminded everyone that we are in the midst of cold/flu season and encouraged everyone to get their flu shots, boosters, to prevent the spread of COVID.

Councilmember Alexander thanked the Women's History Committee, highlighting Rosalynd Rawls and Raven Eatmon for their work on the program and also thanked Chairwoman Harrell, and Vice Chair Robinson and Angela White who worked over a 4–5-month time frame to pull the event together, and noted Fox5 highlighted program with Portia Brunner and Whitmer

Motion to adjourn the meeting at 7:11 p.m. was made by Mayor Pro Tem Gantt; seconded by Councilmember Berry. The motion passed unanimously 3-0. (Alexander/Berry/Gantt Approved).

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



**CITY COUNCIL PLANNING RETREAT
SUMMARY MINUTES
WEDNESDAY, MARCH 19, 2025
9:00 A.M.**

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem LaKeisha Gantt – Dist. 1
Councilmember Alphonso Thomas – Dist. 2
Councilmember Kyle D. Berry, Sr. – Dist. 3
Councilmember Yolanda Barber – Dist. 4
Councilmember Elton Alexander – Dist. 5

Administration

Vacant, City Manager
Vanessa Holiday, City Clerk
Frank Milazi, City Treasurer/CFO
Ari Essien, City Attorney

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

Staff Present: Decius Aaron, Public Works Director, Ryan Anderson, Community Development Director, Richard Godfrey, Assistant Police Chief, Demeatrius Ivey, Information Technology Director, Rosalynn Rawls, Executive Assistant to Mayor & Council, Genea Stanley, Court Administrator, Gerald Sanders, Economic Development Director, Shana Thornton, Public Information Officer, Frank Trammer, Police Chief, Charisma Webster, Events Manager, and Renee Wheeler, Human Resources Manager

Day 1 Retreat Planning Session – Facilitated by: Mayor Ford (Acting City Manager)

The meeting was called to order by Mayor Ford at 10:16 a.m.

All members were present except Councilmember Berry and Councilmember Thomas.

Roles and Responsibilities - GMA District 3 Representative, Michael McPherson

Mr. McPherson gave an overview of Roles and Responsibilities of the Governing Body and Staff, highlighting four key points:

Key #1, Working together.

Key #2, Build trust among officials and staff.

Key #3, Civility, and meeting decorum.

Key #4, Collaboration.

Mr. McPherson noted the importance of members of the Governing Body addressing issues during the public meeting should always be tasteful, and that reprimands should be done quietly, or behind the scenes; noting the time for officials to ask questions of staff should be during the Work Session Meeting, with the exception of emergency items that may need to be addressed, and the City Council meeting should be a voting meeting only as standard practice, and his recommendation.

Mayor Ford noted the former City Attorney advised the Council that voting is allowed at any meeting where there is a quorum, and the Council conducts Work Session meetings and City Council meetings in the same manner.

Mayor Pro Tem Gantt agreed that when mistakes are made, staff should not be shamed in public.

Councilmember Barber questioned the increased use of the Consent Agenda.

Ms. Holiday noted the Consent Agenda is typically placed on the Agenda for routine or housekeeping items, and that any member of the Council can request that an item on the Consent Agenda be removed and placed under a different section of the Agenda for discussion.

Mr. McPherson noted good governance is knowing how to operate in the public sphere, and elected officials are in place because they won, and that top level officials should be hired because they have the experience to do the job, and because of that, he/she deserves a level of trust, with writing protocols in place that ultimately protects everyone, when adhered to.

Mr. McPherson also stressed the importance of celebrating the successes of the city and staff in public, noting the victories are not celebrated enough.

Code Cares

Councilmember Barber opened a discussion about a program she learned about that is active in the city of South Fulton called Code Cares, noting the program is coordinated by their Code Enforcement staff of twelve.

Councilmember Barber indicated the program could be operated respectively to each Council District or citywide, noting the program would involve volunteers and other organizations would assist seniors, age 62 and older, with home repairs, and lawn services, when they have been cited by the city's Code Enforcement, or there is obvious neglect of the lawn or structure, to bring the property into compliance.

Councilmember Barber noted she spoke with Chief Trammer, who indicated the city of Stockbridge has a Code Enforcement team of three members with the Supervisor position currently vacant and could not take on the program with the current staff.

The Council discussed different departments that may be better suited to manage the program, in coordination with Code Enforcement, Municipal Court, Public Works, and Community Development and discussed allowing offenders to participate as community service, and noted the city of South Fulton has a population of 110,000 and is why they have more Code Enforcement Officers.

Councilmember Alexander noted the city's Police Department was tasked in December of 2024 with bringing a Code Enforcement Plan to the Council in six months to evaluate; and noted this new program may need to be District specific and include policies and procedures to be put in place.

Ms. Stanley noted there is a steady supply of people who could be available to participate as community service.

Ms. Wheeler, noted transportation could pose a problem for some individuals, noting there is no public transportation available.

Mayor Pro Tem Gantt noted the offender could be provided with community service as an option and inquired about the city's Beautification Committee that was approved and consists of volunteers.

Mr. Sanders noted the program is not up and running just yet and is at the beginning stages.

Councilmember Barber stated this program would be separate from Beautification Committee, although those volunteers would assist in maintaining the appearance of the city.

Councilmember Alexander noted a policy could be adopted from the Code Enforcement Plan similar to what Henry County's Connecting Henry program does, or other non-profit organizations, and not have the city be the main source; and referenced the city's court diversion program that would be under court supervision.

Mr. Milazi noted the City should not get in the lane of social services that are already provided by the County and covered in the SDS (Service Delivery Strategy) Agreement.

Mayor Ford asked what the funding source for the program would be.

Councilmember Barber noted she has reached out to Home Depot and Lowes who have programs in place to assist, and the program would include other organizations, churches, students, and others, to get involved with community service projects.

Mayor Pro Tem Gantt noted this to be a great idea and concept, and that the concern is that if you repair one home, others will want to follow suit; noted she is not in favor of not issuing citations; noting the proposed program would be a great activity for volunteers, sororities, fraternities, and students, and would need to determine if there is a real need and create a database of those properties in need.

Mr. Aaron noted in his previous position in Perry, GA the Police Department supervised the community service workers.

Councilmember Alexander noted he believes the Sheriff's Office is assigned to community service workers in Henry County.

Councilmember Barber thanked the Council and staff for their input, will table the discussion for now, and follow up and meet with the Municipal Court, who will compile the data, and she will draft a program with specific eligibility requirements and criteria and would include the age group of 62 years or older and those who are disabled and bring the proposed program back to the Council for approval.

Budget Process Overview and Procedures Frank Milazi, City Treasurer/CFO

Mr. Milazi gave an overview of the Budget Process and Procedures, noting the Operating Budget is annually, and the Capital Budget is 5 years; noted the city is governed by Federal, State and Local Law, noting all entities as the funding source.

Mr. Milazi noted the Budget Officer will present the Budget, and recommends a Fund Balance for the City of Stockbridge to be a minimum of 10% with up to 5% Contingency Funds, to have available in case of the unknowns, or disasters; noted the city's current millage rate is 3.77, and does not recommend using Fund Balance to balance the budget, and instead would ask that if there is not enough funding available, you must reduce expenses.

Mr. Milazi noted the Annual Audit is to verify what the city has done with its finances, noting the city owns the reports, not the auditors, and that Findings by the Auditor can cause the City to be written up, which can affect the city's ability to borrow or bond. Mr. Milazi reviewed the city's Homestead Exemptions, noting the amount will not be known until after the deadline to apply of April 1; noting these exemptions will be a reduction to the city's revenue.

Councilmember Alexander questioned why the information from Henry County's exemptions could not have been used for the city's exemptions, for an easier process for homeowners.

Mr. Milazi noted the information, and the process was put in place prior to his tenure and being brought on board, and the department is working diligently to accommodate residents through the process and will certainly review with the Henry County Tax Commissioner's office; and noted residents of Manderlay subdivision raised questions about being in/out of the city limits.

Mayor Pro Tem Gantt noted the former City Manager was tasked with drafting a letter to all residents of the Manderlay subdivision noting the benefits and reduced taxes as a city of Stockbridge resident.

Mr. Milazi noted it will be customary for his department to provide a Mid-Year Budget Review and will present the FY2025 Mid-Year Budget Review at the July 2025 Work Session meeting, and monthly financial reporting will be submitted to the Council as a matter of routine.

Councilmember Barber stated for the record that she has made a request for the City to conduct a Mid-Year Budget Review for the last five years.

Mr. Milazi reviewed the FY2026 Budget Calendar and Timeline, noting a minimum of (2) Readings and Public Hearings.

Ms. Holiday noted the Publishing and (3) three Public Hearings required for the Millage Rate Adoption held in July of each year.

Mayor Ford asked that the Tax Commissioner be invited to those hearings to be on site to answer questions from the public.

Internal Controls and Fraud Risk Frank Milazi, City Treasurer/CFO

Mr. Milazi gave an overview of the Internal Controls & Fraud Risk, noting the procedures are in place to prevent temptation and opportunities and asked for Council to support the policies and procedures that are being implemented.

Mr. Milazi noted the city's biggest asset is its people, and that you must invest in your people.

Mr. Milazi noted the components of Internal Controls, noting by definition, Internal Control is an integral part of an organization's management that provides reasonable assurance that the city's objectives are being met in the following categories: Effectiveness and Efficiency, Reliability and Financial Reporting, Compliance with Laws and Regulations, and Safeguarding of Assets.

Mr. Milazi reviewed the Components of Internal Control: Control Environment, Risk Assessment, Control Activities, Information & Communication and Monitoring Activities.

Mr. Milazi reviewed the Primary Internal Control Weaknesses: Improper Segregation of Duties, Lack of Management Review, Override of Existing Controls, Poor or No Succession Planning, Lack of Competent Personnel in Oversight Roles, Lack of Independent Checks, Lack of Employee Fraud Education and Lack of Clear Lines of Authority.

Mr. Milazi defined Fraud and Abuse as defined by Generally Accepted Government Auditing Standards: Fraud - A type of illegal act involving the obtaining of something of value through willful misrepresentation; Abuse – involves behavior that is deficient or improper when compared with behavior that a prudent person would consider reasonable and necessary business practice given the facts and circumstances, which can include misuse of authority, position for personal financial interest, does not always involve fraud.

Mr. Milazi referenced the Fraud Triangle: Pressures, Opportunity, and Rationalization, and Common Motives: Incentive, Opportunity and Rationalization; noted the Risk Categories: Operational Risks and Financial Risks, noting Common Risk Areas: Payroll (Ghost Employees), Stealing Time (having someone clock you in/out), or clocking in remotely before your start time, and clocking out after you end work; Accounts Payable, Favoring vendors in return for kickbacks or creating fictitious vendors; Cash Collection, Manipulate Cash Register Transactions (clear receipts, delete transactions, remove overages), Cashiers Working From Open Cash Registers; and Travel, claiming higher than incurred expenses.

Mr. Milazi reviewed Behavioral Red Flags: Living Beyond Means, Financial Difficulties (borrowing from co-workers), Divorce/Family Issues, Including Health, Addition

Problems (Gambling, Drug Use), Close Association with Vendor/Customer, Legal Problems, Bragging About Significant New Purchases, Refusing to Take Vacations.

Mr. Milazi reviewed the Impact of Weak Controls: Higher Insurance Costs, Higher Audit Fees (more work for auditors), Difficulty Recruiting, and Downgrade on Credit (more expensive to borrow).

Mr. Milazi reviewed the Good Internal Control Measures – Proper Segregation of Duties, Transparency in Decision Making, Culture of Integrity and Accountability, Financial and Succession Planning, Limited Access to Sensitive Data and Controls, Insurance for the Unforeseen or Unpredictable Knowledgeable and Responsible Personnel, noting the process for Internal Controls: Review and Assess Regularly, Evaluate and Make Needed Changes, Keep up with Industry Changes and Take Ownership of Your Area of Responsibility.

Mr. Milazi noted the City does not have a Comp Time Policy in place and reviewed the 4-hour rule for Exempt employees, noting the Department Director has the flexibility to adjust schedules, and noted the city uses timeclocks and not timecards; and noted cross-training is the first line of segregation of duties and includes payroll and accounts payable.

Mr. Milazi noted he recommends the Property Tax Specialist position approved by Council be renamed, with no monetary changes, to be an Accountant, and will primarily working with Police Department and Public Works expenditures; noted he will present the Finance SOP (Standard Operations and Procedures) to the Mayor & Council to review and submit comments and input and will also seek input from Human Resources for Risk Management, Information Technology for input and Council Adoption at a later date; and noted the State Gratuity Law is \$50 for individuals, and page 9 in the SOP references gifts.

Motion to adopt the Budget Process Overview and Procedures and Internal Controls Policy and Procedures was made by Councilmember Barber; seconded by Mayor Pro Tem Gantt. The motion passed 3-0.

Police Department Update - Frank Trammer, Police Chief, Richard Godfrey, Asst. Chief
Chief Trammer asked for an update from the Mayor & Council regarding Enterprise Fleet.

Mayor Ford stated the Enterprise Fleet program is not a feasible program and needs to seek a different funding mechanism.

Mayor Pro Tem Gantt noted it would cost more money than the city would save and is therefore not beneficial.

Councilmember Alexander noted it to be a loan program and is not going forward.

Councilmember Barber stated that she supports the recommendation to withdraw the Enterprise Program and recommends police vehicles to be purchased utilizing the \$1.6 million dollars from RedSpeed.

Chief Trammer gave an update on the Code Enforcement Strategic Plan.

Councilmember Alexander asked that the Mayor & Council be made aware of major crime stories or public safety matters in the City before items are made public as a heads up, noting a major story within the city was reported on the news, and the Governing Body had not been notified.

Councilmember Barber agreed that information should be shared equally and across the board with all members of the Governing Body.

Chief Trammer noted that overall, crime has decreased in all areas across the board.

Mayor Pro Tem Gantt noted that the city of Stockbridge is still considered a bedroom community of approximately 19.3 sq. miles, and that this community does not have an influx of violent crimes.

Chief Trammer noted that he would make sure the Mayor & Councilmember receive the police department monthly crime reports.

Councilmember Alexander asked Chief Trammer to respond to the claims that the Henry County Police Department is responding to crimes in the City of Stockbridge.

Chief Trammer responded that Henry County officers are not responding to crimes in the city of Stockbridge, and that there is a Mutual Aid Agreement in place.

Chief Trammer noted there are currently 67 sixty-seven full-time police department staff members with the need for (4) four additional positions; and there are currently (6) six vacancies; and gave an overview of staffing challenges and workforce sustainability, noting the growth and future growth of the city; department turnover and reasons for attrition, noting the impact of staffing challenges; and reviewed suggestions for incentives and retention.

Chief Trammer reviewed the Public Safety portion of the City of Stockbridge Strategic Plan, noting the Police Department is to enhance and improve public Safety and Aesthetics; reviewed the 3-year crime comparison for Calls for Service, Reports, Violent Crimes and Property & Financial Crimes; reviewed the Key Initiatives for the Department: CALEA Certification, IACP One Mind Trust Building Campaign, Comprehensive Policy & Procedure Rewrite, Real-Time Crime Center & Technology Upgrades, RMS System Replacement, Facility Enhancements, Enhanced Crime Scene Capabilities, Federal Task Force Partnerships, New Sub-Precinct at Bridges of Jodeco, Customer Satisfaction Survey Tool and AI Enhanced Public Safety Technology.

Chief Trammer presented status of the Code Enforcement 6-month Plan Update, noting the program is at the halfway point, and the schedules for Code Enforcement Officers have been adjusted to include weekends; and noted Sages Software is being used, and interfaces with SeeClickFix; noted the department has been conducting compliance blitzes, and conducted a ride-along with Councilmember Alexander.

Councilmember Alexander noted there will be a joint meeting with Henry County on April 26th; and suggested a Code Enforcement ride along on the Street Sweeper routes to identify illegally/improperly parked vehicles that impede the street sweeper.

Mr. Aaron noted the street sweeping occurs between 2am and 10am.

Chief Trammer noted the Code Enforcement Supervisor position is currently open, noting an Interim Code Enforcement Officer is in place now, however, if that individual is not selected as the permanent Supervisor, they would need a position to return to.

Chief Trammer noted the Department is working on a Lease Agreement for a Sub-Precinct in the Bridges of Jodeco and will bring the contract to the City Council for approval and determine the number of officers required for the location; and will follow up regarding the details of the insurance requirements.

Chief Trammer reviewed the Fleet Acquisition and Replacement Plan, noting EV's would be assigned to Administrative staff, and the department would be replacing the vehicles with the highest mileage.

Mayor Pro Tem Gantt noted the department is less than three years old, and asked which vehicles were on the list to be replaced.

Chief Trammer noted Detectives were on the list.

Councilmember Alexander noted the Governing Body would review the request and determine the need for replacement vehicles.

Chief Trammer referenced a Job Fair that will take place on April 5th, noting there has been a 50% decline in applications, and an increase in turnover; noted two members are attending the Academy, and that the Chief's Association, of which he is a member, is looking to change the retention from two years to three years for officers, and noted they are currently hiring non-certified and sending those individuals to the Academy, where it will take approximately (8) eight months before they can be put on the street.

Chief Trammer noted overtime has doubled, primarily due to the security assigned to the Amphitheater Events, noting that because the City uses an outside contract, those events are considered third party events and not city events.

Mayor Pro Tem Gantt stated the Amphitheater is owned by the City of Stockbridge, and the Consultant manages the concerts, and asked if the officers who attend the City Council members are paid overtime.

Chief Trammer confirmed; and referenced comparison of salaries of DeKalb County, and the recent press regarding an increase in salary of \$74,000.00.

Mr. Milazi stated there is a substantial difference between DeKalb County and the City of Stockbridge, primarily the size of the budget, the population and overall size of the county.

Ms. Wheeler noted all benefits (total compensation) greatly increases the salaries.

Mayor Pro Tem Gantt asked for the radius of take-home vehicles, noting the City needs to re-evaluate the program, and noted the citywide fuel analysis report has not been received by the Council.

Chief Trammer noted the radius is thirty-five miles.

Mayor Ford noted the RedSpeed legislation is currently being modified.

Chief Trammer noted the recommended modifications are to reduce the hours when the cameras are on, and that flashing lights be installed, noting currently, the lights are not a requirement.

Chief Trammer reviewed the Police Foundation Funding, noting as of March 4, 2025, the balance is \$71,339.50, and noted that he has been advised the department cannot spend any of the Foundation funds until it has been legally setup; noting Pulte Homes and Waffle House have made contributions.

Ms. Holiday noted she has requested copies of the Foundation documents for the city's records.

Chief Trammer noted the major goals of the department include a Comprehensive Salary Study, and Short-Term Solutions for retention and recruitment.

Motion to adjourn the meeting at 4:15 p.m. was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 3-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



**CITY COUNCIL PLANNING RETREAT
SUMMARY MINUTES
THURSDAY, MARCH 20, 2025
9:00 A.M.**

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem LaKeisha Gantt – Dist. 1
Councilmember Alphonso Thomas – Dist. 2
Councilmember Kyle D. Berry, Sr. – Dist. 3
Councilmember Yolanda Barber – Dist. 4
Councilmember Elton Alexander – Dist. 5

Administration

Vacant, City Manager
Vanessa Holiday, City Clerk
Frank Milazi, City Treasurer/CFO
Quinton Washington, City Attorney

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

Staff Present: Decius Aaron, Public Works Director, Ryan Anderson, Community Development Director, Demeatrius Ivey, Information Technology Director, Rosalynd Rawls, Executive Assistant to Mayor & Council, Gerald Sanders, Economic Development Director, Shana Thornton, Public Information Officer, Frank Trammer, Police Chief, Charisma Webster, Events Manager, and Renee Wheeler, Human Resources Manager

Day 2 Retreat Planning Session – Facilitated by: Mayor Ford (Acting City Manager)

The meeting was called to order by Mayor Ford at 11:36 a.m.

All members were present except Councilmember Berry and Councilmember Thomas.

Project Status/Updates – Decius Aaron, Public Works Director and Adam Price, Falcon Design Consultants

Mr. Price reviewed the Tye Street Project, noting the project has been approved by the State, and noted the city's Engineers have questions/concerns about the right-of-way acquisitions required for the project; noted the trail is predominately 8' wide, with no beauty strips, noting there was not enough room.

Councilmember Alexander noted the PATH Foundation may be concerned about not having the beauty strips along the path.

Mr. Price noted they have talked to the PATH Foundation and advised them of the restrictions from an engineering standpoint and noted the walkway along the city's property.

Councilmember Barber asked if it would have been more suitable to place the path on the opposite side of the street.

Mr. Price noted utilities can be an issue, and that the Red Oak Road/Flippen Road culvert is an issue and will be very costly.

Mayor Pro Tem Gantt asked what the city should do now; in the event they would want to sell the property with the suggested path on Tye Street.

Mr. Price suggested the city re-plat the property with the walkway along the city's property, noting the ditch is servicing stormwater runoff; and noted that per the discussion with Councilmember Thomas, the sidewalks were to be 5' to the park as not to invade on the homeowner's properties, noting the PATH Foundation cannot ignore utility conflicts; and also noted because of drainage issues in the Tye Street area, the sewer cannot be moved.

Mayor Pro Tem Gantt noted that she met with the family who owns the lot adjacent to the city's property who are willing to deed the property to the city at no cost and will follow up.

Mr. Price noted GDOT approved the path along Hwy. 42, and what is needed is an easement document from the First Baptist Church, tying the path together from N. Henry Blvd. to City Hall to the Amphitheater; and noted the contractor, DAF Concrete, who had been working with the easements, cannot be located.

Mr. Price gave an update on the Alleyway Project, noting the request to change the parking lot from gravel to paved; noting the easements have been secured, and that the estimate submitted four years ago was \$395,000.00.

Mayor Pro Tem Gantt noted the gravel lots were part of the RSVP Plan, and noted if the area is paved, it would have to be torn out, and is why gravel was the option; and suggested a community grease trap in the downtown area to market to restaurants.

Mr. Price and Mr. Aaron both stated the grease traps should be individual and underground.

Councilmember Barber noted there were projects that were bonded prior to her being elected to the City Council and asked staff to provide the status of projects, and wants to see the City Council prioritize the projects.

Councilmember Berry joined the meeting at 12:22 p.m.

Mr. Price gave an overview of the Signalization project @ Country Club Dr., noting decorative printed pavers and black mast poles will be installed, and the cost of the last poles installed was \$200,000.00 per pole; and noted that developers will be asked to pay for the fourth leg.

Mayor Pro Tem Gantt exited the meeting at 1:30 p.m.

Councilmember Barber asked about the city's use of Impact Fees.

Mr. Anderson stated the Impact Fees are used citywide for Parks and Recreation, and roads and infrastructure improvements.

Mr. Price noted he is working with Mr. Aaron on Stormwater Billing and will complete the report by May 31st; noted Falcon completed a Boundary Survey for the new Maintenance Shop at 351 Taylor Drive; and reviewed the Pates Creek Bridge that was annexed into the city by referendum, noting Henry County received recommendations to repair the bridge prior to the annexation, and that the information should be available from the County.

Mr. Price reviewed the plans to improve the paths to Memorial Park in the Tye Street neighborhood, where 8' paths are proposed and converting sidewalks to 5'; noting several homes have utility issues due to very little right of way and the water main is close to the edge of the road, and noted they are putting together a set of plans for the city to analyze, noting the streets in the area have aged; and noted the plan has been reviewed for piping to be installed in the area.

Mr. Price referenced a plan for Jennings Street where there are two homes near the entrance of Memorial Park and suggested adding removable bollards; and referenced the Rock Quarry Road extension design of roadway with \$2million dollars allocated by the City of Stockbridge.

Councilmember Barber noted no previous Council can bind another Council, and that the proposed developments are in District 4, and she is unaware of.

Mr. Price stated he will get with the County on the proposed Rock Quarry Rd. and T-intersection of Rock Quarry Rd. & North Henry Blvd. and determine the right-of-way.

Mr. Aaron noted the Bid Opening for the Rock Quarry Road Widening project will take place on April 23rd; and noted he was advised by Roque Romero that the County will resurface Hudson Bridge Rd., East Lake Pkwy., Eagles Landing Pkwy., and Flippen Road from North Henry Blvd. to its end.

Mr. Aaron reviewed the approved T-SPLOST list; noted the Brush Creek Trail project will be presented at the March 25th Work Session meeting; and noted the Public Works department needs to purchase multiple trucks and equipment.

Mr. Milazi noted there is \$2.5million dollars available in Capital Improvements, and the funds would need to be reallocated, and would be ready to present at the April 14th meeting.

Mr. Aaron noted the Bid Opening for the grassy area project at the Amphitheater are due on March 24th and will be presented at the March 25th Work Session meeting. Councilmember Berry noted he visited the Sandy Springs Amphitheater, where they were installing the turf during the City Council's last visit, and the project has been completed and looks great.

Councilmember Alexander suggested a product of some kind to be installed in the Pit area of the Amphitheater to help to absorb the heat.

Mr. Sanders gave an update on the Court Renovation, noting the project has been completed with a cost of \$73,471.66; noted the Wayfinding Signs Phase I signs will begin installation on May 1; noted the city is in talks with Norfolk Southern regarding a parking lot on .54 acres and installing 35-40 parking spaces, similar to downtown Locust Grove, noting pricing has not yet been received for the project; noted the PATH Foundation item is scheduled to be presented at the March 25th Work Session meeting; and the Georgia Power Utility Relocation Plan Preliminary Engineering Agreement has been signed in the amount of \$13,000.00.

Mr. Milazi referenced OpenGov, stating he has met once with the representatives, and that the software does not integrate with the city's financial software, Incode, and that staff would be required to duplicate information; noted the city has invested \$200,000 in the product coordinated through the City Manager's office.

Councilmember Barber noted the OpenGov software and project was approved in February 2023, and because the program has not been implemented, the city should renegotiate the contract; noting the City is paying for something that has not happened, and there needs to be a conversation with OpenGov about the rollout.

Mr. Milazi stated he will review the contract and meet with OpenGov representatives and ask them to report on a potential or expected rollout date, and report back to the Council, noting the efforts will be coordinated with the City's Management Analyst, Jamayca Cole, who has been the Point of Contact for the project.

Amphitheater – Harold Young, Amphitheater Consultant

Mr. Young stated the Stockbridge Amphitheater has made a big impact on the Atlanta market, and that seeking out artists must begin in October, and noted the marketing and media has started earlier for the 2025 concert season.

Mr. Young referenced the replacement of grass, noting it is not financially feasible to continue to move chairs in/out of the area and cut the grass, and that improvements to the Amphitheater in other areas will continue in phases.

Mr. Young reviewed the marketing strategies for the upcoming concert season, noting the Stockbridge Police Department has recommended the city adopt a Clear Bag Policy for patrons entering the venue.

Ms. Thornton expressed concerns over getting the messaging out prior to the concerts starting, and to those patrons who have already purchased tickets.

Councilmember Berry suggested having lockers for patrons at the gate.

Councilmember Barber agreed with the lockers and also expressed concern with getting the message out, especially being so close to the first concert and needs more details on the logistics of the lockers.

Mr. Young referenced a meeting with the CVB (Convention and Visitors Bureau) regarding hotels in the area, and a 3-day Southern Soul Festival in Stockbridge the weekend following Labor Day, where Stockbridge would be a destination, and noted Mayor Pro Tem Gantt would provide more information on the Southern Soul Festival and noted a Jimmy Jam & Terry Lewis tribute on August 30th and August 31st.

Councilmember Alexander stated the city needs to have Reader Boards in place for visibility with concert information, and other pertinent information regarding the city.

Mr. Sanders noted the Digital Signs are moving forward.

Councilman Alexander noted the Digital Signs have already been approved by the City Council and designed by Falcon Design Consultants.

Mr. Young stated Amphitheater flags have been ordered, and there will all be billboard visibility advertising the concerts; noted there are rentals for the Amphitheater; reviewed Part I, and Part 2 of the 2025 Concert Series; noted the Rideshare locations have changed, and that getting the word out will be critical; and referenced the rigging manuals are incorrect and that the corrective action has been included in the H J Russell proposal along with black curtains, an electrical panel, stage and Amphitheaters repairs.

Mayor Pro Tem Gantt rejoined the meeting at 3:43 p.m.

Mr. Young noted Big Chic would be the new concessions vendor, and Whiskey Tee's will be the alcohol vendor with a two-year contract.

Councilmember Barber asked if security services, janitorial, ticketing, alcohol or concessions were advertised.

Mr. Milazi referred to the contract whereas all responsibilities of the finances are under the city.

Mayor Pro Tem Gantt noted the decision-making for the Amphitheater remains with the city, as well as finances.

Councilmember Barber noted that considering the contract, once the city identifies the vendors, that should be given to Mr. Young to put forward; noted the city has not been operating in the right way, as she has been asking for monthly financial reporting, and that discussions should be had with the Governing Body prior to contracts being executed.

Mr. Young stated that no one from the city has sat down with him to ask what is required to run the operations of the Amphitheater, and that he was given marching orders to make it happen.

Mr. Milazi stated the process needs to change with approval of the City Council.

Councilmember Barber noted she has been asking questions for four years about the Amphitheater, noting it is a public venue, not a private venue, and that it is a major issue when information is not known to the public.

Councilmember Alexander motioned to approve a Resolution for a Clear Bag Policy and to select a provider to manage locker service for the Amphitheater; seconded by Mayor Pro Tem Gantt. Councilmember Barber questioned the unknown cost for the locker service provider. Councilmember Berry noted the service would be customer to customer transactions with no cost to the city. The motion passed unanimously 4-0.

Mayor Pro Tem Gantt presented *Boots on the Ground – Southern Soul Festival* in coordination with the King George concerts September 5 – 7th, with Stockbridge being a destination, and will include several activities including line dancing, and card games, and perhaps eliminating BridgeFest.

Councilmember Alexander noted Henry County has agreed to partner with the City of Stockbridge with HispaniFest during BridgeFest and cover all expenses outside of the Amphitheater.

Mayor Pro Tem Gantt requested approval and support of the *Boots on the Ground Southern Soul Festival* in collaboration with the Amphitheater concert September 5 -7th.

Councilmember Barber noted that she supports the idea, however, wants to make sure the logistics are in place not to disrupt the lives of the residents in the area, and to make sure they are affected as little as possible.

There was a consensus of the Council to move forward with the *Boots on the Ground Southern Soul Festival* as presented.

Mr. Young made a request to the Council for a meeting going forward, prior to the Retreat to answer and address any questions or concerns regarding the Amphitheater management.

Councilmember Barber referenced her requests that she has made for two years to resurface Valley Hill Rd. and add lights and trails, and questioned how the funding is now available to resurface Hudson Bridge Road and Eagles Landing Parkway.

Mayor Pro Tem Gantt noted there have been financial challenges.

Councilmember Alexander noted the County gets a better deal because they have a greater volume to resurface.

Mr. Aaron noted it is better to collaborate with the County when city roads and county roads connect, which would be more cost effective.

Councilmember Barber emphasized the importance of rebuilding the relationship with the County in hopes of collaborating on future projects.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



**CITY COUNCIL PLANNING RETREAT
SUMMARY MINUTES
FRIDAY, MARCH 21, 2025
9:00 A.M.**

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem LaKeisha Gantt – Dist. 1
Councilmember Alphonso Thomas – Dist. 2
Councilmember Kyle D. Berry, Sr. – Dist. 3
Councilmember Yolanda Barber – Dist. 4
Councilmember Elton Alexander – Dist. 5

Administration

Vacant, City Manager
Vanessa Holiday, City Clerk
Frank Milazi, City Treasurer/CFO
Quinton Washington, City Attorney

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

Staff Present: Decius Aaron, Public Works Director, Ryan Anderson, Community Development Director, Demeatrius Ivey, Information Technology Director, Rosalynd Rawls, Executive Assistant to Mayor & Council, Gerald Sanders, Economic Development Director, Shana Thornton, Public Information Officer, Frank Trammer, Police Chief, and Renee Wheeler, Human Resources Manager

Day 3 Retreat Planning Session – Facilitated by: Mayor Ford (Acting City Manager)
The meeting was called to order by Mayor Ford at 11:45 a.m.

All members were present except Councilmember Berry and Councilmember Thomas.

Finances – Presented by: Frank Milazi, Treasurer/CFO and Ed Wall, Financial Advisor
Mr. Wall noted the city received raw growth numbers; however, he cannot give an official rollback rate at this time and recommends 3.77 for the millage rate.

Councilmember Alexander noted exemptions are included in the 3.77 millage.

Mr. Milazi noted the city has a \$2billion dollar 2025 Tax Digest.

Councilmember Berry joined the meeting at 12:19 p.m.

Councilmember Barber noted it is difficult to consider the millage rate when the city's financials are unknown.

M. Milazi noted the city's Fund Balance of \$3million dollars cash is confirmed as of December 31, 2024.

Mr. Wall recommends the city advertise the same millage rate published last year and completed the PT-32 based on that.

Mr. Milazi noted 3.77 would be the cap.

Mr. Wall noted the city's Fair Market Value (FMV) went up \$250 Million dollars last year, and as stated at the Homestead Town Hall, 62% is residential, and the city needs to empower the Economic Development Director to bring economic development, specifically commercial.

Mayor Pro Tem Gantt noted there needs to be rooftops to support the commercial businesses with disposable income.

Councilmember referenced the growth and success of South Point, noting Dave & Busters locating to south metro after numerous requests, and investors believing the business would thrive south of Atlanta.

Mr. Sanders noted the data can be built in biases, and that some companies just favor being on the north side of Atlanta.

Mr. Wall noted warehouses and data centers are trending.

Councilmember Barber inquired about the city annexing the area north of Valley Hill Rd. along Hwy. 42 up to Clayton County and will work with the Community Development staff in this area of District 4.

Mr. Wall stated the City needs to focus on increasing its Fund Balance, emphasizing the need for savings for the city in the event of an emergency, natural disaster, etc.

Mr. Milazi noted the City has adopted policies and procedures with a 2–3-year plan, that with Council support, will increase Fund Balance.

The Mayor & Council directed Mr. Milazi and Mr. Wall to move forward with the 2-3-year plan, noting full support and recommendations from the City Treasurer and Financial Advisor

Mayor Pro Tem Gantt noted the budget should be streamlined based on revenue, and not bleed the city dry, and suggested an audit of alcohol vendors.

Chief Trammer noted there are eleven (11) grant positions in PD that will expire in 2025.

Mr. Wall noted the Police Department expenses have increased from \$6.4 million dollars to over \$9 million dollars, noting the city's Fund Balance in 2023 was \$14 million dollars; and noted the City Hall Bond matures 02/01/2031; Trails Bond matures on 12/31/2025; The Amphitheater Bond matures on 12/31/2025 and the Cultural Arts Center Bond matures on 12/31/2036.

Mr. Milazi reviewed the request to organize the Finance Department.

Motion to approve the revised Organizational Chart and Budget Amendment to realign the Grants/Writer Administrator position from Executive to Finance was made by Councilmember Barber; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

Mr. Milazi reviewed the request to approve a Resolution to amend authorized staff regarding ARPA Funding access.

Motion to approve a Resolution to add the City Treasurer/CFO as Authorized Staff to access ARPA was made by Councilmember Barber; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

Prioritizing Projects

The Mayor & Council reviewed a list of projects and completed an exercise to prioritize the top five (5) projects as follows:

1. Community Center
2. T-SPLOST Projects
3. Downtown Development
4. Wayfinding
5. City Municipal Buildings

Councilmember Berry exited the meeting at 3:00 p.m.

Mayor Ford thanked everyone for their participation in the 2025 Planning Retreat for the City, and thanked Department Head staff for being in attendance as well over the last three days and looks forward to the continued progress and implementation of the city's vision.

Motion to adjourn the meeting at 3:10 p.m. was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 3-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



COUNCIL WORK SESSION MEETING SUMMARY MINUTES

March 25, 2025 6:00 P.M.

Mayor & City Council

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

Administration

Vacant – City Manager
Vanessa Holiday – City Clerk
Frank Milazi - City Treasurer
Quinton Washington – City Attorney

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

The meeting was called to order by Mayor Ford at 6:08 p.m.

Invocation by: Mr. Stamey

The Pledge of Allegiance was recited by all in attendance.

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

Mayor Pro Tem Gantt motioned to amend the Agenda to add - Resolution Number R24-1763 – Enterprise Fleet Program; seconded by Councilmember Berry. The motion passed unanimously 3-0.

Motion to adopt the Agenda was made by Councilmember Barber; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 3-0.

There were no Public Comments.

REVIEW OF THE MINUTES

1. Review of the March 3, 2025 Council Meeting Minutes – There was no action taken.

CONSENT AGENDA

2. Council Consideration to fill a vacancy and appoint Dr. Jacqueline Humphries to the Citywide Development Authority to fill an unexpired one-year term.

Mayor Pro Tem Gantt motioned to appoint Dr. Jacqueline Humphries to the Citywide Development Authority; seconded by Councilmember Berry. The motion passed unanimously 3-0.

OLD BUSINESS

3. Council consideration to approve contract amendment RFP (Request for Proposal) 201508-02, Sanitation Collection Services Contract and Wrangler Holdings Corp./GFL Environmental (formally Waste Industries) in the amount of \$1,000,000.00 which is no additional cost. The funding source is from the Sanitation Department.

Presented by Decius Aaron, Public Works Director

Mr. Aaron noted the City Council voted to close the Transfer Station, and the request is for the approval of the service to be provided by GFL.

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

4. The City of Stockbridge Procurement Department solicited bids from qualified contractors to install porous pavement to replace the grass at the Amphitheater. ITB No. 2025-003 AFPP

Presented by Decius Aaron, Public Works Director

Mr. Aaron noted the Procurement Office placed the project out for bid with Limitless being the lowest bidder at \$212,850.00, and upon approval can start the project upon receipt of the contract.

Mr. Milazi noted the funds would be borrowed from General Fund and reimbursed from SPLOST VI receipts.

Motion to approve the Bid Award ITB No. 2025-003 AFPP and Contract to Limitless Concrete and Works, Inc. in the amount of \$212,850.000 was made by Mayor Pro Tem Gantt; seconded by Councilmember Barber. The motion passed unanimously 3-0.

Resolution R24-1763 - Enterprise Fleet Program

Attorney Washington noted the Council's request to rescind Resolution No. R24-1763 would require a vote of the Council.

Motion to Rescind Resolution No. R24-1763 was made by Councilmember Berry; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 3-0.

Councilmember Alexander joined the meeting at 6:26 p.m.

NEW BUSINESS

5. Council Consideration to approve the Feutch Road Abandonment.
Marketplace Storefronts, LLC is requesting the abandonment of Feutch Road located on their property at 2250 Jodeco Road to make their property contiguous. Presented by: Decius Aaron, Public Works Director, and Kathy Thomas of Marketplace Storefronts

Mr. Aaron noted the Western Parallel Connector is under construction and that the road serves no use or purpose for the City.

Ms. Kathy Thomas of Marketplace Storefronts noted the County had already abandoned the road and approved a mixed-use development prior to the city's annexation referendum.

Councilmember Alexander noted he understands the abandonment of the road is necessary for the development.

Motion to approve the Feutch Road Abandonment was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

6. Council Consideration to approve staff's request for approval for TSW to move forward with producing the design and bid documents for Clark, Gardner, and Memorial Parks, as well as the trail design that will link Clark Park to Downtown Stockbridge, City Hall and the Amphitheater, the MLK Sr. Heritage Trail and ultimately connecting with other trail spurs and existing City greenways in future phases. The funding is part of the Parks Master Plan and the Downtown Trail Project. The funding source is SPLOST V and bonds for the downtown trail. The cost for the Professional Services Agreement is \$775,000.00.
Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted this request is part of the Parks Master Plan, moving forward with the construction at the parks as referenced, and beginning the planning process.

Councilmember Alexander requested that TSW work with staff to add a potential concept design for the soccer fields at the newly acquired park on Eagles Landing Parkway.

Mayor Ford noted that request would be a separate item, and to consider the item as presented.

Mr. Aaron noted the new park is included in the Parks Master Plan.

Mr. Sanders, Economic Development Director, noted staff has met with Falcon Design Consultants and TSW to move forward regarding the park in Eagles Landing.

Mayor Pro Tem Gantt noted support of the parks, however, more information is needed before tasking TSW on the new park design.

Councilmember Alexander noted the request would be for TSW to create a Concept Plan, and that the City of Stockbridge is not paying for the soccer field designs.

Mayor Pro Tem Gantt noted the City of Stockbridge would need to have full reign of the soccer fields and get the Soccer Association's ideas first.

Motion to approve the TSW Professional Services Agreement in the amount of \$775,000.00 as recommended by staff was made by Councilmember Barber; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

7. Council Consideration to approve the Trail Project Service Agreement. The PATH Foundation Design Team will provide full professional services for surveying, landscape architecture, engineering, permitting, contract administration, and construction management for 0.25 mile, twelve-foot wide, concrete multi-use trail connecting Clark Community Park to Club Place following the Brush Creek corridor. A mid-block crossing is proposed on Davis Road. The Brush Creek Trail Project is a TSPLOST Project. The funding source is from TSPLOST. The cost of the Trail Project Services Agreement is \$109,610.00. Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted the PATH Foundation is assisting the City with its Trails Project and requested approval of the Trail Project Service Agreement.

Motion to approve the Trail Project Services Agreement in the amount of \$109,610.00 was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

Motion to task TSW with providing the cost for designing the new park in Eagles Landing and include in the Master Parks Plan was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

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

- Public Facilities Authority will meet Wednesday, April 2nd at 6:00 p.m. at City Hall in the Levi Meeting Room – (Apr 2)
- Stockbridge Citizens-Police Advisory Council meeting 1st Thursday of each month at 6:30 p.m. at the Stockbridge Police Community Room 4545 N. Henry Blvd. – (Apr 3)
- Youth Council Advisory Committee Meeting, SPECIAL MEETING DATE, Monday, April 7th at 6:30 p.m. at City Hall in the Levi Meeting Room (Apr 7)
- Community Zoning and Information Meeting: Thursday, April 9th from 6:00 p.m. – 7:00 p.m. at City Hall in the Council Chamber (Apr 9)
- The Ethics Committee will meet Wednesday, April 9th at 6:30 p.m. at City Hall in the Levi Meeting Room (Apr 9)

- The Main Street Advisory Board Meeting on the 2nd Friday of month at 9am – Location is the Downtown Connection Center 130 M L King Sr. Heritage Trail. (Apr 11)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (April 14)
- Citywide Development Authority – SPECIAL MEETING DATE - Monday, April 14th at 6pm at City Hall in the Levi Meeting Room.
- Downtown Development Authority Meeting, 3rd Tuesday of each month at 6:00 pm at the Downtown Connection Ctr 130 M L King, Sr. Heritage Trail (Apr 15)
- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Apr 17)
- City Council Work Session Meeting held on the last Tuesday of the month at 6:00 p.m. - City Hall Council Chamber (Apr 29)

UPCOMING CITY EVENTS/INITIATIVES

- Join Councilman Thomas & Councilman Berry in partnership for the monthly Bingo Bash on Wednesday, March 26th from 10am – noon at the Merle Manders Conference Center. Lots of fun to be had by all.
- Join the Stockbridge Youth Council for the 2nd Annual Youth Entrepreneur Expo at Clark Park on Saturday, March 29th from noon to 4 PM. Enjoy an egg hunt, food trucks, and games while supporting local youth entrepreneurs. Bring your friends and family for a day of community fun!
- Join Mayor Ford for the annual State of the City, Tuesday, April 22nd at 6pm at City Hall in the Council Chamber.
- Join Mayor Anthony Ford for the monthly Meet the Mayor - Monday, April 28th from 10am – noon at City Hall. Meetings are by appointment.
- Councilman Thomas is honoring Veterans with a Continuous Salute all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service.
- Join Councilman Thomas for the *Don't Trash Stockbridge* initiative centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.

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

MAY 2025 CONCERT SEASON SCHEDULE

- Saturday, May 3rd – My Girls Night featuring Xscape with special guests Total and 702
- Saturday, May 10th – Mother's Day Weekend Show featuring 112, Dru Hill, Silk and Carl Thomas
- Saturday, May 24th – Memorial Day Weekend – Dirty South Yeek Crunk Fest featuring Pastor Troy, MC Shy'D, D J Raheem the Dream, Mook B Trillville, Eastside Boyz

MAYOR'S COMMENTS

Mayor Ford noted the Amphitheater payoff will happen in October and looks forward to that event; reminded everyone that we are in the midst of cold/flu season and recommended everyone to get their flu shots, boosters, and COVID kits before the program ends.

Motion to convene Executive Session for Personnel, Real Estate and Litigation was made by Mayor Pro Tem Gantt; seconded by Councilmember Barber. The motion passed unanimously 4-0.

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

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

Motion to amend the Amphitheater Consultant Contract Agreement and approve a Resolution whereas the City of Stockbridge will delegate the oversight, control and authority of Day-to-Day decisions to the City Manager and City Treasurer/CFO and implement a POS (Point of Sale) system and cashless facility effective immediately; to include the vetting of vendor services for concessions, artists, ticketing, security, ushers, concert hosts, parking attendants, alcohol vendors, production, sound, lighting, marketing, travel arrangements and all such similar services; to add the following language to 1) C: such reports shall be provided when requested by the City and shall be provided on a regular basis no later than 20 days after an event or concert, and submitted directly to the Finance Department was made by Councilmember Berry; seconded by Councilmember Barber. The motion passed unanimously 4-0.

Councilmember Barber commented that in regard to the independent contractor agreement, by and between the city and the contractor, this is not about the contractor itself, it is pertaining to the operations of the city, and the city's oversight of the Amphitheater, and thanked her colleagues for approving these changes to ensure that the city has transparent oversight, full oversight of the operations of the Amphitheater, and thanked Mr. Young for the work that he has done with the Amphitheater, and wants to encourage the Finance Department with vetting of the services vetting for all vendors regarding the Amphitheater operations throughout the concert season, and thanked her colleagues for taking the step in ensuring that the city is transparent about the way the city is operating and managing the Amphitheater.

Motion to adjourn the meeting at 7:40 p.m. was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



CITY OF STOCKBRIDGE

UNAUDITED FINANCIALS REPORT FOR THE FISCAL YEAR
ENDING DECEMBER 31, 2024

PRESENTED BY

FRANK S. MILAZI

CITY TREASURER

**STATEMENT OF
REVENUES FOR
ALL FUNDS**

**AS OF DECEMBER
31, 2024
UNAUDITED**

REVENUE	2024 BUDGET	YTD REV
GENERAL FUND	26,711,635.92	30,368,254.44
PROPERTY AND EVIDENCE	0.00	86,350.00
ARPA - LOCAL FISCAL FUNDING	0.00	0.00
GRANTS FUND	1,000,000.00	1,542,344.09
HOTEL/MOTEL TAX	375,000.00	1,048,131.54
SPLOST V FUND	6,181,096.86	7,865,098.00
TSPLOST I	6,276,928.84	7,204,270.00
SPLOST III FUND	57.94	13.69
SPLOST IV FUND	221.60	32.13
URA	1,204,764.50	196,033.00
DOWNTOWN DEVELOPMENT AUTHORITY	45,000.00	0.00
CITYWIDE DEVELOPMENT AUTHORITY	45,000.00	0.00
PUBLIC FACILITY AUTHORITY	2,946,323.00	0.00
IMPACY FEES FUND	2,370.00	588,762.00
CEMETERY FUND	10,000.00	600.00
WATER AND SEWER	4,592,402.00	4,877,603.00
STORM WATER	1,521,463.00	1,358,214.00
SANITATION SOLID WASTE	2,860,310.00	189,156.00
MERLE MANDERS COMMUNITY	739,157.00	148,075.00
AMPHITHEATER	2,000,000.00	2,500,000.00
TOTAL REVENUES	\$56,511,730.66	\$57,972,936.89



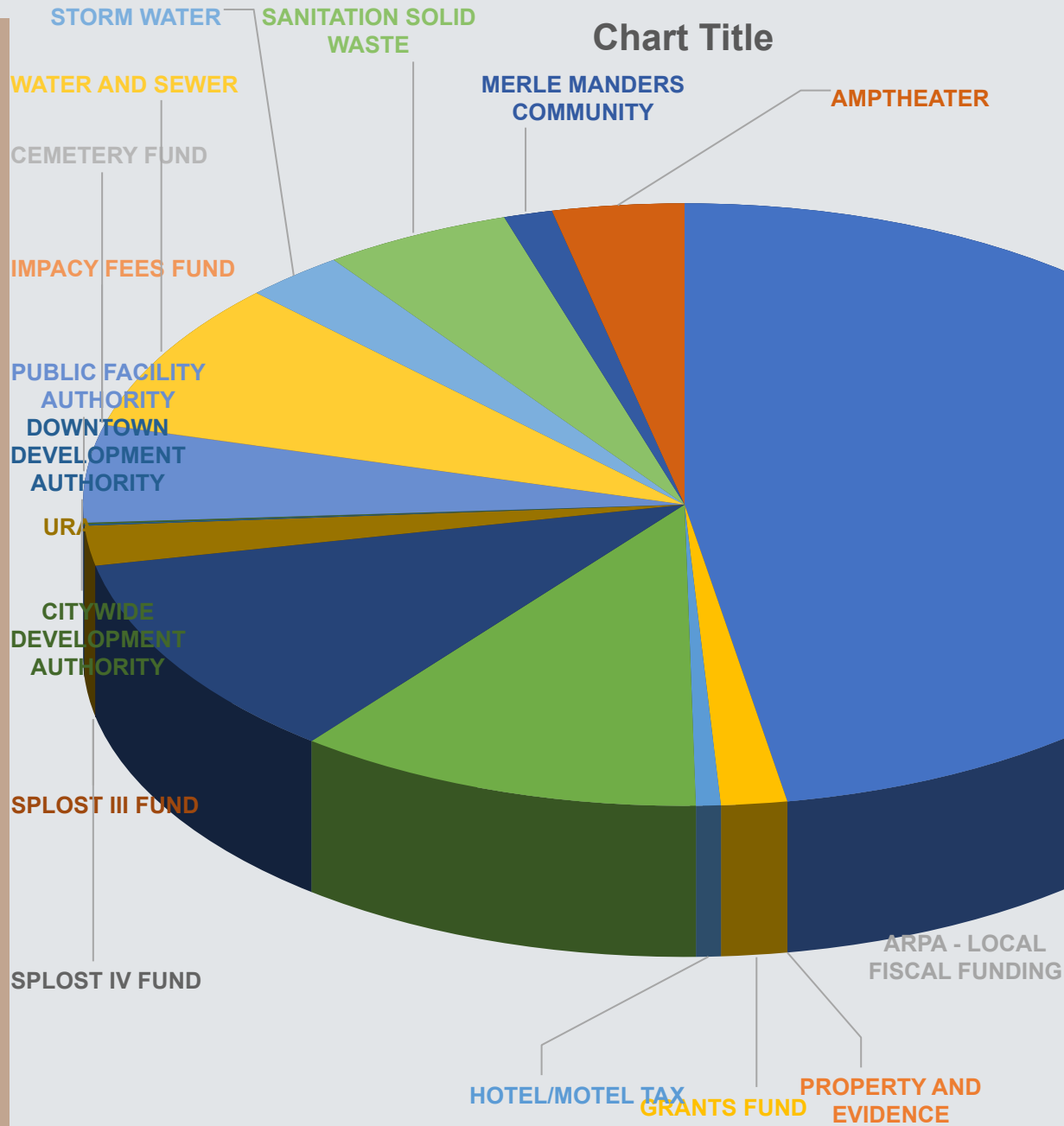
**STATEMENT OF
EXPENDITURES FOR
ALL FUNDS**

**AS OF DECEMBER 31,
2024
UNAUDITED**

EXPENDITURES	2024 BUDGET	YTD Expenditures
GENERAL FUND	26,903,639.87	28,785,465.26
PROPERTY AND EVIDENCE	0.00	5,998.00
ARPA - LOCAL FISCAL FUNDING	751,789.00	538,182.00
GRANTS FUND	1,000,000.00	1,492,906.00
HOTEL/MOTEL TAX	375,000.00	501,777.00
SPLOST V FUND	48,500.00	2,266,117.00
TSPLOST I	121,425.00	2,470,502.79
SPLOST III FUND	0.00	1611.69
SPLOST IV FUND	0.00	1,869,670.96
URBAN REDEVELOPMENT AGENCY (URA)	1,204,764.50	165,033.00
CITYWIDE PROJECTS	11,693,819.00	1,530,456.00
DOWNTOWN DEVELOPMENT	45,000.00	48,546.68
CITYWIDE DEVELOPMENT AUTHORITY	45,000.00	4,535.82
PUBLIC FACILITY AUTHORITY	2,946,323.50	326.67
CEMETERY FUND	10000.00	712.21
WATER AND SEWER	4,592,402.21	4,140,199.19
STORM WATER	1,220,323.00	1,155,541.14
SANITATION	2,860,309.00	2,580,315.95
MERLEMANDERS COMMUNITY	732,124.00	543,182.00
AMPHITHEATER	2,000,000.00	6,434,750.96
TOTAL EXPENDITURES	\$56,550,419.08	\$54,535,830.32

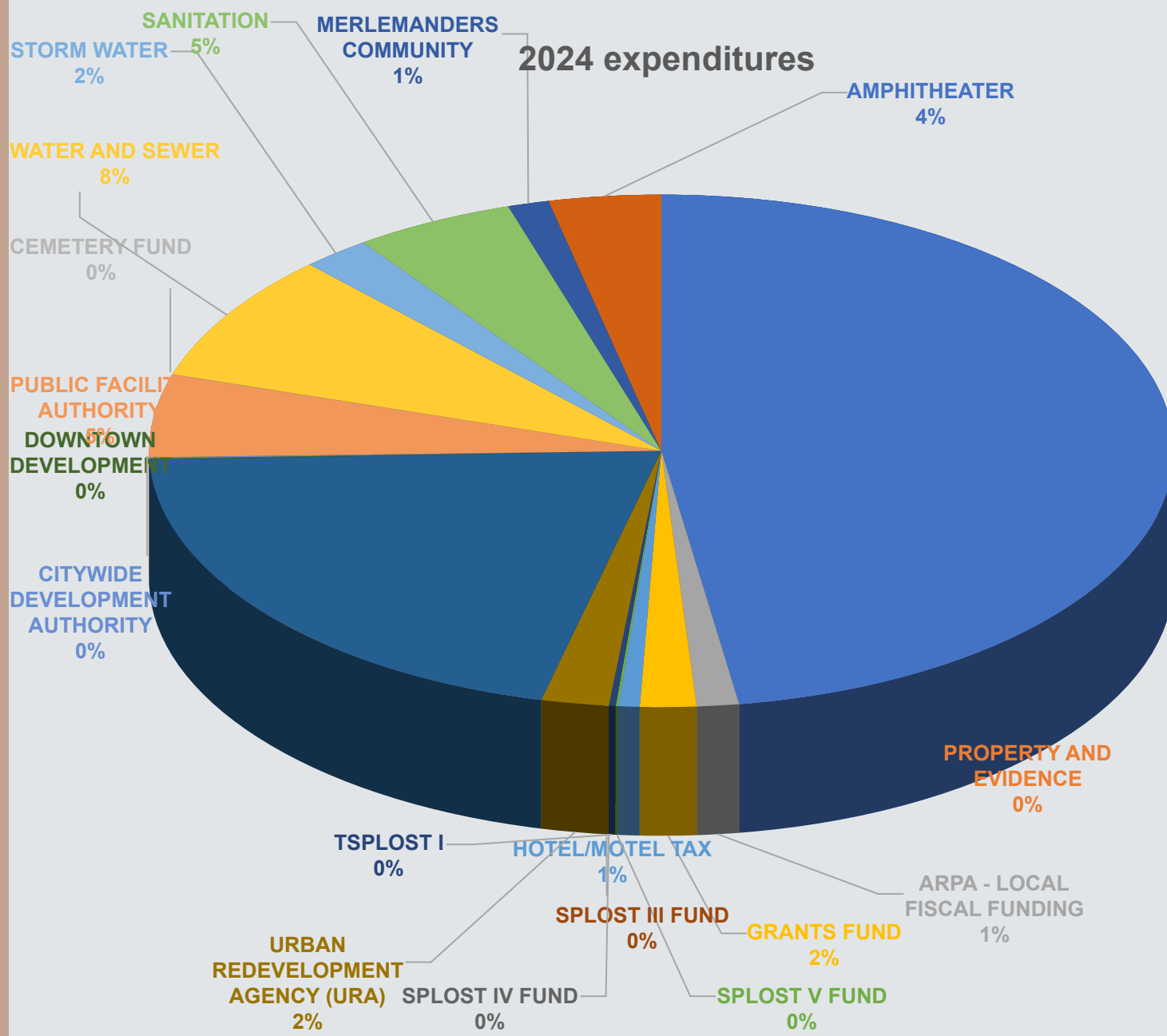
STATEMENT OF
REVENUES FOR
ALL FUNDS
IN A
PIE CHART

AS OF
DECEMBER 31,
2024
UNAUDITED



STATEMENT OF
EXPENDITURES
FOR
ALL FUNDS
IN A PIE CHART

AS OF
DECEMBER 31,
2024
UNAUDITED



**FINANCIAL
REVIEW YTD
AS OF
DECEMBER
31, 2024
UNAUDITED**

General Fund and Other Funds Financial Highlight

The City of Stockbridge General fund concluded its 2024 fiscal year as of December 31, 2024, operations with **\$2,852,789.18** net cash flow. As of December 31, the General Fund had generated **\$30,638,254.44** in revenues which is **6%** above estimated budgeted revenues with **\$28,789,465.26** in General Fund expenditures. Final expenditures with all year end adjustments included, will reduce the net gains stated above.

General Fund revenues were estimated to bring in **\$26,560,305.92** but collected **\$30,368,270.72** with **\$4,807,964.80** above the estimated budget amount.

On the other hand, **\$26,903,639.87** was budgeted for expenditures, but **\$28,785,465.26** was spent, that meant **\$1,881,825.39** was spent above the budgeted amount, representing **7%** of the total budgeted General Fund expenditures.

Budget amendment will be needed before the annual audit to make sure that unbudgeted spending is addressed. Unbudgeted transfers from General Fund to other Funds will not take place until means of repayments have been established.

Unbudgeted spending and transfers from General Fund to other Funds reduce unassigned Fund balance that is critical in unforeseen times of revenue shortfalls and during emergency period to sustain operations.

**FINANCIAL
REVIEW YTD
AS OF
DECEMBER
31, 2024
UNAUDITED**

General Fund and Other Funds Financial Highlight

The City of Stockbridge Amphitheater at the Bridge, had budgeted to raise **\$2,000,000 in fiscal year 2024. Instead, \$2,500,000** was raised, representing 25% above the estimated budget.

\$2,000,000 was budgeted for corresponding expenses, but instead, **\$6,434,750.96** was spent by the end of the fiscal year. **\$3,934,750.96** was spend above the budgeted amount representing **197%** spending above the allocated budget. All the unbudgeted spending was transferred from the General Fund to make up for the unbudgeted spending in the Amphitheater Enterprise Fund.

General Fund over spent **\$1,881,825.39** above the budgeted amount and **\$3,934,750.96** unbudgeted transferred to Amptheater, making it a total of **\$5,816,576.35** that was spent but not budgeted.

GENERAL
FINANCIAL
REVIEW YTD
AS OF
DECEMBER
31, 2024

General Overview

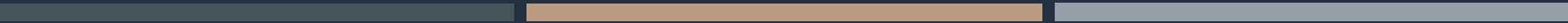
Hotel/Motel underestimated the revenue projection to **\$375,000** but collected **\$1,048,131.54**, a sign of tourism growth in the City. Another positive sign of business growth is the **\$588,762.88** impact fees collected against the underestimated budget revenue estimate of **\$2,370.00**.

Water and Sewer was the only one of the three (Water and Sewer, Storm Water and Sanitation) that collected more revenues than estimated. However, all the three spent way below budget projections.

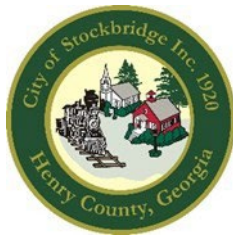
Merle Manders brought in much less revenues as projected. Budgeted to bring in **\$739,157.18**, was able to collect **\$148,074.50**, representing **20%** of the budgeted amount. On the expenditures side, **\$732,124.14** was budgeted but only **\$543,182.08** was spent, which is **74%** of the budgeted amount.

Citywide Projects under SPLOST and TSPLOST funding ought to be monitored as they are not included in the original budget as was the case in 2024 fiscal year. Adjustments will be implemented to avoid unbudgeted spending going forward. Besides that, all is in place including the upcoming SPLOST V1.

The City is in good financial status to meet all its obligations and plan for growth in all aspects in line with short- and long-term goals and Governing Body's priorities. Financial Policies and Procedures adopted by the Governing Body, will be critical in addressing the fiscal health of the City.



THANKS



City of Stockbridge

AGENDA ITEM

MEETING DATE

APRIL 14, 2025

FUNDING SOURCE

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

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

REZONING CASE #RZ-2025-02. Consideration of a request by the City of Stockbridge to rezone the property at 4482 North Henry Boulevard from SR and DTV to PUD-Master Plan and DTV to allow for a mixed-residential development with 67 total units (25 SF detached + 42 townhomes), at a density of 4.34 units per acre. No Comprehensive Plan Amendment is needed. The City of Stockbridge owns this property and would be selecting a developer.

BACKGROUND INFORMATION:

Staff Recommendation—Approval, With Conditions. Planning Commission Recommendation on March 20, 2025—Approval, with Staff's conditions.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

REZONING CASE #RZ-2025-02.

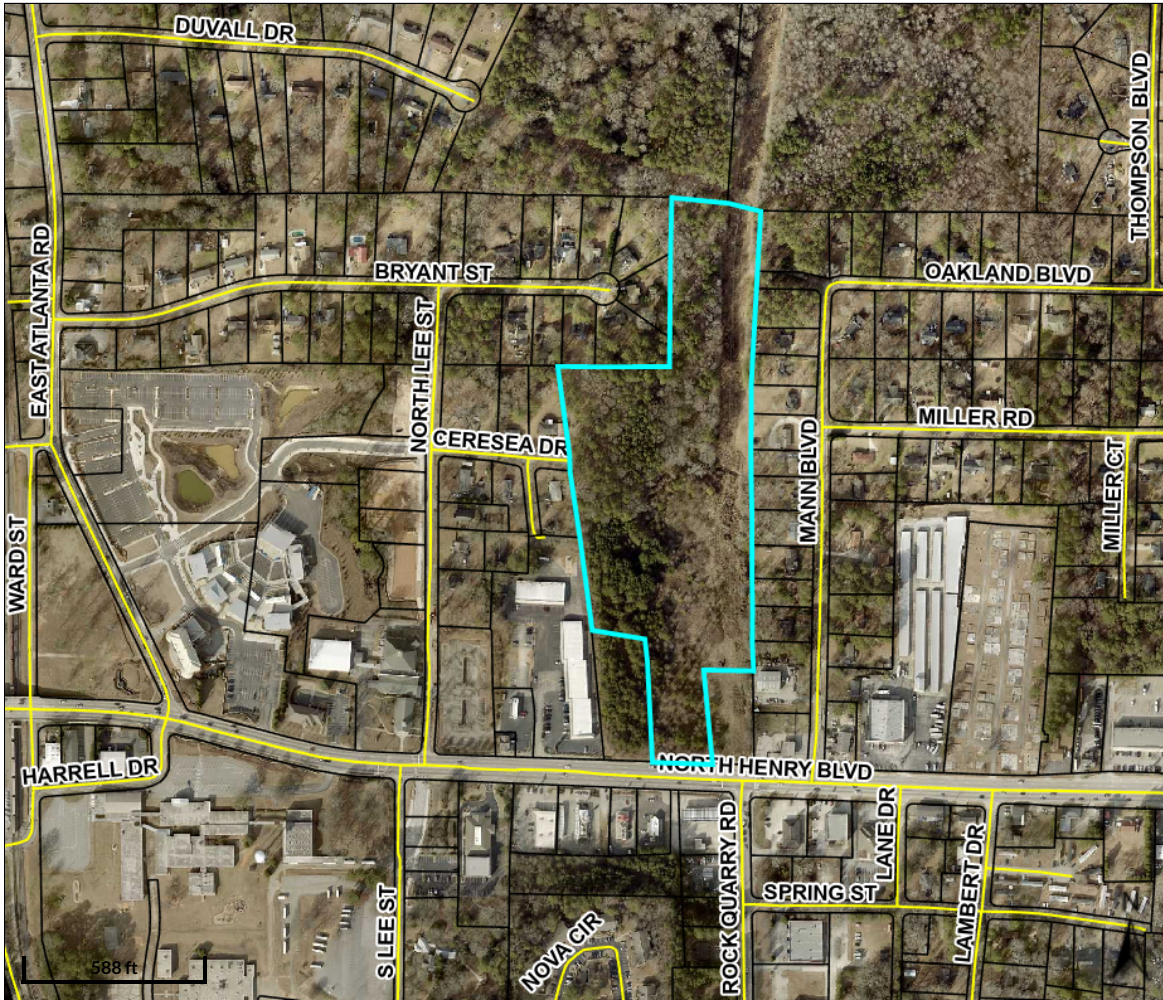
BACKGROUND INFORMATION:

STAFF RECOMMENDATION: APPROVAL, WITH CONDITIONS.

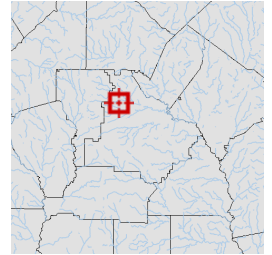
Staff Signature_____



Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S26-01014000	Class	Exempt	Owner	THE CITY OF	Land	\$902,700				
Property	4482 NORTH	Acreage	16.12	Address	STOCKBRIDGE	Value:					
Address	HENRY BLVD				4640 NORTH	Building	\$0	Last 2 Sales			
District	City/Stockbridge				HENRY BLVD	Value:		Date	Price	Reason	Qual
					STOCKBRIDGE, GA	Misc	\$0	12/17/2015	\$1,870,000	VH	U
					30281	Value:		12/30/2013	\$0	VH	U
						Total	\$902,700				
						Value:					

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

Date created: 2/5/2025

Last Data Uploaded: 2/5/2025 1:12:15 AM

Developed by SCHNEIDER
GEOSPATIAL



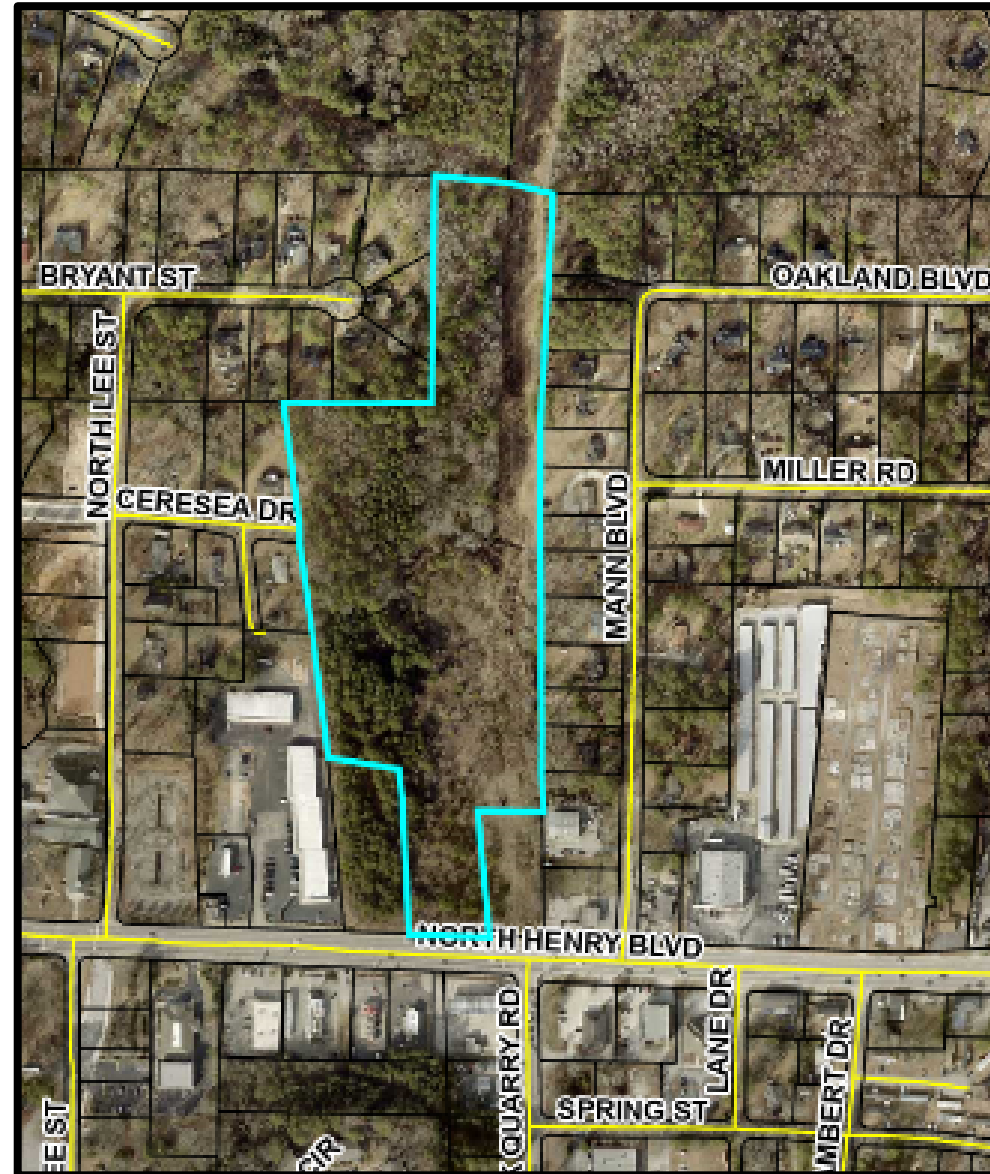
**POWERPOINT PRESENTATION
FOR REZONING CASE #RZ-2025-02
AT 4482 NORTH HENRY BOULEVARD**

CITY OF STOCKBRIDGE

**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION**

**PLANNING COMMISSION MEETING—MARCH 20, 2025
CITY COUNCIL MEETING—APRIL 14, 2025**

AERIAL PHOTO OF THE PROPERTY AT 4482 NORTH HENRY BOULEVARD



FACTS ABOUT THE SUBJECT PROPERTY

Property Owner: The City of Stockbridge.

Parcel Number: S26-01014000.

Property Size: 15.43 +/- Acres.

Bordering Roads: North Henry Boulevard to the south and Ceresea Drive to the west.

Bordering Parcels: Two small parcels to the southwest and southeast. They are owned by the City of Stockbridge, who may develop them for commercial uses, but they are not part of this rezoning request.

~ Parcel #S26-01015000 to the southwest, with 1.36 +/- acres.

~ Parcel #S26-01013000 to the southeast, with 0.81 +/- acres.

Current Zoning:

~ **Base Zoning**—SR (Suburban Residential).

~ **Overlay District**—DTV (Downtown Village Overlay District).

Future Land Use Designation: Downtown District.

PURPOSE OF THE REZONING REQUEST

REZONE THE PROPERTY:

From: SR (Suburban Residential District) and DTV (Downtown Village Overlay District)

To: PUD (Planned Unit Development District) Master Plan and DTV (Downtown Village Overlay District)

COMMENTS:

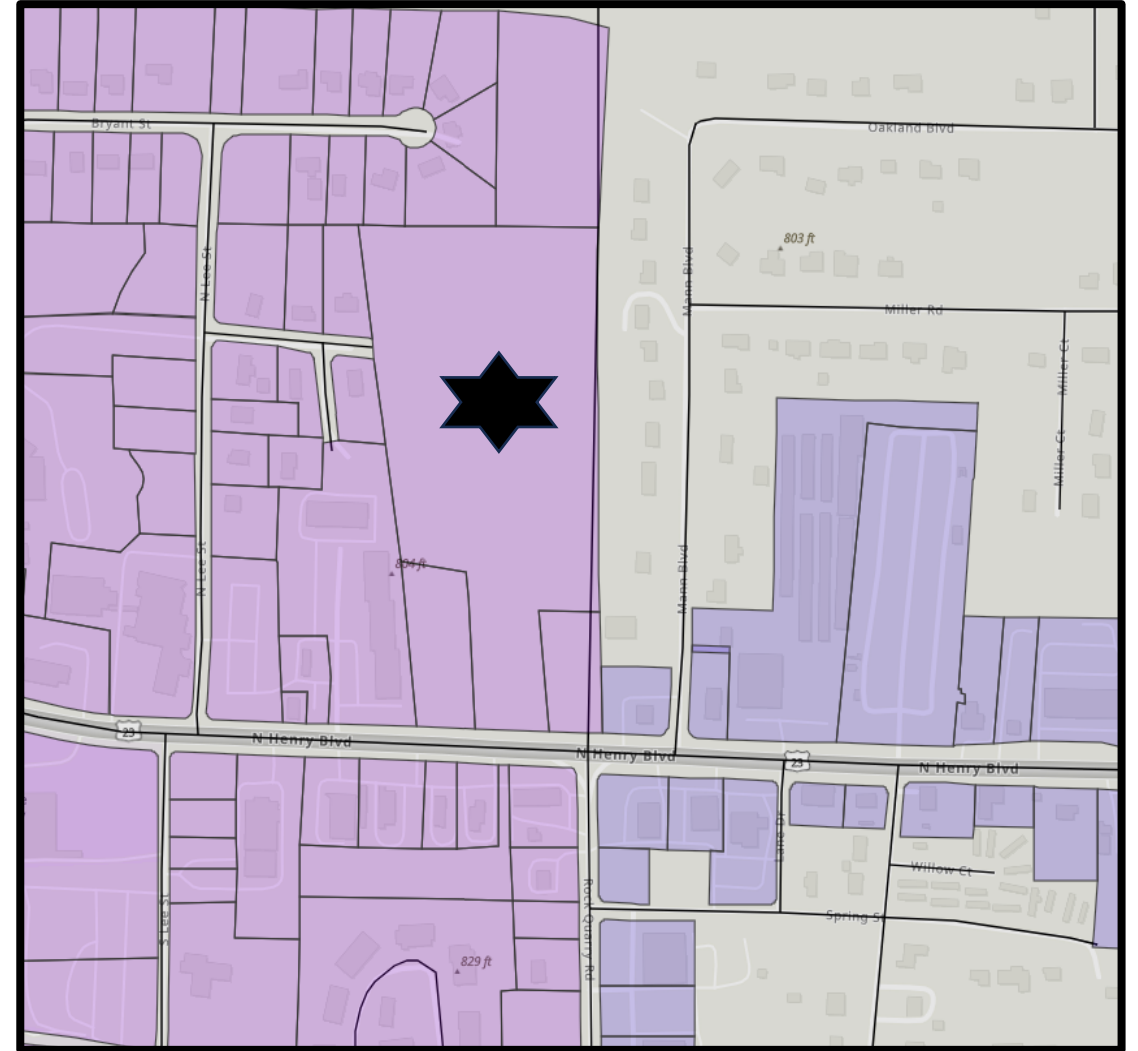
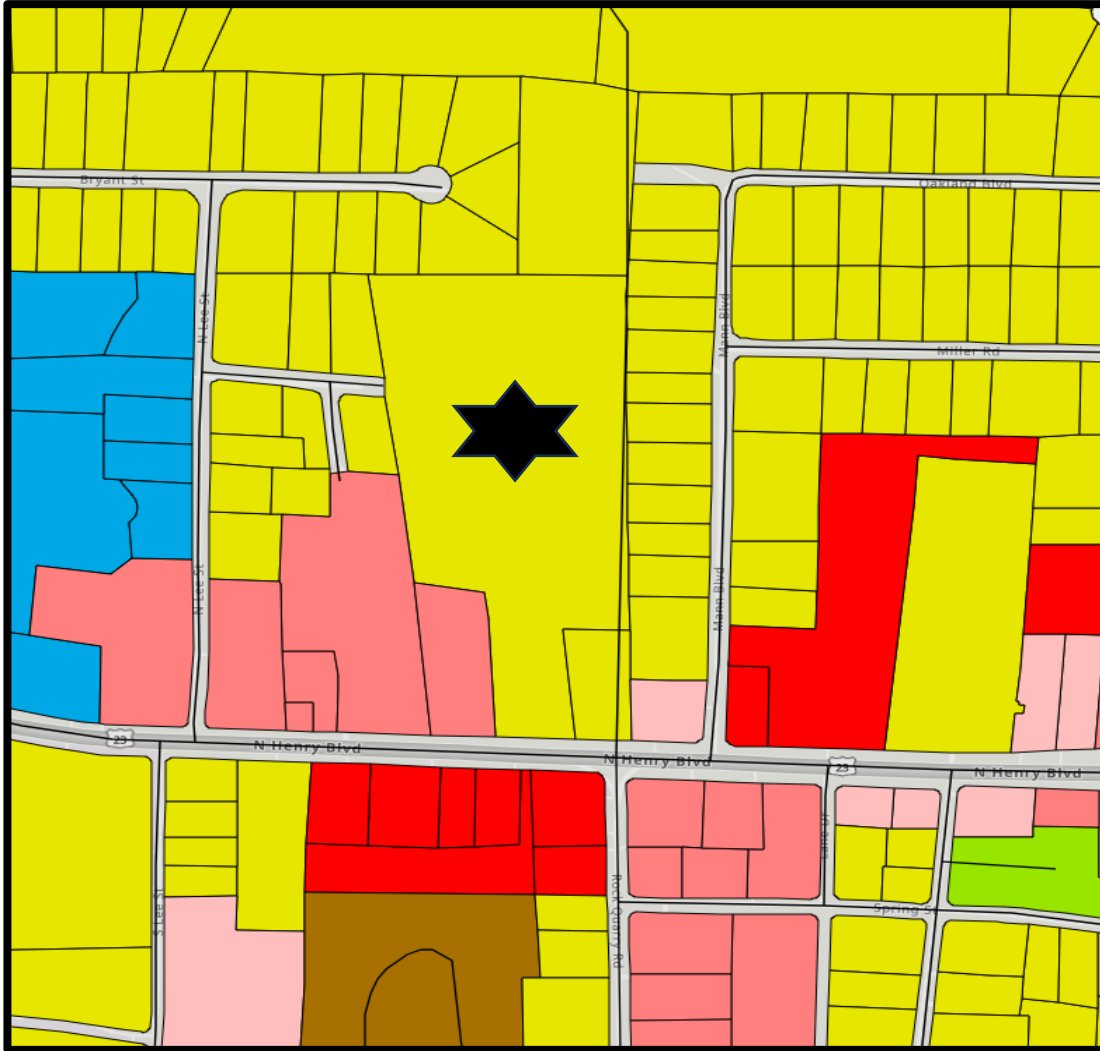
- ~ A rezoning is needed because the SR District does not allow townhomes.
- ~ The PUD District allows, and requires, two types of land uses.
- ~ The DTV District would stay the same.

NOTE: The proposed land uses would be compatible with the property's future land use designation of Downtown District, so no change is needed.

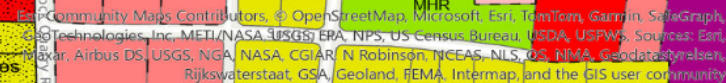
ZONING MAPS OF THE PROPERTY

Base Zoning—Suburban Residential (Yellow)

Overlay District—Downtown Village (Lilac)

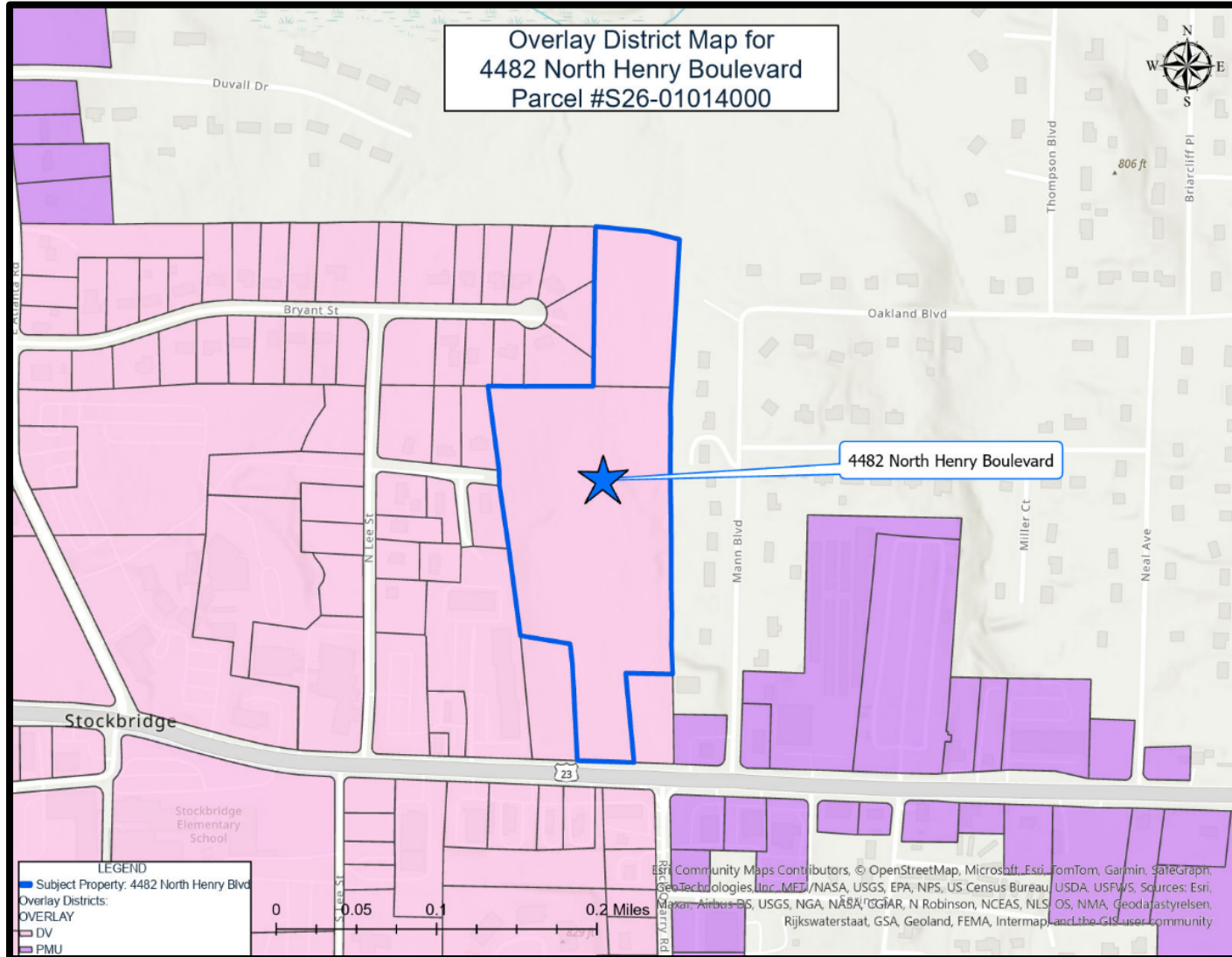


**Base Zoning—Suburban Residential (Yellow)
Overlay District—Downtown Village (Shaded))**

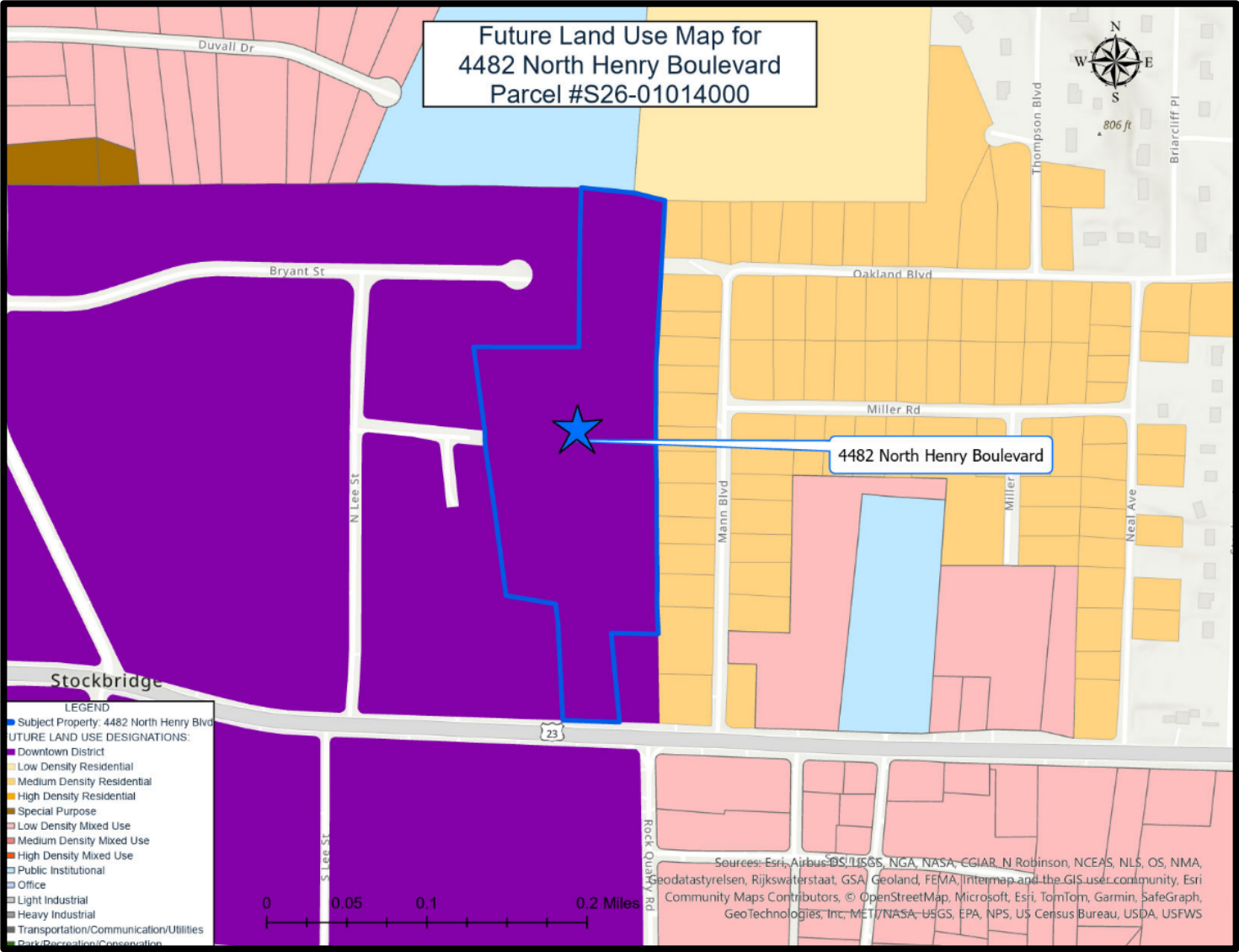


OVERLAY DISTRICT MAP OF THE PROPERTY

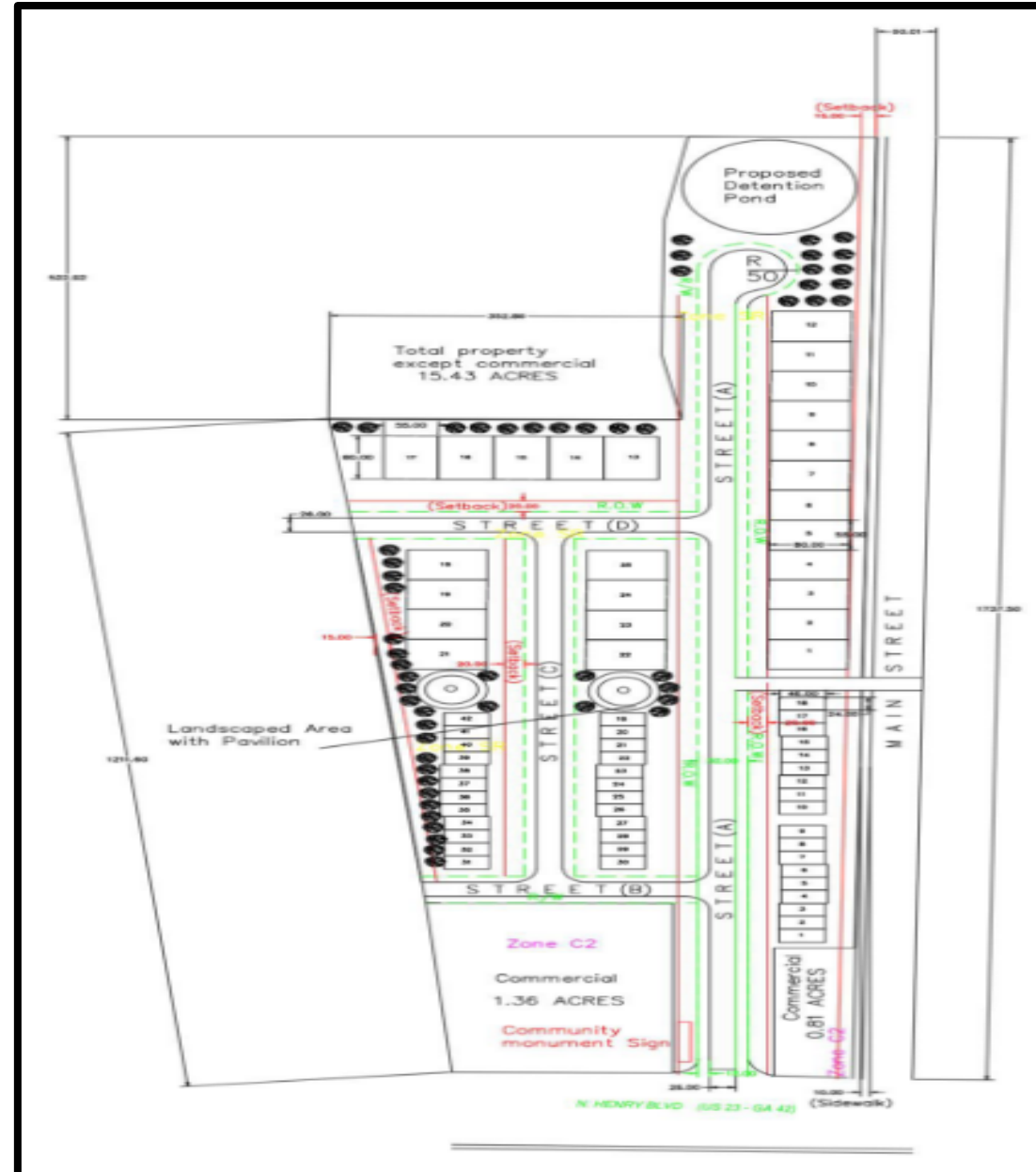
Overlay District—Downtown Village



FUTURE LAND USE MAP



PROPOSED SITE PLAN (MASTER PLAN)



DESCRIPTION OF THE PROPOSED DEVELOPMENT

Type of Development—Mixed Residential.

Density—67 total units on 15.43 acres, for a density of 4.34 units per acre.

Components—42 townhome units in the front of the property and 25 single-family detached dwellings at the rear.

Roads and Streets:

~ Property Accesses--Main entrance from North Henry Boulevard; secondary access as an extension of Ceresea Drive.

~ Internal Streets—Four, including the Ceresea Drive extension and a cul-de-sac.

Monument Sign—To be located on the west side of the entrance at North Henry Boulevard.

Amenities—Two landscaped areas with pavilions.

Lot Dimensions:

~ Single-Family Lots: 55 Feet Wide by 80 Feet Deep.

~ Townhome Lots: 24 Feet Wide by 46 Feet Deep.

Proposed Front Yard Setbacks—20 feet or more. (Note: PUD zoning does not have any specific setback requirements).

Next Step—City would select a developer to determine the project details.

REVIEW OF APPLICABLE ZONING REGULATIONS

PURPOSE OF RZ-2025-02—Rezone the property from SR and DTV to PUD and DTV.

PUD DISTRICT REGULATIONS (Sections 2.4.13 & 2.4.14 of the UDC):

- ~ Intent is to provide for balanced neighborhoods.
- ~ Property must have at least three (3) acres.
- ~ Project must have two or more different uses or two types of housing.
- ~ Requires a master plan (site plan).

DTV DISTRICT REGULATIONS (Section 2.53 of the UDC):

Purposes/intents are to:

- ~ Recognize/affirm the function of the traditional downtown area as the central focus of commercial, artisan, and civic activities.
- ~ Allow the existing downtown to flourish/intensify/expand.
- ~ Provide a retail/service/artisan/civic center for the City.

DETAILS OF THE D.T.V. OVERLAY DISTRICT REGULATIONS

Per Section 2.5.3 of UDC, the DTV regulations shall take precedence over the regulations of all other zoning districts, including the base zoning districts and any other overlay districts.

- ~ Single-family residences & multi-family residential buildings are regarded as “special uses.”**
- ~ Per Section 2.5.3(H), multi-family residential buildings (but not single-family residences) have extensive architectural design requirements. Among them are the following:**

ARCHITECTURAL DESIGN REQUIREMENTS IN THE D.T.V. OVERLAY DISTRICT (Slide #1)

Exterior facades shall be proportionate with the building and compatible with surrounding traditional buildings.

- **The scale of new construction** . . . shall be compatible with surrounding traditional buildings.
- **Exterior surfaces**, except for windows and doors, shall be faced on three (3) sides with one hundred percent (100%) brick, and the front side shall be faced with fifty percent (50%) brick, stone or stucco. . . “
- **The colors** . . . shall be harmonious with surrounding development . . .
- **All trash handling** . . shall be completely enclosed and screened . . .
- **An eight-foot-wide sidewalk** shall be located within the front yard that includes a six-foot-wide sodded landscape buffer between the street and the sidewalk . . .
- **Historic style street lamps** . . . shall be installed . . .
- **Front Yard Setback.** Minimum of fourteen (14) feet from the curb and may be increased to twenty (20) feet . . .

ARCHITECTURAL DESIGN REQUIREMENTS IN THE D.T.V. OVERLAY DISTRICT (Slide #2)

- **Side Yard Setback (each side).** Zero (0) feet if attached to or abuts an adjacent building. A minimum of ten (10) feet if the side of building is not attached to or does not abut an adjacent building and a maximum of twenty (20) feet.
- **Rear Yard Setback.** Minimum of twenty-five (25) feet. . .
- **Maximum building height:** Four (4) stories or fifty-five (55) feet . . .
- **Off-street parking facilities** shall provide an eight-foot-wide buffer between the facility and streets, islands eight (8) feet in width separating isles of parking, and separations four (4) feet in width every twelve (12) spaces.
- **Utilities** shall be located underground.

ANALYSIS OF THE REZONING REQUEST (Slide #1)

Per Section 9.2.1 of the Stockbridge UDC, nine (9) factors were considered.

1. Consistency with the City's Comprehensive Plan:

- a. Proposed project would provide additional housing for the City.
- b. Project would be compatible with the property's "future land use designation" of DT (Downtown District) by maintaining/enhancing/expanding the downtown area, thus, no Comprehensive Plan Amendment is needed.
- c. Property is near Downtown Stockbridge and could help to extend it with compatible uses, which is an intent of the DTV Overlay District.
- d. Project would be an infill development.

2. Relation of the rezoning to the purposes of the UDC:

- a. Rezoning of the property is necessary because the proposed townhomes are not permitted under the property's existing SR (Suburban Residential) zoning district.
- b. Project would act as a transition between adjacent single-family and commercial uses.

ANALYSIS OF THE REZONING REQUEST (Slide #2)

3. Potential positive effects of the proposed development:

- a. Would allow the development of a property which has been vacant for a long time, representing an infill development, which the UDC encourages.
- b. Would allow an extension of the downtown area.
- c. Would allow a transition of land uses.

4. Physical suitability of the site for the proposed development:

- a. Property is relatively flat and has no floodplains.
- b. Need to protect the adjacent Georgia Power Company easement.

5. Impacts on adjacent property owners:

- a. Relatively small development.
- b. More than half of project would be single-family detached residences.
- c. Traffic would use either North Henry Boulevard or would access the traffic light from North Lee Street.

ANALYSIS OF THE REZONING REQUEST (Slide #3)

6. Potential impact on water and sewage system:

- a. Public Works Department would provide water and sewer services to property.
- b. Engineering review is being conducted to assess the sufficiency of water and sewer capacity to serve the proposed development.

7. Impact on traffic volumes and circulation:

- a. City's Fire Marshal has approved the proposed two site accesses (from North Henry Boulevard and an extension of Ceresea Drive).
- b. Left-turning vehicles could use the existing traffic signal at North Henry Boulevard and North Lee Street, via Ceresea Drive.

8. Merits of the proposed rezoning to other guidelines and policies—None have been determined at this time.

ANALYSIS OF THE REZONING REQUEST (Slide #4)

9. Ability of the property to be developed under its existing SR zoning:

- a. This could happen, but it may not be likely due to the presence of the adjacent commercial uses.
- b. Proposed development would still add more single-family residences, while providing townhomes as a transitional use between them and the adjacent commercial uses.

RECOMMENDATIONS (Slide #1)

Based on the findings in the Analysis, the Planning & Zoning Staff recommends that the request to rezone the property at 4482 North Henry Boulevard from SR and DTV to PUD and DTV be approved, with the following suggested conditions:

1. Conceptual Site Plan—The conceptual site plan shall serve as the Master Plan for the proposed development (in terms of the numbers and types of residential units to be built, the site accesses, and the overall design of the project), thereby fulfilling the requirement for PUD zoning of the property.
2. LDP Site Plan—A more detailed site plan shall be developed once the City secures a developer for the project, and it shall be prepared in accordance with the requirements of the Downtown Village Overlay District to aid in stimulating and preserving Downtown Stockbridge, as follows:
 - a. Project Size—A maximum of 70 residential units shall be constructed, which would represent a density of 4.54 units per acre.
 - b. Setbacks—The building setbacks shall be a minimum of 14 feet from the curb for front yards; a minimum of 10 feet on the sides for single-family detached homes and end units of townhomes or other attached residences; and a minimum of 25 feet for the rears.

RECOMMENDATIONS (Slide #2)

- c. Amenities—The developer shall consider adding dog park, a walking trail, a playground, and/or a picnic/barbeque area.
- d. Trash Handling—An enclosed dumpster shall be provided rather than individual trash cans.
- e. Internal Sidewalks—Internal sidewalks shall be located on both sides of streets, and they shall be at least eight feet wide in the front yards of residences, including a six-foot-wide sodded landscape buffer between the street and the sidewalk.
- f. Parking Spaces—A sufficient number of parking spaces shall be provided in relation to the number of bedrooms per residential unit, according to the UDC as well as for common-area guest parking.
- g. Parking Lot Design—Parking lots shall have eight-foot-wide buffers adjacent to streets, eight-foot-wide islands between parking aisles, and four-foot-wide separations for every twelve parking spaces.

RECOMMENDATIONS (Slide #3)

h. Parcel Interconnectivity—Provisions shall be made for pedestrian access to adjacent commercial parcels

3. Architectural Design:

a. Scale—The project scale shall be compatible with the scale of surrounding developments.

b. Maximum Height—The buildings shall not exceed four stories or fifty-five feet.

c. Building Façade Styles and Colors—The building facades shall be compatible in style and color with the facades of surrounding buildings.

d. Building Façade Materials—The building facades shall be faced on three sides with one hundred percent (100%) brick, and the front side shall be faced with fifty percent (50) brick, stone, or stucco.

e. Garages—All residential units which face or can be seen from North Henry Boulevard shall have two-car garages.

f. Lighting—Historic-style street lamps shall be installed on the site.

RECOMMENDATIONS (Slide #4)

4. External Considerations:

- a. Utilities—The developer shall comply with all requirements of the City of Stockbridge's Public Works Department in providing sufficient water and sewer facilities to serve the proposed development, and these facilities shall be located underground.
- b. Site Security—Whether or not the community is gated, flock cameras shall be provided at all site accesses.
- c. Easements – No encroachments or other actions shall disturb the Georgia Power Company easement to the east.
- d. Property Maintenance – An HOA or townhome association shall be established, or a property management company shall be secured, to maintain all common areas of the site.

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 Initiated Rezoning

City of Stockbridge Planning and Zoning Division Rezoning Application

Name of Applicant: CITY OF STOCKBRIDGE Phone: (770) 389-7900 Date: February 3, 2025
Address Applicant: 4640 North Henry Boulevard Fax: _____ Cell #: _____
City: Stockbridge State: GA Zip: 30281 E-mail: _____
Name of Agent: City of Stockbridge Phone: (770) 389-7900 Date: February 3, 2025
Address Agent: 4640 North Henry Boulevard Fax: _____ Cell #: _____
City: Stockbridge State: GA Zip: 30281 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 REZONING OF THE PROPERTY.

Rezoning being requested From SR (Suburban Residential)
and DV (Downtown Village Overlay District) to
POD (Planned Unit Development) and DV
(Downtown Village Overlay District)

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: 4482 North Henry Boulevard
Nearest intersection to the property: North Henry Boulevard and Mann Boulevard
(Street Address)
Size of Tract: 15.43 acre(s), Land Lot Number(s): 61 and 62, District(s): 12
Property Tax Parcel Number(s): 526-01014000

(Required)

Witness' Signature _____

Signature of Applicant _____

Printed Name of Witness _____

Printed Name of Applicant _____

Notary _____

Signature of Agent _____

NOTARY STAMP:

(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.

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at

4482 North Henry Boulevard [address], with Parcel Number S26-01014000, which is the subject of this application.

Name of Property Owner: CITY OF STOCKBRIDGE
Property Owner's Address: 4640 North Henry Boulevard
Telephone: (770) 389-7900 E-mail: _____

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

Signature: _____ Date: _____

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

Name(s) of Applicant(s): CITY OF STOCKBRIDGE

Company/law firm (if applicable): City of Stockbridge

Telephone, E-Mail, & Address: (770) 389-7900

4640 North Henry Boulevard, Stockbridge, Georgia 30281

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


MAYOR

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

3/14/2025
Date

Signature of Notary Public

Printed Name of Notary Public

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 _____ Not Applicable 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 3rd day of February, 2025

CITY OF STOCKBRIDGE
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

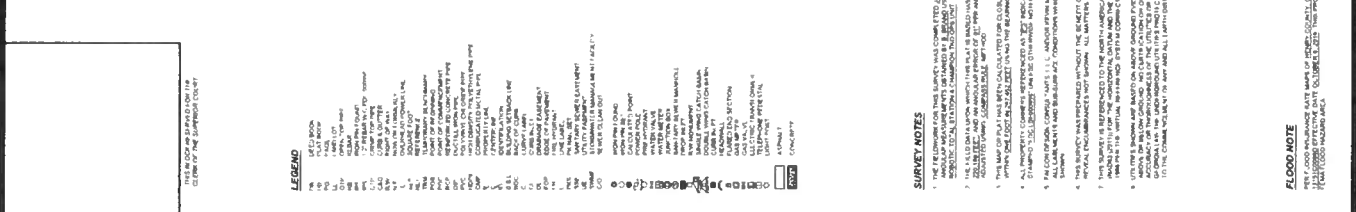
Applicant's Attorney, if applicable - Printed

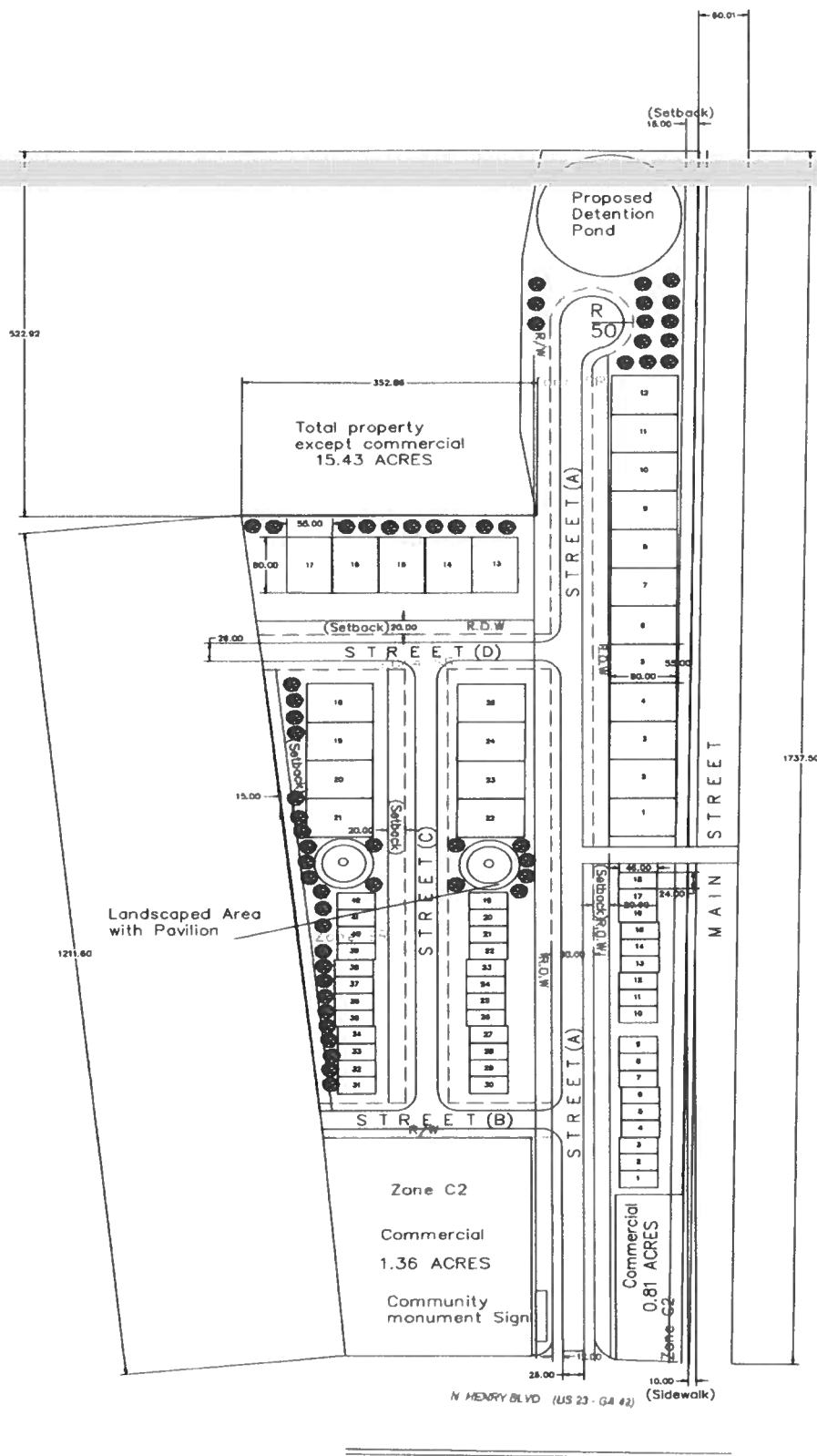
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this _____ day of _____, _____.

Notary Public

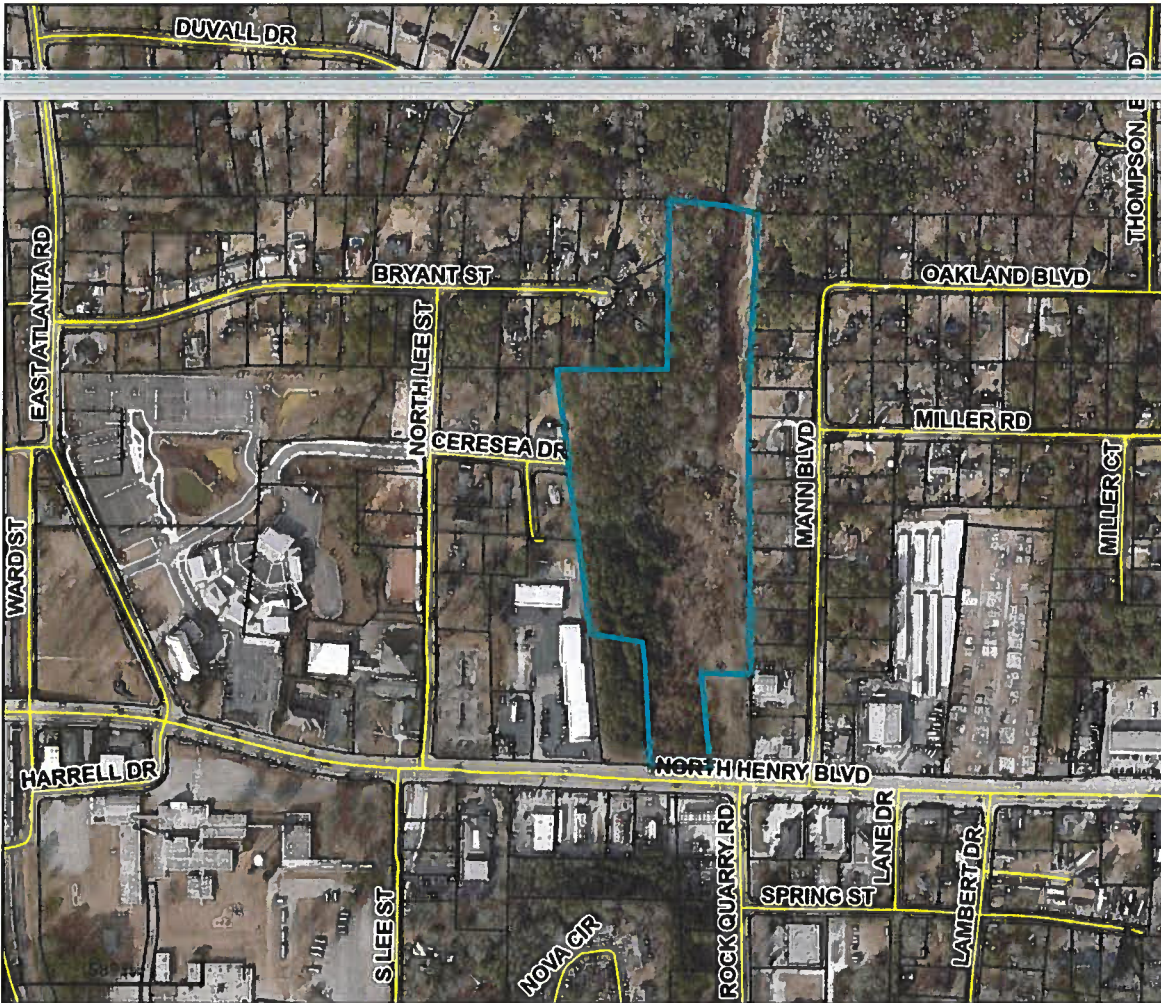
* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.







Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S26-01014000	Class	Exempt	Owner	THE CITY OF	Land	\$902,700				
Property	4482 NORTH	Acreage	16.12	Address	STOCKBRIDGE	Value:					
Address	HENRY BLVD				4640 NORTH	Building	\$0	Last 2 Sales			
District	City/Stockbridge				HENRY BLVD	Value:		Date	Price	Reason	Qual
					STOCKBRIDGE, GA	Misc	\$0	12/17/2015	\$1,870,000	VH	U
					30281	Value:		12/30/2013	\$0	VH	U
						Total	\$902,700				
						Value:					

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

Date created: 2/5/2025

Last Data Uploaded: 2/5/2025 1:12:15 AM

Developed by  **SCHNEIDER**
GEOSPATIAL



TO: City of Stockbridge Mayor and City Council
City of Stockbridge Planning Commission

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

CC: Ryan Anderson, Community Development Director

DATE: March 20, 2025 and April 14, 2025

SUBJECT: Staff Report for Rezoning Case #RZ-2025-02 for 4482 North Henry Boulevard (Property is in Council District 4)

I. PURPOSE

The purpose of Rezoning Case #RZ-2025-02 is to consider rezoning the subject property at 4482 North Henry Boulevard from 'SR' (Suburban Residential) and 'DTV' (Downtown Village Overlay District) to 'PUD' (Planned Unit Development) Master Plan and 'DTV' (Downtown Village Overlay District) to allow for the construction of a mixed residential development. The property is owned by the City of Stockbridge, who is also the applicant. The rezoning would change only the base zoning district of the property, not its overlay district. No Comprehensive Plan Amendment application is needed because the proposed land uses (single-family detached homes and townhomes) would be compatible with the property's future land use designation of Downtown District.

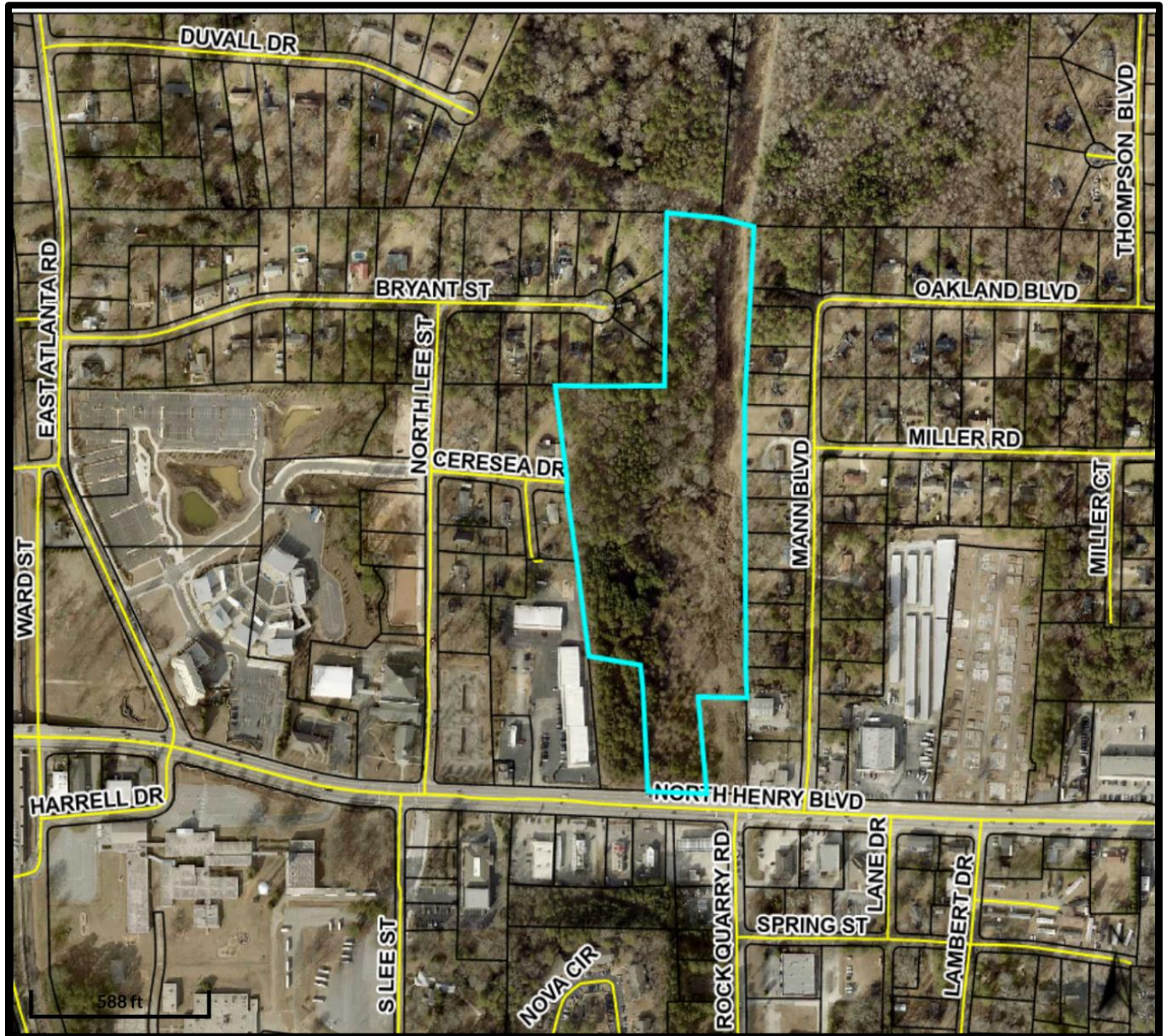
An aerial photo of the subject property and several maps appear after the Case Facts Table below.

II. CASE FACTS TABLE

DESCRIPTIVE FACTOR	FINDINGS
Proposed Development:	Mixed Residential development with 67 total units, including 25 single-family detached units and 42 townhome units.
Parcel Identification:	S26-01014000.
Parcel Acreage:	15.43 +/- acres.
Land District and Land Lot:	Land Lots 61 & 62 of District 12.
Applicant:	City of Stockbridge.
Owner:	City of Stockbridge.
Current City Zoning:	SR (Suburban Residential) and DTV (Downtown Village

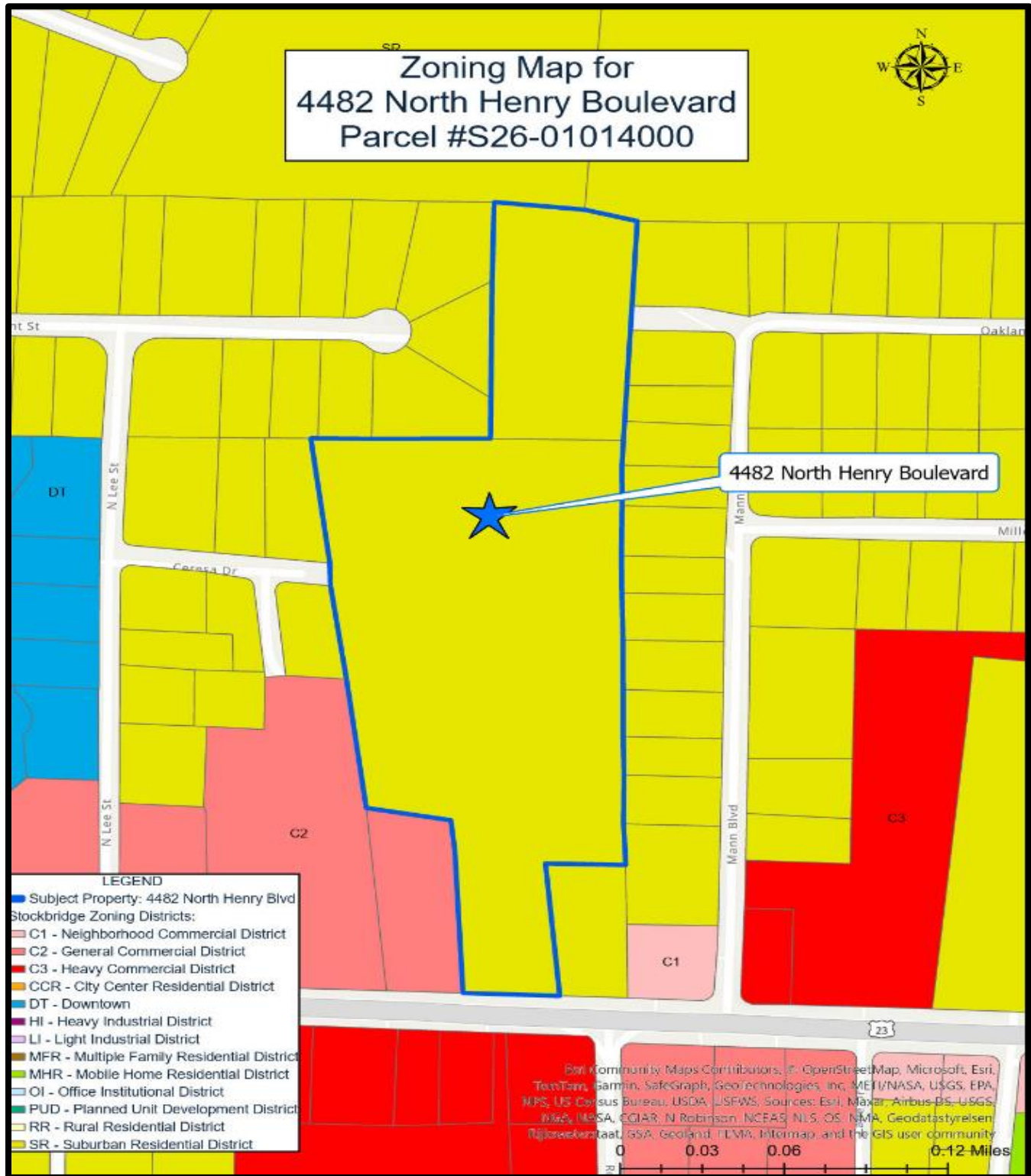
	Overlay District).
Surrounding Zoning:	• <u>North</u>—SR (Suburban Residential). • <u>East</u>—SR (Suburban Residential). • <u>South</u>—C3 (Heavy Commercial). • <u>West</u>—C2 (General Commercial).
Future Land Use Designation:	Downtown District.
Current Use:	Vacant land.
Surrounding Land Uses:	• <u>North</u>—Spanish Village Subdivision. • <u>East-Pinehurst</u> Subdivision. • South and Southeast—Various commercial uses. • <u>West</u>—The Bridge Shopping Center.
Property Location:	4482 North Henry Boulevard, at the end of Ceresea Drive to the west, near Mann Boulevard to the east, and across from the end of Rock Quarry Road to the south.
Property Conditions:	Fairly level and wooded. A Georgia Power Company easement apparently borders the property to the east.

AERIAL PHOTO OF THE SUBJECT PROPERTY



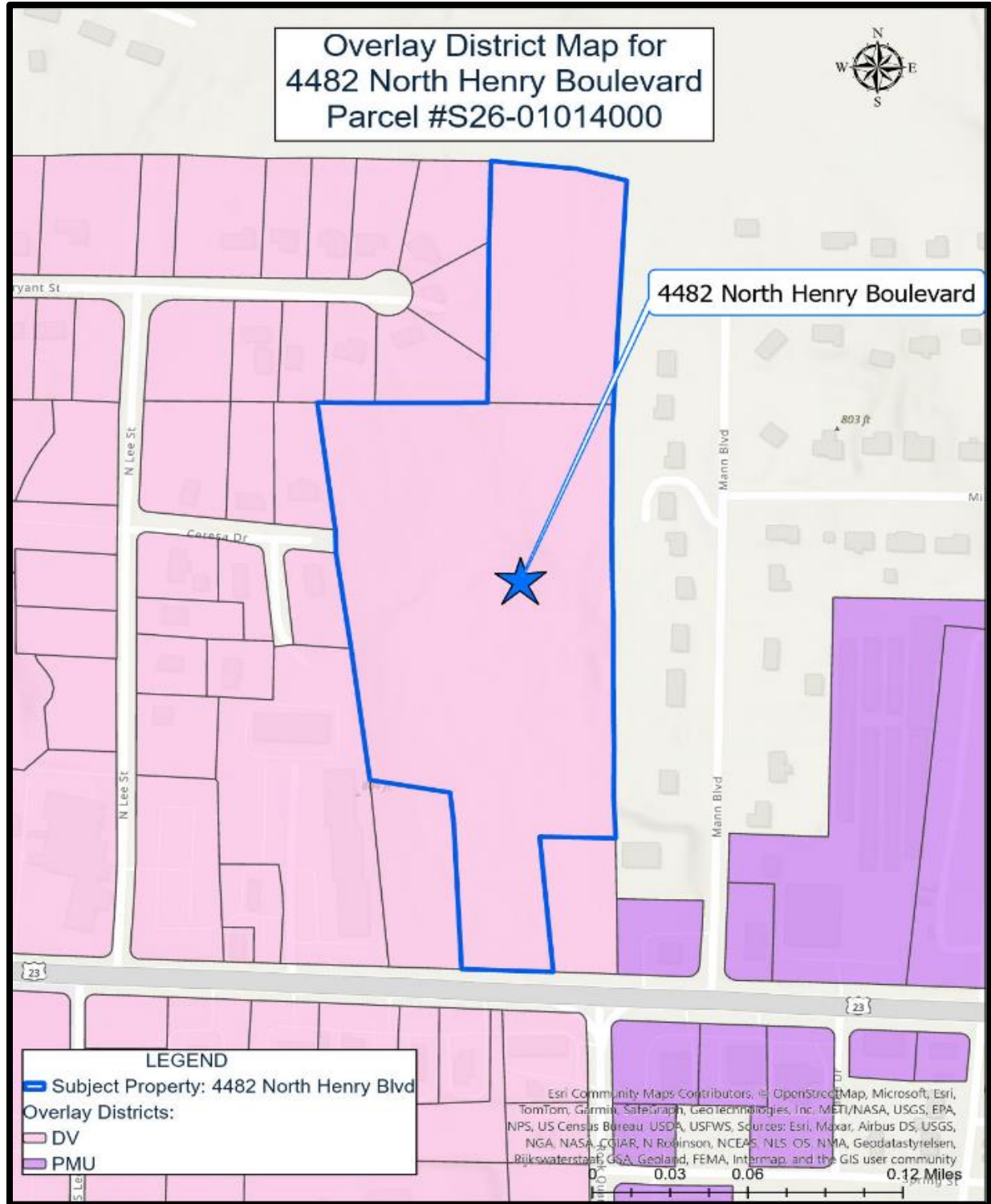
BASE ZONING MAP FOR 4482 NORTH HENRY BOULEVARD

The subject property has a base zoning of 'SR' (Suburban Residential).



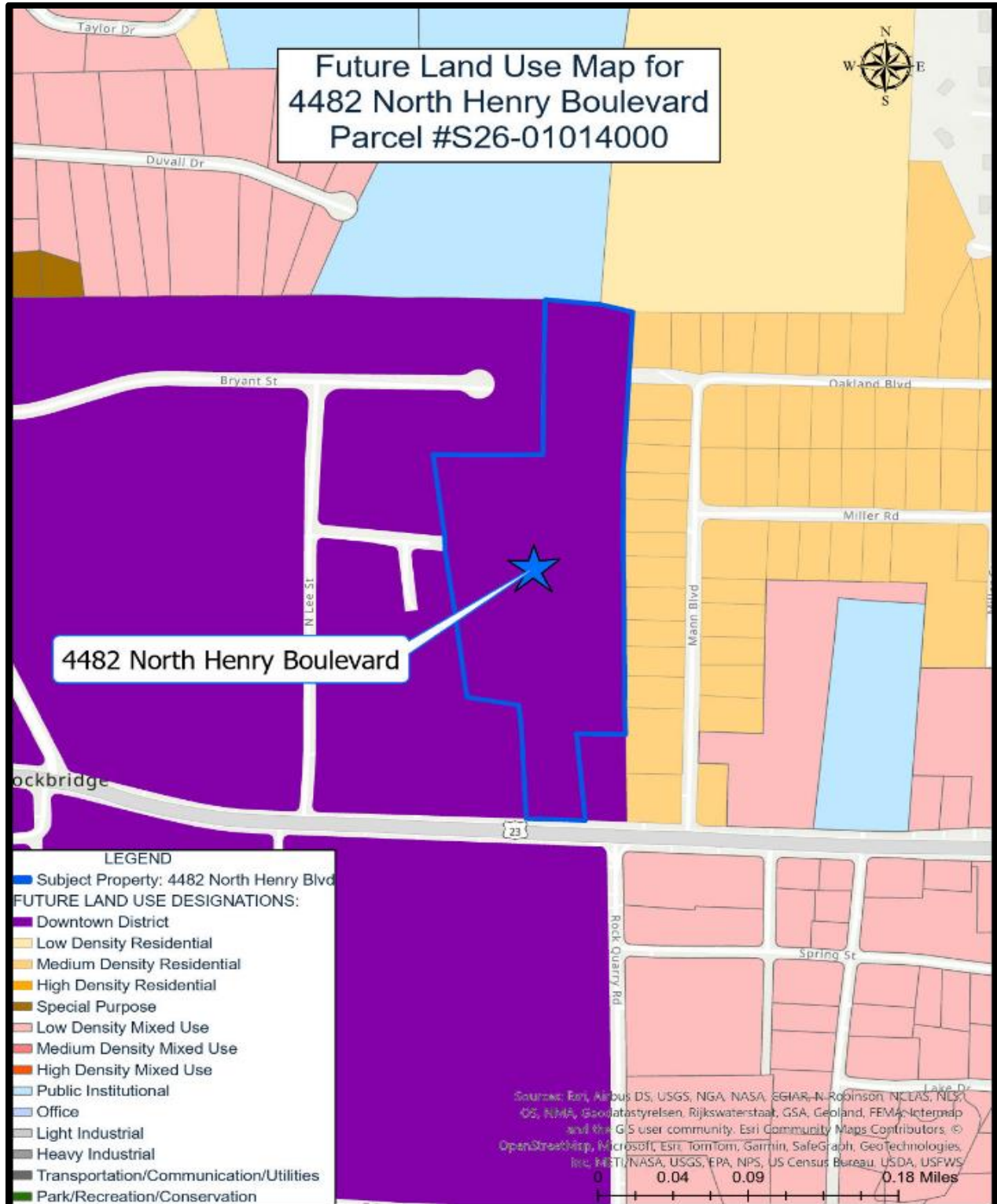
OVERLAY DISTRICT MAP FOR 4482 NORTH HENRY BOULEVARD

The subject property is located in the Downtown Village Overlay District, which is shown in the pink color.



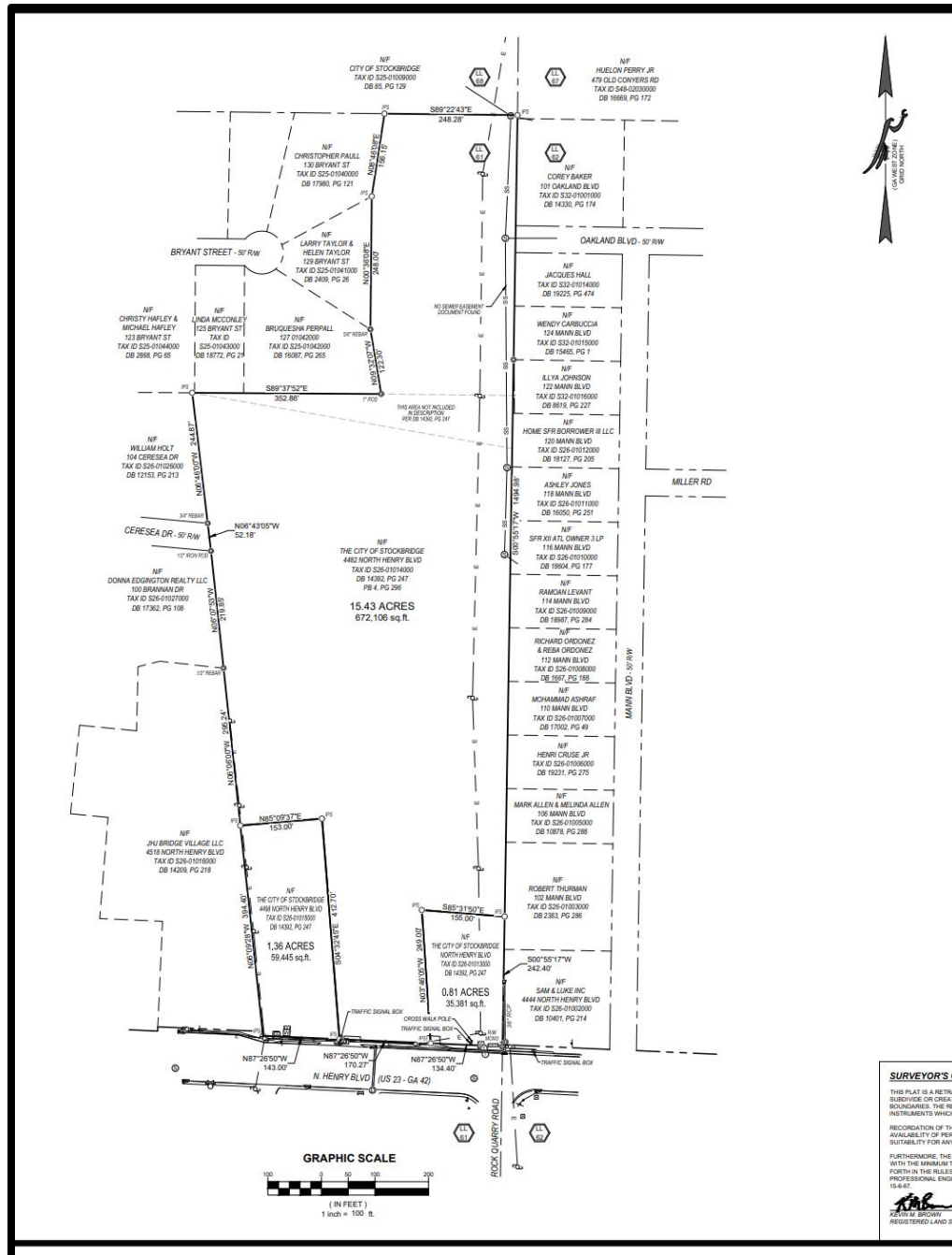
FUTURE LAND USE MAP FOR 4482 NORTH HENRY BOULEVARD

The subject property's "future land use designation" is Downtown District.



BOUNDARY SURVEY

The boundary survey, entitled “Boundary Survey: 4482-4498 North Henry Boulevard”, was prepared by Falcon Design Consultants on 01-17-24.



PROPOSED DEVELOPMENT

The City of Stockbridge owns the property at 4482 North Henry Boulevard, and it wishes to build a mixed residential development on the property. This would consist of 67 total units on 15.43 +/- acres, for a density of 4.34 units per acre. The submitted conceptual site plan shows that the main entrance would be off North Henry Boulevard, and the secondary access would be an extension of Ceresea Drive on the west side of the property.

Internally, a monument sign would be located at the main entrance. Four internal streets would be provided, including the Ceresea Drive extension and a cul-de-sac. The development would include 42 townhomes in front of the site and 25 single-family detached dwellings at the rear. The amenities would consist of two landscaped areas with pavilions. The single-family detached lots would be 55 feet wide by 80 feet deep, while the townhome lots would be 24 feet wide by 46 feet deep. The front yard setbacks would be 20 feet or more. A detention pond would be located at the rear of the property.

Once the City selects a developer for the property, more details about the proposed development would become known.

The City of Stockbridge also owns two small adjoining parcels. To the southwest is Parcel #S26-01015000 at 4498 North Henry Boulevard, which contains 1.36 +/- acres, while to the southeast is Parcel #S26-01013000 with 0.81 +/- acres. Both parcels are zoned 'C-2' (General Commercial), and the city may develop them for commercial uses.

IV. REVIEW OF APPLICABLE ZONING REGULATIONS

The purposed of Rezoning Case #RZ-2025-02 is to rezone the subject property at 4482 North Henry Boulevard from 'SR' (Suburban Residential) and 'DV' (Downtown Village Overlay District) to 'PUD' (Planned Unit Development) and 'DV' (Downtown Village Overlay District). A review of the PUD and DV zoning district regulations is presented below.

A. Overview of PUD District Regulations. Sections 2.4.13 and 2.4.14 of the Stockbridge Unified Development Code (UDC) provide regulations for the PUD base zoning district and its required master development plan. One of the intents of the PUD district is to provide for balanced neighborhoods. The property must have at least three acres. Two or more different uses, or two or more types of varied housing options, are required. The requirements for the master development plan are listed.

B. Overview of DTV District Regulations. Section 2.5.3 of the Stockbridge Unified Development Code (UDC) provides the regulations for the DTV (Downtown Village) Overlay District. It states that the purpose and intent of the DTV is as follows:

- BB. Purpose. The purpose and intent of the Downtown Village Overlay District are:
1. To recognize and affirm the function of the existing traditional downtown as the central focus of commercial, artisan, and civic activities within the community.
 2. To allow the existing downtown to flourish, intensify, and expand wherever it may be appropriate, in a manner that is consistent with its traditional character.
 3. To provide a local retail, service, artisan and civic center for the community.

Section 2.5.3 states that the DTV regulations shall take precedence over the regulations of all other zoning districts, including the base zoning districts and any other overlay districts. All uses that are permitted in the Downtown District are also permitted in the DTV District. Single-family residences and multi-family residential buildings are identified as being "special uses." Subsection 2.5.3(H) provides extensive architectural design requirements which pertain to multifamily buildings but not to single-family residences. Among them are the following:

- Exterior facades shall be proportionate with the building and compatible with surrounding traditional buildings.
- The scale of new construction . . . shall be compatible with surrounding traditional buildings.
- Exterior surfaces, except for windows and doors, shall be faced on three (3) sides with one hundred percent (100%) brick, and the front side shall be faced with fifty percent (50%) brick, stone or stucco. . . .
- The colors . . . shall be harmonious with surrounding development . . .
- All trash handling . . . shall be completely enclosed and screened . . .
- An eight-foot-wide sidewalk shall be located within the front yard that includes a six-foot-wide sodded landscape buffer between the street and the sidewalk . . .
- Historic style street lamps . . . shall be installed . . .
- Front Yard Setback. Minimum of fourteen (14) feet from the curb and may be increased to twenty (20) feet . . .
- Side Yard Setback (each side). Zero (0) feet if attached to or abuts an adjacent building. A

minimum of ten (10) feet if the side of building is not attached to or does not abut an adjacent building and a maximum of twenty (20) feet.

- Rear Yard Setback. Minimum of twenty-five (25) feet. . .
- Maximum building height: Four (4) stories or fifty-five (55) feet . . .
- Off-street parking facilities shall provide an eight-foot-wide buffer between the facility and streets, islands eight (8) feet in width separating isles of parking, and separations four (4) feet in width every twelve (12) spaces.
- Utilities shall be located underground.

V. ANALYSIS OF REQUEST

The applicant requests a rezoning under Section 9.2.1 of the City of Stockbridge's Unified Development Code (UDC). Under Section 9.2.1(C), the UDC states that the Planning Commission and the City Council shall consider nine (9) standards in considering any proposal that would result in a change to the text or map of the UDC, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal. An analysis of the compliance of the proposed rezoning with those standards is made below.

STANDARD #1--Consistency with the Comprehensive Plan. The 2024-2028 Five-Year Update to the Stockbridge Comprehensive Plan calls for the development of additional housing in the city, and the proposed mixed-residential development would help to meet that need. The Future Land Use Map shows a future land use designation for the subject property of 'DT' (Downtown District), whose intent is as follows:

The intent of the DT District is to maintain, enhance, and expand the development patterns and mixed use and open space character of Downtown Mainstreet. It is also to encourage compatible infill and redevelopment opportunities.

The proposed land uses would be compatible with the property's future land use designation of Downtown District; thus, no Comprehensive Plan Amendment is needed. In addition, the proximity of the subject property to the downtown Stockbridge area allows it to be developed as an extension of that area with compatible land uses, which is one of the intents of the DTV Overlay District. The property may also be an infill development site since the surrounding properties are mostly developed.

STANDARD #2 -- The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Unified Development Code (UDC). The rezoning of the subject property to the requested 'PUD' (Planned Unit Development) District is necessary because the proposed townhomes are not a permissible use within the property's existing SR (Suburban Residential) zoning district. The proposed mixed residential development would serve to provide some transition of land uses between the existing single-family detached uses to the west and the commercial uses to the south and southwest, especially since the city is also considering the development of the adjacent small parcels, which it owns, for commercial uses. In addition, a carefully planned master plan design should enable the

proposed development to enhance the downtown area and meet the infill development objectives of the city.

STANDARD #3 -- Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community. The subject property has remained vacant for a long time. Its development would represent the fulfillment of an infill development objective of the city, allow the extension of the character of the downtown area, and serve as a transition between purely single-family detached neighborhoods and the higher-intensity commercial uses.

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

The subject property appears to be relatively flat, and no floodplains are located on it. Care needs to be given to not encroaching upon or disturbing the adjacent Georgia Power Company easement which borders the property to the east.

STANDARD #5 --The impacts of the proposed development upon adjacent property owners, should the request be granted. The impacts of the proposed development upon adjacent property owners is not anticipated to be significant since 1) this would be a relatively small development; 2) since more than half of it would consist of single-family detached homes; and 3) since the project traffic would utilize either the main entrance at North Henry Road or the traffic light at North Lee Street to access the secondary entrance at the extension of Cereasa Drive.

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

The City of Stockbridge Public Works Department would provide water and sewer services to the proposed development on the subject property. An engineering review is being conducted to determine whether sufficient water and sewer capacity would exist to serve the proposed development.

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

The submitted master plan indicates that the proposed development would have its main access from North Henry Boulevard and a secondary access via an extension of Cereasa Drive. The City's Fire Marshal has determined that this would be sufficient. Left-turning vehicles from the proposed development would be able to utilize the existing traffic signal on North Henry Boulevard at North Lee Street via Cereasa Drive. And since this would be a small development, no traffic impact study is required.

STANDARD #8 -- The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan.

No other relevant guidelines and policies for development have been identified.

STANDARD #9 -- The ability of the subject land to be developed as it is presently zoned. Although the subject property could be developed exclusively for additional single-family detached homes under its existing SR (Suburban Residential) zoning district, due to the property's location adjacent to various commercial uses, this may not happen. Conversely, the proposed mixed residential development would still allow for the construction of new single-family detached housing, while allowing its townhome component to serve as a transition that use and the adjacent commercial uses.

VI. RECOMMENDATIONS

Based on the findings of the Analysis above, the Planning and Zoning Staff recommends that the request of the applicant (the City of Stockbridge) to rezone the subject property at 4482 North Henry Boulevard from 'SR' (Single-Family Residential) and DTV (Downtown Village Overlay District) to 'PUD' (Planned Unit Development) Master Plan and DTV (Downtown Village Overlay District) be approved, with the following suggested conditions:

1. **Conceptual Site Plan**—The conceptual site plan shall serve as the Master Plan for the proposed development (in terms of the numbers and types of residential units to be built, the site accesses, and the overall design of the project), thereby fulfilling the requirement for PUD zoning of the property.
2. **LDP Site Plan**—A more detailed site plan shall be developed once the City secures a developer for the project, and it shall be prepared in accordance with the requirements of the Downtown Village Overlay District to aid in stimulating and preserving Downtown Stockbridge, as follows:
 - a. **Project Size**—A maximum of 70 residential units shall be constructed, which would represent a density of 4.54 units per acre.
 - b. **Setbacks**—The building setbacks shall be a minimum of 14 feet from the curb for front yards; a minimum of 10 feet on the sides for single-family detached homes and end units of townhomes or other attached residences; and a minimum of 25 feet for the rears.
 - c. **Amenities**—The developer shall consider adding dog park, a walking trail, a playground, and/or a picnic/barbeque area.
 - d. **Trash Handling**—An enclosed dumpster shall be provided rather than individual trash cans.

- e. **Internal Sidewalks**—Internal sidewalks shall be located on both sides of streets, and they shall be at least eight feet wide in the front yards of residences, including a six-foot-wide sodded landscape buffer between the street and the sidewalk.
- f. **Parking Spaces**—A sufficient number of parking spaces shall be provided in relation to the number of bedrooms per residential unit, according to the UDC as well as for common-area guest parking.
- g. **Parking Lot Design**—Parking lots shall have eight-foot-wide buffers adjacent to streets, eight-foot-wide islands between parking aisles, and four-foot-wide separations for every twelve parking spaces.
- h. **Parcel Interconnectivity**—Provisions shall be made for pedestrian access to adjacent commercial parcels.

3. **Architectural Design:**

- a. **Scale**—The project scale shall be compatible with the scale of surrounding developments.
- b. **Maximum Height**—The buildings shall not exceed four stories or fifty-five feet.
- c. **Building Façade Styles and Colors**—The building facades shall be compatible in style and color with the facades of surrounding buildings.
- d. **Building Façade Materials**—The building facades shall be faced on three sides with one hundred percent (100%) brick, and the front side shall be faced with fifty percent (50) brick, stone, or stucco.
- e. **Garages**—All residential units which face or can be seen from North Henry Boulevard shall have two-car garages.
- f. **Lighting**—Historic-style street lamps shall be installed on the site.

4. **External Considerations:**

- a. **Utilities**—The developer shall comply with all requirements of the City of Stockbridge's Public Works Department in providing sufficient water and sewer facilities to serve the proposed development, and these facilities shall be located underground.
- b. **Site Security**—Whether or not the community is gated, flock cameras shall be provided at all site accesses.

- c. **Easements** – No encroachments or other actions shall disturb the Georgia Power Company easement to the east.
- d. **Property Maintenance** – An HOA or townhome association shall be established, or a property management company shall be secured, to maintain all common areas of the site.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND

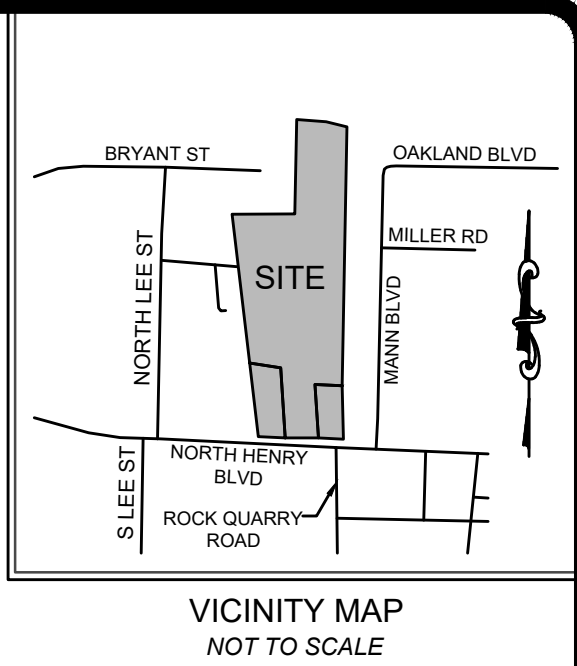
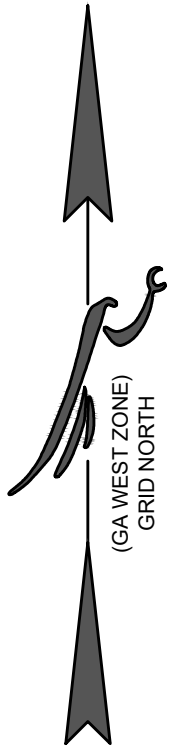
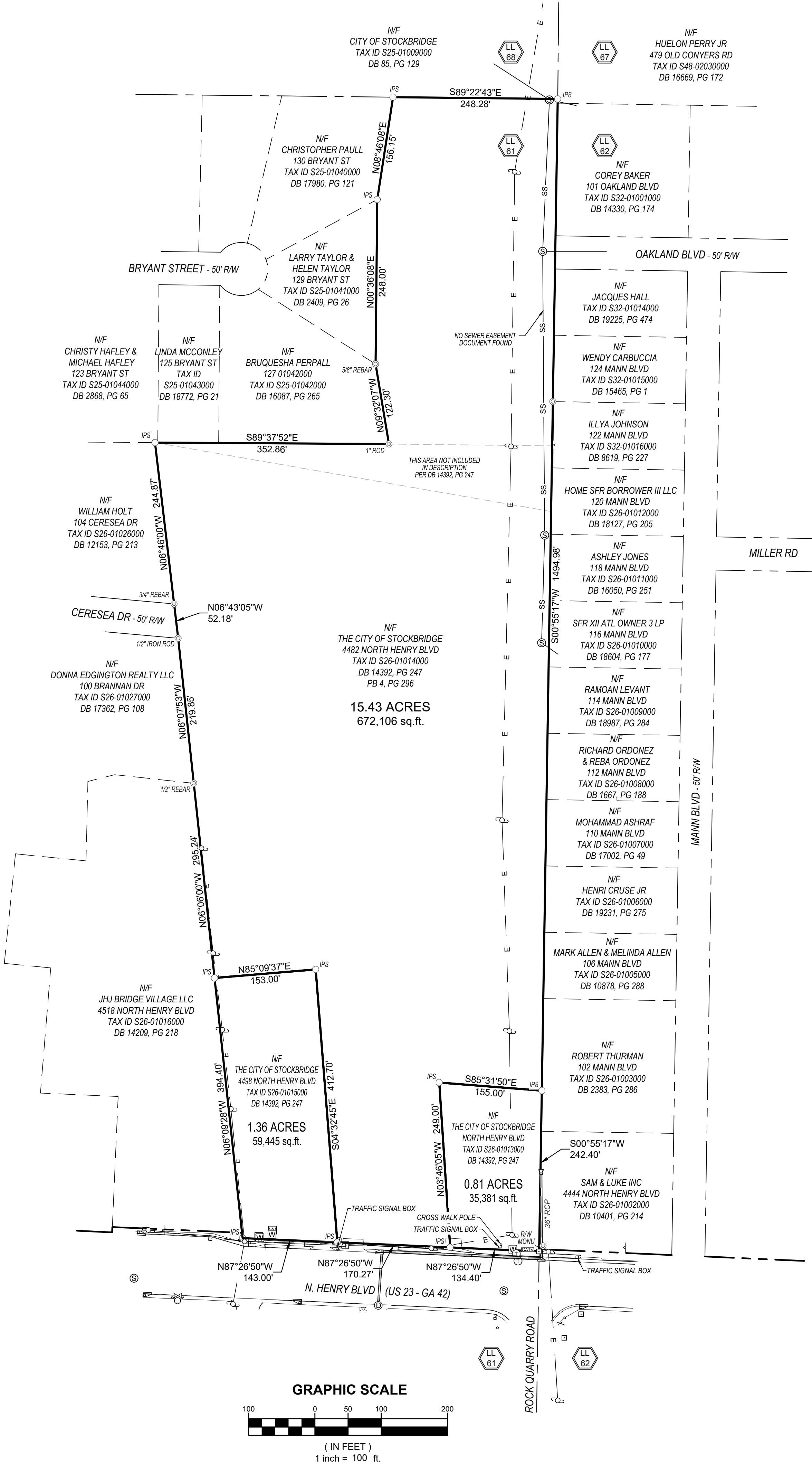
- DB DEED BOOK
PB PLAT BOOK
PG PAGE
LL LAND LOT
OTP OPEN TOP PIPE
RB REBAR
IPF IRON PIN FOUND
IPS 1/2" REBAR W/C FOC 000995
CTP CRIMP TOP PIPE
C&G CURB & GUTTER
RW RIGHT OF WAY
NF NOW OR FORMERLY
-E- OVERHEAD POWER LINE
sq ft SQUARE FOOT
REF REFERENCE
TBM TEMPORARY BENCHMARK
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
RCP REINFORCED CONCRETE PIPE
DIP DUCTILE IRON PIPE
PVC POLYVINYL CHLORIDE PIPE
HDPE HIGH DENSITY POLYETHYLENE PIPE
CMP CORRUGATED METAL PIPE
PROPERTY LINE
CENTERLINE
IDENTIFICATION
BUILDING SETBACK LINE
B.S.L. BACK OF CURB
C CURVE LABEL
C.I. CURB INLET
DE DRAINAGE EASEMENT
EOP EDGE OF PAVEMENT
FH FIRE HYDRANT
L LINE LABEL
PKS PK NAIL SET
SSE SANITARY SEWER EASEMENT
UE UTILITY EASEMENT
SWMF STORMWATER MANAGEMENT FACILITY
CO SEWER CLEAN OUT
- IRON PIN FOUND
IRON PIN SET
CALCULATED POINT
POWER POLE
FIRE HYDRANT
WATER VALVE
WATER METER
JUNCTION BOX
SANITARY SEWER MANHOLE
DROP INLET
R/W MONUMENT
SINGLE WING CATCH BASIN
DOUBLE WING CATCH BASIN
CURB INLET
HEADWALL
FLARED END SECTION
GAS METER
GAS VALVE
ELECTRIC TRANSFORMER
TELEPHONE PEDESTAL
LIGHT POST
- ASPHALT
CONCRETE

SURVEY NOTES

- THE FIELDWORK FOR THIS SURVEY WAS COMPLETED JANUARY 17, 2024 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED BY B. BRAND USING A SPECTRA PRECISION FOCUS 3S ROBOTIC TOTAL STATION & CHAMPION TKO GPS UNIT.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 220,188 FEET, AND AN ANGULAR ERROR OF 0.1" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING COMPASS RULE METHOD.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 287,452 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.
- ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATE A 1/2" REBAR PLACED WITH CAP STAMPED "FDC LSF000995" UNLESS OTHERWISE NOTED.
- FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.
- THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY HXGN SMARTNET.
- UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

FLOOD NOTE

PER FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13151C0086D EFFECTIVE DATE OCTOBER 6, 2016, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA.



CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
2301 CHRP CTR. DR., STE. 200
STOCKBRIDGE, GEORGIA 30281
PH: (770) 335-0666 - Fax: (770) 335-0655

NEWNAN OFFICE
40 GORDONWAY CTR., STE. A
NEWNAN, GEORGIA 30565
PH: (770) 701-0068

CUMMING OFFICE
500 PIERCE STREET, SUITE 200
CUMMING, GEORGIA 30048
PH: (678) 807-0388

www.fdc-llc.com

BOUNDARY SURVEY
4482-4498 NORTH HENRY BLVD
LAND LOT 61, 12TH DISTRICT
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

REVISIONS				THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON PERSONS; HEREON, SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON OR PERSONS, AND THE SURVEYOR NAMING SAID PERSON.
1.	2.	3.	4.	

DATE:	1-17-2024
SCALE:	1" = 100'
FILE NUMBER:	013.059
DRAWN BY:	C. GOES
REVIEWED BY:	K. BROWN

GEORGIA REGISTERED
No. 2960
PROFESSIONAL
SURVEYOR
KEVIN M. BROWN
1/17/24

COA# LSF 000995

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

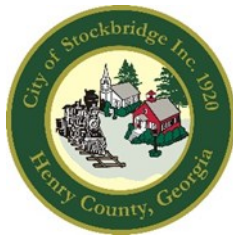
FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Kevin M. Brown
REGISTERED LAND SURVEYOR #2960

1/17/2024
DATE

SHEET NUMBER

1 of 1



City of Stockbridge

AGENDA ITEM

MEETING DATE

APRIL 14, 2025

FUNDING SOURCE

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

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

DE-ANNEXATION CASE #DX-2024-05 FOR THE MANDERLEY SUBDIVISION, PHASE 5. Consideration of an Ordinance to de-annex from the Corporate Limits of the City of Stockbridge eight (8) parcels within the Manderley Subdivision, representing Phase 5. The request was made by the owners of the eight parcels, which would become part of unincorporated Henry County.

BACKGROUND INFORMATION:

The City Council previously approved DX-2024-01 (Phase 1), DX-2024-02 (Phase 2), DX-2024-03 (Phase 3), and DX-2024-04 (Phase 4) for the Manderley Subdivision. DX-2024-06 (Phase 6), DX-2024-07 (Phase 7), and DX-2024-08 (Phase 8) are also being considered at the April 14, 2025 City Council meeting.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

De-Annexation Case #DX-2024-05 for the Manderley Subdivision, Phase 5.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Approval.

Staff Signature_____

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

January 21, 2025

Department Requesting Agenda Item:

Planning & Zoning

Action Type:☒

Action requested by BOC

☐

For informational purposes only

Attachments/Exhibits for Agenda Item:

1. Executive Summary
2. Resolution
3. Staff Report

Presenter:

Toussaint Kirk, Cluster Leader

Agenda Item:

Henry County has received a request for deannexation from the City of Stockbridge to Unincorporated Henry County for a total of eight (8) properties located at 610, 620, 630, 635, 640, 645, 650, & 655 Edgcombe consisting of a combined 9.053 +/- acres in Land Lot 8 of the 12th District. **District 2**

Applicant: Various Owners

Case Number: DE-AX-24-05

Commission District: District 2

Background/Summary:

The owners of the subject property are requesting the 100% deannexation method from the municipal boundaries of the City of Stockbridge to the unincorporated limits of Henry County.

Financial Implications/Considerations: N/A

The project is budgeted.	Y	or	N
The project will require the use of Fund Balance.	Y	or	N
If yes, please state amount _____.			
The project will require no funds.	Y	or	N
The project is grant funded and will require a _____% match and those funds are/are not budgeted.	Y	or	N
Is this request a Capital Project and part of the Capital Project List?	Y	or	N

Additional Comments / Recommendation:

It is Planning & Zoning staff's opinion that the deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the City of Stockbridge.

RESOLUTION #25-_____

**RESOLUTION ACCEPTING PROPOSED DEANNEXATION FROM THE CITY OF
STOCKBRIDGE OF EIGHT (8) PARCEL OF LAND CONSISTING OF A COMBINED 9.053 +/-
ACRES IN LAND LOT 8 OF THE 12TH DISTRICT, HENRY COUNTY, GEORGIA**

WHEREAS, pursuant to *O.C.G.A. Article 8*, the Henry County Board of Commissioners have received application from property owners (“Applicants”) advising Henry County of their intent to deannex (DE-AX-24-05) eight (8) properties consisting of a combined total of 9.053 +/- acres in Land Lot 8 of the 12th District from the municipal boundary of the City of Stockbridge, Henry County, Georgia, being **Parcels 013A01004000, 013A01005000, 013A01006000, 013A01011000, 013A01007000, 013A01010000, 013A01008000, and 013A01009000** (the” Property”) (*see*, Exhibit A, attached hereto); and

WHEREAS, in connection with, and immediately following, the annexation, the property owners seek to change the zoning for the Property from the City of Stockbridge SR (Suburban Residential) zoning district to the Henry County R-1 (Single-Family Residence) zoning district; and

WHEREAS, *O.C.G.A. § 36-36-131* grants the City of Stockbridge the authority to deannex an area or areas of the existing corporate limits upon the adoption of a resolution by the governing authority of the county in which such property is located consenting to such deannexation; and

WHEREAS, Henry County Board of Commissioners analyzed and whether the deannexation may be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality; and

WHEREAS, the Henry County Board of Commissioners has determined that the proposed deannexation of the Property into the County would not cause a material increase in the burden on Henry County; and

WHEREAS, the Henry County Board of Commissioners has determined that the proposed deannexation of the Property into the County would not result in an increase in density and infrastructure

demands which would be detrimental to Henry County and to the health, safety, and welfare of Henry County and its citizens; and

WHEREAS, the Henry County Board of Commissioners has determined that the proposed deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality.

NOW THEREFORE, BE IT RESOLVED that, pursuant to the provisions of *O.C.G.A. § 36-36-131*, et seq, Henry County accepts the proposed deannexation (DE-AX-24-05) of the Property, as described in Exhibit A, from the municipal boundaries of the City of Stockbridge to the corporate boundary of Henry County, Georgia, on the grounds that the proposed the proposed deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality.

BE IT FURTHER RESOLVED that the County Manager and/or the County Attorney are authorized and directed to send such notice(s) as are required by law to the City of Stockbridge and/or the effected property owners.

BE IS FURTHER RESOLVED that the County Attorney is authorized to initiate such legal proceedings as are proper to enjoin the deannexation of the Property and/or initiate and/or engage in the arbitration proceedings authorized per *O.C.G.A. § 36-36-114*.

BE IT FURTHER RESOLVED that this Resolution shall be forwarded to the City, together with such supporting documentation as are reasonable and necessary to support the same.

BE IT SO RESOLVED THIS 21ST DAY OF JANUARY, 2025.

**BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA**

Carlotta Harrell, Chair

ATTEST:

Stephanie Braun, County Clerk

Deannexation Evaluation Report



Henry County Planning & Zoning

CITY OF STOCKBRIDGE
DE-AX-24-05

Commission District: 2

Commissioner: Neat Robinson

Report Prepared by: Kenta Lanham, Planner III

Property Owners: Sikander and Gurjeet Ranu
Leroy and Matalin Berry
Ruha and Rizwan Momin
Charmin Ogden and Robert Lee McLen
Ken Truong, Keri Chindavong and Suban Thongthirak
Vernell King
Judy and James Liu
Demetrius and Velicia Ramsey

Location: 610 Edgecombe
620 Edgecombe
630 Edgecombe
635 Edgecombe
640 Edgecombe
645 Edgecombe
650 Edgecombe
655 Edgecombe

Parcel ID(s): 013A01004000
013A01005000
013A01006000
013A01011000
013A01007000
013A01010000
013A01008000
013A01009000

Request: Deannexation

BOC Meeting: January 21, 2025

Lot Size: 9.053 +/- acres (total)

Zoning History: A review of zoning files indicates that a rezoning request from RA-200 to RM-75 (RZ-66-12) which included the subject property as part of a larger property was denied by the Henry County Board of Commissioners of Roads and Revenues on January 3, 1967.

A review of zoning files indicates that a rezoning request from RA-200 to RM-85 (RZ-67-01) which included the subject property as part of a larger property was withdrawn by the applicant on February 7, 1967, before consideration by the Henry County Board of Commissioners of Roads and Revenues.

A review of zoning files indicates that a rezoning request from RA-200 to RA-100 (RZ-67-02) which included the subject property as part of a larger property was approved by the Henry County Board of Commissioners of Roads and Revenues on March 7, 1967.

A review of zoning files indicates that a rezoning request from RA-200 and RA-100 to C-2 (RZ-71-07) which included the subject property as part of a larger property was approved by the Henry County Board of Commissioners on August 30, 1971.

A review of zoning files indicates that a rezoning request from RA-200 to RA-150A* (RZ-82-08) which included the subject property as part of a larger property was approved by the Henry County Board of Commissioners on October 5, 1982.

*** With the adoption of the ULDC in 2009, those properties zoned RA-150 or RA with one (1) acre lots were rezoned to R-1 (Single-Family Residence). As such, the current zoning of the Manderley subdivision is now R-1.**

Previous to annexation by the City of Stockbridge, the properties were zoned R-1 (Single-Family Residence) as illustrated on the Henry County Official Zoning Map. which was adopted on November 19, 2013, by the Henry County Board of Commissioners.

The subject properties were annexed by the City of Stockbridge on January 1, 2023, per Georgia Senate Bill 612 (2021-2022).

Per the zoning map featured on the City's website and zoning correspondence received by Planning staff on October 19, 2023, from City of Stockbridge Community Development Department staff, the subject properties are zoned SR (Suburban Residential).

Adjacent properties are as follows:

North: Unincorporated Henry County

South: City of Stockbridge

East: City of Stockbridge

West: Unincorporated Henry County and City of Stockbridge

Current Land Use: Single-Family Residences

Future Land Use: The City of Stockbridge 2024 Comprehensive Plan designates the subject property as Low Density Residential (up to 1-4 units per acre). Previous to annexation by the City of Stockbridge, the properties had a FLUM designation of Low Density Residential (up to 2.0 dwelling units per acre, net).

Proposed Zoning: As per the application materials, the residents of eight (8) properties, consisting of a combined total of 9.053 +/- acres, within the Manderley subdivision propose to deannex the subject properties from the municipal boundaries of the City of Stockbridge to the unincorporated limits of Henry County. Upon deannexation, the properties would be zoned R-1 (Single-Family Residence), which is the previous zoning designation of the properties previous to annexation by the City of Stockbridge.

Comments:

The owners of the subject property are requesting the 100% deannexation method into the City of Stockbridge. According to the Official Code Georgia Annotated, *O.C.G.A. § 36-36-131*, municipal corporations can deannex incorporated area or areas which directly abut the existing municipal boundary or would directly abut on the municipal boundary if it were not otherwise separated from the municipal boundary by lands owned by the municipal corporation or some other political subdivision, by lands owned by this state, or by the definite width of any street or street right of way; any creek or river; or any right of way of a railroad or other public service corporation.

The application packet, including the written and signed applications of all of the owners of all of the land proposed to be deannexed, and containing a complete description of the lands to be deannexed was submitted to Henry County via electronic mail (e-mail) on December 27, 2024, in accordance with *O.C.G.A. § 36-36-113*.

As per the application materials, the residents of eight (8) properties, consisting of a combined 9.053 +/- acres, within the Manderley subdivision propose to deannex the subject properties from the municipal boundaries of the City of Stockbridge to the unincorporated limits of Henry County. Upon deannexation, the properties would be zoned R-1 (Single-Family Residence), which is the previous designation of the properties previous to annexation by the City of Stockbridge.

The City of Stockbridge 2024 Comprehensive Plan designates the subject property as Low Density Residential (up to 1-4 units per acre). Previous to annexation by the City of Stockbridge, the properties had a FLUM designation of Low Density Residential (up to 2.0 dwelling units per acre, net).

The Future Land Use Map (FLUM), as part of the Henry County 2045 Comprehensive Plan, designation of the surrounding unincorporated Henry County properties is Medium Density Residential, which is described in the Comprehensive Plan as areas consisting of single family homes on a single lot. New development in these areas should provide pedestrian facilities, including sidewalks and crosswalks, and have an appropriate streetscape. Walkable neighborhoods should be created with appropriate parks and open space. The Medium Density Residential FLUM designation supports developments with a density of up to 4.0 dwelling units per acre, net.

The subject property is located within an area designated as a Suburban Mix on the Henry County Development and Infrastructure Strategy Area Map. The vision for Suburban Mix areas is to accommodate a variety of types of residential neighborhoods that are predominantly single family, as well as some supporting areas of retail (shopping) and workplaces. A system of multi-use trails supports both transportation and recreational goals with sidewalks prioritized around schools, parks, and designed community centers.

Per *O.C.G.A. 36-36-134*, in the event of a deannexation, a municipality may, but is not required to, continue to provide any services to the property which it was providing immediately prior to the deannexation, provided that the county and municipality have agreed to terms and conditions for the municipality continuing to provide such services.

Per *O.C.G.A. 36-36-131*, a municipality is granted the authority to deannex an area or areas of the existing corporate limits upon the adoption of a resolution by the governing authority of the county in which such property is located consenting to such deannexation. If the governing authority of the county consents to the deannexation and the deannexation conforms with the requirements of *O.C.G.A. Article 8*, the governing authority of the municipal corporation shall approve such deannexation unless it finds that the deannexation would be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality.

Recommendation: It is Planning & Zoning staff's opinion that the deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the City of Stockbridge.

Attachments:

- RZ-82-08 October 5, 1982, Board of Commissioner meeting minutes
- Exhibit Maps
- Application Packet

STATE OF GEORGIA

COUNTY OF HENRY

October 5, 1982

The regular meeting of the Board of Commissioners of Henry County was held in the Administration Building on October 5, 1982 at 9:35 a.m.

Those present were:

Edward H. Whiddon, Sr., Chairman, presiding
William M. Gardner, Vice Chairman
James R. Brannan, Commissioner
W. D. Patrick, Commissioner
Marion Hall Simpson, Commissioner

Ron Rabun, County Administrator; Philip Keen, County Attorney; Beverly McLeod, Clerk; Tom Shedd, Zoning Administrator; Sherri DeCinque, Henry Herald; Pat Murdock, Henry Neighbor; Robert Clough, WZAL; Lewis Hurd; Mac Irvin; Phil Kelley; and several visitors.

The Reverend Lindsey Smith, Associate Pastor of Bear Creek Baptist Church, gave the invocation and the Chairman led in the pledge to the flag.

The Chairman explained to those present that the County Administrator would open the bids at this time and that the bids would be awarded later during the meeting after tabulation was complete.

Officer James L. Dunlap, a Deputy Jailer, was presented with a Letter of Commendation for the bravery exercised by him on September 11, 1982 when he rescued jail inmates during a fire. The Chairman expressed his appreciation to Officer Dunlap and Sheriff Chaffin who also was present.

Mr. Charles Shaw of Dailey Mill Road spoke to the Board regarding damage that had been done to the road by garbage trucks. Commissioner Patrick stated that he and Road Superintendent Dickey would go to the road and investigate the matter. Mr. Shaw expressed his thanks.

Mr. Robert Whitaker of Camp Fortson came before the Board to present a deed copy of a previously unnamed road (currently know as Russell Road). He wanted to verify that the road was a county road. The Chairman stated that if Mr. Whitaker could provide the County Attorney with a photostat of the 1903 deed that the matter would be investigated.

Mr. Lewis Hurd, who was representing J. P. Evans (a developer), presented copies of plats to the Board to assist them in reviewing Mr. Evans' rezoning request change from C-2 and RM-75 to R-150B on Highway 351, LL 22 & 43 of the 6th district. Change was requested for the future development of Windhaven Plantation Subdivision and the Planning Board recommended approval. Mr. Hurd explained that since part of the property was zoned C-2 and part RM-75, the desire was to zone both landlots residential. Commissioner Brannan made the motion to approve this rezoning request and Commissioner Patrick seconded. Motion passed with unanimous approval.

A preliminary plat approval for J. P. Evans, Windhaven Planation, Unit Two, was granted on a motion made by Commissioner Simpson with the stipulation that it pass soil and erosion and road specs. Commissioner Patrick seconded and motion passed unanimously.

The Zoning Administrator presented a rezoning request change of Zack's Properties from C-1 to C-4 on the corner of Hwy. 138 and Hwy. 155 for a convenience store (Nite Owl#13). C-4 was requested since Zack's Properties would like to sell beer and wine at the proposed location, LL 133 of the 11th district. The Planning Board recommended approval. Since a store had previously been at that location,

Page two

October 5, 1982

Commissioner Brannan inquired of the Zoning Administrator if this request would be grandfathered. The Zoning Administrator stated that the grandfather clause does not apply when there is a change of tenant, a considerable amount of expansion, or a change in use, Section 8-6, Page 68, of the Zoning Manual. Mr. Wayne Staples, Mrs. Davidson, Mrs. Crumbley, and Mrs. Louise Fitzgerald, concerned citizens who were present, opposed the request, stating that this was a dangerous intersection, believed the store would increase the number of DUIs on the Road if it sells beer and wine, and do not want the added litter that could possibly result.

Commissioner Patrick inquired about the lot size and Zack Hinton informed the Board that the lot was approximately 270' x 270', the lot has been recurbed with underground drainage, there will be an access lane coming off of Hwy. 138 and 155, and that the request has been approved by State D.O.T. Commissioner Tom Moreland and the State Fire Marshall. Stating that since it was already zoned C-1, the Vice Chairman made a motion to rezone the lot C-4. Commissioner Patrick seconded and motion passed by quorum with Commissioners Brannan and Simpson opposing.

At this time, the Zoning Administrator presented a beer and wine application for Nite Owl #13 for the Board's approval. He advised the Board that the manager's check from the Police Department had not been received. Commissioner Patrick made the motion to table the request until 9:30 a.m., October 19, 1982. Commissioner Simpson seconded and all were in favor.

Mr. Richard Chatham of Koppar Corporation presented a rezoning request change from RA-200 to R-150A in LL 7, 8, and 26 of the 12th district (former "Lion Country Safari" property). The Planning Board had approved the request subject to the proper letter from the Water Authority; and also approved a variance of the required 30' sidelines. Mr. Chatham explained to the Commissioners that the Planning Board had not approved the request two years ago; subsequently, his corporation had upgraded the subdivision project which would include a community center, beach, pool, clubhouse, and tennis court with one-acre lots. Mr. Chatham stated that the R-150A zoning was requested because of needed flexibility to shift the houses if necessary and maintain the land mass and that his corporation would be willing to work with any restrictive covenants that the Board required. Commissioner Simpson inquired about the flood way of the Lake Spivey dam located in the area and stated that in the final approval, he would not vote for the project if the flood way is not indicated on the preliminary plat. Mr. Chatham stated that he was in receipt of a letter from the State indicating that the dam was safe. Commissioner Brannan made a motion to approve the rezoning request and the Vice Chairman seconded. All were in favor.

A preliminary plat approval of Unit 1 (66.92 acres) for the above project was presented. Commissioner Brannan made the motion to approve the preliminary plat subject to a soil and erosion plan, passing of restrictive covenants, approved by the Board of Commissioners, and an indication of how the community property (community center, beach, pool, etc.) will be divided. The Vice Chairman seconded and motion passed unanimously.

Robert E. Kordet, who was present, presented a conditional use request for additional greenhouses at LL 73 of the 8th district, containing 5.16 acres located on River Road. The Planning Board had approved the conditional use subject to a) a one-year review, b) shrubs be planted and all landscaping of property to be properly done prior to any building permits for requested additional greenhouses, and c) that Kordet build only three greenhouses in 1983 and three greenhouses in 1984. The Zoning Administrator explained to the Board that the above stipulations were placed on this request due to the public input obtained at the Planning Board's meeting. The Vice Chairman made the motion to approve the conditional use subject to the same aforementioned stipulations. Commissioner Brannan seconded and all were in favor.

Mike Clanton came before the Board to present a rezoning request change from M-1 to C-4 for a body repair shop at LL 155 of the 7th district located on the corner of Highway Barn Road and Hwy. 42 (formerly known as Holbrook Machinery, Inc.). The Planning Board had recommended approval with appropriate screening of the fenced areas. Commissioner Patrick made the motion to approve the rezoning request change to C-4 with appropriate screening installed and the Vice Chairman seconded. Motion passed unanimously.

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October 5, 1982

Mr. Ralph Keenan, who was present, requested a variance to convert single family dwelling into a duplex in LL 159 of the 7th district located on Weeping Willow Lane. Planning Board had denied on the basis that it was spot zoning. Mr. Ralph Painter, the adjacent landowner to the property in question, opposed the request since he feared a constant turnover of residents if duplexes were allowed. In view of the fact that this would possibly set a precedent for future requests, Commissioner Brannan made a motion to deny the request. Commissioner Patrick seconded and motion passed by quorem with the Vice Chairman and Commissioner Simpson opposing.

The Zoning Administrator presented a conditional exception for Richard's Paint and Body Shop to have an impound lot in LL 135 of the 7th district located on Highway 81 East. The property is currently zoned R-85 and is classified as a non-conforming use, but is allowed to operate as a non-conforming use under "grandfather" provisions. The Planning Board had earlier denied due to the fact that the impound lot would not be in the proper location. Mr. Richard Reece was present to answer questions. The Vice Chairman made the motion to table the request and Commissioner Patrick seconded. Motion passed by quorem with Commissioner Simpson opposing. The Chairman advised the public that the new zoning manual does not have a classification for an impound lot and that the Board will resolve the issue in the near future.

Senator Janice Horton requested that the Board proclaim October 17-23, 1982, as "National Business Women's Week." The proclamation was presented to the Board by Mrs. Hazel Gardner and the Vice Chairman read to those present. Commissioner Brannan made the motion to adopt the resolution affecting the request and Commissioner Simpson seconded. Motion passed unanimously.

Ken Belcher of Ken's Garage requested a conditional exception for a storage lot in LL 33 of the 12th district on N. Henry Blvd., at Highland Village. Property is presently zoned C-1. The Planning Board denied since the Board decided it was not the best use for the property. Commissioner Simpson, however, made the motion to approve the request with an automatic one-year review and for the lot not be used for an impound lot. Commissioner Patrick seconded and all were in favor.

Mr. Clarence Powell of Powell's Wrecker and Huskey Wrecker Services spoke to the Board regarding an impound lot for the county and regarding 1843 East Atlanta Road where he had been operating a business under a non-conforming use. His attorney, Mr. Tankersly, requested the Board to inform Mr. Powell of the conditions that he should meet before he can obtain a county license. Commissioner Simpson made the motion to authorize the Zoning Administrator to gather information for the Board's review of this matter. The Zoning Administrator stated that a permit would be issued to Mr. Powell when certain questions could be cleared up. Representatives from Wanda's Wrecker Service and another company were also present to support the request for county designated impound lots.

A one-year review was conducted on a conditional use for A. C. Aukerman for a mobile home for a night watchman for his business in Hampton. Property presently zoned M-1 and is LL 166 of the 6th district, located at 595 N. Steel Drive, Hampton. Planning Board recommended approval to continue one year. The Vice Chairman made the motion to grant the conditional use and Commissioner Brannan seconded. Motion passed by quorem with Commissioner Simpson opposing.

Ron Rabun, County Administrator, presented an employment contract for Sharon Williams of Cobb County, to be employed as a temporary part-time computer operator in the Commissioners' Office at a rate of \$10/hour beginning October 9, 1982 and ending November 19, 1982. Commissioner Brannan made the motion to authorize the Chairman to sign the contract and the Vice Chairman seconded. Motion passed unanimously.

The purchase of the following used equipment was read into the minutes:

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a. Used fire vehicles:

<u>MODEL & MAKE</u>	<u>SERIAL NUMBERS</u>	<u>COST</u>	<u>DATE OF PURCHASE</u>
Two (2) 1968 Pierch Fire Trucks	C00LUF30438	\$ 7,750	10/4/82
on a Ford chassis, 1,000 gal.	C00LUD13253	7,750	10/4/82
pumper, 500 gal. water tank,			
176-inch wheel base, gasoline			
engine, air brakes, 5 speed trans-			
mission			

On a motion made by Commissioner Brannan, the minutes for September 7, 20, 21, and 24, 1982 were approved, subject to one correction. The Vice Chairman seconded and all were in favor.

On a motion made by Commissioner Simpson and seconded by Commissioner Brannan, the following budget amendment was approved. Budget Amendment No. 4 which transfers \$735 from Sheriff-Office Equipment to Jail-Office Equipment (to purchase AIR PAK for Jail). All were in favor.

Two Water and Sewer Authority contracts were presented for the Board's approval. Contract No. 16, Indian Creek Water Supply Project, Dam, Spillway, and Access Roads. Contract No. 17, Indian Creek Water Supply Project, Raw Water Pump Station, and Raw Water Main. The County Attorney advised the Board that the contracts appear to be in order. Commissioner Brannan made the motion to allow the Chairman to sign both contracts and Commissioner Patrick seconded. Motion passed by quorum with Commissioner Simpson opposing on the grounds that he would not approve if it in any way restricted public access onto the public property of the proposed new reservoir.

At this time, the County Administrator declared for those present the bids for a new 1250 GPM Two Stage Centrifugal Pumper Truck for the Fire Department. They were: Harless, low bid, at \$137,783 with a finance rate of 10.94%, Maxim from Vitco Fire and Safety with no financing provided, American La France at \$155,450 at 9.25%, and FMC at \$160,594 at 8.5%. Mr. J. R. Roberts of Harless was present and explained to the Board that if Harless is awarded the bid, the interest rate would not accrue until approximately April, 1983 when the truck is delivered and accepted by the Fire Chief, and the first 20% downpayment would not be due until July, 1983. He also stated that the quoted interest rate would be firm. Mr. Roberts advised that the truck has a 24-foot ladder and that the Insurance Services Office (ISO) no longer sets a 15-year limit as long as the pumper can perform at the required rate. Commissioner Brannan made the motion to table the bids and Commissioner Patrick seconded. All were in favor.

On a motion made by Commissioner Brannan and seconded by Commissioner Patrick, the meeting was recessed for lunch at 1:00 p.m. Motion passed unanimously.

The meeting came back into session at 1:45 p.m. Those present were all Commissioners, Ron Rabun, Philip Keen, Beverly McLeod, Tom Shedd, Chief of Police Elkins, and several visitors.

As five beer and wine violation hearings had been scheduled for this time, the Chairman stated that the Board would hear all the evidence in all cases and then pass judgment at the end if there were no objections. Attorneys Richard Mylam and A. J. Welch stated they had no objections. The pertinent facts are listed below with each violation.

Brannan's Gas and Oil had its license suspended 21 September 1982 on an alleged sell of beer to a minor by a Mr. Horace Paul Brannan. Location of store is I-75 and SR 351 and date of alleged offense was September 17, 1982 at 7:15 p.m. Detective Tony Selph was sworn in and advised that he, Detective Sgt. Hill, and a 17-year old black juvenile, Johnny Glover, Jr. went to the location. Johnny Glover, Jr. was sent into the store with a marked \$5 bill, Serial # F93633161B, and came out with a sack which contained a six-pack of Schlitz malt

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liquor. The stated \$5 bill was recovered from the cash register and Glover, according to Detective Selph, identified Horace P. Brannan as the one who sold him the beer. According to testimony, no ID had been solicited. A. L. Brannan, Sr. stated that Glover did not positively identify Horace Brannan as the seller, that he felt he had been "set up," and that the Police Department "was working against us."

Detective Glen Kettering was sworn in to give testimony on Lil- General Store who had its license suspended on September 24, 1982 for allegedly selling to a minor on September 3, 1982 at 10:00 p.m. Detective Kettering said he responded to a call that three juveniles had been observed buying beer, i.e., Joseph Bastarache, 12 years old, Jeffery Abernathy, 16 years old, and Daniel Peake, 15. Detective Kettering advised that upon questioning Kimberly L. Phelps she did admit to selling the beer. William E. Holliway, Division Manager of those stores in Georgia and owner of license, asked Mrs. Debbie Georgie and Mrs. Jerry Rogers, employees of the store who were present, to verify the allegation that Detective Kettering had stated that "If Miss Phelps is fired, you will lose your license."

Attorney A. J. Welch, who was representing Thomas A. Nash of Highway 81 Package Store, asked that the witnesses in this case be identified. They were: Detective Selph, Detective Sgt. Hill, Johnny Glover, Jr. The alleged violation occurred on or about 6:00 p.m., September 17, 1982 and license was suspended September 21, 1982. Detective Selph stated that this store was a spot check, that Glover was sent in with a \$5 bill, Serial #93633161D, and did buy a 1-quart bottle of Schlitz malt liquor. Glover identified Eugene Tschudy as the seller of the beer. Mr. Nash, owner of the license, was sworn in and answered several questions.

Detective Selph was again sworn in to give testimony on an alleged violation of selling beer to a minor at Red Ace Fuel Stop on Jonesboro Road at I-75. Detective Selph stated that Glover was sent in with a \$10 bill, Serial F29602115B, and returned with a six-pack of Schlitz malt liquor. Selph also stated that this was a spot check with no previous complaints. According to Detective Selph, Glover identified Nancy L. Howard as the seller of the beer, however, the \$10 bill was not recovered. Detective Hill was sworn in at approximately 3:10 p.m. Glover was sworn in and stated that he had purchased "Magnum" beer and not Schlitz beer.

At this point, the Board by unanimous vote, recessed at 3:30 p.m. and reconvened at 3:40 p.m. to continue discussion of the alleged violations at the Red Ace (Delta) Fuel Stop. Paul A. Melton, manager of Red Ace, was sworn in and stated that he instructs his employees on the selling beer to minors and/or on holidays, that he had hired Ms. Howard, and that she was paid an hourly wage and did not receive a sales commission. John W. Williams, owner of the license, was sworn in and stated that their corporation does not condone selling to minors since they believe it to be morally wrong and is not good business.

Detective Tony Selph was sworn in to testify for an alleged selling of beer to a minor by Lonnie O. Thurman at Love's Package Store, Hwy. 138 and 42 South, on or about 7:50 p.m., September 17, 1982. License was suspended September 21, 1982. Detective Selph stated that Glover, Jr. was again sent into the store with a \$5 bill, Serial #93633161B, and came back to the car with a six-pack of Schlitz malt liquor. Detective Selph stated that Thurman had stated to him that he had sold Glover the beer, and \$5 bill was recovered from Love's cash register, and the Police Department had responded to this store due to complaints.

After hearing from each of the attorneys for the license holders, a motion was made by Mr. Gardner and seconded by Mr. Patrick to adjourn into executive session to deliberate their findings.

The Board returned approximately 25 minutes later and issued their findings.

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After some initial discussion and comments, a motion was made by Mr. Gardner and seconded by Mr. Patrick to suspend the licenses of all violators for a period of 30 days retroactive to the date of the original suspension. Commissioners Whiddon, Gardner, and Patrick voted for and Simpson and Brannan against.

Mr. Rabun, County Administrator, presented bids on various items at this time.

Antifreeze:	Interstate Ford Sales	\$1,581.10
	Downey Auto Store	1,185.00
	Mercer Truck & Tractor	1,161.50
	C & H Interprises	1,145.00
	Parker Brothers	1,098.00
	Beaudry Ford	1,083.50

Motion was made by Mr. Gardner to accept the bid of \$1,098 from Parker Brothers, their being a local vendor. The motion was seconded by Mr. Brannan. All were in favor with Mr. Simpson abstaining.

Gasoline:	Ward Oil Company	\$1.0165 per gallon
	May & Carter Oil Co.	1.01455 " "
	Anderson Oil Company	1.003125 " "
	Jones Petroleum	.9975 " "

This is an average price per gallon for the four types of fuel for which bids were solicited. Motion was made by Mr. Gardner and seconded by Mr. Patrick to award the bid to Jones Petroleum Company at an average price per gallon of \$.9975. Motion passed unanimously.

Uniforms		
Police Dept.	Burdon Uniform Company	\$18,759.40
	Martins' Service Uniforms	16,236.72

Motion was made by Mr. Gardner and seconded by Mr. Brannan to accept the low bid of \$16,236.72 from Martin's Service Uniforms. All were in favor.

Uniforms		
Sheriff's		
Dept.	Banner Uniform Company	\$ 7,676.25
	Burdon Uniform Company	6,360.00
	Martins' Service Uniforms	5,827.50

Motion was made by Mr. Gardner and seconded by Mr. Simpson to accept the low bid of \$5,827.50 from Martins' Service Uniforms. The vote was unanimous.

Two mobile		
radios	Motorola	\$ 2,986.00
	Custom Installation	2,924.00

Motion was made by Mr. Gardner and seconded by Mr. Simpson to award the bid to Custom Installation. All were in favor.

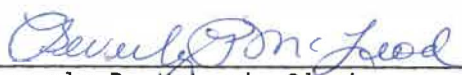
Two walkie		
talkies	Custom Installation	\$ 1,880.00
	Motorola	1,696.00

Motion was made by Mr. Brannan and seconded by Mr. Gardner to accept the low bid of \$1,696.00 from Motorola. The vote was unanimous.

Upon motion by Mr. Gardner and seconded by Mr. Simpson, the meeting adjourned at 6:15 p.m.

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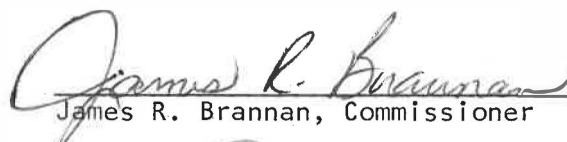
Beverly P. McLeod, Clerk



Edward H. Whiddon, Sr., Chairman



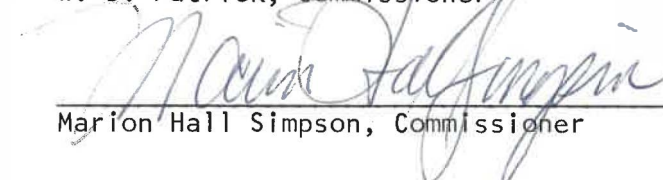
William M. Gardner, Vice Chairman



James R. Brannan, Commissioner



W. D. Patrick, Commissioner



Marion Hall Simpson, Commissioner



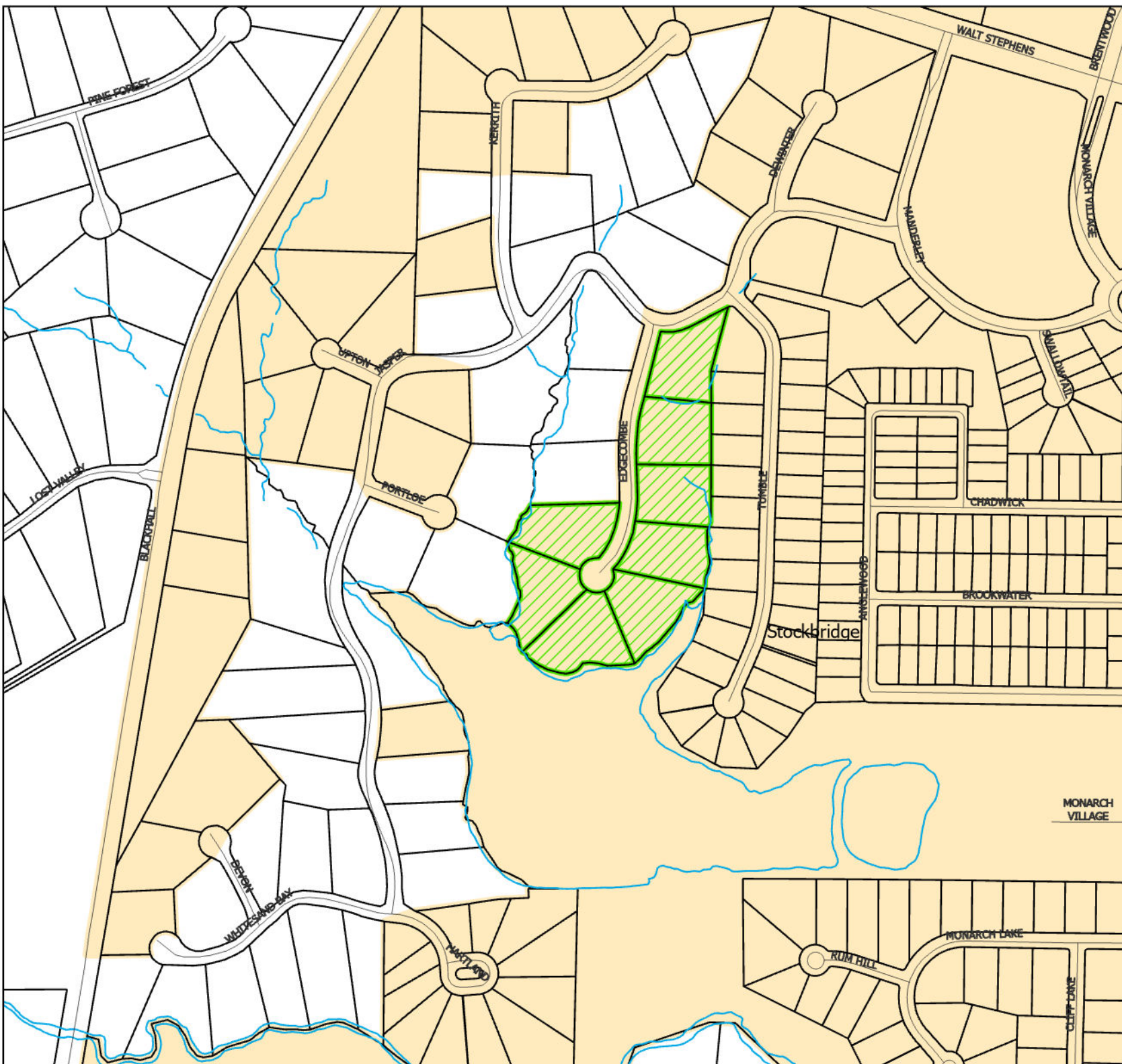
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REQUEST

 DE-AX-24-05



This map is for graphical representation only. It is not a legal document.



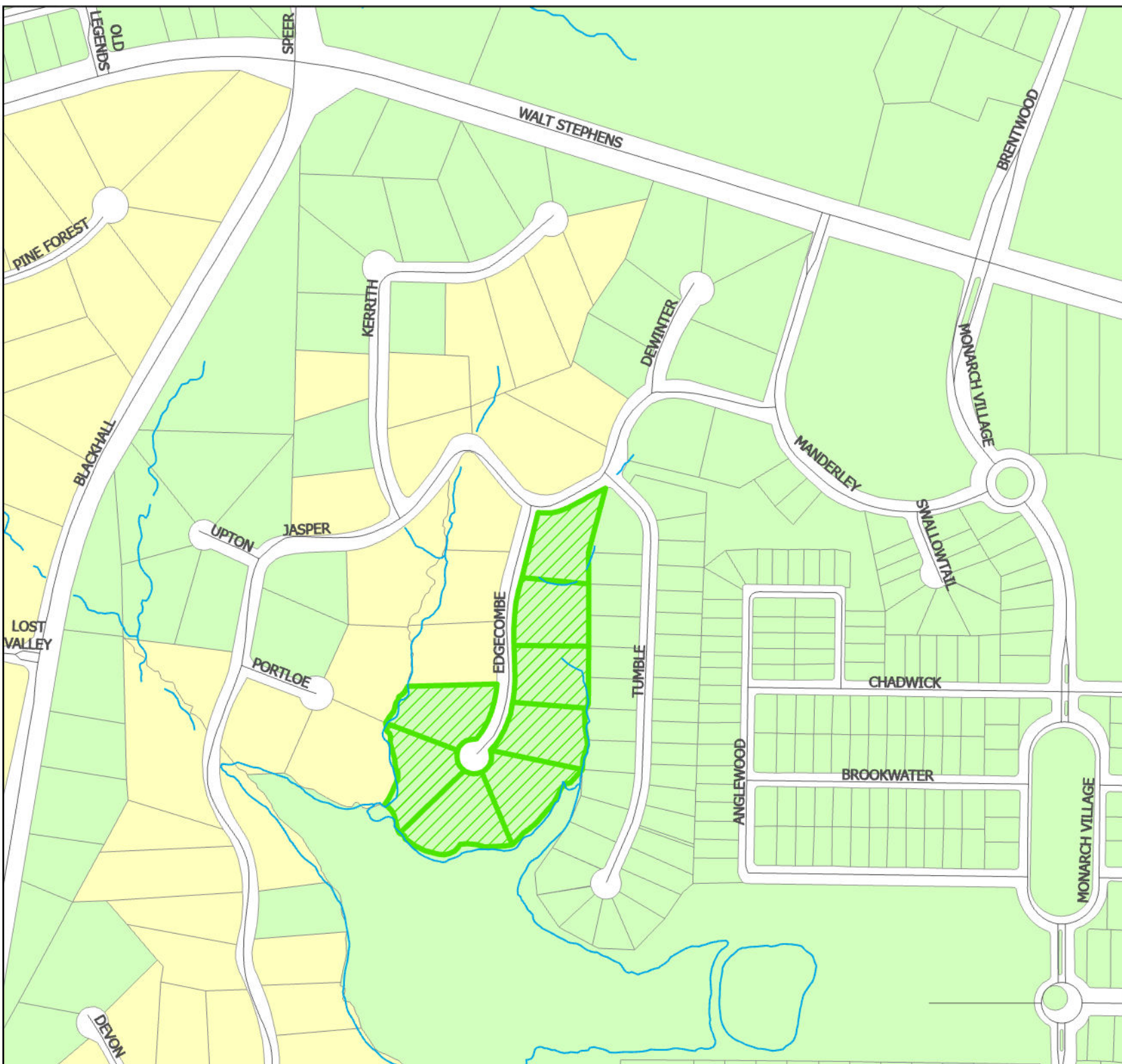
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REQUEST

-  DE-AX-24-05
-  City Limits



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REQUEST

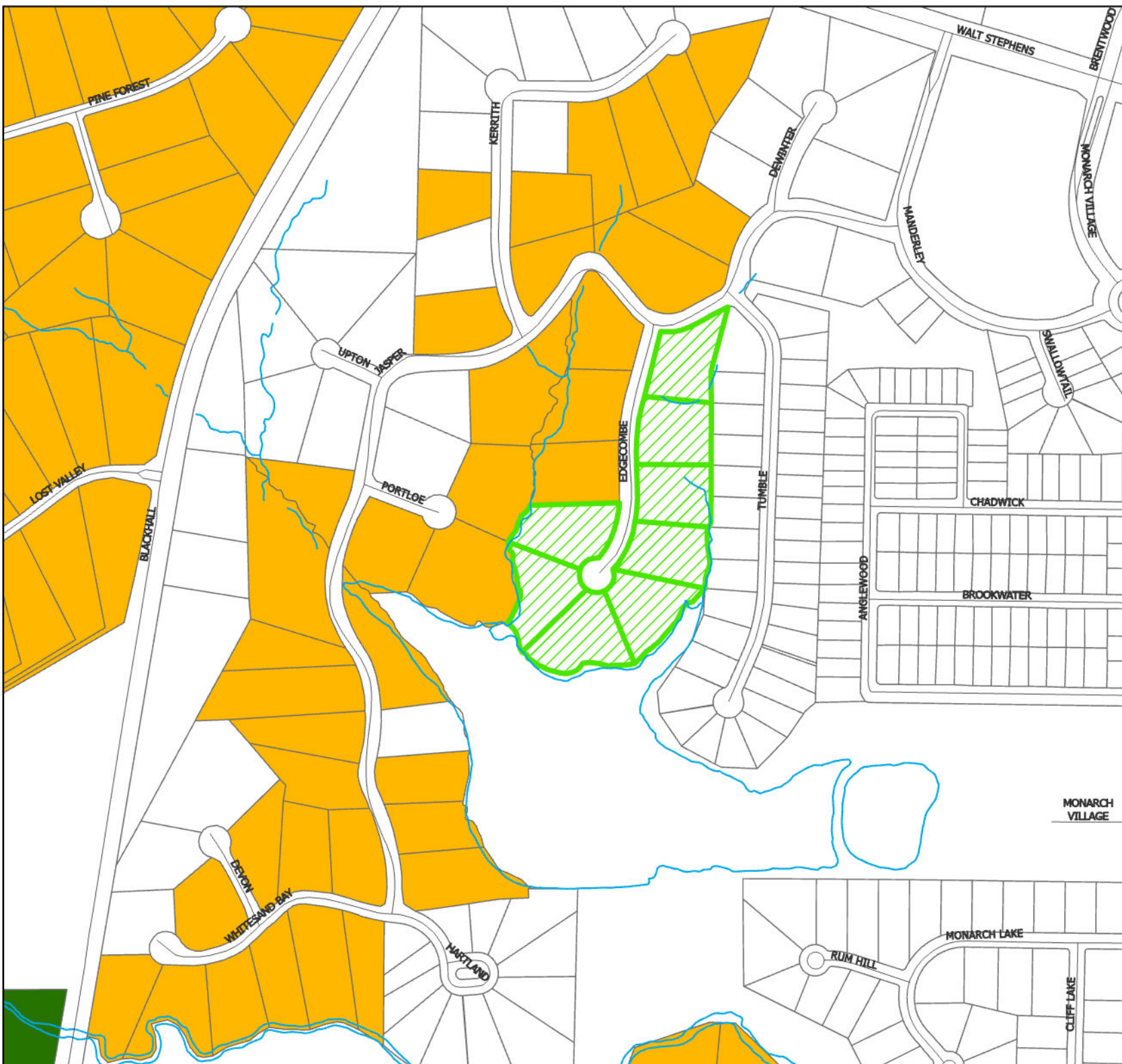
 DE-AX-24-05

CURRENT ZONING

-  RA
-  RS
-  R-1
-  R-2
-  R-3
-  R-4
-  RD
-  RM
-  RMH
-  OI
-  C-1
-  C-2
-  C-3
-  M-1
-  M-2
-  MU
-  PD
-  CITY



This map is for graphical representation only. It is not a legal document.



Legend

REQUEST

 DE-AX-24-05

Future Land Use

-  COM
-  GREEN
-  HDMU
-  HDS
-  INDUS
-  LDMU
-  LDS
-  MDS
-  PI
-  RR
-  TBD
-  UR
-  UTI
-  VC
-  CITY



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HENRY COUNTY **DEPARTMENT OF PLANNING & ZONING**

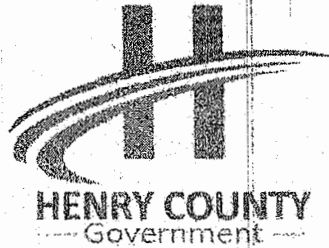
Deannexation Application Checklist

ALL REQUIRED DOCUMENTS ARE REQUIRED TO CONSIDER APPLICATION COMPLETE.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED – NO EXCEPTIONS

REQUIRED ITEMS	COPIES	PROCEDURE	STAFF INITIAL
Pre-Application Meeting Notes	1	Must be obtained from a current planner, signed, and dated within six (6) months prior to submitting your application. (OPTIONAL)	
Application Form	1	Signed by owner and notarized . In lieu of owner's signature, applicant has signed and notarized a copy of a "Contract" or "Power of Attorney". Only owners and those listed as applicant or agent/attorney will be contacted with regards to a request. Only owners and those listed as applicant or agent/attorney have authorization to take action regarding a request.	
Ownership Verification	1	Required for all property owners filed with an application and must be notarized .	
Campaign Disclosure Form	1	Required for all property owners, applicants, agents, attorneys, etc. filed with an application and must be notarized .	
Letter of Intent	1	Must clearly state the request intent.	
Residential Declaration	1	Required for any deannexation request which includes any residential property .	
Deed of Ownership	1	Property deed showing all property owner(s) name(s) and legal description.	
As-built Survey (11 x 17)	1	Must be prepared and sealed within the last five years by a professional engineer, landscape architect, or land surveyor registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) include measurements of all property lines; 3) include a notation as to the total acreage or square footage of the subject property; and 4) include all setbacks, road frontage, correct scale, north arrow, and present zoning classification. Surveys and Final Plats older than five years at time of submission may be accepted per the discretion of the Planning and Zoning Department Director.	

Deannexation Application



THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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

A PRE-APPLICATION MEETING IS ADVISED, BUT NOT REQUIRED, FOR DEANNEXATION REQUESTS.

THE HENRY COUNTY PLANNING AND ZONING DEPARTMENT WILL ONLY CONDUCT PRE-APPLICATION MEETINGS ON TUESDAY, WEDNESDAY, AND THURSDAY OF EACH WEEK. PLEASE VISIT [HTTP://WWW.CO.HENRY.GA.US/DEPARTMENTS/M-R/PLANNING-ZONING](http://www.co.henry.ga.us/departments/m-r/planning-zoning) TO SCHEDULE A MEETING ONLINE.

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

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY

AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY

MCDONOUGH, GEORGIA 30253



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36. The description of such territory is attached hereto.

OWNER(S) NAME(S) SIKANDER RANU
GURJEET RANU

PHONE NUMBER 609-915-9095 EMAIL ADDRESS SGRANU@YAHOO.COM

DEANNEXATION FROM ☐ HAMPTON ☐ LOCUST GROVE ☐ MCDONOUGH ☒ STOCKBRIDGE

LOCATION/ADDRESS 610 EDGEcombe DR. STOCKBRIDGE, GA 30281

LAND LOT/DISTRICT 8/12 ACERAGE 1.049

PARCEL ID NUMBER 013A01004000 ZONING DISTRICT(S) SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S) [Signature] DATE 12/10/24
[Signature] DATE 12/10/24

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

[Signature]
NOTARY SIGNATURE AND SEAL

HARJINDER GILL
NOTARY PUBLIC OF NEW JERSEY
COMMISSION # 50126974
MY COMMISSION EXPIRES 5/6/2025

DATE 12/10/2024

(Office use only)

Pre-application meeting: N/A Title: _____ Date: _____

Application checked by: Alexius Jones Title: Planner I Date: 12/27/2024

BOC Meeting Date: _____ BOC Decision: _____ Date: _____

Planning Director's Signature: _____ Date: _____



**HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING**

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 610 EDGEcombe DR. STOCKBRIDGE, GA 30281
Parcel ID Number 013A01004000
Owner's name(s) SIKANDER RANU Percentage of interest: 50
GURJEET RANU Percentage of interest: 50

We certify that the foregoing information is true and correct, this 10th day of DECEMBER, 2024

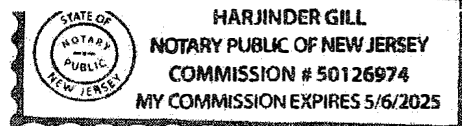
SIKANDER RANU
Property Owner- Printed

[Signature]
Signature of Property Owner

GURJEET RANU
Property Owner- Printed

[Signature]
Signature of Property Owner

Sworn to and subscribed before me, this 10th day of December, 2024
[Signature]



Notary Public (Seal)



HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

Location/Address 610 EDGEcombe DR. STOCKBRIDGE, GA 30281

Parcel ID Number 013A01004000

1. Total number of existing residential structures located on the subject parcel: 1

2. Description of the residential structures located on the subject property as listed above:

PRIVATE HOME

3. Total number of person(s) residing within each structure: 2

4. Age, Sex, and Race of each of those individuals:
USE ADDITIONAL FORMS IF NEEDED

Age

Sex

Race

57

M

INDIAN- ASIAN

58

F

INDIAN- ASIAN

5. Henry County Commission District: 2

6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature [Signature]

Date 12-10-2024



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 10th day of December, 2024

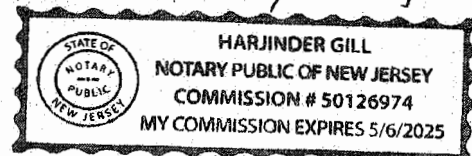
GURJEET RANU

Applicant/Property Owner/Agent/Other Name - Printed

Gurjeet Ranu

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 10th day of December, 2024



Notary Public (Seal)



HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 12th day of DECEMBER, 2024

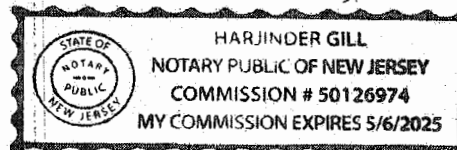
SIKANDER RANU

Applicant/Property Owner/Agent/Other Name - Printed

[Signature]

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 10th day of December, 2024



[Signature]
Notary Public (Seal)

LETTER OF INTENT

Henry County Board of Commissioners:

As deannexation requests are not subject to public hearing requirements, please accept this written request for the deannexation of my property from the City of Stockbridge for the following reasons:

- 1) The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36.
- 2) I prefer to live in Unincorporated Henry County.
- 3) I prefer not to live within the city limits of Stockbridge.

Therefore, I respectfully ask for you to accept this request for the deannexation of my property from the City of Stockbridge, and to extend County services to include the same.

Additional comments:


Signature

GURJEET RANA
Printed Name

12/16/24
Date

nl

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT
2018 APR 25 PM 12:54

BK: 15817 PG: 86-87
Filed and Recorded
Apr-26-2018 09:07:02AM
DOC#: D2018-010667
Real Estate Transfer Tax Paid \$217.00
0752018003033
BARBARA A. HARRISON
CLERK OF SUPERIOR COURT Henry County GA.

After recording, please return to:
Burgess Title & Escrow, LLC
2330 Patrick Henry Pkwy, Ste 350
McDonough, Georgia 30253
File #18-1431

STATE OF GEORGIA
COUNTY OF HENRY

LIMITED WARRANTY DEED

THIS INDENTURE is made this 18TH day of APRIL, 2018, by and between RYBARCZYK DEVELOPMENTS, LLC, A Missouri limited liability company (hereinafter called "Grantor"); and the SIKANDER RANU AND GURJEET RANU AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AS DEFINED AND CREATED BY GEORGIA LAWS 1976. p. 1438 and 1439 (O.C.G.A. SECTION 44-6-190) (hereinafter called "Grantee"). The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee, all that tract or parcel of land lying and being in HENRY County, Georgia, being more particularly described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8 OF THE 12TH DISTRICT, HENRY COUNTY, GEORGIA, BEING KNOWN AS LOT 35, BLOCK "A" OF MANDERLY SUBDIVISION, UNIT 1, AS PER PLAT OF SAME OF RECORD AT PLAT BOOK 9, PAGE 269, HENRY COUNTY, GEORGIA RECORDS. SAID PLAT IS SPECIFICALLY INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever in fee simple.

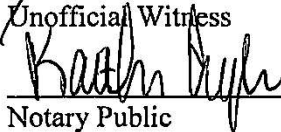
THIS CONVEYANCE IS made subject to all easements, covenants and restrictions of record.

GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto Grantee, and the successors, legal representatives and assigns of Grantee, against the claims of all persons claiming by, through or under Grantor;

IN WITNESS WHEREOF, Grantor has caused its duly authorized agent to execute this indenture, and to deliver this indenture to Grantee, all the day and year first written above.

Signed, sealed and delivered in the presence of:


Unofficial Witness


Notary Public

My Commission Expires:

April 10, 2020

(NOTARIAL SEAL)

GRANTOR:

RYBARCZYK DEVELOPMENTS, LLC

By:  (SEAL)

Name: **MARTY J. LYLE** *Designated Agent.*

Its: **AUTHORIZED SIGNOR**



Deannexation Application



THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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

A PRE-APPLICATION MEETING IS ADVISED, BUT NOT REQUIRED, FOR DEANNEXATION REQUESTS.

THE HENRY COUNTY PLANNING AND ZONING DEPARTMENT WILL ONLY CONDUCT PRE-APPLICATION MEETINGS ON TUESDAY, WEDNESDAY, AND THURSDAY OF EACH WEEK. PLEASE VISIT [HTTP://WWW.CO.HENRY.GA.US/DEPARTMENTS/M-R/PLANNING-ZONING](http://www.co.henry.ga.us/DEPARTMENTS/M-R/PLANNING-ZONING) TO SCHEDULE A MEETING ONLINE.

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

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY

AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY

MCDONOUGH, GEORGIA 30253



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36. The description of such territory is attached hereto.

OWNER(S) NAME(S) LEROY BERRY
MATALIN D. BERRY

PHONE NUMBER 770-262 0802 EMAIL ADDRESS Leroy BERRY 19580 Gt. Hwy. Cor

DEANNEXATION FROM ☐ HAMPTON ☐ LOCUST GROVE ☐ MCDONOUGH ☒ STOCKBRIDGE

LOCATION/ADDRESS 620 EDGEcombe DR. STOCKBRIDGE, GA 30281

LAND LOT/DISTRICT 8/12 ACERAGE 1.0

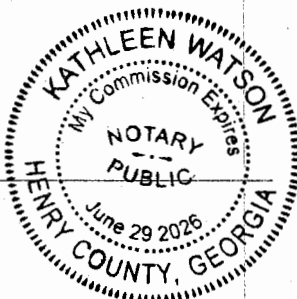
PARCEL ID NUMBER 013A01005000 ZONING DISTRICT(S) SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S) Leroy Berry DATE 12-9-24
Matalin D. Berry DATE 12-9-24

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

Kathleen Watson
NOTARY SIGNATURE AND SEAL



DATE 12-9-2024

(Office use only)

Pre-application meeting: N/A Title: _____ Date: _____

Application checked by: Alexius Jones Title: Planner I Date: 12/27/2024

BOC Meeting Date: _____ BOC Decision: _____ Date: _____

Planning Director's Signature: _____ Date: _____



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 620 EDGEcombe Dr. STOCKBRIDGE, GA 30281
Parcel ID Number 013A01005000
Owner's name(s) LEROY BERRY Percentage of interest: 50
MATALIN D. BERRY Percentage of interest: 50

We certify that the foregoing information is true and correct, this 9 day of Dec - 2024

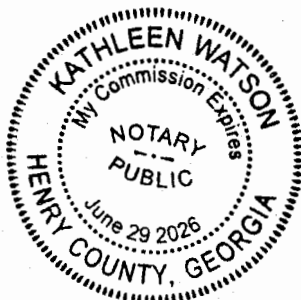
LeROY BERRY
Property Owner- Printed

Leroy Berry
Signature of Property Owner

Matalin D. Berry
Property Owner- Printed

Matalin D. Berry
Signature of Property Owner

Sworn to and subscribed before me, this 9th day of December 2024



Kathleen Watson
Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

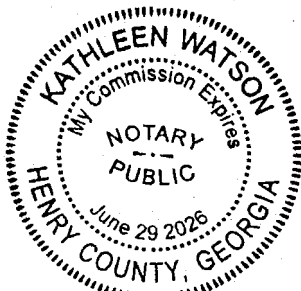
Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 9 day of 2024 Dec.

LeROY BERRY
Applicant/Property Owner/Agent/Other Name - Printed

Leroy Berry
Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 9th day of December 2024



Kath Watson
Notary Public (Seal)



**HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING**

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ **APPLICANT** ☐ **PROPERTY OWNER** ☐ **AGENT** ☐ **ATTORNEY** ☐ **OTHER**

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If **Yes**, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 9th day of Dec,

Matalin D Berry
Applicant/Property Owner/Agent/Other Name - Printed

Matalin D Berry
Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 9th day of December, 2024.



Kathleen Watson
Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

- Location/Address 620 EDGEcombe DR. STOCKBRIDGE, GA 30281
- Parcel ID Number 013A01005000
1. Total number of existing residential structures located on the subject parcel: 1
2. Description of the residential structures located on the subject property as listed above:
Princ Home
3. Total number of person(s) residing within each structure: 2
4. Age, Sex, and Race of each of those individuals: USE ADDITIONAL FORMS IF NEEDED
- | Age | Sex | Race |
|-----------|---------------|--------------|
| <u>68</u> | <u>Male</u> | <u>Black</u> |
| <u>62</u> | <u>Female</u> | <u>Black</u> |
| <u> </u> | <u> </u> | <u> </u> |
| <u> </u> | <u> </u> | <u> </u> |
5. Henry County Commission District: 2
6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature Leroy Berry Date 12-9-24

Z:\Planning_Zoning\Office Procedures\Office Forms\Zoning Application\APPLICATIONS - Without Yr\2023 Revisions\Deannexation\Deannexation Application, revised 9-28-2023.docx

LETTER OF INTENT

Henry County Board of Commissioners:

As deannexation requests are not subject to public hearing requirements, please accept this written request for the deannexation of my property from the City of Stockbridge for the following reasons:

- 1) The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36.
- 2) I prefer to live in Unincorporated Henry County.
- 3) I prefer not to live within the city limits of Stockbridge.

Therefore, I respectfully ask for you to accept this request for the deannexation of my property from the City of Stockbridge, and to extend County services to include the same.

Additional comments:

Leroy Berry
Signature

LEROY BERRY
Printed Name

12-9-24
Date

620 Edgewcombe Dr.
Stockbridge, Georgia
30281

BK: 15168 PG: 226-229

Filed and Recorded Apr-04-2017 03:13:16PM
DOC#: D2017-008859
Real Estate Transfer Tax \$0.00
0752017002555
BARBARA A. HARRISON
CLERK OF SUPERIOR COURT Henry County GA.

Quitclaim Deed

RECORDING REQUESTED BY Leroy Berry

AND WHEN RECORDED MAIL TO:

Matalin D. Berry, Grantee(s)
620 Edgewcombe
Stockbridge GA 30281

Consideration: \$ _____

Property Transfer Tax: \$ _____

Assessor's Parcel No.: 013A01005000

PREPARED BY: Leroy Berry certifies herein that he or she has prepared this Deed.

Leroy Berry
Signature of Preparer

4-4-17
Date of Preparation

LEROY BERRY
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 4-4-17 in the County of
Henry, State of Georgia

by Grantor(s), Leroy Berry,
whose post office address is 620 Edgewcombe Dr. Stockbridge GA 30281
to Grantee(s), Leroy Berry and Matalin D. Berry,
whose post office address is 620 Edgewcombe Dr Stockbridge GA 30281

WITNESSETH, that the said Grantor(s), Leroy Berry,
for good consideration and for the sum of _____
(\$ 4) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT
2017 APR -4 PM 12:19

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Henry, State of Georgia and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Leroy Berry
Signature of Grantor

Signature of Second Grantor (if applicable)

Leroy Berry
Print Name of Grantor

Print Name of Second Grantor (if applicable)

Shirley Whigham
Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Shirley Whigham
Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee

Signature of Second Grantee (if applicable)

Print Name of Grantee

Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Georgia

County of Henry

On 4-4-2017, before me, Eugenia Moore, a notary public in and for said state, personally appeared, Leroy Berry

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Eugenia Moore
Signature of Notary

Affiant Known _____ Produced ID GDL ✓

Type of ID GA Drivers License (Seal)

EUGENIA MOORE
Notary Public, Henry County, Georgia
My Commission Expires May 12, 2017

SEAL AFFIXED

Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 8 of the 12th District of Henry County, Georgia, being lot 34, Block A Unit ONE, Manderley Subdivision, as per plat record in Plat Book 9, page 269, Henry County, Georgia Records to which reference is hereby made for a more particular description of said property.

5

630 EDGEcombe DR.

Deannexation Application



THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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

A PRE-APPLICATION MEETING IS ADVISED, BUT NOT REQUIRED, FOR DEANNEXATION REQUESTS.

THE HENRY COUNTY PLANNING AND ZONING DEPARTMENT WILL ONLY CONDUCT PRE-APPLICATION MEETINGS ON TUESDAY, WEDNESDAY, AND THURSDAY OF EACH WEEK. PLEASE VISIT [HTTP://WWW.CO.HENRY.GA.US/DEPARTMENTS/M-R/PLANNING-ZONING](http://www.co.henry.ga.us/DEPARTMENTS/M-R/PLANNING-ZONING) TO SCHEDULE A MEETING ONLINE.

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

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY

AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY

MCDONOUGH, GEORGIA 30253



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in *O.C.G.A Title 36, Chapter 36*. The description of such territory is attached hereto.

OWNER(S) NAME(S) RUHA MOMIN

RIZWAN MOMIN

PHONE NUMBER

404-456-3235

EMAIL ADDRESS RIZ26560@GMAIL.COM

DEANNEXATION FROM

☐ HAMPTON

☐ LOCUST GROVE

☐ MCDONOUGH

☒ STOCKBRIDGE

LOCATION/ADDRESS

630 EDGEcombe DR. STOCKBRIDGE, GA 30281

LAND LOT/DISTRICT

8/12

ACERAGE

1.034

PARCEL ID NUMBER

013A01006000

ZONING DISTRICT(S)

SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S)

[Signature]
[Signature]

DATE

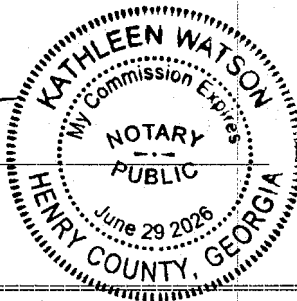
12-8-24

DATE

12-8-24

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

[Signature]
NOTARY SIGNATURE AND SEAL



DATE

12-8-2024

(Office use only)

Pre-application meeting: N/A Title: _____ Date: _____

Application checked by: Alexius Jones Title: Planner I Date: 12/27/2024

BOC Meeting Date: _____ BOC Decision: _____ Date: _____

Planning Director's Signature: _____ Date: _____



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 630 EDGE COMBE DR. STOCKBRIDGE, GA 30281
Parcel ID Number 013A01006000
Owner's name(s) RUHA MOMIN Percentage of interest: 50%
RIZWAN MOMIN Percentage of interest: 50%

We certify that the foregoing information is true and correct, this 8 day of 12-2024.

RIZWAN MOMIN

Property Owner- Printed

[Signature]
Signature of Property Owner

RUHA MOMIN

Property Owner- Printed

[Signature]
Signature of Property Owner

Sworn to and subscribed before me, this 8th day of December, 2024.



[Signature]
Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

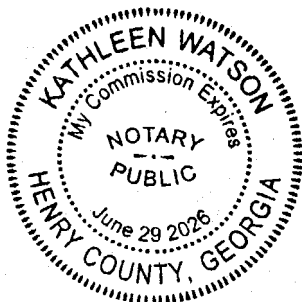
Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 8 day of 12-2024.

Rizwan Momin
Applicant/Property Owner/Agent/Other Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 8th day of December, 2024.



[Signature]
Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

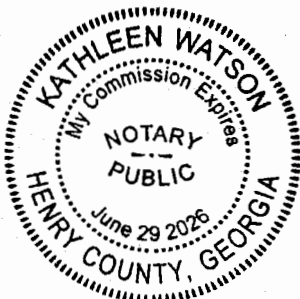
Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 8 day of 12 - 2024

RUTH MOMIN
Applicant/Property Owner/Agent/Other Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 8th day of December, 2024.



[Signature]
Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

Location/Address 630 EDGEcombe DR. STOCKBRIDGE, GA 30281

Parcel ID Number 013A01006000

1. Total number of existing residential structures located on the subject parcel: 1

2. Description of the residential structures located on the subject property as listed above:
PRIVATE HOME

3. Total number of person(s) residing within each structure: 3

4. Age, Sex, and Race of each of those individuals: USE ADDITIONAL FORMS IF NEEDED	Age	Sex	Race
	<u>91</u>	<u>F</u>	<u>Indian</u>
	<u>66</u>	<u>M</u>	<u>Indian</u>
	<u>63</u>	<u>F</u>	<u>Indian</u>

5. Henry County Commission District: 2

6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature

Date

LETTER OF INTENT

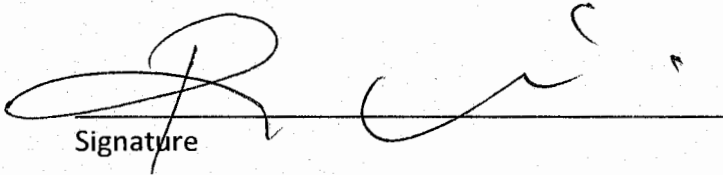
Henry County Board of Commissioners:

As deannexation requests are not subject to public hearing requirements, please accept this written request for the deannexation of my property from the City of Stockbridge for the following reasons:

- 1) The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36.
- 2) I prefer to live in Unincorporated Henry County.
- 3) I prefer not to live within the city limits of Stockbridge.

Therefore, I respectfully ask for you to accept this request for the deannexation of my property from the City of Stockbridge, and to extend County services to include the same.

Additional comments:


Signature

RIZWAN MOMIN
Printed Name

12-8-24
Date

RETURN TO:
Rick S. Sexton
Zachary & Segraves, P.A.
1000 Commerce Drive
Decatur, GA 30030

Parcel # 013A01006000
630 Edgecombe Drive

BK:19301 PG:52-53
Filed and Recorded
Nov-09-2023 03:22 PM
DOC# 2023 - 026933
Real Estate Transfer Tax
Paid: \$ 0.00
0752023008405
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: 1744485701

**STATE OF GEORGIA
COUNTY OF DEKALB**

QUIT CLAIM DEED

THIS INDENTURE made this Tuesday of 07 November, 2023, by and between **Ruha Momin**, as party of the first part, hereinafter called Grantor, and **Ruha Momin and Rizwan Momin, as joint tenants with rights of survivorship**, as parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That the said party of the first part for and in consideration of love and affection and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release, and forever quit-claim to the said parties of the second part, their heirs and assigns, all the right, title, interest, claim or demand which the said party of the first part has or may have had in and to the following described property:

For legal description, see Exhibit A attached hereto and incorporated herein by reference.

with all rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the said Grantee, their heirs and assigns, so that neither the said party of the first part nor her successors, nor any other person claiming under her shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the said party of the first part has caused this instrument to be signed in her name the day and year first above written.

Signed, sealed and delivered
in the presence of:

 [SEAL]
RUHA MOMIN


Unofficial Witness


Notary Public

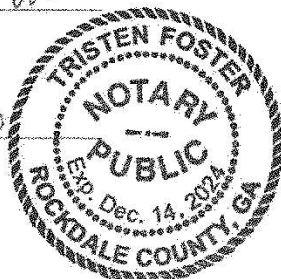


EXHIBIT A

Legal Description

630 Edgecombe Drive, Stockbridge, Henry County, Georgia, 30281

Parcel #013A01006000

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 8 of the 12th District of Henry County, Georgia, and being Lot 33, Block A, Manderly Subdivision, Unit 1, as per plat recorded in Plat Book 9, page 268, Henry county, Georgia records, which plat is incorporated herein by reference and made a part hereof.

Deannexation Application



THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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

A PRE-APPLICATION MEETING IS ADVISED, BUT NOT REQUIRED, FOR DEANNEXATION REQUESTS.

THE HENRY COUNTY PLANNING AND ZONING DEPARTMENT WILL ONLY CONDUCT PRE-APPLICATION MEETINGS ON TUESDAY, WEDNESDAY, AND THURSDAY OF EACH WEEK. PLEASE VISIT [HTTP://WWW.CO.HENRY.GA.US/DEPARTMENTS/M-R/PLANNING-ZONING](http://www.co.henry.ga.us/DEPARTMENTS/M-R/PLANNING-ZONING) TO SCHEDULE A MEETING ONLINE.

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

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY

AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY
MCDONOUGH, GEORGIA 30253



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in *O.C.G.A Title 36, Chapter 36*. The description of such territory is attached hereto.

OWNER(S) NAME(S) CHARMIN L. OGDEN
ROBERT LEE MCLEN

PHONE NUMBER 912-596-7364 EMAIL ADDRESS CharminmcLEN@gmail.com

DEANNEXATION FROM ☐ HAMPTON ☐ LOCUST GROVE ☐ MCDONOUGH ☒ STOCKBRIDGE

LOCATION/ADDRESS 635 EDGEcombe DR. STOCKBRIDGE, GA 30281

LAND LOT/DISTRICT 8/12 ACERAGE 1.19

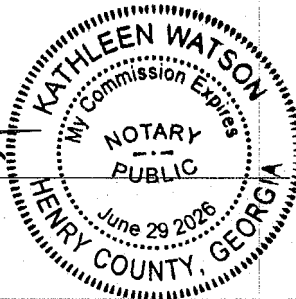
PARCEL ID NUMBER 013A01011000 ZONING DISTRICT(S) SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S) [Signature] DATE 12-8-2024
[Signature] DATE 12/8/2024

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

[Signature]
NOTARY SIGNATURE AND SEAL



DATE 12-8-2024

(Office use only)

Pre-application meeting: N/A Title: _____ Date: _____

Application checked by: Alexius Jones Title: Planner I Date: 12/27/2024

BOC Meeting Date: _____ BOC Decision: _____ Date: _____

Planning Director's Signature: _____ Date: _____



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 635 EDGEcombe DR. STOCKBRIDGE, GA 30281
Parcel ID Number 013A01011000
Owner's name(s) CHARMIN L. OGDEN Percentage of interest: 50%
ROBERT LEE McLEN Percentage of interest: 50%

We certify that the foregoing information is true and correct, this 8 day of December, 2024

Charmin L. Ogden
Property Owner- Printed

[Signature]
Signature of Property Owner

Robert Lee McLen
Property Owner- Printed

[Signature]
Signature of Property Owner

Sworn to and subscribed before me, this 8th day of December, 2024



[Signature]
Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 8 day of December, 2024

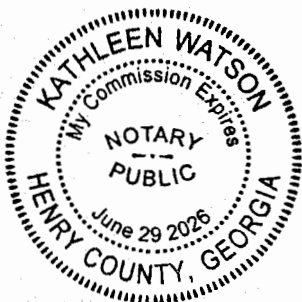
Charmin L. Ogden

Applicant/Property Owner/Agent/Other Name - Printed

[Signature]

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 8th day of December 2024



[Signature]

Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 8th day of December, 2024

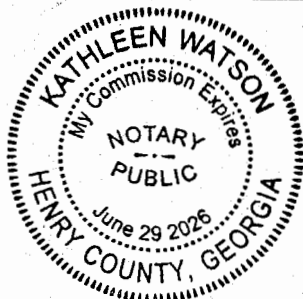
Robert Lee Miller

Applicant/Property Owner/Agent/Other Name - Printed

[Signature]

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 8th day of December 2024



[Signature]

Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

Location/Address 635 EDGEcombe DR. STOCKBRIDGE, GA 30281

Parcel ID Number 013A01011000

1. Total number of existing residential structures located on the subject parcel: 1

2. Description of the residential structures located on the subject property as listed above:

Private home

3. Total number of person(s) residing within each structure: 4

4. Age, Sex, and Race of each of those individuals: USE ADDITIONAL FORMS IF NEEDED

43

Sex

F

Race

Black

39

M

Black

6

M

Black

4

F

Black

5. Henry County Commission District: 2

6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature

[Signature]

Date

12/8/2024

LETTER OF INTENT

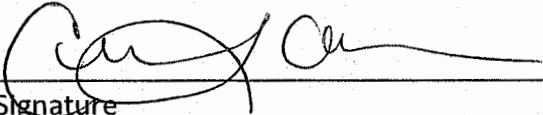
Henry County Board of Commissioners:

As deannexation requests are not subject to public hearing requirements, please accept this written request for the deannexation of my property from the City of Stockbridge for the following reasons:

- 1) The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36.
- 2) I prefer to live in Unincorporated Henry County.
- 3) I prefer not to live within the city limits of Stockbridge.

Therefore, I respectfully ask for you to accept this request for the deannexation of my property from the City of Stockbridge, and to extend County services to include the same.

Additional comments:


Signature

Charmin L. Ogden
Printed Name

12-8-2024
Date

BK: 15916 PG: 200
Filed and Recorded
Jun-22-2018 11:48:41AM
DOC#: D2018-016295
Real Estate Transfer Tax \$0.00
0752018004889
BARBARA A. HARRISON
CLERK OF SUPERIOR COURT Henry County GA.

Return Recorded Document to:
Wessels & Dixon, P.C.
175 Corporate Center Dr. Ste. A
Stockbridge, GA 30281
678-759-2211

JOINT TENANCY WITH SURVIVORSHIP WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HENRY

File - 18-0140

This Indenture made this 6 day of March, 2018 between Charmin L. Ogden, of the County of Henry, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Charmin L. Ogden and Robert Lee McLen, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lot 8 of the 12th District, Henry County, Georgia, being Lot 28, Block A, of Manderley Subdivision, Unit 1, as per plat recorded in Plat Book 9, Page 269, Henry County Records, which plat is incorporated herein by this reference and made a part of this description.

This deed is given subject to the outstanding principal balance of a security deed from Charmin L. Ogden to Fidelity Bank DBA Fidelity Bank Mortgage, dated March 6, 2018 and filed for record in the deed records of Henry County, Georgia and all other liens, easements and restrictions of record.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

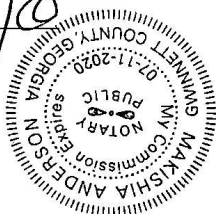
IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed this 6 day of March 2018 in the presence of:

Jada Dover
Unofficial Witness

Charmin L. Ogden
Charmin L. Ogden

[Signature]
Notary Public (My commission expires) 7/11/20



RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT
2018 JUN 21 PM 3:21

Deannexation Application



THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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

A PRE-APPLICATION MEETING IS ADVISED, BUT NOT REQUIRED, FOR DEANNEXATION REQUESTS.

THE HENRY COUNTY PLANNING AND ZONING DEPARTMENT WILL ONLY CONDUCT PRE-APPLICATION MEETINGS ON TUESDAY, WEDNESDAY, AND THURSDAY OF EACH WEEK. PLEASE VISIT [HTTP://WWW.CO.HENRY.GA.US/DEPARTMENTS/M-R/PLANNING-ZONING](http://www.co.henry.ga.us/departments/m-r/planning-zoning) TO SCHEDULE A MEETING ONLINE.

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

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY

AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY

MCDONOUGH, GEORGIA 30253



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

1 of 3

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36. The description of such territory is attached hereto.

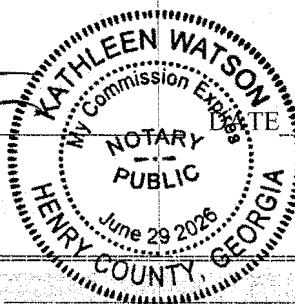
OWNER(S) NAME(S) KEN V. TRUONG
KERI CHINDAVONG
 PHONE NUMBER 470 755 9460 EMAIL ADDRESS truongkenvan@gmail.com
 DEANNEXATION FROM ☐ HAMPTON ☐ LOCUST GROVE ☐ MCDONOUGH ☒ STOCKBRIDGE
 LOCATION/ADDRESS 640 EDGEcombe DR. STOCKBRIDGE, GA 30281
 LAND LOT/DISTRICT 8/12 ACERAGE 1.096
 PARCEL ID NUMBER 013A01007000 ZONING DISTRICT(S) SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S) [Signature] DATE 12/19/2024
[Signature] DATE 12/19/2024

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

NOTARY SIGNATURE AND SEAL



12/19/2024

(Office use only)

Pre-application meeting: N/A Title: _____ Date: _____
 Application checked by: Alexius Jones Title: Planner I Date: 12/27/2024
 BOC Meeting Date: _____ BOC Decision: _____ Date: _____
 Planning Director's Signature: _____ Date: _____



HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

2083

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36. The description of such territory is attached hereto.

OWNER(S) NAME(S) SUBAN T HONGTHIRAK

PHONE NUMBER *678-216-2141 EMAIL ADDRESS *subant.hongthirak@yahoo.com

DEANNEXATION FROM ☒ HAMPTON ☐ LOCUST GROVE ☐ MCDONOUGH ☒ STOCKBRIDGE

LOCATION/ADDRESS 640 EDGE COMBE DR STOCKBRIDGE, GA 30281

LAND LOT/DISTRICT 8/12 ACERAGE 1.096

PARCEL ID NUMBER 013A01007000 ZONING DISTRICT(S) SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S)

**Suban Hongthirak*

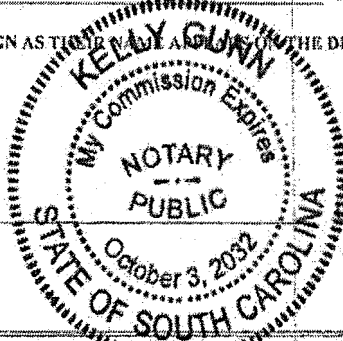
DATE

**12-18-2024*

DATE

ALL PROPERTY OWNERS MUST SIGN AS TO INTEREST AND AGREE TO THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

NOTARY SIGNATURE AND SEAL



DATE *12-18-2024*

(Office use only)

Pre-application meeting: N/A Title: _____ Date: _____

Application checked by: Alexius Jones Title: Planner I Date: 12/27/2024

BOC Meeting Date: _____ BOC Decision: _____ Date: _____

Planning Director's Signature: _____ Date: _____

3043



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36. The description of such territory is attached hereto.

OWNER(S) NAME(S) TERRI CHINDAVONG

PHONE NUMBER *229-829-4289 EMAIL ADDRESS *Tchindavong@gmail.com

DEANNEXATION FROM ☐ HAMPTON ☐ LOCUST GROVE ☐ MCDONOUGH ☒ STOCKBRIDGE

LOCATION/ADDRESS 640 EDGECLIMBE DR STOCKBRIDGE, GA 30281

LAND LOT/DISTRICT 8/12 ACERAGE 1.096

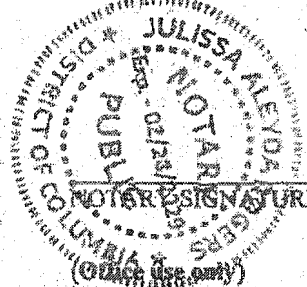
PARCEL ID NUMBER 013901007000 ZONING DISTRICT(S) SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S) [Signature] DATE *12/19/24

DATE _____

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.



[Signature]

JULISSA ALEYDA ROGERS
Notary Public, District of Columbia
My Commission Expires 2/28/2029

DATE 12/19/2024

Pre-application meeting: N/A Title: _____ Date: _____

Application checked by: Alexius Jones Title: Planner I Date: 12/27/2024

BOC Meeting Date: _____ BOC Decision: _____ Date: _____

Planning Director's Signature: _____ Date: _____



**HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING**

1 of 3

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 640 EDGEcombe DR. STOCKBRIDGE, GA 30281

Parcel ID Number 013A01007000

Owner's name(s) KEN V. TRUONG Percentage of interest: 25 %

KERI CHINDAVONG Percentage of interest: 25 %

We certify that the foregoing information is true and correct, this 19 day of 2024 Dec

Ken V. Truong

Property Owner- Printed

[Signature]

Signature of Property Owner

KERI CHINDAVONG

Property Owner- Printed

[Signature]

Signature of Property Owner

Sworn to and subscribed before me, this 19 day of December 2024



[Signature]

Notary Public (Seal)



HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

2 of 3

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 640 EDGEcombe DR. STOCKBRIDGE, GA 30281
Parcel ID Number 013A01007000
Owner's name(s) SUBAN THONGTHIRAK Percentage of interest: 25%
Percentage of interest: _____

We certify that the foregoing information is true and correct, this * 18 day of * December 2024

* Suban Thongthirak

Property Owner- Printed

* Suban Thongthirak

Signature of Property Owner

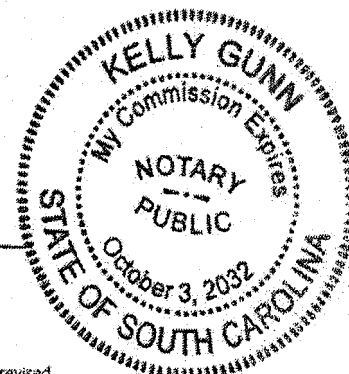
Property Owner- Printed

Signature of Property Owner

Sworn to and subscribed before me, this 18 day of December 2024

Kelly Gunn

Notary Public (Seal)



3043



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 640 EDGECOMBE DR. STOCKBRIDGE, GA 30281
Parcel ID Number 013A01007000
Owner's name(s) TERRI CHINDAVONG Percentage of interest: 25%
Percentage of interest: _____

We certify that the foregoing information is true and correct, this 19 day of December, 2024

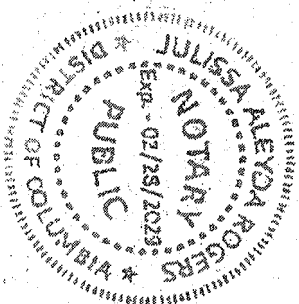
Terri Chindavong
Property Owner- Printed

[Signature]
Signature of Property Owner

Property Owner- Printed

Signature of Property Owner

Sworn to and subscribed before me, this 19th day of Dec, 2024



JULISSA ALEYDA ROGERS
Notary Public, District of Columbia
My Commission Expires 2/28/2029

[Signature]
Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 19th day of December, 2024

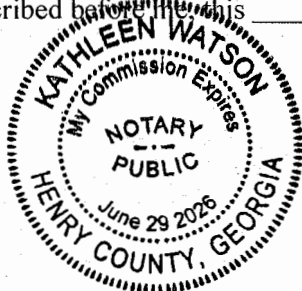
Ken V. Truong

Applicant/Property Owner/Agent/Other Name - Printed

[Signature]

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me this 19th day of December, 2024



[Signature]

Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 19 day of Dec, 2024

KERI CHINDAVONG

Applicant/Property Owner/Agent/Other Name - Printed

[Signature]

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 19th day of December, 2024.



[Signature]

Notary Public (Seal)



HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

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CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

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Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 18 day of December, 2024

*Suban Thongthirak

Applicant/Property Owner/Agent/Other Name - Printed

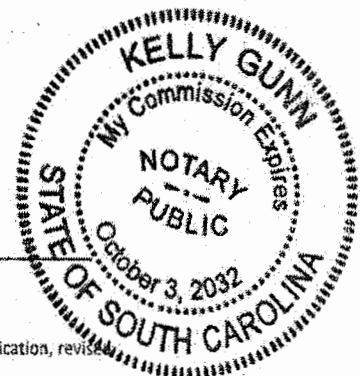
*John Thongthirak

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 18 day of December, 2024

Kelly H

Notary Public (Seal)





HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒ *

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

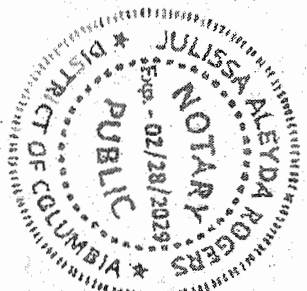
Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 19 day of Dec, 2024 *

* Terri Chindavong
Applicant/Property Owner/Agent/Other Name - Printed

* [Signature]
Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 19th day of Dec, 2024.



JULISSA ALEYDA ROGERS
Notary Public, District of Columbia
My Commission Expires 2/28/2029

[Signature]
Notary Public (Seal)



**HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING**

Page 1 of 2

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

Location/Address 640 EDGEcombe DR. STOCKBRIDGE, GA 30281

Parcel ID Number 013A01007000

1. Total number of existing residential structures located on the subject parcel: 1

2. Description of the residential structures located on the subject property as listed above:
private Home

3. Total number of person(s) residing within each structure: 6

4. Age, Sex, and Race of each of those individuals: Age Sex Race
USE ADDITIONAL FORMS IF NEEDED

<u>26</u>	<u>male</u>	<u>Asian</u>
<u>24</u>	<u>male</u>	<u>Asian</u>
<u>19</u>	<u>Female</u>	<u>Asian</u>
<u>39</u>	<u>male</u>	<u>Asian</u>

5. Henry County Commission District: 2

6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature M J Young Date 12/18/2024



**HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING**

Page 2 of 2

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

- Location/Address 640 Edgecombe DR. STOCKBRIDGE, GA 30281
- Parcel ID Number 013A01007000
1. Total number of existing residential structures located on the subject parcel: 1
2. Description of the residential structures located on the subject property as listed above:
Private Home
3. Total number of person(s) residing within each structure: 6 (cont.)
4. Age, Sex, and Race of each of those individuals: USE ADDITIONAL FORMS IF NEEDED
- | Age | Sex | Race |
|---------------|---------------|---------------|
| <u>12</u> | <u>male</u> | <u>ASIAN</u> |
| <u>42</u> | <u>Female</u> | <u>ASIAN</u> |
| <u> </u> | <u> </u> | <u> </u> |
| <u> </u> | <u> </u> | <u> </u> |
5. Henry County Commission District: 2
6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature

[Signature]

Date

12/18/2024

LETTER OF INTENT

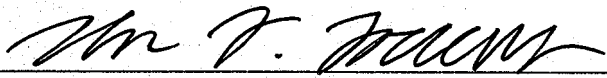
Henry County Board of Commissioners:

As deannexation requests are not subject to public hearing requirements, please accept this written request for the deannexation of my property from the City of Stockbridge for the following reasons:

- 1) The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36.
- 2) I prefer to live in Unincorporated Henry County.
- 3) I prefer not to live within the city limits of Stockbridge.

Therefore, I respectfully ask for you to accept this request for the deannexation of my property from the City of Stockbridge, and to extend County services to include the same.

Additional comments:


Signature

Ken V. Truong
Printed Name

12/18/2024
Date

BK:19041 PG:67-69
Filed and Recorded
Apr-14-2022 01:11 PM
DOC# 2022 - 014941
Real Estate Transfer Tax
Paid: \$ 425.00
0752022003992
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: 0397807349

After recording, please return to:
BURGESS TITLE & ESCROW, LLC
2330 Patrick Henry Parkway Ste. #350
McDonough, Georgia 30253
File #22-1129

PARCEL #013A01007000

STATE OF GEORGIA
COUNTY OF HENRY

LIMITED WARRANTY DEED

THIS INDENTURE is made this **8th** day **APRIL, 2022**, by and between **GEORGE H. DILLARD** (hereinafter called "**Grantor**") and **KEN V. TRUONG, KERI CHINDAVONG, TERRI CHINDAVONG AND SUBAN THONGTHIRAK**, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AS DEFINED AND CREATED BY GEORGIA LAWS 1976. p. 1438 and 1439 (O.C.G.A. SECTION 44-6-190) (hereinafter called "**Grantee**"). The words "**Grantor**" and "**Grantee**" include the neuter, masculine and feminine genders, and the singular and the plural

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee, all that tract or parcel of land lying and being in **HENRY** County, Georgia, being more particularly described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8 OF THE 12TH DISTRICT, HENRY COUNTY, GEORGIA, BEING KNOWN AS LOT 32, BLOCK A, MANDERLY SUBDIVISION, AS PER PLAT OF SAME OF RECORD AT PLAT BOOK 9, PAGE 269, HENRY COUNTY, GEORGIA RECORDS. SAID PLAT IS SPECIFICALLY INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

GRANTOR HELD TITLE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WITH GERALDINE T. DILLARD WHICH IS RECORDED AT DEED BOOK 3221, PAGE 156, HENRY COUNTY RECORDS. ATTACHED AS EXHIBIT "A" IS A COPY OF THE DEATH CERTIFICATE GERALDINE T. DILLARD..

TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever in fee simple.

THIS CONVEYANCE IS made subject to all easements, covenants and restrictions of record.

GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto Grantee, and the successors, legal representatives and assigns of Grantee, against the claims of all persons claiming by, through or under Grantor;

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal to execute this indenture, and to deliver this indenture to Grantee, the day and year first written above.

Signed, sealed and delivered in the presence of:

GRANTOR:

Unofficial Witness

 (SEAL)
GEORGE H. DILLARD

Notary Public
My Commission Expires:

12-27-2025

(NOTARIAL SEAL)

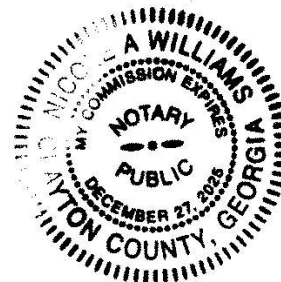
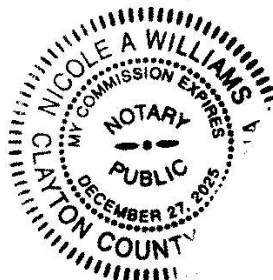


EXHIBIT "A"

BK:19041 PG:69

GEORGIA DEATH CERTIFICATE

State File Number 2016GA000043324

1. DECEDENT'S LEGAL FULL NAME (First, Middle, Last) GERALDINE DILLIARD		1a. IF FEMALE, ENTER LAST NAME AT BIRTH TILFORD		2. SEX FEMALE	2a. DATE OF DEATH (Mo., Day, Year) ACTUAL DATE OF DEATH 07/18/2016
3. SOCIAL SECURITY NUMBER	4a. AGE (Year/s) 78	4b. UNDER 1 YEAR Mos. Days Hours Mins.	4c. UNDER 1 DAY 12/28/1937		5. DATE OF BIRTH (Mo., Day, Year)
6. BIRTHPLACE OKLAHOMA	7a. RESIDENCE - STATE GEORGIA	7b. COUNTY HENRY		7c. CITY, TOWN STOCKBRIDGE	
7d. STREET AND NUMBER 640 EDGECOMBE		7e. ZIP CODE 30281	7f. INSIDE CITY LIMITS? YES	8. ARMED FORCES? NO	
8a. USUAL OCCUPATION TEACHER		8b. KIND OF INDUSTRY OR BUSINESS EDUCATION			
9. MARITAL STATUS MARRIED	10. SPOUSE NAME GEORGE H. DILLARD		11. FATHER'S FULL NAME (First, Middle, Last) BERNARD TILFORD		
12. MOTHER'S MAIDEN NAME (First, Middle, Last) MILDRED WATKINS	13a. INFORMANT'S NAME (First, Middle, Last) GEORGE H. DILLARD		13b. RELATIONSHIP TO DECEDENT HUSBAND		
13c. MAILING ADDRESS 640 EDGECOMBE STOCKBRIDGE GEORGIA 30281			14. DECEDENT'S EDUCATION MASTER'S DEGREE		
15. ORIGIN OF DECEDENT (Italian, Mex., French, English, etc.) NO, NOT SPANISH/HISPANIC/LATINO		16. DECEDENT'S RACE (White, Black, American Indian, etc.) (Specify) BLACK OR AFRICAN-AMERICAN			
17a. IF DEATH OCCURRED IN HOSPITAL INPATIENT		17b. IF DEATH OCCURRED OTHER THAN HOSPITAL (Specify)			
18. HOSPITAL OR OTHER INSTITUTION NAME (If not in either give street and no.) PIEDMONT HENRY HOSPITAL		19. CITY, TOWN or LOCATION OF DEATH STOCKBRIDGE		20. COUNTY OF DEATH HENRY	
21. METHOD OF DISPOSITION (specify) BURIAL		22. PLACE OF DISPOSITION WESTVIEW CEMETERY 1680 WESTVIEW DRIVE, S.W. ATLANTA GEORGIA 30310		23. DISPOSITION DATE (Mo., Day, Year) 07/25/2016	
24a. EMBALMER'S NAME RONALD B. JENKINS		24b. EMBALMER LICENSE NO. 3466	25. FUNERAL HOME NAME MURRAY BROS FUNERAL HOME		
25a. FUNERAL HOME ADDRESS 1199 UTOY SPRINGS ROAD SW ATLANTA GEORGIA 30331					
26a. SIGNATURE OF FUNERAL DIRECTOR RONALD B JENKINS		26b. FUN. DIR. LICENSE NO. 3945	AMENDMENTS		
27. DATE PRONOUNCED DEAD (Mo., Day, Year) 07/18/2016		28. HOUR PRONOUNCED DEAD 11:04 AM			
29a. PRONOUNCER'S NAME MICHAEL EDWARD RINOW		29b. LICENSE NUMBER 043272		29c. DATE SIGNED 07/18/2016	
30. TIME OF DEATH 11:04 AM		31. WAS CASE REFERRED TO MEDICAL EXAMINER NO			
32. Part I. Enter the chain of events-diseases, injuries, or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, Of vascular fibrillation without showing the etiology. DO NOT ABBREVIATE.					Approximate interval between onset and death
IMMEDIATE CAUSE (Final disease or condition resulting in death)					
A. RESPIRATORY ARREST					UNKNOWN
Due to, or as a consequence of METASTATIC COLON CANCER					UNKNOWN
B.					
Due to, or as a consequence of					
C.					
Due to, or as a consequence of					
D.					
Part II. Enter significant conditions contributing to death but not related to cause given in Part I. A. If female, indicate if pregnant or birth occurred within 90 days of death.			33. WAS AUTOPSY PERFORMED? NO		34. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?
35. TOBACCO USE CONTRIBUTED TO DEATH NO		36. IF FEMALE (range 10-54) PREGNANT NOT APPLICABLE		37. ACCIDENT, SUICIDE, HOMICIDE, UNDETERMINED (Specify) NATURAL	
38. DATE OF INJURY (Mo., Day, Year)	39. TIME OF INJURY	40. PLACE OF INJURY (Home, Farm, Street, Factory, Office, Etc.) (Specify)		41. INJURY AT WORK? (Yes or No)	
42. LOCATION OF INJURY (Street, Apartment Number, City or Town, State, Zip, County)					
43. DESCRIBE HOW INJURY OCCURRED				44. IF TRANSPORTATION INJURY	
45. To the best of my knowledge death occurred at the time, date and place and due to the cause(s) stated. Medical Certifier (Name, Title, License No.) GURINDERJIT KAUR-SIOHU, MD, 35275			46. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. Medical Examiner/Coroner (Name, Title, License No.)		
45a. DATE SIGNED (Mo., Day, Year) 07/29/2016	45b. HOUR OF DEATH 11:04 AM	46a. DATE SIGNED (Mo., Day, Year)	46b. HOUR OF DEATH		
47. NAME, ADDRESS, AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH GURINDERJIT KAUR-SIDHU STOCKBRIDGE GA 30342 RIVERDALE GEORGIA					
48. REGISTRAR (Signature) /S/ DONNA L. MOORE				49. DATE FILED - REGISTRAR (Mo., Day, Year) 08/01/2016	

Deannexation Application



THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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

A PRE-APPLICATION MEETING IS ADVISED, BUT NOT REQUIRED, FOR DEANNEXATION REQUESTS.

THE HENRY COUNTY PLANNING AND ZONING DEPARTMENT WILL ONLY CONDUCT PRE-APPLICATION MEETINGS ON TUESDAY, WEDNESDAY, AND THURSDAY OF EACH WEEK. PLEASE VISIT [HTTP://WWW.CO.HENRY.GA.US/DEPARTMENTS/M-R/PLANNING-ZONING](http://www.co.henry.ga.us/departments/m-r/planning-zoning) TO SCHEDULE A MEETING ONLINE.

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

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY

AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY
MCDONOUGH, GEORGIA 30253



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36. The description of such territory is attached hereto.

OWNER(S) NAME(S) VERNELL V. KING

PHONE NUMBER 678-6924300 EMAIL ADDRESS VERNEL-King@ATT.NET

DEANNEXATION FROM ☐ HAMPTON ☐ LOCUST GROVE ☐ MCDONOUGH ☒ STOCKBRIDGE

LOCATION/ADDRESS 645 EDMONDSON DR. STOCKBRIDGE, GA 30281

LAND LOT/DISTRICT 8/12 ACERAGE 1.2

PARCEL ID NUMBER 013A01010000 ZONING DISTRICT(S) SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S) Vernell V. King DATE 12/08/2024
DATE _____

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

ANTONETTE C. KING Dec 12/20/2010 (WR)

Kathleen Watson
NOTARY SIGNATURE AND SEAL

NOTARY SIGNATURE AND SEAL

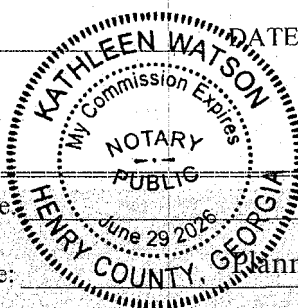
(Office use only)

Pre-application meeting: N/A Title: _____ Date: _____

Application checked by: Alexius Jones Title: _____ Date: 12/27/2024

BOC Meeting Date: _____ BOC Decision: _____ Date: _____

Planning Director's Signature: _____ Date: _____





HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 645 Edgecombe Dr, Stuckbridge, GA 30281
Parcel ID Number 013A01010000
Owner's name(s) VERNELL V. KING Percentage of interest: 100%
Percentage of interest: _____

We certify that the foregoing information is true and correct, this 8 day of 12/2024.

VERNELL V. KING
Property Owner- Printed

Verne V. King
Signature of Property Owner

Property Owner- Printed

Signature of Property Owner

Sworn to and subscribed before me, this 8th day of December 2024



Kathleen Watson
Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 08 day of Dec 2024.

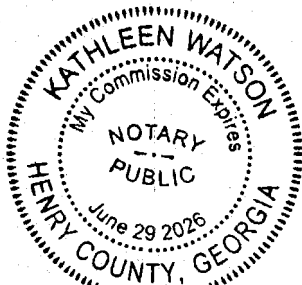
VERNELL V. KING

Applicant/Property Owner/Agent/Other Name - Printed

Verneell V. King

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 8th day of December, 2024.



Kathleen Watson

Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Residential Declaration

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Parcel ID Number 013A01010000

1. Total number of existing residential structures located on the subject parcel: One

2. Description of the residential structures located on the subject property as listed above:

Private Home

3. Total number of person(s) residing within each structure: 1

4. Age, Sex, and Race of each of those individuals: Age Sex Race
USE ADDITIONAL FORMS IF NEEDED

78

mal

Black

5. Henry County Commission District: 2

6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature Kenneth V. Rims Date 12/08/2024

LETTER OF INTENT

Henry County Board of Commissioners:

As deannexation requests are not subject to public hearing requirements, please accept this written request for the deannexation of my property from the City of Stockbridge for the following reasons:

- 1) The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36.
- 2) I prefer to live in Unincorporated Henry County.
- 3) I prefer not to live within the city limits of Stockbridge.

Therefore, I respectfully ask for you to accept this request for the deannexation of my property from the City of Stockbridge, and to extend County services to include the same.

Additional comments:

Vernell V. Ring
Signature

VERNELL V. RING
Printed Name

12/08/2024
Date

REC'D IN BK. 3548
PAGE 129
DATE REC'D 12-21-99
CLERK *Ann E. Japke*
Dec 21 9 09 AM '99

BOOK 3548 PAGE 129

FILED IN OFFICE
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA

HENRY COUNTY GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 39.⁰⁰
DATE 12-21-99
Ann E. Japke
Clerk of Superior Court

99-15885

Warranty Deed

Joseph W. Hodges, Jr., P.C.
175 Corporate Center Dr.
Suite A
Stockbridge, Georgia 30281
Tel (770) 389-7110
Fax (770) 389-7116

State of Georgia, County of HENRY

THIS INDENTURE, made this 10th day of December

in the year of our Lord One Thousand Nine Hundred and Ninety Nine
between Koppar Corporation

of the State of Georgia and County of Henry of the first part
and Vernell V. King and Antoinette C.M. King
AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP
of the State of Georgia and County of Henry of the second part,

WITNESSETH: That the said part y of the first part, for and in consideration of the sum of
TEN (\$10.00) DOLLARS, and other goods and valuable considerations, in hand paid at and before the
sealing and delivery of these presents, the receipt whereof is hereby acknowledged, ha s granted,
bargained, sold and conveyed and by these presents do es grant, bargain, sell and convey unto the
said part ies of the second part their heirs and assigns:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 8 of the
12th District of Henry County, Georgia and being Lot 29, Block A,
MANDERLY SUBDIVISION, UNIT I, as per plat recorded in Plat Book 9,
Page 269, Henry County, Georgia records, to which reference is hereby
made for the purpose of incorporating the same herein.

THIS DEED IS GIVEN subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights,
members and appurtenances thereof, to the same being belonging or in any wise appertaining, to the
only proper use, benefit and behoof of ies the said part ies of the second part, their
heirs, successors and assigns, forever, IN FEE SIMPLE.

And the said part y of the first part, for their heirs, successors, executors and
administrators will warrant and forever defend the right and title to the above described property unto
the said part ies of the second part, their heirs, successors, and assigns, against the lawful
claims of all persons whomsoever.

IN WITNESS WHEREOF, The said part y of the first part ha s hereunto set their
hand s and affixed their seal s, the day and year above written.

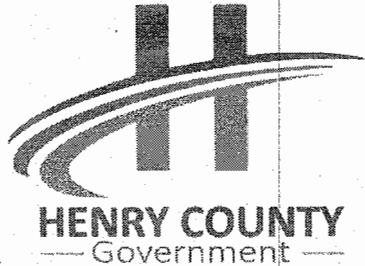
Signed, sealed and delivered in the presence of

[Signature]
(UNOFFICIAL WITNESS)
[Signature]
NOTARY PUBLIC



Koppar/Corporation
By: *[Signature]* (Seal)
Name and Title: *[Signature]* (Seal)
044882
[Signature] (Seal)

Deannexation Application



THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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

A PRE-APPLICATION MEETING IS ADVISED, BUT NOT REQUIRED, FOR DEANNEXATION REQUESTS.

THE HENRY COUNTY PLANNING AND ZONING DEPARTMENT WILL ONLY CONDUCT PRE-APPLICATION MEETINGS ON TUESDAY, WEDNESDAY, AND THURSDAY OF EACH WEEK. PLEASE VISIT [HTTP://WWW.CO.HENRY.GA.US/DEPARTMENTS/M-R/PLANNING-ZONING](http://www.co.henry.ga.us/DEPARTMENTS/M-R/PLANNING-ZONING) TO SCHEDULE A MEETING ONLINE.

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

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY

AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY

MCDONOUGH, GEORGIA 30253



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36. The description of such territory is attached hereto.

OWNER(S) NAME(S)

JUDY LIU

JAMES LIU

PHONE NUMBER

404-918-3726

EMAIL ADDRESS

JamesLiu@bellsouth.net

DEANNEXATION FROM

☐ HAMPTON

☐ LOCUST GROVE

☐ MCDONOUGH

☒ STOCKBRIDGE

LOCATION/ADDRESS

650 EDGEcombe DR, STOCKBRIDGE, GA 30281

LAND LOT/DISTRICT

8/12

ACERAGE

1.138

PARCEL ID NUMBER

013A01008000

ZONING DISTRICT(S)

SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S)

James Liu
Judy Liu

DATE

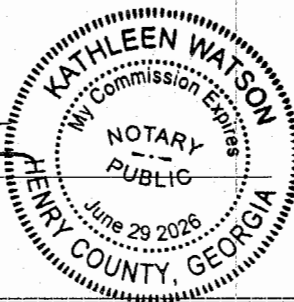
12/8/24

DATE

12/8/24

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

NOTARY SIGNATURE AND SEAL



DATE

12-8-2024

(Office use only)

Pre-application meeting:

N/A

Title:

Date:

Application checked by:

Alexius Jones

Title:

Planner I

Date:

12/27/2024

BOC Meeting Date:

BOC Decision:

Date:

Planning Director's Signature:

Date:



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 650 EDGEcombe DR. STOCKBRIDGE, GA 30281

Parcel ID Number 013A01008000

Owner's name(s) JUDY Liu Percentage of interest: 50%

JAMES Liu Percentage of interest: 50%

We certify that the foregoing information is true and correct, this 8 day of December, 2024

James Liu

Property Owner- Printed

James Liu
Signature of Property Owner

JUDY Liu

Property Owner- Printed

Judy Liu
Signature of Property Owner

Sworn to and subscribed before me, this 8th day of December, 2024.



Kathleen Watson
Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 8 day of December, 2024

James Lin
Applicant/Property Owner/Agent/Other Name - Printed

James Lin
Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 8th day of December, 2024.



Kathleen Watson
Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 8 day of 12/24,

JUDY LIU
Applicant/Property Owner/Agent/Other Name - Printed

Judy Liu
Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 8th day of December, 2024.



Kathleen Watson
Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

Location/Address 650 EDGEComBE DR. STOCKBRIDGE, GA 30281

Parcel ID Number 013A01008000

1. Total number of existing residential structures located on the subject parcel: 1

2. Description of the residential structures located on the subject property as listed above:
Private home.

3. Total number of person(s) residing within each structure: 3

4. Age, Sex, and Race of each of those individuals: USE ADDITIONAL FORMS IF NEEDED	Age	Sex	Race
	<u>89</u>	<u>M</u>	<u>Asian</u>
	<u>70</u>	<u>F</u>	<u>Asian</u>
	<u>52</u>	<u>M</u>	<u>Asian</u>

5. Henry County Commission District: 2

6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature James Lin Date 12/8/24
Z:\Planning_Zoning\Office Procedures\Office Forms\Zoning Application\APPLICATIONS - Without Yr\2023 Revisions\Deannexation\Deannexation Application, revised 9-28-2023.docx

LETTER OF INTENT

Henry County Board of Commissioners:

As deannexation requests are not subject to public hearing requirements, please accept this written request for the deannexation of my property from the City of Stockbridge for the following reasons:

- 1) The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36.
- 2) I prefer to live in Unincorporated Henry County.
- 3) I prefer not to live within the city limits of Stockbridge.

Therefore, I respectfully ask for you to accept this request for the deannexation of my property from the City of Stockbridge, and to extend County services to include the same.

Additional comments:

Signature James Liu

Printed Name James Liu

Date 12/8/24

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT

2014 OCT -3 PM 12:49

BROWN & BROWN
ATTORNEYS AT LAW
108 S. MAIN ST.
P. O. BOX 1011
JONESBORO, GA. 30237-1011

BK: 13756 PG: 350

Filed and Recorded Oct-06-2014 10:48:35AM

DOC# 02014-022141

State Transfer Tax \$0.00

0752014006927

BARBARA A. HARRISON

CLERK OF SUPERIOR COURT Henry County GA.

SURVIVORSHIP DEED

STATE OF GEORGIA
COUNTY OF HENRY

THIS INDENTURE, made as of the 1st day of October, in the year of TWO THOUSAND AND FOURTEEN (2014), between

GEORGE S. C. LIU and JUDY LIU
of the County of Clayton, and State of Georgia as party of the first part, hereinafter called Grantors, and

JUDY LIU and JAMES LIU

of the County of Clayton, as parties of the second part, **as Joint Tenants With the Right of Survivorship**, (as tenants in common, for and during their joint lives, and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor) hereinafter called Grantees (the words "Grantors" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantors, for and in consideration of love and affection have granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm unto the said Grantees the following described property:

ALL THAT TRACT OR PARCEL OF LAND being in Land Lots 8, 9 and 25 of the 12th District of Henry County, being known as Lot 31, Block A, Manderley Subdivision, Unit 1, as per plat recorded in Plat Book 9, page 269, in the office of the Clerk, Superior Court, Henry County, Georgia; the description of said lot as shown on said plat is hereby incorporated herein by reference and made a part hereof, being improved with a house located thereon known as 650 Edgecombe Drive, Stockbridge, Georgia 30281.

This conveyance includes all improvements, plants, trees and shrubbery now on premises.

Also, this conveyance is subject to all restrictive covenants, county and other governmental zoning regulations and all easements and other matters of record.

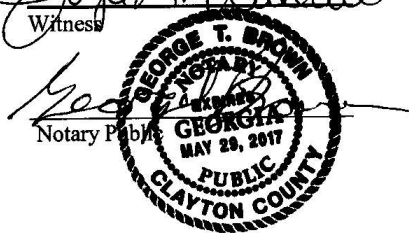
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees forever in FEE SIMPLE.

AND THE SAID GRANTORS will warrant and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

George L. Wallace
Witness



George S. Liu
GEORGE S. C. LIU

Judy Liu
JUDY LIU

Deannexation Application



THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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

A PRE-APPLICATION MEETING IS ADVISED, BUT NOT REQUIRED, FOR DEANNEXATION REQUESTS.

THE HENRY COUNTY PLANNING AND ZONING DEPARTMENT WILL ONLY CONDUCT PRE-APPLICATION MEETINGS ON TUESDAY, WEDNESDAY, AND THURSDAY OF EACH WEEK. PLEASE VISIT [HTTP://WWW.CO.HENRY.GA.US/DEPARTMENTS/M-R/PLANNING-ZONING](http://www.co.henry.ga.us/departments/m-r/planning-zoning) TO SCHEDULE A MEETING ONLINE.

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

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY

AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY

MCDONOUGH, GEORGIA 30253



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36. The description of such territory is attached hereto.

OWNER(S) NAME(S) DEMETRIUS RAMSEY SR.

VELICIA RAMSEY

PHONE NUMBER

678-490-5336

EMAIL ADDRESS

Rams Association@gmail.com

DEANNEXATION FROM

☐ HAMPTON

☐ LOCUST GROVE

☐ MCDONOUGH

☒ STOCKBRIDGE

LOCATION/ADDRESS

655 EDGEcombe DR. STOCKBRIDGE, GA 30281

LAND LOT/DISTRICT

8/12

ACERAGE

1.489

PARCEL ID NUMBER

013A01009000

ZONING DISTRICT(S)

SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S)

[Signature]
Velicia Ramsey

DATE

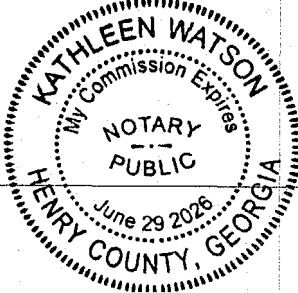
12-8-2024

DATE

12-8-2024

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

NOTARY SIGNATURE AND SEAL



DATE

12-8-2024

(Office use only)

Pre-application meeting:

N/A

Title:

Date:

Application checked by:

Alexius Jones

Title:

Planner I

Date:

12/27/2024

BOC Meeting Date:

BOC Decision:

Date:

Planning Director's Signature:

Date:



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 655 EDGEcombe DR. STOCKBRIDGE, GA 30281

Parcel ID Number 013A01009000

Owner's name(s) Demetrius Ramsey Sr. Percentage of interest: 50%

Velicia Ramsey Percentage of interest: 50%

We certify that the foregoing information is true and correct, this 8 day of 12-2024.

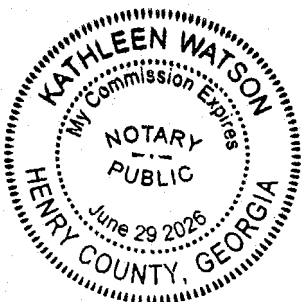
Demetrius Ramsey Sr
Property Owner- Printed

[Signature]
Signature of Property Owner

Velicia Ramsey
Property Owner- Printed

Velicia Ramsey
Signature of Property Owner

Sworn to and subscribed before me, this 8th day of December, 2024.



[Signature]
Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 8th day of December, 2025

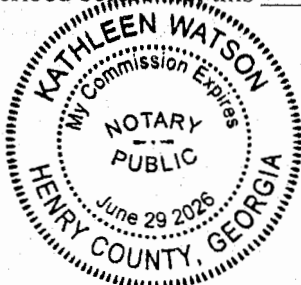
Velicia Ramsey

Applicant/Property Owner/Agent/Other Name - Printed

Velicia Ramsey

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me this 8th day of December, 2024.



Kathleen Watson

Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

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Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

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Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 8 day of 12-2024.

Demetrius Ramsey Sr

Applicant/Property Owner/Agent/Other Name - Printed

[Signature]

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 8th day of December, 2024.



[Signature]

Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

Location/Address 655 EDGECOMBE DR. STOCKBRIDGE, GA 30281

Parcel ID Number 013A01009000

1. Total number of existing residential structures located on the subject parcel: 1

2. Description of the residential structures located on the subject property as listed above:

Private Home

3. Total number of person(s) residing within each structure: 2

4. Age, Sex, and Race of each of those individuals: USE ADDITIONAL FORMS IF NEEDED

Age	Sex	Race
<u>68</u>	<u>M</u>	<u>Hispanic</u>
<u>68</u>	<u>F</u>	<u>African American</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

5. Henry County Commission District: 2

6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature Velicia Ramsey Date Dec 8th, 2024

LETTER OF INTENT

Henry County Board of Commissioners:

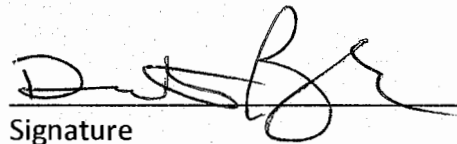
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- 1) The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36.
- 2) I prefer to live in Unincorporated Henry County.
- 3) I prefer not to live within the city limits of Stockbridge.

Therefore, I respectfully ask for you to accept this request for the deannexation of my property from the City of Stockbridge, and to extend County services to include the same.

Additional comments:

I wish To be out of the city


Signature

Demetrius Ramsey Sr
Printed Name

12-8-2024
Date

After recording return to:
SHERMAN & PHALEN, LLC
1955 Lower Roswell Road #B
Marietta, Georgia 30068
File No. 13-1183

Doc ID: 016413940001 Type: WD
Recorded: 10/11/2013 at 01:50:57 PM
Fee Amt: \$10.00 Page 1 of 1
Transfer Tax: \$0.00
Henry, GA Clerk of Superior Court
Barbara Harrison Clerk of Court
BK 13329 PG 134

PT-61 075-20 13-7623

LIMITED WARRANTY DEED

THIS INDENTURE, Made this 7th day of October, 2013, by and between

DELTA COMMUNITY CREDIT UNION

(hereinafter called "Grantor"), and

Demetrius Ramsey Sr. and Velicia Ramsey

as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) DOLLARS in hand paid, before the sealing and delivery of these presents, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 8 of the 12th District, Henry County, Georgia, being Lot 30, Block A, Manderley Subdivision, Unit 1, as per plat recorded in Plat Book 9, Page 269, Henry County, Georgia records, which recorded plat is incorporated herein by this reference and made a part of this description.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons holding by, through, or under the grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, the day and year above written.

Signed, sealed and delivered
in the presence of:

Delta Community Credit Union

Julius C. Ciepiński
Witness

Pam Davis
By: Pam Davis
Title: Vice-President

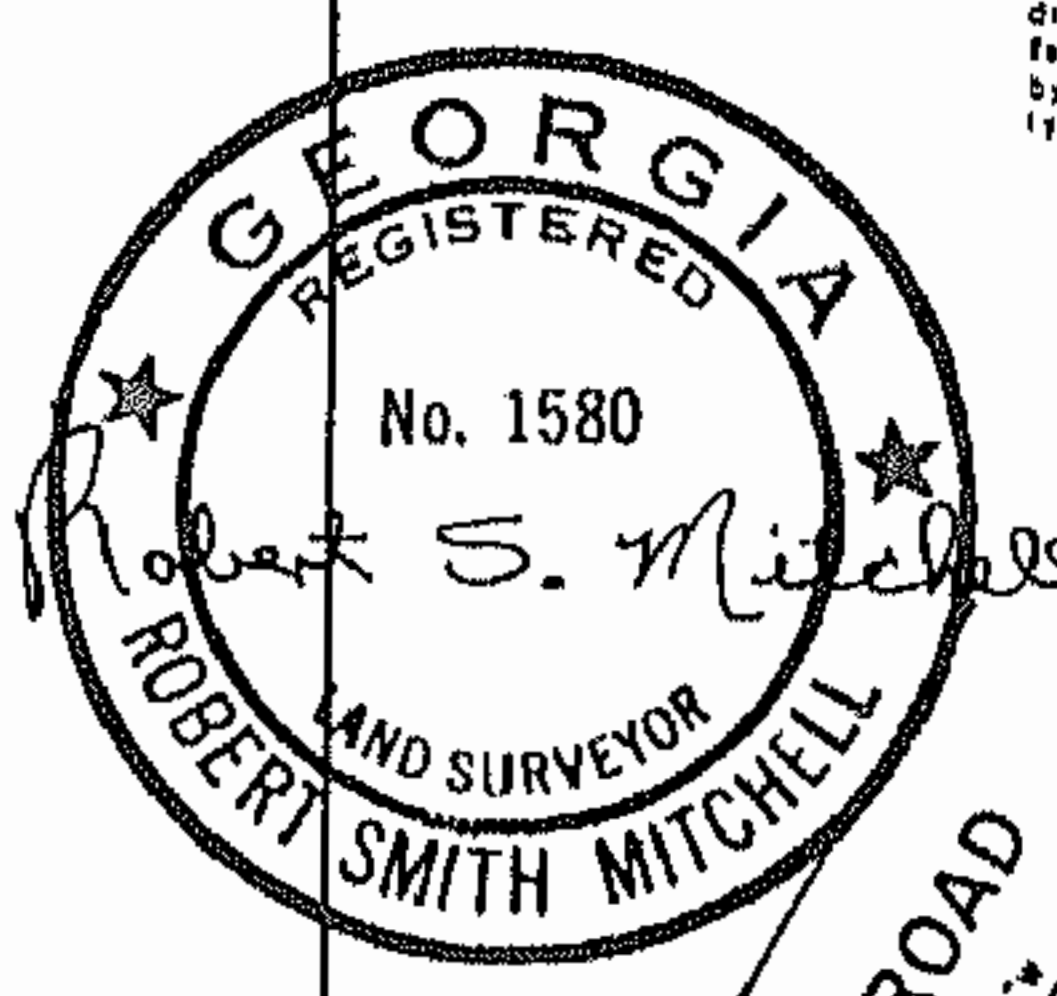
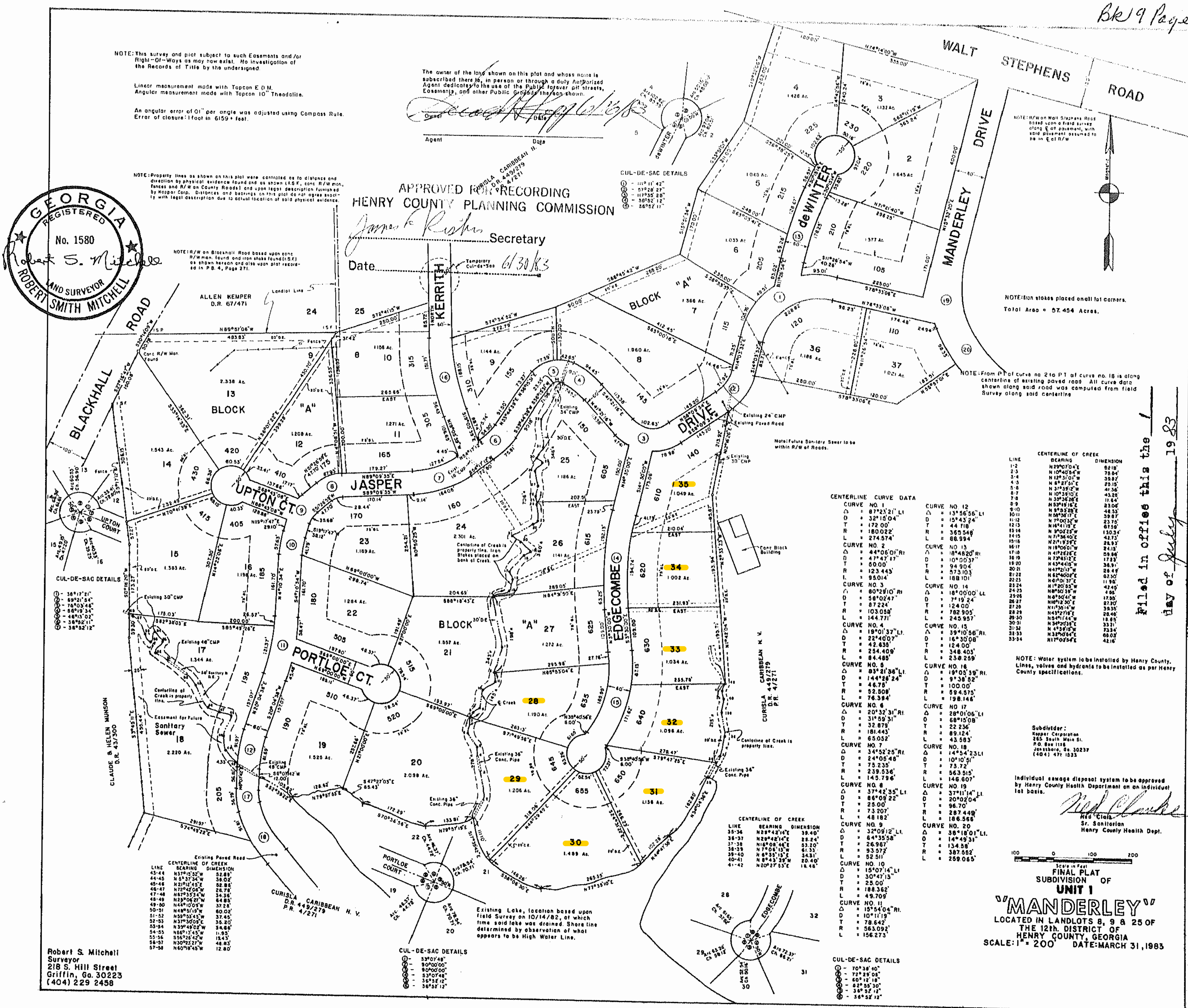
(SEAL)

Wanda J. Stewart
Notary Public



Bk 9 Page 269

96-M-83



APPROVED FOR RECORDING
HENRY COUNTY PLANNING COMMISSION

Date: 6/30/83
Secretary

Robert S. Mitchell
Surveyor
218 S. Hill Street
Griffin, Ga. 30223
(404) 229 2458

Table with 3 columns: LINE, BEARING, DIMENSION. It lists survey data for various lines and curves.

LINE	BEARING	DIMENSION
1-2	N 89° 07' 06" W	62.18'
2-3	N 10° 04' 06" W	78.84'
3-4	N 12° 31' 07" W	358.97'
4-5	N 2° 25' 07" W	59.15'
5-6	N 31° 25' 07" W	41.36'
6-7	N 89° 07' 06" W	42.26'
7-8	N 30° 26' 06" E	116.44'
8-9	N 89° 07' 06" E	230.06'
9-10	N 89° 07' 06" E	230.06'
10-11	N 89° 07' 06" E	230.06'
11-12	N 89° 07' 06" E	230.06'
12-13	N 89° 07' 06" E	230.06'
13-14	N 89° 07' 06" E	230.06'
14-15	N 89° 07' 06" E	230.06'
15-16	N 89° 07' 06" E	230.06'
16-17	N 89° 07' 06" E	230.06'
17-18	N 89° 07' 06" E	230.06'
18-19	N 89° 07' 06" E	230.06'
19-20	N 89° 07' 06" E	230.06'
20-21	N 89° 07' 06" E	230.06'
21-22	N 89° 07' 06" E	230.06'
22-23	N 89° 07' 06" E	230.06'
23-24	N 89° 07' 06" E	230.06'
24-25	N 89° 07' 06" E	230.06'
25-26	N 89° 07' 06" E	230.06'
26-27	N 89° 07' 06" E	230.06'
27-28	N 89° 07' 06" E	230.06'
28-29	N 89° 07' 06" E	230.06'
29-30	N 89° 07' 06" E	230.06'
30-31	N 89° 07' 06" E	230.06'
31-32	N 89° 07' 06" E	230.06'
32-33	N 89° 07' 06" E	230.06'
33-34	N 89° 07' 06" E	230.06'

NOTE: Water system to be installed by Henry County. Lines, valves and hydrants to be installed as per Henry County specifications.

Subdivider:
Maple Corporation
265 South Main St.
P.O. Box 1116
Jenning, La. 70501
(504) 971-1331

Individual sewage disposal system to be approved by Henry County Health Department on an individual lot basis.

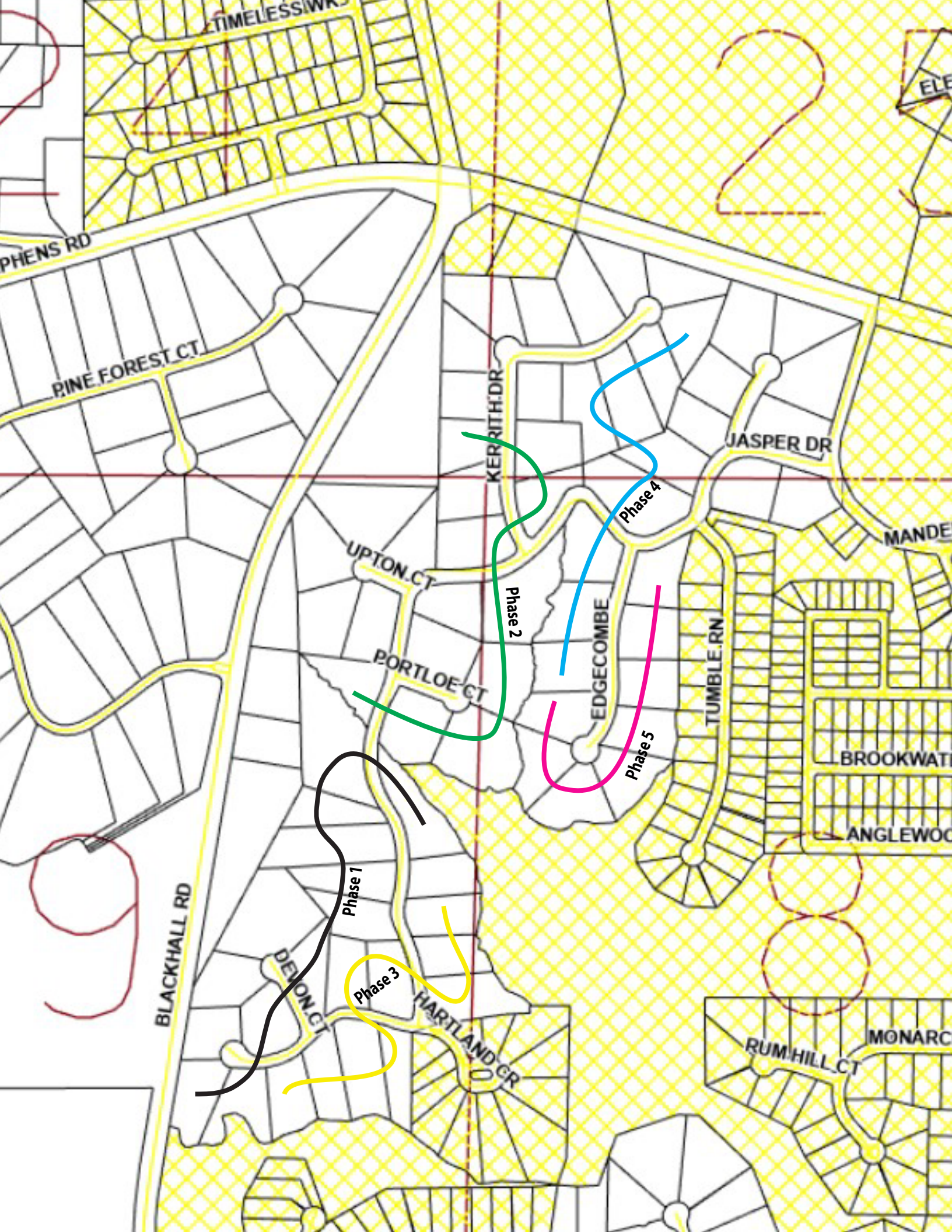
Noted:
Mr. C. L. ...
Sr. Sanitation
Henry County Health Dept.

Scale: 1" = 200'

FINAL PLAT
SUBDIVISION OF
UNIT 1
"MANDERLEY"
LOCATED IN LANDLOTS 8, 9 & 25 OF
THE 12th DISTRICT OF
HENRY COUNTY, GEORGIA
SCALE: 1" = 200' DATE: MARCH 31, 1983

Filed in office this the 1st day of July 1983
at 1:30 o'clock P.M.
Derek L. Taylor
Clerk Superior Court

96-M-83





TO: Mayor and City Council

FROM: Ryan C. Anderson, Community Development Director
Jordyn Bucholtz, GIS Analyst

CC: Mayor Anthony Ford, Acting City Manager; Valerie Ross, City Zoning Attorney

DATE: April 14, 2025

SUBJECT: De-Annexation Case #DX-2024-05:
Eight Properties in the Manderley Subdivision

Introduction. The owners of eight properties within the Manderley Subdivision submitted a de-annexation application to Henry County Planning & Zoning to request that their properties be de-annexed from the City of Stockbridge. The Manderley Subdivision is located at the western edge of the Stockbridge City Limits, bounded by Walt Stephens Road to the north and Blackall Road to the west. The eight properties have 9.053 +/- total acres in Land Lot 8 of District 12. They comprise residential lots in the eastern portion of the subdivision. Table 1 below provides a list of the eight properties by address, parcel number, and owner/applicant.

Table 1—Properties for Proposed De-Annexation

Property Address	Parcel Number	Property Owner(s) / Co-Applicant (s)
610 Edgecombe	013A01004000	Sikander and Gurjeet Ranu
620 Edgecombe	013A01005000	Leroy and Matalin Berry
630 Edgecombe	013A01006000	Ruha and Rizwan Momin
635 Edgecombe	013A01011000	Charmin Odgen and Robert Lee McLen
640 Edgecombe	013A01007000	Ken Truong, Keri Chindavong and Suban Thongthirak
645 Edgecombe	013A01010000	Vernell King
650 Edgecombe	013A01008000	Judy and James Liu
655 Edgecombe	013A01009000	Demetrius and Velicia Ramsey

Henry County Government's Action. According to a Deannexation Evaluation Report which was prepared by the Henry County Planning & Zoning Department, Henry County Government received a de-annexation application from the eight applicants electronically on December 27, 2024. The applicants used the 100% method for the proposed de-annexation. The Department then prepared a Deannexation Evaluation Report for Henry County's Case #DE-AX-24-05, which recommended the approval of the proposed de-annexation. It stated that the subject property was previously zoned 'R-1' (Single-Family Residential) by Henry County prior to its 2022 annexation into the City of Stockbridge, and that the property would revert back to R-1 upon the successful de-annexation of the property from the City back into unincorporated Henry County. The property also had a previous Henry County future land use designation of Low-Density Residential, which allowed a density of up to 2.0 dwelling units per acre. After the completion of the DE-AX-24-05 Evaluation Report, the Henry County Board of Commissioners adopted Henry County Resolution #25-46, dated January 21, 2025, to approve the de-annexation.

City of Stockbridge's Receipt of De-Annexation Application Package. The City of Stockbridge received a copy of the de-annexation application, which was sent electronically by Henry County on January 23, 2025. There was no cover letter included in the package, but the Evaluation Report from Henry County Planning and Zoning did list the included property addresses and parcel numbers.

Background on the Manderley Subdivision. The Manderley Subdivision is established and well-developed. Table 2 below lists basic facts about it, and the Appendix contains several pertinent aerial photos and maps.

Table 2—Facts About Manderley Subdivision

Descriptive Factors:	Findings:
Current City of Stockbridge Zoning	SR (Suburban Residential)
Current City of Stockbridge Future Land Use Designation	Low-Density Residential.
Current Annexation Status	Annexed into City via 2022 Referendum.
Estimated Number of Subdivision Lots	79.
Name of Subdivider	Koppar Corporation.
Number of Development Phases	Three.
Years of Recorded Plat Approvals	1983, 1984, 1986, 1988, 1989.*
Status of Subdivision Lots	Nearly all are developed with SF homes.
Sizes of Subdivision Lots	Approximately one to two acres each.
Years of Home Construction	1985-1997, per Tax Assessors' records.

*Includes separate sheets for Unit II, and revisions to Unit I & Unit II.

Background on the Surrounding Area. The surrounding area includes Ingle's Market and several neighborhood commercial uses flanking Walt Stephens Road; and several subdivisions to the south, southeast, and east. To the west are several individual

residential parcels outside of Manderley Subdivision, Blackhall Road, the City Limits Line, and Spivey Lake. The commercial uses are located in the C-1 (Neighborhood Commercial) zoning district. The subdivisions to the south, southeast, and east are located in the PUD (Planned Unit Development) district, while the outlying residential parcels to the west are zoned 'SR' (Suburban Residential). Properties west of Blackhall Road, in unincorporated Henry County, are zoned 'R-1' (Single-Family Residential for large lots) and 'RA' (Residential-Agricultural).

Legal Requirements for De-Annexation. The Official Code of Georgia (O.C.G.A.) provides legal requirements for de-annexation in O.C.G.A. Sections 36-131 and 36-132. They are summarized in the list below.

1. **Administrative Requirements:**
 - a. A written, signed application by the owners of no more than ten parcels.
 - b. Adoption of a signed resolution by the county in which the property is located, consenting to the de-annexation.
 - c. Submittal of a copy of the application to the municipality.
 - d. Confirmation by City staff that the procedural requirements for de-annexation have been met by the property owners.
 - e. Verification by City staff that the geographic requirements have been met.
 - f. Approval by the municipality, unless the geographic requirements have not been met.
2. **Geographic Requirements:**
 - a. At least one of the parcels must abut/be contiguous to the boundaries of the city limits (not separated from the city limits by unincorporated areas, a street, a creek or river, or a railroad).
 - b. No prohibited unincorporated island would be created by the proposed de-annexation.
 - c. No detrimental effects to the health, safety, and welfare of the property owners of the area to be de-annexed, or to the area remaining in the municipality (causing the de-annexed area to be cut off from receiving county services due to the lack of a reasonable access to the de-annexed area).

Analysis of De-Annexation Proposal:

1. **Administrative Requirements –** The applicants for the proposed DX-2024-05 de-annexation submitted a signed de-annexation application form to Henry County, which was for eight parcels. After the County's review, it adopted a signed resolution and sent a copy of the application to the City of Stockbridge. The Planning and Zoning Staff has verified that the acceptable 100 percent method of de-annexation has been used, and that the de-annexation proposal meets the geographic requirements, as are discussed below.
2. **Geographic Requirements –** From the maps appearing in the Appendix, it is apparent that all of the eight parcels within the proposed de-annexation area abut and are contiguous to other parcels within the Stockbridge City Limits, and they would even continue to do so if the de-annexation is approved. No prohibited unincorporated island would be created by the proposed de-annexation. Rather, the de-annexed

area would be surrounded on three sides by other parcels remaining within the City Limits. Whenever a new City Limits Map is prepared, the de-annexed area would push the city limits further East from the resulting boundary created after the approval of DX-2024-05. Further, there would be no alteration of the existing streets or access to them; thus, there do not appear to be any health, safety, or welfare issues in terms of providing needed transportation of County service vehicles or emergency vehicles in reaching the homes of the property owners within the de-annexed area.

Conclusion. From the preceding analysis, it appears that both the administrative requirements and the geographic requirements have been met for the proposed de-annexation. Thus, according to the law, the applicants have complied with all of the de-annexation requirements and there are no apparent issues which would prohibit them from de-annexing their properties from the City of Stockbridge.

Recommendation. Since all of the de-annexation requirements have been met, the law states that the Mayor and City Council must approve this de-annexation request (DX-2024-05).

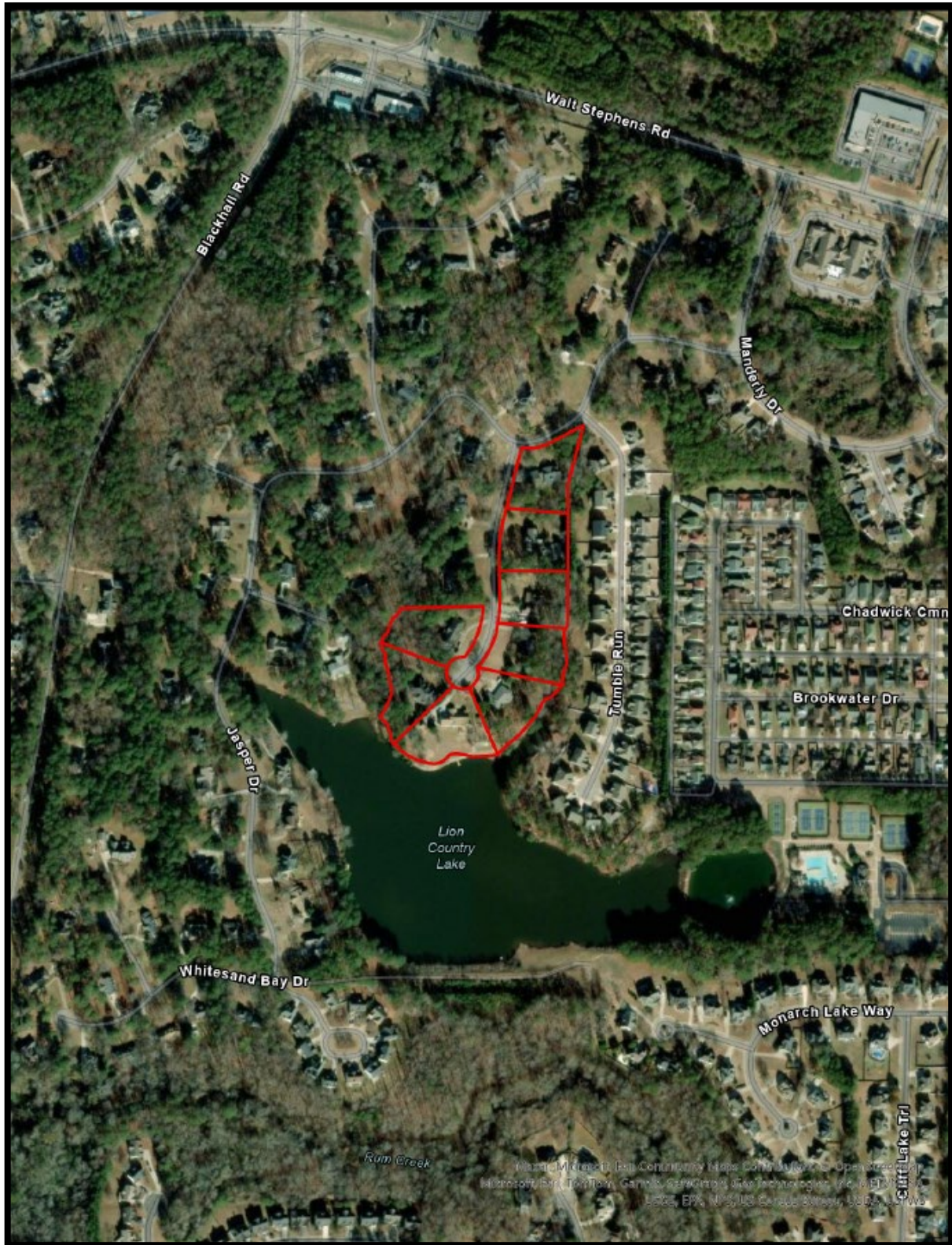
RCA/jlb

Appendix

APPENDIX:

- 1. Aerial Photo Showing Eight Parcels for De-Annexation**
- 2. Map of 2022 City of Stockbridge Annexation Referendum—
Location of Proposed DX-2024-05 De-Annexation Area**
- 3. Manderley Subdivision Zoning Map**
- 4. Manderley Subdivision Vicinity Map**
- 5. Manderley Subdivision Parcel Map**
- 6. Resulting New City Limits Map Upon the Approval of DX-2024-05**

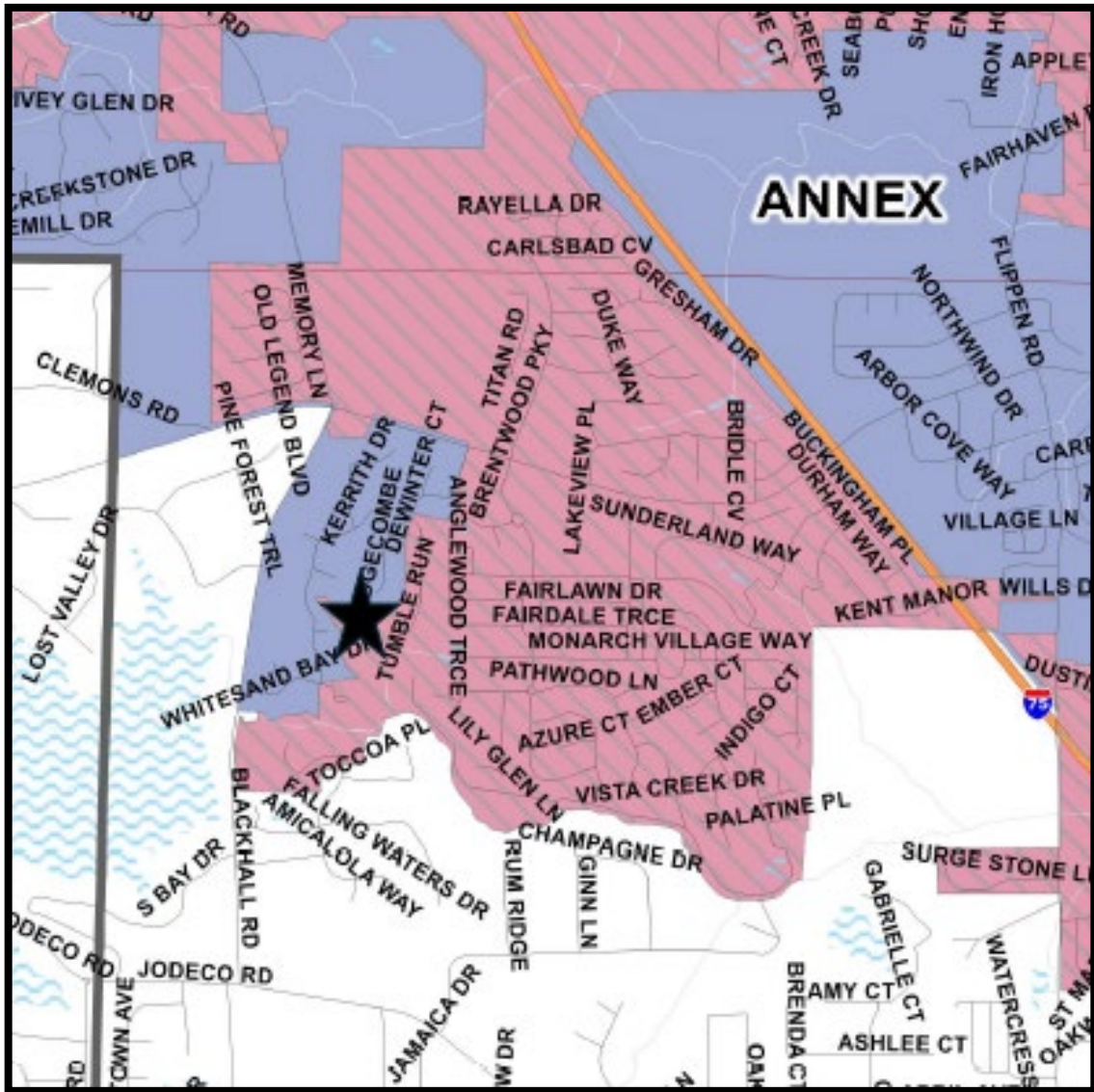
1. AERIAL PHOTO SHOWING EIGHT PARCELS FOR DE-ANNEXATION



2. MAP OF 2022 CITY OF STOCKBRIDGE ANNEXATION REFERENDUM: LOCATION OF PROPOSED DX-2024-05 DE-ANNEXATION AREA

LEGEND:

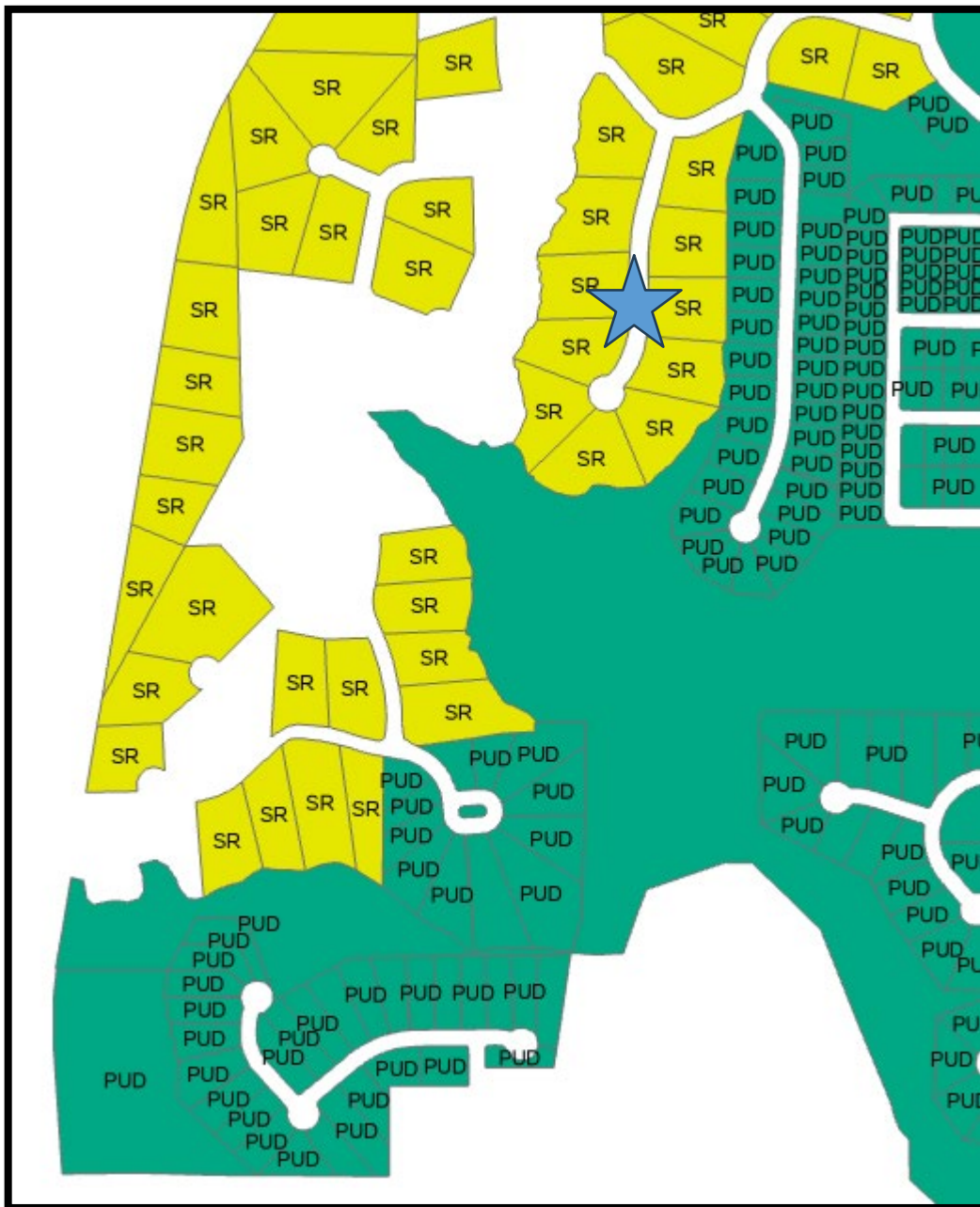
- Pink Striped Areas – Were Already Part of the City of Stockbridge in 2022
Blue Areas – Were Annexed as Part of 2022 City of Stockbridge Annexation Referendum
Blue Waves – Spivey Lake
 ★ Black Star—Location of Proposed DX-2024-05 De-Annexation



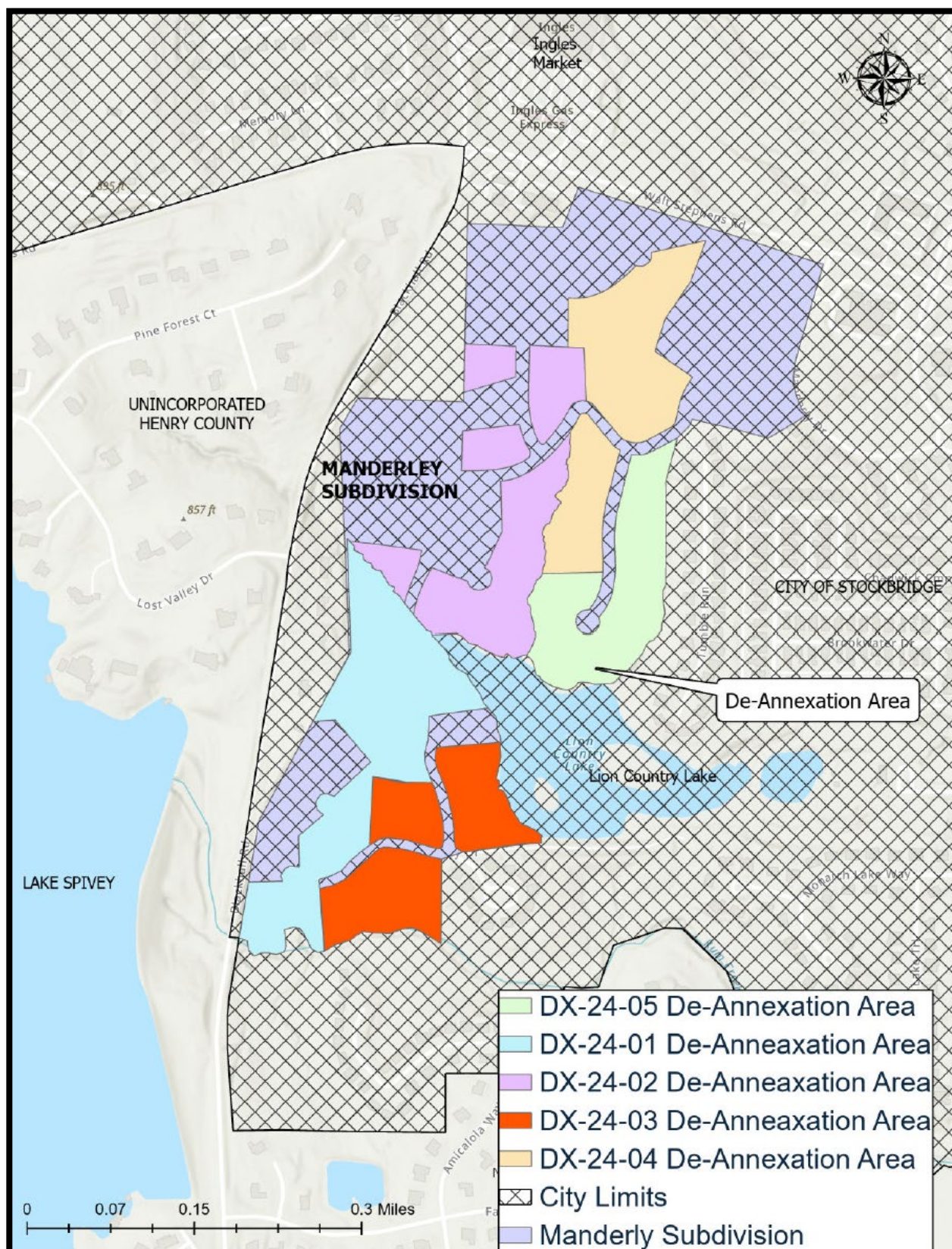
3. MANDERLEY SUBDIVISION ZONING MAP

KEY:

- Yellow—SR District (Suburban Residential) — Manderley Subdivision
Green—PUD District (Planned Unit Development) — Monarch Village Subdivision
White — Unincorporated Henry County
 ★ Blue Star — Area of Proposed De-Annexation

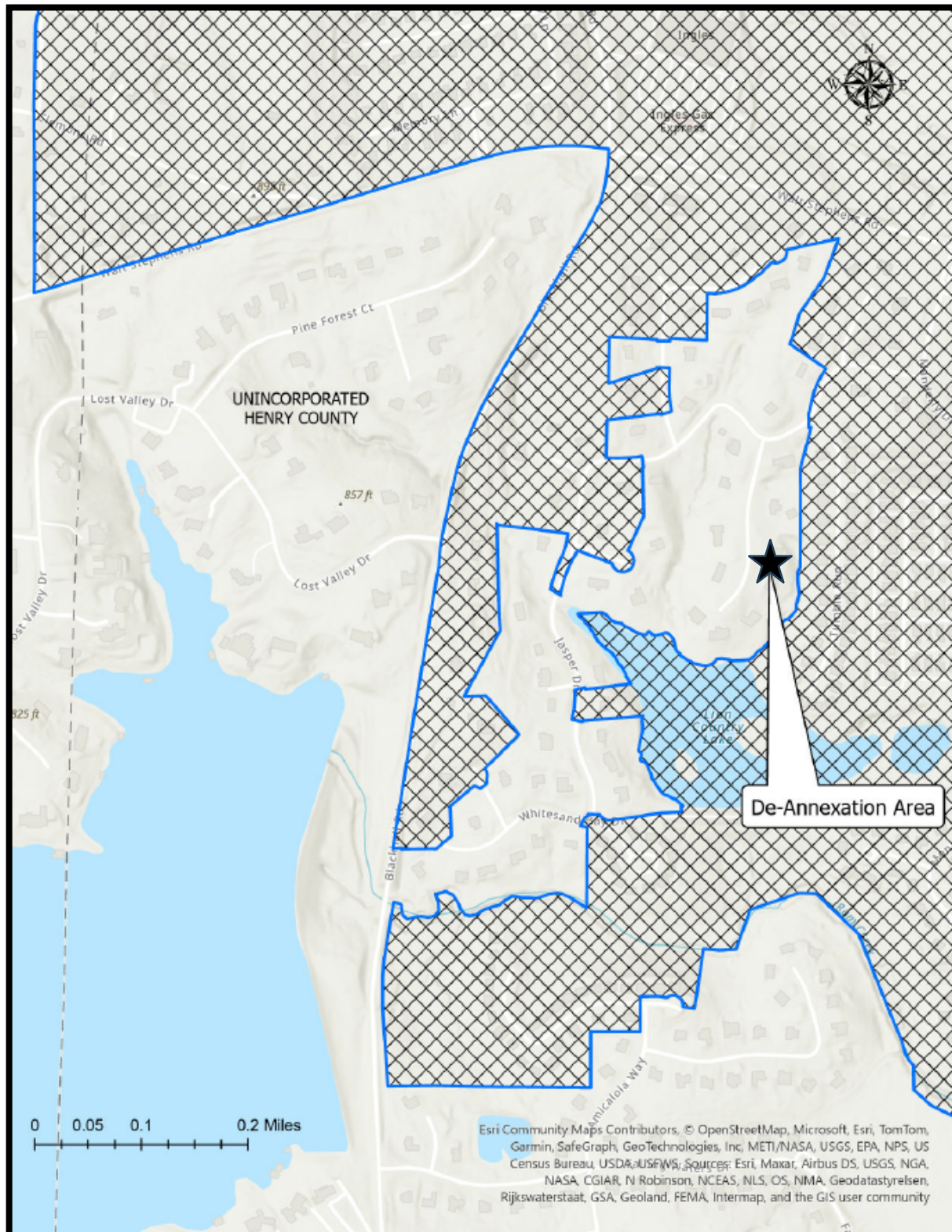


4. MANDERLEY SUBDIVISION VICINITY MAP



6. RESULTING MAP SHOWING NEW CITY LIMITS BOUNDARIES UPON THE APPROVAL OF DX-2024-05

★ Black Star – De-Annexed Area



De-Annexation Case

#DX-2024-05:
Eight Properties in the
Manderley Subdivision

City Council: April 14, 2025

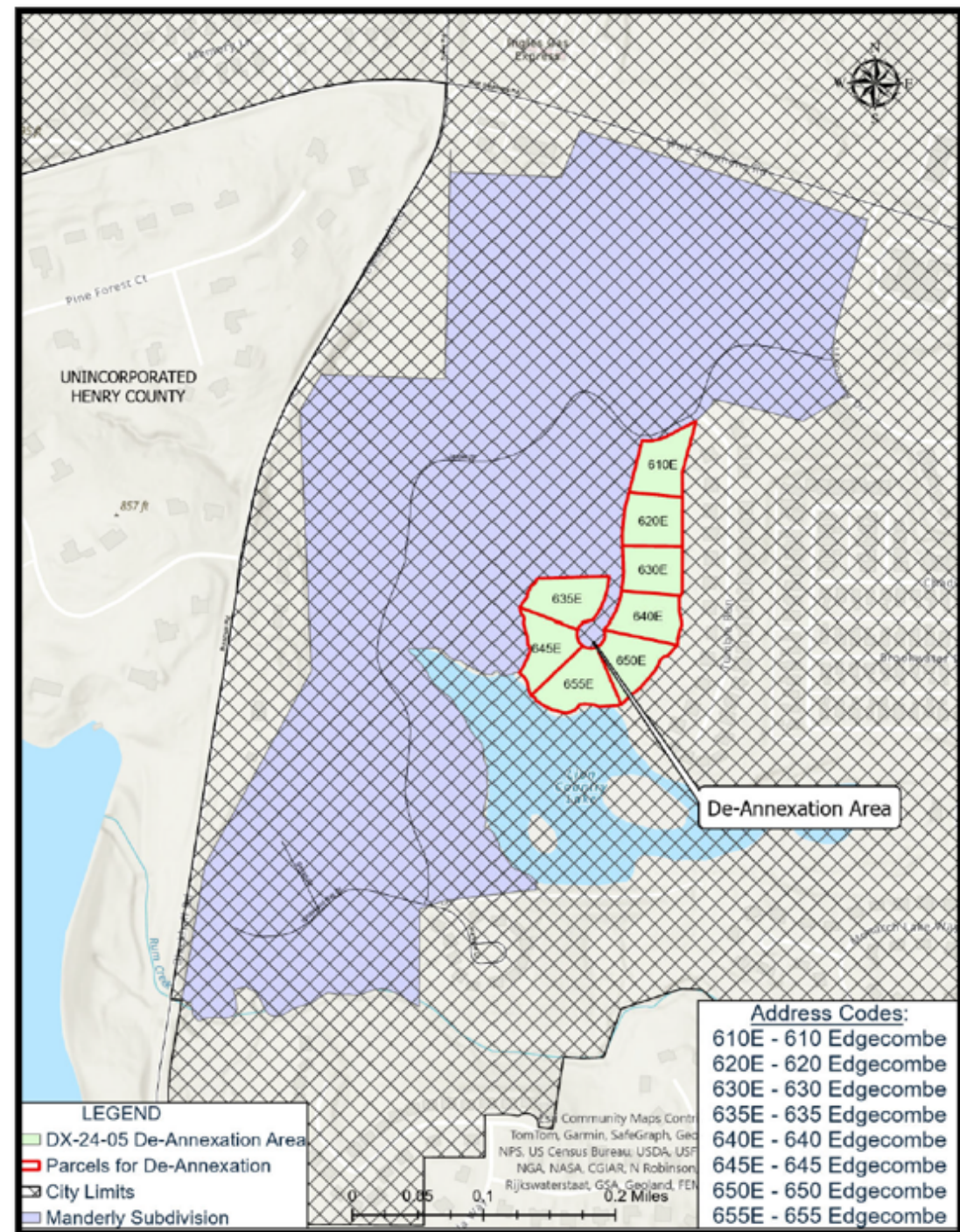


Aerial Photo
Parcels to De-
Annexed

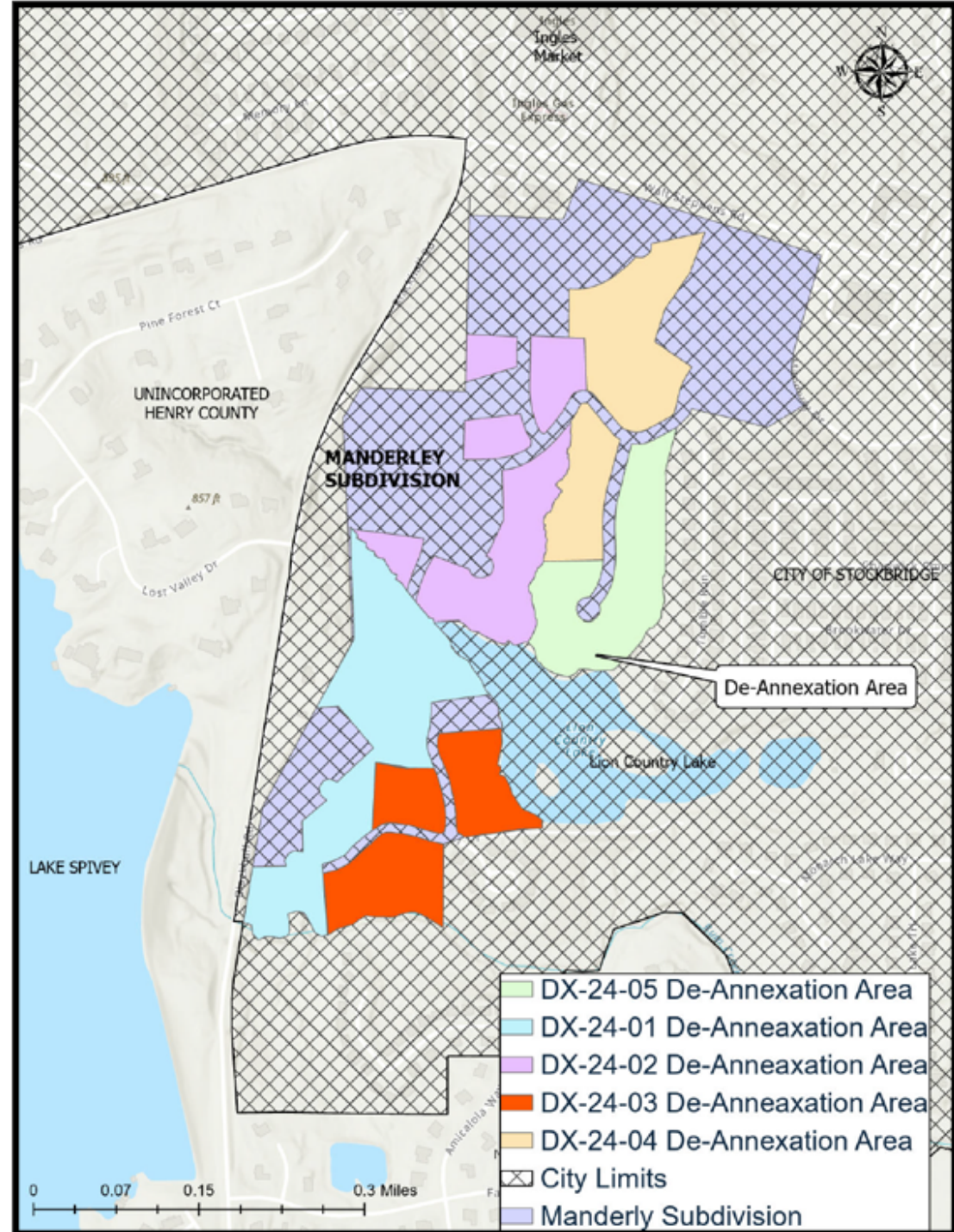
Highlighted in Red



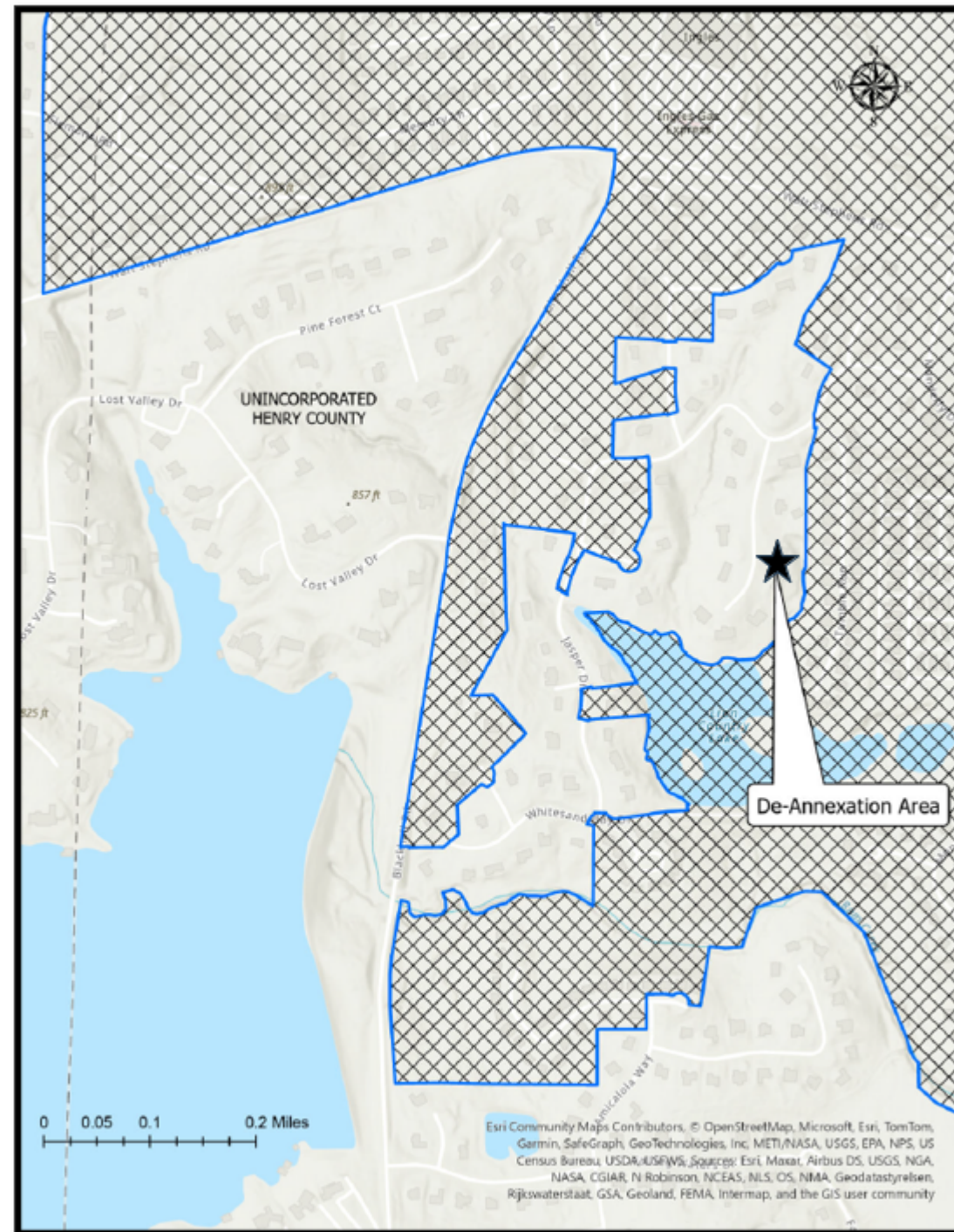
Manderley Subdivision Parcel Map



Manderley Subdivision Vicinity Map

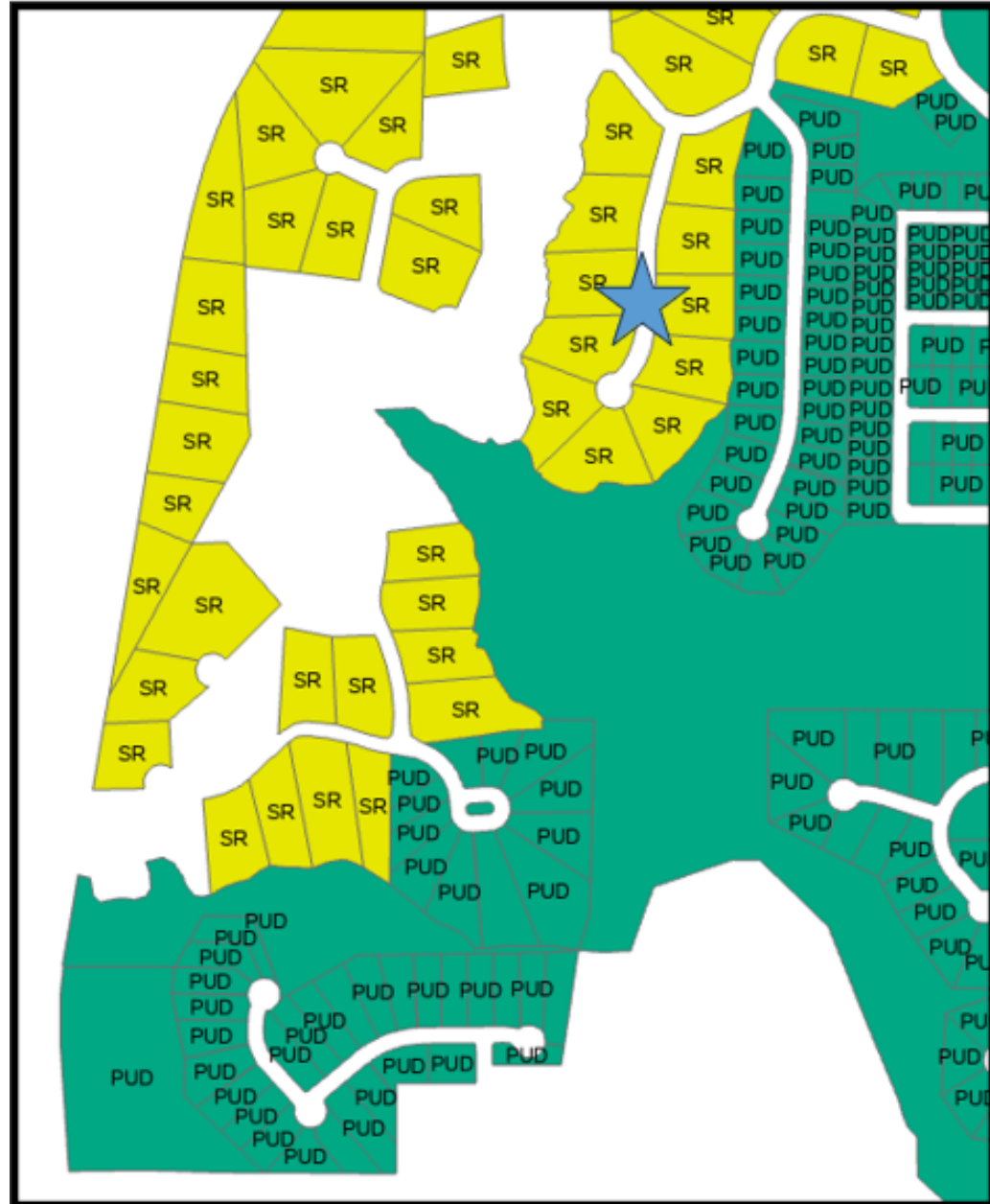


Resulting Map Showing New City Limits Boundaries Upon Approval of DX-2024-05



Manderley Subdivision Zoning Map Excerpt

- Yellow— SR District (Suburban Residential) — Manderley Subdivision
- Green—PUD District (Planned Unit Development) — Monarch Village Subdivision
- Black — Unincorporated Henry County
- Blue Star — Area of Proposed De-Annexation



Legal Requirements for De-Annexation

1. Administrative Requirements:

- a. A written, signed application by the owners of no more than ten parcels.
- b. Adoption of a signed resolution by the county in which the property is located, consenting to the de-annexation.
- c. Submittal of a copy of the application to the municipality.
- d. Confirmation by City staff that the procedural requirements for de-annexation have been met by the property owners.
- e. Verification by City staff that the geographic requirements have been met.
- f. Approval by the municipality, unless the geographic requirements have not been met.

2. Geographic Requirements:

- a. At least one of the parcels must abut/be contiguous to the boundaries of the city limits (not separated from the city limits by unincorporated areas, a street, a creek or river, or a railroad).
- b. No prohibited unincorporated island would be created by the proposed de-annexation.
- c. No detrimental effects to the health, safety, and welfare of the property owners of the area to be de-annexed, or to the area remaining in the municipality (causing the de-annexed area to be cut off from receiving county services due to the lack of a reasonable access to the de-annexed area).

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

January 21, 2025

Department Requesting Agenda Item:

Planning & Zoning

Action Type:☒

Action requested by BOC

☐

For informational purposes only

Attachments/Exhibits for Agenda Item:

1. Executive Summary
2. Resolution
3. Staff Report

Presenter:

Toussaint Kirk, Cluster Leader

Agenda Item:

Henry County has received a request for deannexation from the City of Stockbridge to Unincorporated Henry County for a total of eight (8) properties located at 610, 620, 630, 635, 640, 645, 650, & 655 Edgcombe consisting of a combined 9.053 +/- acres in Land Lot 8 of the 12th District. **District 2**

Applicant: Various Owners

Case Number: DE-AX-24-05

Commission District: District 2

Background/Summary:

The owners of the subject property are requesting the 100% deannexation method from the municipal boundaries of the City of Stockbridge to the unincorporated limits of Henry County.

Financial Implications/Considerations: N/A

The project is budgeted.	Y	or	N
The project will require the use of Fund Balance.	Y	or	N
If yes, please state amount _____.			
The project will require no funds.	Y	or	N
The project is grant funded and will require a _____% match and those funds are/are not budgeted.	Y	or	N
Is this request a Capital Project and part of the Capital Project List?	Y	or	N

Additional Comments / Recommendation:

It is Planning & Zoning staff's opinion that the deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the City of Stockbridge.

RESOLUTION #25-_____

**RESOLUTION ACCEPTING PROPOSED DEANNEXATION FROM THE CITY OF
STOCKBRIDGE OF EIGHT (8) PARCEL OF LAND CONSISTING OF A COMBINED 9.053 +/-
ACRES IN LAND LOT 8 OF THE 12TH DISTRICT, HENRY COUNTY, GEORGIA**

WHEREAS, pursuant to *O.C.G.A. Article 8*, the Henry County Board of Commissioners have received application from property owners (“Applicants”) advising Henry County of their intent to deannex (DE-AX-24-05) eight (8) properties consisting of a combined total of 9.053 +/- acres in Land Lot 8 of the 12th District from the municipal boundary of the City of Stockbridge, Henry County, Georgia, being **Parcels 013A01004000, 013A01005000, 013A01006000, 013A01011000, 013A01007000, 013A01010000, 013A01008000, and 013A01009000** (the” Property”) (*see*, Exhibit A, attached hereto); and

WHEREAS, in connection with, and immediately following, the annexation, the property owners seek to change the zoning for the Property from the City of Stockbridge SR (Suburban Residential) zoning district to the Henry County R-1 (Single-Family Residence) zoning district; and

WHEREAS, *O.C.G.A. § 36-36-131* grants the City of Stockbridge the authority to deannex an area or areas of the existing corporate limits upon the adoption of a resolution by the governing authority of the county in which such property is located consenting to such deannexation; and

WHEREAS, Henry County Board of Commissioners analyzed and whether the deannexation may be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality; and

WHEREAS, the Henry County Board of Commissioners has determined that the proposed deannexation of the Property into the County would not cause a material increase in the burden on Henry County; and

WHEREAS, the Henry County Board of Commissioners has determined that the proposed deannexation of the Property into the County would not result in an increase in density and infrastructure

demands which would be detrimental to Henry County and to the health, safety, and welfare of Henry County and its citizens; and

WHEREAS, the Henry County Board of Commissioners has determined that the proposed deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality.

NOW THEREFORE, BE IT RESOLVED that, pursuant to the provisions of *O.C.G.A. § 36-36-131*, et seq, Henry County accepts the proposed deannexation (DE-AX-24-05) of the Property, as described in Exhibit A, from the municipal boundaries of the City of Stockbridge to the corporate boundary of Henry County, Georgia, on the grounds that the proposed the proposed deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality.

BE IT FURTHER RESOLVED that the County Manager and/or the County Attorney are authorized and directed to send such notice(s) as are required by law to the City of Stockbridge and/or the effected property owners.

BE IS FURTHER RESOLVED that the County Attorney is authorized to initiate such legal proceedings as are proper to enjoin the deannexation of the Property and/or initiate and/or engage in the arbitration proceedings authorized per *O.C.G.A. § 36-36-114*.

BE IT FURTHER RESOLVED that this Resolution shall be forwarded to the City, together with such supporting documentation as are reasonable and necessary to support the same.

BE IT SO RESOLVED THIS 21ST DAY OF JANUARY, 2025.

**BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA**

Carlotta Harrell, Chair

ATTEST:

Stephanie Braun, County Clerk

Deannexation Evaluation Report



Henry County Planning & Zoning

CITY OF STOCKBRIDGE
DE-AX-24-05

Commission District: 2

Commissioner: Neat Robinson

Report Prepared by: Kenta Lanham, Planner III

Property Owners: Sikander and Gurjeet Ranu
Leroy and Matalin Berry
Ruha and Rizwan Momin
Charmin Ogden and Robert Lee McLen
Ken Truong, Keri Chindavong and Suban Thongthirak
Vernell King
Judy and James Liu
Demetrius and Velicia Ramsey

Location: 610 Edgecombe
620 Edgecombe
630 Edgecombe
635 Edgecombe
640 Edgecombe
645 Edgecombe
650 Edgecombe
655 Edgecombe

Parcel ID(s): 013A01004000
013A01005000
013A01006000
013A01011000
013A01007000
013A01010000
013A01008000
013A01009000

Request: Deannexation

BOC Meeting: January 21, 2025

Lot Size: 9.053 +/- acres (total)

Zoning History: A review of zoning files indicates that a rezoning request from RA-200 to RM-75 (RZ-66-12) which included the subject property as part of a larger property was denied by the Henry County Board of Commissioners of Roads and Revenues on January 3, 1967.

A review of zoning files indicates that a rezoning request from RA-200 to RM-85 (RZ-67-01) which included the subject property as part of a larger property was withdrawn by the applicant on February 7, 1967, before consideration by the Henry County Board of Commissioners of Roads and Revenues.

A review of zoning files indicates that a rezoning request from RA-200 to RA-100 (RZ-67-02) which included the subject property as part of a larger property was approved by the Henry County Board of Commissioners of Roads and Revenues on March 7, 1967.

A review of zoning files indicates that a rezoning request from RA-200 and RA-100 to C-2 (RZ-71-07) which included the subject property as part of a larger property was approved by the Henry County Board of Commissioners on August 30, 1971.

A review of zoning files indicates that a rezoning request from RA-200 to RA-150A* (RZ-82-08) which included the subject property as part of a larger property was approved by the Henry County Board of Commissioners on October 5, 1982.

*** With the adoption of the ULDC in 2009, those properties zoned RA-150 or RA with one (1) acre lots were rezoned to R-1 (Single-Family Residence). As such, the current zoning of the Manderley subdivision is now R-1.**

Previous to annexation by the City of Stockbridge, the properties were zoned R-1 (Single-Family Residence) as illustrated on the Henry County Official Zoning Map. which was adopted on November 19, 2013, by the Henry County Board of Commissioners.

The subject properties were annexed by the City of Stockbridge on January 1, 2023, per Georgia Senate Bill 612 (2021-2022).

Per the zoning map featured on the City's website and zoning correspondence received by Planning staff on October 19, 2023, from City of Stockbridge Community Development Department staff, the subject properties are zoned SR (Suburban Residential).

Adjacent properties are as follows:

North: Unincorporated Henry County

South: City of Stockbridge

East: City of Stockbridge

West: Unincorporated Henry County and City of Stockbridge

Current Land Use: Single-Family Residences

Future Land Use: The City of Stockbridge 2024 Comprehensive Plan designates the subject property as Low Density Residential (up to 1-4 units per acre). Previous to annexation by the City of Stockbridge, the properties had a FLUM designation of Low Density Residential (up to 2.0 dwelling units per acre, net).

Proposed Zoning: As per the application materials, the residents of eight (8) properties, consisting of a combined total of 9.053 +/- acres, within the Manderley subdivision propose to deannex the subject properties from the municipal boundaries of the City of Stockbridge to the unincorporated limits of Henry County. Upon deannexation, the properties would be zoned R-1 (Single-Family Residence), which is the previous zoning designation of the properties previous to annexation by the City of Stockbridge.

Comments:

The owners of the subject property are requesting the 100% deannexation method into the City of Stockbridge. According to the Official Code Georgia Annotated, *O.C.G.A. § 36-36-131*, municipal corporations can deannex incorporated area or areas which directly abut the existing municipal boundary or would directly abut on the municipal boundary if it were not otherwise separated from the municipal boundary by lands owned by the municipal corporation or some other political subdivision, by lands owned by this state, or by the definite width of any street or street right of way; any creek or river; or any right of way of a railroad or other public service corporation.

The application packet, including the written and signed applications of all of the owners of all of the land proposed to be deannexed, and containing a complete description of the lands to be deannexed was submitted to Henry County via electronic mail (e-mail) on December 27, 2024, in accordance with *O.C.G.A. § 36-36-113*.

As per the application materials, the residents of eight (8) properties, consisting of a combined 9.053 +/- acres, within the Manderley subdivision propose to deannex the subject properties from the municipal boundaries of the City of Stockbridge to the unincorporated limits of Henry County. Upon deannexation, the properties would be zoned R-1 (Single-Family Residence), which is the previous designation of the properties previous to annexation by the City of Stockbridge.

The City of Stockbridge 2024 Comprehensive Plan designates the subject property as Low Density Residential (up to 1-4 units per acre). Previous to annexation by the City of Stockbridge, the properties had a FLUM designation of Low Density Residential (up to 2.0 dwelling units per acre, net).

The Future Land Use Map (FLUM), as part of the Henry County 2045 Comprehensive Plan, designation of the surrounding unincorporated Henry County properties is Medium Density Residential, which is described in the Comprehensive Plan as areas consisting of single family homes on a single lot. New development in these areas should provide pedestrian facilities, including sidewalks and crosswalks, and have an appropriate streetscape. Walkable neighborhoods should be created with appropriate parks and open space. The Medium Density Residential FLUM designation supports developments with a density of up to 4.0 dwelling units per acre, net.

The subject property is located within an area designated as a Suburban Mix on the Henry County Development and Infrastructure Strategy Area Map. The vision for Suburban Mix areas is to accommodate a variety of types of residential neighborhoods that are predominantly single family, as well as some supporting areas of retail (shopping) and workplaces. A system of multi-use trails supports both transportation and recreational goals with sidewalks prioritized around schools, parks, and designed community centers.

Per *O.C.G.A. 36-36-134*, in the event of a deannexation, a municipality may, but is not required to, continue to provide any services to the property which it was providing immediately prior to the deannexation, provided that the county and municipality have agreed to terms and conditions for the municipality continuing to provide such services.

Per *O.C.G.A. 36-36-131*, a municipality is granted the authority to deannex an area or areas of the existing corporate limits upon the adoption of a resolution by the governing authority of the county in which such property is located consenting to such deannexation. If the governing authority of the county consents to the deannexation and the deannexation conforms with the requirements of *O.C.G.A. Article 8*, the governing authority of the municipal corporation shall approve such deannexation unless it finds that the deannexation would be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality.

Recommendation: It is Planning & Zoning staff's opinion that the deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the City of Stockbridge.

Attachments:

- RZ-82-08 October 5, 1982, Board of Commissioner meeting minutes
- Exhibit Maps
- Application Packet

STATE OF GEORGIA

COUNTY OF HENRY

October 5, 1982

The regular meeting of the Board of Commissioners of Henry County was held in the Administration Building on October 5, 1982 at 9:35 a.m.

Those present were:

Edward H. Whiddon, Sr., Chairman, presiding
William M. Gardner, Vice Chairman
James R. Brannan, Commissioner
W. D. Patrick, Commissioner
Marion Hall Simpson, Commissioner

Ron Rabun, County Administrator; Philip Keen, County Attorney; Beverly McLeod, Clerk; Tom Shedd, Zoning Administrator; Sherri DeCinque, Henry Herald; Pat Murdock, Henry Neighbor; Robert Clough, WZAL; Lewis Hurd; Mac Irvin; Phil Kelley; and several visitors.

The Reverend Lindsey Smith, Associate Pastor of Bear Creek Baptist Church, gave the invocation and the Chairman led in the pledge to the flag.

The Chairman explained to those present that the County Administrator would open the bids at this time and that the bids would be awarded later during the meeting after tabulation was complete.

Officer James L. Dunlap, a Deputy Jailer, was presented with a Letter of Commendation for the bravery exercised by him on September 11, 1982 when he rescued jail inmates during a fire. The Chairman expressed his appreciation to Officer Dunlap and Sheriff Chaffin who also was present.

Mr. Charles Shaw of Dailey Mill Road spoke to the Board regarding damage that had been done to the road by garbage trucks. Commissioner Patrick stated that he and Road Superintendent Dickey would go to the road and investigate the matter. Mr. Shaw expressed his thanks.

Mr. Robert Whitaker of Camp Fortson came before the Board to present a deed copy of a previously unnamed road (currently know as Russell Road). He wanted to verify that the road was a county road. The Chairman stated that if Mr. Whitaker could provide the County Attorney with a photostat of the 1903 deed that the matter would be investigated.

Mr. Lewis Hurd, who was representing J. P. Evans (a developer), presented copies of plats to the Board to assist them in reviewing Mr. Evans' rezoning request change from C-2 and RM-75 to R-150B on Highway 351, LL 22 & 43 of the 6th district. Change was requested for the future development of Windhaven Plantation Subdivision and the Planning Board recommended approval. Mr. Hurd explained that since part of the property was zoned C-2 and part RM-75, the desire was to zone both landlots residential. Commissioner Brannan made the motion to approve this rezoning request and Commissioner Patrick seconded. Motion passed with unanimous approval.

A preliminary plat approval for J. P. Evans, Windhaven Planation, Unit Two, was granted on a motion made by Commissioner Simpson with the stipulation that it pass soil and erosion and road specs. Commissioner Patrick seconded and motion passed unanimously.

The Zoning Administrator presented a rezoning request change of Zack's Properties from C-1 to C-4 on the corner of Hwy. 138 and Hwy. 155 for a convenience store (Nite Owl#13). C-4 was requested since Zack's Properties would like to sell beer and wine at the proposed location, LL 133 of the 11th district. The Planning Board recommended approval. Since a store had previously been at that location,

Page two

October 5, 1982

Commissioner Brannan inquired of the Zoning Administrator if this request would be grandfathered. The Zoning Administrator stated that the grandfather clause does not apply when there is a change of tenant, a considerable amount of expansion, or a change in use, Section 8-6, Page 68, of the Zoning Manual. Mr. Wayne Staples, Mrs. Davidson, Mrs. Crumbley, and Mrs. Louise Fitzgerald, concerned citizens who were present, opposed the request, stating that this was a dangerous intersection, believed the store would increase the number of DUIs on the Road if it sells beer and wine, and do not want the added litter that could possibly result.

Commissioner Patrick inquired about the lot size and Zack Hinton informed the Board that the lot was approximately 270' x 270', the lot has been recurbed with underground drainage, there will be an access lane coming off of Hwy. 138 and 155, and that the request has been approved by State D.O.T. Commissioner Tom Moreland and the State Fire Marshall. Stating that since it was already zoned C-1, the Vice Chairman made a motion to rezone the lot C-4. Commissioner Patrick seconded and motion passed by quorum with Commissioners Brannan and Simpson opposing.

At this time, the Zoning Administrator presented a beer and wine application for Nite Owl #13 for the Board's approval. He advised the Board that the manager's check from the Police Department had not been received. Commissioner Patrick made the motion to table the request until 9:30 a.m., October 19, 1982. Commissioner Simpson seconded and all were in favor.

Mr. Richard Chatham of Koppar Corporation presented a rezoning request change from RA-200 to R-150A in LL 7, 8, and 26 of the 12th district (former "Lion Country Safari" property). The Planning Board had approved the request subject to the proper letter from the Water Authority; and also approved a variance of the required 30' sidelines. Mr. Chatham explained to the Commissioners that the Planning Board had not approved the request two years ago; subsequently, his corporation had upgraded the subdivision project which would include a community center, beach, pool, clubhouse, and tennis court with one-acre lots. Mr. Chatham stated that the R-150A zoning was requested because of needed flexibility to shift the houses if necessary and maintain the land mass and that his corporation would be willing to work with any restrictive covenants that the Board required. Commissioner Simpson inquired about the flood way of the Lake Spivey dam located in the area and stated that in the final approval, he would not vote for the project if the flood way is not indicated on the preliminary plat. Mr. Chatham stated that he was in receipt of a letter from the State indicating that the dam was safe. Commissioner Brannan made a motion to approve the rezoning request and the Vice Chairman seconded. All were in favor.

A preliminary plat approval of Unit 1 (66.92 acres) for the above project was presented. Commissioner Brannan made the motion to approve the preliminary plat subject to a soil and erosion plan, passing of restrictive covenants, approved by the Board of Commissioners, and an indication of how the community property (community center, beach, pool, etc.) will be divided. The Vice Chairman seconded and motion passed unanimously.

Robert E. Kordet, who was present, presented a conditional use request for additional greenhouses at LL 73 of the 8th district, containing 5.16 acres located on River Road. The Planning Board had approved the conditional use subject to a) a one-year review, b) shrubs be planted and all landscaping of property to be properly done prior to any building permits for requested additional greenhouses, and c) that Kordet build only three greenhouses in 1983 and three greenhouses in 1984. The Zoning Administrator explained to the Board that the above stipulations were placed on this request due to the public input obtained at the Planning Board's meeting. The Vice Chairman made the motion to approve the conditional use subject to the same aforementioned stipulations. Commissioner Brannan seconded and all were in favor.

Mike Clanton came before the Board to present a rezoning request change from M-1 to C-4 for a body repair shop at LL 155 of the 7th district located on the corner of Highway Barn Road and Hwy. 42 (formerly known as Holbrook Machinery, Inc.). The Planning Board had recommended approval with appropriate screening of the fenced areas. Commissioner Patrick made the motion to approve the rezoning request change to C-4 with appropriate screening installed and the Vice Chairman seconded. Motion passed unanimously.

Page three

October 5, 1982

Mr. Ralph Keenan, who was present, requested a variance to convert single family dwelling into a duplex in LL 159 of the 7th district located on Weeping Willow Lane. Planning Board had denied on the basis that it was spot zoning. Mr. Ralph Painter, the adjacent landowner to the property in question, opposed the request since he feared a constant turnover of residents if duplexes were allowed. In view of the fact that this would possibly set a precedent for future requests, Commissioner Brannan made a motion to deny the request. Commissioner Patrick seconded and motion passed by quorem with the Vice Chairman and Commissioner Simpson opposing.

The Zoning Administrator presented a conditional exception for Richard's Paint and Body Shop to have an impound lot in LL 135 of the 7th district located on Highway 81 East. The property is currently zoned R-85 and is classified as a non-conforming use, but is allowed to operate as a non-conforming use under "grandfather" provisions. The Planning Board had earlier denied due to the fact that the impound lot would not be in the proper location. Mr. Richard Reece was present to answer questions. The Vice Chairman made the motion to table the request and Commissioner Patrick seconded. Motion passed by quorem with Commissioner Simpson opposing. The Chairman advised the public that the new zoning manual does not have a classification for an impound lot and that the Board will resolve the issue in the near future.

Senator Janice Horton requested that the Board proclaim October 17-23, 1982, as "National Business Women's Week." The proclamation was presented to the Board by Mrs. Hazel Gardner and the Vice Chairman read to those present. Commissioner Brannan made the motion to adopt the resolution affecting the request and Commissioner Simpson seconded. Motion passed unanimously.

Ken Belcher of Ken's Garage requested a conditional exception for a storage lot in LL 33 of the 12th district on N. Henry Blvd., at Highland Village. Property is presently zoned C-1. The Planning Board denied since the Board decided it was not the best use for the property. Commissioner Simpson, however, made the motion to approve the request with an automatic one-year review and for the lot not be used for an impound lot. Commissioner Patrick seconded and all were in favor.

Mr. Clarence Powell of Powell's Wrecker and Huskey Wrecker Services spoke to the Board regarding an impound lot for the county and regarding 1843 East Atlanta Road where he had been operating a business under a non-conforming use. His attorney, Mr. Tankersly, requested the Board to inform Mr. Powell of the conditions that he should meet before he can obtain a county license. Commissioner Simpson made the motion to authorize the Zoning Administrator to gather information for the Board's review of this matter. The Zoning Administrator stated that a permit would be issued to Mr. Powell when certain questions could be cleared up. Representatives from Wanda's Wrecker Service and another company were also present to support the request for county designated impound lots.

A one-year review was conducted on a conditional use for A. C. Aukerman for a mobile home for a night watchman for his business in Hampton. Property presently zoned M-1 and is LL 166 of the 6th district, located at 595 N. Steel Drive, Hampton. Planning Board recommended approval to continue one year. The Vice Chairman made the motion to grant the conditional use and Commissioner Brannan seconded. Motion passed by quorem with Commissioner Simpson opposing.

Ron Rabun, County Administrator, presented an employment contract for Sharon Williams of Cobb County, to be employed as a temporary part-time computer operator in the Commissioners' Office at a rate of \$10/hour beginning October 9, 1982 and ending November 19, 1982. Commissioner Brannan made the motion to authorize the Chairman to sign the contract and the Vice Chairman seconded. Motion passed unanimously.

The purchase of the following used equipment was read into the minutes:

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October 5, 1982

a. Used fire vehicles:

<u>MODEL & MAKE</u>	<u>SERIAL NUMBERS</u>	<u>COST</u>	<u>DATE OF PURCHASE</u>
Two (2) 1968 Pierch Fire Trucks	C00LUF30438	\$ 7,750	10/4/82
on a Ford chassis, 1,000 gal.	C00LUD13253	7,750	10/4/82
pumper, 500 gal. water tank,			
176-inch wheel base, gasoline			
engine, air brakes, 5 speed trans-			
mission			

On a motion made by Commissioner Brannan, the minutes for September 7, 20, 21, and 24, 1982 were approved, subject to one correction. The Vice Chairman seconded and all were in favor.

On a motion made by Commissioner Simpson and seconded by Commissioner Brannan, the following budget amendment was approved. Budget Amendment No. 4 which transfers \$735 from Sheriff-Office Equipment to Jail-Office Equipment (to purchase AIR PAK for Jail). All were in favor.

Two Water and Sewer Authority contracts were presented for the Board's approval. Contract No. 16, Indian Creek Water Supply Project, Dam, Spillway, and Access Roads. Contract No. 17, Indian Creek Water Supply Project, Raw Water Pump Station, and Raw Water Main. The County Attorney advised the Board that the contracts appear to be in order. Commissioner Brannan made the motion to allow the Chairman to sign both contracts and Commissioner Patrick seconded. Motion passed by quorum with Commissioner Simpson opposing on the grounds that he would not approve if it in any way restricted public access onto the public property of the proposed new reservoir.

At this time, the County Administrator declared for those present the bids for a new 1250 GPM Two Stage Centrifugal Pumper Truck for the Fire Department. They were: Harless, low bid, at \$137,783 with a finance rate of 10.94%, Maxim from Vitco Fire and Safety with no financing provided, American La France at \$155,450 at 9.25%, and FMC at \$160,594 at 8.5%. Mr. J. R. Roberts of Harless was present and explained to the Board that if Harless is awarded the bid, the interest rate would not accrue until approximately April, 1983 when the truck is delivered and accepted by the Fire Chief, and the first 20% downpayment would not be due until July, 1983. He also stated that the quoted interest rate would be firm. Mr. Roberts advised that the truck has a 24-foot ladder and that the Insurance Services Office (ISO) no longer sets a 15-year limit as long as the pumper can perform at the required rate. Commissioner Brannan made the motion to table the bids and Commissioner Patrick seconded. All were in favor.

On a motion made by Commissioner Brannan and seconded by Commissioner Patrick, the meeting was recessed for lunch at 1:00 p.m. Motion passed unanimously.

The meeting came back into session at 1:45 p.m. Those present were all Commissioners, Ron Rabun, Philip Keen, Beverly McLeod, Tom Shedd, Chief of Police Elkins, and several visitors.

As five beer and wine violation hearings had been scheduled for this time, the Chairman stated that the Board would hear all the evidence in all cases and then pass judgment at the end if there were no objections. Attorneys Richard Mylam and A. J. Welch stated they had no objections. The pertinent facts are listed below with each violation.

Brannan's Gas and Oil had its license suspended 21 September 1982 on an alleged sell of beer to a minor by a Mr. Horace Paul Brannan. Location of store is I-75 and SR 351 and date of alleged offense was September 17, 1982 at 7:15 p.m. Detective Tony Selph was sworn in and advised that he, Detective Sgt. Hill, and a 17-year old black juvenile, Johnny Glover, Jr. went to the location. Johnny Glover, Jr. was sent into the store with a marked \$5 bill, Serial # F93633161B, and came out with a sack which contained a six-pack of Schlitz malt

Page five

October 5, 1982

liquor. The stated \$5 bill was recovered from the cash register and Glover, according to Detective Selph, identified Horace P. Brannan as the one who sold him the beer. According to testimony, no ID had been solicited. A. L. Brannan, Sr. stated that Glover did not positively identify Horace Brannan as the seller, that he felt he had been "set up," and that the Police Department "was working against us."

Detective Glen Kettering was sworn in to give testimony on Lil- General Store who had its license suspended on September 24, 1982 for allegedly selling to a minor on September 3, 1982 at 10:00 p.m. Detective Kettering said he responded to a call that three juveniles had been observed buying beer, i.e., Joseph Bastarache, 12 years old, Jeffery Abernathy, 16 years old, and Daniel Peake, 15. Detective Kettering advised that upon questioning Kimberly L. Phelps she did admit to selling the beer. William E. Holliway, Division Manager of those stores in Georgia and owner of license, asked Mrs. Debbie Georgie and Mrs. Jerry Rogers, employees of the store who were present, to verify the allegation that Detective Kettering had stated that "If Miss Phelps is fired, you will lose your license."

Attorney A. J. Welch, who was representing Thomas A. Nash of Highway 81 Package Store, asked that the witnesses in this case be identified. They were: Detective Selph, Detective Sgt. Hill, Johnny Glover, Jr. The alleged violation occurred on or about 6:00 p.m., September 17, 1982 and license was suspended September 21, 1982. Detective Selph stated that this store was a spot check, that Glover was sent in with a \$5 bill, Serial #93633161D, and did buy a 1-quart bottle of Schlitz malt liquor. Glover identified Eugene Tschudy as the seller of the beer. Mr. Nash, owner of the license, was sworn in and answered several questions.

Detective Selph was again sworn in to give testimony on an alleged violation of selling beer to a minor at Red Ace Fuel Stop on Jonesboro Road at I-75. Detective Selph stated that Glover was sent in with a \$10 bill, Serial F29602115B, and returned with a six-pack of Schlitz malt liquor. Selph also stated that this was a spot check with no previous complaints. According to Detective Selph, Glover identified Nancy L. Howard as the seller of the beer, however, the \$10 bill was not recovered. Detective Hill was sworn in at approximately 3:10 p.m. Glover was sworn in and stated that he had purchased "Magnum" beer and not Schlitz beer.

At this point, the Board by unanimous vote, recessed at 3:30 p.m. and reconvened at 3:40 p.m. to continue discussion of the alleged violations at the Red Ace (Delta) Fuel Stop. Paul A. Melton, manager of Red Ace, was sworn in and stated that he instructs his employees on the selling beer to minors and/or on holidays, that he had hired Ms. Howard, and that she was paid an hourly wage and did not receive a sales commission. John W. Williams, owner of the license, was sworn in and stated that their corporation does not condone selling to minors since they believe it to be morally wrong and is not good business.

Detective Tony Selph was sworn in to testify for an alleged selling of beer to a minor by Lonnie O. Thurman at Love's Package Store, Hwy. 138 and 42 South, on or about 7:50 p.m., September 17, 1982. License was suspended September 21, 1982. Detective Selph stated that Glover, Jr. was again sent into the store with a \$5 bill, Serial #93633161B, and came back to the car with a six-pack of Schlitz malt liquor. Detective Selph stated that Thurman had stated to him that he had sold Glover the beer, and \$5 bill was recovered from Love's cash register, and the Police Department had responded to this store due to complaints.

After hearing from each of the attorneys for the license holders, a motion was made by Mr. Gardner and seconded by Mr. Patrick to adjourn into executive session to deliberate their findings.

The Board returned approximately 25 minutes later and issued their findings.

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October 5, 1982

After some initial discussion and comments, a motion was made by Mr. Gardner and seconded by Mr. Patrick to suspend the licenses of all violators for a period of 30 days retroactive to the date of the original suspension. Commissioners Whiddon, Gardner, and Patrick voted for and Simpson and Brannan against.

Mr. Rabun, County Administrator, presented bids on various items at this time.

Antifreeze:	Interstate Ford Sales	\$1,581.10
	Downey Auto Store	1,185.00
	Mercer Truck & Tractor	1,161.50
	C & H Interprises	1,145.00
	Parker Brothers	1,098.00
	Beaudry Ford	1,083.50

Motion was made by Mr. Gardner to accept the bid of \$1,098 from Parker Brothers, their being a local vendor. The motion was seconded by Mr. Brannan. All were in favor with Mr. Simpson abstaining.

Gasoline:	Ward Oil Company	\$1.0165 per gallon
	May & Carter Oil Co.	1.01455 " "
	Anderson Oil Company	1.003125 " "
	Jones Petroleum	.9975 " "

This is an average price per gallon for the four types of fuel for which bids were solicited. Motion was made by Mr. Gardner and seconded by Mr. Patrick to award the bid to Jones Petroleum Company at an average price per gallon of \$.9975. Motion passed unanimously.

Uniforms		
Police Dept.	Burdon Uniform Company	\$18,759.40
	Martins' Service Uniforms	16,236.72

Motion was made by Mr. Gardner and seconded by Mr. Brannan to accept the low bid of \$16,236.72 from Martin's Service Uniforms. All were in favor.

Uniforms		
Sheriff's		
Dept.	Banner Uniform Company	\$ 7,676.25
	Burdon Uniform Company	6,360.00
	Martins' Service Uniforms	5,827.50

Motion was made by Mr. Gardner and seconded by Mr. Simpson to accept the low bid of \$5,827.50 from Martins' Service Uniforms. The vote was unanimous.

Two mobile		
radios	Motorola	\$ 2,986.00
	Custom Installation	2,924.00

Motion was made by Mr. Gardner and seconded by Mr. Simpson to award the bid to Custom Installation. All were in favor.

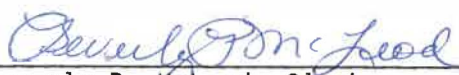
Two walkie		
talkies	Custom Installation	\$ 1,880.00
	Motorola	1,696.00

Motion was made by Mr. Brannan and seconded by Mr. Gardner to accept the low bid of \$1,696.00 from Motorola. The vote was unanimous.

Upon motion by Mr. Gardner and seconded by Mr. Simpson, the meeting adjourned at 6:15 p.m.

Page seven

October 5, 1982



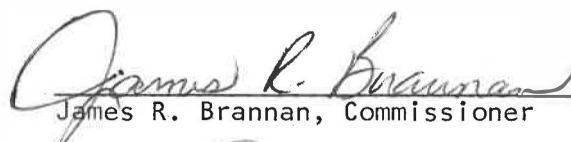
Beverly P. McLeod, Clerk



Edward H. Whiddon, Sr., Chairman



William M. Gardner, Vice Chairman



James R. Brannan, Commissioner



W. D. Patrick, Commissioner



Marion Hall Simpson, Commissioner



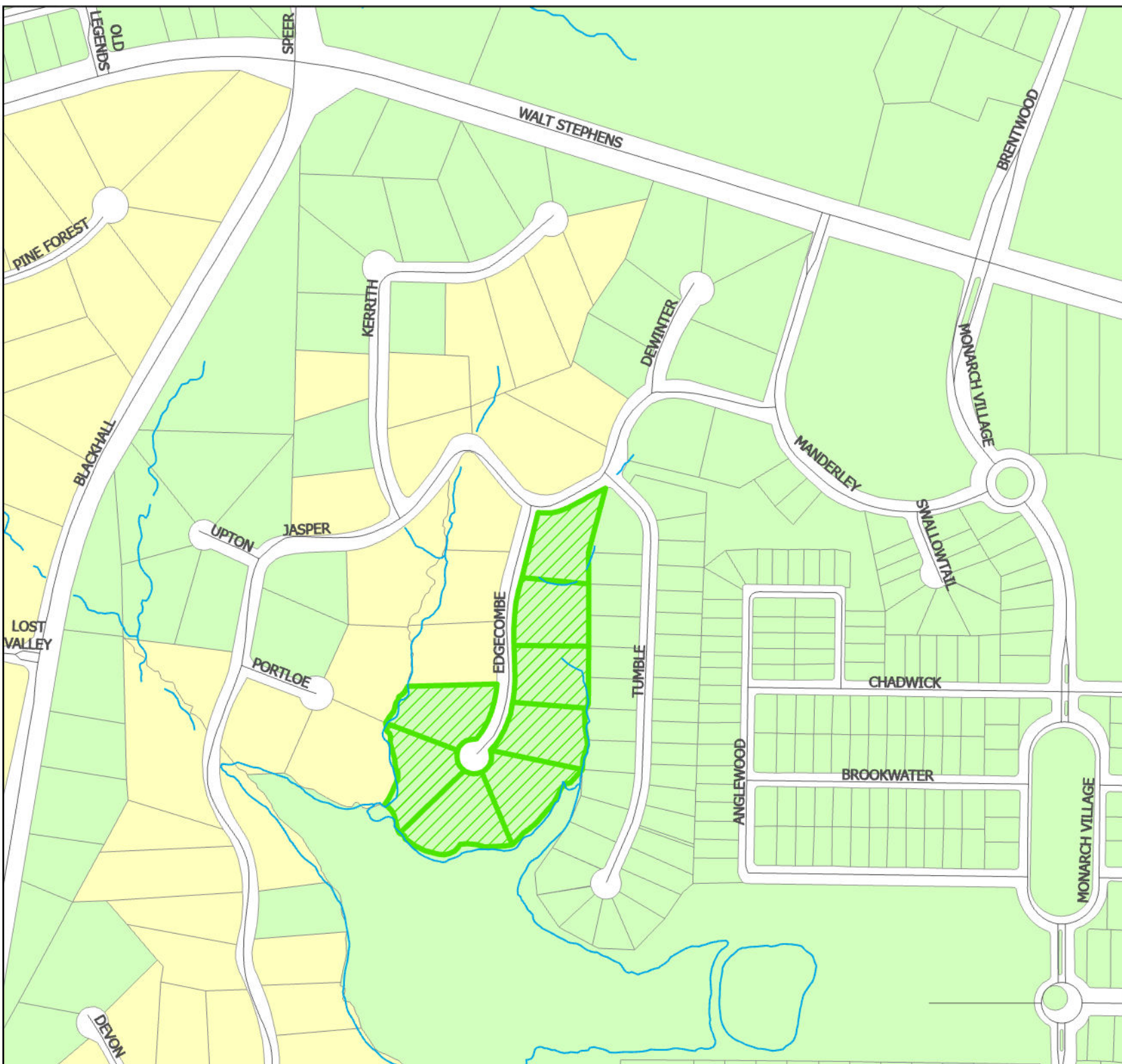
Legend

REQUEST

 DE-AX-24-05



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Legend

REQUEST

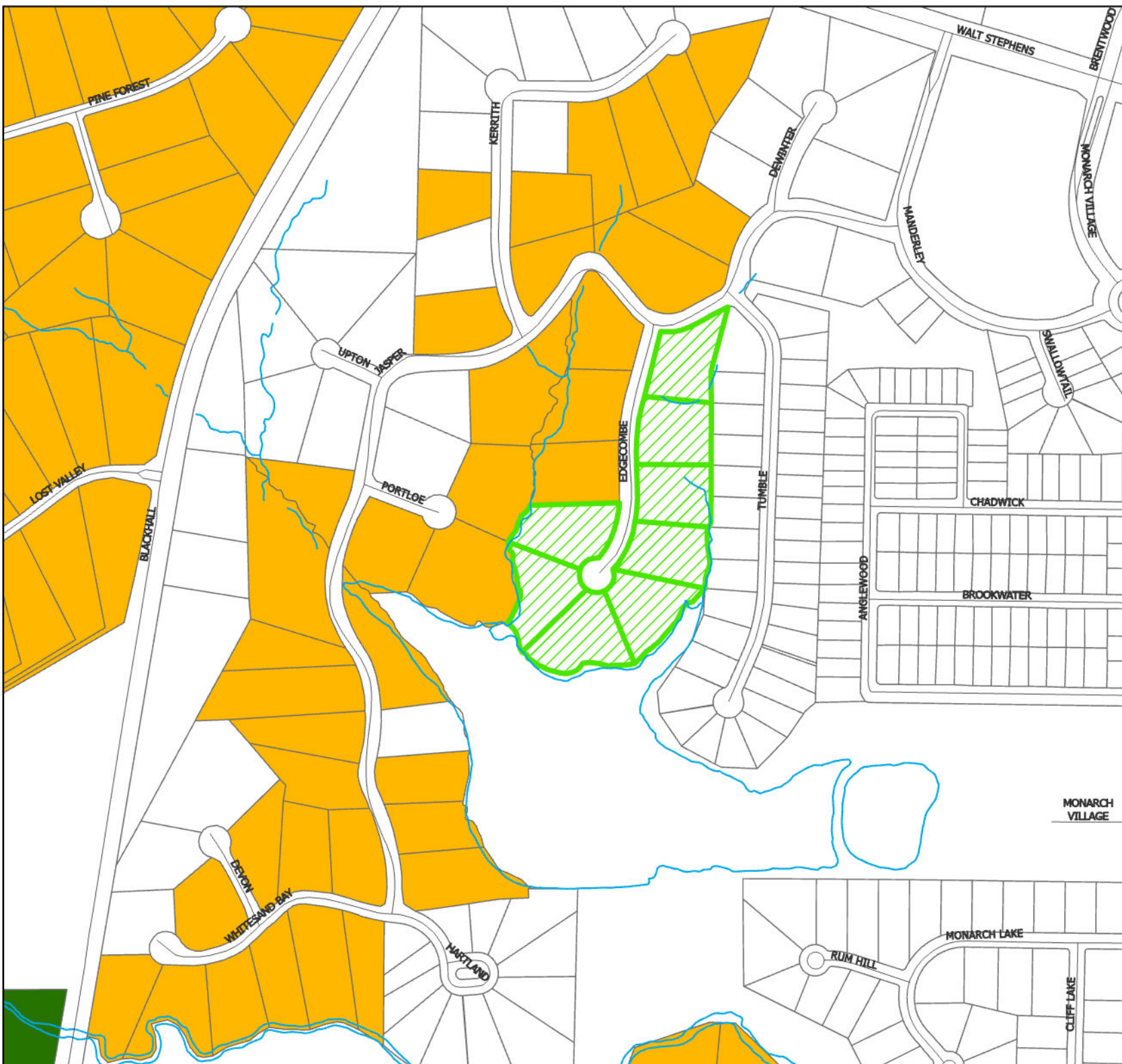
 DE-AX-24-05

CURRENT ZONING

-  RA
-  RS
-  R-1
-  R-2
-  R-3
-  R-4
-  RD
-  RM
-  RMH
-  OI
-  C-1
-  C-2
-  C-3
-  M-1
-  M-2
-  MU
-  PD
-  CITY



This map is for graphical representation only. It is not a legal document.



Legend

REQUEST
 DE-AX-24-05

Future Land Use

	COM
	GREEN
	HDMU
	HDS
	INDUS
	LDMU
	LDS
	MDS
	PI
	RR
	TBD
	UR
	UTI
	VC
	CITY



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HENRY COUNTY **DEPARTMENT OF PLANNING & ZONING**

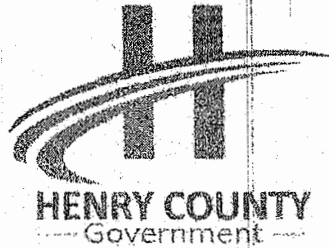
Deannexation Application Checklist

ALL REQUIRED DOCUMENTS ARE REQUIRED TO CONSIDER APPLICATION COMPLETE.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED – NO EXCEPTIONS

REQUIRED ITEMS	COPIES	PROCEDURE	STAFF INITIAL
Pre-Application Meeting Notes	1	Must be obtained from a current planner, signed, and dated within six (6) months prior to submitting your application. (OPTIONAL)	
Application Form	1	Signed by owner and notarized . In lieu of owner's signature, applicant has signed and notarized a copy of a "Contract" or "Power of Attorney". Only owners and those listed as applicant or agent/attorney will be contacted with regards to a request. Only owners and those listed as applicant or agent/attorney have authorization to take action regarding a request.	
Ownership Verification	1	Required for all property owners filed with an application and must be notarized .	
Campaign Disclosure Form	1	Required for all property owners, applicants, agents, attorneys, etc. filed with an application and must be notarized .	
Letter of Intent	1	Must clearly state the request intent.	
Residential Declaration	1	Required for any deanexation request which includes any residential property .	
Deed of Ownership	1	Property deed showing all property owner(s) name(s) and legal description.	
As-built Survey (11 x 17)	1	Must be prepared and sealed within the last five years by a professional engineer, landscape architect, or land surveyor registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) include measurements of all property lines; 3) include a notation as to the total acreage or square footage of the subject property; and 4) include all setbacks, road frontage, correct scale, north arrow, and present zoning classification. Surveys and Final Plats older than five years at time of submission may be accepted per the discretion of the Planning and Zoning Department Director.	

Deannexation Application



THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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

A PRE-APPLICATION MEETING IS ADVISED, BUT NOT REQUIRED, FOR DEANNEXATION REQUESTS.

THE HENRY COUNTY PLANNING AND ZONING DEPARTMENT WILL ONLY CONDUCT PRE-APPLICATION MEETINGS ON TUESDAY, WEDNESDAY, AND THURSDAY OF EACH WEEK. PLEASE VISIT [HTTP://WWW.CO.HENRY.GA.US/DEPARTMENTS/M-R/PLANNING-ZONING](http://www.co.henry.ga.us/departments/m-r/planning-zoning) TO SCHEDULE A MEETING ONLINE.

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

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY

AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY

MCDONOUGH, GEORGIA 30253



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36. The description of such territory is attached hereto.

OWNER(S) NAME(S) SIKANDER RANU
GURJEET RANU

PHONE NUMBER 609-915-9095 EMAIL ADDRESS SGRANU@YAHOO.COM

DEANNEXATION FROM ☐ HAMPTON ☐ LOCUST GROVE ☐ MCDONOUGH ☒ STOCKBRIDGE

LOCATION/ADDRESS 610 EDGEcombe DR. STOCKBRIDGE, GA 30281

LAND LOT/DISTRICT 8/12 ACERAGE 1.049

PARCEL ID NUMBER 013A01004000 ZONING DISTRICT(S) SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S) [Signature] DATE 12/10/24
[Signature] DATE 12/10/24

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

[Signature]
NOTARY SIGNATURE AND SEAL

HARJINDER GILL
NOTARY PUBLIC OF NEW JERSEY
COMMISSION # 50126974
MY COMMISSION EXPIRES 5/6/2025

DATE 12/10/2024

(Office use only)

Pre-application meeting: N/A Title: _____ Date: _____

Application checked by: Alexius Jones Title: Planner I Date: 12/27/2024

BOC Meeting Date: _____ BOC Decision: _____ Date: _____

Planning Director's Signature: _____ Date: _____

Z:\Planning_Zoning\Office Procedures\Office Forms\Zoning Application\APPLICATIONS - Without Yr\2023 Revisions\Deannexation\Deannexation Application, revised 9-28-2023.docx



**HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING**

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 610 EDGEcombe DR. STOCKBRIDGE, GA 30281
Parcel ID Number 013A01004000
Owner's name(s) SIKANDER RANU Percentage of interest: 50
GURJEET RANU Percentage of interest: 50

We certify that the foregoing information is true and correct, this 10TH day of DECEMBER, 2024

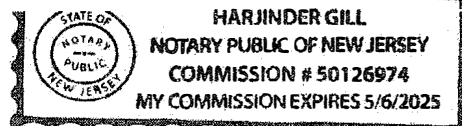
SIKANDER RANU
Property Owner- Printed

[Signature]
Signature of Property Owner

GURJEET RANU
Property Owner- Printed

[Signature]
Signature of Property Owner

Sworn to and subscribed before me, this 10th day of December, 2024
[Signature]



Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

Location/Address 610 EDGEcombe DR. STOCKBRIDGE, GA 30281

Parcel ID Number 013A01004000

1. Total number of existing residential structures located on the subject parcel: 1

2. Description of the residential structures located on the subject property as listed above:

PRIVATE HOME

3. Total number of person(s) residing within each structure: 2

4. Age, Sex, and Race of each of those individuals:
USE ADDITIONAL FORMS IF NEEDED

Age

Sex

Race

57

M

INDIAN- ASIAN

58

F

INDIAN- ASIAN

5. Henry County Commission District: 2

6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature [Signature]

Date 12-10-2024



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 10th day of December, 2024

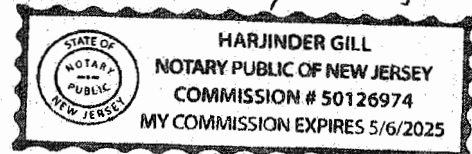
GURJEET RANU

Applicant/Property Owner/Agent/Other Name - Printed

Gurjeet Ranu

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 10th day of December, 2024



Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

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Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 12th day of DECEMBER, 2024

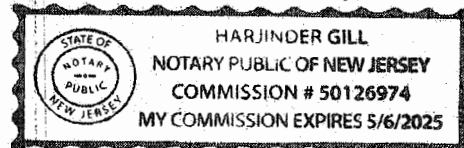
SIKANDER RANU

Applicant/Property Owner/Agent/Other Name - Printed

[Signature]

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 10th day of December, 2024



[Signature]
Notary Public (Seal)

LETTER OF INTENT

Henry County Board of Commissioners:

As deannexation requests are not subject to public hearing requirements, please accept this written request for the deannexation of my property from the City of Stockbridge for the following reasons:

- 1) The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36.
- 2) I prefer to live in Unincorporated Henry County.
- 3) I prefer not to live within the city limits of Stockbridge.

Therefore, I respectfully ask for you to accept this request for the deannexation of my property from the City of Stockbridge, and to extend County services to include the same.

Additional comments:


Signature

GURJEET RANA
Printed Name

12/16/24
Date

nl

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT
2018 APR 25 PM 12:54

BK: 15817 PG: 86-87
Filed and Recorded
Apr-26-2018 09:07:02AM
DOC#: D2018-010667
Real Estate Transfer Tax Paid \$217.00
0752018003033
BARBARA A. HARRISON
CLERK OF SUPERIOR COURT Henry County GA.

After recording, please return to:
Burgess Title & Escrow, LLC
2330 Patrick Henry Pkwy, Ste 350
McDonough, Georgia 30253
File #18-1431

STATE OF GEORGIA
COUNTY OF HENRY

LIMITED WARRANTY DEED

THIS INDENTURE is made this 18TH day of APRIL, 2018, by and between RYBARCZYK DEVELOPMENTS, LLC, A Missouri limited liability company (hereinafter called "Grantor"); and the SIKANDER RANU AND GURJEET RANU AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AS DEFINED AND CREATED BY GEORGIA LAWS 1976. p. 1438 and 1439 (O.C.G.A. SECTION 44-6-190) (hereinafter called "Grantee"). The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee, all that tract or parcel of land lying and being in HENRY County, Georgia, being more particularly described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8 OF THE 12TH DISTRICT, HENRY COUNTY, GEORGIA, BEING KNOWN AS LOT 35, BLOCK "A" OF MANDERLY SUBDIVISION, UNIT 1, AS PER PLAT OF SAME OF RECORD AT PLAT BOOK 9, PAGE 269, HENRY COUNTY, GEORGIA RECORDS. SAID PLAT IS SPECIFICALLY INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever in fee simple.

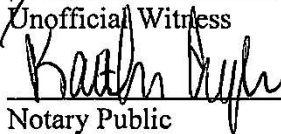
THIS CONVEYANCE IS made subject to all easements, covenants and restrictions of record.

GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto Grantee, and the successors, legal representatives and assigns of Grantee, against the claims of all persons claiming by, through or under Grantor;

IN WITNESS WHEREOF, Grantor has caused its duly authorized agent to execute this indenture, and to deliver this indenture to Grantee, all the day and year first written above.

Signed, sealed and delivered in the presence of:


Unofficial Witness


Notary Public

My Commission Expires:

April 10, 2020

(NOTARIAL SEAL)

GRANTOR:

RYBARCZYK DEVELOPMENTS, LLC

By:  (SEAL)

Name: **MARTY J. LYLE** *Designated Agent.*

Its: **AUTHORIZED SIGNOR**



Deannexation Application



THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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

A PRE-APPLICATION MEETING IS ADVISED, BUT NOT REQUIRED, FOR DEANNEXATION REQUESTS.

THE HENRY COUNTY PLANNING AND ZONING DEPARTMENT WILL ONLY CONDUCT PRE-APPLICATION MEETINGS ON TUESDAY, WEDNESDAY, AND THURSDAY OF EACH WEEK. PLEASE VISIT [HTTP://WWW.CO.HENRY.GA.US/DEPARTMENTS/M-R/PLANNING-ZONING](http://www.co.henry.ga.us/departments/m-r/planning-zoning) TO SCHEDULE A MEETING ONLINE.

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

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY

AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY

MCDONOUGH, GEORGIA 30253



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36. The description of such territory is attached hereto.

OWNER(S) NAME(S) LEROY BERRY
MATALIN D. BERRY

PHONE NUMBER 770-262 0802 EMAIL ADDRESS Leroy BERRY 19580 Gt. Hwy. Cor

DEANNEXATION FROM ☐ HAMPTON ☐ LOCUST GROVE ☐ MCDONOUGH ☒ STOCKBRIDGE

LOCATION/ADDRESS 620 EDGEcombe DR. STOCKBRIDGE, GA 30281

LAND LOT/DISTRICT 8/12 ACERAGE 1.0

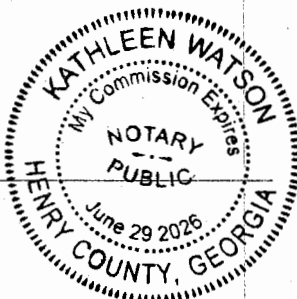
PARCEL ID NUMBER 013A01005000 ZONING DISTRICT(S) SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S) Leroy Berry DATE 12-9-24
Matalin D. Berry DATE 12-9-24

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

Kathleen Watson
NOTARY SIGNATURE AND SEAL



DATE 12-9-2024

(Office use only)

Pre-application meeting: N/A Title: _____ Date: _____

Application checked by: Alexius Jones Title: Planner I Date: 12/27/2024

BOC Meeting Date: _____ BOC Decision: _____ Date: _____

Planning Director's Signature: _____ Date: _____



**HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING**

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 620 EDGEcombe Dr. STOCKBRIDGE, GA 30281
Parcel ID Number 013A01005000
Owner's name(s) LEROY BERRY Percentage of interest: 50
MATALIN D. BERRY Percentage of interest: 50

We certify that the foregoing information is true and correct, this 9 day of Dec - 2024

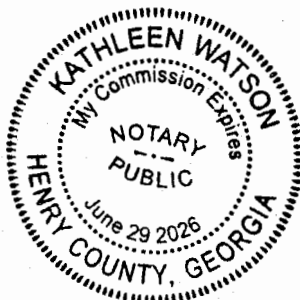
LeROY BERRY
Property Owner- Printed

Leroy Berry
Signature of Property Owner

Matalin D. Berry
Property Owner- Printed

Matalin D. Berry
Signature of Property Owner

Sworn to and subscribed before me, this 9th day of December 2024



Kathleen Watson
Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

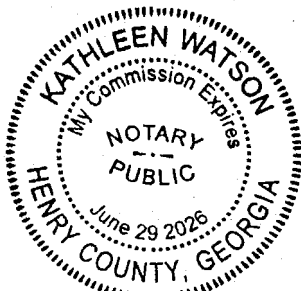
Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 9 day of 2024 Dec.

LeROY BERRY
Applicant/Property Owner/Agent/Other Name - Printed

Leroy Berry
Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 9th day of December 2024



Kath Watson
Notary Public (Seal)



**HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING**

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ **APPLICANT** ☐ **PROPERTY OWNER** ☐ **AGENT** ☐ **ATTORNEY** ☐ **OTHER**

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If **Yes**, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

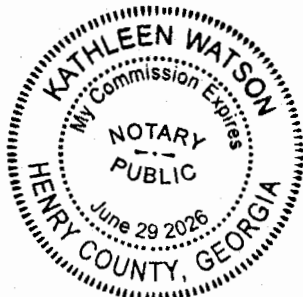
Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 9th day of Dec,

Matalin D Berry
Applicant/Property Owner/Agent/Other Name - Printed

Matalin D Berry
Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 9th day of December, 2024.



Kathleen Watson
Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

- Location/Address 620 EDGEcombe DR. STOCKBRIDGE, GA 30281
- Parcel ID Number 013A01005000
1. Total number of existing residential structures located on the subject parcel: 1
2. Description of the residential structures located on the subject property as listed above:
Princ Home
3. Total number of person(s) residing within each structure: 2
4. Age, Sex, and Race of each of those individuals: USE ADDITIONAL FORMS IF NEEDED
- | Age | Sex | Race |
|---------------|---------------|---------------|
| <u>68</u> | <u>Male</u> | <u>Black</u> |
| <u>62</u> | <u>Female</u> | <u>Black</u> |
| <u> </u> | <u> </u> | <u> </u> |
| <u> </u> | <u> </u> | <u> </u> |
5. Henry County Commission District: 2
6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature Leroy Berry Date 12-9-24

Z:\Planning_Zoning\Office Procedures\Office Forms\Zoning Application\APPLICATIONS - Without Yr\2023 Revisions\Deannexation\Deannexation Application, revised 9-28-2023.docx

LETTER OF INTENT

Henry County Board of Commissioners:

As deannexation requests are not subject to public hearing requirements, please accept this written request for the deannexation of my property from the City of Stockbridge for the following reasons:

- 1) The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36.
- 2) I prefer to live in Unincorporated Henry County.
- 3) I prefer not to live within the city limits of Stockbridge.

Therefore, I respectfully ask for you to accept this request for the deannexation of my property from the City of Stockbridge, and to extend County services to include the same.

Additional comments:

Leroy Berry
Signature

LEROY BERRY
Printed Name

12-9-24
Date

620 Edgewcombe Dr.
Stockbridge, Georgia
30281

BK: 15168 PG: 226-229

Filed and Recorded Apr-04-2017 03:13:16PM
DOC#: D2017-008859
Real Estate Transfer Tax \$0.00
0752017002555
BARBARA A. HARRISON
CLERK OF SUPERIOR COURT Henry County GA.

Quitclaim Deed

RECORDING REQUESTED BY Leroy Berry

AND WHEN RECORDED MAIL TO:

Matalin D. Berry, Grantee(s)
620 Edgewcombe
Stockbridge GA 30281

Consideration: \$ _____

Property Transfer Tax: \$ _____

Assessor's Parcel No.: 013A01005000

PREPARED BY: Leroy Berry certifies herein that he or she has prepared this Deed.

Leroy Berry
Signature of Preparer

4-4-17
Date of Preparation

LEROY BERRY
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 4-4-17 in the County of
Henry, State of Georgia

by Grantor(s), Leroy Berry,
whose post office address is 620 Edgewcombe Dr. Stockbridge GA 30281
to Grantee(s), Leroy Berry and Matalin D. Berry,
whose post office address is 620 Edgewcombe Dr Stockbridge GA 30281

WITNESSETH, that the said Grantor(s), Leroy Berry,
for good consideration and for the sum of _____
(\$ 4) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT
2017 APR -4 PM 12:19

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Henry, State of Georgia and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Leroy Berry
Signature of Grantor

Signature of Second Grantor (if applicable)

Leroy Berry
Print Name of Grantor

Print Name of Second Grantor (if applicable)

Shirley Whigham
Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Shirley Whigham
Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee

Signature of Second Grantee (if applicable)

Print Name of Grantee

Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Georgia

County of Henry

On 4-4-2017, before me, Eugenia Moore, a notary public in and for said state, personally appeared, Leroy Berry

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Eugenia Moore
Signature of Notary

Affiant Known _____ Produced ID GDL ✓

Type of ID GA Drivers License

(Seal)

EUGENIA MOORE
Notary Public, Henry County, Georgia
My Commission Expires May 12, 2017

SEAL AFFIXED

Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 8 of the 12th District of Henry County, Georgia, being lot 34, Block A Unit ONE, Manderley Subdivision, as per plat record in Plat Book 9, page 269, Henry County, Georgia Records to which reference is hereby made for a more particular description of said property.

Deannexation Application



THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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

A PRE-APPLICATION MEETING IS ADVISED, BUT NOT REQUIRED, FOR DEANNEXATION REQUESTS.

THE HENRY COUNTY PLANNING AND ZONING DEPARTMENT WILL ONLY CONDUCT PRE-APPLICATION MEETINGS ON TUESDAY, WEDNESDAY, AND THURSDAY OF EACH WEEK. PLEASE VISIT [HTTP://WWW.CO.HENRY.GA.US/DEPARTMENTS/M-R/PLANNING-ZONING](http://www.co.henry.ga.us/DEPARTMENTS/M-R/PLANNING-ZONING) TO SCHEDULE A MEETING ONLINE.

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AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY

MCDONOUGH, GEORGIA 30253



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36. The description of such territory is attached hereto.

OWNER(S) NAME(S) RUHA MOMIN

RIZWAN MOMIN

PHONE NUMBER

404-456-3235

EMAIL ADDRESS RIZ26560@GMAIL.COM

DEANNEXATION FROM

☐ HAMPTON

☐ LOCUST GROVE

☐ MCDONOUGH

☒ STOCKBRIDGE

LOCATION/ADDRESS 630 EDGEcombe DR. STOCKBRIDGE, GA 30281

LAND LOT/DISTRICT 8/12 ACERAGE 1.034

PARCEL ID NUMBER 013A01006000 ZONING DISTRICT(S) SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S)

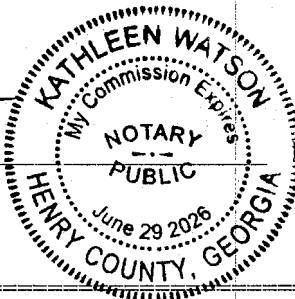
[Signature]
[Signature]

DATE 12-8-24

DATE 12-8-24

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

[Signature]
NOTARY SIGNATURE AND SEAL



DATE 12-8-2024

(Office use only)

Pre-application meeting: N/A Title: _____ Date: _____

Application checked by: Alexius Jones Title: Planner I Date: 12/27/2024

BOC Meeting Date: _____ BOC Decision: _____ Date: _____

Planning Director's Signature: _____ Date: _____



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 630 EDGE COMBE DR. STOCKBRIDGE, GA 30281
Parcel ID Number 013A01006000
Owner's name(s) RUHA MOMIN Percentage of interest: 50%
RIZWAN MOMIN Percentage of interest: 50%

We certify that the foregoing information is true and correct, this 8 day of 12-2024.

RIZWAN MOMIN

Property Owner- Printed

[Signature]
Signature of Property Owner

RUHA MOMIN

Property Owner- Printed

[Signature]
Signature of Property Owner

Sworn to and subscribed before me, this 8th day of December, 2024.



[Signature]
Notary Public (Seal)



**HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING**

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ **APPLICANT** ☐ **PROPERTY OWNER** ☐ **AGENT** ☐ **ATTORNEY** ☐ **OTHER**

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If **Yes**, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

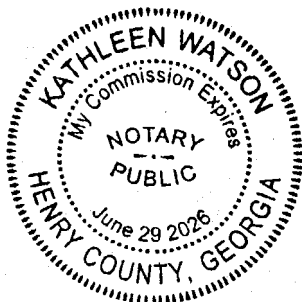
Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 8 day of 12-2024

Rizwan Momin
Applicant/Property Owner/Agent/Other Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 8th day of December, 2024



[Signature]
Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

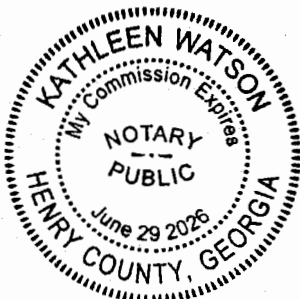
Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 8 day of 12-2024

RUTH MOMIN
Applicant/Property Owner/Agent/Other Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 8th day of December, 2024.



[Signature]
Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

Location/Address 630 EDGEcombe DR. STOCKBRIDGE, GA 30281

Parcel ID Number 013A01006000

1. Total number of existing residential structures located on the subject parcel: 1

2. Description of the residential structures located on the subject property as listed above:
PRIVATE HOME

3. Total number of person(s) residing within each structure: 3

4. Age, Sex, and Race of each of those individuals: USE ADDITIONAL FORMS IF NEEDED	Age	Sex	Race
	<u>91</u>	<u>F</u>	<u>INDIAN</u>
	<u>66</u>	<u>M</u>	<u>INDIAN</u>
	<u>63</u>	<u>F</u>	<u>INDIAN</u>

5. Henry County Commission District: 2

6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature

Date

LETTER OF INTENT

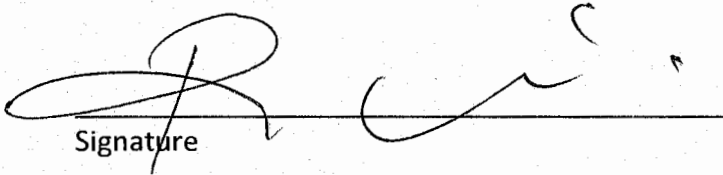
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- 3) I prefer not to live within the city limits of Stockbridge.

Therefore, I respectfully ask for you to accept this request for the deannexation of my property from the City of Stockbridge, and to extend County services to include the same.

Additional comments:


Signature

RIZWAN MOMIN
Printed Name

12-8-24
Date

RETURN TO:
Rick S. Sexton
Zachary & Segraves, P.A.
1000 Commerce Drive
Decatur, GA 30030

Parcel # 013A01006000
630 Edgecombe Drive

BK:19301 PG:52-53
Filed and Recorded
Nov-09-2023 03:22 PM
DOC# 2023 - 026933
Real Estate Transfer Tax
Paid: \$ 0.00
0752023008405
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: 1744485701

**STATE OF GEORGIA
COUNTY OF DEKALB**

QUIT CLAIM DEED

THIS INDENTURE made this Tuesday of 07 November, 2023, by and between **Ruha Momin**, as party of the first part, hereinafter called Grantor, and **Ruha Momin and Rizwan Momin, as joint tenants with rights of survivorship**, as parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That the said party of the first part for and in consideration of love and affection and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release, and forever quit-claim to the said parties of the second part, their heirs and assigns, all the right, title, interest, claim or demand which the said party of the first part has or may have had in and to the following described property:

For legal description, see Exhibit A attached hereto and incorporated herein by reference.

with all rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the said Grantee, their heirs and assigns, so that neither the said party of the first part nor her successors, nor any other person claiming under her shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the said party of the first part has caused this instrument to be signed in her name the day and year first above written.

Signed, sealed and delivered
in the presence of:

 [SEAL]
RUHA MOMIN


Unofficial Witness


Notary Public

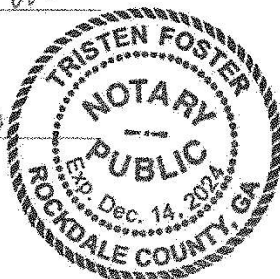


EXHIBIT A

Legal Description

630 Edgecombe Drive, Stockbridge, Henry County, Georgia, 30281

Parcel #013A01006000

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 8 of the 12th District of Henry County, Georgia, and being Lot 33, Block A, Manderly Subdivision, Unit 1, as per plat recorded in Plat Book 9, page 268, Henry county, Georgia records, which plat is incorporated herein by reference and made a part hereof.

Deannexation Application



THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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

A PRE-APPLICATION MEETING IS ADVISED, BUT NOT REQUIRED, FOR DEANNEXATION REQUESTS.

THE HENRY COUNTY PLANNING AND ZONING DEPARTMENT WILL ONLY CONDUCT PRE-APPLICATION MEETINGS ON TUESDAY, WEDNESDAY, AND THURSDAY OF EACH WEEK. PLEASE VISIT [HTTP://WWW.CO.HENRY.GA.US/DEPARTMENTS/M-R/PLANNING-ZONING](http://www.co.henry.ga.us/DEPARTMENTS/M-R/PLANNING-ZONING) TO SCHEDULE A MEETING ONLINE.

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

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY

AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY
MCDONOUGH, GEORGIA 30253



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in *O.C.G.A Title 36, Chapter 36*. The description of such territory is attached hereto.

OWNER(S) NAME(S) CHARMIN L. OGDEN
ROBERT LEE MCLEN

PHONE NUMBER 912-596-7364 EMAIL ADDRESS CharminmcLEN@gmail.com

DEANNEXATION FROM ☐ HAMPTON ☐ LOCUST GROVE ☐ MCDONOUGH ☒ STOCKBRIDGE

LOCATION/ADDRESS 635 EDGEcombe DR. STOCKBRIDGE, GA 30281

LAND LOT/DISTRICT 8/12 ACERAGE 1.19

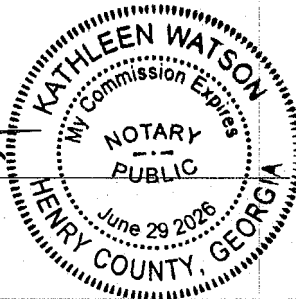
PARCEL ID NUMBER 013A01011000 ZONING DISTRICT(S) SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S) [Signature] DATE 12-8-2024
[Signature] DATE 12/8/2024

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

[Signature]
NOTARY SIGNATURE AND SEAL



DATE 12-8-2024

(Office use only)

Pre-application meeting: N/A Title: _____ Date: _____

Application checked by: Alexius Jones Title: Planner I Date: 12/27/2024

BOC Meeting Date: _____ BOC Decision: _____ Date: _____

Planning Director's Signature: _____ Date: _____



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 635 EDGEcombe DR. STOCKBRIDGE, GA 30281
Parcel ID Number 013A01011000
Owner's name(s) CHARMIN L. OGDEN Percentage of interest: 50%
ROBERT LEE McLEN Percentage of interest: 50%

We certify that the foregoing information is true and correct, this 8 day of December, 2024

Charmin L. Ogden
Property Owner- Printed

[Signature]
Signature of Property Owner

Robert Lee McLen
Property Owner- Printed

[Signature]
Signature of Property Owner

Sworn to and subscribed before me, this 8th day of December, 2024



[Signature]
Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 8 day of December, 2024

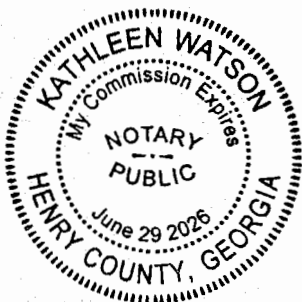
Charmin L. Ogden

Applicant/Property Owner/Agent/Other Name - Printed

[Signature]

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 8th day of December 2024



[Signature]

Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 8th day of December, 2024

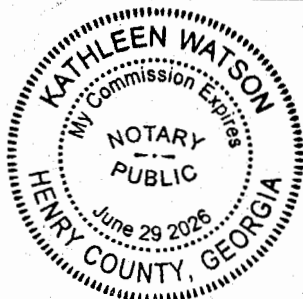
Robert Lee Miller

Applicant/Property Owner/Agent/Other Name - Printed

[Signature]

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 8th day of December 2024



[Signature]

Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

Location/Address 635 EDGEcombe DR. STOCKBRIDGE, GA 30281

Parcel ID Number 013A01011000

1. Total number of existing residential structures located on the subject parcel: 1

2. Description of the residential structures located on the subject property as listed above:
Private home

3. Total number of person(s) residing within each structure: 4

4. Age, Sex, and Race of each of those individuals: USE ADDITIONAL FORMS IF NEEDED	Age	Sex	Race
	<u>43</u>	<u>F</u>	<u>Black</u>
	<u>39</u>	<u>M</u>	<u>Black</u>
	<u>6</u>	<u>M</u>	<u>Black</u>
	<u>4</u>	<u>F</u>	<u>Black</u>

5. Henry County Commission District: 2

6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature [Signature] Date 12/8/2024

LETTER OF INTENT

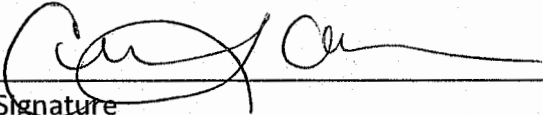
Henry County Board of Commissioners:

As deannexation requests are not subject to public hearing requirements, please accept this written request for the deannexation of my property from the City of Stockbridge for the following reasons:

- 1) The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36.
- 2) I prefer to live in Unincorporated Henry County.
- 3) I prefer not to live within the city limits of Stockbridge.

Therefore, I respectfully ask for you to accept this request for the deannexation of my property from the City of Stockbridge, and to extend County services to include the same.

Additional comments:


Signature

Charmin L. Ogden
Printed Name

12-8-2024
Date

BK: 15916 PG: 200
Filed and Recorded
Jun-22-2018 11:48:41AM
DOC#: D2018-016295
Real Estate Transfer Tax \$0.00
0752018004889
BARBARA A. HARRISON
CLERK OF SUPERIOR COURT Henry County GA.

Return Recorded Document to:
Wessels & Dixon, P.C.
175 Corporate Center Dr. Ste. A
Stockbridge, GA 30281
678-759-2211

JOINT TENANCY WITH SURVIVORSHIP WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HENRY

File - 18-0140

This Indenture made this 6 day of March, 2018 between Charmin L. Ogden, of the County of Henry, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Charmin L. Ogden and Robert Lee McLen, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lot 8 of the 12th District, Henry County, Georgia, being Lot 28, Block A, of Manderley Subdivision, Unit 1, as per plat recorded in Plat Book 9, Page 269, Henry County Records, which plat is incorporated herein by this reference and made a part of this description.

This deed is given subject to the outstanding principal balance of a security deed from Charmin L. Ogden to Fidelity Bank DBA Fidelity Bank Mortgage, dated March 6, 2018 and filed for record in the deed records of Henry County, Georgia and all other liens, easements and restrictions of record.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

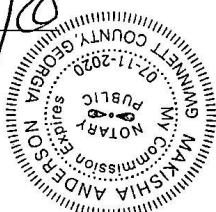
IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed this 6 day of March 2018 in the presence of:

Jada Dover
Unofficial Witness

Charmin L. Ogden
Charmin L. Ogden

[Signature]
Notary Public (My commission expires) 7/11/20



RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT
2018 JUN 21 PM 3:21

Deannexation Application



THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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

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

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY

AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY

MCDONOUGH, GEORGIA 30253



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

1 of 3

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36. The description of such territory is attached hereto.

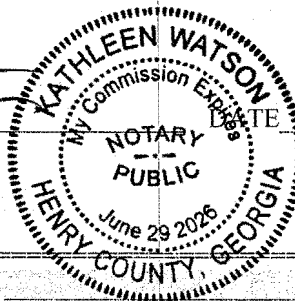
OWNER(S) NAME(S) KEN V. TRUONG
KERI CHINDAVONG
 PHONE NUMBER 470 755 9460 EMAIL ADDRESS truongkenvan@gmail.com
 DEANNEXATION FROM ☐ HAMPTON ☐ LOCUST GROVE ☐ MCDONOUGH ☒ STOCKBRIDGE
 LOCATION/ADDRESS 640 EDGEcombe DR. STOCKBRIDGE, GA 30281
 LAND LOT/DISTRICT 8/12 ACERAGE 1.096
 PARCEL ID NUMBER 013A01007000 ZONING DISTRICT(S) SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S) [Signature] DATE 12/19/2024
[Signature] DATE 12/19/2024

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

NOTARY SIGNATURE AND SEAL



12/19/2024

(Office use only)

Pre-application meeting: N/A Title: _____ Date: _____
 Application checked by: Alexius Jones Title: Planner I Date: 12/27/2024
 BOC Meeting Date: _____ BOC Decision: _____ Date: _____
 Planning Director's Signature: _____ Date: _____



HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

2083

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36. The description of such territory is attached hereto.

OWNER(S) NAME(S) SUBAN T HONGTHIRAK

PHONE NUMBER

*678-216-2141

EMAIL ADDRESS

*subant.hongthirak@yahoo.com

DEANNEXATION FROM

☒ HAMPTON

☐ LOCUST GROVE

☐ MCDONOUGH

☒ STOCKBRIDGE

LOCATION/ADDRESS

640 EDGE COMBE DR STOCKBRIDGE, GA 30281

LAND LOT/DISTRICT

8/12

ACERAGE

1.096

PARCEL ID NUMBER

013A01007000

ZONING DISTRICT(S)

SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S)

*Suban Hongthirak

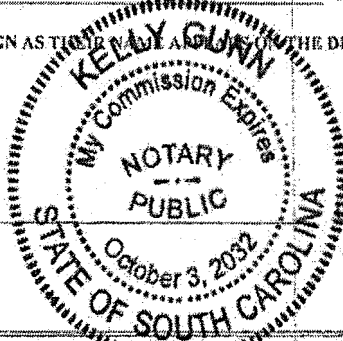
DATE

*12-18-2024

DATE

ALL PROPERTY OWNERS MUST SIGN AS TO INTEREST IN THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

NOTARY SIGNATURE AND SEAL



DATE 12-18-2024

(Office use only)

Pre-application meeting:

N/A

Date:

Application checked by:

Alexius Jones

Title:

Planner I

Date:

12/27/2024

BOC Meeting Date:

BOC Decision:

Date:

Planning Director's Signature:

Date:

Z:\Planning_Zoning\Office Procedures\Office Forms\Zoning Application\APPLICATIONS - Without Yr\2023 Revisions\Deannexation\Deannexation Application, revised

9-28-2023.docx

3043



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36. The description of such territory is attached hereto.

OWNER(S) NAME(S) TERRI CHINDAVONG

PHONE NUMBER *229-829-4289 EMAIL ADDRESS *Tchindavong@gmail.com

DEANNEXATION FROM ☐ HAMPTON ☐ LOCUST GROVE ☐ MCDONOUGH ☒ STOCKBRIDGE

LOCATION/ADDRESS 640 EDGECLIMBE DR STOCKBRIDGE, GA 30281

LAND LOT/DISTRICT 8/12 ACERAGE 1.096

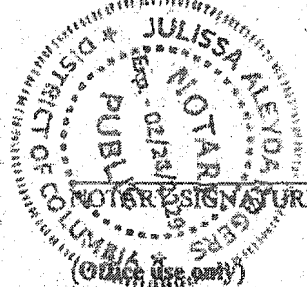
PARCEL ID NUMBER 013901007000 ZONING DISTRICT(S) SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S) [Signature] DATE *12/19/24

DATE _____

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.



[Signature]

JULISSA ALEYDA ROGERS
Notary Public, District of Columbia
My Commission Expires 2/28/2029

DATE 12/19/2024

Pre-application meeting: N/A Title: _____ Date: _____

Application checked by: Alexius Jones Title: Planner I Date: 12/27/2024

BOC Meeting Date: _____ BOC Decision: _____ Date: _____

Planning Director's Signature: _____ Date: _____



**HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING**

1 of 3

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 640 EDGEcombe DR. STOCKBRIDGE, GA 30281
Parcel ID Number 013A01007000
Owner's name(s) KEN V. TRUONG Percentage of interest: 25 %
KERI CHINDAVONG Percentage of interest: 25 %

We certify that the foregoing information is true and correct, this 19 day of 2024 Dec

Ken V. Truong

Property Owner- Printed

[Signature]

Signature of Property Owner

KERI CHINDAVONG

Property Owner- Printed

[Signature]

Signature of Property Owner

Sworn to and subscribed before me, this 19 day of December 2024



[Signature]

Notary Public (Seal)



HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

2 of 3

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 640 EDGEcombe DR. STOCKBRIDGE, GA 30281
Parcel ID Number 013A01007000
Owner's name(s) SUBAN THONGTHIRAK Percentage of interest: 25%
Percentage of interest: _____

We certify that the foregoing information is true and correct, this * 18 day of * December 2024

* Suban Thongthirak

Property Owner- Printed

* Suban Thongthirak

Signature of Property Owner

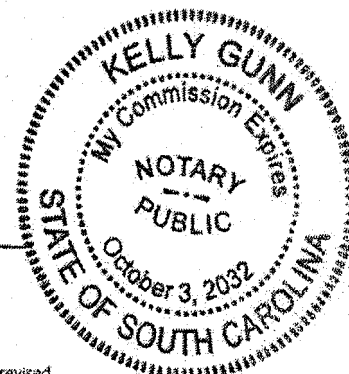
Property Owner- Printed

Signature of Property Owner

Sworn to and subscribed before me, this 18 day of December 2024

Kelly Gunn

Notary Public (Seal)



3043



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 640 EDGECOMBE DR. STOCKBRIDGE, GA 30281
Parcel ID Number 013A01007000
Owner's name(s) TERRI CHINDAVONG Percentage of interest: 25%
Percentage of interest: _____

We certify that the foregoing information is true and correct, this 19 day of December, 2024

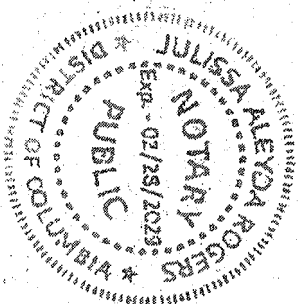
Terri Chindavong
Property Owner- Printed

[Signature]
Signature of Property Owner

Property Owner- Printed

Signature of Property Owner

Sworn to and subscribed before me, this 19th day of Dec, 2024.



JULISSA ALEYDA ROGERS
Notary Public, District of Columbia
My Commission Expires 2/28/2029

[Signature]
Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

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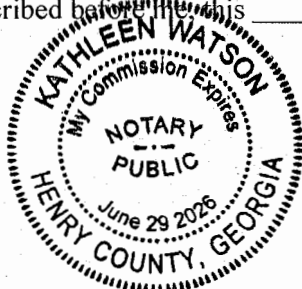
Ken V. Truong

Applicant/Property Owner/Agent/Other Name - Printed

[Signature]

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me this 19th day of December, 2024



[Signature]

Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

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Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 19 day of Dec, 2024

KERI CHINDAVONG

Applicant/Property Owner/Agent/Other Name - Printed

[Signature]

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 19th day of December, 2024.



[Signature]

Notary Public (Seal)



HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 18 day of December, 2024

*Suban Thongthirak

Applicant/Property Owner/Agent/Other Name - Printed

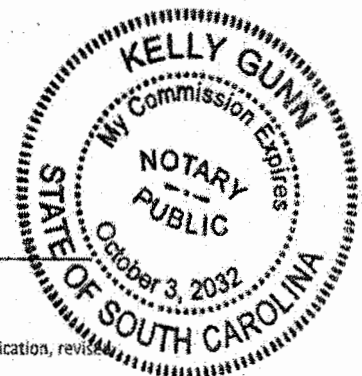
*John Thongthirak

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 18 day of December, 2024

Kelly H

Notary Public (Seal)





HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒ *

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

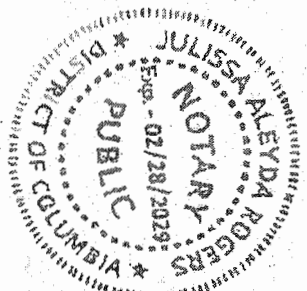
Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 19 day of Dec, 2024 *

* Terri Chindavong
Applicant/Property Owner/Agent/Other Name - Printed

* [Signature]
Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 19th day of Dec, 2024.



JULISSA ALEYDA ROGERS
Notary Public, District of Columbia
My Commission Expires 2/28/2029

[Signature]
Notary Public (Seal)



**HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING**

Page 1 of 2

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

Location/Address 640 EDGEcombe DR. STOCKBRIDGE, GA 30281

Parcel ID Number 013A01007000

1. Total number of existing residential structures located on the subject parcel: 1

2. Description of the residential structures located on the subject property as listed above:
private Home

3. Total number of person(s) residing within each structure: 6

4. Age, Sex, and Race of each of those individuals: Age Sex Race
USE ADDITIONAL FORMS IF NEEDED

<u>26</u>	<u>male</u>	<u>Asian</u>
<u>24</u>	<u>male</u>	<u>Asian</u>
<u>19</u>	<u>Female</u>	<u>Asian</u>
<u>39</u>	<u>male</u>	<u>Asian</u>

5. Henry County Commission District: 2

6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature M. J. Young Date 12/18/2024



**HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING**

Page 2 of 2

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

- Location/Address 640 Edgecombe DR. STOCKBRIDGE, GA 30281
- Parcel ID Number 013A01007000
1. Total number of existing residential structures located on the subject parcel: 1
2. Description of the residential structures located on the subject property as listed above:
Private Home
3. Total number of person(s) residing within each structure: 6 (cont.)
4. Age, Sex, and Race of each of those individuals: USE ADDITIONAL FORMS IF NEEDED
- | Age | Sex | Race |
|---------------|---------------|---------------|
| <u>12</u> | <u>male</u> | <u>ASIAN</u> |
| <u>42</u> | <u>Female</u> | <u>ASIAN</u> |
| <u> </u> | <u> </u> | <u> </u> |
| <u> </u> | <u> </u> | <u> </u> |
5. Henry County Commission District: 2
6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature

[Signature]

Date

12/18/2024

LETTER OF INTENT

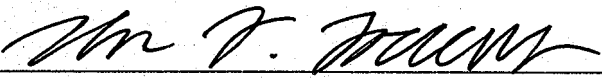
Henry County Board of Commissioners:

As deannexation requests are not subject to public hearing requirements, please accept this written request for the deannexation of my property from the City of Stockbridge for the following reasons:

- 1) The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36.
- 2) I prefer to live in Unincorporated Henry County.
- 3) I prefer not to live within the city limits of Stockbridge.

Therefore, I respectfully ask for you to accept this request for the deannexation of my property from the City of Stockbridge, and to extend County services to include the same.

Additional comments:


Signature

Ken V. Truong
Printed Name

12/18/2024
Date

BK:19041 PG:67-69
Filed and Recorded
Apr-14-2022 01:11 PM
DOC# 2022 - 014941
Real Estate Transfer Tax
Paid: \$ 425.00
0752022003992
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: 0397807349

After recording, please return to:
BURGESS TITLE & ESCROW, LLC
2330 Patrick Henry Parkway Ste. #350
McDonough, Georgia 30253
File #22-1129

PARCEL #013A01007000

STATE OF GEORGIA
COUNTY OF HENRY

LIMITED WARRANTY DEED

THIS INDENTURE is made this 8th day **APRIL, 2022**, by and between **GEORGE H. DILLARD** (hereinafter called "**Grantor**") and **KEN V. TRUONG, KERI CHINDAVONG, TERRI CHINDAVONG AND SUBAN THONGTHIRAK**, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AS DEFINED AND CREATED BY GEORGIA LAWS 1976. p. 1438 and 1439 (O.C.G.A. SECTION 44-6-190) (hereinafter called "**Grantee**"). The words "**Grantor**" and "**Grantee**" include the neuter, masculine and feminine genders, and the singular and the plural

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee, all that tract or parcel of land lying and being in **HENRY** County, Georgia, being more particularly described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8 OF THE 12TH DISTRICT, HENRY COUNTY, GEORGIA, BEING KNOWN AS LOT 32, BLOCK A, MANDERLY SUBDIVISION, AS PER PLAT OF SAME OF RECORD AT PLAT BOOK 9, PAGE 269, HENRY COUNTY, GEORGIA RECORDS. SAID PLAT IS SPECIFICALLY INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

GRANTOR HELD TITLE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WITH GERALDINE T. DILLARD WHICH IS RECORDED AT DEED BOOK 3221, PAGE 156, HENRY COUNTY RECORDS. ATTACHED AS EXHIBIT "A" IS A COPY OF THE DEATH CERTIFICATE GERALDINE T. DILLARD..

TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever in fee simple.

THIS CONVEYANCE IS made subject to all easements, covenants and restrictions of record.

GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto Grantee, and the successors, legal representatives and assigns of Grantee, against the claims of all persons claiming by, through or under Grantor;

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal to execute this indenture, and to deliver this indenture to Grantee, the day and year first written above.

Signed, sealed and delivered in the presence of:

GRANTOR:

Unofficial Witness

 (SEAL)
GEORGE H. DILLARD

Notary Public
My Commission Expires:

12-27-2025

(NOTARIAL SEAL)

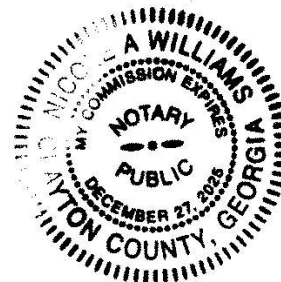
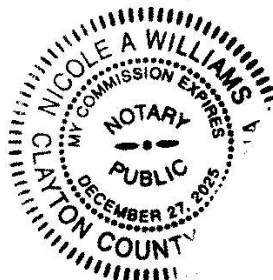


EXHIBIT "A"

BK:19041 PG:69

GEORGIA DEATH CERTIFICATE

State File Number 2016GA000043324

1. DECEDENT'S LEGAL FULL NAME (First, Middle, Last) GERALDINE DILLIARD		1a. IF FEMALE, ENTER LAST NAME AT BIRTH TILFORD		2. SEX FEMALE	2a. DATE OF DEATH (Mo., Day, Year) ACTUAL DATE OF DEATH 07/18/2016
3. SOCIAL SECURITY NUMBER	4a. AGE (Year/s) 78	4b. UNDER 1 YEAR Mos. Days Hours Mins.	4c. UNDER 1 DAY		5. DATE OF BIRTH (Mo., Day, Year) 12/28/1937
6. BIRTHPLACE OKLAHOMA	7a. RESIDENCE - STATE GEORGIA	7b. COUNTY HENRY		7c. CITY, TOWN STOCKBRIDGE	
7d. STREET AND NUMBER 640 EDGECOMBE		7e. ZIP CODE 30281	7f. INSIDE CITY LIMITS? YES	8. ARMED FORCES? NO	
8a. USUAL OCCUPATION TEACHER		8b. KIND OF INDUSTRY OR BUSINESS EDUCATION			
9. MARITAL STATUS MARRIED	10. SPOUSE NAME GEORGE H. DILLARD		11. FATHER'S FULL NAME (First, Middle, Last) BERNARD TILFORD		
12. MOTHER'S MAIDEN NAME (First, Middle, Last) MILDRED WATKINS	13a. INFORMANT'S NAME (First, Middle, Last) GEORGE H. DILLARD		13b. RELATIONSHIP TO DECEDENT HUSBAND		
13c. MAILING ADDRESS 640 EDGECOMBE STOCKBRIDGE GEORGIA 30281			14. DECEDENT'S EDUCATION MASTER'S DEGREE		
15. ORIGIN OF DECEDENT (Italian, Mex., French, English, etc.) NO, NOT SPANISH/HISPANIC/LATINO		16. DECEDENT'S RACE (White, Black, American Indian, etc.) (Specify) BLACK OR AFRICAN-AMERICAN			
17a. IF DEATH OCCURRED IN HOSPITAL INPATIENT		17b. IF DEATH OCCURRED OTHER THAN HOSPITAL (Specify)			
18. HOSPITAL OR OTHER INSTITUTION NAME (If not in either give street and no.) PIEDMONT HENRY HOSPITAL		19. CITY, TOWN or LOCATION OF DEATH STOCKBRIDGE		20. COUNTY OF DEATH HENRY	
21. METHOD OF DISPOSITION (specify) BURIAL		22. PLACE OF DISPOSITION WESTVIEW CEMETERY 1680 WESTVIEW DRIVE, S.W. ATLANTA GEORGIA 30310		23. DISPOSITION DATE (Mo., Day, Year) 07/25/2016	
24a. EMBALMER'S NAME RONALD B. JENKINS		24b. EMBALMER LICENSE NO. 3466	25. FUNERAL HOME NAME MURRAY BROS FUNERAL HOME		
25a. FUNERAL HOME ADDRESS 1199 UTOY SPRINGS ROAD SW ATLANTA GEORGIA 30331					
26a. SIGNATURE OF FUNERAL DIRECTOR RONALD B JENKINS		26b. FUN. DIR. LICENSE NO. 3945	AMENMENTS		
27. DATE PRONOUNCED DEAD (Mo., Day, Year) 07/18/2016		28. HOUR PRONOUNCED DEAD 11:04 AM			
29a. PRONOUNCER'S NAME MICHAEL EDWARD RINOW		29b. LICENSE NUMBER 043272		29c. DATE SIGNED 07/18/2016	
30. TIME OF DEATH 11:04 AM		31. WAS CASE REFERRED TO MEDICAL EXAMINER NO			
32. Part I. Enter the chain of events-diseases, injuries, or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, Of vascular fibrillation without showing the etiology. DO NOT ABBREVIATE.					Approximate interval between onset and death
IMMEDIATE CAUSE (Final disease or condition resulting in death)					
A. RESPIRATORY ARREST					UNKNOWN
Due to, or as a consequence of METASTATIC COLON CANCER					UNKNOWN
B.					
Due to, or as a consequence of					
C.					
Due to, or as a consequence of					
D.					
Part II. Enter significant conditions contributing to death but not related to cause given in Part I. A. If female, indicate if pregnant or birth occurred within 90 days of death.					
33. WAS AUTOPSY PERFORMED? NO					34. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?
35. TOBACCO USE CONTRIBUTED TO DEATH NO		36. IF FEMALE (range 10-54) PREGNANT NOT APPLICABLE		37. ACCIDENT, SUICIDE, HOMICIDE, UNDETERMINED (Specify) NATURAL	
38. DATE OF INJURY (Mo., Day, Year)	39. TIME OF INJURY	40. PLACE OF INJURY (Home, Farm, Street, Factory, Office, Etc.) (Specify)		41. INJURY AT WORK? (Yes or No)	
42. LOCATION OF INJURY (Street, Apartment Number, City or Town, State, Zip, County)					
43. DESCRIBE HOW INJURY OCCURRED				44. IF TRANSPORTATION INJURY	
45. To the best of my knowledge death occurred at the time, date and place and due to the cause(s) stated. Medical Certifier (Name, Title, License No.) GURINDERJIT KAUR-SIOHU, MD, 35275				46. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. Medical Examiner/Coroner (Name, Title, License No.)	
45a. DATE SIGNED (Mo., Day, Year) 07/29/2016	45b. HOUR OF DEATH 11:04 AM	46a. DATE SIGNED (Mo., Day, Year)	46b. HOUR OF DEATH		
47. NAME, ADDRESS, AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH GURINDERJIT KAUR-SIDHU STOCKBRIDGE GA 30342 RIVERDALE GEORGIA					
48. REGISTRAR (Signature) /S/ DONNA L. MOORE				49. DATE FILED - REGISTRAR (Mo., Day, Year) 08/01/2016	

Deannexation Application



THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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

A PRE-APPLICATION MEETING IS ADVISED, BUT NOT REQUIRED, FOR DEANNEXATION REQUESTS.

THE HENRY COUNTY PLANNING AND ZONING DEPARTMENT WILL ONLY CONDUCT PRE-APPLICATION MEETINGS ON TUESDAY, WEDNESDAY, AND THURSDAY OF EACH WEEK. PLEASE VISIT [HTTP://WWW.CO.HENRY.GA.US/DEPARTMENTS/M-R/PLANNING-ZONING](http://www.co.henry.ga.us/departments/m-r/planning-zoning) TO SCHEDULE A MEETING ONLINE.

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

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY

AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY
MCDONOUGH, GEORGIA 30253



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36. The description of such territory is attached hereto.

OWNER(S) NAME(S) VERNELL V. KING

PHONE NUMBER 678-6924300 EMAIL ADDRESS VERNELL.KING@ATT.NET

DEANNEXATION FROM ☐ HAMPTON ☐ LOCUST GROVE ☐ MCDONOUGH ☒ STOCKBRIDGE

LOCATION/ADDRESS 645 EDMONDSON DR. STOCKBRIDGE, GA 30281

LAND LOT/DISTRICT 8/12 ACERAGE 1.2

PARCEL ID NUMBER 013A01010000 ZONING DISTRICT(S) SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S) Vernell V. King DATE 12/08/2024
DATE _____

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

ANTONETTE C. KING Dec 12/20/2010 (WR)

Kathleen Watson
NOTARY SIGNATURE AND SEAL

NOTARY SIGNATURE AND SEAL

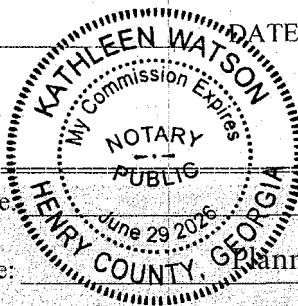
(Office use only)

Pre-application meeting: N/A Title: _____ Date: _____

Application checked by: Alexius Jones Title: _____ Date: 12/27/2024

BOC Meeting Date: _____ BOC Decision: _____ Date: _____

Planning Director's Signature: _____ Date: _____





HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 645 Edgecombe Dr, Stuckbridge, GA 30281
Parcel ID Number 013A01010000
Owner's name(s) VERNELL V. KING Percentage of interest: 100%
Percentage of interest: _____

We certify that the foregoing information is true and correct, this 8 day of 12/2024.

VERNELL V. KING
Property Owner- Printed

Verne V. King
Signature of Property Owner

Property Owner- Printed

Signature of Property Owner

Sworn to and subscribed before me, this 8th day of December 2024



Kathleen Watson
Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

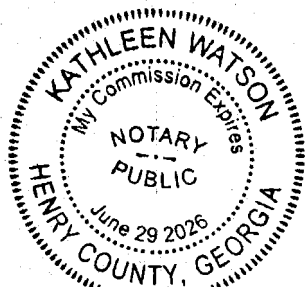
Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 08 day of Dec 2024.

VERNELL V. KING
Applicant/Property Owner/Agent/Other Name - Printed

Vernell V. King
Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 8th day of December, 2024.



Kathleen Watson
Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

Location/Address 645 EDGEcombe DR. STOCKBRIDGE, GA 30281

Parcel ID Number 013A01010000

1. Total number of existing residential structures located on the subject parcel: One

2. Description of the residential structures located on the subject property as listed above:

Private Home

3. Total number of person(s) residing within each structure: 1

4. Age, Sex, and Race of each of those individuals: Age Sex Race
USE ADDITIONAL FORMS IF NEEDED

78

mal

Black

5. Henry County Commission District: 2

6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature Kenneth V. Rims Date 12/08/2024

LETTER OF INTENT

Henry County Board of Commissioners:

As deannexation requests are not subject to public hearing requirements, please accept this written request for the deannexation of my property from the City of Stockbridge for the following reasons:

- 1) The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36.
- 2) I prefer to live in Unincorporated Henry County.
- 3) I prefer not to live within the city limits of Stockbridge.

Therefore, I respectfully ask for you to accept this request for the deannexation of my property from the City of Stockbridge, and to extend County services to include the same.

Additional comments:

Vernell V. Ring
Signature

VERNELL V. RING
Printed Name

12/08/2024
Date

REC'D IN BK. 3548
PAGE 129
DATE REC'D 12-22-99
CLERK *Ann E. Japke*
Dec 21 9 09 AM '99

BOOK 3548 PAGE 129

FILED IN OFFICE
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA

HENRY COUNTY GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 39.⁰⁰
DATE 12-21-99
Ann E. Japke
Clerk of Superior Court

99-15885

Warranty Deed

Joseph W. Hodges, Jr., P.C.
175 Corporate Center Dr.
Suite A
Stockbridge, Georgia 30281
Tel (770) 389-7110
Fax (770) 389-7116

State of Georgia, County of HENRY

THIS INDENTURE, made this 10th day of December

in the year of our Lord One Thousand Nine Hundred and Ninety Nine
between Koppar Corporation

of the State of Georgia and County of Henry of the first part
and Vernell V. King and Antoinette C.M. King
AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP
of the State of Georgia and County of Henry of the second part,

WITNESSETH: That the said part y of the first part, for and in consideration of the sum of
TEN (\$10.00) DOLLARS, and other goods and valuable considerations, in hand paid at and before the
sealing and delivery of these presents, the receipt whereof is hereby acknowledged, ha s granted,
bargained, sold and conveyed and by these presents do es grant, bargain, sell and convey unto the
said part ies of the second part their heirs and assigns:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 8 of the
12th District of Henry County, Georgia and being Lot 29, Block A,
MANDERLY SUBDIVISION, UNIT I, as per plat recorded in Plat Book 9,
Page 269, Henry County, Georgia records, to which reference is hereby
made for the purpose of incorporating the same herein.

THIS DEED IS GIVEN subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights,
members and appurtenances thereof, to the same being belonging or in any wise appertaining, to the
only proper use, benefit and behoof of ies the said part ies of the second part, their
heirs, successors and assigns, forever, IN FEE SIMPLE.

And the said part y of the first part, for their heirs, successors, executors and
administrators will warrant and forever defend the right and title to the above described property unto
the said part ies of the second part, their heirs, successors, and assigns, against the lawful
claims of all persons whomsoever.

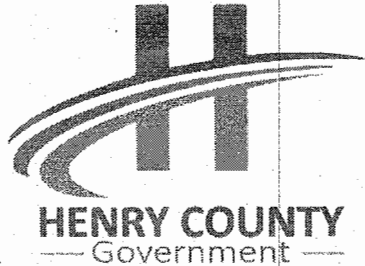
IN WITNESS WHEREOF, The said part y of the first part ha s hereunto set their
hand s and affixed their seal s, the day and year above written.

Signed, sealed and delivered in the

Joseph W. Hodges, Jr.
(UNOFFICIAL WITNESS)
NOTARY PUBLIC
JOSEPH W. HODGES, JR.
NOTARY
GEORGIA
EXPI. 12.31.2001
HENRY COUNTY

Koppar/Corporation
By: *[Signature]* (Seal)
Name and Title: *Secretary* (Seal)
044882
(Seal)

Deannexation Application



THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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

A PRE-APPLICATION MEETING IS ADVISED, BUT NOT REQUIRED, FOR DEANNEXATION REQUESTS.

THE HENRY COUNTY PLANNING AND ZONING DEPARTMENT WILL ONLY CONDUCT PRE-APPLICATION MEETINGS ON TUESDAY, WEDNESDAY, AND THURSDAY OF EACH WEEK. PLEASE VISIT [HTTP://WWW.CO.HENRY.GA.US/DEPARTMENTS/M-R/PLANNING-ZONING](http://www.co.henry.ga.us/DEPARTMENTS/M-R/PLANNING-ZONING) TO SCHEDULE A MEETING ONLINE.

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

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY

AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY

MCDONOUGH, GEORGIA 30253



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36. The description of such territory is attached hereto.

OWNER(S) NAME(S)

JUDY LIU

JAMES LIU

PHONE NUMBER

404-918-3726

EMAIL ADDRESS

JamesLiu@bellsouth.net

DEANNEXATION FROM

☐ HAMPTON

☐ LOCUST GROVE

☐ MCDONOUGH

☒ STOCKBRIDGE

LOCATION/ADDRESS

650 EDGEcombe DR, STOCKBRIDGE, GA 30281

LAND LOT/DISTRICT

8/12

ACERAGE

1.138

PARCEL ID NUMBER

013A01008000

ZONING DISTRICT(S)

SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S)

James Liu
Judy Liu

DATE

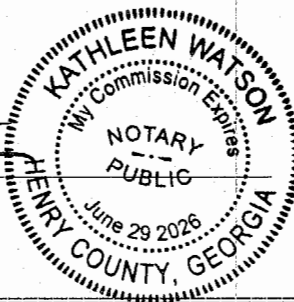
12/8/24

DATE

12/8/24

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

NOTARY SIGNATURE AND SEAL



DATE

12-8-2024

(Office use only)

Pre-application meeting:

N/A

Title:

Date:

Application checked by:

Alexius Jones

Title:

Planner I

Date:

12/27/2024

BOC Meeting Date:

BOC Decision:

Date:

Planning Director's Signature:

Date:



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 650 EDGEcombe DR. STOCKBRIDGE, GA 30281

Parcel ID Number 013A01008000

Owner's name(s) JUDY Liu Percentage of interest: 50%

JAMES Liu Percentage of interest: 50%

We certify that the foregoing information is true and correct, this 8 day of December, 2024

James Liu

Property Owner- Printed

James Liu
Signature of Property Owner

JUDY Liu

Property Owner- Printed

Judy Liu
Signature of Property Owner

Sworn to and subscribed before me, this 8th day of December, 2024.



Kathleen Watson
Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 8 day of December, 2024

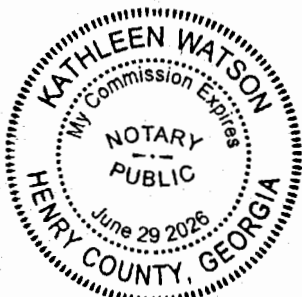
James Lin

Applicant/Property Owner/Agent/Other Name - Printed

James Lin

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 8th day of December, 2024.



Kathleen Watson

Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 8 day of 12/24,

JUDY LIU
Applicant/Property Owner/Agent/Other Name - Printed

Judy Liu
Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 8th day of December, 2024.



Kathleen Watson
Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

Location/Address 650 EDGEComBE DR. STOCKBRIDGE, GA 30281

Parcel ID Number 013A01008000

1. Total number of existing residential structures located on the subject parcel: 1

2. Description of the residential structures located on the subject property as listed above:
Private home.

3. Total number of person(s) residing within each structure: 3

4. Age, Sex, and Race of each of those individuals: USE ADDITIONAL FORMS IF NEEDED	Age	Sex	Race
	<u>89</u>	<u>M</u>	<u>Asian</u>
	<u>70</u>	<u>F</u>	<u>Asian</u>
	<u>52</u>	<u>M</u>	<u>Asian</u>

5. Henry County Commission District: 2

6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature James Lin Date 12/8/24
Z:\Planning_Zoning\Office Procedures\Office Forms\Zoning Application\APPLICATIONS - Without Yr\2023 Revisions\Deannexation\Deannexation Application, revised 9-28-2023.docx

LETTER OF INTENT

Henry County Board of Commissioners:

As deannexation requests are not subject to public hearing requirements, please accept this written request for the deannexation of my property from the City of Stockbridge for the following reasons:

- 1) The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36.
- 2) I prefer to live in Unincorporated Henry County.
- 3) I prefer not to live within the city limits of Stockbridge.

Therefore, I respectfully ask for you to accept this request for the deannexation of my property from the City of Stockbridge, and to extend County services to include the same.

Additional comments:

Signature James Liu

Printed Name James Liu

Date 12/8/24

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT

2014 OCT -3 PM 12:49

BROWN & BROWN
ATTORNEYS AT LAW
108 S. MAIN ST.
P. O. BOX 1011
JONESBORO, GA. 30237-1011

BK: 13756 PG: 350

Filed and Recorded Oct-06-2014 10:48:35AM

DOC# 02014-022141

State Transfer Tax \$0.00

0752014006927

BARBARA A. HARRISON

CLERK OF SUPERIOR COURT Henry County GA.

SURVIVORSHIP DEED

STATE OF GEORGIA
COUNTY OF HENRY

THIS INDENTURE, made as of the 1st day of October, in the year of TWO THOUSAND AND FOURTEEN (2014), between

GEORGE S. C. LIU and JUDY LIU
of the County of Clayton, and State of Georgia as party of the first part, hereinafter called Grantors, and

JUDY LIU and JAMES LIU

of the County of Clayton, as parties of the second part, **as Joint Tenants With the Right of Survivorship**, (as tenants in common, for and during their joint lives, and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor) hereinafter called Grantees (the words "Grantors" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantors, for and in consideration of love and affection have granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm unto the said Grantees the following described property:

ALL THAT TRACT OR PARCEL OF LAND being in Land Lots 8, 9 and 25 of the 12th District of Henry County, being known as Lot 31, Block A, Manderley Subdivision, Unit 1, as per plat recorded in Plat Book 9, page 269, in the office of the Clerk, Superior Court, Henry County, Georgia; the description of said lot as shown on said plat is hereby incorporated herein by reference and made a part hereof, being improved with a house located thereon known as 650 Edgecombe Drive, Stockbridge, Georgia 30281.

This conveyance includes all improvements, plants, trees and shrubbery now on premises.

Also, this conveyance is subject to all restrictive covenants, county and other governmental zoning regulations and all easements and other matters of record.

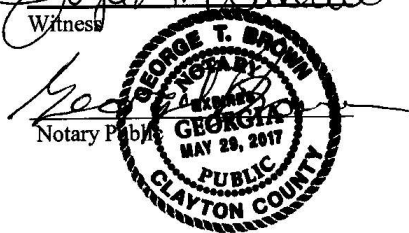
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees forever in FEE SIMPLE.

AND THE SAID GRANTORS will warrant and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

George L. Wallace
Witness



George S. Liu
GEORGE S. C. LIU

Judy Liu
JUDY LIU

Deannexation Application



THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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

A PRE-APPLICATION MEETING IS ADVISED, BUT NOT REQUIRED, FOR DEANNEXATION REQUESTS.

THE HENRY COUNTY PLANNING AND ZONING DEPARTMENT WILL ONLY CONDUCT PRE-APPLICATION MEETINGS ON TUESDAY, WEDNESDAY, AND THURSDAY OF EACH WEEK. PLEASE VISIT [HTTP://WWW.CO.HENRY.GA.US/DEPARTMENTS/M-R/PLANNING-ZONING](http://www.co.henry.ga.us/departments/m-r/planning-zoning) TO SCHEDULE A MEETING ONLINE.

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

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY

AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY

MCDONOUGH, GEORGIA 30253



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36. The description of such territory is attached hereto.

OWNER(S) NAME(S) DEMETRIUS RAMSEY SR.

VELICIA RAMSEY

PHONE NUMBER

678-490-5336

EMAIL ADDRESS

Rams Association@gmail.com

DEANNEXATION FROM

☐ HAMPTON

☐ LOCUST GROVE

☐ MCDONOUGH

☒ STOCKBRIDGE

LOCATION/ADDRESS

655 EDGEcombe DR. STOCKBRIDGE, GA 30281

LAND LOT/DISTRICT

8/12

ACERAGE

1.489

PARCEL ID NUMBER

013A01009000

ZONING DISTRICT(S)

SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S)

[Signature]
Velicia Ramsey

DATE

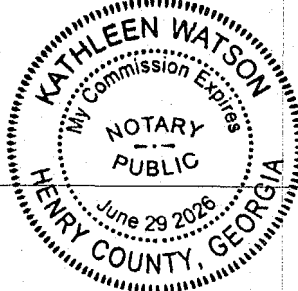
12-8-2024

DATE

12-8-2024

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

NOTARY SIGNATURE AND SEAL



DATE

12-8-2024

(Office use only)

Pre-application meeting:

N/A

Title:

Date:

Application checked by:

Alexius Jones

Title:

Planner I

Date:

12/27/2024

BOC Meeting Date:

BOC Decision:

Date:

Planning Director's Signature:

Date:



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 655 EDGEcombe DR. STOCKBRIDGE, GA 30281

Parcel ID Number 013A01009000

Owner's name(s) Demetrius Ramsey Sr. Percentage of interest: 50%

Velicia Ramsey Percentage of interest: 50%

We certify that the foregoing information is true and correct, this 8 day of 12-2024.

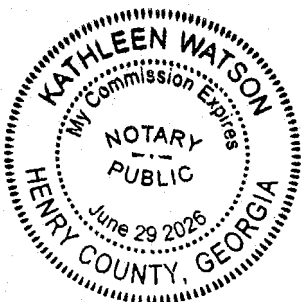
Demetrius Ramsey Sr
Property Owner- Printed

[Signature]
Signature of Property Owner

Velicia Ramsey
Property Owner- Printed

Velicia Ramsey
Signature of Property Owner

Sworn to and subscribed before me, this 8th day of December, 2024.



[Signature]
Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 8th day of December, 2025

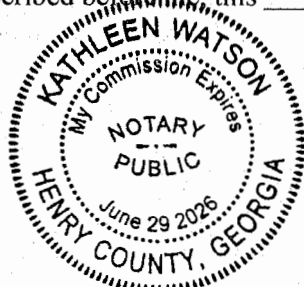
Velicia Ramsey

Applicant/Property Owner/Agent/Other Name - Printed

Velicia Ramsey

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me this 8th day of December, 2024.



Kathleen Watson

Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

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Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 8 day of 12-2024.

Demetrius Ramsey sr

Applicant/Property Owner/Agent/Other Name - Printed

[Signature]

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 8th day of December, 2024.



[Signature]

Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

Location/Address 655 EDGECOMBE DR. STOCKBRIDGE, GA 30281

Parcel ID Number 013A01009000

1. Total number of existing residential structures located on the subject parcel: 1

2. Description of the residential structures located on the subject property as listed above:

Private Home

3. Total number of person(s) residing within each structure: 2

4. Age, Sex, and Race of each of those individuals: USE ADDITIONAL FORMS IF NEEDED

Age	Sex	Race
<u>68</u>	<u>M</u>	<u>Hispanic</u>
<u>68</u>	<u>F</u>	<u>African American</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

5. Henry County Commission District: 2

6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature Velicia Ramsey Date Dec 8th 2024

LETTER OF INTENT

Henry County Board of Commissioners:

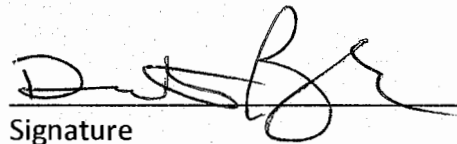
As deannexation requests are not subject to public hearing requirements, please accept this written request for the deannexation of my property from the City of Stockbridge for the following reasons:

- 1) The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36.
- 2) I prefer to live in Unincorporated Henry County.
- 3) I prefer not to live within the city limits of Stockbridge.

Therefore, I respectfully ask for you to accept this request for the deannexation of my property from the City of Stockbridge, and to extend County services to include the same.

Additional comments:

I wish To be out of the city



Signature

Demetrius Ramsey Sr

Printed Name

12-8-2024

Date

After recording return to:
SHERMAN & PHALEN, LLC
1955 Lower Roswell Road #B
Marietta, Georgia 30068
File No. 13-1183

Doc ID: 016413940001 Type: WD
Recorded: 10/11/2013 at 01:50:57 PM
Fee Amt: \$10.00 Page 1 of 1
Transfer Tax: \$0.00
Henry, GA Clerk of Superior Court
Barbara Harrison Clerk of Court
BK 13329 PG 134

PT-61 075-20 13-7623

LIMITED WARRANTY DEED

THIS INDENTURE, Made this 7th day of October, 2013, by and between

DELTA COMMUNITY CREDIT UNION

(hereinafter called "Grantor"), and

Demetrius Ramsey Sr. and Velicia Ramsey

as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) DOLLARS in hand paid, before the sealing and delivery of these presents, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 8 of the 12th District, Henry County, Georgia, being Lot 30, Block A, Manderley Subdivision, Unit 1, as per plat recorded in Plat Book 9, Page 269, Henry County, Georgia records, which recorded plat is incorporated herein by this reference and made a part of this description.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons holding by, through, or under the grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, the day and year above written.

Signed, sealed and delivered
in the presence of:

Delta Community Credit Union

Julius C. Ciepiński
Witness

Pam Davis
By: Pam Davis
Title: Vice-President

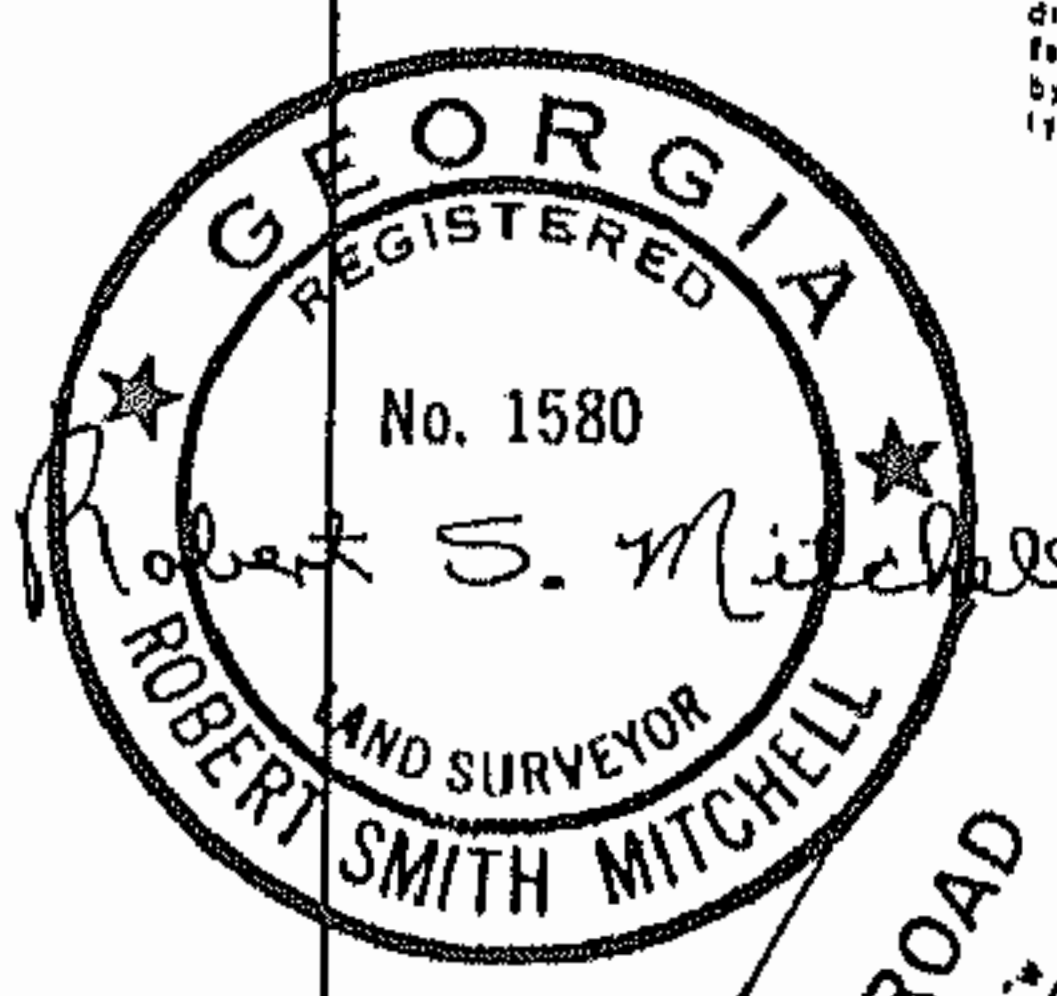
(SEAL)

Wanda J. Stewart
Notary Public



Bk 9 Page 269

96-M-83



Robert S. Mitchell
Surveyor
218 S. Hill Street
Griffin, Ga. 30223
(404) 229 2458

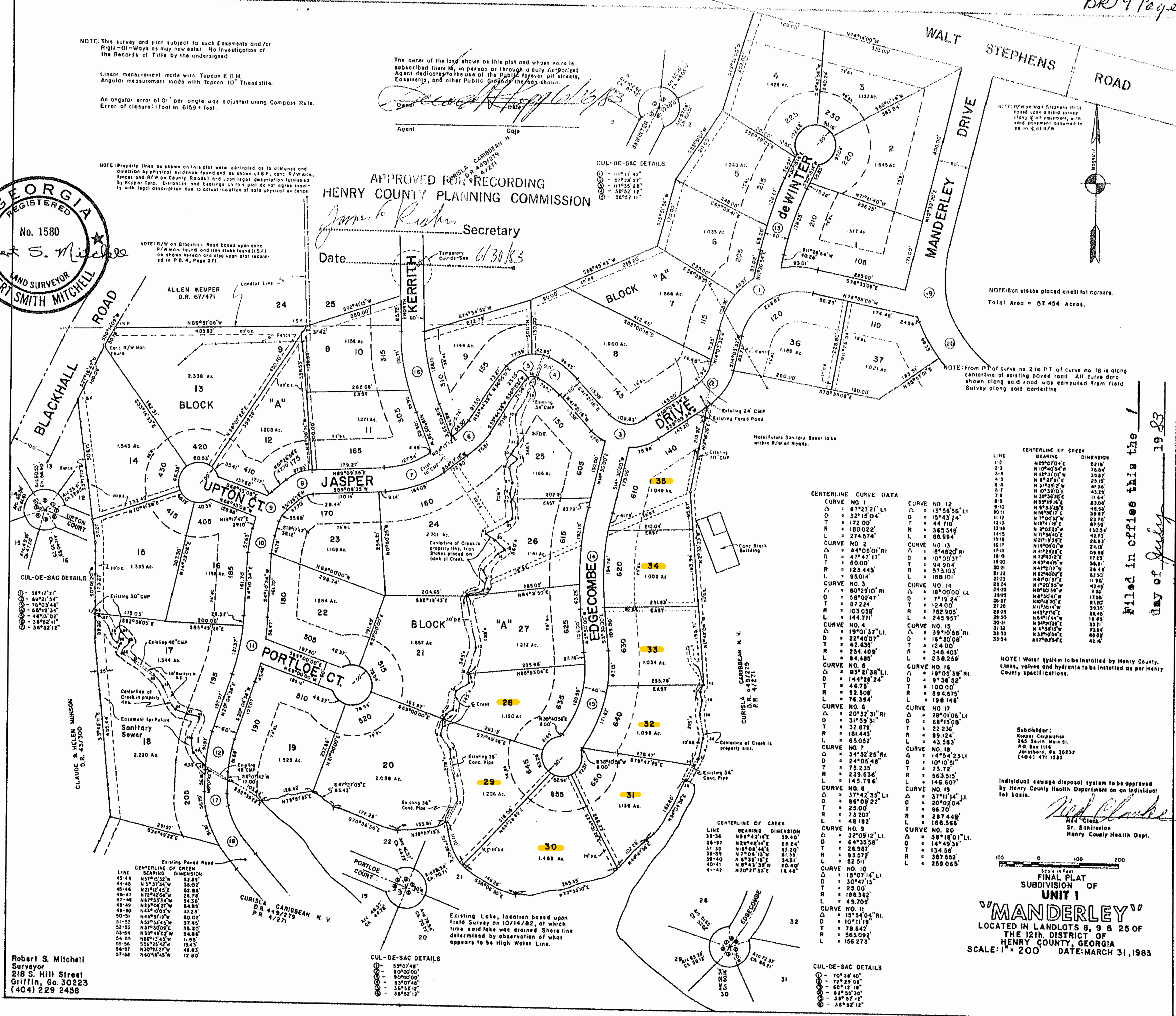
NOTE: This survey and plat subject to such Easements and/or Right-Of-Ways as may now exist. No investigation of the Records of Title by the undersigned.

Linear measurement made with Topcon E.D.M.

An angular error of 01" per angle was adjusted using Compass Rule. Error of closure: 1 foot in 6159+ feet.

APPROVED FOR RECORDING
HENRY COUNTY PLANNING COMMISSION

Date: 6/30/83
Secretary: James R. Risher



FILED IN OFFICE THIS THE 1 day of July 1983 at 1:30 o'clock A.M.

David L. Taylor
Clerk Superior Court

LINE	BEARING	DIMENSION
1-2	N89°07'00"W	82.18'
2-3	N10°00'00"E	78.84'
3-4	N12°31'00"W	388.7'
4-5	N12°31'00"E	89.15'
5-6	N12°31'00"W	41.36'
6-7	N12°31'00"E	42.26'
7-8	N12°31'00"W	11.64'
8-9	N12°31'00"E	23.06'
9-10	N12°31'00"W	68.53'
10-11	N12°31'00"E	38.87'
11-12	N12°31'00"W	23.75'
12-13	N12°31'00"E	61.59'
13-14	N12°31'00"W	110.34'
14-15	N12°31'00"E	42.73'
15-16	N12°31'00"W	28.32'
16-17	N12°31'00"E	24.11'
17-18	N12°31'00"W	59.86'
18-19	N12°31'00"E	17.73'
19-20	N12°31'00"W	16.81'
20-21	N12°31'00"E	28.44'
21-22	N12°31'00"W	63.50'
22-23	N12°31'00"E	11.86'
23-24	N12°31'00"W	47.49'
24-25	N12°31'00"E	17.95'
25-26	N12°31'00"W	38.53'
26-27	N12°31'00"E	20.40'
27-28	N12°31'00"W	18.81'
28-29	N12°31'00"E	33.71'
29-30	N12°31'00"W	23.34'
30-31	N12°31'00"E	42.16'

NOTE: Water system to be installed by Henry County. Lines, valves and hydrants to be installed as per Henry County specifications.

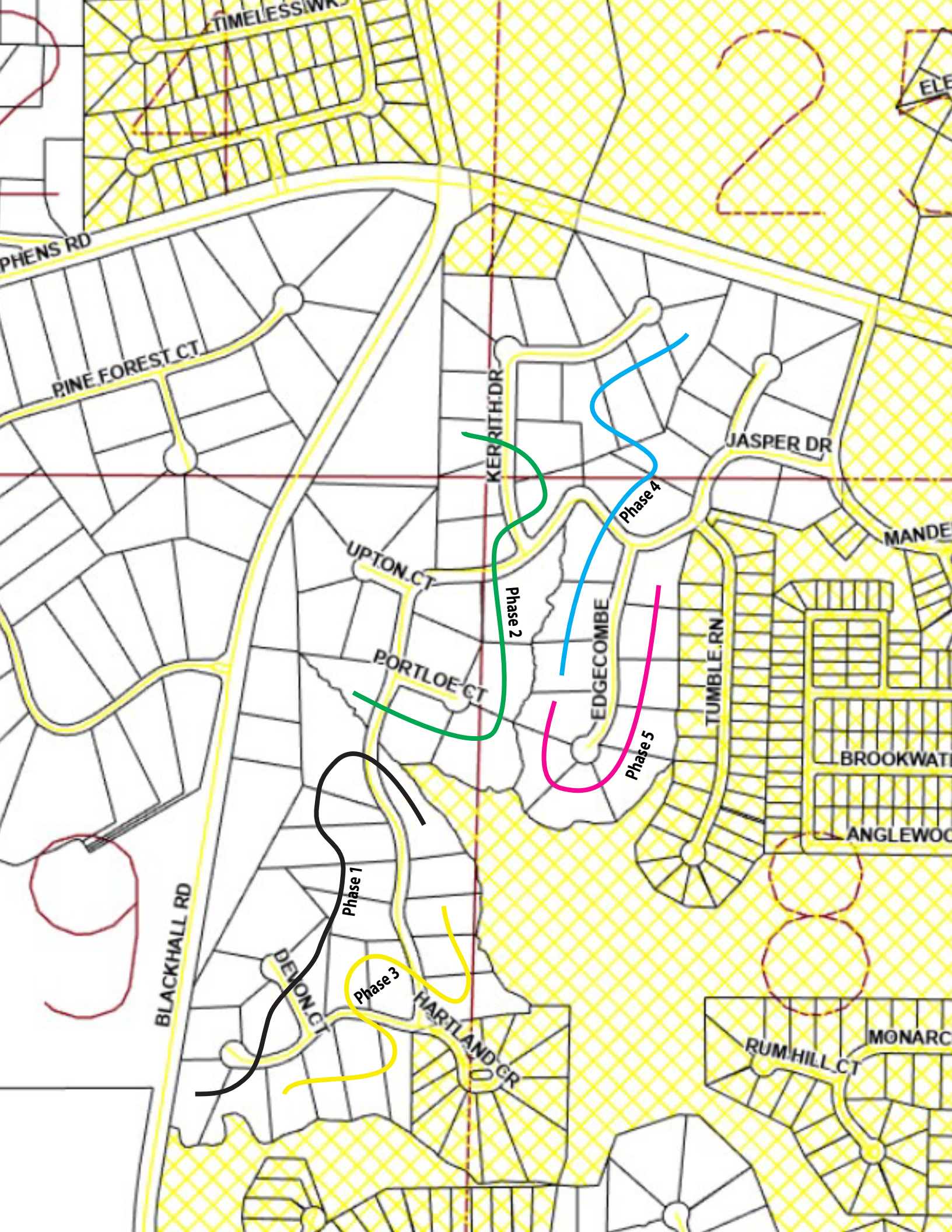
Subdivider:
Maplet Corporation
265 South Main St.
P.O. Box 1116
Jenksville, Ga. 30137
(404) 971-1321

Individual sewage disposal system to be approved by Henry County Health Department on an individual lot basis.

Robert S. Mitchell
Surveyor
Sr. Sanitation
Henry County Health Dept.

FINAL PLAT
SUBDIVISION OF
UNIT 1
"MANDERLEY"
LOCATED IN LANDLOTS 8, 9 & 25 OF
THE 12th DISTRICT OF
HENRY COUNTY, GEORGIA
SCALE: 1" = 200' DATE: MARCH 31, 1983

96-M-83





City of Stockbridge

AGENDA ITEM

MEETING DATE

APRIL 14, 2025

FUNDING SOURCE

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

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

DE-ANNEXATION CASE #DX-2024-06 FOR THE MANDERLEY SUBDIVISION, PHASE 6. Consideration of an Ordinance to de-annex from the Corporate Limits of the City of Stockbridge two (2) parcels within the Manderley Subdivision, representing Phase 6. The request was made by the owners of the eight parcels, which would become part of unincorporated Henry County.

BACKGROUND INFORMATION:

The City Council previously approved DX-2024-01 (Phase 1), DX-2024-02 (Phase 2), DX-2024-03 (Phase 3), and DX-2024-04 (Phase 4) for the Manderley Subdivision. DX-2024-05 (Phase 5), DX-2024-07 (Phase 7), and DX-2024-08 (Phase 8) are also being considered at the April 14, 2025 City Council meeting.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

De-Annexation Case #DX-2024-06 for the Manderley Subdivision, Phase 6.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Approval.

Staff Signature_____

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

January 21, 2025

Department Requesting Agenda Item:

Planning & Zoning

Action Type:☒

Action requested by BOC

☐

For informational purposes only

Attachments/Exhibits for Agenda Item:

1. Executive Summary
2. Resolution
3. Staff Report

Presenter:

Toussaint Kirk, Cluster Leader

Agenda Item:

Henry County has received a request for deannexation from the City of Stockbridge to Unincorporated Henry County for a total of two (2) properties located at 110 and 120 Jasper Drive consisting of a combined 2.207 +/- acres in Land Lots 8 and 25 of the 12th District.
District 2

Applicant: Various Owners

Case Number: DE-AX-24-06

Commission District: District 2

Background/Summary:

The owners of the subject property are requesting the 100% deannexation method from the municipal boundaries of the City of Stockbridge to the unincorporated limits of Henry County.

Financial Implications/Considerations: N/A

The project is budgeted.	Y	or	N
The project will require the use of Fund Balance.	Y	or	N
If yes, please state amount _____.			
The project will require no funds.	Y	or	N
The project is grant funded and will require a _____% match and those funds are/are not budgeted.	Y	or	N
Is this request a Capital Project and part of the Capital Project List?	Y	or	N

Additional Comments / Recommendation:

It is Planning & Zoning staff's opinion that the deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the City of Stockbridge.

RESOLUTION #25-_____

**RESOLUTION ACCEPTING PROPOSED DEANNEXATION FROM THE CITY OF
STOCKBRIDGE OF TWO (2) PARCEL OF LAND CONSISTING OF A COMBINED 2.207 +/-
ACRES IN LAND LOTS 8 AND 25 OF THE 12TH DISTRICT, HENRY COUNTY, GEORGIA**

WHEREAS, pursuant to *O.C.G.A. Article 8*, the Henry County Board of Commissioners have received application from property owners (“Applicants”) advising Henry County of their intent to deannex (DE-AX-24-06) two (2) properties consisting of a combined total of 2.207 +/- acres in Land Lots 8 and 25 of the 12th District from the municipal boundary of the City of Stockbridge, Henry County, Georgia, being **Parcels 013A01002000 and 013A01003000** (the” Property”) (*see*, Exhibit A, attached hereto); and

WHEREAS, in connection with, and immediately following, the annexation, the property owners seek to change the zoning for the Property from the City of Stockbridge SR (Suburban Residential) zoning district to the Henry County R-1 (Single-Family Residence) zoning district; and

WHEREAS, *O.C.G.A. § 36-36-131* grants the City of Stockbridge the authority to deannex an area or areas of the existing corporate limits upon the adoption of a resolution by the governing authority of the county in which such property is located consenting to such deannexation; and

WHEREAS, Henry County Board of Commissioners analyzed and whether the deannexation may be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality; and

WHEREAS, the Henry County Board of Commissioners has determined that the proposed deannexation of the Property into the County would not cause a material increase in the burden on Henry County; and

WHEREAS, the Henry County Board of Commissioners has determined that the proposed deannexation of the Property into the County would not result in an increase in density and infrastructure demands which would be detrimental to Henry County and to the health, safety, and welfare of Henry County and its citizens; and

WHEREAS, the Henry County Board of Commissioners has determined that the proposed deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality.

NOW THEREFORE, BE IT RESOLVED that, pursuant to the provisions of *O.C.G.A. § 36-36-131*, et seq, Henry County accepts the proposed deannexation (DE-AX-24-06) of the Property, as described in Exhibit A, from the municipal boundaries of the City of Stockbridge to the corporate boundary of Henry County, Georgia, on the grounds that the proposed the proposed deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality.

BE IT FURTHER RESOLVED that the County Manager and/or the County Attorney are authorized and directed to send such notice(s) as are required by law to the City of Stockbridge and/or the effected property owners.

BE IS FURTHER RESOLVED that the County Attorney is authorized to initiate such legal proceedings as are proper to enjoin the deannexation of the Property and/or initiate and/or engage in the arbitration proceedings authorized per *O.C.G.A. § 36-36-114*.

BE IT FURTHER RESOLVED that this Resolution shall be forwarded to the City, together with such supporting documentation as are reasonable and necessary to support the same.

BE IT SO RESOLVED THIS 21ST DAY OF JANUARY, 2025.

**BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA**

Carlotta Harrell, Chair

ATTEST:

Stephanie Braun, County Clerk

Deannexation Evaluation Report



Henry County Planning & Zoning

CITY OF STOCKBRIDGE
DE-AX-24-06

Commission District: 2
Commissioner: Neat Robinson
Report Prepared by: Kenta Lanham, Planner III

Property Owners: Jacqueline Ann Marie March
Nakia Smith

Location: 110 Jasper Drive
120 Jasper Drive

Parcel ID(s): 013A01002000
013A01003000

Request: Deannexation

BOC Meeting: January 21, 2025

Lot Size: 2.207 +/- acres (total)

Zoning History: A review of zoning files indicates that a rezoning request from RA-200 to RM-75 (RZ-66-12) which included the subject property as part of a larger property was denied by the Henry County Board of Commissioners of Roads and Revenues on January 3, 1967.

A review of zoning files indicates that a rezoning request from RA-200 to RM-85 (RZ-67-01) which included the subject property as part of a larger property was withdrawn by the applicant on February 7, 1967, before consideration by the Henry County Board of Commissioners of Roads and Revenues.

A review of zoning files indicates that a rezoning request from RA-200 to RA-100 (RZ-67-02) which included the subject property as part of a larger property was approved by the Henry County Board of Commissioners of Roads and Revenues on March 7, 1967.

A review of zoning files indicates that a rezoning request from RA-200 and RA-100 to C-2 (RZ-71-07) which included the subject property as part of a larger property was approved by the Henry County Board of Commissioners on August 30, 1971.

A review of zoning files indicates that a rezoning request from RA-200 to RA-150A* (RZ-82-08) which included the subject property as part of a larger property was approved by the Henry County Board of Commissioners on October 5, 1982.

*** With the adoption of the ULDC in 2009, those properties zoned RA-150 or RA with one (1) acre lots were rezoned to R-1 (Single-Family Residence). As such, the current zoning of the Manderley subdivision is now R-1.**

Previous to annexation by the City of Stockbridge, the properties were zoned R-1 (Single-Family Residence) as illustrated on the Henry County Official Zoning Map, which was adopted on November 19, 2013, by the Henry County Board of Commissioners.

The subject properties were annexed by the City of Stockbridge on January 1, 2023, per Georgia Senate Bill 612 (2021-2022).

Per the zoning map featured on the City's website and zoning correspondence received by Planning staff on October 19, 2023, from City of Stockbridge Community Development Department staff, the subject properties are zoned SR (Suburban Residential).

Adjacent properties are as follows:

North: Unincorporated Henry County

South: City of Stockbridge

East: City of Stockbridge

West: Unincorporated Henry County and City of Stockbridge

Current Land Use: Single-Family Residences

Future Land Use: The City of Stockbridge 2024 Comprehensive Plan designates the subject property as Low Density Residential (up to 1-4 units per acre). Previous to annexation by the City of Stockbridge, the properties had a FLUM designation of Low Density Residential (up to 2.0 dwelling units per acre, net).

Proposed Zoning: As per the application materials, the residents of two (2) properties, consisting of a combined total of 2.207 +/- acres, within the Manderley subdivision propose to deannex the subject properties from the municipal boundaries of the City of Stockbridge to the unincorporated limits of Henry County. Upon deannexation, the properties would be zoned R-1 (Single-Family Residence), which is the previous zoning designation of the properties previous to annexation by the City of Stockbridge.

Comments: The owners of the subject property are requesting the 100% deannexation method into the City of Stockbridge. According to the Official Code Georgia Annotated, *O.C.G.A. § 36-36-131*, municipal corporations can deannex incorporated area or areas which directly abut the existing municipal boundary or would directly abut on the municipal boundary if it were not otherwise separated from the municipal boundary by lands owned by the municipal corporation or some other political subdivision, by lands owned by this state, or by the definite width of any street or street right of way; any creek or river; or any right of way of a railroad or other public service corporation.

The application packet, including the written and signed applications of all of the owners of all of the land proposed to be deannexed, and containing a complete description of the lands to be deannexed was submitted to Henry County via electronic mail (e-mail) on December 23, 2024, in accordance with *O.C.G.A. § 36-36-113*.

As per the application materials, the residents of two (2) properties, consisting of a combined 2.207 +/- acres, within the Manderley subdivision propose to deannex the subject properties from the municipal boundaries of the City of Stockbridge to the unincorporated limits of Henry County. Upon deannexation, the properties would be zoned R-1 (Single-Family Residence), which is the previous designation of the properties previous to annexation by the City of Stockbridge.

The City of Stockbridge 2024 Comprehensive Plan designates the subject property as Low Density Residential (up to 1-4 units per acre). Previous to annexation by the City of Stockbridge, the properties had a FLUM designation of Low Density Residential (up to 2.0 dwelling units per acre, net).

The Future Land Use Map (FLUM), as part of the Henry County 2045 Comprehensive Plan, designation of the surrounding unincorporated Henry County properties is Medium Density Residential, which is described in the Comprehensive Plan as areas consisting of single family homes on a single lot. New development in these areas should provide pedestrian facilities, including sidewalks and crosswalks, and have an appropriate streetscape. Walkable neighborhoods should be created with appropriate parks and open space. The Medium Density Residential FLUM designation supports developments with a density of up to 4.0 dwelling units per acre, net.

The subject property is located within an area designated as a Suburban Mix on the Henry County Development and Infrastructure Strategy Area Map. The vision for Suburban Mix areas is to accommodate a variety of types of residential neighborhoods that are predominantly single family, as well as some supporting areas of retail (shopping) and workplaces. A system of multi-use trails supports both transportation and recreational goals with sidewalks prioritized around schools, parks, and designed community centers.

Per *O.C.G.A. 36-36-134*, in the event of a deannexation, a municipality may, but is not required to, continue to provide any services to the property which it was providing immediately prior to the deannexation, provided that the county and municipality have agreed to terms and conditions for the municipality continuing to provide such services.

Per *O.C.G.A. 36-36-131*, a municipality is granted the authority to deannex an area or areas of the existing corporate limits upon the adoption of a resolution by the governing authority of the county in which such property is located consenting to such deannexation. If the governing authority of the county consents to the deannexation and the deannexation conforms with the requirements of *O.C.G.A. Article 8*, the governing authority of the municipal corporation shall approve such deannexation unless it finds that the deannexation would be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality.

Recommendation: It is Planning & Zoning staff's opinion that the deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the City of Stockbridge.

Attachments:

- RZ-82-08 October 5, 1982, Board of Commissioner meeting minutes
- Exhibit Maps
- Application Packet

STATE OF GEORGIA

COUNTY OF HENRY

October 5, 1982

The regular meeting of the Board of Commissioners of Henry County was held in the Administration Building on October 5, 1982 at 9:35 a.m.

Those present were:

Edward H. Whiddon, Sr., Chairman, presiding
William M. Gardner, Vice Chairman
James R. Brannan, Commissioner
W. D. Patrick, Commissioner
Marion Hall Simpson, Commissioner

Ron Rabun, County Administrator; Philip Keen, County Attorney; Beverly McLeod, Clerk; Tom Shedd, Zoning Administrator; Sherri DeCinque, Henry Herald; Pat Murdock, Henry Neighbor; Robert Clough, WZAL; Lewis Hurd; Mac Irvin; Phil Kelley; and several visitors.

The Reverend Lindsey Smith, Associate Pastor of Bear Creek Baptist Church, gave the invocation and the Chairman led in the pledge to the flag.

The Chairman explained to those present that the County Administrator would open the bids at this time and that the bids would be awarded later during the meeting after tabulation was complete.

Officer James L. Dunlap, a Deputy Jailer, was presented with a Letter of Commendation for the bravery exercised by him on September 11, 1982 when he rescued jail inmates during a fire. The Chairman expressed his appreciation to Officer Dunlap and Sheriff Chaffin who also was present.

Mr. Charles Shaw of Dailey Mill Road spoke to the Board regarding damage that had been done to the road by garbage trucks. Commissioner Patrick stated that he and Road Superintendent Dickey would go to the road and investigate the matter. Mr. Shaw expressed his thanks.

Mr. Robert Whitaker of Camp Fortson came before the Board to present a deed copy of a previously unnamed road (currently know as Russell Road). He wanted to verify that the road was a county road. The Chairman stated that if Mr. Whitaker could provide the County Attorney with a photostat of the 1903 deed that the matter would be investigated.

Mr. Lewis Hurd, who was representing J. P. Evans (a developer), presented copies of plats to the Board to assist them in reviewing Mr. Evans' rezoning request change from C-2 and RM-75 to R-150B on Highway 351, LL 22 & 43 of the 6th district. Change was requested for the future development of Windhaven Plantation Subdivision and the Planning Board recommended approval. Mr. Hurd explained that since part of the property was zoned C-2 and part RM-75, the desire was to zone both landlots residential. Commissioner Brannan made the motion to approve this rezoning request and Commissioner Patrick seconded. Motion passed with unanimous approval.

A preliminary plat approval for J. P. Evans, Windhaven Planation, Unit Two, was granted on a motion made by Commissioner Simpson with the stipulation that it pass soil and erosion and road specs. Commissioner Patrick seconded and motion passed unanimously.

The Zoning Administrator presented a rezoning request change of Zack's Properties from C-1 to C-4 on the corner of Hwy. 138 and Hwy. 155 for a convenience store (Nite Owl#13). C-4 was requested since Zack's Properties would like to sell beer and wine at the proposed location, LL 133 of the 11th district. The Planning Board recommended approval. Since a store had previously been at that location,

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October 5, 1982

Commissioner Brannan inquired of the Zoning Administrator if this request would be grandfathered. The Zoning Administrator stated that the grandfather clause does not apply when there is a change of tenant, a considerable amount of expansion, or a change in use, Section 8-6, Page 68, of the Zoning Manual. Mr. Wayne Staples, Mrs. Davidson, Mrs. Crumbley, and Mrs. Louise Fitzgerald, concerned citizens who were present, opposed the request, stating that this was a dangerous intersection, believed the store would increase the number of DUIs on the Road if it sells beer and wine, and do not want the added litter that could possibly result.

Commissioner Patrick inquired about the lot size and Zack Hinton informed the Board that the lot was approximately 270' x 270', the lot has been recurbed with underground drainage, there will be an access lane coming off of Hwy. 138 and 155, and that the request has been approved by State D.O.T. Commissioner Tom Moreland and the State Fire Marshall. Stating that since it was already zoned C-1, the Vice Chairman made a motion to rezone the lot C-4. Commissioner Patrick seconded and motion passed by quorum with Commissioners Brannan and Simpson opposing.

At this time, the Zoning Administrator presented a beer and wine application for Nite Owl #13 for the Board's approval. He advised the Board that the manager's check from the Police Department had not been received. Commissioner Patrick made the motion to table the request until 9:30 a.m., October 19, 1982. Commissioner Simpson seconded and all were in favor.

Mr. Richard Chatham of Koppar Corporation presented a rezoning request change from RA-200 to R-150A in LL 7, 8, and 26 of the 12th district (former "Lion Country Safari" property). The Planning Board had approved the request subject to the proper letter from the Water Authority; and also approved a variance of the required 30' sidelines. Mr. Chatham explained to the Commissioners that the Planning Board had not approved the request two years ago; subsequently, his corporation had upgraded the subdivision project which would include a community center, beach, pool, clubhouse, and tennis court with one-acre lots. Mr. Chatham stated that the R-150A zoning was requested because of needed flexibility to shift the houses if necessary and maintain the land mass and that his corporation would be willing to work with any restrictive covenants that the Board required. Commissioner Simpson inquired about the flood way of the Lake Spivey dam located in the area and stated that in the final approval, he would not vote for the project if the flood way is not indicated on the preliminary plat. Mr. Chatham stated that he was in receipt of a letter from the State indicating that the dam was safe. Commissioner Brannan made a motion to approve the rezoning request and the Vice Chairman seconded. All were in favor.

A preliminary plat approval of Unit 1 (66.92 acres) for the above project was presented. Commissioner Brannan made the motion to approve the preliminary plat subject to a soil and erosion plan, passing of restrictive covenants, approved by the Board of Commissioners, and an indication of how the community property (community center, beach, pool, etc.) will be divided. The Vice Chairman seconded and motion passed unanimously.

Robert E. Kordet, who was present, presented a conditional use request for additional greenhouses at LL 73 of the 8th district, containing 5.16 acres located on River Road. The Planning Board had approved the conditional use subject to a) a one-year review, b) shrubs be planted and all landscaping of property to be properly done prior to any building permits for requested additional greenhouses, and c) that Kordet build only three greenhouses in 1983 and three greenhouses in 1984. The Zoning Administrator explained to the Board that the above stipulations were placed on this request due to the public input obtained at the Planning Board's meeting. The Vice Chairman made the motion to approve the conditional use subject to the same aforementioned stipulations. Commissioner Brannan seconded and all were in favor.

Mike Clanton came before the Board to present a rezoning request change from M-1 to C-4 for a body repair shop at LL 155 of the 7th district located on the corner of Highway Barn Road and Hwy. 42 (formerly known as Holbrook Machinery, Inc.). The Planning Board had recommended approval with appropriate screening of the fenced areas. Commissioner Patrick made the motion to approve the rezoning request change to C-4 with appropriate screening installed and the Vice Chairman seconded. Motion passed unanimously.

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Mr. Ralph Keenan, who was present, requested a variance to convert single family dwelling into a duplex in LL 159 of the 7th district located on Weeping Willow Lane. Planning Board had denied on the basis that it was spot zoning. Mr. Ralph Painter, the adjacent landowner to the property in question, opposed the request since he feared a constant turnover of residents if duplexes were allowed. In view of the fact that this would possibly set a precedent for future requests, Commissioner Brannan made a motion to deny the request. Commissioner Patrick seconded and motion passed by quorem with the Vice Chairman and Commissioner Simpson opposing.

The Zoning Administrator presented a conditional exception for Richard's Paint and Body Shop to have an impound lot in LL 135 of the 7th district located on Highway 81 East. The property is currently zoned R-85 and is classified as a non-conforming use, but is allowed to operate as a non-conforming use under "grandfather" provisions. The Planning Board had earlier denied due to the fact that the impound lot would not be in the proper location. Mr. Richard Reece was present to answer questions. The Vice Chairman made the motion to table the request and Commissioner Patrick seconded. Motion passed by quorem with Commissioner Simpson opposing. The Chairman advised the public that the new zoning manual does not have a classification for an impound lot and that the Board will resolve the issue in the near future.

Senator Janice Horton requested that the Board proclaim October 17-23, 1982, as "National Business Women's Week." The proclamation was presented to the Board by Mrs. Hazel Gardner and the Vice Chairman read to those present. Commissioner Brannan made the motion to adopt the resolution affecting the request and Commissioner Simpson seconded. Motion passed unanimously.

Ken Belcher of Ken's Garage requested a conditional exception for a storage lot in LL 33 of the 12th district on N. Henry Blvd., at Highland Village. Property is presently zoned C-1. The Planning Board denied since the Board decided it was not the best use for the property. Commissioner Simpson, however, made the motion to approve the request with an automatic one-year review and for the lot not be used for an impound lot. Commissioner Patrick seconded and all were in favor.

Mr. Clarence Powell of Powell's Wrecker and Huskey Wrecker Services spoke to the Board regarding an impound lot for the county and regarding 1843 East Atlanta Road where he had been operating a business under a non-conforming use. His attorney, Mr. Tankersly, requested the Board to inform Mr. Powell of the conditions that he should meet before he can obtain a county license. Commissioner Simpson made the motion to authorize the Zoning Administrator to gather information for the Board's review of this matter. The Zoning Administrator stated that a permit would be issued to Mr. Powell when certain questions could be cleared up. Representatives from Wanda's Wrecker Service and another company were also present to support the request for county designated impound lots.

A one-year review was conducted on a conditional use for A. C. Aukerman for a mobile home for a night watchman for his business in Hampton. Property presently zoned M-1 and is LL 166 of the 6th district, located at 595 N. Steel Drive, Hampton. Planning Board recommended approval to continue one year. The Vice Chairman made the motion to grant the conditional use and Commissioner Brannan seconded. Motion passed by quorem with Commissioner Simpson opposing.

Ron Rabun, County Administrator, presented an employment contract for Sharon Williams of Cobb County, to be employed as a temporary part-time computer operator in the Commissioners' Office at a rate of \$10/hour beginning October 9, 1982 and ending November 19, 1982. Commissioner Brannan made the motion to authorize the Chairman to sign the contract and the Vice Chairman seconded. Motion passed unanimously.

The purchase of the following used equipment was read into the minutes:

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a. Used fire vehicles:

<u>MODEL & MAKE</u>	<u>SERIAL NUMBERS</u>	<u>COST</u>	<u>DATE OF PURCHASE</u>
Two (2) 1968 Pierch Fire Trucks	C00LUF30438	\$ 7,750	10/4/82
on a Ford chassis, 1,000 gal.	C00LUD13253	7,750	10/4/82
pumper, 500 gal. water tank,			
176-inch wheel base, gasoline			
engine, air brakes, 5 speed trans-			
mission			

On a motion made by Commissioner Brannan, the minutes for September 7, 20, 21, and 24, 1982 were approved, subject to one correction. The Vice Chairman seconded and all were in favor.

On a motion made by Commissioner Simpson and seconded by Commissioner Brannan, the following budget amendment was approved. Budget Amendment No. 4 which transfers \$735 from Sheriff-Office Equipment to Jail-Office Equipment (to purchase AIR PAK for Jail). All were in favor.

Two Water and Sewer Authority contracts were presented for the Board's approval. Contract No. 16, Indian Creek Water Supply Project, Dam, Spillway, and Access Roads. Contract No. 17, Indian Creek Water Supply Project, Raw Water Pump Station, and Raw Water Main. The County Attorney advised the Board that the contracts appear to be in order. Commissioner Brannan made the motion to allow the Chairman to sign both contracts and Commissioner Patrick seconded. Motion passed by quorum with Commissioner Simpson opposing on the grounds that he would not approve if it in any way restricted public access onto the public property of the proposed new reservoir.

At this time, the County Administrator declared for those present the bids for a new 1250 GPM Two Stage Centrifugal Pumper Truck for the Fire Department. They were: Harless, low bid, at \$137,783 with a finance rate of 10.94%, Maxim from Vitco Fire and Safety with no financing provided, American La France at \$155,450 at 9.25%, and FMC at \$160,594 at 8.5%. Mr. J. R. Roberts of Harless was present and explained to the Board that if Harless is awarded the bid, the interest rate would not accrue until approximately April, 1983 when the truck is delivered and accepted by the Fire Chief, and the first 20% downpayment would not be due until July, 1983. He also stated that the quoted interest rate would be firm. Mr. Roberts advised that the truck has a 24-foot ladder and that the Insurance Services Office (ISO) no longer sets a 15-year limit as long as the pumper can perform at the required rate. Commissioner Brannan made the motion to table the bids and Commissioner Patrick seconded. All were in favor.

On a motion made by Commissioner Brannan and seconded by Commissioner Patrick, the meeting was recessed for lunch at 1:00 p.m. Motion passed unanimously.

The meeting came back into session at 1:45 p.m. Those present were all Commissioners, Ron Rabun, Philip Keen, Beverly McLeod, Tom Shedd, Chief of Police Elkins, and several visitors.

As five beer and wine violation hearings had been scheduled for this time, the Chairman stated that the Board would hear all the evidence in all cases and then pass judgment at the end if there were no objections. Attorneys Richard Mylam and A. J. Welch stated they had no objections. The pertinent facts are listed below with each violation.

Brannan's Gas and Oil had its license suspended 21 September 1982 on an alleged sell of beer to a minor by a Mr. Horace Paul Brannan. Location of store is I-75 and SR 351 and date of alleged offense was September 17, 1982 at 7:15 p.m. Detective Tony Selph was sworn in and advised that he, Detective Sgt. Hill, and a 17-year old black juvenile, Johnny Glover, Jr. went to the location. Johnny Glover, Jr. was sent into the store with a marked \$5 bill, Serial # F93633161B, and came out with a sack which contained a six-pack of Schlitz malt

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liquor. The stated \$5 bill was recovered from the cash register and Glover, according to Detective Selph, identified Horace P. Brannan as the one who sold him the beer. According to testimony, no ID had been solicited. A. L. Brannan, Sr. stated that Glover did not positively identify Horace Brannan as the seller, that he felt he had been "set up," and that the Police Department "was working against us."

Detective Glen Kettering was sworn in to give testimony on Lil- General Store who had its license suspended on September 24, 1982 for allegedly selling to a minor on September 3, 1982 at 10:00 p.m. Detective Kettering said he responded to a call that three juveniles had been observed buying beer, i.e., Joseph Bastarache, 12 years old, Jeffery Abernathy, 16 years old, and Daniel Peake, 15. Detective Kettering advised that upon questioning Kimberly L. Phelps she did admit to selling the beer. William E. Holliway, Division Manager of those stores in Georgia and owner of license, asked Mrs. Debbie Georgie and Mrs. Jerry Rogers, employees of the store who were present, to verify the allegation that Detective Kettering had stated that "If Miss Phelps is fired, you will lose your license."

Attorney A. J. Welch, who was representing Thomas A. Nash of Highway 81 Package Store, asked that the witnesses in this case be identified. They were: Detective Selph, Detective Sgt. Hill, Johnny Glover, Jr. The alleged violation occurred on or about 6:00 p.m., September 17, 1982 and license was suspended September 21, 1982. Detective Selph stated that this store was a spot check, that Glover was sent in with a \$5 bill, Serial #93633161D, and did buy a 1-quart bottle of Schlitz malt liquor. Glover identified Eugene Tschudy as the seller of the beer. Mr. Nash, owner of the license, was sworn in and answered several questions.

Detective Selph was again sworn in to give testimony on an alleged violation of selling beer to a minor at Red Ace Fuel Stop on Jonesboro Road at I-75. Detective Selph stated that Glover was sent in with a \$10 bill, Serial F29602115B, and returned with a six-pack of Schlitz malt liquor. Selph also stated that this was a spot check with no previous complaints. According to Detective Selph, Glover identified Nancy L. Howard as the seller of the beer, however, the \$10 bill was not recovered. Detective Hill was sworn in at approximately 3:10 p.m. Glover was sworn in and stated that he had purchased "Magnum" beer and not Schlitz beer.

At this point, the Board by unanimous vote, recessed at 3:30 p.m. and reconvened at 3:40 p.m. to continue discussion of the alleged violations at the Red Ace (Delta) Fuel Stop. Paul A. Melton, manager of Red Ace, was sworn in and stated that he instructs his employees on the selling beer to minors and/or on holidays, that he had hired Ms. Howard, and that she was paid an hourly wage and did not receive a sales commission. John W. Williams, owner of the license, was sworn in and stated that their corporation does not condone selling to minors since they believe it to be morally wrong and is not good business.

Detective Tony Selph was sworn in to testify for an alleged selling of beer to a minor by Lonnie O. Thurman at Love's Package Store, Hwy. 138 and 42 South, on or about 7:50 p.m., September 17, 1982. License was suspended September 21, 1982. Detective Selph stated that Glover, Jr. was again sent into the store with a \$5 bill, Serial #93633161B, and came back to the car with a six-pack of Schlitz malt liquor. Detective Selph stated that Thurman had stated to him that he had sold Glover the beer, and \$5 bill was recovered from Love's cash register, and the Police Department had responded to this store due to complaints.

After hearing from each of the attorneys for the license holders, a motion was made by Mr. Gardner and seconded by Mr. Patrick to adjourn into executive session to deliberate their findings.

The Board returned approximately 25 minutes later and issued their findings.

Page six

October 5, 1982

After some initial discussion and comments, a motion was made by Mr. Gardner and seconded by Mr. Patrick to suspend the licenses of all violators for a period of 30 days retroactive to the date of the original suspension. Commissioners Whiddon, Gardner, and Patrick voted for and Simpson and Brannan against.

Mr. Rabun, County Administrator, presented bids on various items at this time.

Antifreeze:	Interstate Ford Sales	\$1,581.10
	Downey Auto Store	1,185.00
	Mercer Truck & Tractor	1,161.50
	C & H Interprises	1,145.00
	Parker Brothers	1,098.00
	Beaudry Ford	1,083.50

Motion was made by Mr. Gardner to accept the bid of \$1,098 from Parker Brothers, their being a local vendor. The motion was seconded by Mr. Brannan. All were in favor with Mr. Simpson abstaining.

Gasoline:	Ward Oil Company	\$1.0165 per gallon
	May & Carter Oil Co.	1.01455 " "
	Anderson Oil Company	1.003125 " "
	Jones Petroleum	.9975 " "

This is an average price per gallon for the four types of fuel for which bids were solicited. Motion was made by Mr. Gardner and seconded by Mr. Patrick to award the bid to Jones Petroleum Company at an average price per gallon of \$.9975. Motion passed unanimously.

Uniforms		
Police Dept.	Burdon Uniform Company	\$18,759.40
	Martins' Service Uniforms	16,236.72

Motion was made by Mr. Gardner and seconded by Mr. Brannan to accept the low bid of \$16,236.72 from Martin's Service Uniforms. All were in favor.

Uniforms		
Sheriff's		
Dept.	Banner Uniform Company	\$ 7,676.25
	Burdon Uniform Company	6,360.00
	Martins' Service Uniforms	5,827.50

Motion was made by Mr. Gardner and seconded by Mr. Simpson to accept the low bid of \$5,827.50 from Martins' Service Uniforms. The vote was unanimous.

Two mobile		
radios	Motorola	\$ 2,986.00
	Custom Installation	2,924.00

Motion was made by Mr. Gardner and seconded by Mr. Simpson to award the bid to Custom Installation. All were in favor.

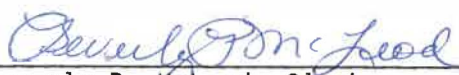
Two walkie		
talkies	Custom Installation	\$ 1,880.00
	Motorola	1,696.00

Motion was made by Mr. Brannan and seconded by Mr. Gardner to accept the low bid of \$1,696.00 from Motorola. The vote was unanimous.

Upon motion by Mr. Gardner and seconded by Mr. Simpson, the meeting adjourned at 6:15 p.m.

Page seven

October 5, 1982



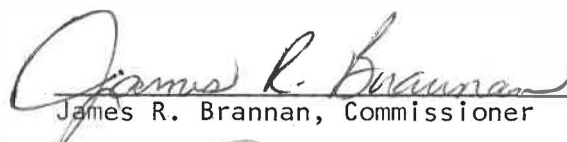
Beverly P. McLeod, Clerk



Edward H. Whiddon, Sr., Chairman



William M. Gardner, Vice Chairman



James R. Brannan, Commissioner



W. D. Patrick, Commissioner

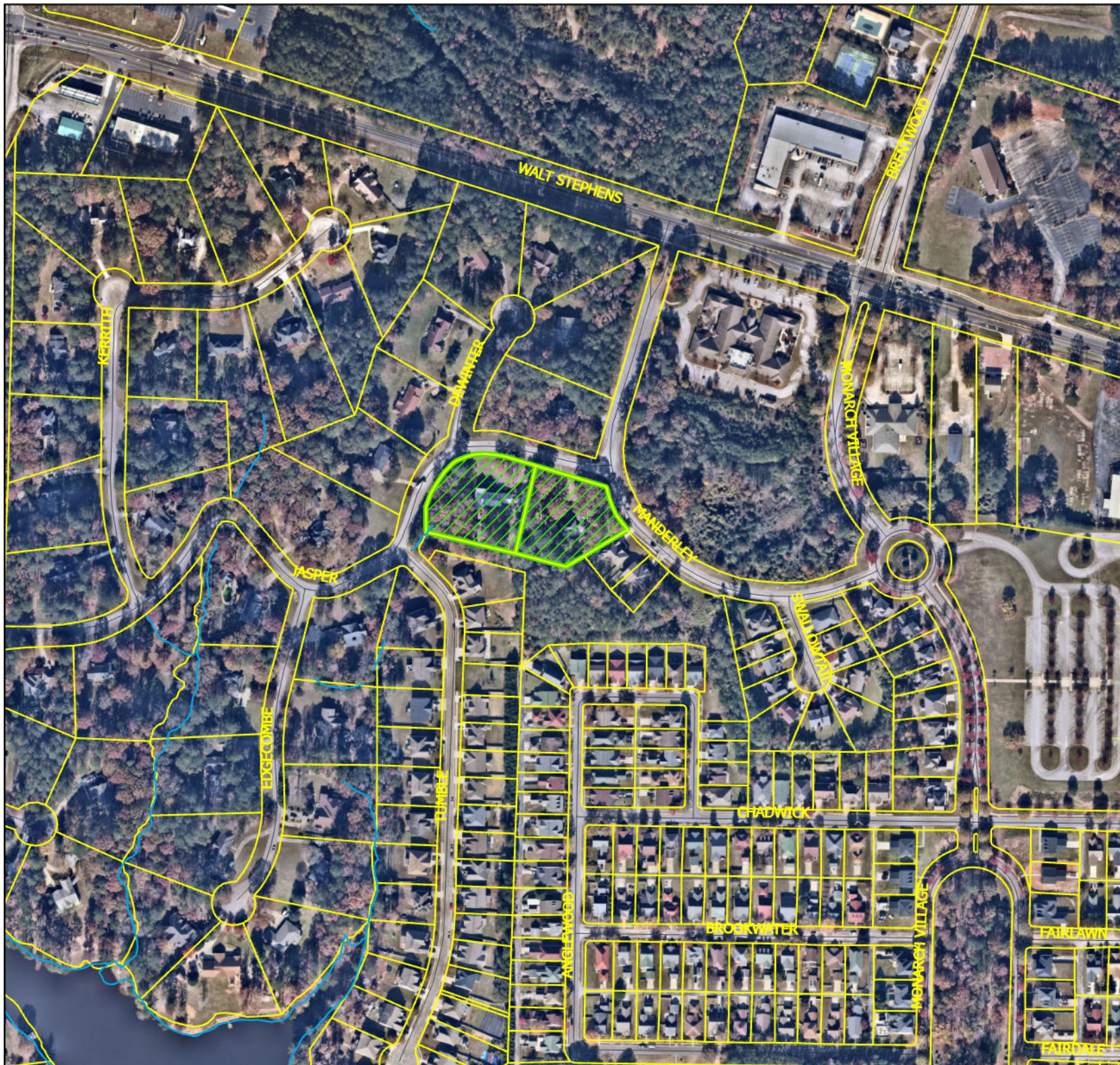


Marion Hall Simpson, Commissioner

Legend

REQUEST

 DE-AX-24-06



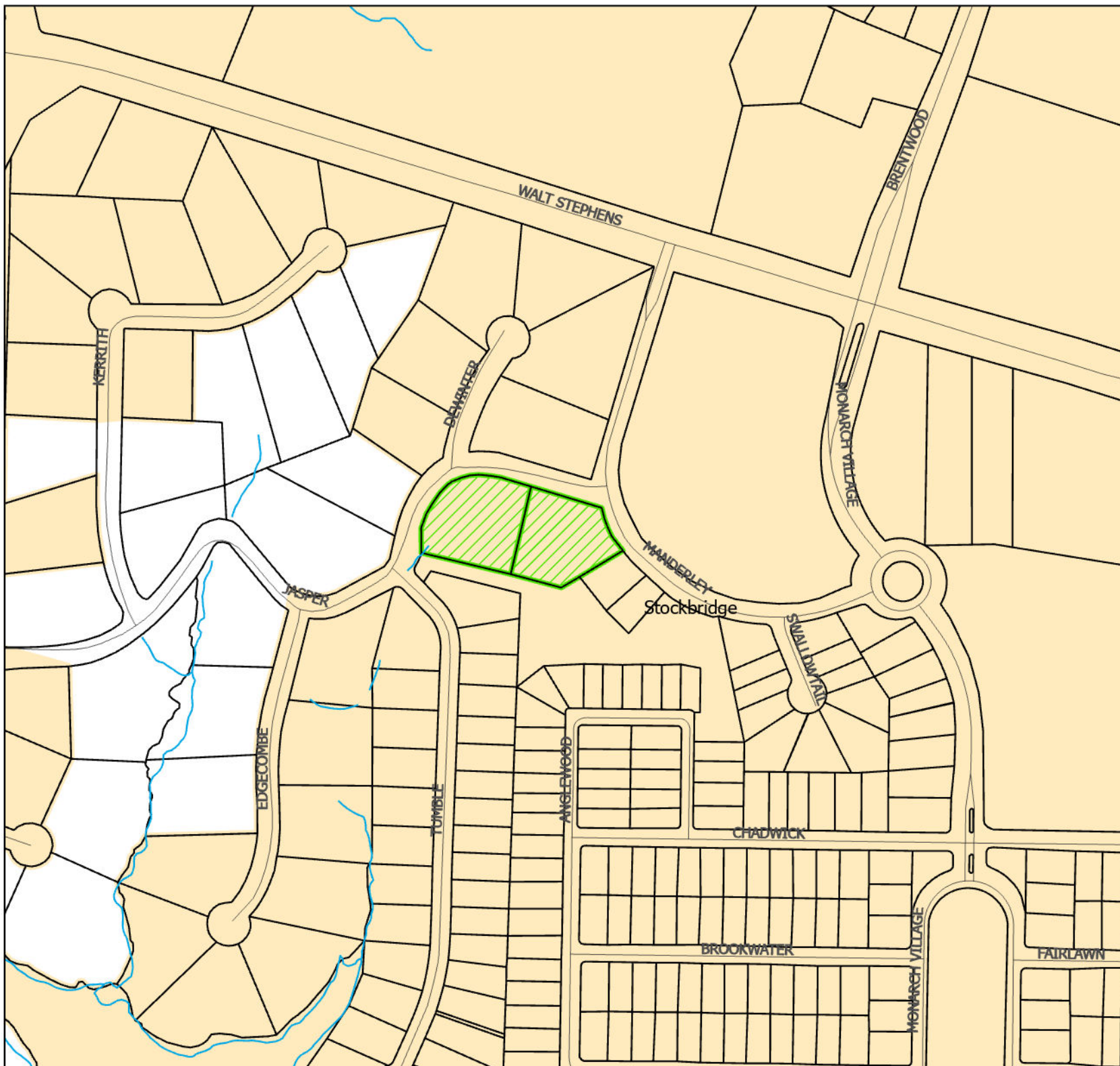
This map is for graphical representation only. It is not a legal document.

Legend

REQUEST

 DE-AX-24-06

 City Limits



This map is for graphical representation only. It is not a legal document.

Legend

REQUEST

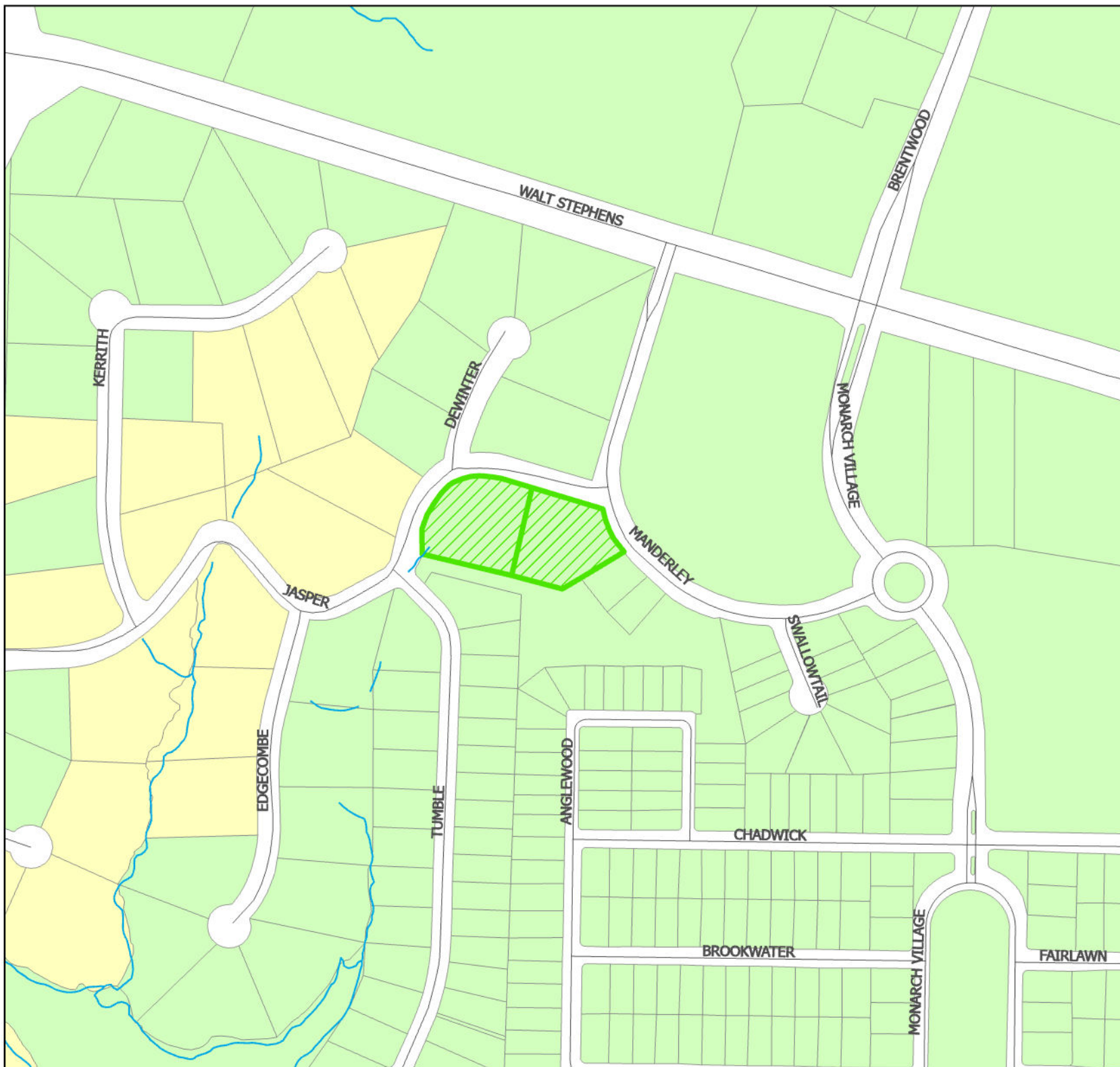
 DE-AX-24-06

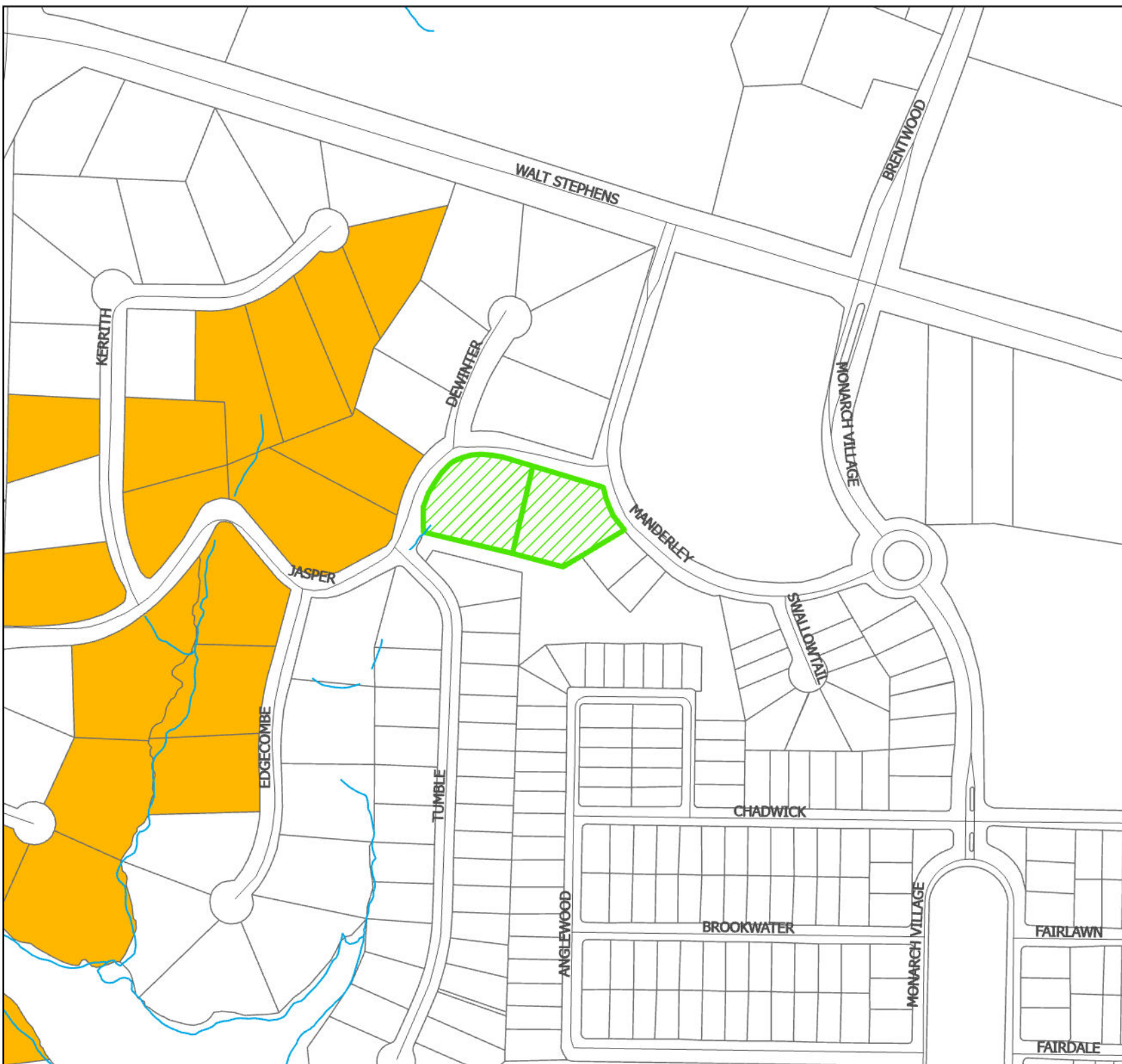
CURRENT ZONING

-  RA
-  RS
-  R-1
-  R-2
-  R-3
-  R-4
-  RD
-  RM
-  RMH
-  OI
-  C-1
-  C-2
-  C-3
-  M-1
-  M-2
-  MU
-  PD
-  CITY



This map is for graphical representation only. It is not a legal document.





Legend

REQUEST

 DE-AX-24-06

Future Land Use

-  COM
-  GREEN
-  HDMU
-  HDS
-  INDUS
-  LDMU
-  LDS
-  MDS
-  PI
-  RR
-  TBD
-  UR
-  UTI
-  VC
-  CITY



This map is for graphical representation only. It is not a legal document.



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Deannexation Application Checklist

ALL REQUIRED DOCUMENTS ARE REQUIRED TO CONSIDER APPLICATION COMPLETE.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED – NO EXCEPTIONS

REQUIRED ITEMS	COPIES	PROCEDURE	STAFF INITIAL
Pre-Application Meeting Notes	1	Must be obtained from a current planner, signed, and dated within six (6) months prior to submitting your application. (OPTIONAL)	
Application Form	1	Signed by owner and notarized . In lieu of owner's signature, applicant has signed and notarized a copy of a "Contract" or "Power of Attorney". Only owners and those listed as applicant or agent/attorney will be contacted with regards to a request. Only owners and those listed as applicant or agent/attorney have authorization to take action regarding a request.	
Ownership Verification	1	Required for all property owners filed with an application and must be notarized .	
Campaign Disclosure Form	1	Required for all property owners, applicants, agents, attorneys, etc. filed with an application and must be notarized .	
Letter of Intent	1	Must clearly state the request intent.	
Residential Declaration	1	Required for any deanexation request which includes any residential property .	
Deed of Ownership	1	Property deed showing all property owner(s) name(s) and legal description.	
As-built Survey (11 x 17)	1	Must be prepared and sealed within the last five years by a professional engineer, landscape architect, or land surveyor registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) include measurements of all property lines; 3) include a notation as to the total acreage or square footage of the subject property; and 4) include all setbacks, road frontage, correct scale, north arrow, and present zoning classification. Surveys and Final Plats older than five years at time of submission may be accepted per the discretion of the Planning and Zoning Department Director.	

6

110 JASPER DR.

Deannexation Application



THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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

A PRE-APPLICATION MEETING IS ADVISED, BUT NOT REQUIRED, FOR DEANNEXATION REQUESTS.

THE HENRY COUNTY PLANNING AND ZONING DEPARTMENT WILL ONLY CONDUCT PRE-APPLICATION MEETINGS ON TUESDAY, WEDNESDAY, AND THURSDAY OF EACH WEEK. PLEASE VISIT [HTTP://WWW.CO.HENRY.GA.US/DEPARTMENTS/M-R/PLANNING-ZONING](http://www.co.henry.ga.us/DEPARTMENTS/M-R/PLANNING-ZONING) TO SCHEDULE A MEETING ONLINE.

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

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE BETWEEN
8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY
AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY
MCDONOUGH, GEORGIA 30253



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in *O.C.G.A Title 36, Chapter 36*. The description of such territory is attached hereto.

OWNER(S) NAME(S) Jacqueline ANN MARIE MARCH

PHONE NUMBER 770 362-7513 EMAIL ADDRESS jacqueline.valme@gmail.com

DEANNEXATION FROM ☐ HAMPTON ☐ LOCUST GROVE ☐ MCDONOUGH ☒ STOCKBRIDGE

LOCATION/ADDRESS 110 JASPER DR. STOCKBRIDGE, GA 30281

LAND LOT/DISTRICT 8425/12 ACERAGE 1.021

PARCEL ID NUMBER 013A01002000 ZONING DISTRICT(S) SR

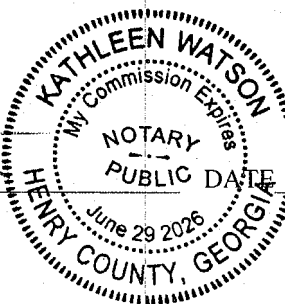
ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S) [Signature] DATE 12/8/2024

DATE _____

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

[Signature]
NOTARY SIGNATURE AND SEAL



12/8/2024

(Office use only)

Pre-application meeting: N/A Title: _____ Date: _____

Application checked by: Alexius Jones Title: Planner I Date: 12/23/2024

BOC Meeting Date: _____ BOC Decision: _____ Date: _____

Planning Director's Signature: _____ Date: _____



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 110 JASPER DR. STOCKBRIDGE, GA 30281
Parcel ID Number 013A01002000
Owner's name(s) JACQUELINE ANN MARIE MARCH Percentage of interest: 100
Percentage of interest: _____

We certify that the foregoing information is true and correct, this 8 day of December, 2024

Jacqueline Ann marie March

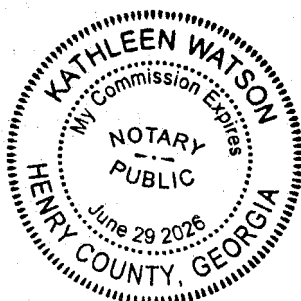
Property Owner- Printed

Signature of Property Owner

Property Owner- Printed

Signature of Property Owner

Sworn to and subscribed before me, this 8 day of December, 2024



Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

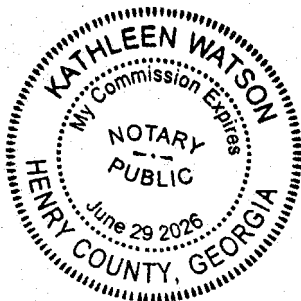
Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 08 day of December, 2024

Jacqueline Annmarie March
Applicant/Property Owner/Agent/Other Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 8 day of December, 2024



[Signature]
Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

Location/Address 110 JASPER DRIVE STOCKBRIDGE, GA 30281

Parcel ID Number 013A01002000

1. Total number of existing residential structures located on the subject parcel: 1

2. Description of the residential structures located on the subject property as listed above:

Private home

3. Total number of person(s) residing within each structure: 2

4. Age, Sex, and Race of each of those individuals: Age Sex Race
USE ADDITIONAL FORMS IF NEEDED

59 male Black

59 female Black

5. Henry County Commission District: 2

6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature

Date 12/8/2024

LETTER OF INTENT

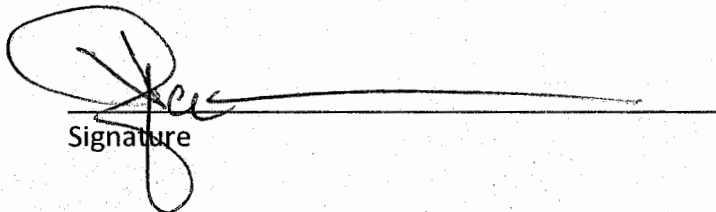
Henry County Board of Commissioners:

As deannexation requests are not subject to public hearing requirements, please accept this written request for the deannexation of my property from the City of Stockbridge for the following reasons:

- 1) The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36.
- 2) I prefer to live in Unincorporated Henry County.
- 3) I prefer not to live within the city limits of Stockbridge.

Therefore, I respectfully ask for you to accept this request for the deannexation of my property from the City of Stockbridge, and to extend County services to include the same.

Additional comments:



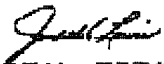
Signature

Jacqueline Annmarie March
Printed Name

12/08/2024
Date

Jacqueline March
2045 MOUNT ZION RD #275
MORROW GA 30260

BOOK PAGE
010573 0064

DOC# 045062
FILED IN OFFICE
11/07/2007 03:02 PM
BK:10573 PG:64-66
JUDITH A LEWIS
CLERK OF SUPERIOR COURT
HENRY COUNTY

REAL ESTATE TRANSFER TAX
PAID= \$0.00

DEED INTO LAND TRUST

STATE OF GEORGIA

COUNTY OF HENRY

PT-61 075-2007-011674

THIS INDENTURE, made this 6th day of November, 2007, between Samuel Valme Sr. & Jacqueline A. Valme, party of the first part (hereinafter referred to as "Grantor"), and The Darragh Family Heritage Trust, a Land Trust (an executory Trust), Jacqueline Ann Marie March as Trustee, party of the second part (hereinafter referred to as "Grantee").

WITNESSETH, that the said party of the first part for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents grant, bargain, sell, remise, release, transfer, convey and forever quitclaim the right, title, interest, claim or demand which the said party of the first part has or may have in the property:

Attached hereto as Exhibit "A" and made a part hereof by reference.

The property herein conveyed shall stand as sole security for obligations of Grantees hereunder.

TO HAVE AND TO HOLD the said described premises with all the members, rights and appurtenances upon the Trust and for the uses and purposes herein described and in the existing Declaration of Trust and Land Trust Agreement of said Trust and the Trust set forth.

Full power and authority is hereby granted to said Trustee to purchase, improve, subdivide, manage and protect said real estate or any part thereof: to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to re-subdivide said real estate as often as desired: to contract: to renovate, to repair, to sell: to grant options to purchase, to sell on any terms; to take back, foreclose and release mortgages; to convey either with or without consideration, to carry back financing: to convey said real estate or any part thereof to a successor or successors in trust, all of the title, estate, powers and authorities vested in said Trustee: to donate, dedicate, mortgage, pledge as collateral or otherwise encumber said real estate, or any part thereof, from time to time to contract to lease, or if required, to hire management for said real estate, or any part thereof, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter: and to grant options to lease, options to renew leases, options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present and future rentals: to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind; to release, convey or assign any right, title use or interest in or to said real estate or any part thereof; and to deal with said property and every part thereof in all other ways and for other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter, including filing lawsuits and hiring counsel..

In no case shall any party dealing with said Trustee in relation to said real estate or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease, management agreement or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created by this indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Declaration of Trust and Land Trust Agreement and binding upon all beneficiaries thereunder, (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, management agreement or other instrument, (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties

and obligations of the said predecessor in trust, and (e) Trustee is prohibited under the terms of the aforesaid Trust Agreement to reveal the terms and conditions of said Trust Agreement or the records of the Trust without express written authorization from the holder(s) of the power of direction of the Trust.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by the Trustee in the name of the then beneficiaries under said Trust Agreement, as their attorney in fact, hereby irrevocably appointed for such purpose, or, at the election of said Trustee, in its own name as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof, and all persons and corporations whomsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

Any litigation arising in connection with this document will be adjudicated under the laws of the State of GEORGIA. In the event any portion of this agreement shall be found to be not supportable under GEORGIA Statutes, the remaining provisions shall continue to be valid and subject to enforcement in the courts without exception. In like manner, any obligations of either party which may become law shall be binding on both parties as if included herein.

The following individual shall be the Successor Trustee with the same powers as stated herein:

The interest of each and every beneficiary hereunder and under the Declaration of Trust and Land Trust Agreement hereinbefore referred to and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such but only an interest in the earnings, avails and proceeds thereof as aforesaid.

It is the intent of Grantor(s) to create this Trust and the Grantor(s) fully warrant(s) the title to said real estate and will defend the same against the lawful claims of all persons whomever.

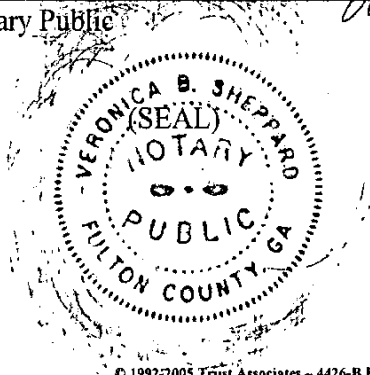
IN WITNESS WHEREOF the Grantor aforesaid has hereunto set his hand and seal this 6th day of November, 2007.

[Signature] (Seal)
Witness Grantor: Samuel Valme Sr.

Lana J. Bryant (Seal)
Witness Grantor: Jacqueline A. Valme

Sworn to and subscribed before me, this the 6th day of November, 2007.

Veronica B. Sheppard
Notary Public



Notary Public - Fulton County, Georgia
My Commission Expires February 9, 2009

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 8 and 25 of the 12th District of Henry County, Georgia and being Lot 37, Block A, MANDERLEY, UNIT 1, as per plat of same filed for record at Plat Book 9, page 269, Henry County, Georgia records. The description of said lot as shown on said plat is by this reference, specifically incorporated herein.

Deannexation Application



THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY

MCDONOUGH, GEORGIA 30253



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36. The description of such territory is attached hereto.

OWNER(S) NAME(S) NAKIA SMITH

PHONE NUMBER 404-401-5717 EMAIL ADDRESS nn.smith37@gmail.com

DEANNEXATION FROM ☐ HAMPTON ☐ LOCUST GROVE ☐ MCDONOUGH ☒ STOCKBRIDGE

LOCATION/ADDRESS 120 JASPER DR. STOCKBRIDGE, GA 30281

LAND LOT/DISTRICT 8 & 25 / 12 ACERAGE 1.186

PARCEL ID NUMBER 013A01003000 ZONING DISTRICT(S) SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S)

Nakia Smith

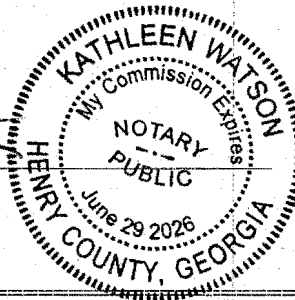
DATE

12/8/24

DATE

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

NOTARY SIGNATURE AND SEAL



DATE

12/8/2024

(Office use only)

Pre-application meeting: N/A Title: Date:

Application checked by: Alexius Jones Title: Planner I Date: 12/23/2024

BOC Meeting Date: BOC Decision: Date:

Planning Director's Signature: Date:



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 120 JASPER DR STOCKBRIDGE, GA 30281
Parcel ID Number 013A01 003000
Owner's name(s) NAKIA SMITH Percentage of interest: 100%
Percentage of interest: _____

We certify that the foregoing information is true and correct, this 8th day of December 2024

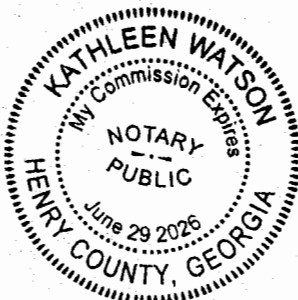
Nakia Smith
Property Owner- Printed

[Signature]
Signature of Property Owner

Property Owner- Printed

Signature of Property Owner

Sworn to and subscribed before me, this 8th day of December, 2024



[Signature]
Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

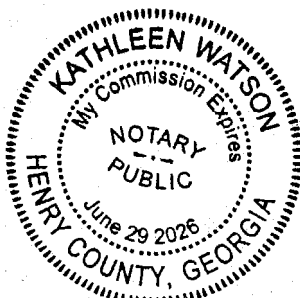
Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 8th day of December, 2024

Nakia Smith
Applicant/Property Owner/Agent/Other Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 8th day of December, 2024



[Signature]
Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

Location/Address 120 JASPER DR. STOCKBRIDGE, GA 30281

Parcel ID Number 013A01003000

1. Total number of existing residential structures located on the subject parcel: 1

2. Description of the residential structures located on the subject property as listed above:
private home

3. Total number of person(s) residing within each structure: 2

4. Age, Sex, and Race of each of those individuals: USE ADDITIONAL FORMS IF NEEDED	Age	Sex	Race
	<u>50</u>	<u>F</u>	<u>Black</u>
	<u>16</u>	<u>F</u>	<u>Black</u>
	<u> </u>	<u> </u>	<u> </u>
	<u> </u>	<u> </u>	<u> </u>

5. Henry County Commission District: 2

6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature [Signature] Date 12/8/24

LETTER OF INTENT

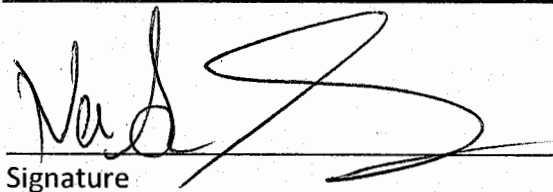
Henry County Board of Commissioners:

As deannexation requests are not subject to public hearing requirements, please accept this written request for the deannexation of my property from the City of Stockbridge for the following reasons:

- 1) The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36.
- 2) I prefer to live in Unincorporated Henry County.
- 3) I prefer not to live within the city limits of Stockbridge.

Therefore, I respectfully ask for you to accept this request for the deannexation of my property from the City of Stockbridge, and to extend County services to include the same.

Additional comments:


Signature

Naria Smith
Printed Name

12/8/24
Date

1202766
Metro Title Trust
5775-D Glenridge Drive
Suite 150
Atlanta, GA 30328
ATTN: Post Closing Dept

Please Return to:
McCalla Raymer, LLC.
900 Holcomb Woods Parkway
Roswell, GA 30076
File#: 51329711

Purchaser: Nakia Smith
Property: 120 Jasper Dr, Stockbridge, GA 30281

Doc ID: 015511530002 Type: WD
Recorded: 05/22/2012 at 01:42:22 PM
Fee Amt: \$12.00 Page 1 of 2
Transfer Tax: \$0.00
Henry, GA Clerk of Superior Court
Barbara Harrison Clerk of Court
BK 12535 PG 295-296

SPECIAL WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

PT-61 075-20 12 - 3746

THIS INDENTURE, made this 30 day of April 2012 between **Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America** as party or parties of the first part, hereinafter called Grantor, and **Nakia Smith** as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

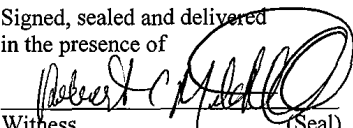
WITNESSETH; that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second part, and assigns:

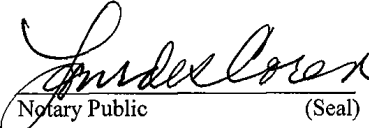
All that tract or parcel of land situate in Land Lot 8 and 25 of the 12th District of Henry County, Georgia and being Lot 36 Block A Manderley Unit 1 as per plat recorded in Plat Book 9, page 269, Henry County Records to which reference is hereby made a particular description of said property.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the only proper use, benefit and behalf of the said party of the second part, and assigns, forever. IN FEE SIMPLE.

AND the said party of the first part, for its successors and assigns, will warrant and forever defend the right and title to the above described property unto the said party of the second part, and assigns, against the lawful claims of all persons claiming by, through or under the party of the first part, but not otherwise.

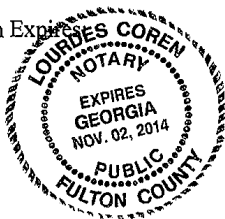
IN WITNESS WHEREOF, the said party of the first part has hereunto set his/her hand and affixed his/her seal on this day the 27 day of April, 2012.

Signed, sealed and delivered
in the presence of

Witness (Seal)


Notary Public (Seal)

My Commission Expires

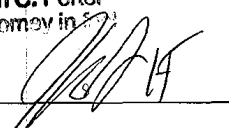
(Notary Seal)



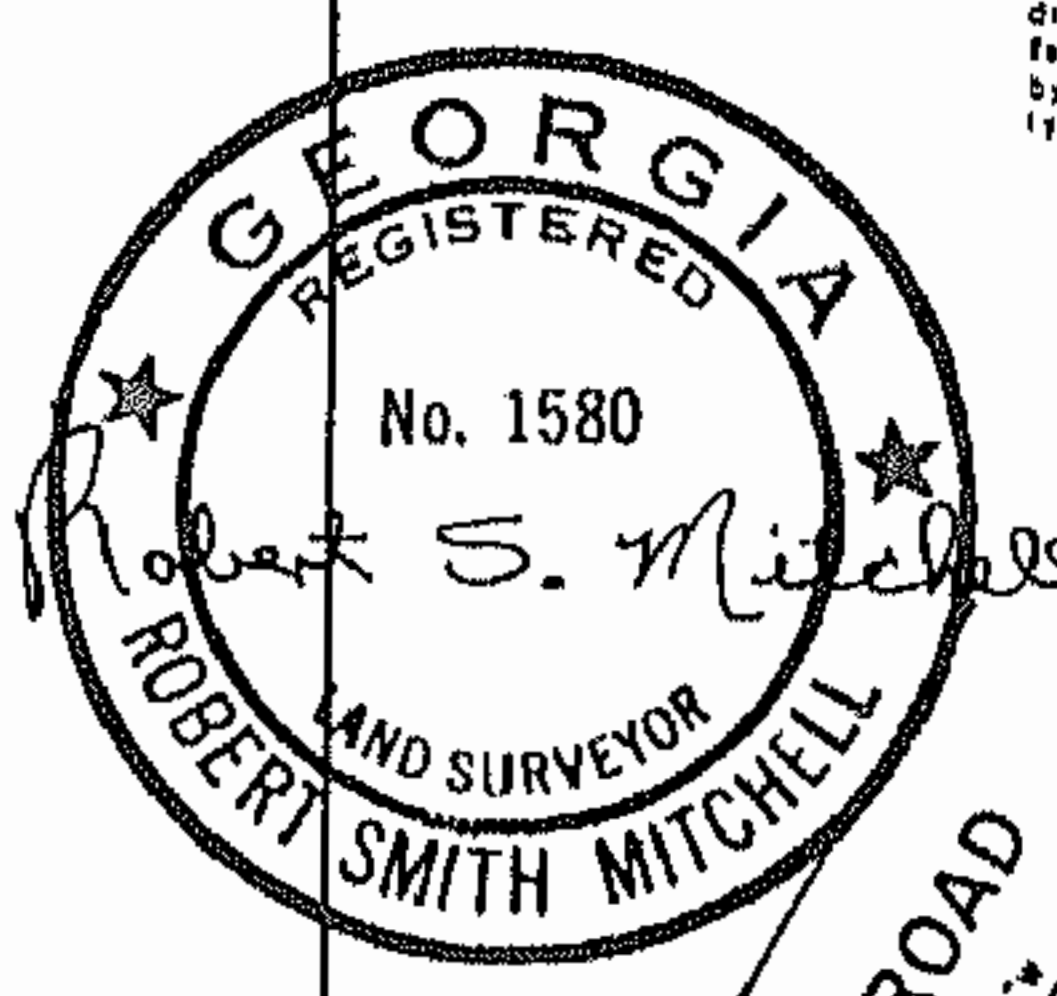
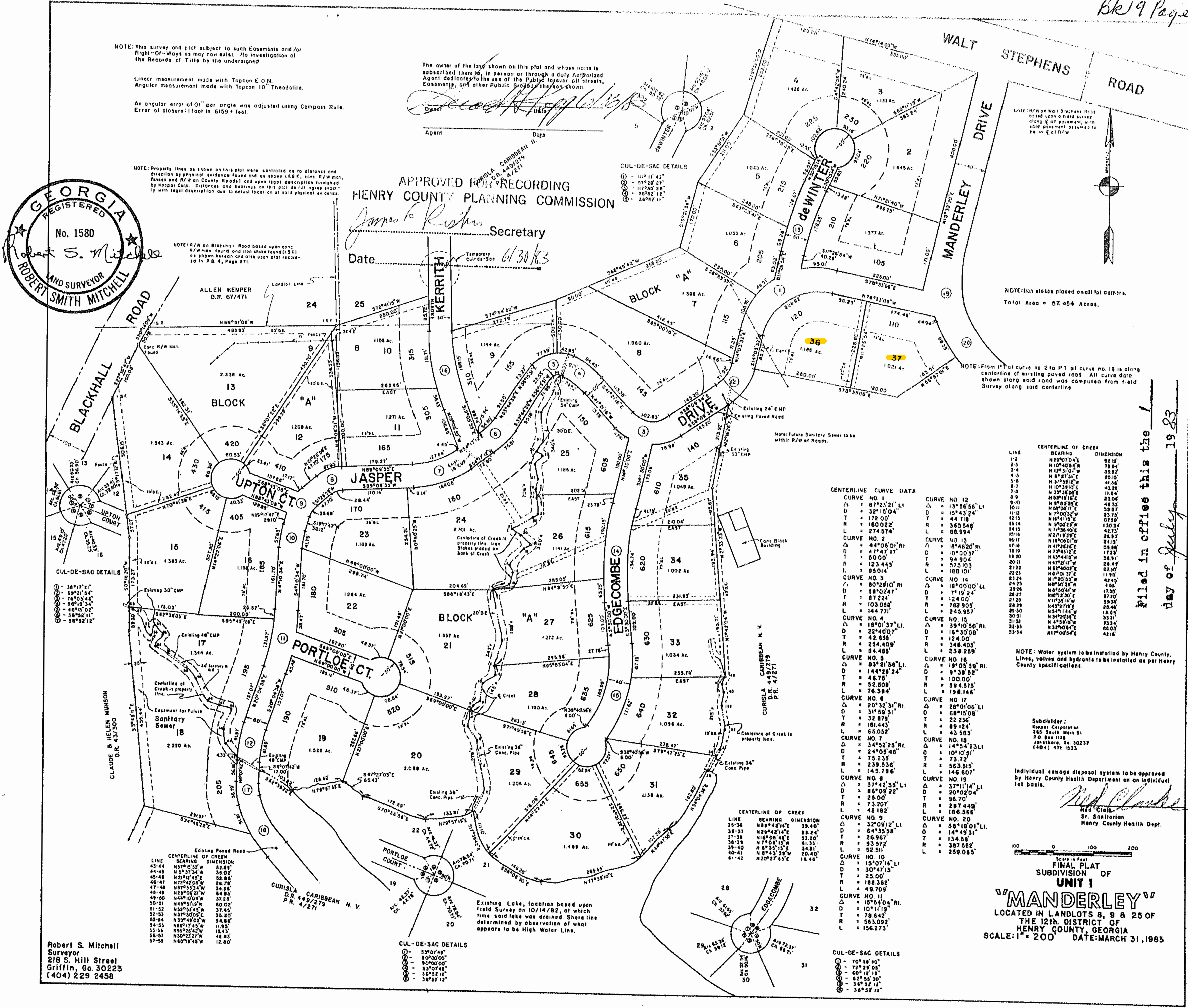
Grantor:
Fannie Mae A/K/A Federal National
Mortgage Association organized and
existing under the laws of the United
States of America by McCalla Raymer
LLC, their atty-in-fact, pursuant to Power
of Attorney recorded in Deed Book 11183,
Page 343, Henry County, Georgia Records

By: 

Name: **Ann C. Porter**
Title: Attorney

Attested by: 

Name: **Jonathan H. Kasper, Attorney In Fact**
Title: Attorney



APPROVED FOR RECORDING
HENRY COUNTY PLANNING COMMISSION

Secretary
Date 6/30/83

CENTERLINE CURVE DATA

CURVE NO.	Δ	D	T	L
CURVE NO. 1	87°12'21" LI	327.1504	172.00	180.00
CURVE NO. 2	84°00'00" RI	477.4737	60.00	123.443
CURVE NO. 3	80°29'01" RI	587.0247	87.224	103.058
CURVE NO. 4	19°01'37" LI	227.4007	42.833	254.408
CURVE NO. 5	31°59'31" LI	327.1504	32.875	181.443
CURVE NO. 6	34°52'25" RI	247.0548	75.235	239.536
CURVE NO. 7	37°42'35" LI	267.0822	25.00	73.207
CURVE NO. 8	32°09'12" LI	307.4713	23.00	188.362
CURVE NO. 9	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 10	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 11	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 12	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 13	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 14	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 15	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 16	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 17	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 18	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 19	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 20	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 21	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 22	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 23	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 24	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 25	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 26	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 27	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 28	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 29	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 30	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 31	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 32	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 33	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 34	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 35	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 36	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 37	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 38	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 39	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 40	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 41	15°07'14" LI	307.4713	23.00	188.362
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CURVE NO. 43	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 44	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 45	15°07'14" LI	307.4713	23.00	188.362
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CURVE NO. 52	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 53	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 54	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 55	15°07'14" LI	307.4713	23.00	188.362
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CURVE NO. 57	15°07'14" LI	307.4713	23.00	188.362
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CURVE NO. 59	15°07'14" LI	307.4713	23.00	188.362
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CURVE NO. 71	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 72	15°07'14" LI	307.4713	23.00	188.362
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CURVE NO. 74	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 75	15°07'14" LI	307.4713	23.00	188.362
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CURVE NO. 79	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 80	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 81	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 82	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 83	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 84	15°07'14" LI	307.4713	23.00	188.362
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CURVE NO. 86	15°07'14" LI	307.4713	23.00	188.362
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CURVE NO. 88	15°07'14" LI	307.4713	23.00	188.362
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CURVE NO. 90	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 91	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 92	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 93	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 94	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 95	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 96	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 97	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 98	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 99	15°07'14" LI	307.4713	23.00	188.362
CURVE NO. 100	15°07'14" LI	307.4713	23.00	188.362

CENTERLINE OF CREEK

LINE	BEARING	DIMENSION
1-2	N89°07'06"W	52.18
2-3	N10°04'06"W	78.84
3-4	N12°31'07"W	358.7
4-5	N12°31'07"W	59.15
5-6	N12°31'07"W	41.36
6-7	N12°31'07"W	42.26
7-8	N12°31'07"W	11.64
8-9	N12°31'07"W	23.06
9-10	N12°31'07"W	68.53
10-11	N12°31'07"W	358.7
11-12	N12°31'07"W	59.15
12-13	N12°31'07"W	41.36
13-14	N12°31'07"W	42.26
14-15	N12°31'07"W	11.64
15-16	N12°31'07"W	23.06
16-17	N12°31'07"W	68.53
17-18	N12°31'07"W	358.7
18-19	N12°31'07"W	59.15
19-20	N12°31'07"W	41.36
20-21	N12°31'07"W	42.26
21-22	N12°31'07"W	11.64
22-23	N12°31'07"W	23.06
23-24	N12°31'07"W	68.53
24-25	N12°31'07"W	358.7
25-26	N12°31'07"W	59.15
26-27	N12°31'07"W	41.36
27-28	N12°31'07"W	42.26
28-29	N12°31'07"W	11.64
29-30	N12°31'07"W	23.06
30-31	N12°31'07"W	68.53
31-32	N12°31'07"W	358.7
32-33	N12°31'07"W	59.15
33-34	N12°31'07"W	41.36

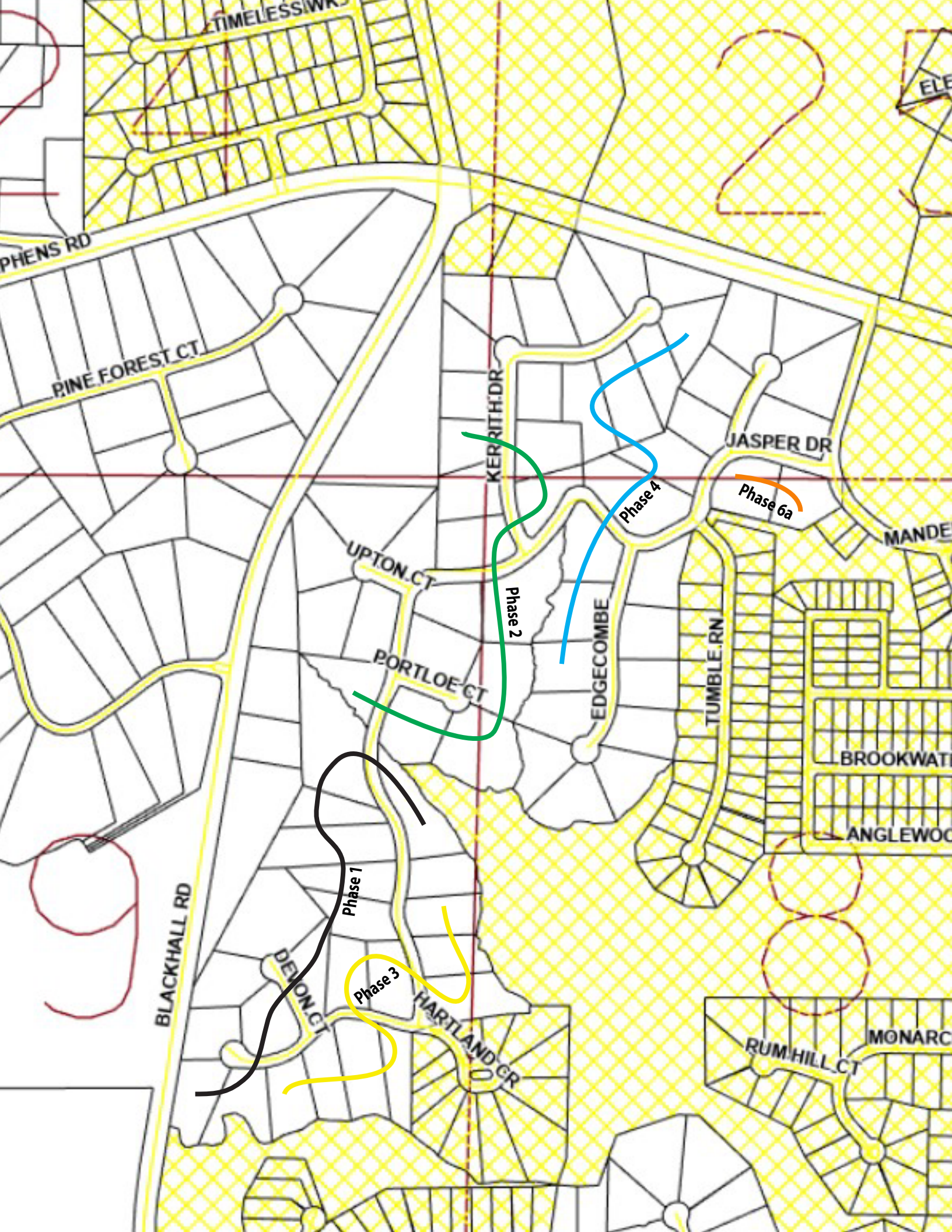
NOTE: Water system to be installed by Henry County. Lines, valves and hydrants to be installed as per Henry County specifications.

Subdivider:
Robert S. Mitchell
218 S. Hill Street
Griffin, Ga. 30223
(404) 229-2458

Individual sewage disposal system to be approved by Henry County Health Department on an individual lot basis.

FINAL PLAT
SUBDIVISION OF
UNIT 1
"MANDERLEY"
LOCATED IN LANDLOTS 8, 9 & 25 OF
THE 12TH DISTRICT OF
HENRY COUNTY, GEORGIA
SCALE: 1" = 200' DATE: MARCH 31, 1983

Filed in office this the 1 day of July 1983
at 1:30 o'clock A.M.
Derek L. Taylor
Clerk Superior Court



De-Annexation Case

#DX-2024-06: Two Properties in the Manderley Subdivision

City Council: April 14, 2025



Properties for Proposed De- Annexation

Introduction. The owners of two properties within the Manderley Subdivision submitted a de-annexation application to Henry County Planning & Zoning to request that their properties be de-annexed from the City of Stockbridge. The Manderley Subdivision is located at the western edge of the Stockbridge City Limits, bounded by Walt Stephens Road to the north and Blackall Road to the west. The two properties have 2.207 +/- total acres in Land Lot 8 and 25 of District 12. They comprise residential lots in the northeastern portion of the subdivision. The table below provides a list of the two properties by address, parcel number, and owner/applicant.

Property Address	Parcel Number	Property Owner(s) / Co-Applicant (s)
110 Jasper Drive	013A01002000	Jacqueline Ann Marie March
120 Jasper Drive	013A01003000	Nakia Smith

Henry County Government's Action

According to a Deannexation Evaluation Report which was prepared by the Henry County Planning & Zoning Department, Henry County Government received a de-annexation application from the three applicants electronically on December 27, 2024. The applicants used the 100% method for the proposed de-annexation. The Department then prepared a Deannexation Evaluation Report for Henry County's Case #DE-AX-24-06, which recommended the approval of the proposed de-annexation. It stated that the subject property was previously zoned 'R-1' (Single-Family Residential) by Henry County prior to its 2022 annexation into the City of Stockbridge, and that the property would revert back to R-1 upon the successful de-annexation of the property from the City back into unincorporated Henry County. The property also had a previous Henry County future land use designation of Low-Density Residential, which allowed a density of up to 2.0 dwelling units per acre. After the completion of the DE-AX- 24-06 Evaluation Report, the Henry County Board of Commissioners adopted Henry County Resolution #25-49, dated January 21, 2025, to approve the de-annexation.

Background on the Manderley Subdivision

The Manderley Subdivision is established and well-developed. Table below lists basic facts about it.

Descriptive Factors:	Findings:
Current City of Stockbridge Zoning	SR (Suburban Residential)
Current City of Stockbridge Future Land Use Designation	Low-Density Residential.
Current Annexation Status	Annexed into City via 2022 Referendum.
Estimated Number of Subdivision Lots	79.
Name of Subdivider	Koppar Corporation.
Number of Development Phases	Three.
Years of Recorded Plat Approvals	1983, 1984, 1986, 1988, 1989.*
Status of Subdivision Lots	Nearly all are developed with SF homes.
Sizes of Subdivision Lots	Approximately one to two acres each.
Years of Home Construction	1985-1997, per Tax Assessors' records.

Background on the Surrounding Area

The surrounding area includes Ingle's Market and several neighborhood commercial uses flanking Walt Stephens Road; and several subdivisions to the south, southeast, and east. To the west are several individual residential parcels outside of Manderley Subdivision, Blackhall Road, the City Limits Line, and Spivey Lake. The commercial uses are located in the C-1 (Neighborhood Commercial) zoning district. The subdivisions to the south, southeast, and east are located in the PUD (Planned Unit Development) district, while the outlying residential parcels to the west are zoned 'SR' (Suburban Residential). Properties west of Blackhall Road, in unincorporated Henry County, are zoned 'R-1' (Single-Family Residential for large lots) and 'RA' (Residential-Agricultural).

Legal Requirements for De-Annexation

1. Administrative Requirements:

- a. A written, signed application by the owners of no more than ten parcels.
- b. Adoption of a signed resolution by the county in which the property is located, consenting to the de-annexation.
- c. Submittal of a copy of the application to the municipality.
- d. Confirmation by City staff that the procedural requirements for de-annexation have been met by the property owners.
- e. Verification by City staff that the geographic requirements have been met.
- f. Approval by the municipality, unless the geographic requirements have not been met.

2. Geographic Requirements:

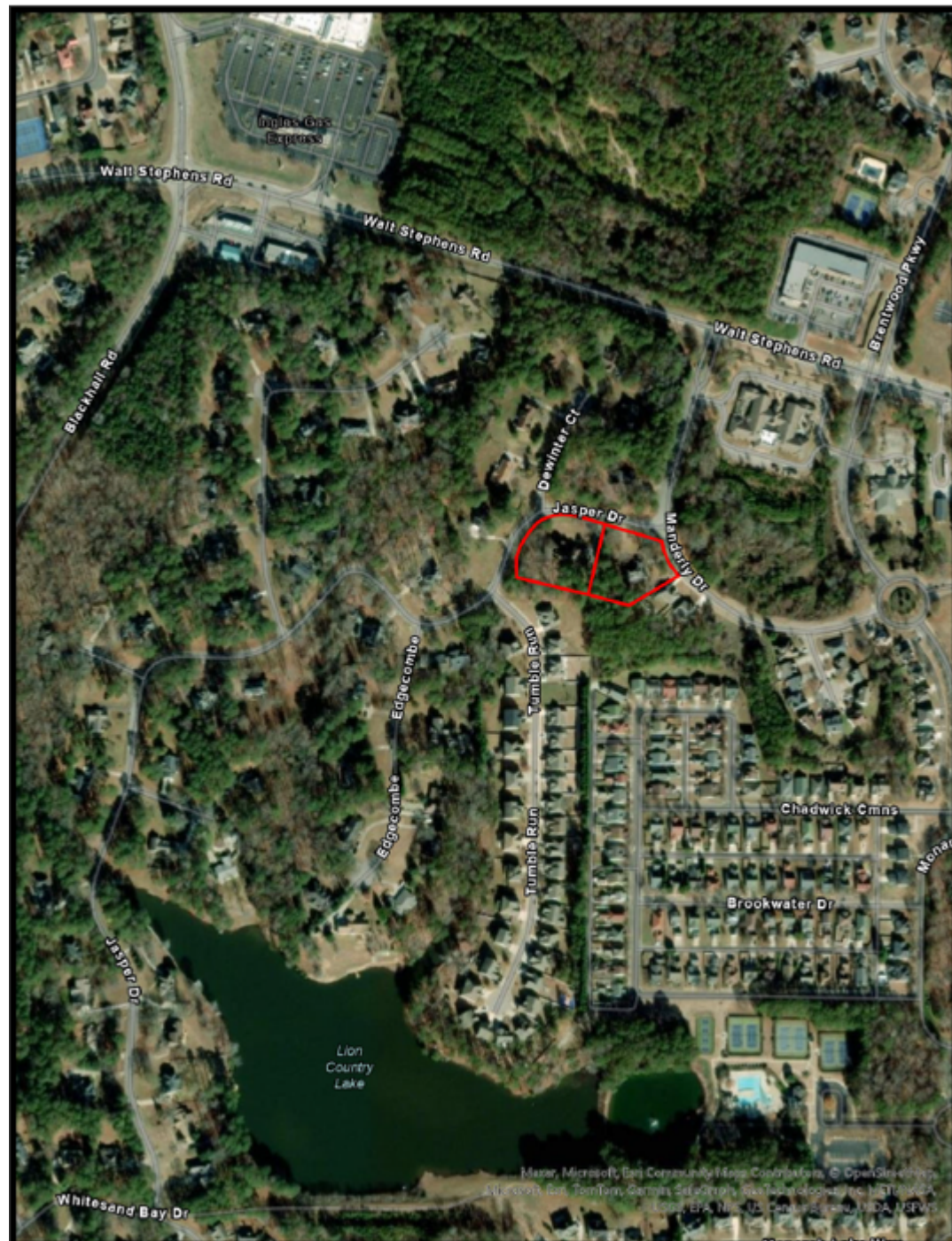
- a. At least one of the parcels must abut/be contiguous to the boundaries of the city limits (not separated from the city limits by unincorporated areas, a street, a creek or river, or a railroad).
- b. No prohibited unincorporated island would be created by the proposed de-annexation.
- c. No detrimental effects to the health, safety, and welfare of the property owners of the area to be de-annexed, or to the area remaining in the municipality (causing the de-annexed area to be cut off from receiving county services due to the lack of a reasonable access to the de-annexed area).

Analysis of the De-Annexation Proposal

1. **Administrative Requirements** – The applicants for the proposed DX-2024-06 de-annexation submitted a signed de-annexation application form to Henry County, which was for two parcels. After the County's review, it adopted a signed resolution and sent a copy of the application to the City of Stockbridge. The Planning and Zoning Staff has verified that the acceptable 100 percent method of de-annexation has been used, and that the de-annexation proposal meets the geographic requirements, as are discussed below.
2. **Geographic Requirements** – From the maps appearing in the Appendix, it is apparent that all the two parcels within the proposed de-annexation area abut and are contiguous to other parcels within the Stockbridge City Limits, and they would even continue to do so if the de-annexation is approved. No prohibited unincorporated island would be created by the proposed de-annexation. Rather, the de-annexed area would be surrounded on three sides by other parcels remaining within the City Limits. Whenever a new City Limits Map is prepared, the de-annexed area would further extend the city limits east from the resulting boundary created after the approval of DX-2024-06. Further, there would be no alteration of the existing streets or access to them; thus, there do not appear to be any health, safety, or welfare issues in terms of providing needed transportation of County service vehicles or emergency vehicles in reaching the homes of the property owners within the de-annexed area.

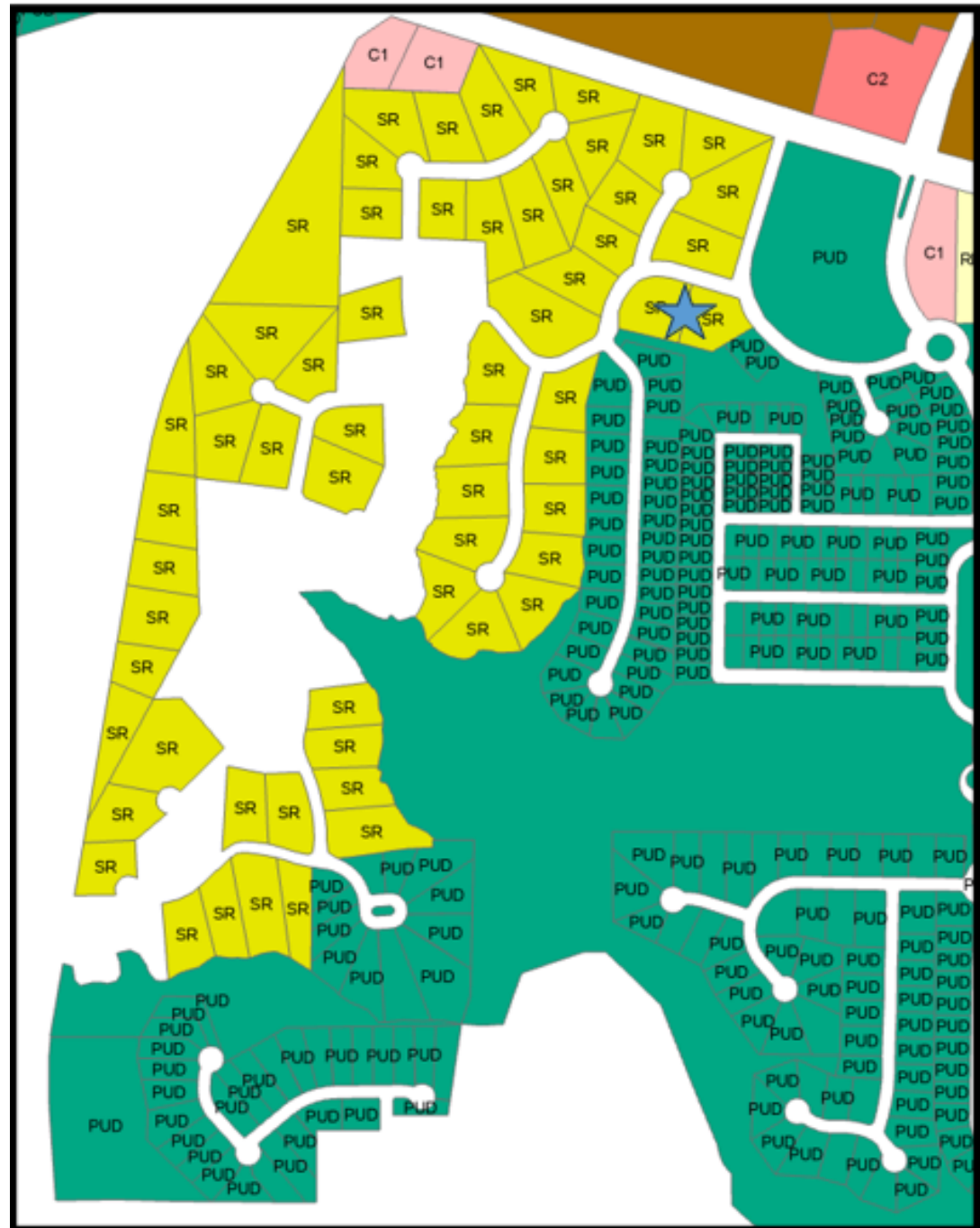
Aerial Photo
Parcels to De-
Annexed

Highlighted in Red

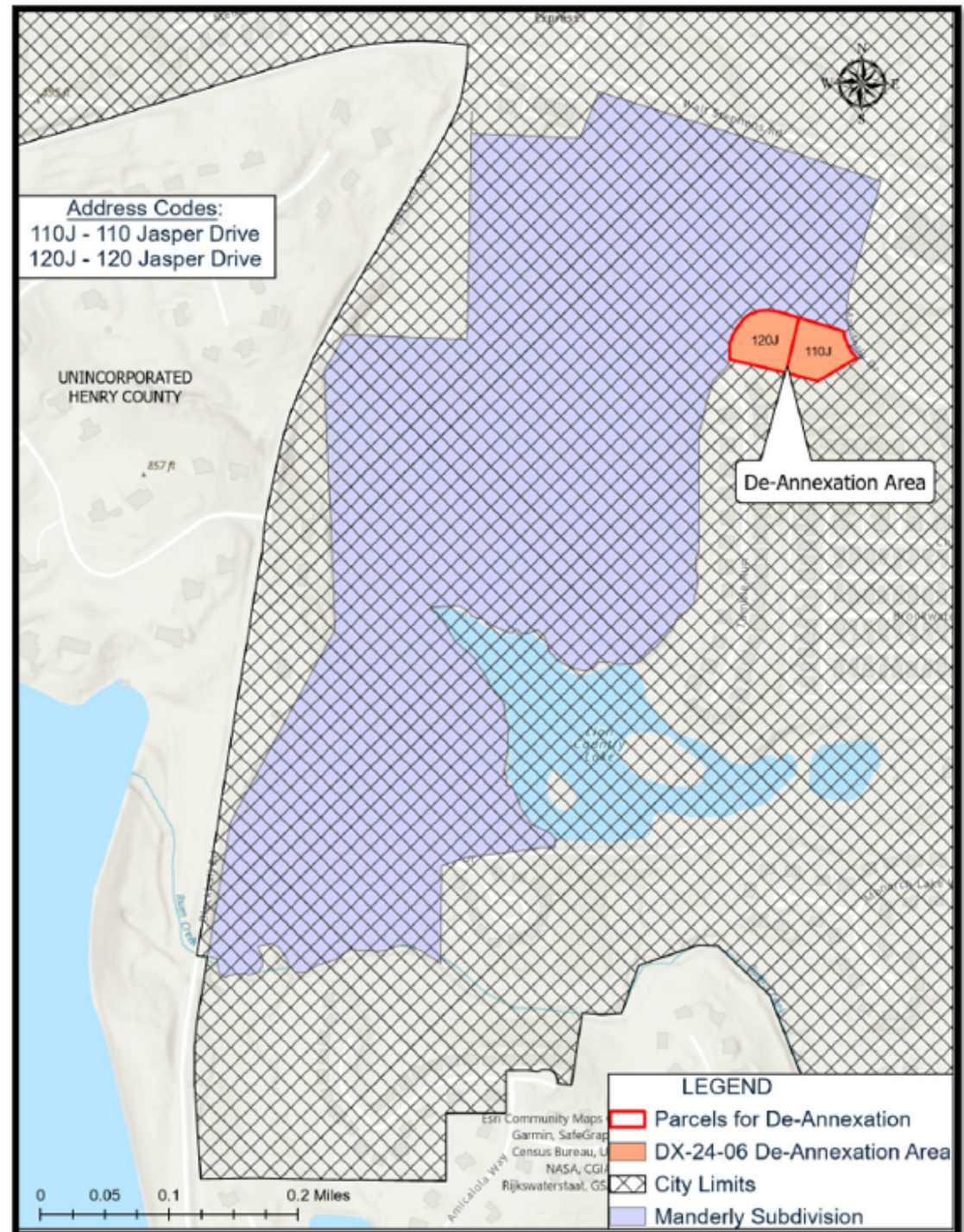


Manderley Subdivision Zoning Map Excerpt

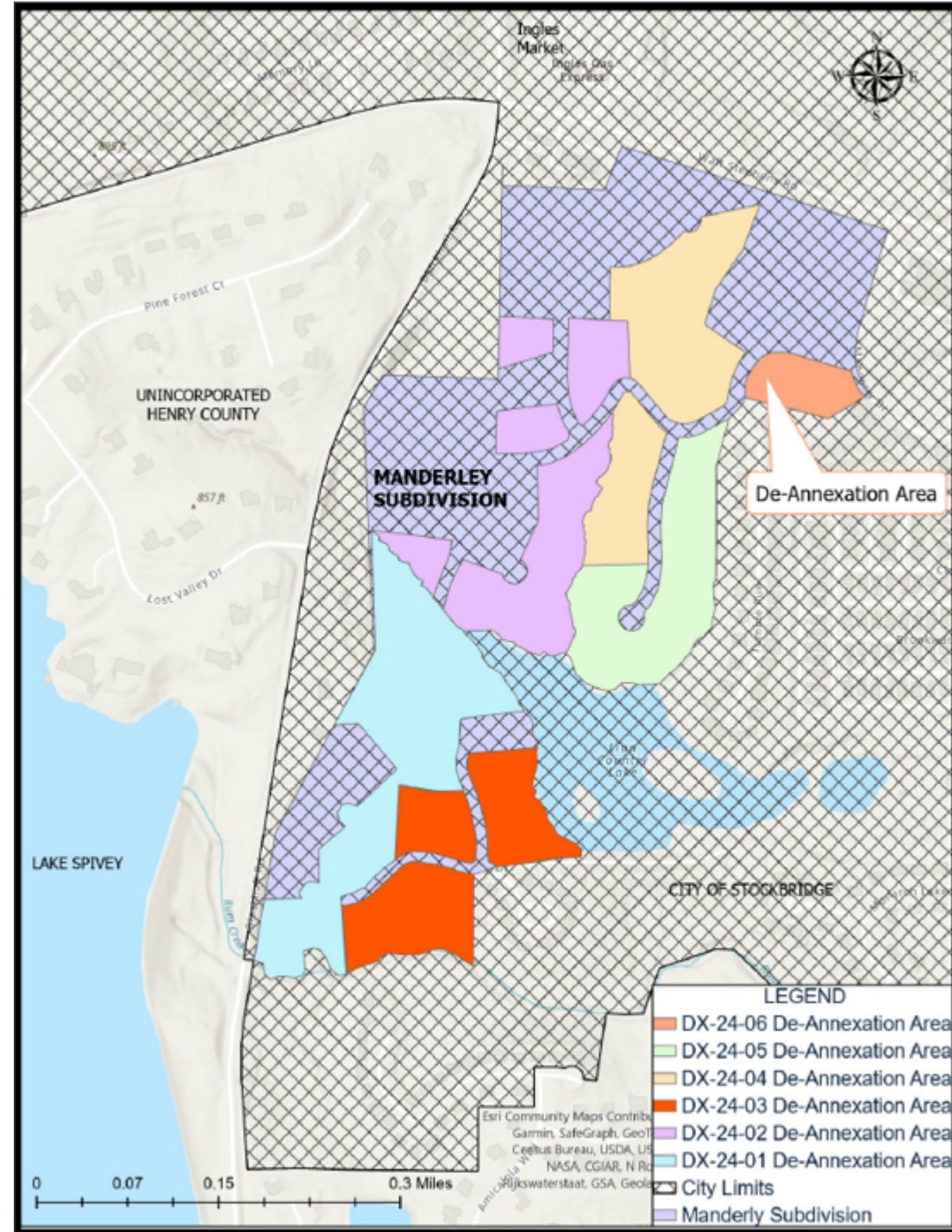
- Yellow— SR District (Suburban Residential) — Manderley Subdivision
- Green—PUD District (Planned Unit Development) — Monarch Village Subdivision
- Black — Unincorporated Henry County
- Blue Star — Area of Proposed De-Annexation



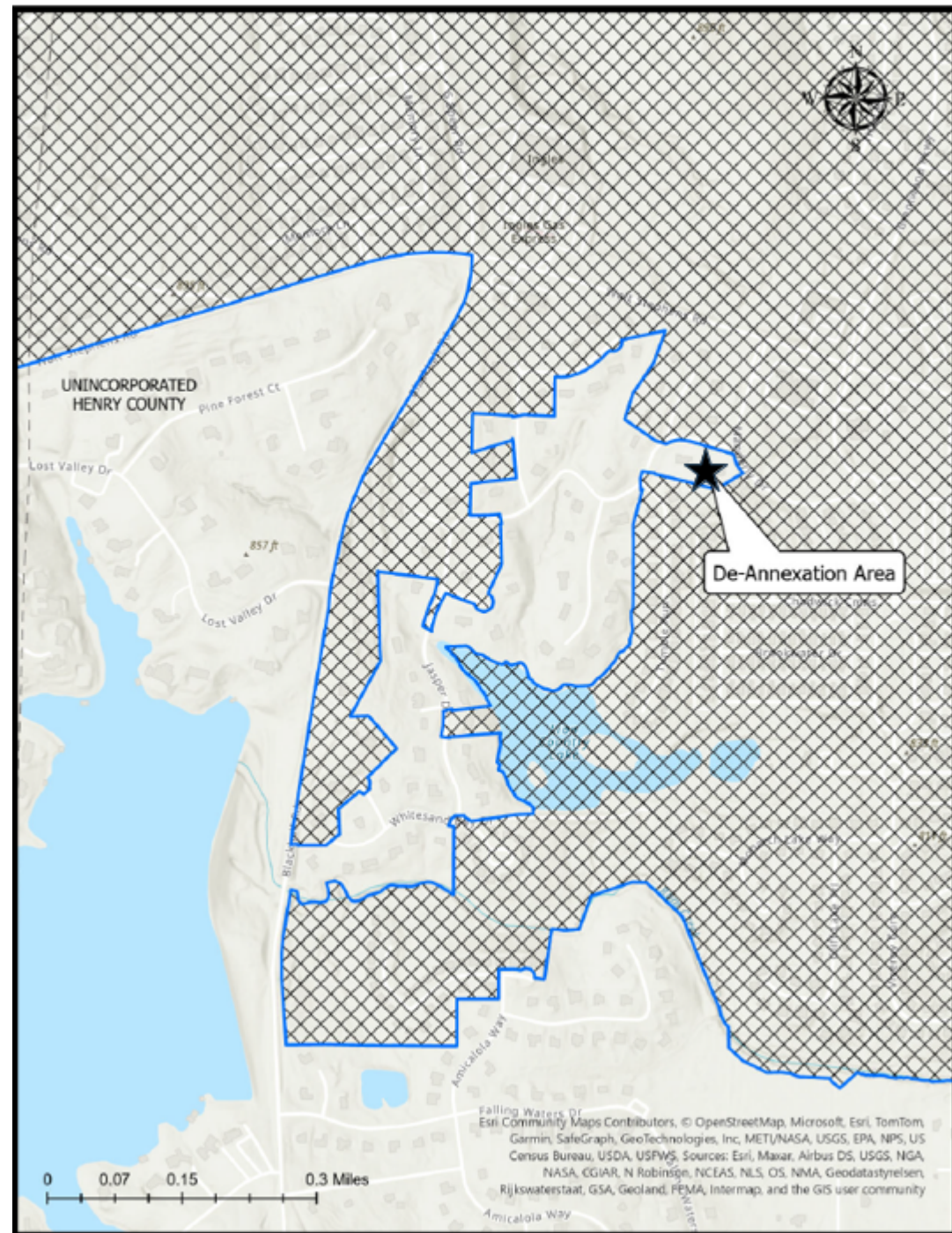
Manderley Subdivision Parcel Map



Manderley Subdivision Vicinity Map



Resulting Map Showing New City Limits Boundaries Upon Approval of DX-2024-06



Conclusion and Recommendation

Conclusion. From the preceding analysis, it appears that both the administrative requirements and the geographic requirements have been met for the proposed de-annexation. Thus, according to the law, the applicants have complied with all of the de-annexation requirements and there are no apparent issues which would prohibit them from de-annexing their properties from the City of Stockbridge.

Recommendation. Since all of the de-annexation requirements have been met, the law states that the Mayor and City Council must approve this de-annexation request (DX- 2024-06).



TO: Mayor and City Council

FROM: Ryan C. Anderson, Community Development Director

CC: Mayor Anthony Ford, Acting City Manager; Valerie Ross, City Zoning Attorney

DATE: April 14, 2025

SUBJECT: De-Annexation Case #DX-2024-06:
Two Properties in the Manderley Subdivision

Introduction. The owners of two properties within the Manderley Subdivision submitted a de-annexation application to Henry County Planning & Zoning to request that their properties be de-annexed from the City of Stockbridge. The Manderley Subdivision is located at the western edge of the Stockbridge City Limits, bounded by Walt Stephens Road to the north and Blackall Road to the west. The two properties for DX-2024-06 have 2.207 +/- total acres in Land Lot 8 and 25 of District 12. They comprise residential lots in the northeastern portion of the subdivision. Table 1 below provides a list of the two properties by address, parcel number, and owner/applicant.

Table 1—Properties for Proposed De-Annexation

Property Address	Parcel Number	Property Owner(s) / Co-Applicant (s)
110 Jasper Drive	013A01002000	Jacqueline Ann Marie March
120 Jasper Drive	013A01003000	Nakia Smith

Henry County Government's Action. According to a Deannexation Evaluation Report which was prepared by the Henry County Planning & Zoning Department, the Henry County Government received a de-annexation application from the two applicants electronically on December 23, 2024. The applicants used the 100% method for the proposed de-annexation. The Department then prepared a Deannexation Evaluation Report for Henry County's Case #DE-AX-24-06, which recommended the approval of the proposed de-annexation. It stated that the subject property was previously zoned 'R-1' (Single-Family Residential) by Henry County prior to its 2022 annexation into the City of Stockbridge, and that the property would revert back to R-1 upon the successful de-annexation of the property from the City back into unincorporated Henry County. The property also had a previous Henry County future land use designation of Low-Density Residential, which allowed a density of up to 2.0 dwelling units per acre. After the completion of the DE-AX-24-06 Evaluation Report, the Henry County Board of Commissioners adopted Henry County Resolution #25-47, dated January 21, 2025, to approve the de-annexation.

City of Stockbridge's Receipt of De-Annexation Application Package. The City of Stockbridge received a copy of the de-annexation application, which was sent electronically by Henry County on January 23, 2025. There was no cover letter included in the package, but the Evaluation Report from Henry County Planning and Zoning did list the included property addresses and parcel numbers.

Background on the Manderley Subdivision. The Manderley Subdivision is established and well-developed. Table 2 below lists basic facts about it, and the Appendix contains several pertinent aerial photos and maps.

Table 2—Facts About Manderley Subdivision

Descriptive Factors:	Findings:
Current City of Stockbridge Zoning	SR (Suburban Residential)
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Current Annexation Status	Annexed into City via 2022 Referendum.
Estimated Number of Subdivision Lots	79.
Name of Subdivider	Koppar Corporation.
Number of Development Phases	Three.
Years of Recorded Plat Approvals	1983, 1984, 1986, 1988, 1989.*
Status of Subdivision Lots	Nearly all are developed with SF homes.
Sizes of Subdivision Lots	Approximately one to two acres each.
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residential parcels outside of Manderley Subdivision, Blackhall Road, the City Limits Line, and Spivey Lake. The commercial uses are located in the C-1 (Neighborhood Commercial) zoning district. The subdivisions to the south, southeast, and east are located in the PUD (Planned Unit Development) district, while the outlying residential parcels to the west are zoned 'SR' (Suburban Residential). Properties west of Blackhall Road, in unincorporated Henry County, are zoned 'R-1' (Single-Family Residential for large lots) and 'RA' (Residential-Agricultural).

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 - a. A written, signed application by the owners of no more than ten parcels.
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 - e. Verification by City staff that the geographic requirements have been met.
 - f. Approval by the municipality, unless the geographic requirements have not been met.
2. **Geographic Requirements:**
 - a. At least one of the parcels must abut/be contiguous to the boundaries of the city limits (not separated from the city limits by unincorporated areas, a street, a creek or river, or a railroad).
 - b. No prohibited unincorporated island would be created by the proposed de-annexation.
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Analysis of De-Annexation Proposal:

1. **Administrative Requirements –** The applicants for the proposed DX-2024-06 de-annexation submitted a signed de-annexation application form to Henry County, which was for two parcels. After the County's review, it adopted a signed resolution and sent a copy of the application to the City of Stockbridge. The Planning and Zoning Staff has verified that the acceptable 100 percent method of de-annexation has been used, and that the de-annexation proposal meets the geographic requirements, as are discussed below.
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area would be surrounded on three sides by other parcels remaining within the City Limits. Whenever a new City Limits Map is prepared, the de-annexed area would further extend the city limits east from the resulting boundary created after the approval of DX-2024-06. Further, there would be no alteration of the existing streets or access to them; thus, there do not appear to be any health, safety, or welfare issues in terms of providing needed transportation of County service vehicles or emergency vehicles in reaching the homes of the property owners within the de-annexed area.

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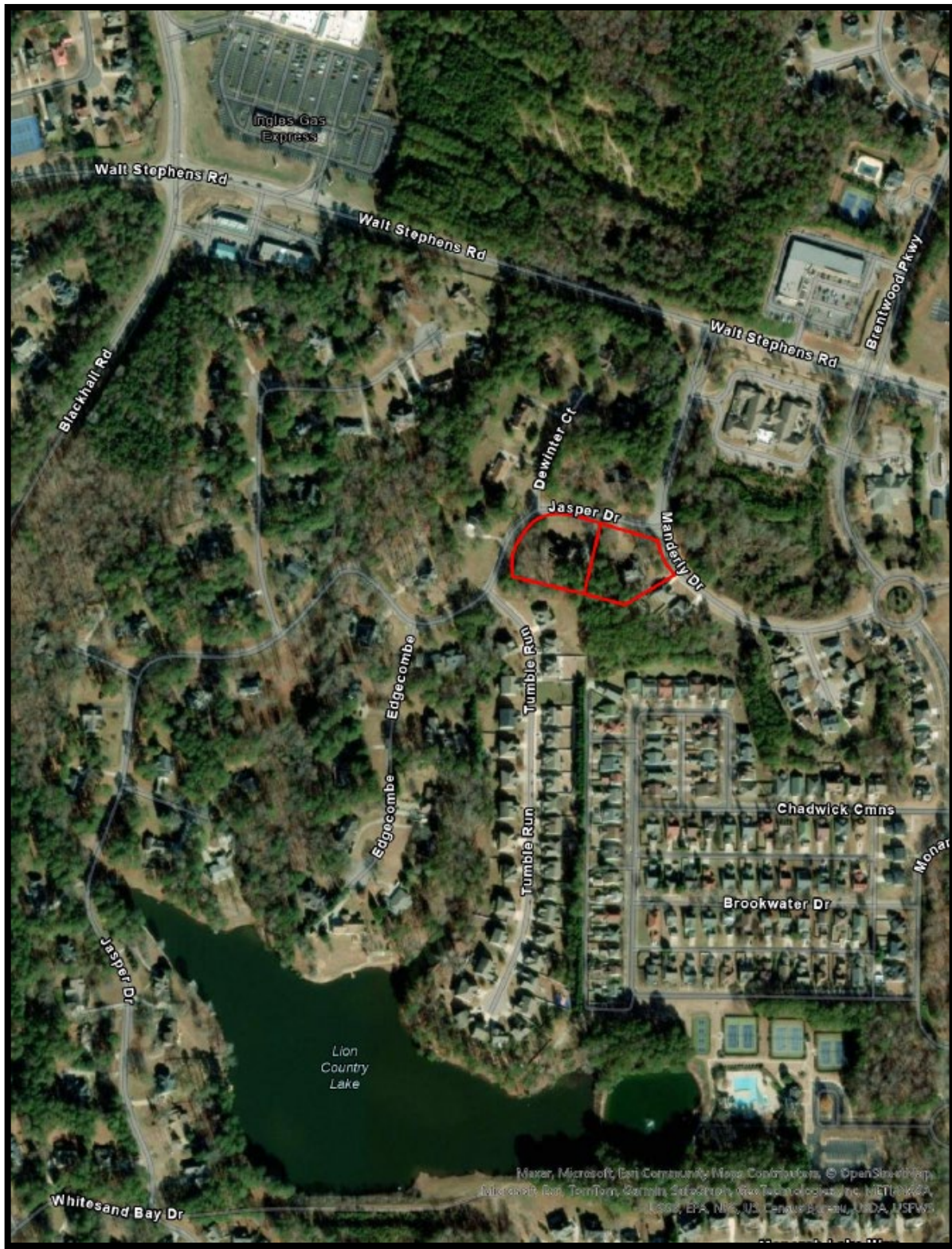
RCA/jlb

Appendix

APPENDIX:

- 1. Aerial Photo Showing Two Parcels for De-Annexation**
- 2. Map of 2022 City of Stockbridge Annexation Referendum—
Location of Proposed DX-2024-06 De-Annexation Area**
- 3. Manderley Subdivision Zoning Map**
- 4. Manderley Subdivision Vicinity Map**
- 5. Manderley Subdivision Parcel Map**
- 6. Resulting New City Limits Map Upon the Approval of DX-2024-06**

1. AERIAL PHOTO SHOWING TWO PARCELS FOR DE-ANNEXATION



2. MAP OF 2022 CITY OF STOCKBRIDGE ANNEXATION REFERENDUM: LOCATION OF PROPOSED DX-2024-06 DE-ANNEXATION AREA

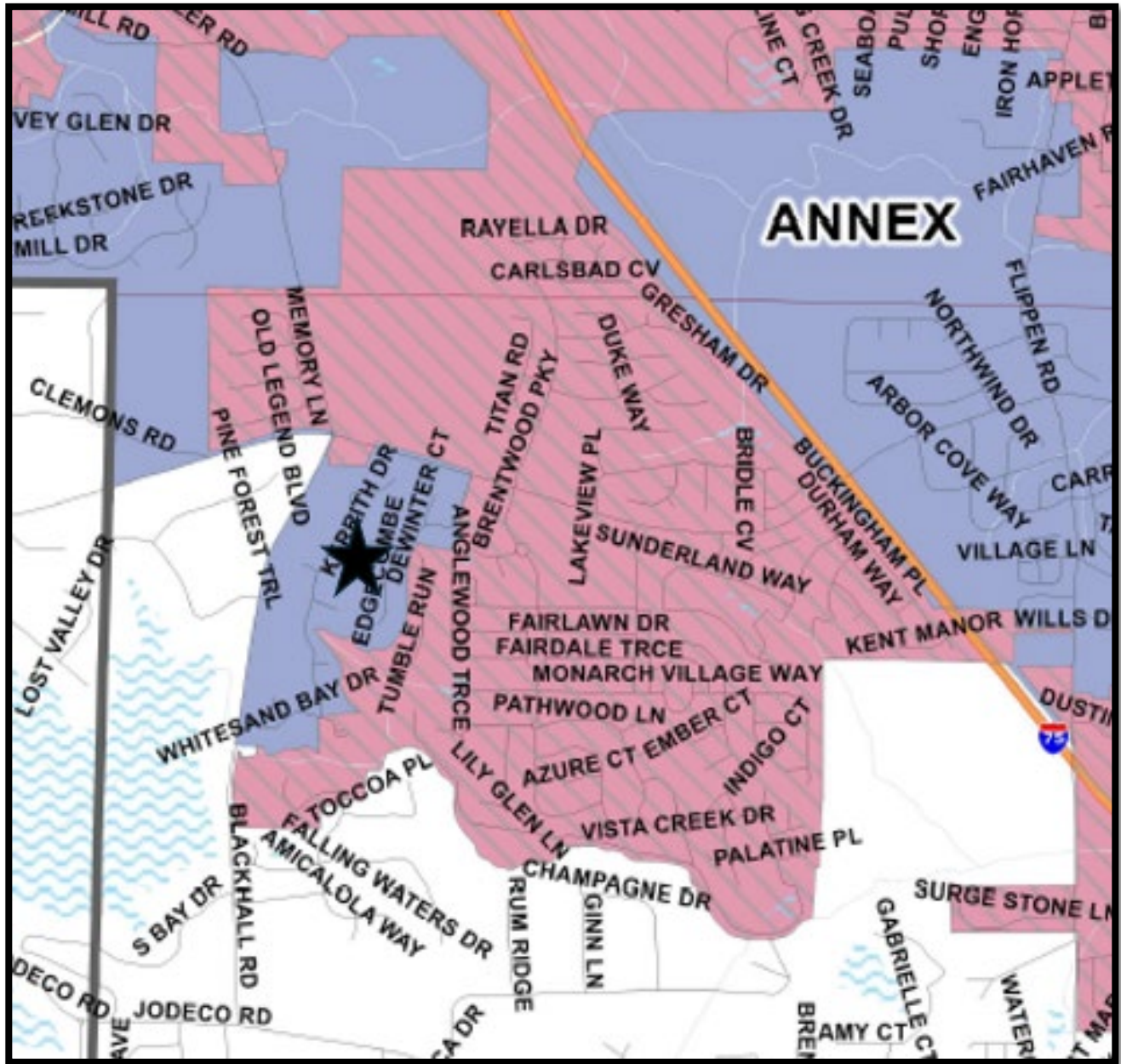
LEGEND:

Pink Striped Areas – Were Already Part of the City of Stockbridge in 2022

Blue Areas – Were Annexed as Part of 2022 City of Stockbridge Annexation Referendum

Blue Waves – Spivey Lake

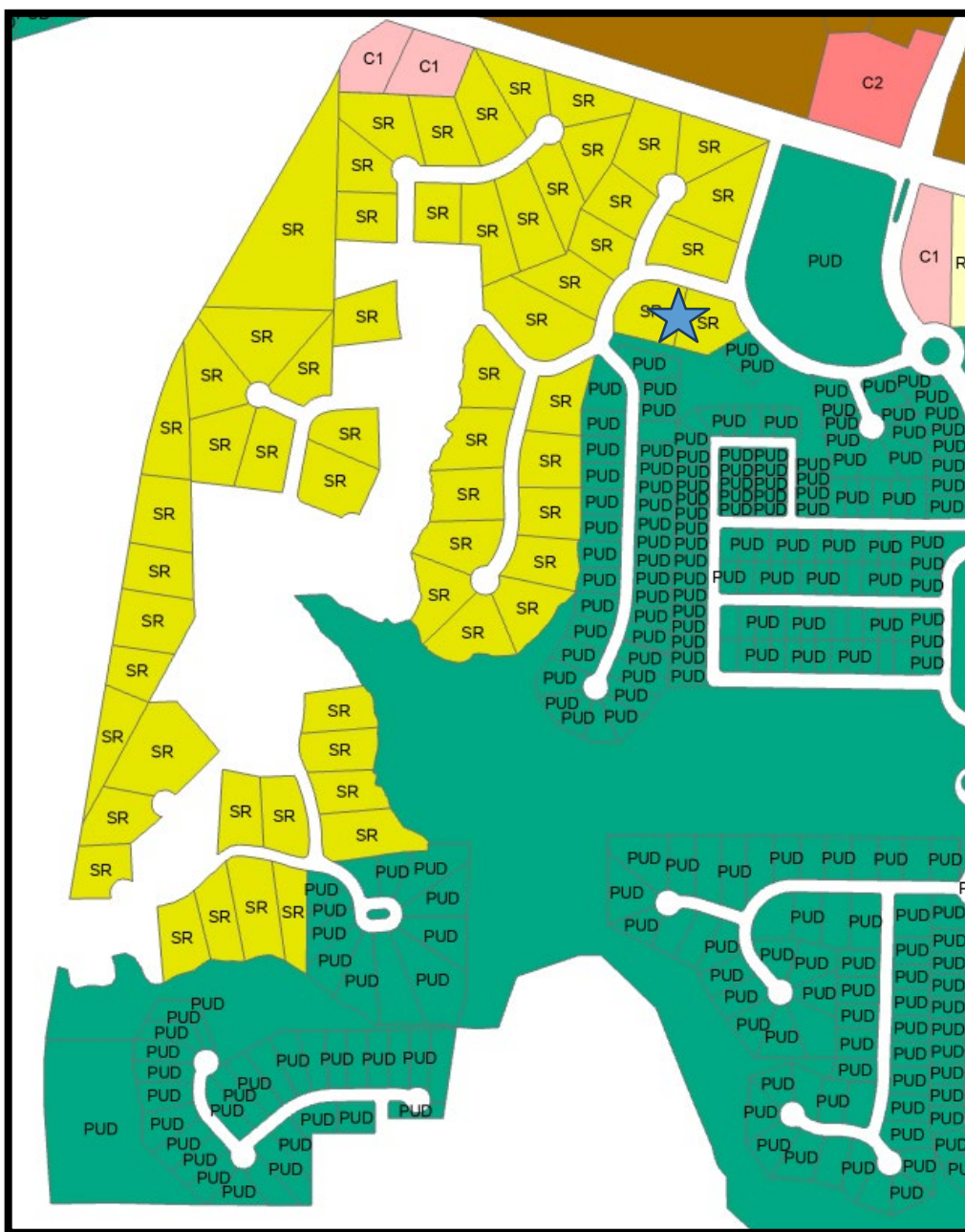
★ Black Star—Location of Proposed DX-2024-06 De-Annexation



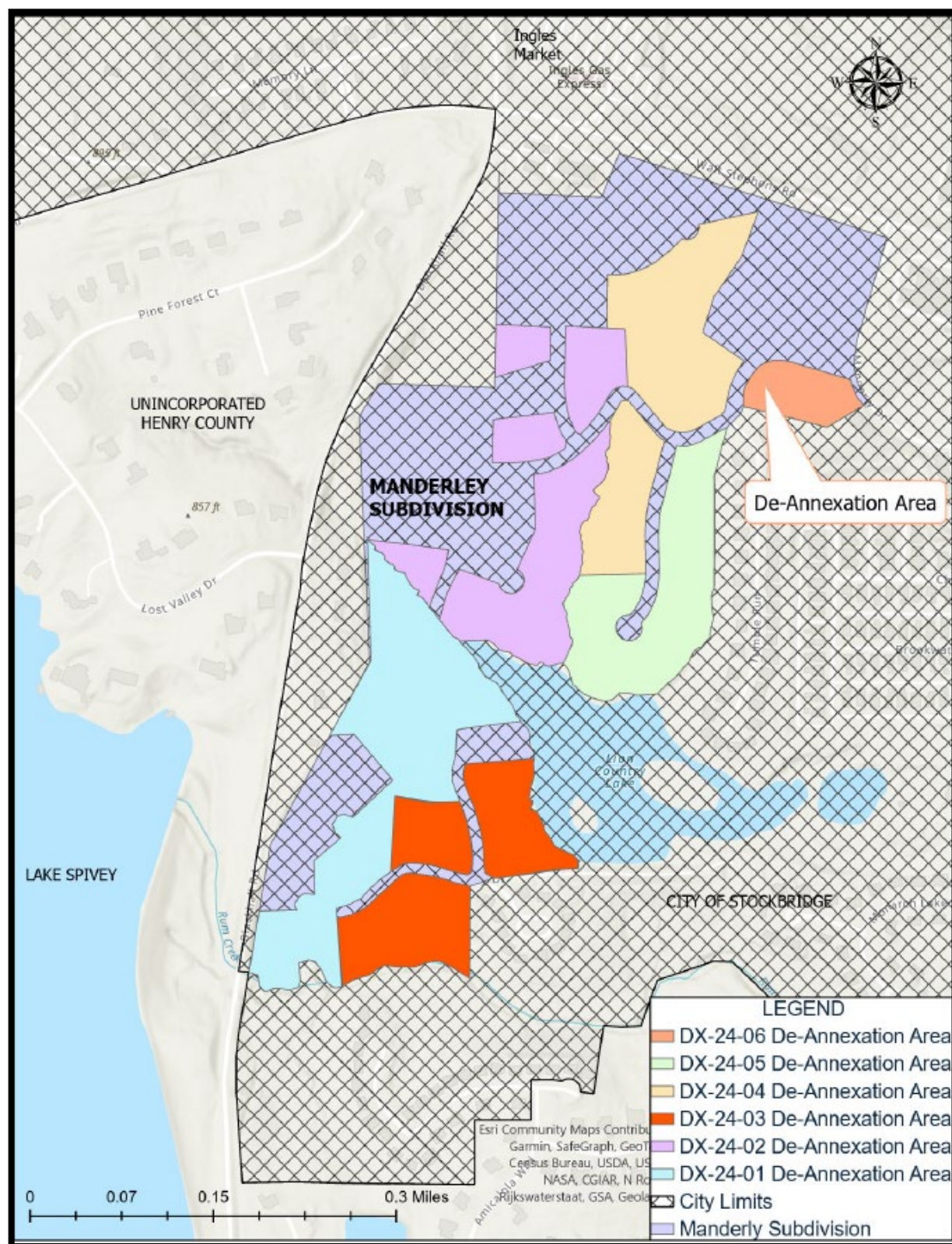
3. MANDERLEY SUBDIVISION ZONING MAP

KEY:

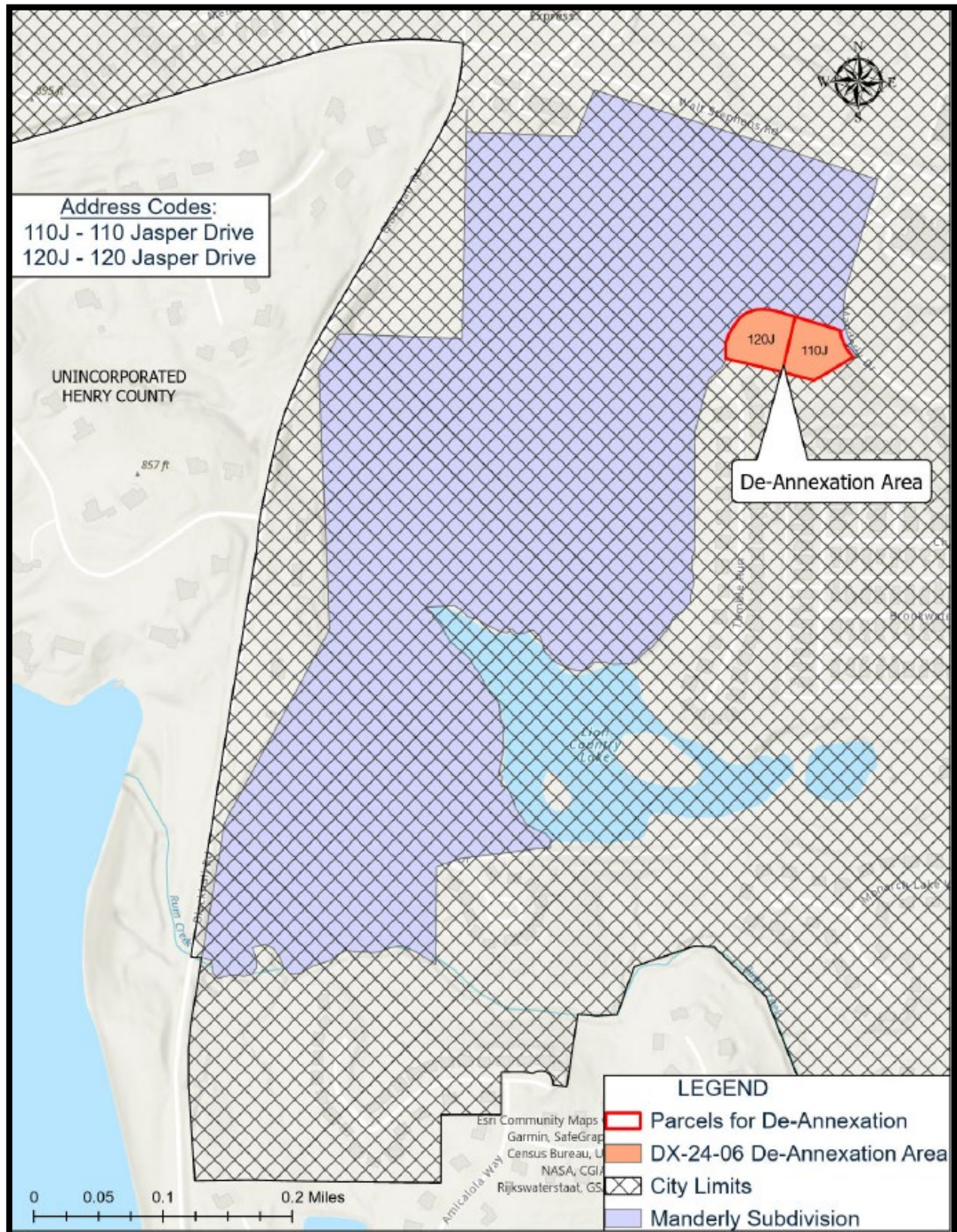
- Yellow—SR District (Suburban Residential) — Manderley Subdivision
Green—PUD District (Planned Unit Development) — Monarch Village Subdivision
Black — Unincorporated Henry County
 ★ Blue Star — Area of Proposed De-Annexation



4. MANDERLEY SUBDIVISION VICINITY MAP

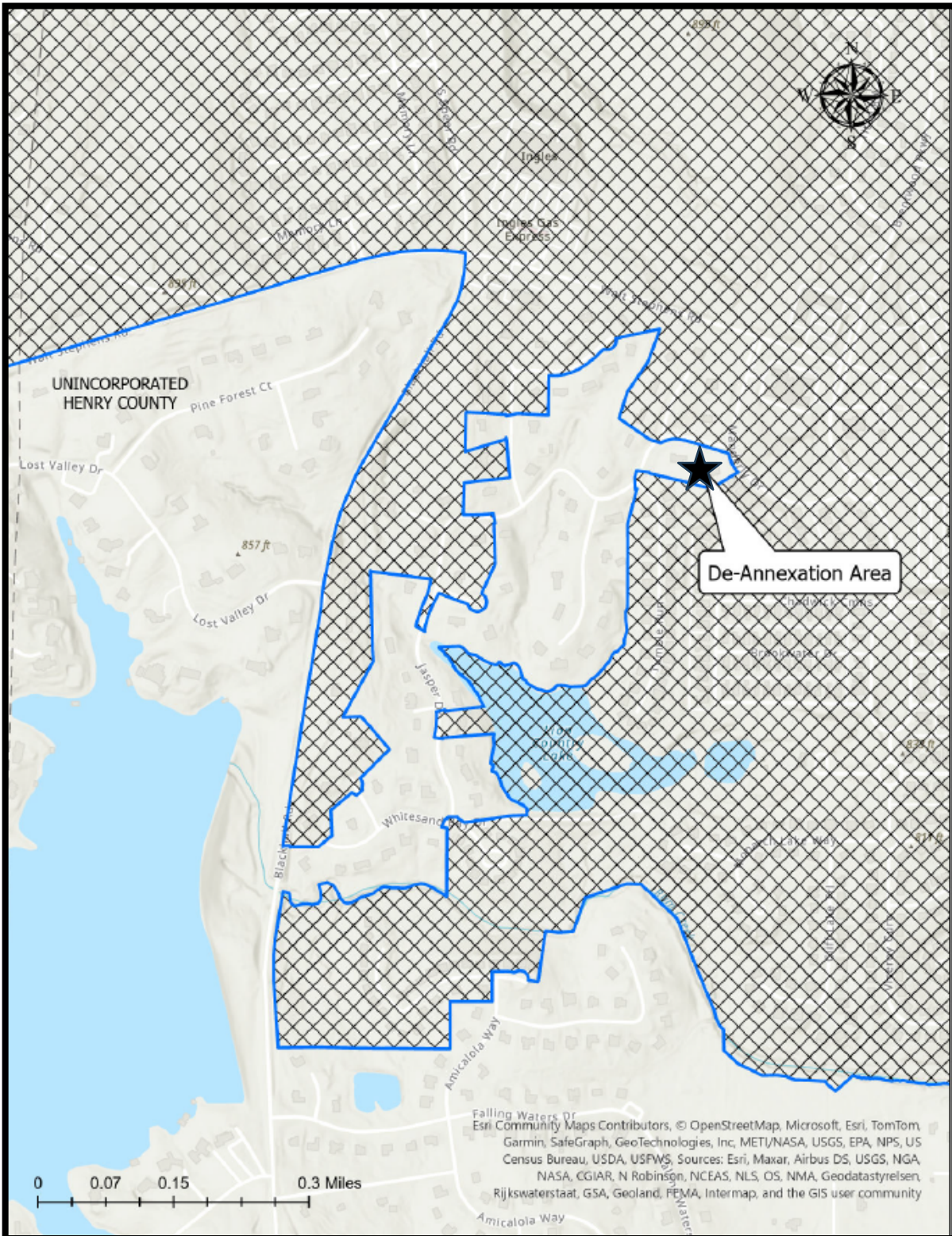


5. MANDERLEY SUBDIVISION PARCEL MAP



6. RESULTING MAP SHOWING NEW CITY LIMITS BOUNDARIES UPON THE APPROVAL OF DX-2024-06

★ Black Star – De-Annexed Area





City of Stockbridge

AGENDA ITEM

MEETING DATE

APRIL 14, 2025

FUNDING SOURCE

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

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

DE-ANNEXATION CASE #DX-2024-07 FOR THE MANDERLEY SUBDIVISION, PHASE 7. Consideration of an Ordinance to de-annex from the Corporate Limits of the City of Stockbridge three (3) parcels within the Manderley Subdivision, representing Phase 7. The request was made by the owners of the three parcels, which would become part of unincorporated Henry County.

BACKGROUND INFORMATION:

The City Council previously approved DX-2024-01 (Phase 1), DX-2024-02 (Phase 2), DX-2024-03 (Phase 3), and DX-2024-04 (Phase 4) for the Manderley Subdivision. DX-2024-05 (Phase 5), DX-2024-06 (Phase 6), and DX-2024-08 (Phase 8) are also being considered at the April 14, 2025 City Council meeting.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

De-Annexation Case #DX-2024-07 for the Manderley Subdivision, Phase 7.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Approval.

Staff Signature_____

De-Annexation Case

#DX-2024-07: Three Properties in the Manderley Subdivision

City Council: April 14, 2025



Properties for Proposed De- Annexation

Introduction. The owners of three properties within the Manderley Subdivision submitted a de-annexation application to Henry County Planning & Zoning to request that their properties be de-annexed from the City of Stockbridge. The Manderley Subdivision is located at the western edge of the Stockbridge City Limits, bounded by Walt Stephens Road to the north and Blackall Road to the west. The three properties have 3.447 +/- total acres in Land Lot 8, 9, 24, and 25 of District 12. They comprise residential lots in the northwestern portion of the subdivision. Table 1 below provides a list of the three properties by address, parcel number, and owner/applicant.

Property Address	Parcel Number	Property Owner(s) / Co-Applicant (s)
315 Kerrith Drive	013A01024001	Tamara Barrington-Dawkins
170 Jasper Drive	013A01040000	<u>Thi Vo</u> and Ngon Dinh
175 Jasper Drive	013A01045000	Tanya Lane

Henry County Government's Action

According to a Deannexation Evaluation Report which was prepared by the Henry County Planning & Zoning Department, Henry County Government received a de-annexation application from the three applicants electronically on December 27, 2024. The applicants used the 100% method for the proposed de-annexation. The Department then prepared a Deannexation Evaluation Report for Henry County's Case #DE-AX-24-07, which recommended the approval of the proposed de-annexation. It stated that the subject property was previously zoned 'R-1' (Single-Family Residential) by Henry County prior to its 2022 annexation into the City of Stockbridge, and that the property would revert back to R-1 upon the successful de-annexation of the property from the City back into unincorporated Henry County. The property also had a previous Henry County future land use designation of Low-Density Residential, which allowed a density of up to 2.0 dwelling units per acre. After the completion of the DE-AX- 24-07 Evaluation Report, the Henry County Board of Commissioners adopted Henry County Resolution #25-49, dated January 21, 2025, to approve the de-annexation.

Background on the Manderley Subdivision

The Manderley Subdivision is established and well-developed. Table below lists basic facts about it.

Descriptive Factors:	Findings:
Current City of Stockbridge Zoning	SR (Suburban Residential)
Current City of Stockbridge Future Land Use Designation	Low-Density Residential.
Current Annexation Status	Annexed into City via 2022 Referendum.
Estimated Number of Subdivision Lots	79.
Name of Subdivider	Koppar Corporation.
Number of Development Phases	Three.
Years of Recorded Plat Approvals	1983, 1984, 1986, 1988, 1989.*
Status of Subdivision Lots	Nearly all are developed with SF homes.
Sizes of Subdivision Lots	Approximately one to two acres each.
Years of Home Construction	1985-1997, per Tax Assessors' records.

Background on the Surrounding Area

The surrounding area includes Ingle's Market and several neighborhood commercial uses flanking Walt Stephens Road; and several subdivisions to the south, southeast, and east. To the west are several individual residential parcels outside of Manderley Subdivision, Blackhall Road, the City Limits Line, and Spivey Lake. The commercial uses are located in the C-1 (Neighborhood Commercial) zoning district. The subdivisions to the south, southeast, and east are located in the PUD (Planned Unit Development) district, while the outlying residential parcels to the west are zoned 'SR' (Suburban Residential). Properties west of Blackhall Road, in unincorporated Henry County, are zoned 'R-1' (Single-Family Residential for large lots) and 'RA' (Residential-Agricultural).

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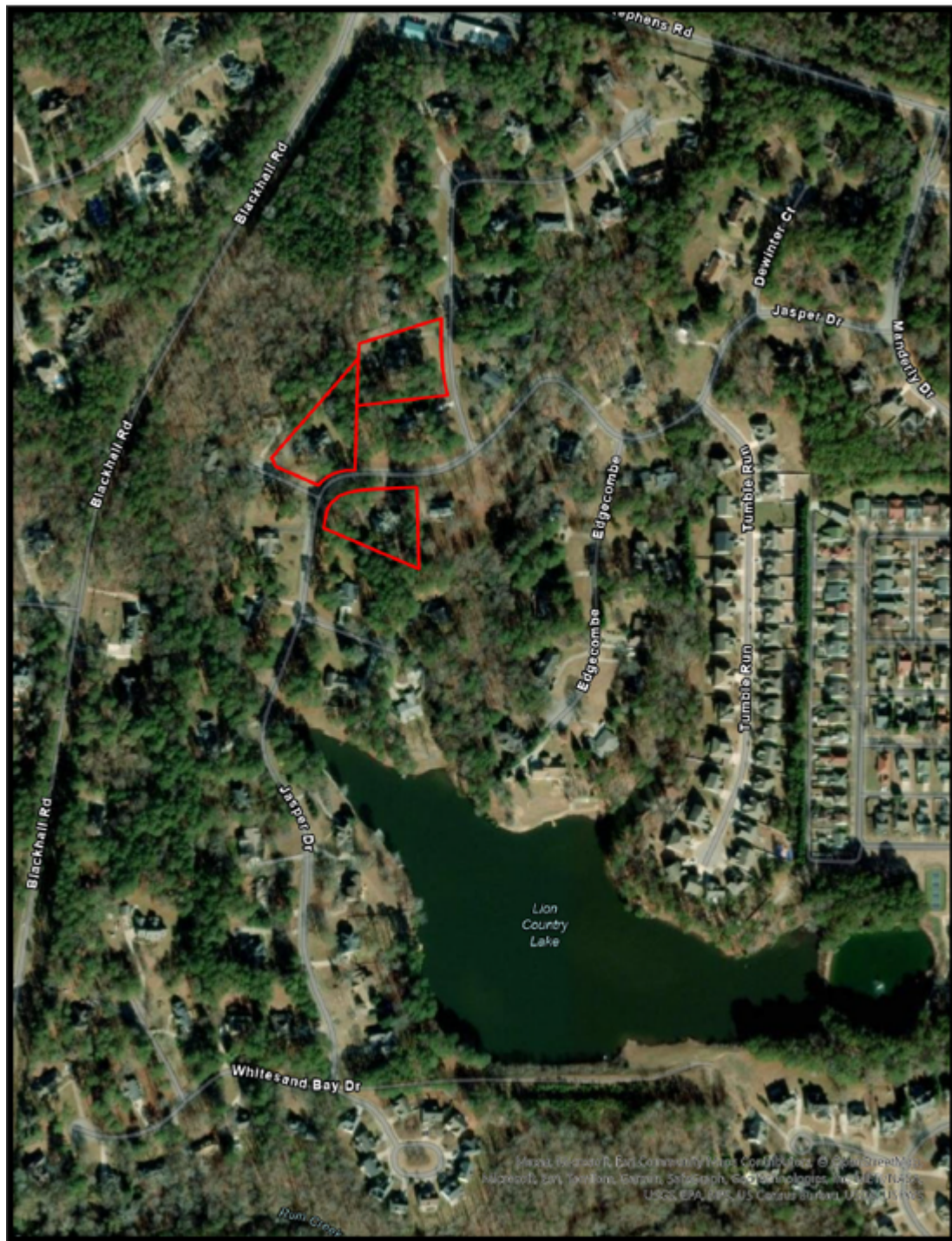
- a. At least one of the parcels must abut/be contiguous to the boundaries of the city limits (not separated from the city limits by unincorporated areas, a street, a creek or river, or a railroad).
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Analysis of the De-Annexation Proposal

1. **Administrative Requirements** – The applicants for the proposed DX-2024-07 de-annexation submitted a signed de-annexation application form to Henry County, which was for three parcels. After the County's review, it adopted a signed resolution and sent a copy of the application to the City of Stockbridge. The Planning and Zoning Staff has verified that the acceptable 100 percent method of de-annexation has been used, and that the de-annexation proposal meets the geographic requirements, as are discussed below.
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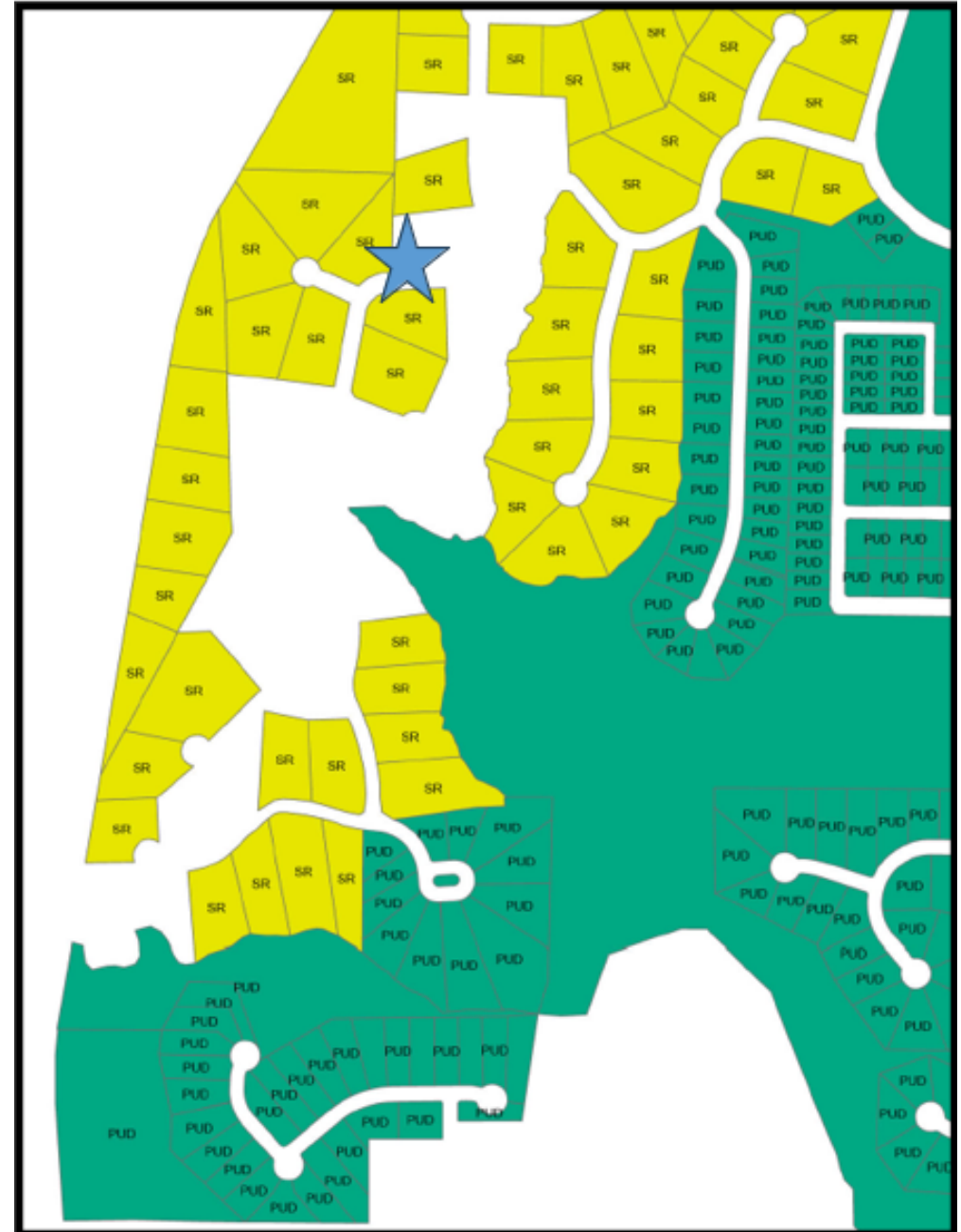
Aerial Photo
Parcels to De-
Annexed

Highlighted in Red

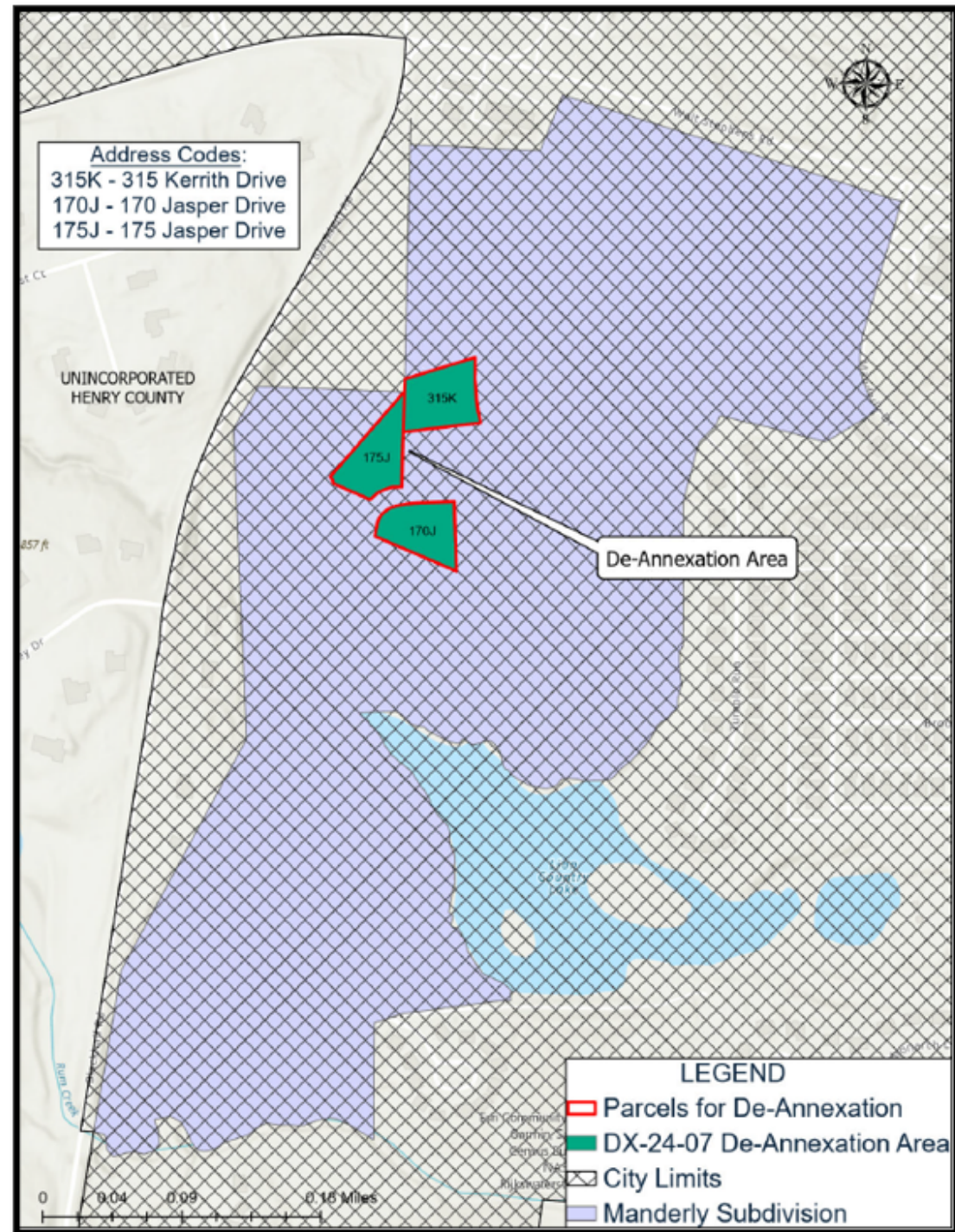


Manderley Subdivision Zoning Map Excerpt

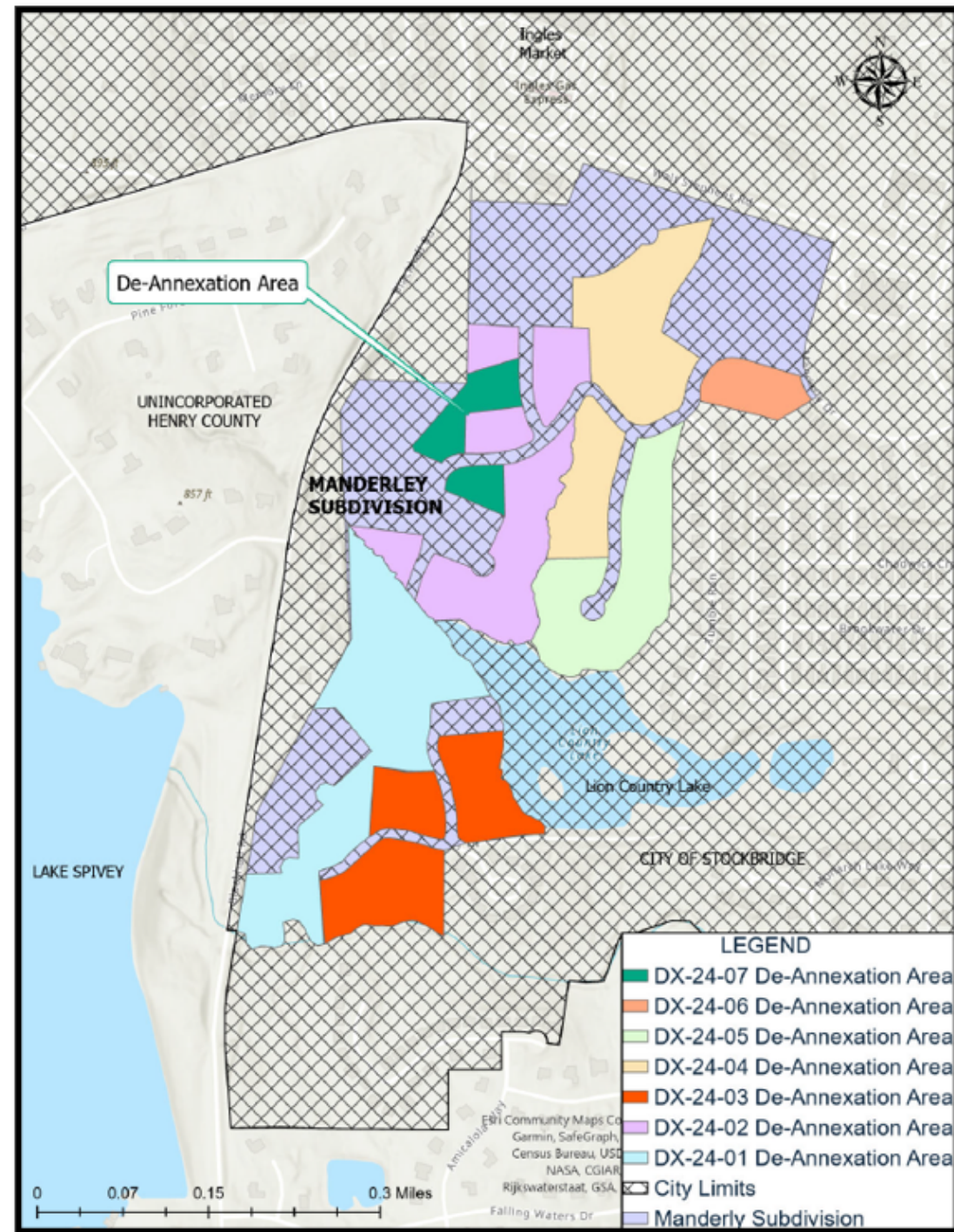
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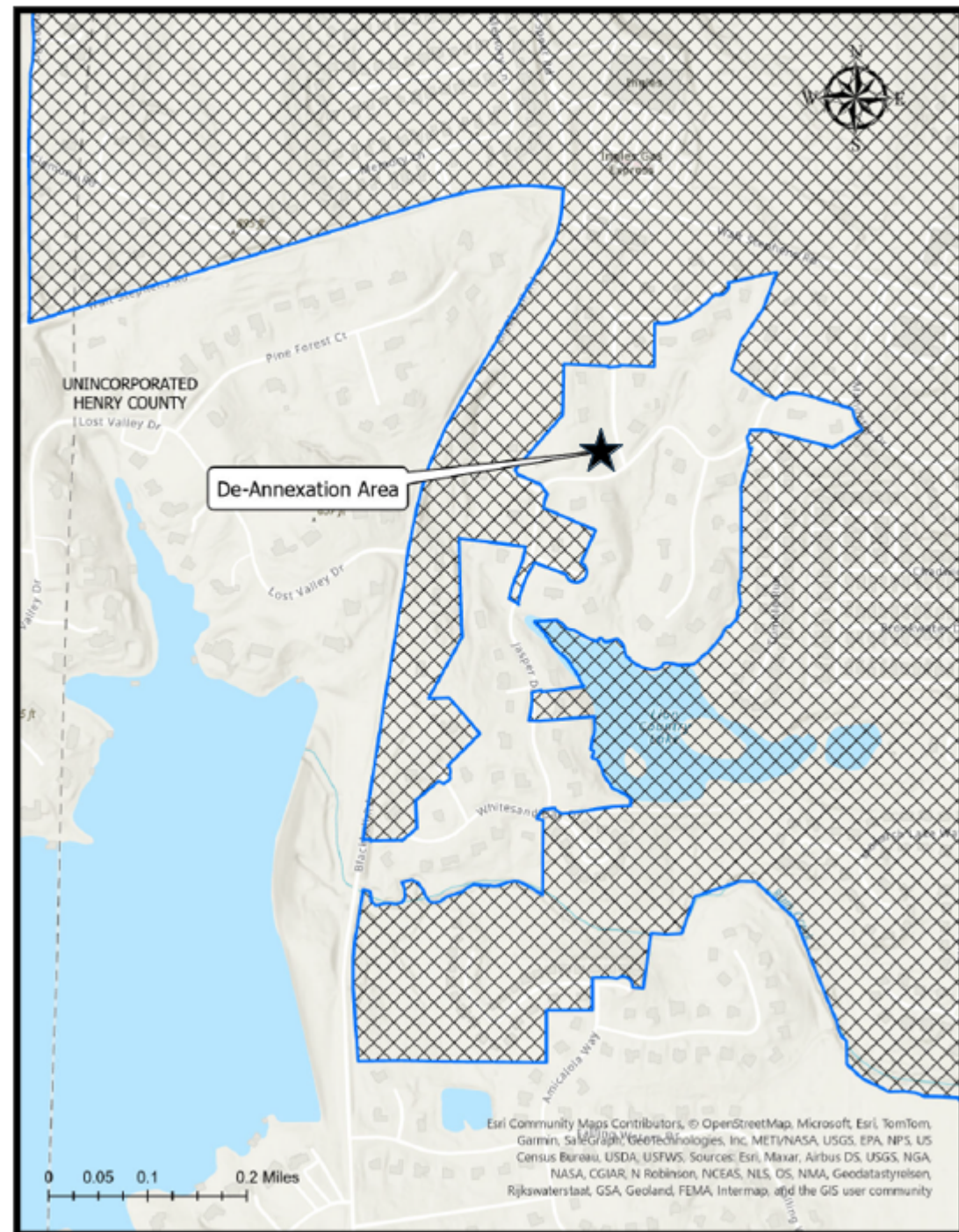
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TO: Mayor and City Council

FROM: Ryan C. Anderson, Community Development Director
Jordyn Bucholtz, GIS Analyst

CC: Mayor Anthony Ford, Acting City Manager; Valerie Ross, City Zoning Attorney

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RCA/jlb

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- 5. Manderley Subdivision Parcel Map**
- 6. Resulting New City Limits Map Upon the Approval of DX-2024-07**

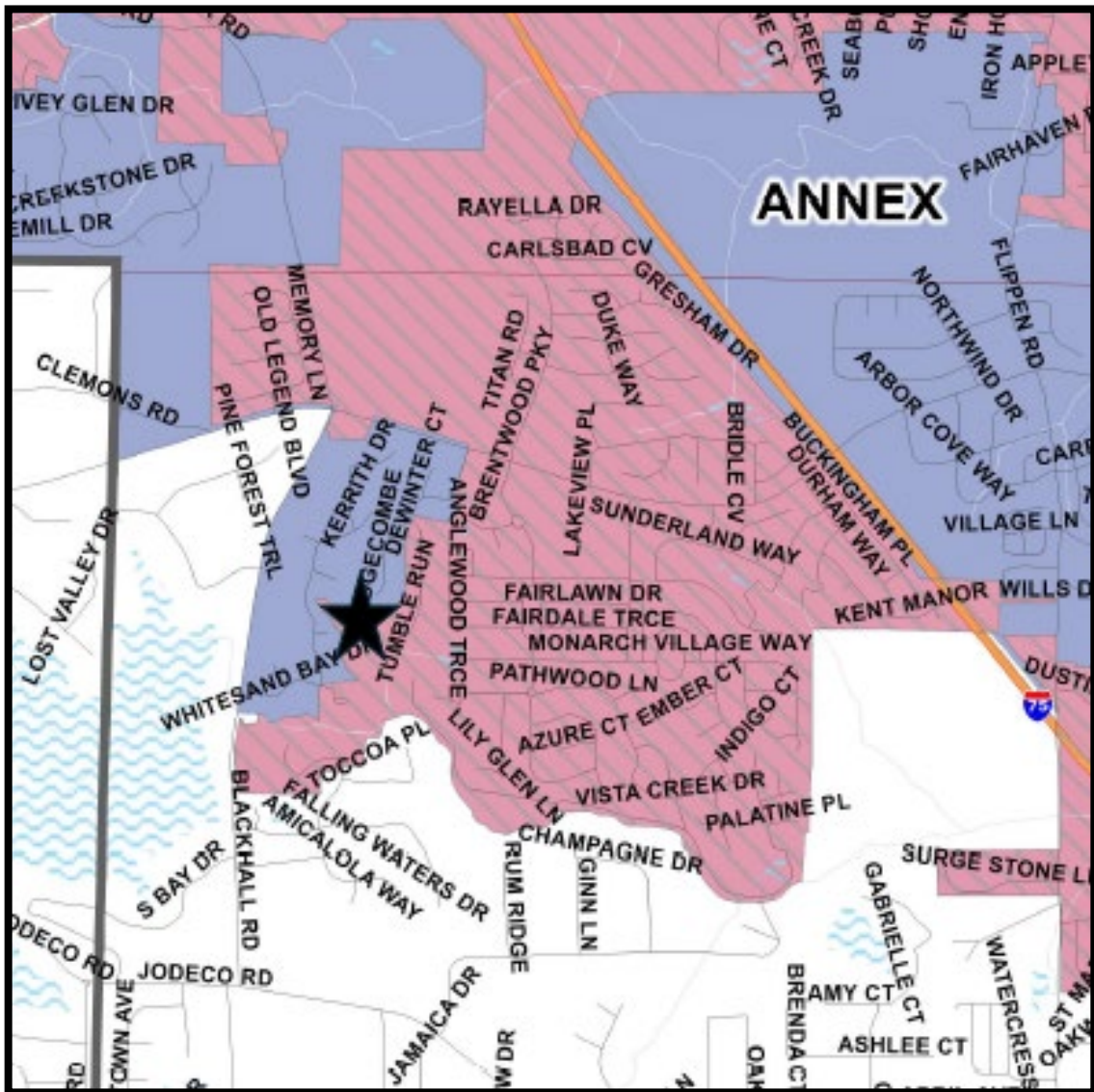
1. AERIAL PHOTO SHOWING THREE PARCELS FOR DE-ANNEXATION



2. MAP OF 2022 CITY OF STOCKBRIDGE ANNEXATION REFERENDUM: LOCATION OF PROPOSED DX-2024-07 DE-ANNEXATION AREA

LEGEND:

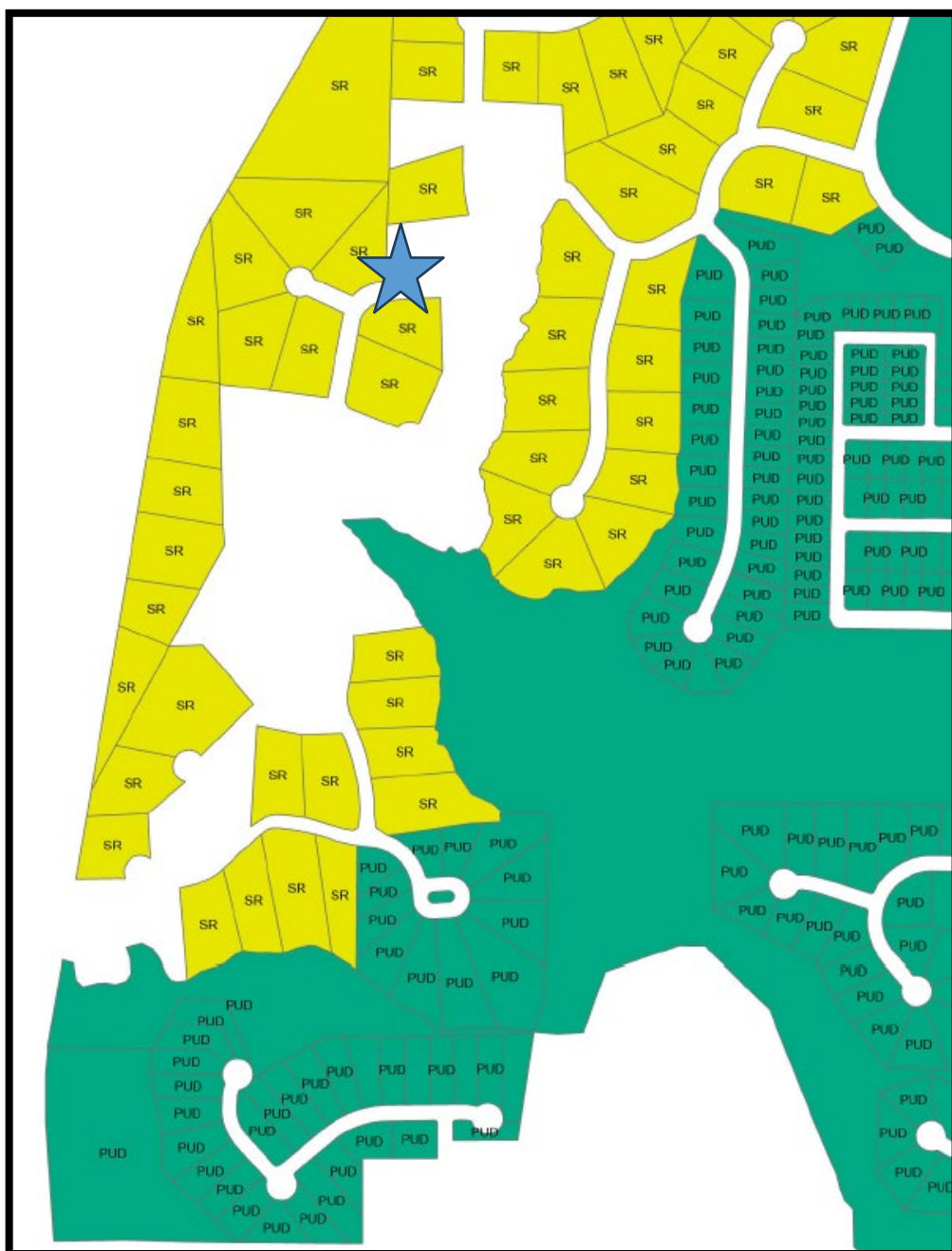
- Pink Striped Areas – Were Already Part of the City of Stockbridge in 2022
Blue Areas – Were Annexed as Part of 2022 City of Stockbridge Annexation Referendum
Blue Waves – Spivey Lake
 ★ Black Star—Location of Proposed DX-2024-07 De-Annexation



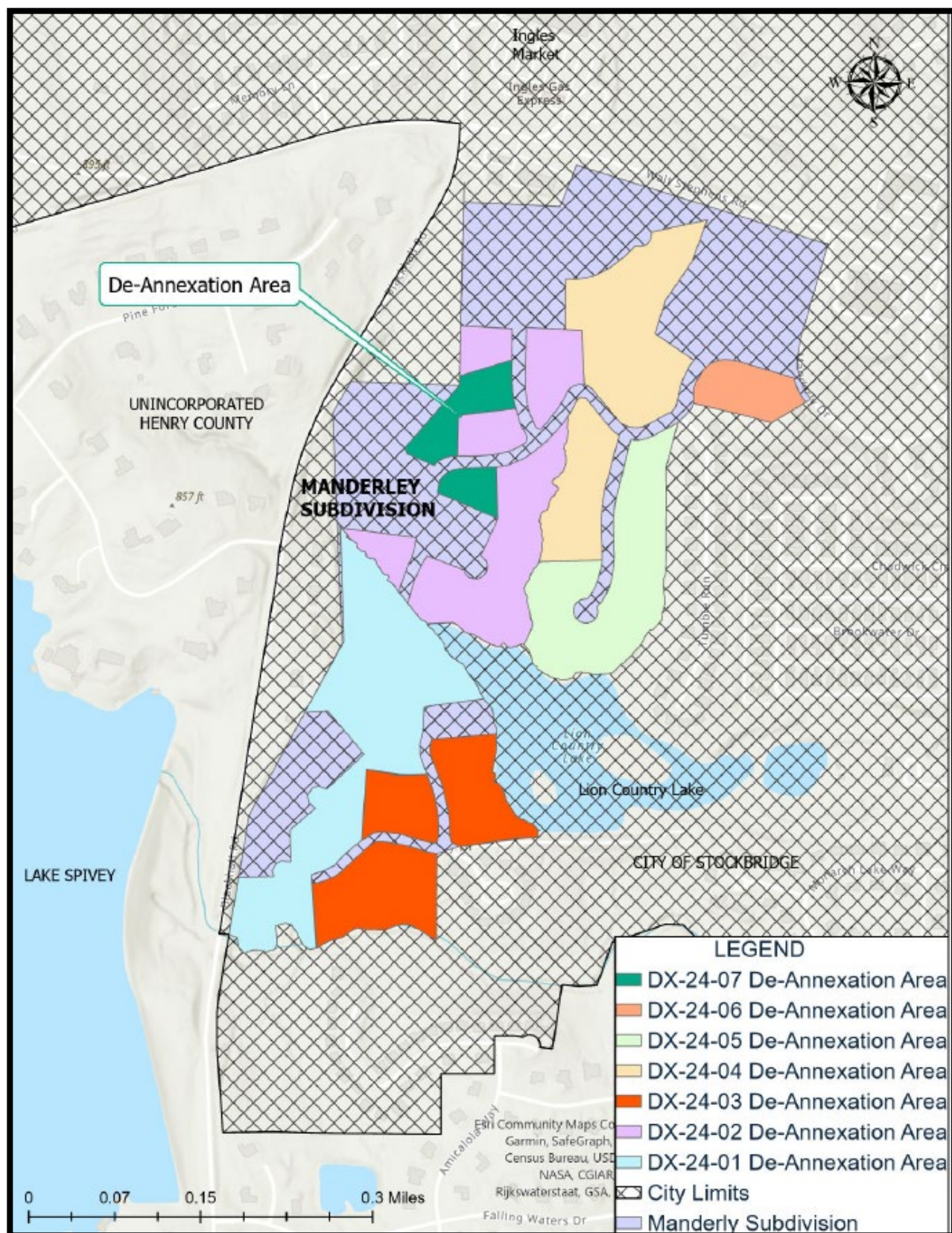
3. MANDERLEY SUBDIVISION ZONING MAP

KEY:

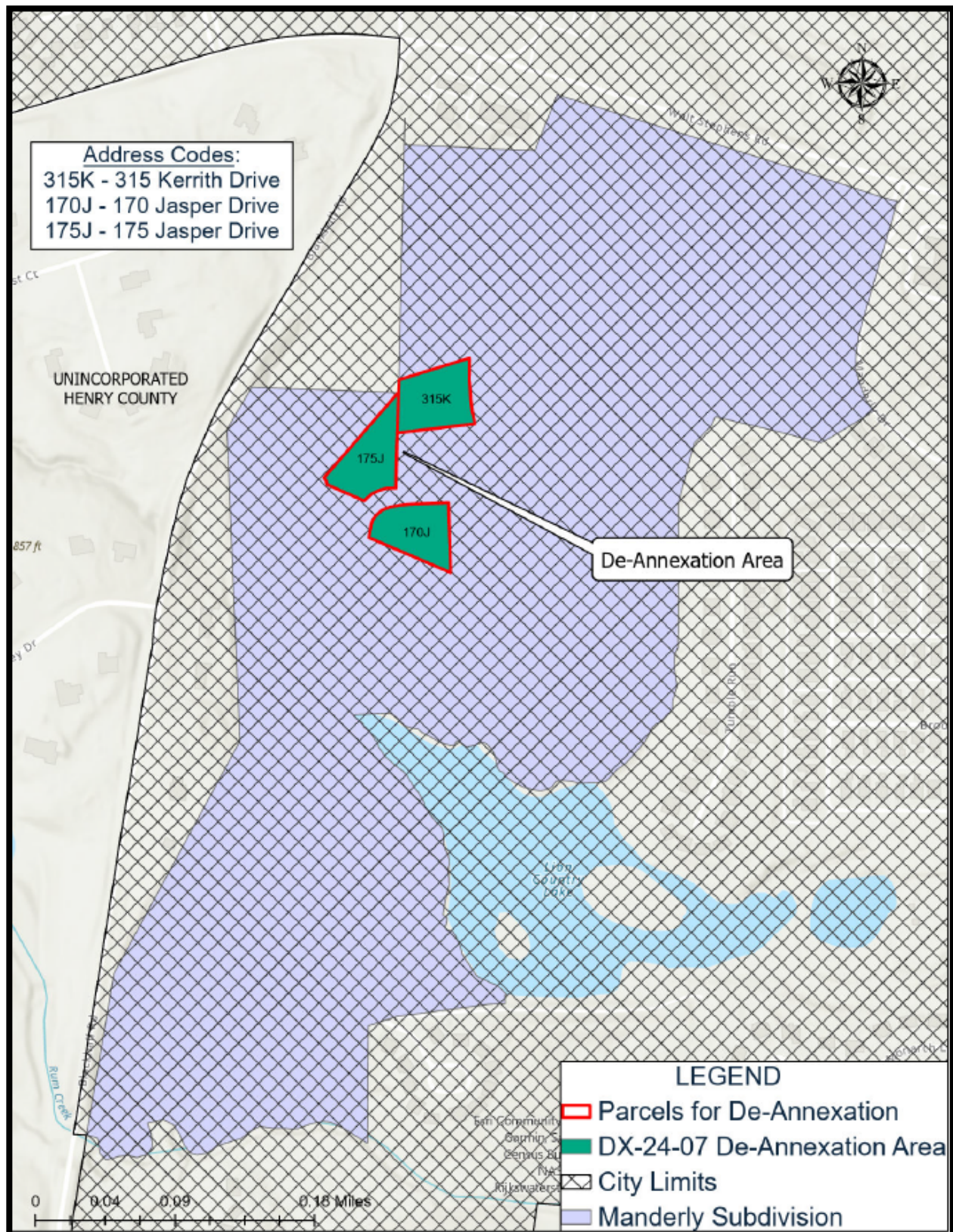
- Yellow—SR District (Suburban Residential) — Manderley Subdivision
Green—PUD District (Planned Unit Development) — Monarch Village Subdivision
Black — Unincorporated Henry County
 ★ Blue Star — Area of Proposed De-Annexation



4. MANDERLEY SUBDIVISION VICINITY MAP

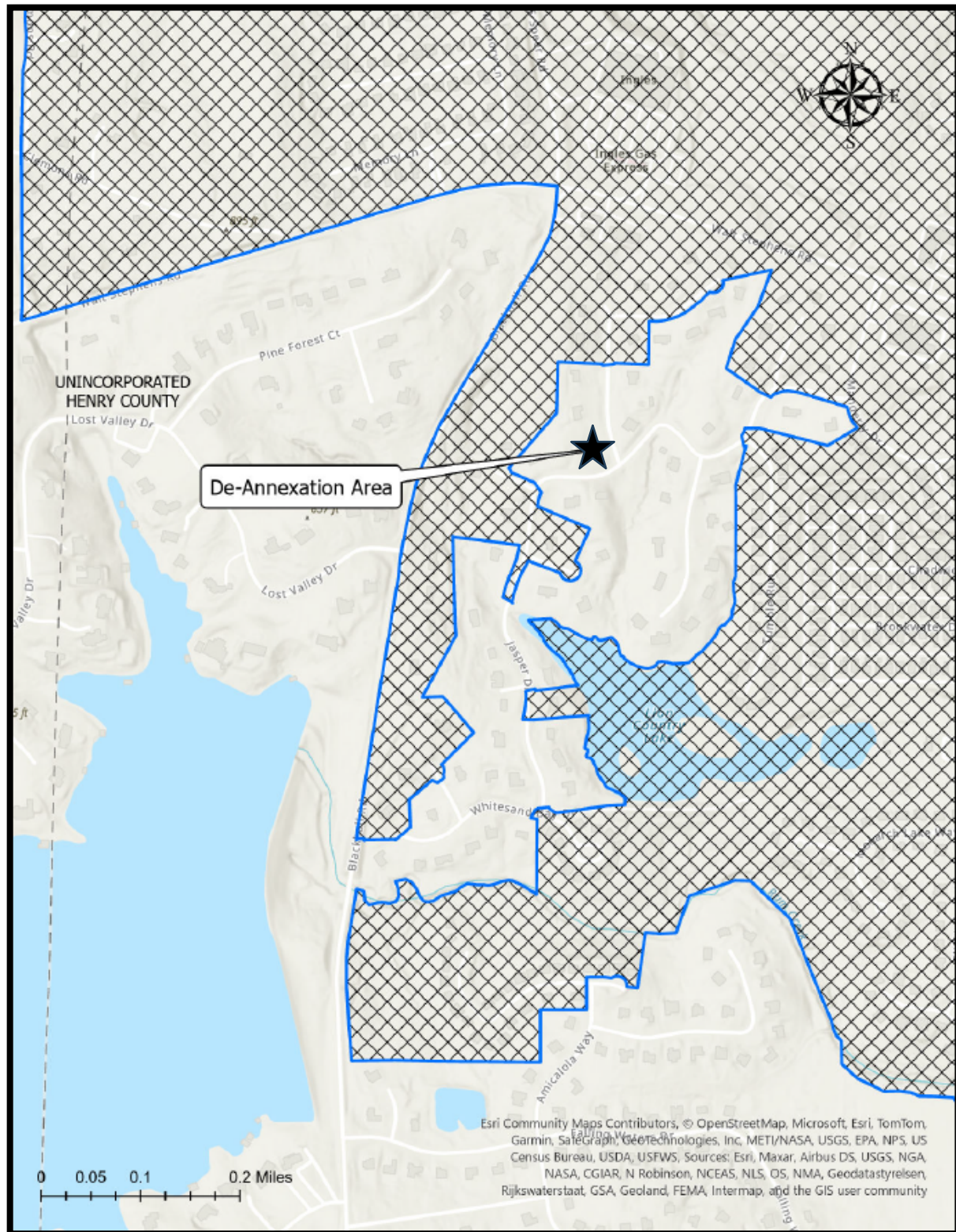


5. MANDERLEY SUBDIVISION PARCEL MAP



6. RESULTING MAP SHOWING NEW CITY LIMITS BOUNDARIES UPON THE APPROVAL OF DX-2024-07

★ Black Star – De-Annexed Area



Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

January 21, 2025

Department Requesting Agenda Item:

Planning & Zoning

Action Type:☒

Action requested by BOC

☐

For informational purposes only

Attachments/Exhibits for Agenda Item:

1. Executive Summary
2. Resolution
3. Staff Report

Presenter:

Toussaint Kirk, Cluster Leader

Agenda Item:

Henry County has received a request for deannexation from the City of Stockbridge to Unincorporated Henry County for a total of three (3) properties located at 170 and 175 Jasper Drive & 315 Kerrith Drive consisting of a combined 3.447 +/- acres in Land Lots 8, 9 & 25 of the 12th District. **District 2**

Applicant: Various Owners

Case Number: DE-AX-24-07

Commission District: District 2

Background/Summary:

The owners of the subject property are requesting the 100% deannexation method from the municipal boundaries of the City of Stockbridge to the unincorporated limits of Henry County.

Financial Implications/Considerations: N/A

The project is budgeted.	Y	or	N
The project will require the use of Fund Balance.	Y	or	N
If yes, please state amount _____.			
The project will require no funds.	Y	or	N
The project is grant funded and will require a _____% match and those funds are/are not budgeted.	Y	or	N
Is this request a Capital Project and part of the Capital Project List?	Y	or	N

Additional Comments / Recommendation:

It is Planning & Zoning staff's opinion that the deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the City of Stockbridge.

RESOLUTION #25-_____

RESOLUTION ACCEPTING PROPOSED DEANNEXATION FROM THE CITY OF STOCKBRIDGE OF THREE (3) PARCEL OF LAND CONSISTING OF A COMBINED 3.447 +/- ACRES IN LAND LOTS 8, 9, AND 25 OF THE 12TH DISTRICT, HENRY COUNTY, GEORGIA

WHEREAS, pursuant to *O.C.G.A. Article 8*, the Henry County Board of Commissioners have received application from property owners (“Applicants”) advising Henry County of their intent to deannex (DE-AX-24-07) three (3) properties consisting of a combined total of 3.447 +/- acres in Land Lots 8, 9 and 25 of the 12th District from the municipal boundary of the City of Stockbridge, Henry County, Georgia, being **Parcels 013A01024001, 013A01045000, and 013A01040000** (the” Property”) (see, Exhibit A, attached hereto); and

WHEREAS, in connection with, and immediately following, the annexation, the property owners seek to change the zoning for the Property from the City of Stockbridge SR (Suburban Residential) zoning district to the Henry County R-1 (Single-Family Residence) zoning district; and

WHEREAS, *O.C.G.A. § 36-36-131* grants the City of Stockbridge the authority to deannex an area or areas of the existing corporate limits upon the adoption of a resolution by the governing authority of the county in which such property is located consenting to such deannexation; and

WHEREAS, Henry County Board of Commissioners analyzed and whether the deannexation may be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality; and

WHEREAS, the Henry County Board of Commissioners has determined that the proposed deannexation of the Property into the County would not cause a material increase in the burden on Henry County; and

WHEREAS, the Henry County Board of Commissioners has determined that the proposed deannexation of the Property into the County would not result in an increase in density and infrastructure

demands which would be detrimental to Henry County and to the health, safety, and welfare of Henry County and its citizens; and

WHEREAS, the Henry County Board of Commissioners has determined that the proposed deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality.

NOW THEREFORE, BE IT RESOLVED that, pursuant to the provisions of *O.C.G.A. § 36-36-131*, et seq, Henry County accepts the proposed deannexation (DE-AX-24-07) of the Property, as described in Exhibit A, from the municipal boundaries of the City of Stockbridge to the corporate boundary of Henry County, Georgia, on the grounds that the proposed the proposed deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality.

BE IT FURTHER RESOLVED that the County Manager and/or the County Attorney are authorized and directed to send such notice(s) as are required by law to the City of Stockbridge and/or the effected property owners.

BE IS FURTHER RESOLVED that the County Attorney is authorized to initiate such legal proceedings as are proper to enjoin the deannexation of the Property and/or initiate and/or engage in the arbitration proceedings authorized per *O.C.G.A. § 36-36-114*.

BE IT FURTHER RESOLVED that this Resolution shall be forwarded to the City, together with such supporting documentation as are reasonable and necessary to support the same.

BE IT SO RESOLVED THIS 21ST DAY OF JANUARY, 2025.

**BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA**

Carlotta Harrell, Chair

ATTEST:

Stephanie Braun, County Clerk

Deannexation Evaluation Report



Henry County Planning & Zoning

CITY OF STOCKBRIDGE
DE-AX-24-07

Commission District: 2

Commissioner: Neat Robinson

Report Prepared by: Kenta Lanham, Planner III

Property Owners: Tamara Barrington-Dawkins
Thi Vo and Ngon Dinh
Tanya Lane

Location: 315 Kerrith Drive
170 Jasper Drive
175 Jasper Drive

Parcel ID(s): 013A01024001
013A01045000
013A01040000

Request: Deannexation

BOC Meeting: January 21, 2025

Lot Size: 3.447 +/- acres (total)

Zoning History: A review of zoning files indicates that a rezoning request from RA-200 to RM-75 (RZ-66-12) which included the subject property as part of a larger property was denied by the Henry County Board of Commissioners of Roads and Revenues on January 3, 1967.

A review of zoning files indicates that a rezoning request from RA-200 to RM-85 (RZ-67-01) which included the subject property as part of a larger property was withdrawn by the applicant on February 7, 1967, before consideration by the Henry County Board of Commissioners of Roads and Revenues.

A review of zoning files indicates that a rezoning request from RA-200 to RA-100 (RZ-67-02) which included the subject property as part of a larger property was approved by the Henry County Board of Commissioners of Roads and Revenues on March 7, 1967.

A review of zoning files indicates that a rezoning request from RA-200 and RA-100 to C-2 (RZ-71-07) which included the subject property as part of a larger property was approved by the Henry County Board of Commissioners on August 30, 1971.

A review of zoning files indicates that a rezoning request from RA-200 to RA-150A* (RZ-82-08) which included the subject property as part of a larger property was approved by the Henry County Board of Commissioners on October 5, 1982.

*** With the adoption of the ULDC in 2009, those properties zoned RA-150 or RA with one (1) acre lots were rezoned to R-1 (Single-Family Residence). As such, the current zoning of the Manderley subdivision is now R-1.**

Previous to annexation by the City of Stockbridge, the properties were zoned R-1 (Single-Family Residence) as illustrated on the Henry County Official Zoning Map, which was adopted on November 19, 2013, by the Henry County Board of Commissioners.

The subject properties were annexed by the City of Stockbridge on January 1, 2023, per Georgia Senate Bill 612 (2021-2022).

Per the zoning map featured on the City's website and zoning correspondence received by Planning staff on October 19, 2023, from City of Stockbridge Community Development Department staff, the subject properties are zoned SR (Suburban Residential).

Adjacent properties are as follows:

North: Unincorporated Henry County

South: City of Stockbridge

East: City of Stockbridge

West: Unincorporated Henry County and City of Stockbridge

Current Land Use: Single-Family Residences

Future Land Use: The City of Stockbridge 2024 Comprehensive Plan designates the subject property as Low Density Residential (up to 1-4 units per acre). Previous to annexation by the City of Stockbridge, the properties had a FLUM designation of Low Density Residential (up to 2.0 dwelling units per acre, net).

Proposed Zoning: As per the application materials, the residents of three (3) properties, consisting of a combined total of 3.447 +/- acres, within the Manderley subdivision propose to deannex the subject properties from the municipal boundaries of the City of Stockbridge to the unincorporated limits of Henry County. Upon deannexation, the properties would be zoned R-1 (Single-Family Residence), which is the previous zoning designation of the properties previous to annexation by the City of Stockbridge.

Comments: The owners of the subject property are requesting the 100% deannexation method into the City of Stockbridge. According to the Official Code Georgia Annotated, *O.C.G.A § 36-36-131*, municipal corporations can deannex incorporated area or areas which directly abut the existing municipal boundary or would directly abut on the municipal boundary if it were not otherwise separated from the municipal boundary by lands owned by the municipal corporation or some other political subdivision, by lands owned by this state, or by the definite width of any street or street right of way; any creek or river; or any right of way of a railroad or other public service corporation.

The application packet, including the written and signed applications of all of the owners of all of the land proposed to be deannexed, and containing a complete description of the lands to be deannexed was submitted to Henry County via

electronic mail (e-mail) on December 23, 2024, in accordance with O.C.G.A. § 36-36-113.

As per the application materials, the residents of three (3) properties, consisting of a combined 3.447 +/- acres, within the Manderley subdivision propose to deannex the subject properties from the municipal boundaries of the City of Stockbridge to the unincorporated limits of Henry County. Upon deannexation, the properties would be zoned R-1 (Single-Family Residence), which is the previous designation of the properties previous to annexation by the City of Stockbridge.

The City of Stockbridge 2024 Comprehensive Plan designates the subject property as Low Density Residential (up to 1-4 units per acre). Previous to annexation by the City of Stockbridge, the properties had a FLUM designation of Low Density Residential (up to 2.0 dwelling units per acre, net).

The Future Land Use Map (FLUM), as part of the Henry County 2045 Comprehensive Plan, designation of the surrounding unincorporated Henry County properties is Medium Density Residential, which is described in the Comprehensive Plan as areas consisting of single family homes on a single lot. New development in these areas should provide pedestrian facilities, including sidewalks and crosswalks, and have an appropriate streetscape. Walkable neighborhoods should be created with appropriate parks and open space. The Medium Density Residential FLUM designation supports developments with a density of up to 4.0 dwelling units per acre, net.

The subject property is located within an area designated as a Suburban Mix on the Henry County Development and Infrastructure Strategy Area Map. The vision for Suburban Mix areas is to accommodate a variety of types of residential neighborhoods that are predominantly single family, as well as some supporting areas of retail (shopping) and workplaces. A system of multi-use trails supports both transportation and recreational goals with sidewalks prioritized around schools, parks, and designed community centers.

Per O.C.G.A. 36-36-134, in the event of a deannexation, a municipality may, but is not required to, continue to provide any services to the property which it was providing immediately prior to the deannexation, provided that the county and municipality have agreed to terms and conditions for the municipality continuing to provide such services.

Per O.C.G.A. 36-36-131, a municipality is granted the authority to deannex an area or areas of the existing corporate limits upon the adoption of a resolution by the governing authority of the county in which such property is located consenting to such deannexation. If the governing authority of the county consents to the deannexation and the deannexation conforms with the requirements of O.C.G.A. Article 8, the governing authority of the municipal corporation shall approve such deannexation unless it finds that the deannexation would be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality.

Recommendation: It is Planning & Zoning staff's opinion that the deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the City of Stockbridge.

Attachments:

- RZ-82-08 October 5, 1982, Board of Commissioner meeting minutes
- Exhibit Maps
- Application Packet

STATE OF GEORGIA

COUNTY OF HENRY

October 5, 1982

The regular meeting of the Board of Commissioners of Henry County was held in the Administration Building on October 5, 1982 at 9:35 a.m.

Those present were:

Edward H. Whiddon, Sr., Chairman, presiding
William M. Gardner, Vice Chairman
James R. Brannan, Commissioner
W. D. Patrick, Commissioner
Marion Hall Simpson, Commissioner

Ron Rabun, County Administrator; Philip Keen, County Attorney; Beverly McLeod, Clerk; Tom Shedd, Zoning Administrator; Sherri DeCinque, Henry Herald; Pat Murdock, Henry Neighbor; Robert Clough, WZAL; Lewis Hurd; Mac Irvin; Phil Kelley; and several visitors.

The Reverend Lindsey Smith, Associate Pastor of Bear Creek Baptist Church, gave the invocation and the Chairman led in the pledge to the flag.

The Chairman explained to those present that the County Administrator would open the bids at this time and that the bids would be awarded later during the meeting after tabulation was complete.

Officer James L. Dunlap, a Deputy Jailer, was presented with a Letter of Commendation for the bravery exercised by him on September 11, 1982 when he rescued jail inmates during a fire. The Chairman expressed his appreciation to Officer Dunlap and Sheriff Chaffin who also was present.

Mr. Charles Shaw of Dailey Mill Road spoke to the Board regarding damage that had been done to the road by garbage trucks. Commissioner Patrick stated that he and Road Superintendent Dickey would go to the road and investigate the matter. Mr. Shaw expressed his thanks.

Mr. Robert Whitaker of Camp Fortson came before the Board to present a deed copy of a previously unnamed road (currently know as Russell Road). He wanted to verify that the road was a county road. The Chairman stated that if Mr. Whitaker could provide the County Attorney with a photostat of the 1903 deed that the matter would be investigated.

Mr. Lewis Hurd, who was representing J. P. Evans (a developer), presented copies of plats to the Board to assist them in reviewing Mr. Evans' rezoning request change from C-2 and RM-75 to R-150B on Highway 351, LL 22 & 43 of the 6th district. Change was requested for the future development of Windhaven Plantation Subdivision and the Planning Board recommended approval. Mr. Hurd explained that since part of the property was zoned C-2 and part RM-75, the desire was to zone both landlots residential. Commissioner Brannan made the motion to approve this rezoning request and Commissioner Patrick seconded. Motion passed with unanimous approval.

A preliminary plat approval for J. P. Evans, Windhaven Planation, Unit Two, was granted on a motion made by Commissioner Simpson with the stipulation that it pass soil and erosion and road specs. Commissioner Patrick seconded and motion passed unanimously.

The Zoning Administrator presented a rezoning request change of Zack's Properties from C-1 to C-4 on the corner of Hwy. 138 and Hwy. 155 for a convenience store (Nite Owl#13). C-4 was requested since Zack's Properties would like to sell beer and wine at the proposed location, LL 133 of the 11th district. The Planning Board recommended approval. Since a store had previously been at that location,

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Commissioner Brannan inquired of the Zoning Administrator if this request would be grandfathered. The Zoning Administrator stated that the grandfather clause does not apply when there is a change of tenant, a considerable amount of expansion, or a change in use, Section 8-6, Page 68, of the Zoning Manual. Mr. Wayne Staples, Mrs. Davidson, Mrs. Crumbley, and Mrs. Louise Fitzgerald, concerned citizens who were present, opposed the request, stating that this was a dangerous intersection, believed the store would increase the number of DUIs on the Road if it sells beer and wine, and do not want the added litter that could possibly result.

Commissioner Patrick inquired about the lot size and Zack Hinton informed the Board that the lot was approximately 270' x 270', the lot has been recurbed with underground drainage, there will be an access lane coming off of Hwy. 138 and 155, and that the request has been approved by State D.O.T. Commissioner Tom Moreland and the State Fire Marshall. Stating that since it was already zoned C-1, the Vice Chairman made a motion to rezone the lot C-4. Commissioner Patrick seconded and motion passed by quorum with Commissioners Brannan and Simpson opposing.

At this time, the Zoning Administrator presented a beer and wine application for Nite Owl #13 for the Board's approval. He advised the Board that the manager's check from the Police Department had not been received. Commissioner Patrick made the motion to table the request until 9:30 a.m., October 19, 1982. Commissioner Simpson seconded and all were in favor.

Mr. Richard Chatham of Koppar Corporation presented a rezoning request change from RA-200 to R-150A in LL 7, 8, and 26 of the 12th district (former "Lion Country Safari" property). The Planning Board had approved the request subject to the proper letter from the Water Authority; and also approved a variance of the required 30' sidelines. Mr. Chatham explained to the Commissioners that the Planning Board had not approved the request two years ago; subsequently, his corporation had upgraded the subdivision project which would include a community center, beach, pool, clubhouse, and tennis court with one-acre lots. Mr. Chatham stated that the R-150A zoning was requested because of needed flexibility to shift the houses if necessary and maintain the land mass and that his corporation would be willing to work with any restrictive covenants that the Board required. Commissioner Simpson inquired about the flood way of the Lake Spivey dam located in the area and stated that in the final approval, he would not vote for the project if the flood way is not indicated on the preliminary plat. Mr. Chatham stated that he was in receipt of a letter from the State indicating that the dam was safe. Commissioner Brannan made a motion to approve the rezoning request and the Vice Chairman seconded. All were in favor.

A preliminary plat approval of Unit 1 (66.92 acres) for the above project was presented. Commissioner Brannan made the motion to approve the preliminary plat subject to a soil and erosion plan, passing of restrictive covenants, approved by the Board of Commissioners, and an indication of how the community property (community center, beach, pool, etc.) will be divided. The Vice Chairman seconded and motion passed unanimously.

Robert E. Kordet, who was present, presented a conditional use request for additional greenhouses at LL 73 of the 8th district, containing 5.16 acres located on River Road. The Planning Board had approved the conditional use subject to a) a one-year review, b) shrubs be planted and all landscaping of property to be properly done prior to any building permits for requested additional greenhouses, and c) that Kordet build only three greenhouses in 1983 and three greenhouses in 1984. The Zoning Administrator explained to the Board that the above stipulations were placed on this request due to the public input obtained at the Planning Board's meeting. The Vice Chairman made the motion to approve the conditional use subject to the same aforementioned stipulations. Commissioner Brannan seconded and all were in favor.

Mike Clanton came before the Board to present a rezoning request change from M-1 to C-4 for a body repair shop at LL 155 of the 7th district located on the corner of Highway Barn Road and Hwy. 42 (formerly known as Holbrook Machinery, Inc.). The Planning Board had recommended approval with appropriate screening of the fenced areas. Commissioner Patrick made the motion to approve the rezoning request change to C-4 with appropriate screening installed and the Vice Chairman seconded. Motion passed unanimously.

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Mr. Ralph Keenan, who was present, requested a variance to convert single family dwelling into a duplex in LL 159 of the 7th district located on Weeping Willow Lane. Planning Board had denied on the basis that it was spot zoning. Mr. Ralph Painter, the adjacent landowner to the property in question, opposed the request since he feared a constant turnover of residents if duplexes were allowed. In view of the fact that this would possibly set a precedent for future requests, Commissioner Brannan made a motion to deny the request. Commissioner Patrick seconded and motion passed by quorem with the Vice Chairman and Commissioner Simpson opposing.

The Zoning Administrator presented a conditional exception for Richard's Paint and Body Shop to have an impound lot in LL 135 of the 7th district located on Highway 81 East. The property is currently zoned R-85 and is classified as a non-conforming use, but is allowed to operate as a non-conforming use under "grandfather" provisions. The Planning Board had earlier denied due to the fact that the impound lot would not be in the proper location. Mr. Richard Reece was present to answer questions. The Vice Chairman made the motion to table the request and Commissioner Patrick seconded. Motion passed by quorem with Commissioner Simpson opposing. The Chairman advised the public that the new zoning manual does not have a classification for an impound lot and that the Board will resolve the issue in the near future.

Senator Janice Horton requested that the Board proclaim October 17-23, 1982, as "National Business Women's Week." The proclamation was presented to the Board by Mrs. Hazel Gardner and the Vice Chairman read to those present. Commissioner Brannan made the motion to adopt the resolution affecting the request and Commissioner Simpson seconded. Motion passed unanimously.

Ken Belcher of Ken's Garage requested a conditional exception for a storage lot in LL 33 of the 12th district on N. Henry Blvd., at Highland Village. Property is presently zoned C-1. The Planning Board denied since the Board decided it was not the best use for the property. Commissioner Simpson, however, made the motion to approve the request with an automatic one-year review and for the lot not be used for an impound lot. Commissioner Patrick seconded and all were in favor.

Mr. Clarence Powell of Powell's Wrecker and Huskey Wrecker Services spoke to the Board regarding an impound lot for the county and regarding 1843 East Atlanta Road where he had been operating a business under a non-conforming use. His attorney, Mr. Tankersly, requested the Board to inform Mr. Powell of the conditions that he should meet before he can obtain a county license. Commissioner Simpson made the motion to authorize the Zoning Administrator to gather information for the Board's review of this matter. The Zoning Administrator stated that a permit would be issued to Mr. Powell when certain questions could be cleared up. Representatives from Wanda's Wrecker Service and another company were also present to support the request for county designated impound lots.

A one-year review was conducted on a conditional use for A. C. Aukerman for a mobile home for a night watchman for his business in Hampton. Property presently zoned M-1 and is LL 166 of the 6th district, located at 595 N. Steel Drive, Hampton. Planning Board recommended approval to continue one year. The Vice Chairman made the motion to grant the conditional use and Commissioner Brannan seconded. Motion passed by quorem with Commissioner Simpson opposing.

Ron Rabun, County Administrator, presented an employment contract for Sharon Williams of Cobb County, to be employed as a temporary part-time computer operator in the Commissioners' Office at a rate of \$10/hour beginning October 9, 1982 and ending November 19, 1982. Commissioner Brannan made the motion to authorize the Chairman to sign the contract and the Vice Chairman seconded. Motion passed unanimously.

The purchase of the following used equipment was read into the minutes:

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October 5, 1982

a. Used fire vehicles:

<u>MODEL & MAKE</u>	<u>SERIAL NUMBERS</u>	<u>COST</u>	<u>DATE OF PURCHASE</u>
Two (2) 1968 Pierch Fire Trucks	C00LUF30438	\$ 7,750	10/4/82
on a Ford chassis, 1,000 gal.	C00LUD13253	7,750	10/4/82
pumper, 500 gal. water tank,			
176-inch wheel base, gasoline			
engine, air brakes, 5 speed trans-			
mission			

On a motion made by Commissioner Brannan, the minutes for September 7, 20, 21, and 24, 1982 were approved, subject to one correction. The Vice Chairman seconded and all were in favor.

On a motion made by Commissioner Simpson and seconded by Commissioner Brannan, the following budget amendment was approved. Budget Amendment No. 4 which transfers \$735 from Sheriff-Office Equipment to Jail-Office Equipment (to purchase AIR PAK for Jail). All were in favor.

Two Water and Sewer Authority contracts were presented for the Board's approval. Contract No. 16, Indian Creek Water Supply Project, Dam, Spillway, and Access Roads. Contract No. 17, Indian Creek Water Supply Project, Raw Water Pump Station, and Raw Water Main. The County Attorney advised the Board that the contracts appear to be in order. Commissioner Brannan made the motion to allow the Chairman to sign both contracts and Commissioner Patrick seconded. Motion passed by quorum with Commissioner Simpson opposing on the grounds that he would not approve if it in any way restricted public access onto the public property of the proposed new reservoir.

At this time, the County Administrator declared for those present the bids for a new 1250 GPM Two Stage Centrifugal Pumper Truck for the Fire Department. They were: Harless, low bid, at \$137,783 with a finance rate of 10.94%, Maxim from Vitco Fire and Safety with no financing provided, American La France at \$155,450 at 9.25%, and FMC at \$160,594 at 8.5%. Mr. J. R. Roberts of Harless was present and explained to the Board that if Harless is awarded the bid, the interest rate would not accrue until approximately April, 1983 when the truck is delivered and accepted by the Fire Chief, and the first 20% downpayment would not be due until July, 1983. He also stated that the quoted interest rate would be firm. Mr. Roberts advised that the truck has a 24-foot ladder and that the Insurance Services Office (ISO) no longer sets a 15-year limit as long as the pumper can perform at the required rate. Commissioner Brannan made the motion to table the bids and Commissioner Patrick seconded. All were in favor.

On a motion made by Commissioner Brannan and seconded by Commissioner Patrick, the meeting was recessed for lunch at 1:00 p.m. Motion passed unanimously.

The meeting came back into session at 1:45 p.m. Those present were all Commissioners, Ron Rabun, Philip Keen, Beverly McLeod, Tom Shedd, Chief of Police Elkins, and several visitors.

As five beer and wine violation hearings had been scheduled for this time, the Chairman stated that the Board would hear all the evidence in all cases and then pass judgment at the end if there were no objections. Attorneys Richard Mylam and A. J. Welch stated they had no objections. The pertinent facts are listed below with each violation.

Brannan's Gas and Oil had its license suspended 21 September 1982 on an alleged sell of beer to a minor by a Mr. Horace Paul Brannan. Location of store is I-75 and SR 351 and date of alleged offense was September 17, 1982 at 7:15 p.m. Detective Tony Selph was sworn in and advised that he, Detective Sgt. Hill, and a 17-year old black juvenile, Johnny Glover, Jr. went to the location. Johnny Glover, Jr. was sent into the store with a marked \$5 bill, Serial # F93633161B, and came out with a sack which contained a six-pack of Schlitz malt

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liquor. The stated \$5 bill was recovered from the cash register and Glover, according to Detective Selph, identified Horace P. Brannan as the one who sold him the beer. According to testimony, no ID had been solicited. A. L. Brannan, Sr. stated that Glover did not positively identify Horace Brannan as the seller, that he felt he had been "set up," and that the Police Department "was working against us."

Detective Glen Kettering was sworn in to give testimony on Lil- General Store who had its license suspended on September 24, 1982 for allegedly selling to a minor on September 3, 1982 at 10:00 p.m. Detective Kettering said he responded to a call that three juveniles had been observed buying beer, i.e., Joseph Bastarache, 12 years old, Jeffery Abernathy, 16 years old, and Daniel Peake, 15. Detective Kettering advised that upon questioning Kimberly L. Phelps she did admit to selling the beer. William E. Holliway, Division Manager of those stores in Georgia and owner of license, asked Mrs. Debbie Georgie and Mrs. Jerry Rogers, employees of the store who were present, to verify the allegation that Detective Kettering had stated that "If Miss Phelps is fired, you will lose your license."

Attorney A. J. Welch, who was representing Thomas A. Nash of Highway 81 Package Store, asked that the witnesses in this case be identified. They were: Detective Selph, Detective Sgt. Hill, Johnny Glover, Jr. The alleged violation occurred on or about 6:00 p.m., September 17, 1982 and license was suspended September 21, 1982. Detective Selph stated that this store was a spot check, that Glover was sent in with a \$5 bill, Serial #93633161D, and did buy a 1-quart bottle of Schlitz malt liquor. Glover identified Eugene Tschudy as the seller of the beer. Mr. Nash, owner of the license, was sworn in and answered several questions.

Detective Selph was again sworn in to give testimony on an alleged violation of selling beer to a minor at Red Ace Fuel Stop on Jonesboro Road at I-75. Detective Selph stated that Glover was sent in with a \$10 bill, Serial F29602115B, and returned with a six-pack of Schlitz malt liquor. Selph also stated that this was a spot check with no previous complaints. According to Detective Selph, Glover identified Nancy L. Howard as the seller of the beer, however, the \$10 bill was not recovered. Detective Hill was sworn in at approximately 3:10 p.m. Glover was sworn in and stated that he had purchased "Magnum" beer and not Schlitz beer.

At this point, the Board by unanimous vote, recessed at 3:30 p.m. and reconvened at 3:40 p.m. to continue discussion of the alleged violations at the Red Ace (Delta) Fuel Stop. Paul A. Melton, manager of Red Ace, was sworn in and stated that he instructs his employees on the selling beer to minors and/or on holidays, that he had hired Ms. Howard, and that she was paid an hourly wage and did not receive a sales commission. John W. Williams, owner of the license, was sworn in and stated that their corporation does not condone selling to minors since they believe it to be morally wrong and is not good business.

Detective Tony Selph was sworn in to testify for an alleged selling of beer to a minor by Lonnie O. Thurman at Love's Package Store, Hwy. 138 and 42 South, on or about 7:50 p.m., September 17, 1982. License was suspended September 21, 1982. Detective Selph stated that Glover, Jr. was again sent into the store with a \$5 bill, Serial #93633161B, and came back to the car with a six-pack of Schlitz malt liquor. Detective Selph stated that Thurman had stated to him that he had sold Glover the beer, and \$5 bill was recovered from Love's cash register, and the Police Department had responded to this store due to complaints.

After hearing from each of the attorneys for the license holders, a motion was made by Mr. Gardner and seconded by Mr. Patrick to adjourn into executive session to deliberate their findings.

The Board returned approximately 25 minutes later and issued their findings.

Page six

October 5, 1982

After some initial discussion and comments, a motion was made by Mr. Gardner and seconded by Mr. Patrick to suspend the licenses of all violators for a period of 30 days retroactive to the date of the original suspension. Commissioners Whiddon, Gardner, and Patrick voted for and Simpson and Brannan against.

Mr. Rabun, County Administrator, presented bids on various items at this time.

Antifreeze:	Interstate Ford Sales	\$1,581.10
	Downey Auto Store	1,185.00
	Mercer Truck & Tractor	1,161.50
	C & H Interprises	1,145.00
	Parker Brothers	1,098.00
	Beaudry Ford	1,083.50

Motion was made by Mr. Gardner to accept the bid of \$1,098 from Parker Brothers, their being a local vendor. The motion was seconded by Mr. Brannan. All were in favor with Mr. Simpson abstaining.

Gasoline:	Ward Oil Company	\$1.0165 per gallon
	May & Carter Oil Co.	1.01455 " "
	Anderson Oil Company	1.003125 " "
	Jones Petroleum	.9975 " "

This is an average price per gallon for the four types of fuel for which bids were solicited. Motion was made by Mr. Gardner and seconded by Mr. Patrick to award the bid to Jones Petroleum Company at an average price per gallon of \$.9975. Motion passed unanimously.

Uniforms		
Police Dept.	Burdon Uniform Company	\$18,759.40
	Martins' Service Uniforms	16,236.72

Motion was made by Mr. Gardner and seconded by Mr. Brannan to accept the low bid of \$16,236.72 from Martin's Service Uniforms. All were in favor.

Uniforms		
Sheriff's		
Dept.	Banner Uniform Company	\$ 7,676.25
	Burdon Uniform Company	6,360.00
	Martins' Service Uniforms	5,827.50

Motion was made by Mr. Gardner and seconded by Mr. Simpson to accept the low bid of \$5,827.50 from Martins' Service Uniforms. The vote was unanimous.

Two mobile		
radios	Motorola	\$ 2,986.00
	Custom Installation	2,924.00

Motion was made by Mr. Gardner and seconded by Mr. Simpson to award the bid to Custom Installation. All were in favor.

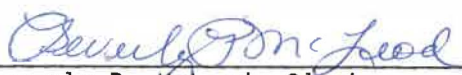
Two walkie		
talkies	Custom Installation	\$ 1,880.00
	Motorola	1,696.00

Motion was made by Mr. Brannan and seconded by Mr. Gardner to accept the low bid of \$1,696.00 from Motorola. The vote was unanimous.

Upon motion by Mr. Gardner and seconded by Mr. Simpson, the meeting adjourned at 6:15 p.m.

Page seven

October 5, 1982



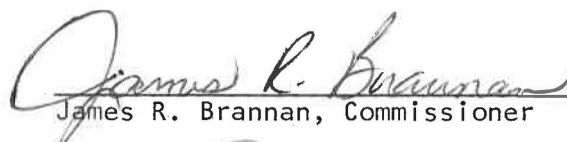
Beverly P. McLeod, Clerk



Edward H. Whiddon, Sr., Chairman



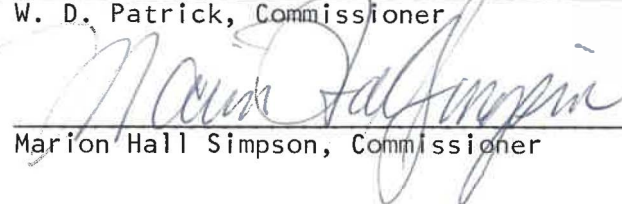
William M. Gardner, Vice Chairman



James R. Brannan, Commissioner



W. D. Patrick, Commissioner

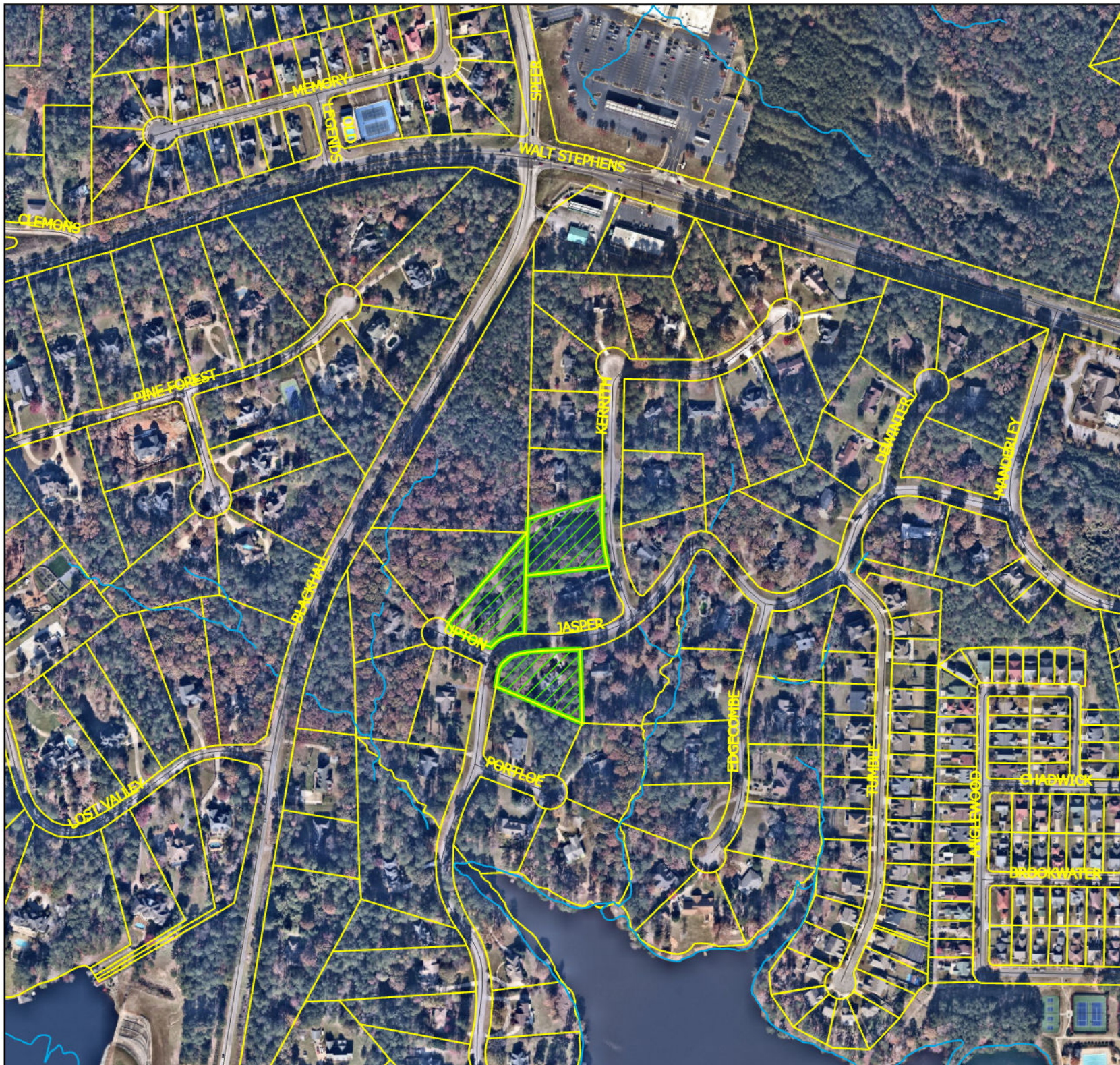


Marion Hall Simpson, Commissioner

Legend

REQUEST

 DE-AX-24-07



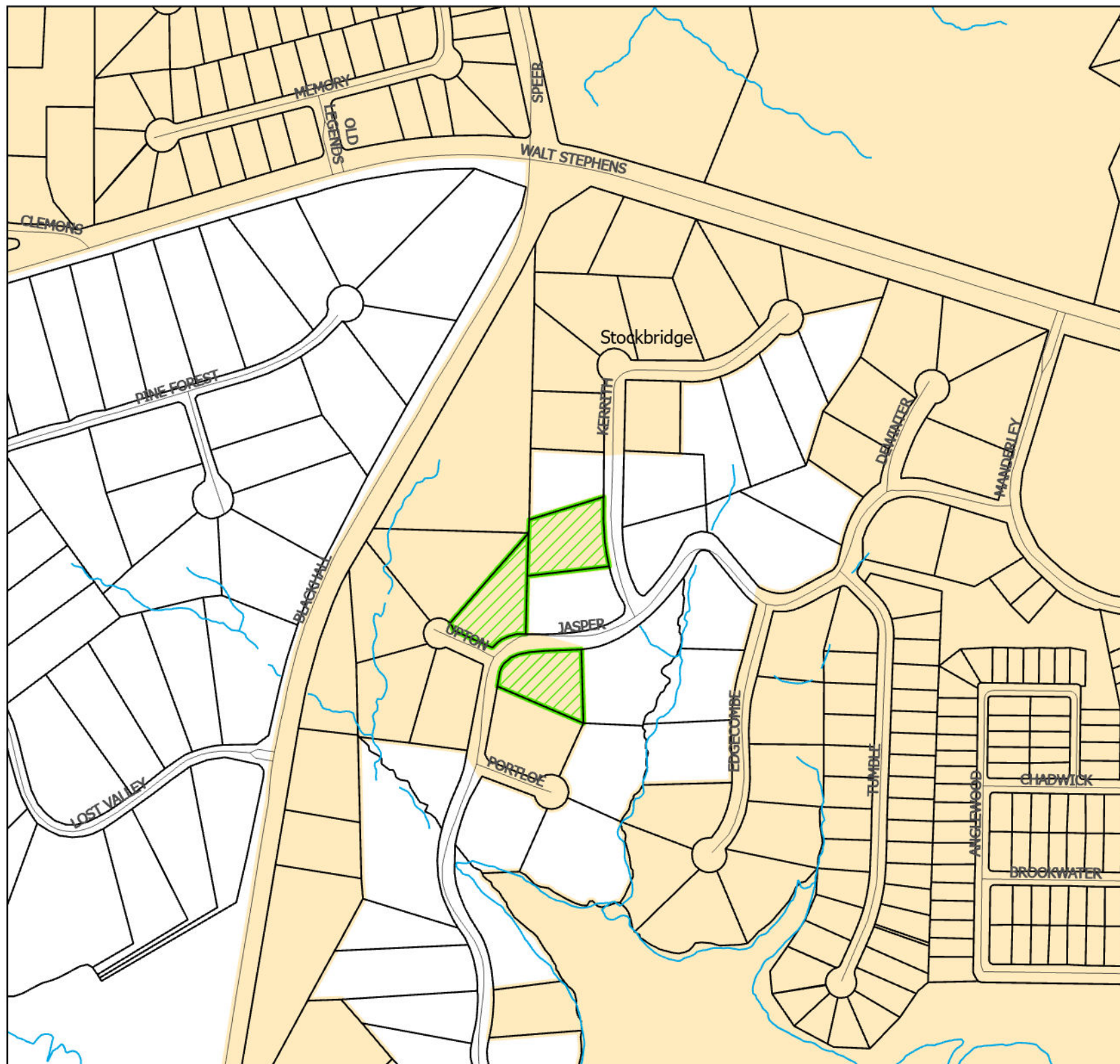
This map is for graphical representation only. It is not a legal document.

Legend

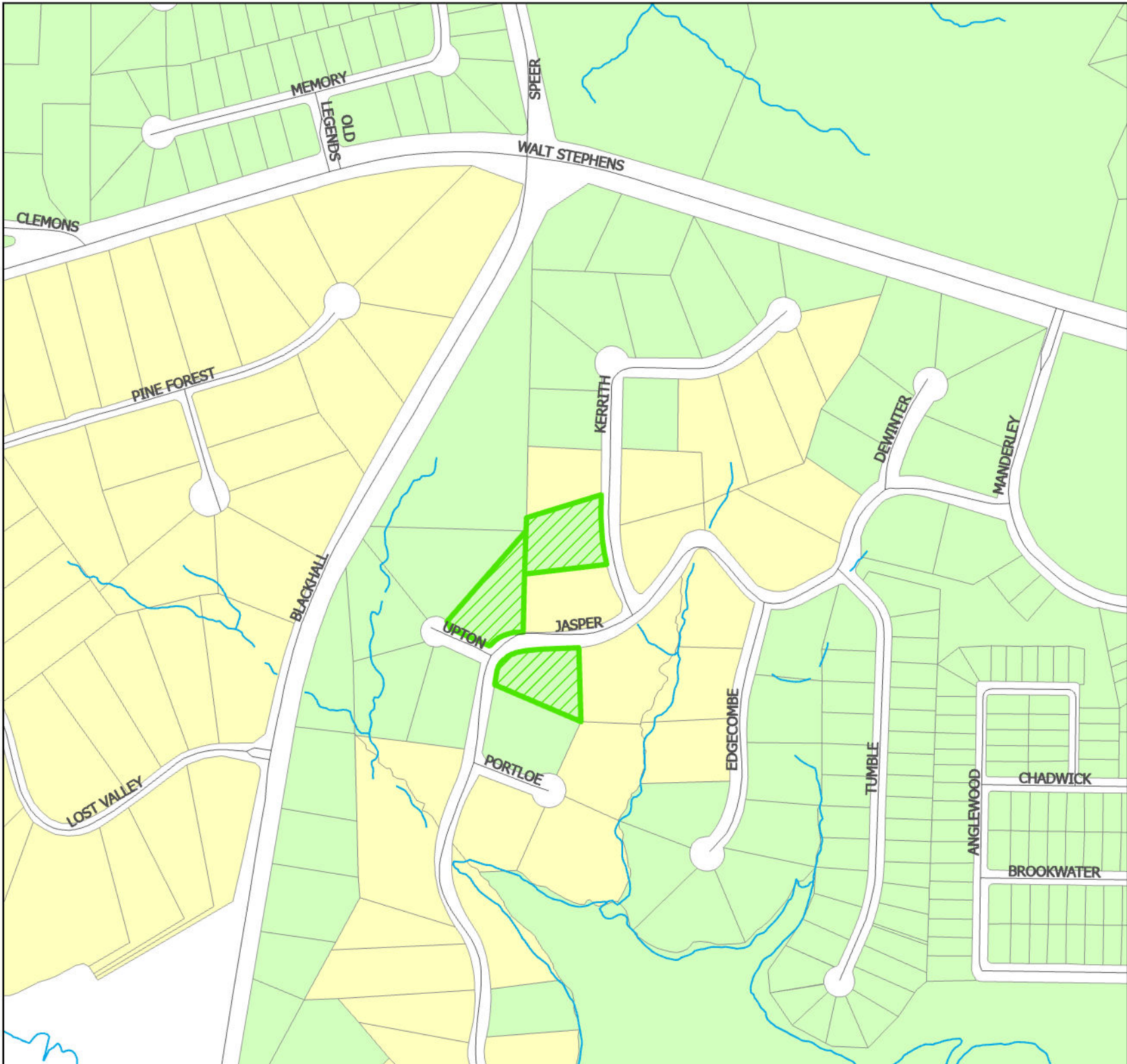
REQUEST

 DE-AX-24-07

 City Limits



This map is for graphical representation only. It is not a legal document.



Legend

REQUEST

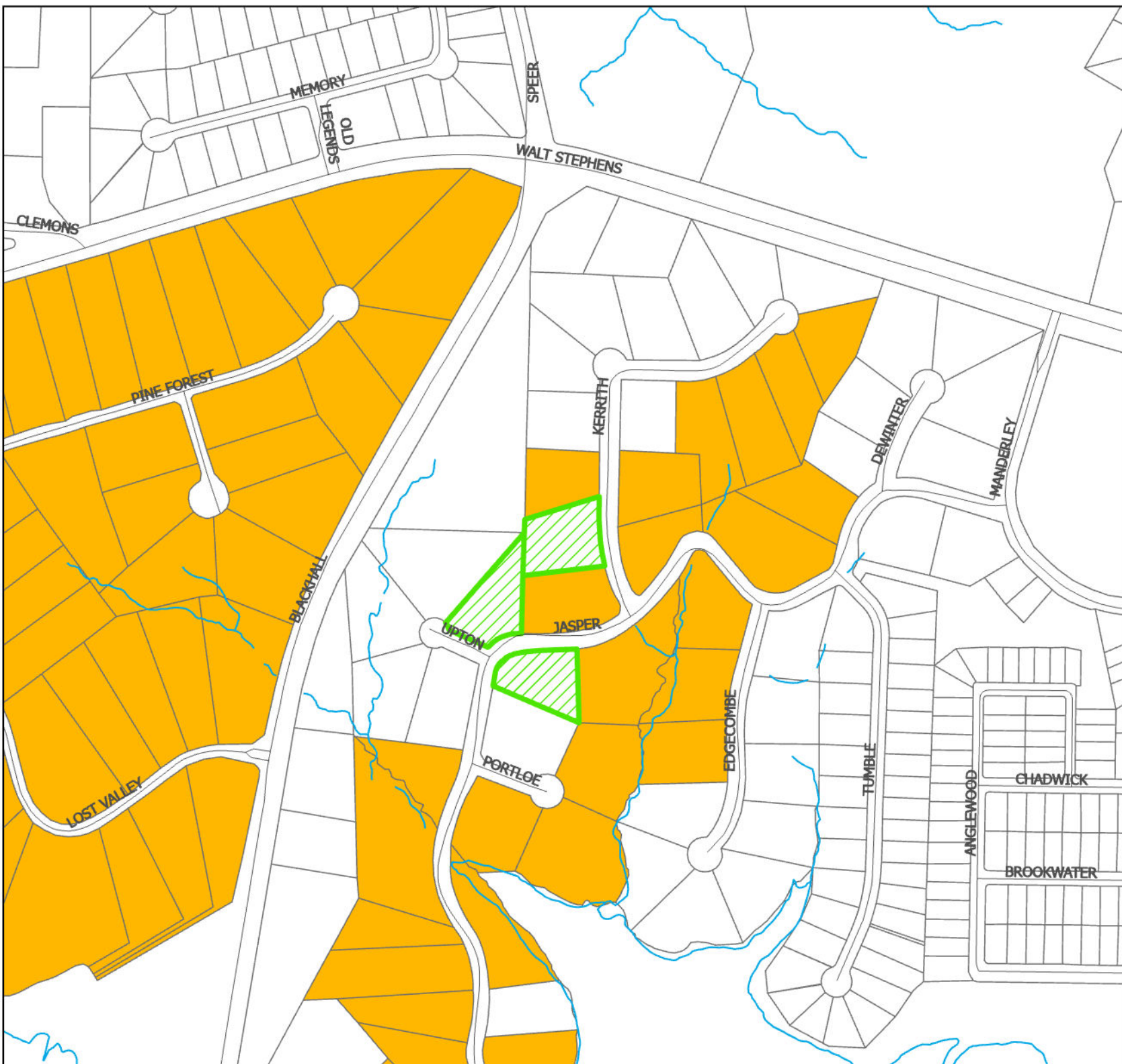
 DE-AX-24-07

CURRENT ZONING

-  RA
-  RS
-  R-1
-  R-2
-  R-3
-  R-4
-  RD
-  RM
-  RMH
-  OI
-  C-1
-  C-2
-  C-3
-  M-1
-  M-2
-  MU
-  PD
-  CITY



This map is for graphical representation only. It is not a legal document.



Legend

REQUEST

 DE-AX-24-07

Future Land Use

-  COM
-  GREEN
-  HDMU
-  HDS
-  INDUS
-  LDMU
-  LDS
-  MDS
-  PI
-  RR
-  TBD
-  UR
-  UTI
-  VC
-  CITY



This map is for graphical representation only. It is not a legal document.



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Deannexation Application Checklist

ALL REQUIRED DOCUMENTS ARE REQUIRED TO CONSIDER APPLICATION COMPLETE.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED – NO EXCEPTIONS

REQUIRED ITEMS	COPIES	PROCEDURE	STAFF INITIAL
Pre-Application Meeting Notes	1	Must be obtained from a current planner, signed, and dated within six (6) months prior to submitting your application. (OPTIONAL)	
Application Form	1	Signed by owner and notarized . In lieu of owner's signature, applicant has signed and notarized a copy of a "Contract" or "Power of Attorney". Only owners and those listed as applicant or agent/attorney will be contacted with regards to a request. Only owners and those listed as applicant or agent/attorney have authorization to take action regarding a request.	
Ownership Verification	1	Required for all property owners filed with an application and must be notarized .	
Campaign Disclosure Form	1	Required for all property owners, applicants, agents, attorneys, etc. filed with an application and must be notarized .	
Letter of Intent	1	Must clearly state the request intent.	
Residential Declaration	1	Required for any deanexation request which includes any residential property .	
Deed of Ownership	1	Property deed showing all property owner(s) name(s) and legal description.	
As-built Survey (11 x 17)	1	Must be prepared and sealed within the last five years by a professional engineer, landscape architect, or land surveyor registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) include measurements of all property lines; 3) include a notation as to the total acreage or square footage of the subject property; and 4) include all setbacks, road frontage, correct scale, north arrow, and present zoning classification. Surveys and Final Plats older than five years at time of submission may be accepted per the discretion of the Planning and Zoning Department Director.	

Deannexation Application



THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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

A PRE-APPLICATION MEETING IS ADVISED, BUT NOT REQUIRED, FOR DEANNEXATION REQUESTS. THE HENRY COUNTY PLANNING AND ZONING DEPARTMENT WILL ONLY CONDUCT PRE-APPLICATION MEETINGS ON TUESDAY, WEDNESDAY, AND THURSDAY OF EACH WEEK. PLEASE VISIT [HTTP://WWW.CO.HENRY.GA.US/DEPARTMENTS/M-R/PLANNING-ZONING](http://www.co.henry.ga.us/departments/m-r/planning-zoning) TO SCHEDULE A MEETING ONLINE.

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

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY
AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY
MCDONOUGH, GEORGIA 30253



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in *O.C.G.A Title 36, Chapter 36*. The description of such territory is attached hereto.

OWNER(S) NAME(S) TAMARA BARRINGTON-DANKINS

PHONE NUMBER (908) 397-8416 EMAIL ADDRESS Tamara.Barrington@gmail.com

DEANNEXATION FROM ☐ HAMPTON ☐ LOCUST GROVE ☐ MCDONOUGH ☒ STOCKBRIDGE

LOCATION/ADDRESS 315 KERRITH DR. STOCKBRIDGE GA 30281

LAND LOT/DISTRICT 849425/12 ACERAGE 1.05

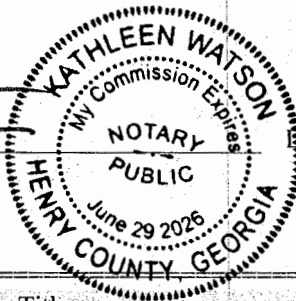
PARCEL ID NUMBER 013A01024001 ZONING DISTRICT(S) SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S) [Signature] DATE 12/8/2024
DATE _____

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

[Signature]
NOTARY SIGNATURE AND SEAL



DATE 12-8-2024

(Office use only)

Pre-application meeting: N/A Title: _____ Date: _____

Application checked by: Alexius Jones Title: Planner I Date: 12/23/2024

BOC Meeting Date: _____ BOC Decision: _____ Date: _____

Planning Director's Signature: _____ Date: _____



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 315 KERRITH DR. STOCKBRIDGE, GA 30281
Parcel ID Number 013A01024001
Owner's name(s) TAMARA BARRINGTON-DANKINS Percentage of interest: 100%
Percentage of interest: _____

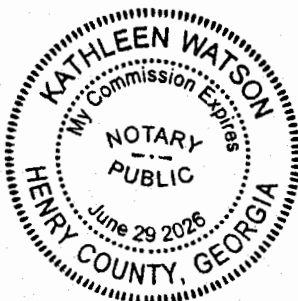
We certify that the foregoing information is true and correct, this 8th day of December, 2024

Tamara Barrington-Dankins
Property Owner- Printed
[Signature]
Signature of Property Owner

Property Owner- Printed

Signature of Property Owner

Sworn to and subscribed before me, this 8th day of December, 2024



[Signature]
Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 8th day of December, 2024

Tamara Boenigk-Dawkins

Applicant/Property Owner/Agent/Other Name - Printed

[Signature]

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 8th day of December, 2024



[Signature]

Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

Location/Address 315 KERRITH DR. STOCKBRIDGE GA 30281

Parcel ID Number 013A01024001

1. Total number of existing residential structures located on the subject parcel: 1

2. Description of the residential structures located on the subject property as listed above:

Private Home

3. Total number of person(s) residing within each structure: 4

4. Age, Sex, and Race of each of those individuals: Age Sex Race
USE ADDITIONAL FORMS IF NEEDED

37 F Black

46 M Black

201 F Black

5 F Black

5. Henry County Commission District: 2

6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature [Signature] Date 12/8/2024

LETTER OF INTENT

Henry County Board of Commissioners:

As deannexation requests are not subject to public hearing requirements, please accept this written request for the deannexation of my property from the City of Stockbridge for the following reasons:

- 1) The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36.
- 2) I prefer to live in Unincorporated Henry County.
- 3) I prefer not to live within the city limits of Stockbridge.

Therefore, I respectfully ask for you to accept this request for the deannexation of my property from the City of Stockbridge, and to extend County services to include the same.

Additional comments:


Signature

Tamara Borington-Dawkins
Printed Name

12/8/2024
Date

BK:19357 PG:1226-1227

Filed and Recorded
Aug-07-2024 08:50 AM
DOC# 2024 - 018280
Real Estate Transfer Tax
Paid: \$ 460.00
0752024005638
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: 8846450835

Record and Return to:
Lueder, Larkin & Hunter, LLC
308 A South 6th Street
Griffin, GA 30224
File No.: GA-GR-24-0241-PUR

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HENRY
APN/Parcel ID: 013A01024001

THIS INDENTURE, made this 24th day of July, 2024, between

Carol Martino

as party or parties of the first part, hereinafter called Grantor, and

Tamara Barrington-Dawkins

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H: That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lots 8, 9 and 25 of the 12th District of Henry County, Georgia and being Lot 10, Block A of The Manderley Subdivision, Unit 1, as per plat recorded in Plat Book 9, page 269, Henry County, Georgia records, to which reference is hereby made for the purpose of incorporating the same herein; being improved property known as No. 315 Kerrith Drive, according to the present system of numbering houses in Henry County, Georgia. Subject to any easements and restrictions of record, (including but not limited to) Boundary Line Agreement recorded in Deed Book 7111, Page 301, Henry County, Georgia records.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property against the claims of all persons owning, holding, or claiming by, through and under the said Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

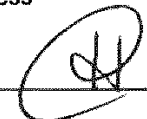
GRANTOR:



Unofficial Witness

 (SEAL)

Carol Martino



Notary Public
My Commission Expires: 8/22/2025
[Notary Seal]

Heather Marie Ison
NOTARY PUBLIC
Spalding County, GEORGIA
My Commission Expires 08/22/2025

6

170 JASPER

Deannexation Application



THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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A PRE-APPLICATION MEETING IS ADVISED, BUT NOT REQUIRED, FOR DEANNEXATION REQUESTS.

THE HENRY COUNTY PLANNING AND ZONING DEPARTMENT WILL ONLY CONDUCT PRE-APPLICATION MEETINGS ON TUESDAY, WEDNESDAY, AND THURSDAY OF EACH WEEK. PLEASE VISIT [HTTP://WWW.CO.HENRY.GA.US/DEPARTMENTS/M-R/PLANNING-ZONING](http://www.co.henry.ga.us/departments/m-r/planning-zoning) TO SCHEDULE A MEETING ONLINE.

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AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY

MCDONOUGH, GEORGIA 30253



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36. The description of such territory is attached hereto.

OWNER(S) NAME(S) THI VO
NGAN DINH

PHONE NUMBER (404) 324-2331 EMAIL ADDRESS thi.vo9@gmail.com

DEANNEXATION FROM ☐ HAMPTON ☐ LOCUST GROVE ☐ MCDONOUGH ☒ STOCKBRIDGE

LOCATION/ADDRESS 170 JASPER DR, STOCKBRIDGE, GA 30281

LAND LOT/DISTRICT 8, 9/12 ACERAGE 1.189

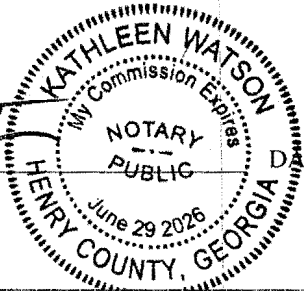
PARCEL ID NUMBER 013A01040000 ZONING DISTRICT(S) SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S) [Signature] DATE 12/9/2024
[Signature] DATE 12/9/2024

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

[Signature]
NOTARY SIGNATURE AND SEAL

 DATE 12-9-2024

(Office use only)

Pre-application meeting: N/A Title: _____ Date: _____

Application checked by: Alexius Jones Title: Planner I Date: 12/23/2024

BOC Meeting Date: _____ BOC Decision: _____ Date: _____

Planning Director's Signature: _____ Date: _____



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 170 JASPER DR., STOCKBRIDGE, GA 30281
Parcel ID Number 013A01040000
Owner's name(s) THI VO Percentage of interest: 50
NGON DINH Percentage of interest: 50

We certify that the foregoing information is true and correct, this 9 day of December, 2024

Thi Vo
Property Owner- Printed

[Signature]
Signature of Property Owner

Ngon Dinh
Property Owner- Printed

[Signature]
Signature of Property Owner

Sworn to and subscribed before me, this 9th day of December, 2024



[Signature]
Notary Public (Seal)



**HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING**

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ **APPLICANT** ☐ **PROPERTY OWNER** ☐ **AGENT** ☐ **ATTORNEY** ☐ **OTHER**

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If **Yes**, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 9 day of December, 2024

Thi Vo
Applicant/Property Owner/Agent/Other Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 9th day of December 2024



[Signature]

Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

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Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

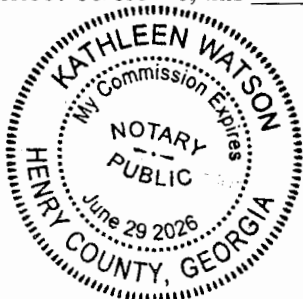
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Ngon Dinh
Applicant/Property Owner/Agent/Other Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 9th day of December.



[Signature]
Notary Public (Seal)



**HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING**

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

Location/Address 170 JASPER DR., STOCKBRIDGE, GA 30281

Parcel ID Number 013A01040000

1. Total number of existing residential structures located on the subject parcel: 1

2. Description of the residential structures located on the subject property as listed above:

private home

3. Total number of person(s) residing within each structure: 4

4. Age, Sex, and Race of each of those individuals: USE ADDITIONAL FORMS IF NEEDED	Age	Sex	Race
	<u>39</u>	<u>F</u>	<u>Asian</u>
	<u>39</u>	<u>M</u>	<u>Asian</u>
	<u>15</u>	<u>F</u>	<u>Asian</u>
	<u>10</u>	<u>M</u>	<u>Asian</u>

5. Henry County Commission District: 2

6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature [Signature] Date 12/9/2024

LETTER OF INTENT

Henry County Board of Commissioners:

As deannexation requests are not subject to public hearing requirements, please accept this written request for the deannexation of my property from the City of Stockbridge for the following reasons:

- 1) The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36.
- 2) I prefer to live in Unincorporated Henry County.
- 3) I prefer not to live within the city limits of Stockbridge.

Therefore, I respectfully ask for you to accept this request for the deannexation of my property from the City of Stockbridge, and to extend County services to include the same.

Additional comments:



Signature

Thi Vo

Printed Name

12/9/2024

Date

✓

Record and Return to:
Sparks Law Group, LLC d/b/a Sparks King & Watts
1410 Pennsylvania Avenue
McDonough, GA 30253
Order No.: GA-STK160312PUR

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HENRY

THIS INDENTURE, made this 13th day of April, 2016, between

Thomas L. Hansen and Mary F. Hansen

as party or parties of the first part, hereinafter called Grantor, and

Thi Vo and Ngon Dinh, as Joint Tenants with Rights of Survivorship and not as Tenants in Common

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor, for and in consideration of the sum of TEN AND 00/100's DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 8 and 9 of the 12th District, Henry County, Georgia, being Lot 23, Block A, Unit I of Manderley Subdivision, as per plat thereof recorded in Plat Book 9, Page 269, Henry County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

Parcel ID#: 013A01040000

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described Property unto the said Grantee against the lawful claims and demands of all persons claiming by, through or under the above named Grantor, but against none other.

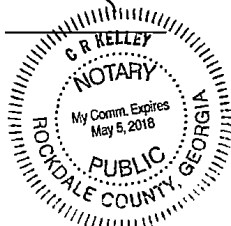
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

Leanne C. Mays
Unofficial Witness

Notary Public
My Commission Expires: _____

[Notary Seal]



GRANTOR:

Thomas L. Hansen (Seal)
Thomas L. Hansen

Mary F. Hansen (Seal)
Mary F. Hansen

by Thomas L. Hansen for AIF

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT
2016 APR 20 PM 2:55

Deannexation Application



THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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

A PRE-APPLICATION MEETING IS ADVISED, BUT NOT REQUIRED, FOR DEANNEXATION REQUESTS.

THE HENRY COUNTY PLANNING AND ZONING DEPARTMENT WILL ONLY CONDUCT PRE-APPLICATION MEETINGS ON TUESDAY, WEDNESDAY, AND THURSDAY OF EACH WEEK. PLEASE VISIT [HTTP://WWW.CO.HENRY.GA.US/DEPARTMENTS/M-R/PLANNING-ZONING](http://www.co.henry.ga.us/departments/m-r/planning-zoning) TO SCHEDULE A MEETING ONLINE.

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

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE BETWEEN
8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY
AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY
MCDONOUGH, GEORGIA 30253



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36. The description of such territory is attached hereto.

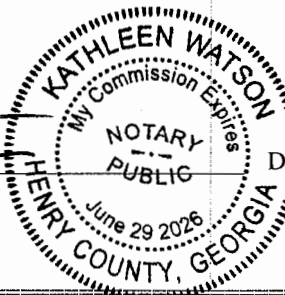
OWNER(S) NAME(S) TANYA LANE
175 Jasper Drive Stockbridge, GA 30281
PHONE NUMBER 404 720 4552 EMAIL ADDRESS Tanyalane007@gmail.com
DEANNEXATION FROM ☐ HAMPTON ☐ LOCUST GROVE ☐ MCDONOUGH ☒ STOCKBRIDGE
LOCATION/ADDRESS 175 JASPER DRIVE, STOCKBRIDGE, GA 30281
LAND LOT/DISTRICT 8,9/12 ACERAGE 1.208
PARCEL ID NUMBER 013A01046000 ZONING DISTRICT(S) SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S) [Signature] DATE 12/8/24
DATE _____

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

[Signature]
NOTARY SIGNATURE AND SEAL



DATE 12/8/2024

(Office use only)

Pre-application meeting: N/A Title: _____ Date: _____
Application checked by: Alexius Jones Title: Planner I Date: 12/23/2024
BOC Meeting Date: _____ BOC Decision: _____ Date: _____
Planning Director's Signature: _____ Date: _____



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 175 JASPER DRIVE, STOCKBRIDGE, GA 30281
Parcel ID Number 013A1045000
Owner's name(s) TANYA LANE Percentage of interest: 100%
Percentage of interest: _____

We certify that the foregoing information is true and correct, this 8th day of December, 2024

Tanya Lane

Property Owner- Printed

[Signature]

Signature of Property Owner

Property Owner- Printed

Signature of Property Owner

Sworn to and subscribed before me, this 8th day of December, 2024



[Signature]

Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 8th day of December, 2024

Tanya Lane

Applicant/Property Owner/Agent/Other Name - Printed

[Signature]

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 8th day of December, 2024.



[Signature]

Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

Location/Address 175 SASPER DRIVE, STOCKBRIDGE, GA 30281

Parcel ID Number 013A1045000

1. Total number of existing residential structures located on the subject parcel: 1

2. Description of the residential structures located on the subject property as listed above:

detached private home

3. Total number of person(s) residing within each structure: 1

4. Age, Sex, and Race of each of those individuals: Age Sex Race
USE ADDITIONAL FORMS IF NEEDED

<u>55</u>	<u>F</u>	<u>American</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

5. Henry County Commission District: 2

6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature [Signature] Date 12/8/24

LETTER OF INTENT

Henry County Board of Commissioners:

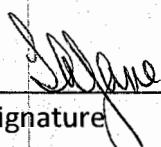
As deannexation requests are not subject to public hearing requirements, please accept this written request for the deannexation of my property from the City of Stockbridge for the following reasons:

- 1) The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36.
- 2) I prefer to live in Unincorporated Henry County.
- 3) I prefer not to live within the city limits of Stockbridge.

Therefore, I respectfully ask for you to accept this request for the deannexation of my property from the City of Stockbridge, and to extend County services to include the same.

Additional comments:

City of Stockbridge has been misappropriating funds.
Please do not send anyone to knock on my door.


Signature

Tanya Lane
Printed Name

12/8/24
Date

Return to:
O'Kelley & Sorohan, Attorneys at Law, LLC
2170 Satellite Blvd, Suite 375
Duluth, GA 30097
File No.: 21-363833-ODR

BK:18536 PG:5-7
Filed and Recorded
Oct-06-2021 08:01 AM
DOC# 2021 - 041791
Real Estate Transfer Tax
Paid: \$ 270.00
0752021011027
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: 8274269752

STATE OF _____
COUNTY OF _____

LIMITED WARRANTY DEED

THIS INDENTURE, made on **27th day of September, 2021**, between

Opendoor Property Trust I, a Delaware statutory trust

(hereinafter referred to as "Grantor") and

Tanya Lane

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

SEE EXHIBIT "A" LEGAL DESCRIPTION

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises") , the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

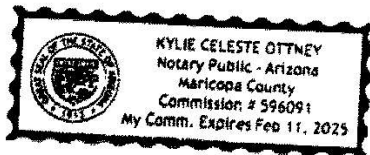
TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered
in the presence of:


Unofficial Witness Sarah Payne

Notary Public
Commission expires: Feb 11 2025



OPENDOOR PROPERTY TRUST I, a Delaware statutory
trust

By: Opendoor Labs Inc., as Trust Manager

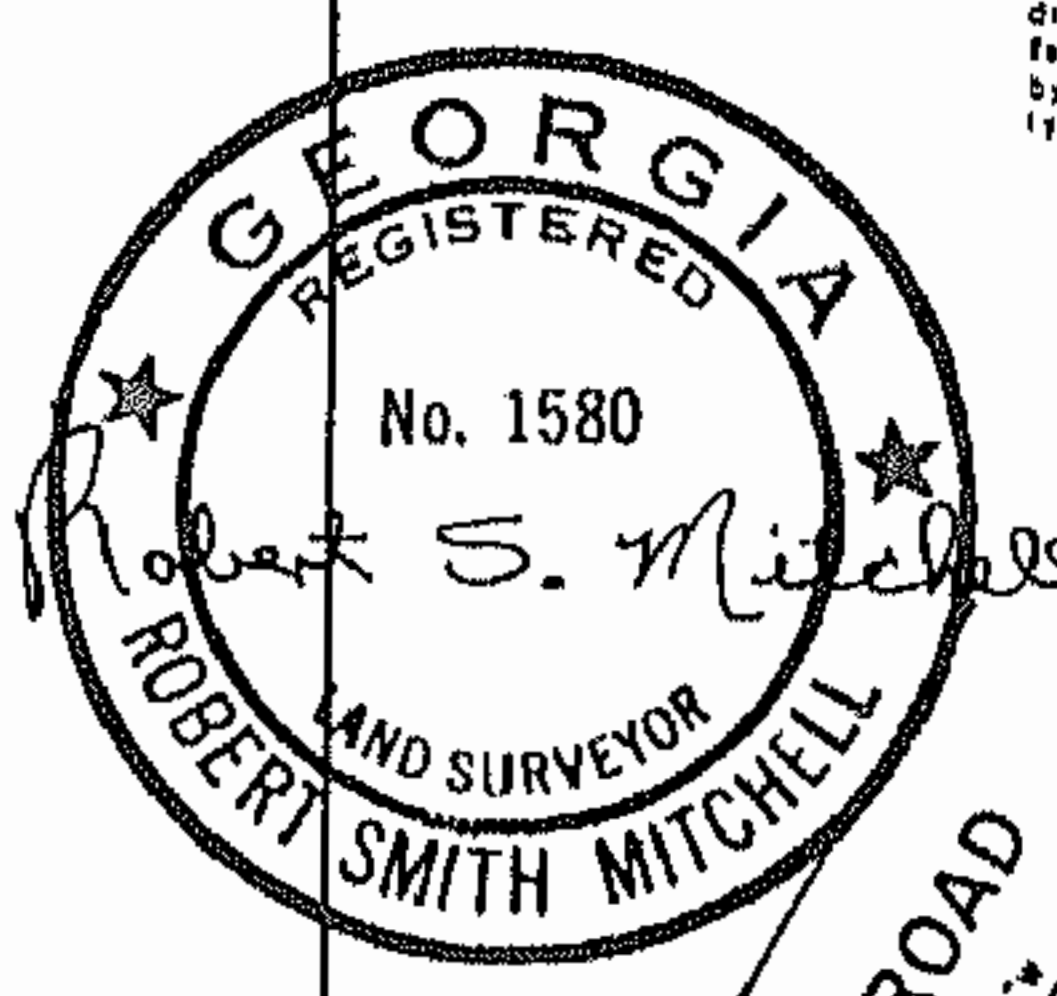
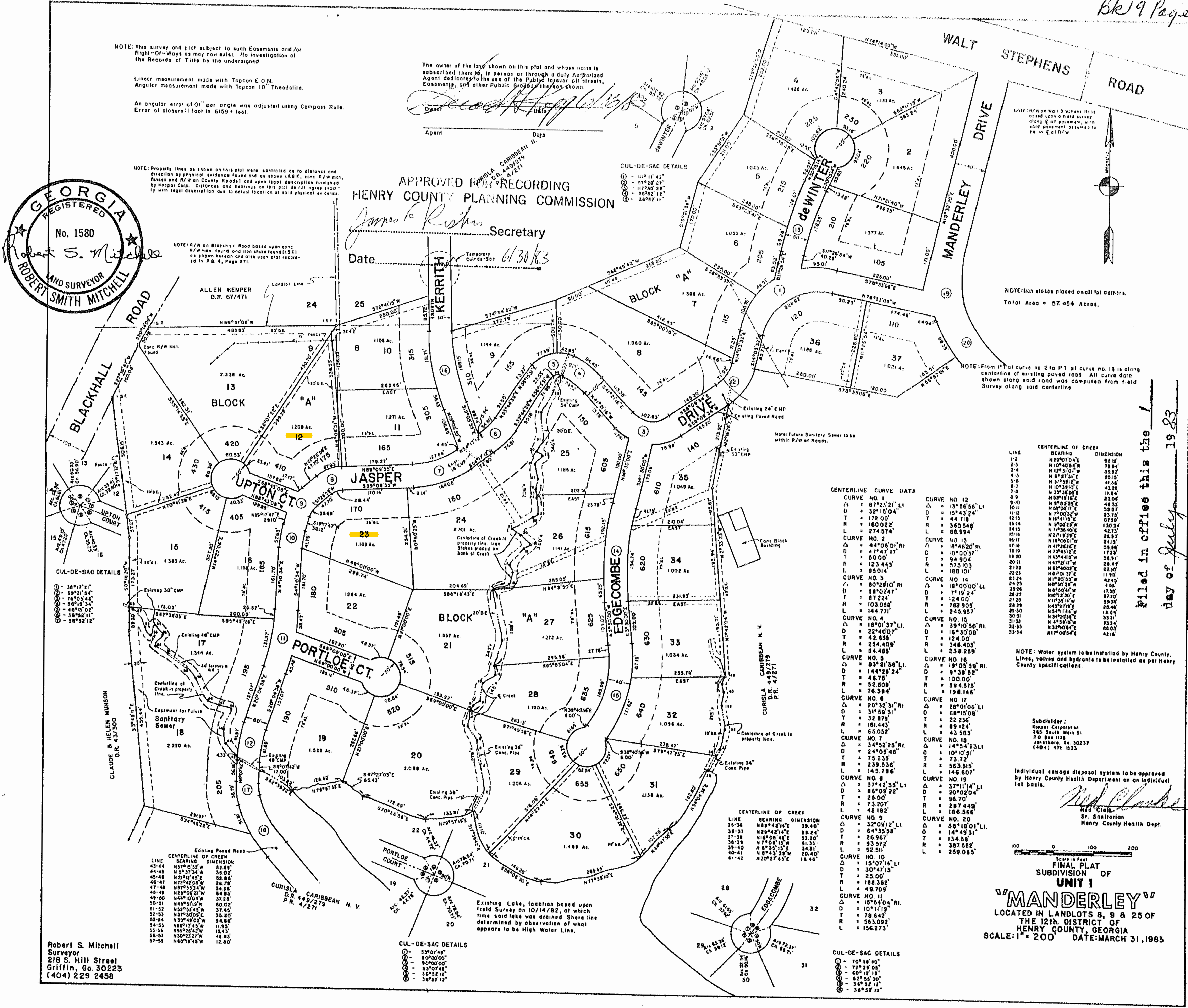
By: 
Its Mark Won
Auth Signer

Exhibit "A" Legal Description

All that tract or parcel of land lying and being in Land Lots 8 and 9 of the 12th District, Henry County, Georgia, being Lot 12, Block "A", Unit 1 of Manderley Subdivision, as per plat of record in Plat Book 9, Page 269, Henry County, Georgia Records, which plat is specifically incorporated herein and made a part hereof by this reference for a more complete and accurate legal description. MORE COMMONLY KNOWN AS: 175 Jasper Drive, Stockbridge, GA 30281

Bk 9 Page 269

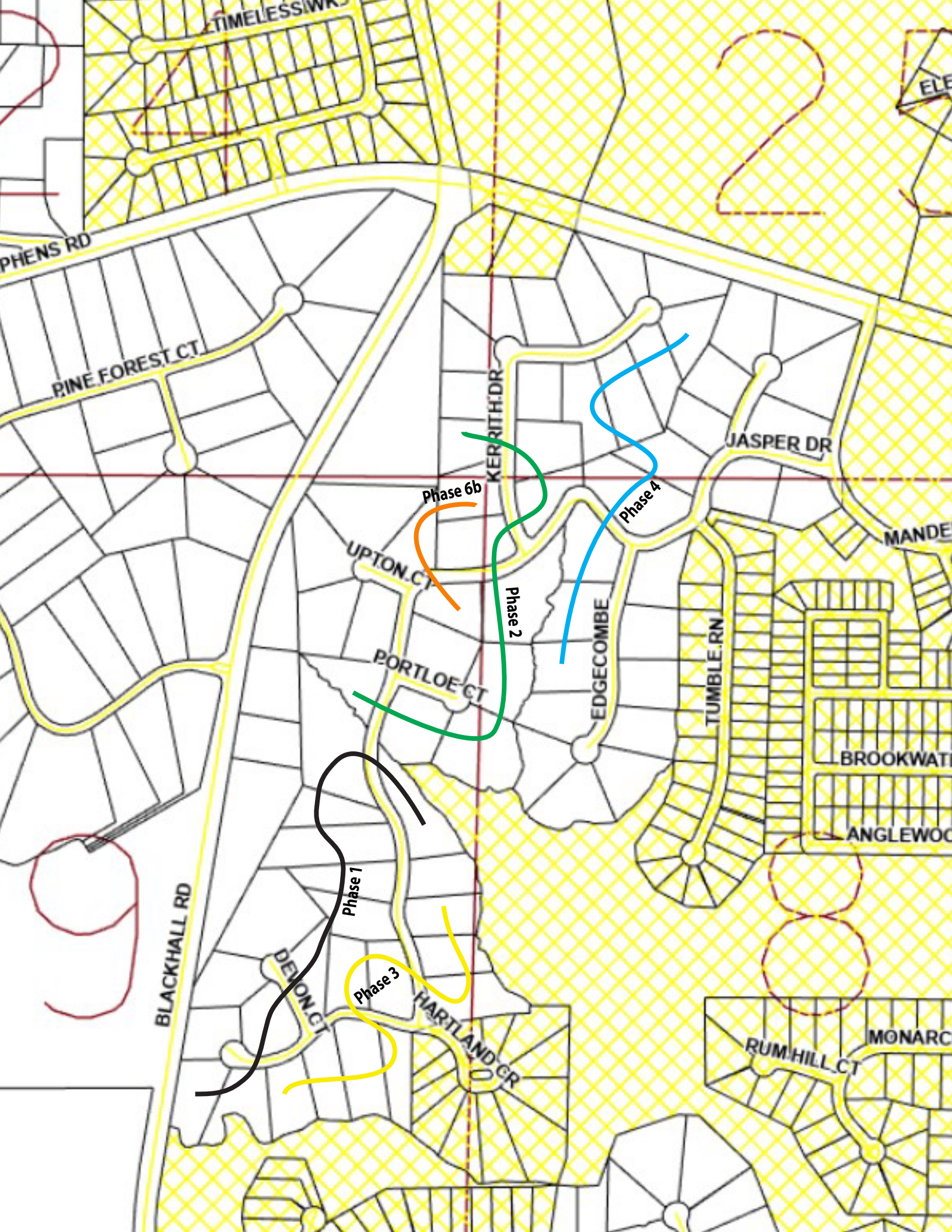
96-M-83



APPROVED FOR RECORDING
HENRY COUNTY PLANNING COMMISSION
Secretary
Date: 6/30/83

FILED IN OFFICE THIS THE 1 day of July 1983
at 1:30 o'clock P.M.
Clerk Superior Court

96-M-83



TIMELESS WKS

PHENS RD

PINE FOREST CT

KERRITH DR

JASPER DR

MANDE

Phase 6b

UPTON CT

Phase 4

Phase 2

PORTLOE CT

EDGECOMBE

TUMBLE RN

BROOKWATER

ANGLEWOOD

Phase 1

BLACKHALL RD

DELON CT

Phase 3

HARTLAND CR

RUMHILL CT

MONARCH



City of Stockbridge

AGENDA ITEM

MEETING DATE

APRIL 14, 2025

FUNDING SOURCE

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

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

DE-ANNEXATION CASE #DX-2024-08 FOR THE MANDERLEY SUBDIVISION, PHASE 8. Consideration of an Ordinance to de-annex from the Corporate Limits of the City of Stockbridge three (3) parcels within the Manderley Subdivision, representing Phase 8. The request was made by the owners of the three parcels, which would become part of unincorporated Henry County.

BACKGROUND INFORMATION:

The City Council previously approved DX-2024-01 (Phase 1), DX-2024-02 (Phase 2), DX-2024-03 (Phase 3), and DX-2024-04 (Phase 4) for the Manderley Subdivision. DX-2024-05 (Phase 5), DX-2024-06 (Phase 6), and DX-2024-07 (Phase 7) are also being considered at the April 14, 2025 City Council meeting.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

De-Annexation Case #DX-2024-08 for the Manderley Subdivision, Phase 8.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Approval.

Staff Signature_____

De-Annexation Case

#DX-2024-08: Three Properties in the Manderley Subdivision

City Council: April 14, 2025



Properties for Proposed De- Annexation

Introduction. The owners of three properties within the Manderley Subdivision submitted a de-annexation application to Henry County Planning & Zoning to request that their properties be de-annexed from the City of Stockbridge. The Manderley Subdivision is located at the western edge of the Stockbridge City Limits, bounded by Walt Stephens Road to the north and Blackall Road to the west. The three properties have 4.499 +/- total acres in Land Lot 9 of District 12. They comprise residential lots in the southwestern portion of the subdivision. The table below provides a list of the three properties by address, parcel number, and owner/applicant.

Property Address	Parcel Number	Property Owner(s) / Co-Applicant (s)
20 Devon Court	013A01129000	Dereck Maddox
21 Devon Court	013A01131000	Peter McFarlane
200 <u>Whitesand Bay Drive</u>	013A01128000	Tam Tran

Henry County Government's Action

According to a Deannexation Evaluation Report which was prepared by the Henry County Planning & Zoning Department, Henry County Government received a de-annexation application from the three applicants electronically on December 27, 2024. The applicants used the 100% method for the proposed de-annexation. The Department then prepared a Deannexation Evaluation Report for Henry County's Case #DE-AX-24-08, which recommended the approval of the proposed de-annexation. It stated that the subject property was previously zoned 'R-1' (Single-Family Residential) by Henry County prior to its 2022 annexation into the City of Stockbridge, and that the property would revert back to R-1 upon the successful de-annexation of the property from the City back into unincorporated Henry County. The property also had a previous Henry County future land use designation of Low-Density Residential, which allowed a density of up to 2.0 dwelling units per acre. After the completion of the DE-AX- 24-08 Evaluation Report, the Henry County Board of Commissioners adopted Henry County Resolution #25-49, dated January 21, 2025, to approve the de-annexation.

Background on the Manderley Subdivision

The Manderley Subdivision is established and well-developed. Table below lists basic facts about it.

Descriptive Factors:	Findings:
Current City of Stockbridge Zoning	SR (Suburban Residential)
Current City of Stockbridge Future Land Use Designation	Low-Density Residential.
Current Annexation Status	Annexed into City via 2022 Referendum.
Estimated Number of Subdivision Lots	79.
Name of Subdivider	Koppar Corporation.
Number of Development Phases	Three.
Years of Recorded Plat Approvals	1983, 1984, 1986, 1988, 1989.*
Status of Subdivision Lots	Nearly all are developed with SF homes.
Sizes of Subdivision Lots	Approximately one to two acres each.
Years of Home Construction	1985-1997, per Tax Assessors' records.

Background on the Surrounding Area

The surrounding area includes Ingle's Market and several neighborhood commercial uses flanking Walt Stephens Road; and several subdivisions to the south, southeast, and east. To the west are several individual residential parcels outside of Manderley Subdivision, Blackhall Road, the City Limits Line, and Spivey Lake. The commercial uses are located in the C-1 (Neighborhood Commercial) zoning district. The subdivisions to the south, southeast, and east are located in the PUD (Planned Unit Development) district, while the outlying residential parcels to the west are zoned 'SR' (Suburban Residential). Properties west of Blackhall Road, in unincorporated Henry County, are zoned 'R-1' (Single-Family Residential for large lots) and 'RA' (Residential-Agricultural).

Legal Requirements for De-Annexation

1. Administrative Requirements:

- a. A written, signed application by the owners of no more than ten parcels.
- b. Adoption of a signed resolution by the county in which the property is located, consenting to the de-annexation.
- c. Submittal of a copy of the application to the municipality.
- d. Confirmation by City staff that the procedural requirements for de-annexation have been met by the property owners.
- e. Verification by City staff that the geographic requirements have been met.
- f. Approval by the municipality, unless the geographic requirements have not been met.

2. Geographic Requirements:

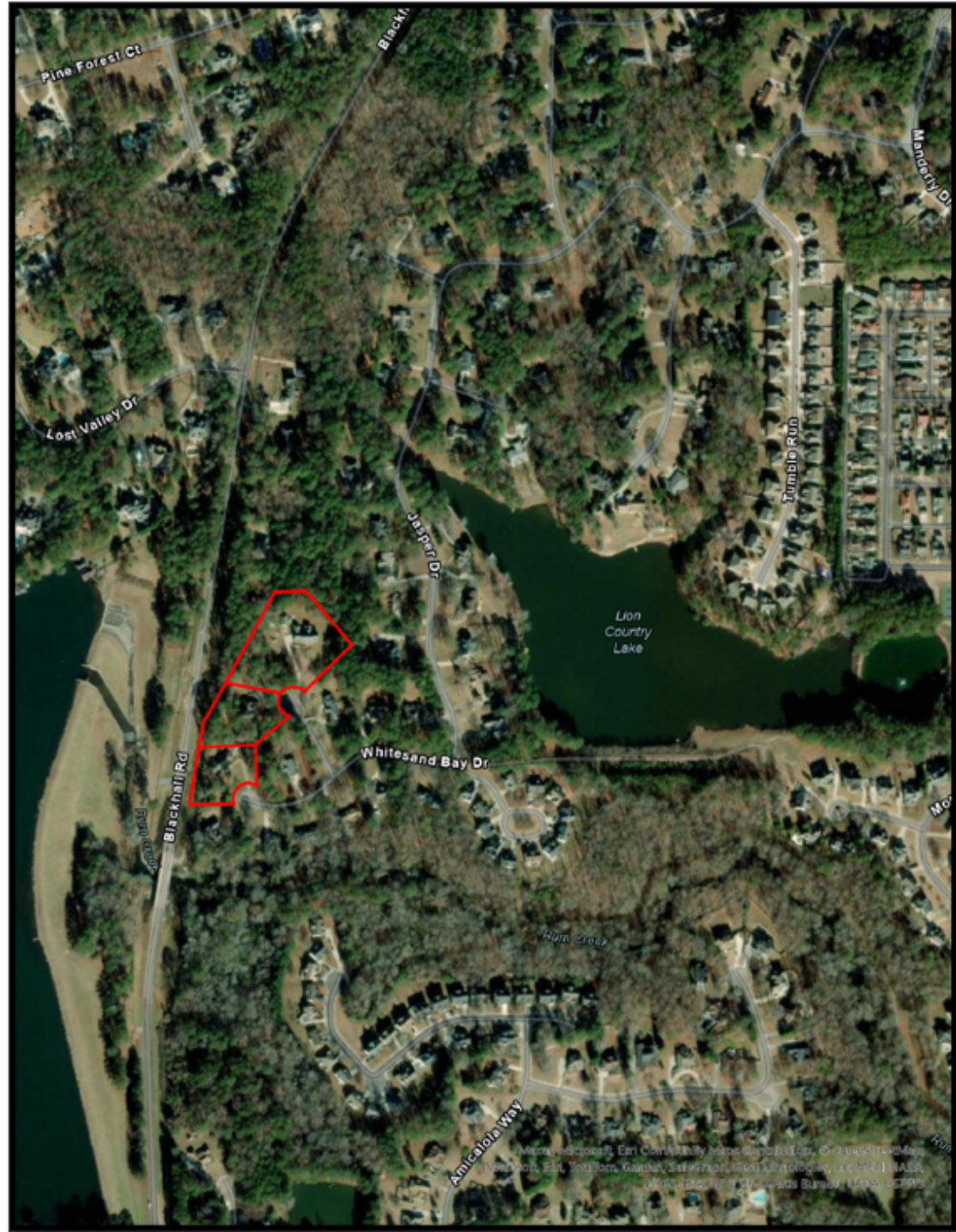
- a. At least one of the parcels must abut/be contiguous to the boundaries of the city limits (not separated from the city limits by unincorporated areas, a street, a creek or river, or a railroad).
- b. No prohibited unincorporated island would be created by the proposed de-annexation.
- c. No detrimental effects to the health, safety, and welfare of the property owners of the area to be de-annexed, or to the area remaining in the municipality (causing the de-annexed area to be cut off from receiving county services due to the lack of a reasonable access to the de-annexed area).

Analysis of the De-Annexation Proposal

1. **Administrative Requirements** – The applicants for the proposed DX-2024-08 de-annexation submitted a signed de-annexation application form to Henry County, which was for three parcels. After the County's review, it adopted a signed resolution and sent a copy of the application to the City of Stockbridge. The Planning and Zoning Staff has verified that the acceptable 100 percent method of de-annexation has been used, and that the de-annexation proposal meets the geographic requirements, as are discussed below.
2. **Geographic Requirements** – From the maps appearing in the Appendix, it is apparent that all of the three parcels within the proposed de-annexation area abut and are contiguous to other parcels within the Stockbridge City Limits, and they would even continue to do so if the de-annexation is approved. No prohibited unincorporated island would be created by the proposed de-annexation. Rather, the de-annexed area would be surrounded on one side by other parcels remaining within the City Limits. Whenever a new City Limits Map is prepared, the de-annexed area would push the city limits further west from the resulting boundary created after the approval of DX-2024-08. Further, there would be no alteration of the existing streets or access to them; thus, there do not appear to be any health, safety, or welfare issues in terms of providing needed transportation of County service vehicles or emergency vehicles in reaching the homes of the property owners within the de-annexed area.

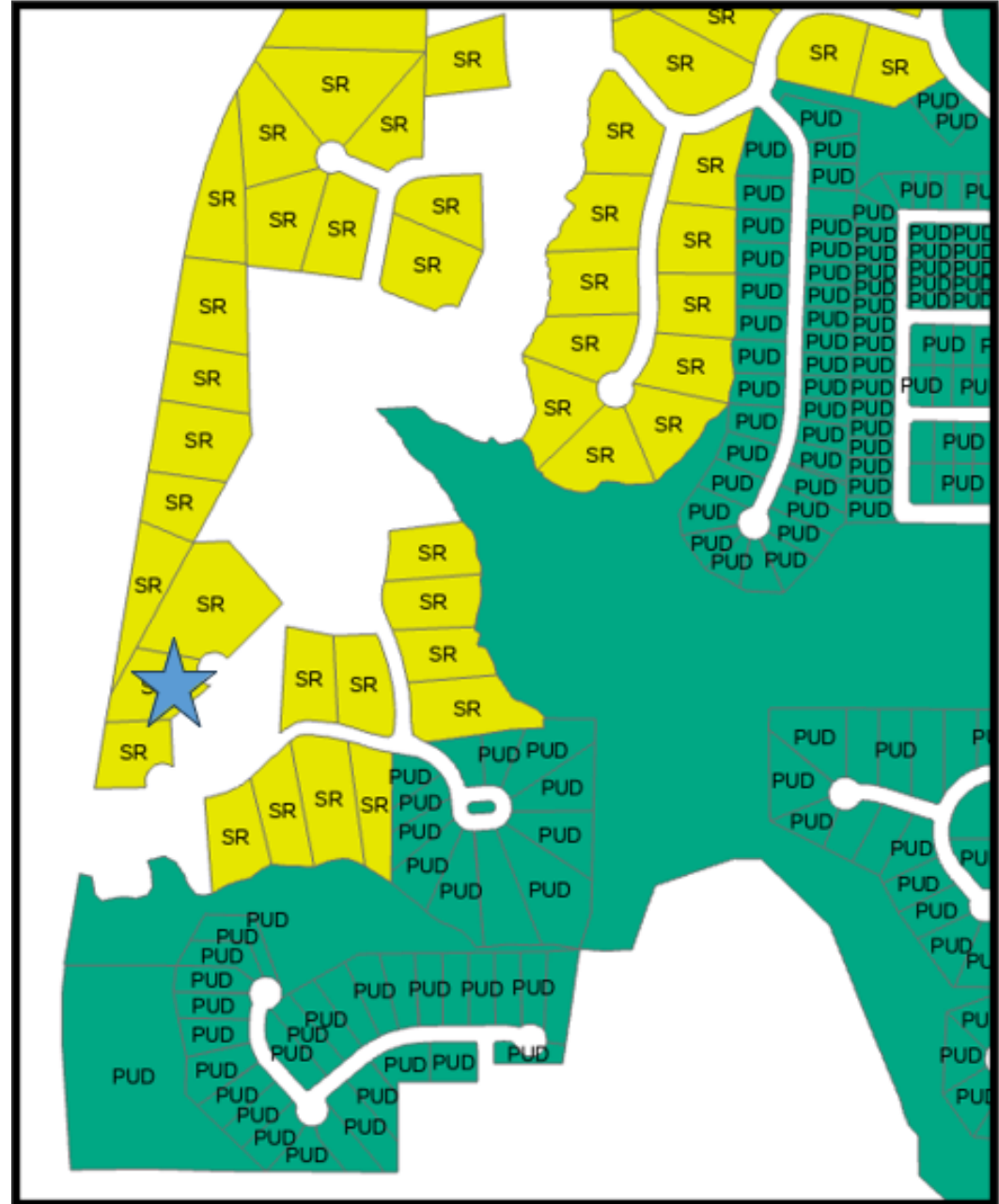
Aerial Photo
Parcels to De-
Annexed

Highlighted in Red

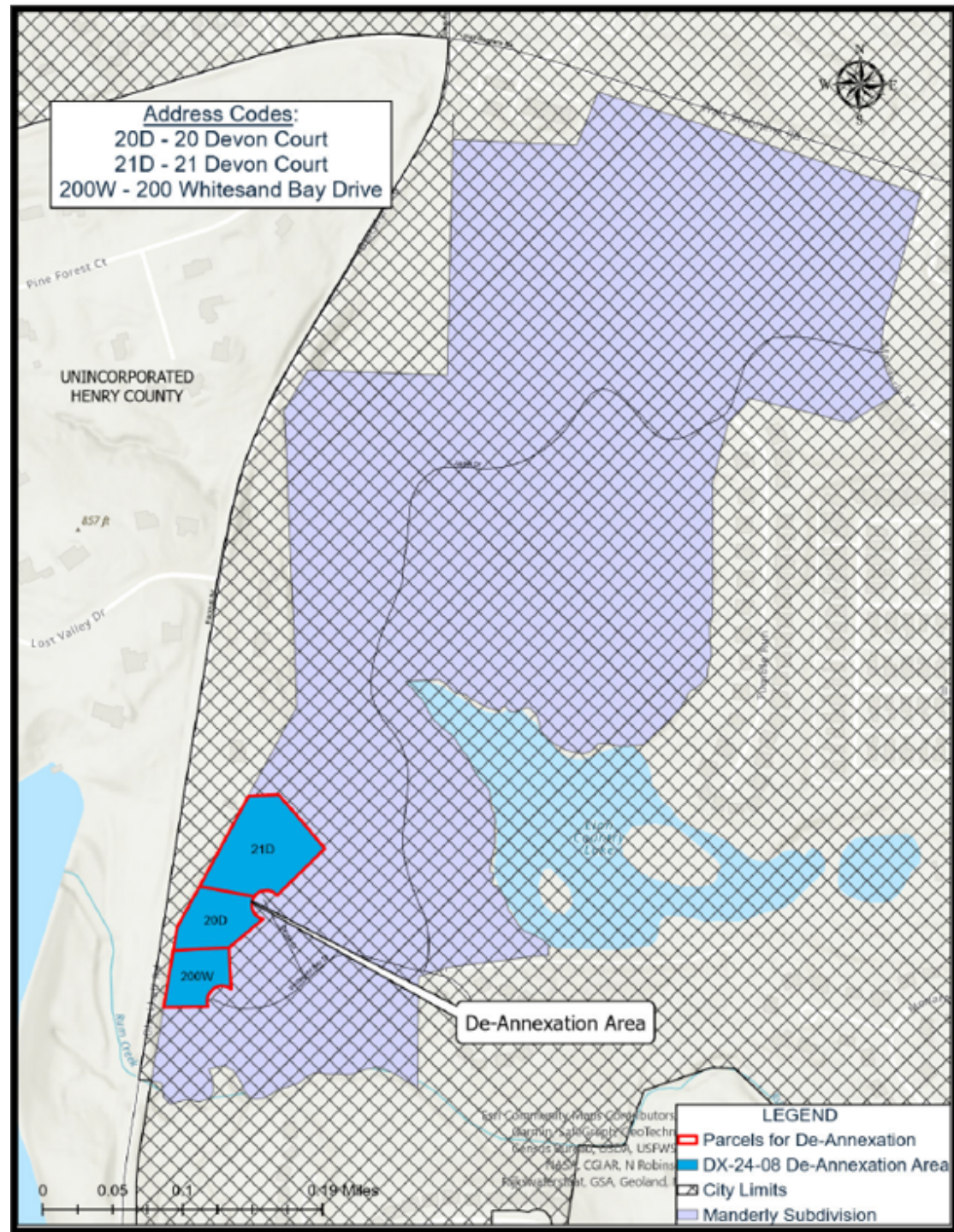


Manderley Subdivision Zoning Map Excerpt

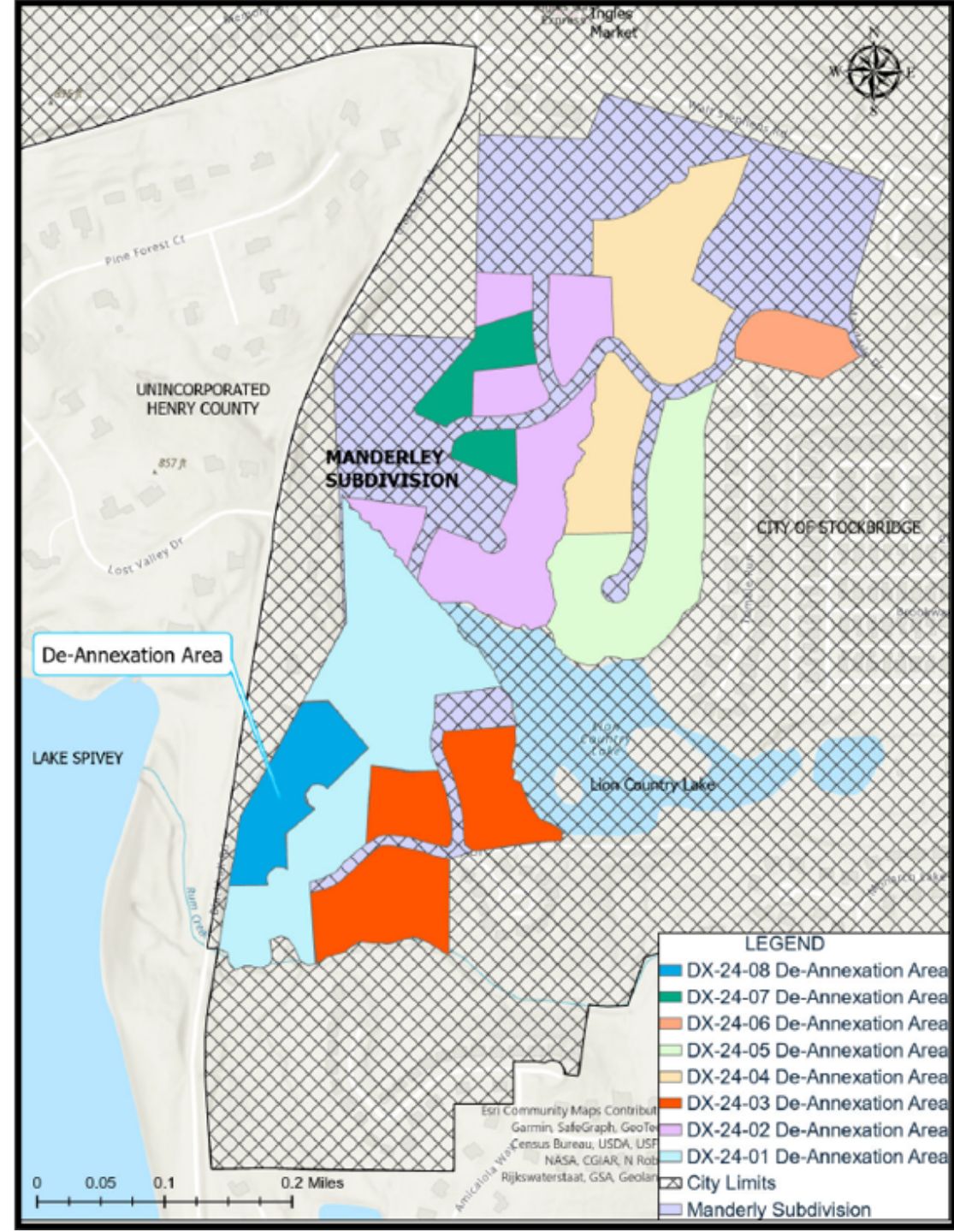
- Yellow— SR District (Suburban Residential) — Manderley Subdivision
- Green—PUD District (Planned Unit Development) — Monarch Village Subdivision
- Black — Unincorporated Henry County
- Blue Star — Area of Proposed De-Annexation



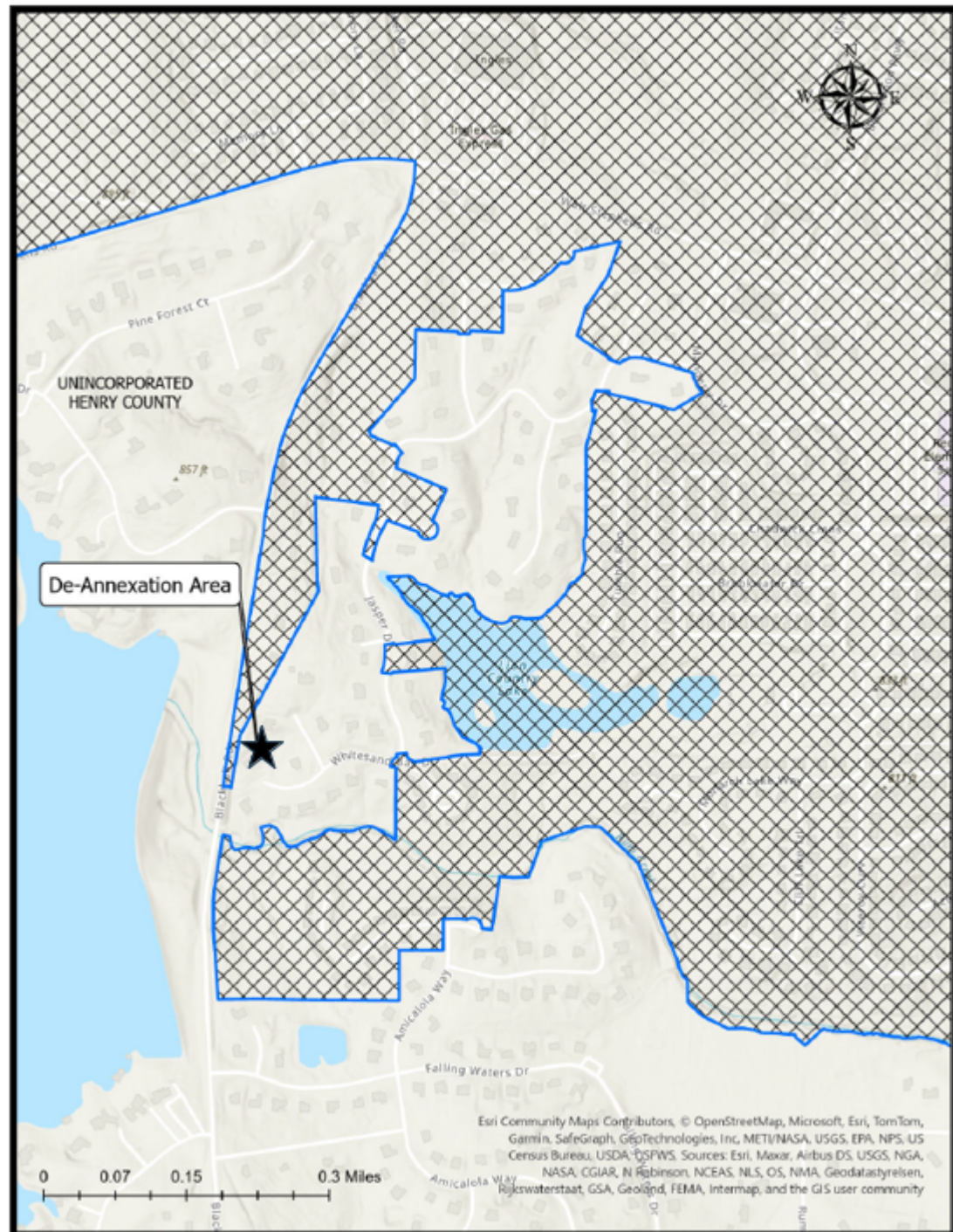
Manderley Subdivision Parcel Map



Manderley Subdivision Vicinity Map



Resulting Map Showing New City Limits Boundaries Upon Approval of DX-2024-08



Conclusion and Recommendation

Conclusion. From the preceding analysis, it appears that both the administrative requirements and the geographic requirements have been met for the proposed de-annexation. Thus, according to the law, the applicants have complied with all of the de-annexation requirements and there are no apparent issues which would prohibit them from de-annexing their properties from the City of Stockbridge.

Recommendation. Since all of the de-annexation requirements have been met, the law states that the Mayor and City Council must approve this de-annexation request (DX- 2024-08).



TO: Mayor and City Council

FROM: Ryan C. Anderson, Community Development Director
Jordyn Bucholtz, GIS Analyst

CC: Mayor Anthony Ford, Acting City Manager; Valerie Ross, City Zoning Attorney

DATE: April 14, 2025

SUBJECT: De-Annexation Case #DX-2024-08:
Three Properties in the Manderley Subdivision

Introduction. The owners of three properties within the Manderley Subdivision submitted a de-annexation application to Henry County Planning & Zoning to request that their properties be de-annexed from the City of Stockbridge. The Manderley Subdivision is located at the western edge of the Stockbridge City Limits, bounded by Walt Stephens Road to the north and Blackall Road to the west. The three properties for DX-2024-08 have 4.499 +/- total acres in Land Lot 9 of District 12. They comprise residential lots in the southwestern portion of the subdivision. Table 1 below provides a list of the three properties by address, parcel number, and owner/applicant.

Table 1—Properties for Proposed De-Annexation

Property Address	Parcel Number	Property Owner(s) / Co-Applicant (s)
20 Devon Court	013A01129000	Dereck Maddox
21 Devon Court	013A01131000	Peter McFarlane
200 Whitesand Bay Drive	013A01128000	Tam Tran

Henry County Government's Action. According to a Deannexation Evaluation Report which was prepared by the Henry County Planning & Zoning Department, Henry County Government received a de-annexation application from the three applicants electronically on December 27, 2024. The applicants used the 100% method for the proposed de-annexation. The Department then prepared a Deannexation Evaluation Report for Henry County's Case #DE-AX-24-08, which recommended the approval of the proposed de-annexation. It stated that the subject property was previously zoned 'R-1' (Single-Family Residential) by Henry County prior to its 2022 annexation into the City of Stockbridge, and that the property would revert back to R-1 upon the successful de-annexation of the property from the City back into unincorporated Henry County. The property also had a previous Henry County future land use designation of Low-Density Residential, which allowed a density of up to 2.0 dwelling units per acre. After the completion of the DE-AX-24-08 Evaluation Report, the Henry County Board of Commissioners adopted Henry County Resolution #25-49, dated January 21, 2025, to approve the de-annexation.

City of Stockbridge's Receipt of De-Annexation Application Package. The City of Stockbridge received a copy of the de-annexation application, which was sent electronically by Henry County on January 23, 2025. There was no cover letter included in the package, but the Evaluation Report from Henry County Planning and Zoning did list the included property addresses and parcel numbers.

Background on the Manderley Subdivision. The Manderley Subdivision is established and well-developed. Table 2 below lists basic facts about it, and the Appendix contains several pertinent aerial photos and maps.

Table 2—Facts About Manderley Subdivision

Descriptive Factors:	Findings:
Current City of Stockbridge Zoning	SR (Suburban Residential)
Current City of Stockbridge Future Land Use Designation	Low-Density Residential.
Current Annexation Status	Annexed into City via 2022 Referendum.
Estimated Number of Subdivision Lots	79.
Name of Subdivider	Koppar Corporation.
Number of Development Phases	Three.
Years of Recorded Plat Approvals	1983, 1984, 1986, 1988, 1989.*
Status of Subdivision Lots	Nearly all are developed with SF homes.
Sizes of Subdivision Lots	Approximately one to two acres each.
Years of Home Construction	1985-1997, per Tax Assessors' records.

*Includes separate sheets for Unit II, and revisions to Unit I & Unit II.

Background on the Surrounding Area. The surrounding area includes Ingle's Market and several neighborhood commercial uses flanking Walt Stephens Road; and several subdivisions to the south, southeast, and east. To the west are several individual

residential parcels outside of Manderley Subdivision, Blackhall Road, the City Limits Line, and Spivey Lake. The commercial uses are located in the C-1 (Neighborhood Commercial) zoning district. The subdivisions to the south, southeast, and east are located in the PUD (Planned Unit Development) district, while the outlying residential parcels to the west are zoned 'SR' (Suburban Residential). Properties west of Blackhall Road, in unincorporated Henry County, are zoned 'R-1' (Single-Family Residential for large lots) and 'RA' (Residential-Agricultural).

Legal Requirements for De-Annexation. The Official Code of Georgia (O.C.G.A.) provides legal requirements for de-annexation in O.C.G.A. Sections 36-131 and 36-132. They are summarized in the list below.

1. **Administrative Requirements:**
 - a. A written, signed application by the owners of no more than ten parcels.
 - b. Adoption of a signed resolution by the county in which the property is located, consenting to the de-annexation.
 - c. Submittal of a copy of the application to the municipality.
 - d. Confirmation by City staff that the procedural requirements for de-annexation have been met by the property owners.
 - e. Verification by City staff that the geographic requirements have been met.
 - f. Approval by the municipality, unless the geographic requirements have not been met.
2. **Geographic Requirements:**
 - a. At least one of the parcels must abut/be contiguous to the boundaries of the city limits (not separated from the city limits by unincorporated areas, a street, a creek or river, or a railroad).
 - b. No prohibited unincorporated island would be created by the proposed de-annexation.
 - c. No detrimental effects to the health, safety, and welfare of the property owners of the area to be de-annexed, or to the area remaining in the municipality (causing the de-annexed area to be cut off from receiving county services due to the lack of a reasonable access to the de-annexed area).

Analysis of De-Annexation Proposal:

1. **Administrative Requirements –** The applicants for the proposed DX-2024-08 de-annexation submitted a signed de-annexation application form to Henry County, which was for three parcels. After the County's review, it adopted a signed resolution and sent a copy of the application to the City of Stockbridge. The Planning and Zoning Staff has verified that the acceptable 100 percent method of de-annexation has been used, and that the de-annexation proposal meets the geographic requirements, as are discussed below.
2. **Geographic Requirements –** From the maps appearing in the Appendix, it is apparent that all of the three parcels within the proposed de-annexation area abut and are contiguous to other parcels within the Stockbridge City Limits, and they would even continue to do so if the de-annexation is approved. No prohibited unincorporated island would be created by the proposed de-annexation. Rather, the de-annexed

area would be surrounded on one side by other parcels remaining within the City Limits. Whenever a new City Limits Map is prepared, the de-annexed area would push the city limits further west from the resulting boundary created after the approval of DX-2024-08. Further, there would be no alteration of the existing streets or access to them; thus, there do not appear to be any health, safety, or welfare issues in terms of providing needed transportation of County service vehicles or emergency vehicles in reaching the homes of the property owners within the de-annexed area.

Conclusion. From the preceding analysis, it appears that both the administrative requirements and the geographic requirements have been met for the proposed de-annexation. Thus, according to the law, the applicants have complied with all of the de-annexation requirements and there are no apparent issues which would prohibit them from de-annexing their properties from the City of Stockbridge.

Recommendation. Since all of the de-annexation requirements have been met, the law states that the Mayor and City Council must approve this de-annexation request (DX-2024-08).

RCA/jlb

Appendix

APPENDIX:

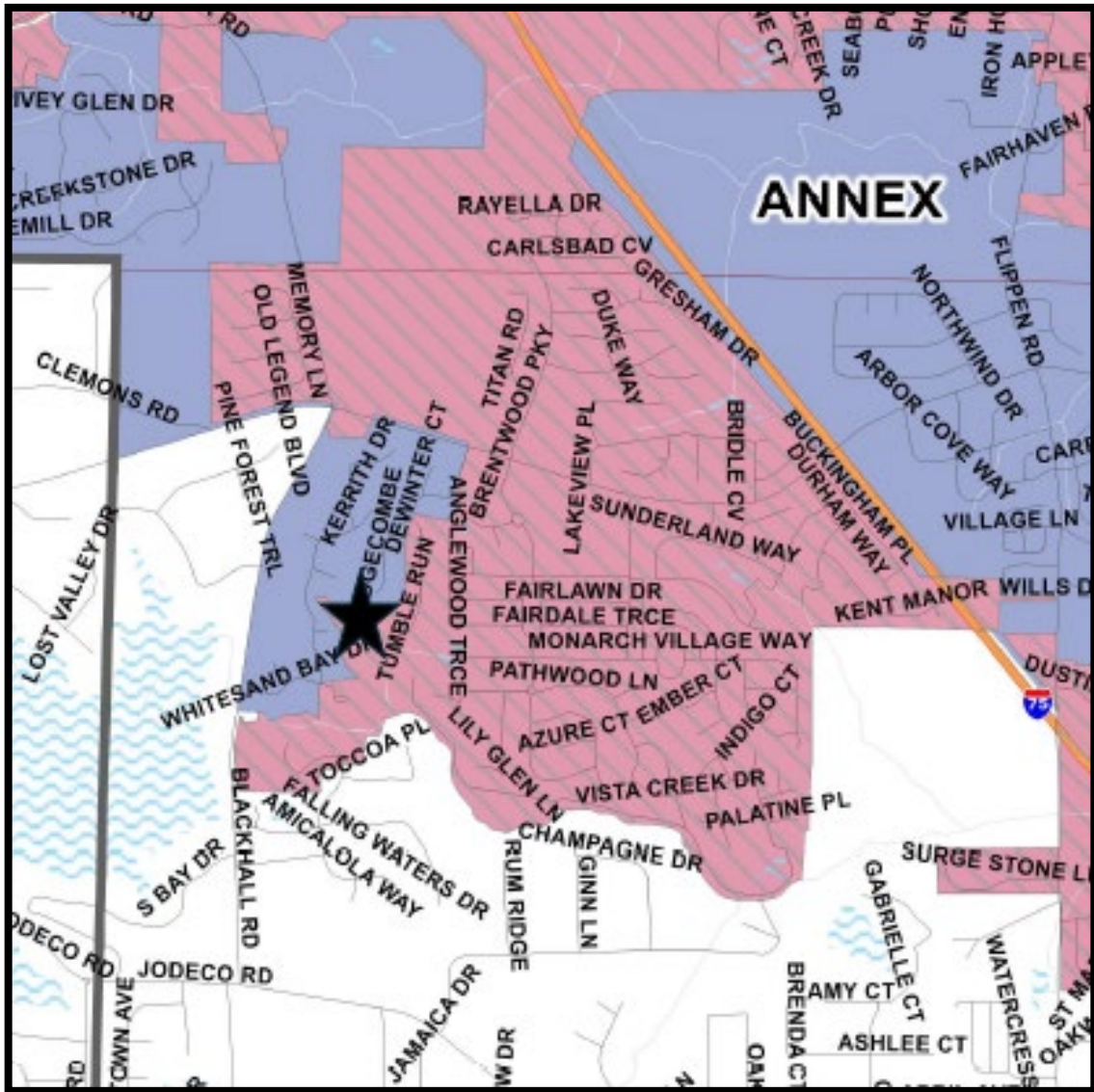
- 1. Aerial Photo Showing Three Parcels for De-Annexation**
- 2. Map of 2022 City of Stockbridge Annexation Referendum—
Location of Proposed DX-2024-08 De-Annexation Area**
- 3. Manderley Subdivision Zoning Map**
- 4. Manderley Subdivision Vicinity Map**
- 5. Manderley Subdivision Parcel Map**
- 6. Resulting New City Limits Map Upon the Approval of DX-2024-08**



2. MAP OF 2022 CITY OF STOCKBRIDGE ANNEXATION REFERENDUM: LOCATION OF PROPOSED DX-2024-08 DE-ANNEXATION AREA

LEGEND:

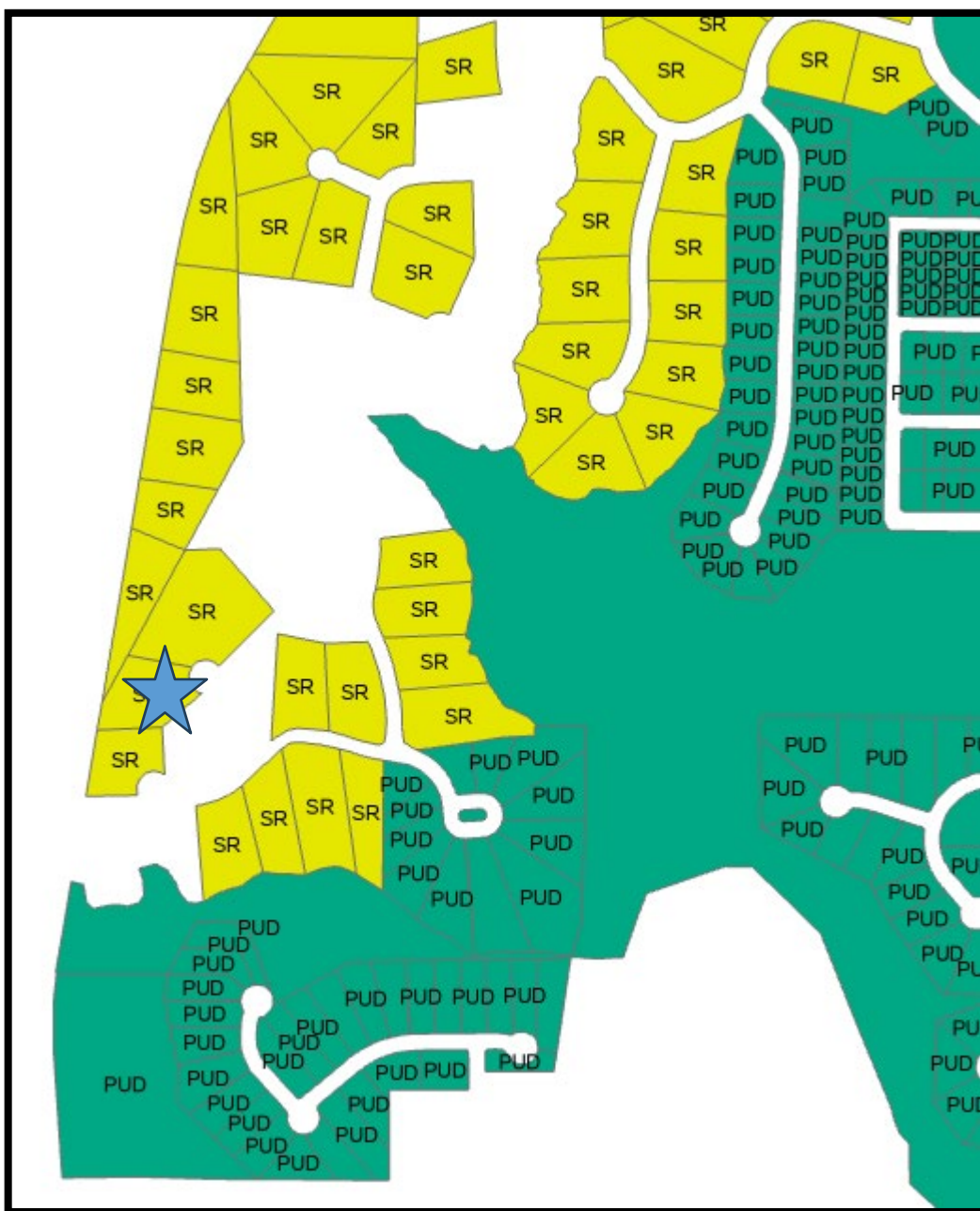
- Pink Striped Areas – Were Already Part of the City of Stockbridge in 2022
Blue Areas – Were Annexed as Part of 2022 City of Stockbridge Annexation Referendum
Blue Waves – Spivey Lake
 ★ Black Star—Location of Proposed DX-2024-08 De-Annexation



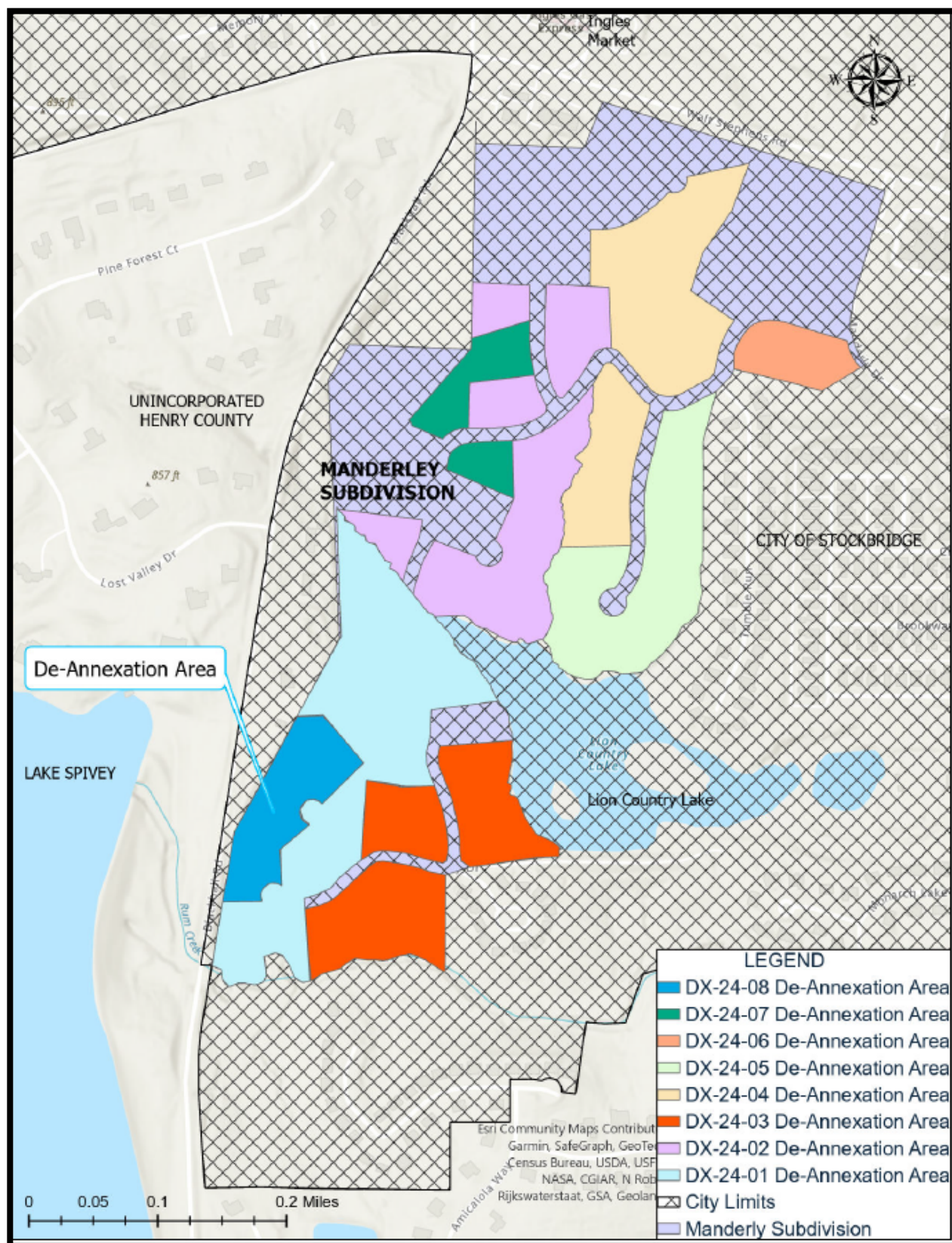
3. MANDERLEY SUBDIVISION ZONING MAP

KEY:

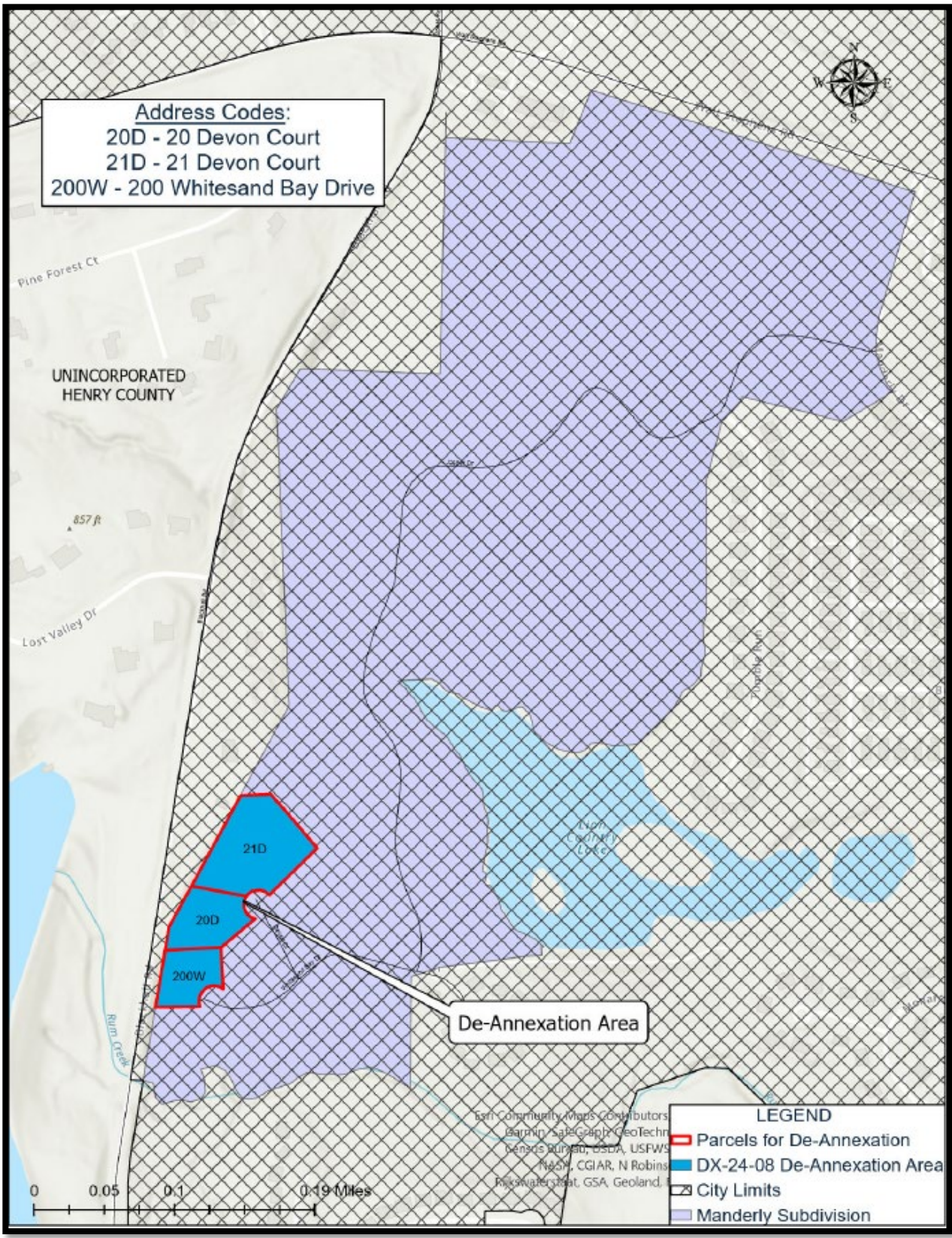
- Yellow—SR District (Suburban Residential) — Manderley Subdivision
Green—PUD District (Planned Unit Development) — Monarch Village Subdivision
Black — Unincorporated Henry County
 ★ Blue Star — Area of Proposed De-Annexation



4. MANDERLEY SUBDIVISION VICINITY MAP

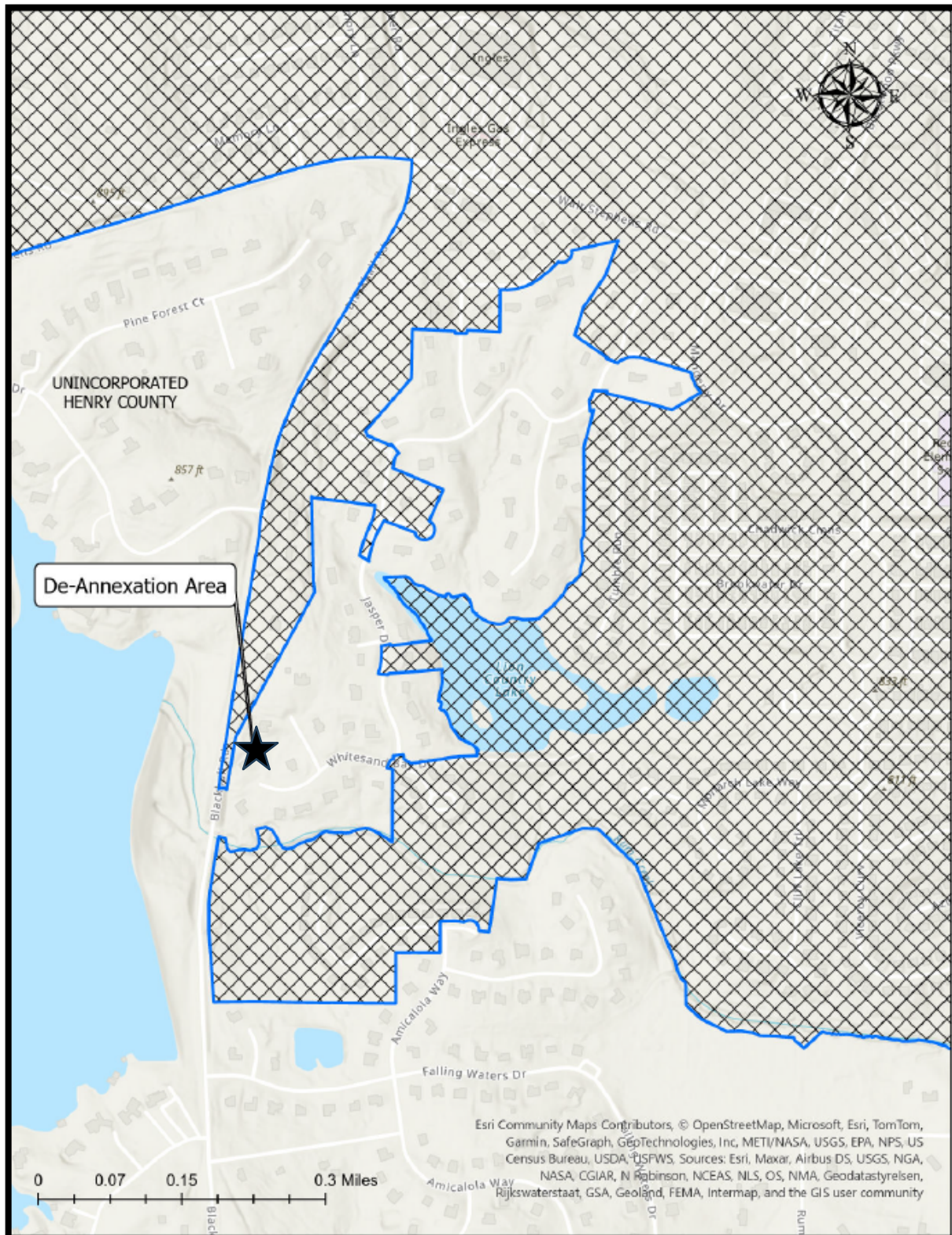


5. MANDERLEY SUBDIVISION PARCEL MAP



6. RESULTING MAP SHOWING NEW CITY LIMITS BOUNDARIES UPON THE APPROVAL OF DX-2024-08

★ Black Star – De-Annexed Area



Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

January 21, 2025

Department Requesting Agenda Item:

Planning & Zoning

Action Type:☒

Action requested by BOC

☐

For informational purposes only

Attachments/Exhibits for Agenda Item:

1. Executive Summary
2. Resolution
3. Staff Report

Presenter:

Toussaint Kirk, Cluster Leader

Agenda Item:

Henry County has received a request for deannexation from the City of Stockbridge to Unincorporated Henry County for a total of three (3) properties located at 20 and 21 Devon Court & 200 Whitesand Bay Drive consisting of a combined 4.499 +/- acres in Land Lot 9 of the 12 District. **District 2**

Applicant: Various Owners

Case Number: DE-AX-24-08

Commission District: District 2

Background/Summary:

The owners of the subject property are requesting the 100% deannexation method from the municipal boundaries of the City of Stockbridge to the unincorporated limits of Henry County.

Financial Implications/Considerations: N/A

The project is budgeted.	Y	or	N
The project will require the use of Fund Balance.	Y	or	N
If yes, please state amount _____.			
The project will require no funds.	Y	or	N
The project is grant funded and will require a _____% match and those funds are/are not budgeted.	Y	or	N
Is this request a Capital Project and part of the Capital Project List?	Y	or	N

Additional Comments / Recommendation:

It is Planning & Zoning staff's opinion that the deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the City of Stockbridge.

RESOLUTION #25-_____

**RESOLUTION ACCEPTING PROPOSED DEANNEXATION FROM THE CITY OF
STOCKBRIDGE OF THREE (3) PARCEL OF LAND CONSISTING OF A COMBINED 4.499+/-
ACRES IN LAND LOT 9 OF THE 12TH DISTRICT, HENRY COUNTY, GEORGIA**

WHEREAS, pursuant to *O.C.G.A. Article 8*, the Henry County Board of Commissioners have received application from property owners (“Applicants”) advising Henry County of their intent to deannex (DE-AX-24-08) three (3) properties consisting of a combined total of 4.499 +/- acres in Land Lot 9 of the 12th District from the municipal boundary of the City of Stockbridge, Henry County, Georgia, being **Parcels 013A01129000, 013A01131000, 013A01128000** (the” Property”) (*see*, Exhibit A, attached hereto); and

WHEREAS, in connection with, and immediately following, the annexation, the property owners seek to change the zoning for the Property from the City of Stockbridge SR (Suburban Residential) zoning district to the Henry County R-1 (Single-Family Residence) zoning district; and

WHEREAS, *O.C.G.A. § 36-36-131* grants the City of Stockbridge the authority to deannex an area or areas of the existing corporate limits upon the adoption of a resolution by the governing authority of the county in which such property is located consenting to such deannexation; and

WHEREAS, Henry County Board of Commissioners analyzed and whether the deannexation may be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality; and

WHEREAS, the Henry County Board of Commissioners has determined that the proposed deannexation of the Property into the County would not cause a material increase in the burden on Henry County; and

WHEREAS, the Henry County Board of Commissioners has determined that the proposed deannexation of the Property into the County would not result in an increase in density and infrastructure demands which would be detrimental to Henry County and to the health, safety, and welfare of Henry County and its citizens; and

WHEREAS, the Henry County Board of Commissioners has determined that the proposed deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality.

NOW THEREFORE, BE IT RESOLVED that, pursuant to the provisions of *O.C.G.A. § 36-36-131*, et seq, Henry County accepts the proposed deannexation (DE-AX-24-08) of the Property, as described in Exhibit A, from the municipal boundaries of the City of Stockbridge to the corporate boundary of Henry County, Georgia, on the grounds that the proposed the proposed deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality.

BE IT FURTHER RESOLVED that the County Manager and/or the County Attorney are authorized and directed to send such notice(s) as are required by law to the City of Stockbridge and/or the effected property owners.

BE IS FURTHER RESOLVED that the County Attorney is authorized to initiate such legal proceedings as are proper to enjoin the deannexation of the Property and/or initiate and/or engage in the arbitration proceedings authorized per *O.C.G.A. § 36-36-114*.

BE IT FURTHER RESOLVED that this Resolution shall be forwarded to the City, together with such supporting documentation as are reasonable and necessary to support the same.

BE IT SO RESOLVED THIS 21ST DAY OF JANUARY, 2025.

**BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA**

Carlotta Harrell, Chair

ATTEST:

Stephanie Braun, County Clerk

Deannexation Evaluation Report



Henry County Planning & Zoning

CITY OF STOCKBRIDGE
DE-AX-24-08

Commission District: 2
Commissioner: Neat Robinson
Report Prepared by: Kenta Lanham, Planner III

Property Owners: Dereck Maddox
Peter McFarlane
Tam Tran

Location: 20 Devon Court
21 Devon Court
200 Whitesand Bay Drive

Parcel ID(s): 013A01129000
013A01131000
013A01128000

Request: Deannexation

BOC Meeting: January 21, 2025

Lot Size: 4.499 +/- acres (total)

Zoning History: A review of zoning files indicates that a rezoning request from RA-200 to RM-75 (RZ-66-12) which included the subject property as part of a larger property was denied by the Henry County Board of Commissioners of Roads and Revenues on January 3, 1967.

A review of zoning files indicates that a rezoning request from RA-200 to RM-85 (RZ-67-01) which included the subject property as part of a larger property was withdrawn by the applicant on February 7, 1967, before consideration by the Henry County Board of Commissioners of Roads and Revenues.

A review of zoning files indicates that a rezoning request from RA-200 to RA-100 (RZ-67-02) which included the subject property as part of a larger property was approved by the Henry County Board of Commissioners of Roads and Revenues on March 7, 1967.

A review of zoning files indicates that a rezoning request from RA-200 and RA-100 to C-2 (RZ-71-07) which included the subject property as part of a larger property was approved by the Henry County Board of Commissioners on August 30, 1971.

A review of zoning files indicates that a rezoning request from RA-200 to RA-150A* (RZ-82-08) which included the subject property as part of a larger property was approved by the Henry County Board of Commissioners on October 5, 1982.

*** With the adoption of the ULDC in 2009, those properties zoned RA-150 or RA with one (1) acre lots were rezoned to R-1 (Single-Family Residence). As such, the current zoning of the Manderley subdivision is now R-1.**

Previous to annexation by the City of Stockbridge, the properties were zoned R-1 (Single-Family Residence) as illustrated on the Henry County Official Zoning Map, which was adopted on November 19, 2013, by the Henry County Board of Commissioners.

The subject properties were annexed by the City of Stockbridge on January 1, 2023, per Georgia Senate Bill 612 (2021-2022).

Per the zoning map featured on the City's website and zoning correspondence received by Planning staff on October 19, 2023, from City of Stockbridge Community Development Department staff, the subject properties are zoned SR (Suburban Residential).

Adjacent properties are as follows:

North: City of Stockbridge and Unincorporated Henry County

South: Unincorporated Henry County

East: Unincorporated Henry County

West: Unincorporated Henry County and Clayton County

Current Land Use: Single-Family Residences

Future Land Use: The City of Stockbridge 2024 Comprehensive Plan designates the subject property as Low Density Residential (up to 1-4 units per acre). Previous to annexation by the City of Stockbridge, the properties had a FLUM designation of Low Density Residential (up to 2.0 dwelling units per acre, net).

Proposed Zoning: As per the application materials, the residents of three (3) properties, consisting of a combined total of 4,499 +/- acres, within the Manderley subdivision propose to deannex the subject properties from the municipal boundaries of the City of Stockbridge to the unincorporated limits of Henry County. Upon deannexation, the properties would be zoned R-1 (Single-Family Residence), which is the previous zoning designation of the properties previous to annexation by the City of Stockbridge.

Comments: The owners of the subject property are requesting the 100% deannexation method into the City of Stockbridge. According to the Official Code Georgia Annotated, *O.C.G.A § 36-36-131*, municipal corporations can deannex incorporated area or areas which directly abut the existing municipal boundary or would directly abut on the municipal boundary if it were not otherwise separated from the municipal boundary by lands owned by the municipal corporation or some other political subdivision, by lands owned by this state, or by the definite width of any street or street right of way; any creek or river; or any right of way of a railroad or other public service corporation.

The application packet, including the written and signed applications of all of the owners of all of the land proposed to be deannexed, and containing a complete description of the lands to be deannexed was submitted to Henry County via

electronic mail (e-mail) on December 27, 2024, in accordance with O.C.G.A. § 36-36-113.

As per the application materials, the residents of three (3) properties, consisting of a combined 4.499 +/- acres, within the Manderley subdivision propose to deannex the subject properties from the municipal boundaries of the City of Stockbridge to the unincorporated limits of Henry County. Upon deannexation, the properties would be zoned R-1 (Single-Family Residence), which is the previous designation of the properties previous to annexation by the City of Stockbridge.

The City of Stockbridge 2024 Comprehensive Plan designates the subject property as Low Density Residential (up to 1-4 units per acre). Previous to annexation by the City of Stockbridge, the properties had a FLUM designation of Low Density Residential (up to 2.0 dwelling units per acre, net).

The Future Land Use Map (FLUM), as part of the Henry County 2045 Comprehensive Plan, designation of the surrounding unincorporated Henry County properties is Medium Density Residential, which is described in the Comprehensive Plan as areas consisting of single family homes on a single lot. New development in these areas should provide pedestrian facilities, including sidewalks and crosswalks, and have an appropriate streetscape. Walkable neighborhoods should be created with appropriate parks and open space. The Medium Density Residential FLUM designation supports developments with a density of up to 4.0 dwelling units per acre, net.

The subject property is located within an area designated as a Suburban Mix on the Henry County Development and Infrastructure Strategy Area Map. The vision for Suburban Mix areas is to accommodate a variety of types of residential neighborhoods that are predominantly single family, as well as some supporting areas of retail (shopping) and workplaces. A system of multi-use trails supports both transportation and recreational goals with sidewalks prioritized around schools, parks, and designed community centers.

Per O.C.G.A. 36-36-134, in the event of a deannexation, a municipality may, but is not required to, continue to provide any services to the property which it was providing immediately prior to the deannexation, provided that the county and municipality have agreed to terms and conditions for the municipality continuing to provide such services.

Per O.C.G.A. 36-36-131, a municipality is granted the authority to deannex an area or areas of the existing corporate limits upon the adoption of a resolution by the governing authority of the county in which such property is located consenting to such deannexation. If the governing authority of the county consents to the deannexation and the deannexation conforms with the requirements of O.C.G.A. Article 8, the governing authority of the municipal corporation shall approve such deannexation unless it finds that the deannexation would be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality.

Recommendation: It is Planning & Zoning staff's opinion that the deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the City of Stockbridge.

Attachments:

- RZ-82-08 October 5, 1982, Board of Commissioner meeting minutes
- Exhibit Maps
- Application Packet

STATE OF GEORGIA

COUNTY OF HENRY

October 5, 1982

The regular meeting of the Board of Commissioners of Henry County was held in the Administration Building on October 5, 1982 at 9:35 a.m.

Those present were:

Edward H. Whiddon, Sr., Chairman, presiding
William M. Gardner, Vice Chairman
James R. Brannan, Commissioner
W. D. Patrick, Commissioner
Marion Hall Simpson, Commissioner

Ron Rabun, County Administrator; Philip Keen, County Attorney; Beverly McLeod, Clerk; Tom Shedd, Zoning Administrator; Sherri DeCinque, Henry Herald; Pat Murdock, Henry Neighbor; Robert Clough, WZAL; Lewis Hurd; Mac Irvin; Phil Kelley; and several visitors.

The Reverend Lindsey Smith, Associate Pastor of Bear Creek Baptist Church, gave the invocation and the Chairman led in the pledge to the flag.

The Chairman explained to those present that the County Administrator would open the bids at this time and that the bids would be awarded later during the meeting after tabulation was complete.

Officer James L. Dunlap, a Deputy Jailer, was presented with a Letter of Commendation for the bravery exercised by him on September 11, 1982 when he rescued jail inmates during a fire. The Chairman expressed his appreciation to Officer Dunlap and Sheriff Chaffin who also was present.

Mr. Charles Shaw of Dailey Mill Road spoke to the Board regarding damage that had been done to the road by garbage trucks. Commissioner Patrick stated that he and Road Superintendent Dickey would go to the road and investigate the matter. Mr. Shaw expressed his thanks.

Mr. Robert Whitaker of Camp Fortson came before the Board to present a deed copy of a previously unnamed road (currently know as Russell Road). He wanted to verify that the road was a county road. The Chairman stated that if Mr. Whitaker could provide the County Attorney with a photostat of the 1903 deed that the matter would be investigated.

Mr. Lewis Hurd, who was representing J. P. Evans (a developer), presented copies of plats to the Board to assist them in reviewing Mr. Evans' rezoning request change from C-2 and RM-75 to R-150B on Highway 351, LL 22 & 43 of the 6th district. Change was requested for the future development of Windhaven Plantation Subdivision and the Planning Board recommended approval. Mr. Hurd explained that since part of the property was zoned C-2 and part RM-75, the desire was to zone both landlots residential. Commissioner Brannan made the motion to approve this rezoning request and Commissioner Patrick seconded. Motion passed with unanimous approval.

A preliminary plat approval for J. P. Evans, Windhaven Planation, Unit Two, was granted on a motion made by Commissioner Simpson with the stipulation that it pass soil and erosion and road specs. Commissioner Patrick seconded and motion passed unanimously.

The Zoning Administrator presented a rezoning request change of Zack's Properties from C-1 to C-4 on the corner of Hwy. 138 and Hwy. 155 for a convenience store (Nite Owl#13). C-4 was requested since Zack's Properties would like to sell beer and wine at the proposed location, LL 133 of the 11th district. The Planning Board recommended approval. Since a store had previously been at that location,

Page two

October 5, 1982

Commissioner Brannan inquired of the Zoning Administrator if this request would be grandfathered. The Zoning Administrator stated that the grandfather clause does not apply when there is a change of tenant, a considerable amount of expansion, or a change in use, Section 8-6, Page 68, of the Zoning Manual. Mr. Wayne Staples, Mrs. Davidson, Mrs. Crumbley, and Mrs. Louise Fitzgerald, concerned citizens who were present, opposed the request, stating that this was a dangerous intersection, believed the store would increase the number of DUIs on the Road if it sells beer and wine, and do not want the added litter that could possibly result.

Commissioner Patrick inquired about the lot size and Zack Hinton informed the Board that the lot was approximately 270' x 270', the lot has been recurbed with underground drainage, there will be an access lane coming off of Hwy. 138 and 155, and that the request has been approved by State D.O.T. Commissioner Tom Moreland and the State Fire Marshall. Stating that since it was already zoned C-1, the Vice Chairman made a motion to rezone the lot C-4. Commissioner Patrick seconded and motion passed by quorum with Commissioners Brannan and Simpson opposing.

At this time, the Zoning Administrator presented a beer and wine application for Nite Owl #13 for the Board's approval. He advised the Board that the manager's check from the Police Department had not been received. Commissioner Patrick made the motion to table the request until 9:30 a.m., October 19, 1982. Commissioner Simpson seconded and all were in favor.

Mr. Richard Chatham of Koppar Corporation presented a rezoning request change from RA-200 to R-150A in LL 7, 8, and 26 of the 12th district (former "Lion Country Safari" property). The Planning Board had approved the request subject to the proper letter from the Water Authority; and also approved a variance of the required 30' sidelines. Mr. Chatham explained to the Commissioners that the Planning Board had not approved the request two years ago; subsequently, his corporation had upgraded the subdivision project which would include a community center, beach, pool, clubhouse, and tennis court with one-acre lots. Mr. Chatham stated that the R-150A zoning was requested because of needed flexibility to shift the houses if necessary and maintain the land mass and that his corporation would be willing to work with any restrictive covenants that the Board required. Commissioner Simpson inquired about the flood way of the Lake Spivey dam located in the area and stated that in the final approval, he would not vote for the project if the flood way is not indicated on the preliminary plat. Mr. Chatham stated that he was in receipt of a letter from the State indicating that the dam was safe. Commissioner Brannan made a motion to approve the rezoning request and the Vice Chairman seconded. All were in favor.

A preliminary plat approval of Unit 1 (66.92 acres) for the above project was presented. Commissioner Brannan made the motion to approve the preliminary plat subject to a soil and erosion plan, passing of restrictive covenants, approved by the Board of Commissioners, and an indication of how the community property (community center, beach, pool, etc.) will be divided. The Vice Chairman seconded and motion passed unanimously.

Robert E. Kordet, who was present, presented a conditional use request for additional greenhouses at LL 73 of the 8th district, containing 5.16 acres located on River Road. The Planning Board had approved the conditional use subject to a) a one-year review, b) shrubs be planted and all landscaping of property to be properly done prior to any building permits for requested additional greenhouses, and c) that Kordet build only three greenhouses in 1983 and three greenhouses in 1984. The Zoning Administrator explained to the Board that the above stipulations were placed on this request due to the public input obtained at the Planning Board's meeting. The Vice Chairman made the motion to approve the conditional use subject to the same aforementioned stipulations. Commissioner Brannan seconded and all were in favor.

Mike Clanton came before the Board to present a rezoning request change from M-1 to C-4 for a body repair shop at LL 155 of the 7th district located on the corner of Highway Barn Road and Hwy. 42 (formerly known as Holbrook Machinery, Inc.). The Planning Board had recommended approval with appropriate screening of the fenced areas. Commissioner Patrick made the motion to approve the rezoning request change to C-4 with appropriate screening installed and the Vice Chairman seconded. Motion passed unanimously.

Page three

October 5, 1982

Mr. Ralph Keenan, who was present, requested a variance to convert single family dwelling into a duplex in LL 159 of the 7th district located on Weeping Willow Lane. Planning Board had denied on the basis that it was spot zoning. Mr. Ralph Painter, the adjacent landowner to the property in question, opposed the request since he feared a constant turnover of residents if duplexes were allowed. In view of the fact that this would possibly set a precedent for future requests, Commissioner Brannan made a motion to deny the request. Commissioner Patrick seconded and motion passed by quorem with the Vice Chairman and Commissioner Simpson opposing.

The Zoning Administrator presented a conditional exception for Richard's Paint and Body Shop to have an impound lot in LL 135 of the 7th district located on Highway 81 East. The property is currently zoned R-85 and is classified as a non-conforming use, but is allowed to operate as a non-conforming use under "grandfather" provisions. The Planning Board had earlier denied due to the fact that the impound lot would not be in the proper location. Mr. Richard Reece was present to answer questions. The Vice Chairman made the motion to table the request and Commissioner Patrick seconded. Motion passed by quorem with Commissioner Simpson opposing. The Chairman advised the public that the new zoning manual does not have a classification for an impound lot and that the Board will resolve the issue in the near future.

Senator Janice Horton requested that the Board proclaim October 17-23, 1982, as "National Business Women's Week." The proclamation was presented to the Board by Mrs. Hazel Gardner and the Vice Chairman read to those present. Commissioner Brannan made the motion to adopt the resolution affecting the request and Commissioner Simpson seconded. Motion passed unanimously.

Ken Belcher of Ken's Garage requested a conditional exception for a storage lot in LL 33 of the 12th district on N. Henry Blvd., at Highland Village. Property is presently zoned C-1. The Planning Board denied since the Board decided it was not the best use for the property. Commissioner Simpson, however, made the motion to approve the request with an automatic one-year review and for the lot not be used for an impound lot. Commissioner Patrick seconded and all were in favor.

Mr. Clarence Powell of Powell's Wrecker and Huskey Wrecker Services spoke to the Board regarding an impound lot for the county and regarding 1843 East Atlanta Road where he had been operating a business under a non-conforming use. His attorney, Mr. Tankersly, requested the Board to inform Mr. Powell of the conditions that he should meet before he can obtain a county license. Commissioner Simpson made the motion to authorize the Zoning Administrator to gather information for the Board's review of this matter. The Zoning Administrator stated that a permit would be issued to Mr. Powell when certain questions could be cleared up. Representatives from Wanda's Wrecker Service and another company were also present to support the request for county designated impound lots.

A one-year review was conducted on a conditional use for A. C. Aukerman for a mobile home for a night watchman for his business in Hampton. Property presently zoned M-1 and is LL 166 of the 6th district, located at 595 N. Steel Drive, Hampton. Planning Board recommended approval to continue one year. The Vice Chairman made the motion to grant the conditional use and Commissioner Brannan seconded. Motion passed by quorem with Commissioner Simpson opposing.

Ron Rabun, County Administrator, presented an employment contract for Sharon Williams of Cobb County, to be employed as a temporary part-time computer operator in the Commissioners' Office at a rate of \$10/hour beginning October 9, 1982 and ending November 19, 1982. Commissioner Brannan made the motion to authorize the Chairman to sign the contract and the Vice Chairman seconded. Motion passed unanimously.

The purchase of the following used equipment was read into the minutes:

Page four

October 5, 1982

a. Used fire vehicles:

<u>MODEL & MAKE</u>	<u>SERIAL NUMBERS</u>	<u>COST</u>	<u>DATE OF PURCHASE</u>
Two (2) 1968 Pierch Fire Trucks	C00LUF30438	\$ 7,750	10/4/82
on a Ford chassis, 1,000 gal.	C00LUD13253	7,750	10/4/82
pumper, 500 gal. water tank,			
176-inch wheel base, gasoline			
engine, air brakes, 5 speed trans-			
mission			

On a motion made by Commissioner Brannan, the minutes for September 7, 20, 21, and 24, 1982 were approved, subject to one correction. The Vice Chairman seconded and all were in favor.

On a motion made by Commissioner Simpson and seconded by Commissioner Brannan, the following budget amendment was approved. Budget Amendment No. 4 which transfers \$735 from Sheriff-Office Equipment to Jail-Office Equipment (to purchase AIR PAK for Jail). All were in favor.

Two Water and Sewer Authority contracts were presented for the Board's approval. Contract No. 16, Indian Creek Water Supply Project, Dam, Spillway, and Access Roads. Contract No. 17, Indian Creek Water Supply Project, Raw Water Pump Station, and Raw Water Main. The County Attorney advised the Board that the contracts appear to be in order. Commissioner Brannan made the motion to allow the Chairman to sign both contracts and Commissioner Patrick seconded. Motion passed by quorum with Commissioner Simpson opposing on the grounds that he would not approve if it in any way restricted public access onto the public property of the proposed new reservoir.

At this time, the County Administrator declared for those present the bids for a new 1250 GPM Two Stage Centrifugal Pumper Truck for the Fire Department. They were: Harless, low bid, at \$137,783 with a finance rate of 10.94%, Maxim from Vitco Fire and Safety with no financing provided, American La France at \$155,450 at 9.25%, and FMC at \$160,594 at 8.5%. Mr. J. R. Roberts of Harless was present and explained to the Board that if Harless is awarded the bid, the interest rate would not accrue until approximately April, 1983 when the truck is delivered and accepted by the Fire Chief, and the first 20% downpayment would not be due until July, 1983. He also stated that the quoted interest rate would be firm. Mr. Roberts advised that the truck has a 24-foot ladder and that the Insurance Services Office (ISO) no longer sets a 15-year limit as long as the pumper can perform at the required rate. Commissioner Brannan made the motion to table the bids and Commissioner Patrick seconded. All were in favor.

On a motion made by Commissioner Brannan and seconded by Commissioner Patrick, the meeting was recessed for lunch at 1:00 p.m. Motion passed unanimously.

The meeting came back into session at 1:45 p.m. Those present were all Commissioners, Ron Rabun, Philip Keen, Beverly McLeod, Tom Shedd, Chief of Police Elkins, and several visitors.

As five beer and wine violation hearings had been scheduled for this time, the Chairman stated that the Board would hear all the evidence in all cases and then pass judgment at the end if there were no objections. Attorneys Richard Mylam and A. J. Welch stated they had no objections. The pertinent facts are listed below with each violation.

Brannan's Gas and Oil had its license suspended 21 September 1982 on an alleged sell of beer to a minor by a Mr. Horace Paul Brannan. Location of store is I-75 and SR 351 and date of alleged offense was September 17, 1982 at 7:15 p.m. Detective Tony Selph was sworn in and advised that he, Detective Sgt. Hill, and a 17-year old black juvenile, Johnny Glover, Jr. went to the location. Johnny Glover, Jr. was sent into the store with a marked \$5 bill, Serial # F93633161B, and came out with a sack which contained a six-pack of Schlitz malt

Page five

October 5, 1982

liquor. The stated \$5 bill was recovered from the cash register and Glover, according to Detective Selph, identified Horace P. Brannan as the one who sold him the beer. According to testimony, no ID had been solicited. A. L. Brannan, Sr. stated that Glover did not positively identify Horace Brannan as the seller, that he felt he had been "set up," and that the Police Department "was working against us."

Detective Glen Kettering was sworn in to give testimony on Lil- General Store who had its license suspended on September 24, 1982 for allegedly selling to a minor on September 3, 1982 at 10:00 p.m. Detective Kettering said he responded to a call that three juveniles had been observed buying beer, i.e., Joseph Bastarache, 12 years old, Jeffery Abernathy, 16 years old, and Daniel Peake, 15. Detective Kettering advised that upon questioning Kimberly L. Phelps she did admit to selling the beer. William E. Holliway, Division Manager of those stores in Georgia and owner of license, asked Mrs. Debbie Georgie and Mrs. Jerry Rogers, employees of the store who were present, to verify the allegation that Detective Kettering had stated that "If Miss Phelps is fired, you will lose your license."

Attorney A. J. Welch, who was representing Thomas A. Nash of Highway 81 Package Store, asked that the witnesses in this case be identified. They were: Detective Selph, Detective Sgt. Hill, Johnny Glover, Jr. The alleged violation occurred on or about 6:00 p.m., September 17, 1982 and license was suspended September 21, 1982. Detective Selph stated that this store was a spot check, that Glover was sent in with a \$5 bill, Serial #93633161D, and did buy a 1-quart bottle of Schlitz malt liquor. Glover identified Eugene Tschudy as the seller of the beer. Mr. Nash, owner of the license, was sworn in and answered several questions.

Detective Selph was again sworn in to give testimony on an alleged violation of selling beer to a minor at Red Ace Fuel Stop on Jonesboro Road at I-75. Detective Selph stated that Glover was sent in with a \$10 bill, Serial F29602115B, and returned with a six-pack of Schlitz malt liquor. Selph also stated that this was a spot check with no previous complaints. According to Detective Selph, Glover identified Nancy L. Howard as the seller of the beer, however, the \$10 bill was not recovered. Detective Hill was sworn in at approximately 3:10 p.m. Glover was sworn in and stated that he had purchased "Magnum" beer and not Schlitz beer.

At this point, the Board by unanimous vote, recessed at 3:30 p.m. and reconvened at 3:40 p.m. to continue discussion of the alleged violations at the Red Ace (Delta) Fuel Stop. Paul A. Melton, manager of Red Ace, was sworn in and stated that he instructs his employees on the selling beer to minors and/or on holidays, that he had hired Ms. Howard, and that she was paid an hourly wage and did not receive a sales commission. John W. Williams, owner of the license, was sworn in and stated that their corporation does not condone selling to minors since they believe it to be morally wrong and is not good business.

Detective Tony Selph was sworn in to testify for an alleged selling of beer to a minor by Lonnie O. Thurman at Love's Package Store, Hwy. 138 and 42 South, on or about 7:50 p.m., September 17, 1982. License was suspended September 21, 1982. Detective Selph stated that Glover, Jr. was again sent into the store with a \$5 bill, Serial #93633161B, and came back to the car with a six-pack of Schlitz malt liquor. Detective Selph stated that Thurman had stated to him that he had sold Glover the beer, and \$5 bill was recovered from Love's cash register, and the Police Department had responded to this store due to complaints.

After hearing from each of the attorneys for the license holders, a motion was made by Mr. Gardner and seconded by Mr. Patrick to adjourn into executive session to deliberate their findings.

The Board returned approximately 25 minutes later and issued their findings.

Page six

October 5, 1982

After some initial discussion and comments, a motion was made by Mr. Gardner and seconded by Mr. Patrick to suspend the licenses of all violators for a period of 30 days retroactive to the date of the original suspension. Commissioners Whiddon, Gardner, and Patrick voted for and Simpson and Brannan against.

Mr. Rabun, County Administrator, presented bids on various items at this time.

Antifreeze:	Interstate Ford Sales	\$1,581.10
	Downey Auto Store	1,185.00
	Mercer Truck & Tractor	1,161.50
	C & H Interprises	1,145.00
	Parker Brothers	1,098.00
	Beaudry Ford	1,083.50

Motion was made by Mr. Gardner to accept the bid of \$1,098 from Parker Brothers, their being a local vendor. The motion was seconded by Mr. Brannan. All were in favor with Mr. Simpson abstaining.

Gasoline:	Ward Oil Company	\$1.0165 per gallon
	May & Carter Oil Co.	1.01455 " "
	Anderson Oil Company	1.003125 " "
	Jones Petroleum	.9975 " "

This is an average price per gallon for the four types of fuel for which bids were solicited. Motion was made by Mr. Gardner and seconded by Mr. Patrick to award the bid to Jones Petroleum Company at an average price per gallon of \$.9975. Motion passed unanimously.

Uniforms		
Police Dept.	Burdon Uniform Company	\$18,759.40
	Martins' Service Uniforms	16,236.72

Motion was made by Mr. Gardner and seconded by Mr. Brannan to accept the low bid of \$16,236.72 from Martin's Service Uniforms. All were in favor.

Uniforms		
Sheriff's		
Dept.	Banner Uniform Company	\$ 7,676.25
	Burdon Uniform Company	6,360.00
	Martins' Service Uniforms	5,827.50

Motion was made by Mr. Gardner and seconded by Mr. Simpson to accept the low bid of \$5,827.50 from Martins' Service Uniforms. The vote was unanimous.

Two mobile		
radios	Motorola	\$ 2,986.00
	Custom Installation	2,924.00

Motion was made by Mr. Gardner and seconded by Mr. Simpson to award the bid to Custom Installation. All were in favor.

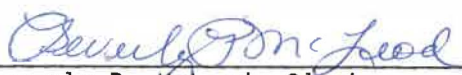
Two walkie		
talkies	Custom Installation	\$ 1,880.00
	Motorola	1,696.00

Motion was made by Mr. Brannan and seconded by Mr. Gardner to accept the low bid of \$1,696.00 from Motorola. The vote was unanimous.

Upon motion by Mr. Gardner and seconded by Mr. Simpson, the meeting adjourned at 6:15 p.m.

Page seven

October 5, 1982



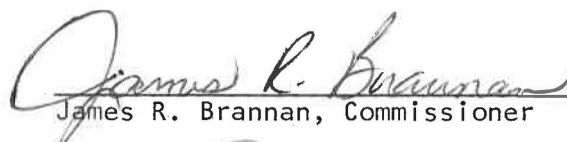
Beverly P. McLeod, Clerk



Edward H. Whiddon, Sr., Chairman



William M. Gardner, Vice Chairman



James R. Brannan, Commissioner



W. D. Patrick, Commissioner



Marion Hall Simpson, Commissioner



Legend

REQUEST

 DE-AX-24-08



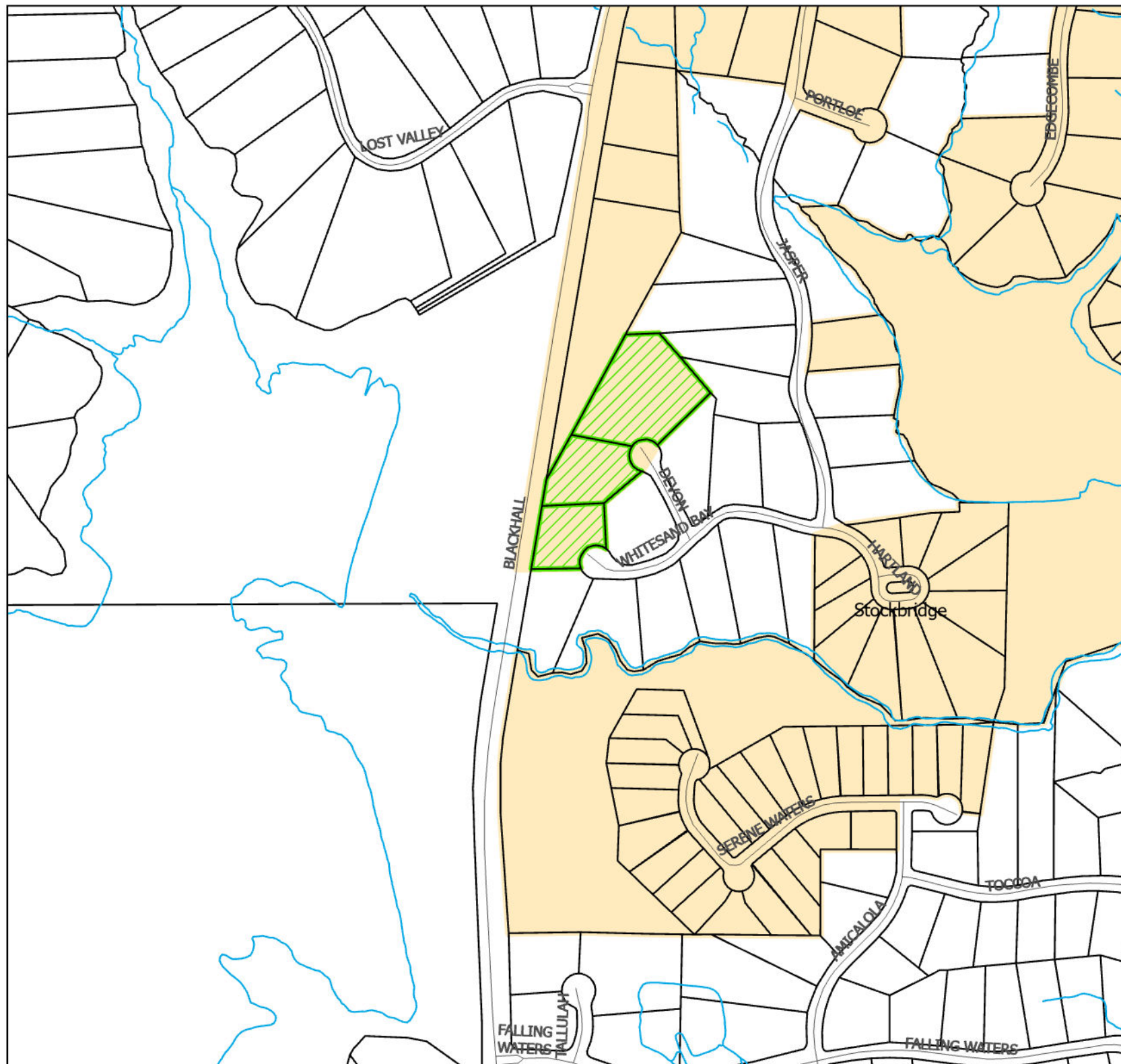
This map is for graphical representation only. It is not a legal document.

Legend

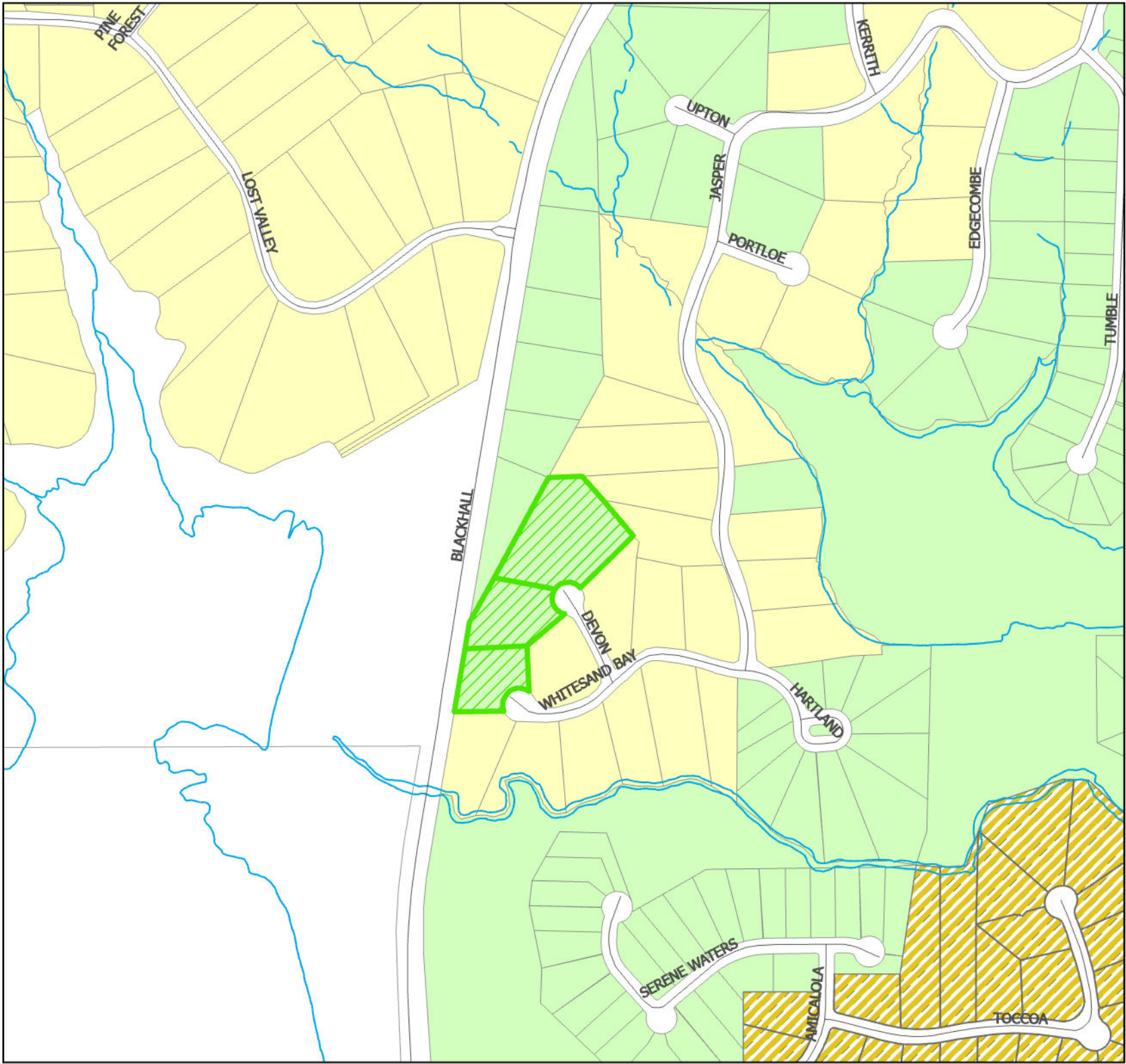
REQUEST

 DE-AX-24-08

 City Limits



This map is for graphical representation only. It is not a legal document.



Legend

REQUEST

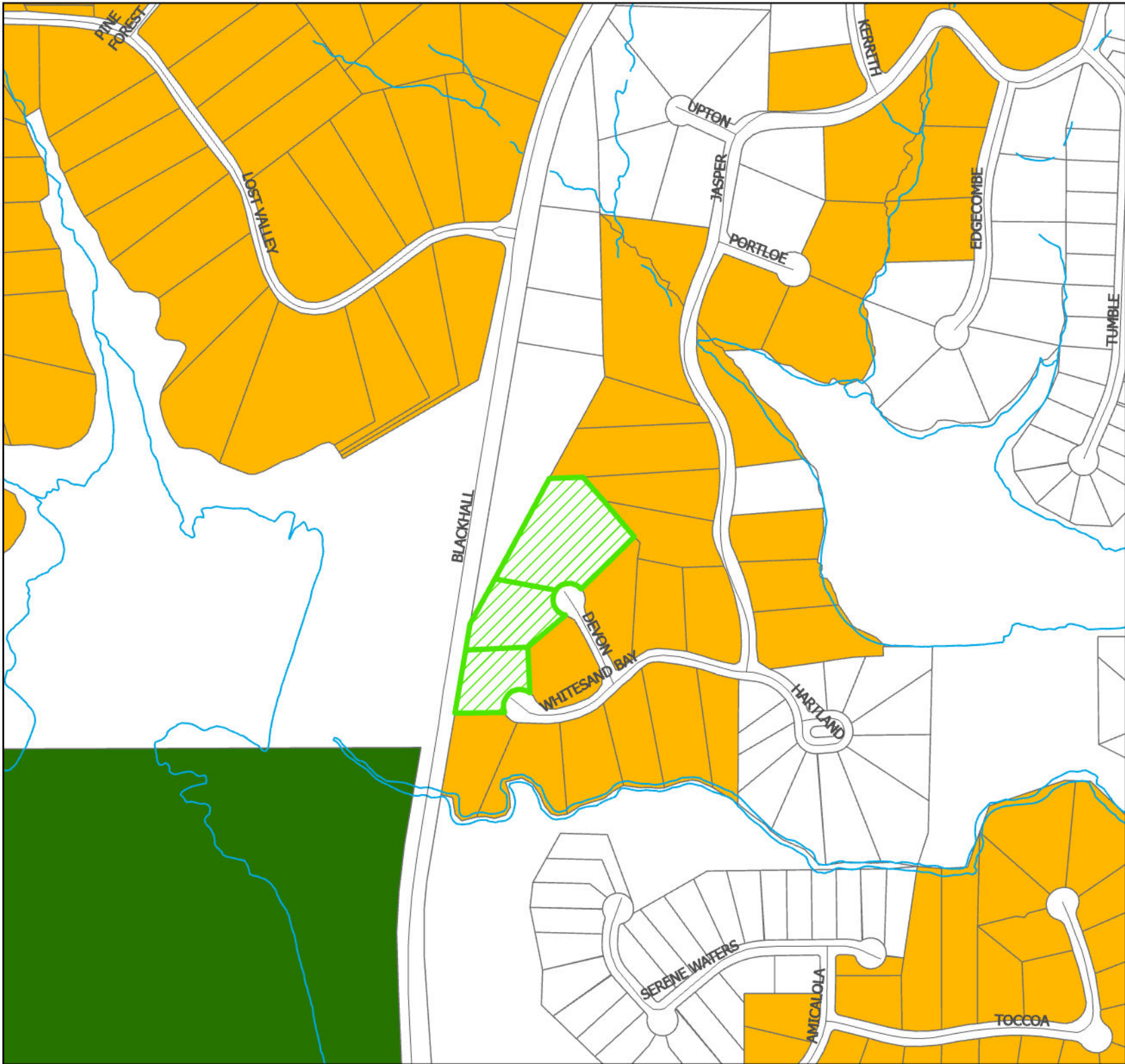
DE-AX-24-08

CURRENT ZONING

- RA
- RS
- R-1
- R-2
- R-3
- R-4
- RD
- RM
- RMH
- OI
- C-1
- C-2
- C-3
- M-1
- M-2
- MU
- PD
- CITY



This map is for graphical representation only. It is not a legal document.



Legend

REQUEST

DE-AX-24-08

Future Land Use

- COM
- GREEN
- HDMU
- HDS
- INDUS
- LDMU
- LDS
- MDS
- PI
- RR
- TBD
- UR
- UTI
- VC
- CITY



This map is for graphical representation only. It is not a legal document.



HENRY COUNTY **DEPARTMENT OF PLANNING & ZONING**

Deannexation Application Checklist

ALL REQUIRED DOCUMENTS ARE REQUIRED TO CONSIDER APPLICATION COMPLETE.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED – NO EXCEPTIONS

REQUIRED ITEMS	COPIES	PROCEDURE	STAFF INITIAL
Pre-Application Meeting Notes	1	Must be obtained from a current planner, signed, and dated within six (6) months prior to submitting your application. (OPTIONAL)	
Application Form	1	Signed by owner and notarized . In lieu of owner's signature, applicant has signed and notarized a copy of a "Contract" or "Power of Attorney". Only owners and those listed as applicant or agent/attorney will be contacted with regards to a request. Only owners and those listed as applicant or agent/attorney have authorization to take action regarding a request.	
Ownership Verification	1	Required for all property owners filed with an application and must be notarized .	
Campaign Disclosure Form	1	Required for all property owners, applicants, agents, attorneys, etc. filed with an application and must be notarized .	
Letter of Intent	1	Must clearly state the request intent.	
Residential Declaration	1	Required for any deanexation request which includes any residential property .	
Deed of Ownership	1	Property deed showing all property owner(s) name(s) and legal description.	
As-built Survey (11 x 17)	1	Must be prepared and sealed within the last five years by a professional engineer, landscape architect, or land surveyor registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) include measurements of all property lines; 3) include a notation as to the total acreage or square footage of the subject property; and 4) include all setbacks, road frontage, correct scale, north arrow, and present zoning classification. Surveys and Final Plats older than five years at time of submission may be accepted per the discretion of the Planning and Zoning Department Director.	

Deannexation Application



THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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

A PRE-APPLICATION MEETING IS ADVISED, BUT NOT REQUIRED, FOR DEANNEXATION REQUESTS.

THE HENRY COUNTY PLANNING AND ZONING DEPARTMENT WILL ONLY CONDUCT PRE-APPLICATION MEETINGS ON TUESDAY, WEDNESDAY, AND THURSDAY OF EACH WEEK. PLEASE VISIT [HTTP://WWW.CO.HENRY.GA.US/DEPARTMENTS/M-R/PLANNING-ZONING](http://www.co.henry.ga.us/DEPARTMENTS/M-R/PLANNING-ZONING) TO SCHEDULE A MEETING ONLINE.

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

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY

AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY
MCDONOUGH, GEORGIA 30253



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36. The description of such territory is attached hereto.

OWNER(S) NAME(S) DERECK Q MADDOX

PHONE NUMBER 770.771.3087 EMAIL ADDRESS quartz00@yahoo.com

DEANNEXATION FROM ☐ HAMPTON ☐ LOCUST GROVE ☐ MCDONOUGH ☒ STOCKBRIDGE

LOCATION/ADDRESS 20 DEVON CT. STOCKBRIDGE, GA 30281

LAND LOT/DISTRICT 9/12 ACERAGE 1.0

PARCEL ID NUMBER 013A01129000 ZONING DISTRICT(S) SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

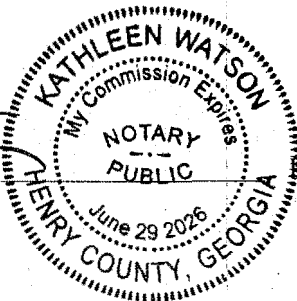
SIGNATURE(S)

DATE 12.09.24

DATE

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

NOTARY SIGNATURE AND SEAL



DATE 12-9-2024

(Office use only)

Pre-application meeting: N/A Title: _____ Date: _____

Application checked by: Alexius Jones Title: Planner I Date: 12/27/2024

BOC Meeting Date: _____ BOC Decision: _____ Date: _____

Planning Director's Signature: _____ Date: _____



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 20 DEVON CT. STOCKBRIDGE, GA 30281
Parcel ID Number 013A0129000 100%
Owner's name(s) DERECK Q MADDOX Percentage of interest: _____
Percentage of interest: _____

We certify that the foregoing information is true and correct, this 9TH day of December 2024

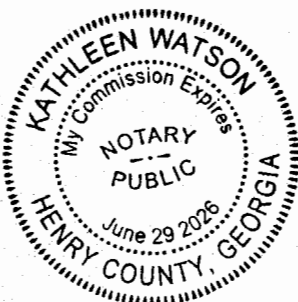
Dereck Q Maddox
Property Owner- Printed

[Signature]
Signature of Property Owner

Property Owner- Printed

Signature of Property Owner

Sworn to and subscribed before me, this 9TH day of December 2024



[Signature]
Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 9th day of December 2024

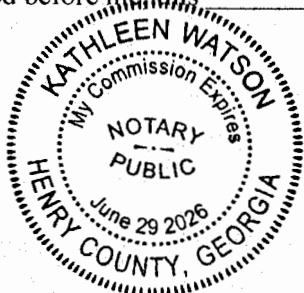
Dereck Q Maddox

Applicant/Property Owner/Agent/Other Name - Printed

[Signature]

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 9th day of December, 2024.



[Signature]

Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

pg 10/2

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

Location/Address 20 DEVON CT. STOCKBRIDGE, GA 30281

Parcel ID Number 013A01129000

1. Total number of existing residential structures located on the subject parcel: 1

2. Description of the residential structures located on the subject property as listed above:

Private home.

3. Total number of person(s) residing within each structure: 6

4. Age, Sex, and Race of each of those individuals: USE ADDITIONAL FORMS IF NEEDED	Age	Sex	Race
	<u>75</u>	<u>F</u>	<u>AFRICAN AMERICAN</u>
	<u>49</u>	<u>M</u>	<u>"</u>
	<u>37</u>	<u>F</u>	<u>"</u>
	<u>14</u>	<u>F</u>	<u>"</u>

5. Henry County Commission District: 2

6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature

Date 12.9.2024



HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

PG. 2 of 2

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

Location/Address 20 DEVOCT

Parcel ID Number 013A 01129000

1. Total number of existing residential structures located on the subject parcel: 1

2. Description of the residential structures located on the subject property as listed above:

PRIVATE HOME

3. Total number of person(s) residing within each structure: _____

4. Age, Sex, and Race of each of those individuals: USE ADDITIONAL FORMS IF NEEDED	Age	Sex	Race
	<u>10</u>	<u>M</u>	<u>"</u>
	<u>6</u>	<u>M</u>	<u>"</u>
	_____	_____	_____
	_____	_____	_____

5. Henry County Commission District: 2

6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature [Signature] Date 12.9.2024

LETTER OF INTENT

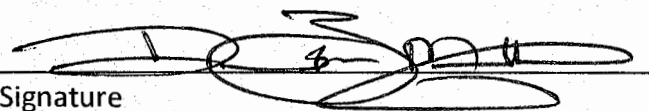
Henry County Board of Commissioners:

As deannexation requests are not subject to public hearing requirements, please accept this written request for the deannexation of my property from the City of Stockbridge for the following reasons:

- 1) The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36.
- 2) I prefer to live in Unincorporated Henry County.
- 3) I prefer not to live within the city limits of Stockbridge.

Therefore, I respectfully ask for you to accept this request for the deannexation of my property from the City of Stockbridge, and to extend County services to include the same.

Additional comments:


Signature

Dereck Q Maddox
Printed Name

12.4.2024
Date

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT

2017 MAR -9 AM 10:06

BK: 15124 PG: 1-2

Filed and Recorded Mar-08-2017 11:35:12AM
DOC#: D2017-006209
Real Estate Transfer Tax \$0.00
0752017001653
BARBARA A. HARRISON
CLERK OF SUPERIOR COURT Henry County GA.

✓ After recording, please return to:
Ellis, Painter, Ratterree & Adams LLP
P. O. Box 9946
ENV Savannah, GA 31412
(5674-6205 JKA/HWM)

STATE OF GEORGIA)

COUNTY OF CHATHAM)

Special Warranty Deed

THIS INDENTURE, made on February 27, 2017, between **Federal Home Loan Mortgage Corporation**, a corporation organized and existing under the laws of the United States whose address is 5000 Plano Parkway, Carrollton, TX 75010 (hereinafter called "**Grantor**"), and **Dereck Q. Maddox** (hereinafter called "**Grantee**"). Whenever used hereinafter, the terms "Grantor" and "Grantee" shall mean and include their respective legal representatives, transferees, successors, assigns, and successors.

NOW, THEREFORE, the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto Grantee the following described property (hereinafter, the "**Land**"), to-wit:

ALL THAT PARCEL OF LAND IN LAND LOT 9, DISTRICT 12, HENRY COUNTY, STATE OF GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 10, BLOCK C, UNIT III, MANDERLEY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 124 AND BEING MORE FULLY DESCRIBED IN BOOK 11164, PAGE 313 DATED 10/16/2008 AND RECORDED 01/16/2009, HENRY COUNTY RECORDS, STATE OF GEORGIA.

This being the same property conveyed to Thomas F. Barnes by Quitclaim Deed recorded January 16, 2009 in Book 11164, Page 313, Henry County, Georgia Records.

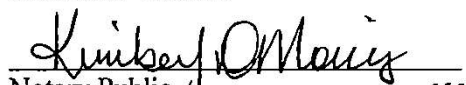
SUBJECT, HOWEVER, TO any easements, rights of way, reservations, declarations, covenants running with the land, ordinances, condominium formation requirements and other encumbrances, restrictions, legal requirements or matters of any nature whatsoever existing of record or in law and applicable to the subject property herein conveyed.

TO HAVE AND TO HOLD the Land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantees forever in fee simple. And the said Grantor will warrant and forever defend the right and title to the Land unto the Grantees against the claims of all persons and entities owning, holding or claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this document under seal on and as of the date first above written as follows:

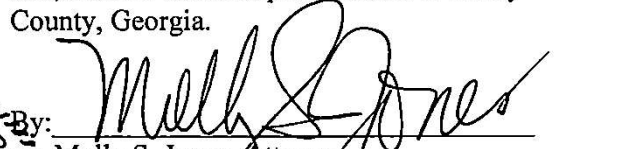
Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public

**FEDERAL HOME LOAN MORTGAGE
CORPORATION**

By its attorney-in-fact, Ellis, Painter, Ratterree & Adams, LLP, under power of attorney recorded on March 22, 2010 in Deed Book 11679, Page 350, records of the Superior Court of Henry County, Georgia.


By: Molly S. Jones, Attorney
Ellis, Painter, Ratterree & Adams LLP, as
attorney-in-fact



Deannexation Application



THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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

A PRE-APPLICATION MEETING IS ADVISED, BUT NOT REQUIRED, FOR DEANNEXATION REQUESTS. THE HENRY COUNTY PLANNING AND ZONING DEPARTMENT WILL ONLY CONDUCT PRE-APPLICATION MEETINGS ON TUESDAY, WEDNESDAY, AND THURSDAY OF EACH WEEK. PLEASE VISIT [HTTP://WWW.CO.HENRY.GA.US/DEPARTMENTS/M-R/PLANNING-ZONING](http://www.co.henry.ga.us/departments/m-r/planning-zoning) TO SCHEDULE A MEETING ONLINE.

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

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY

AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY

MCDONOUGH, GEORGIA 30253



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36. The description of such territory is attached hereto.

OWNER(S) NAME(S) PETER W. MCFARLANE

PHONE NUMBER 678-758-9677 EMAIL ADDRESS MACPETE@BELLOUTH.NET

DEANNEXATION FROM ☐ HAMPTON ☐ LOCUST GROVE ☐ MCDONOUGH ☒ STOCKBRIDGE

LOCATION/ADDRESS 21 DEVON CT. STOCKBRIDGE, GA 30281

LAND LOT/DISTRICT 9/12 ACERAGE 2.4

PARCEL ID NUMBER 013A01131000 ZONING DISTRICT(S) SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S) [Signature] DATE 12/8/2024

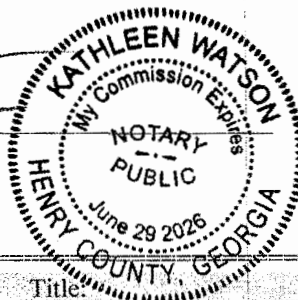
DATE _____

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

PATTI J. MCFARLANE DECEASED DEC. 13, 2021 [Signature]

[Signature]

NOTARY SIGNATURE AND SEAL



DATE 12-8-2024

(Office use only)

Pre-application meeting: N/A Title: _____ Date: _____

Application checked by: Alexius Jones Title: Planner I Date: 12/27/2024

BOC Meeting Date: _____ BOC Decision: _____ Date: _____

Planning Director's Signature: _____ Date: _____



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 21 DEVON CT. STOCKBRIDGE, GA 30281

Parcel ID Number 013A01131000

Owner's name(s) PETER W. MCFARLANE Percentage of interest: 100%

Percentage of interest: _____

We certify that the foregoing information is true and correct, this 8TH day of DECEMBER, 2024

PETER W. MCFARLANE

Property Owner- Printed

[Signature]

Signature of Property Owner

Property Owner- Printed

Signature of Property Owner

Sworn to and subscribed before me, this 8th day of December, 2024.



[Signature]

Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If Yes, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 8TH day of DECEMBER, 2024

PETER W. McFARLANE

Applicant/Property Owner/Agent/Other Name - Printed

Peter W. McFarlane

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 8TH day of December, 2024



Kathleen Watson

Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

Location/Address 21 DEVON CT STOCKBRIDGE, GA 30281
Parcel ID Number 013A01131000

1. Total number of existing residential structures located on the subject parcel: _____
2. Description of the residential structures located on the subject property as listed above:

3. Total number of person(s) residing within each structure: 1

4. Age, Sex, and Race of each of those individuals: USE ADDITIONAL FORMS IF NEEDED	Age	Sex	Race
	<u>79</u>	<u>M</u>	<u>W</u>
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

5. Henry County Commission District: 2

6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature [Signature] Date 12/8/2024

LETTER OF INTENT

Henry County Board of Commissioners:

As deannexation requests are not subject to public hearing requirements, please accept this written request for the deannexation of my property from the City of Stockbridge for the following reasons:

- 1) The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36.
- 2) I prefer to live in Unincorporated Henry County.
- 3) I prefer not to live within the city limits of Stockbridge.

Therefore, I respectfully ask for you to accept this request for the deannexation of my property from the City of Stockbridge, and to extend County services to include the same.

Additional comments:



Signature

PETER W. MCFARLANE

Printed Name

12/8/2024

Date

Form 18-8

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF CLAYTON

THIS INDENTURE, Made the 15 day of May, in the year one thousand nine hundred eighty nine, between

CURISLA CARIBBEAN, N. V.

of the County of , and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

PETER W. MCFARLANE AND PATTI J. MCFARLANE

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS AND OTHER VALUABLE CONSIDERATIONS----DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 9 of the 12th District of Henry County, Georgia and being Lot 8 Block C, Unit III, Manderley Subdivision, as per plat recorded in plat book 17 page 124, Henry county records to which reference is hereby made for a more particular description of said property.

HENRY COUNTY GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 34.30
DATE 5-26-89
David E. Taylor
Clerk of Superior Court

FILED IN OFFICE
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA.
May 26 3 09 PM '89
REC'D IN BK 1066
PAGE 320
DATE REC'D 5-31-89
CLERK David E. Taylor

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

David E. Taylor
David E. Taylor

CURISLA CARIBBEAN, N. V.
BY: Leon Unterhalter (Seal)
By Power of attorney recorded (Seal)
in deed book 637 page 156, Henry Co.
records. (Seal)

ARM 24 2/7/92

07641

Form 10-2

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF CLAYTON

THIS INDENTURE, Made the 15 day of May, in the year
one thousand nine hundred eighty nine, between

CURISLA CARIBBEAN, N. V.

of the County of _____, and State of Georgia, as party or parties of the
first part, hereinafter called Grantor, and

PETER W. MCFARLANE AND PATTI J. MCFARLANE

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and
"Grantee" to include their respective heirs, successors and assigns where the context requires or
permits).

WITNESSETH that: Grantor, for and in consideration of the sum of
TEN (\$10.00) DOLLARS AND OTHER VALUABLE CONSIDERATIONS --- DOLLARS,
in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby
acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents
does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 9
of the 12th District of Henry County, Georgia and being Lot 9
Block C, Unit III, Manderley Subdivision, as per plat recorded
in plat book 17 page 124, Henry county records to which reference
is hereby made for a more particular description of said property.

HENRY COUNTY, GEORGIA

REAL ESTATE TRANSFER TAX

PAID \$ 25.70

DATE 5-26-89

Dated 5-26-89

Clerk of Superior Court

FILED IN OFFICE
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA.

May 26 3 10 PM '89

REC'D IN BK 1066
PAGE 327
DATE REC'D 5-27-89

CLERK
Dated 5-27-89

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights,
members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the
only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above
described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above
written.

Signed, sealed and delivered in presence of:

[Signature]
[Signature]

CURISLA CARIBBEAN, N. V.
BY: *[Signature]* (Seal)
LEON UNTERHALTER, by Power of Attorney
recorded in deed book 637 page (Seal)
156, Henry county records. (Seal)

Cor. 26-1-192

07644

Deannexation Application



THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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

A PRE-APPLICATION MEETING IS ADVISED, BUT NOT REQUIRED, FOR DEANNEXATION REQUESTS.

THE HENRY COUNTY PLANNING AND ZONING DEPARTMENT WILL ONLY CONDUCT PRE-APPLICATION MEETINGS ON TUESDAY, WEDNESDAY, AND THURSDAY OF EACH WEEK. PLEASE VISIT [HTTP://WWW.CO.HENRY.GA.US/DEPARTMENTS/M-R/PLANNING-ZONING](http://www.co.henry.ga.us/departments/m-r/planning-zoning) TO SCHEDULE A MEETING ONLINE.

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

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY

AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY

MCDONOUGH, GEORGIA 30253



**HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING**

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in *O.C.G.A Title 36, Chapter 36*. The description of such territory is attached hereto.

OWNER(S) NAME(S) Tam Tran

PHONE NUMBER 470-399-3829 EMAIL ADDRESS tr592@att.net

DEANNEXATION FROM ☐ HAMPTON ☐ LOCUST GROVE ☐ MCDONOUGH ☒ STOCKBRIDGE

LOCATION/ADDRESS 200 WHITE SAND BAY DR. STOCKBRIDGE, GA 30281

LAND LOT/DISTRICT 9/12 ACERAGE 1.099

PARCEL ID NUMBER 013A01128000 ZONING DISTRICT(S) SR

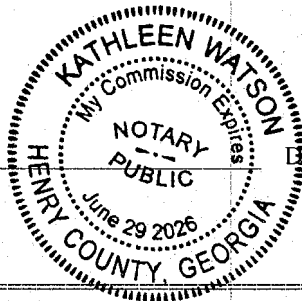
ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S) [Signature] DATE 12-21-24

DATE _____

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

[Signature: Kathleen Watson]
NOTARY SIGNATURE AND SEAL



DATE 12-21-2024

(Office use only)

Pre-application meeting: N/A Title: _____ Date: _____

Application checked by: Alexius Jones Title: Planner I Date: 12/27/2024

BOC Meeting Date: _____ BOC Decision: _____ Date: _____

Planning Director's Signature: _____ Date: _____



**HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING**

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 200 WHITESAND BAY DR. STOCKBRIDGE, GA 30281
Parcel ID Number 013A01128000
Owner's name(s) TAM TRAN Percentage of interest: 100%
Percentage of interest: _____

We certify that the foregoing information is true and correct, this 21 day of DEC 2024

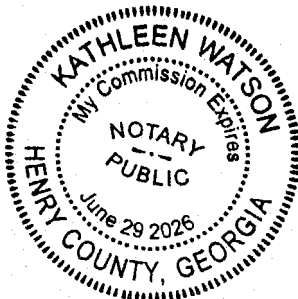
TAM TRAN
Property Owner- Printed

[Signature]
Signature of Property Owner

Property Owner- Printed

Signature of Property Owner

Sworn to and subscribed before me, this 21st day of December, 2024.



[Signature]
Notary Public (Seal)



**HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING**

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ **APPLICANT** ☐ **PROPERTY OWNER** ☐ **AGENT** ☐ **ATTORNEY** ☐ **OTHER**

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners who will consider the application?

Yes ☐ No ☒

If **Yes**, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

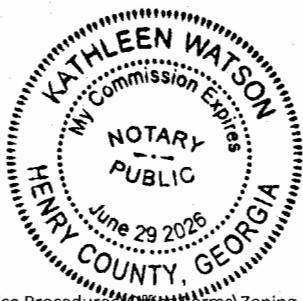
Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 21 day of Dec 2024

JAM TRAN
Applicant/Property Owner/Agent/Other Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 21st day of December, 2024.



[Signature]
Notary Public (Seal)



HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

Location/Address 200 WHITESAND BAY DR. STUCKBRIDGE, GA 30281

Parcel ID Number 013A01128000

1. Total number of existing residential structures located on the subject parcel: 1

2. Description of the residential structures located on the subject property as listed above:
private home

3. Total number of person(s) residing within each structure: 3

Age, Sex, and Race of each of those individuals: USE ADDITIONAL FORMS IF NEEDED	Age	Sex	Race
	<u>63</u>	<u>M</u>	<u>ASIAN</u>
	<u>55</u>	<u>F</u>	<u>ASIAN</u>
	<u>24</u>	<u>M</u>	<u>AMERICAN</u>

5. Henry County Commission District: 2

6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature

Date

12-21-24

LETTER OF INTENT

Henry County Board of Commissioners:

As deannexation requests are not subject to public hearing requirements, please accept this written request for the deannexation of my property from the City of Stockbridge for the following reasons:

- 1) The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in O.C.G.A Title 36, Chapter 36.
- 2) I prefer to live in Unincorporated Henry County.
- 3) I prefer not to live within the city limits of Stockbridge.

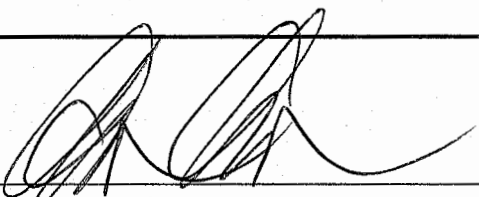
Therefore, I respectfully ask for you to accept this request for the deannexation of my property from the City of Stockbridge, and to extend County services to include the same.

Additional comments:

Signature

Printed Name

Date


Jam Tram

12-21-24

04436
0193

Please Return to:
Blackburn, Walther & Sloan, L.L.C.
3625 Savannah Place, Suite 102
Duluth, GA 30096
Attn: Leacia Golden/401249

REAL ESTATE TRANSFER TAX
HENRY COUNTY
SUPERIOR COURT
SEP 07 2001
PAID \$ 230.00
Judith A. Lewis
CLERK OF SUPERIOR COURT

BOOK 4436 PAGE 193
DOC# 036577
FILED IN OFFICE
09/07/2001
09:17:52AM
BK:04436 PG:0193
JUDITH A. LEWIS
CLERK OF
SUPERIOR COURT
HENRY COUNTY, GA

WARRANTY DEED

STATE OF GEORGIA

WINNETT COUNTY

THIS INDENTURE made this 31st day of August, 2001, between

WARRICK BOWMAN

hereinafter called "Grantor/s", and

TAM TRAN

hereinafter called "Grantee/s" (the words "Grantor/s" and "Grantee/s" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor/s, for and in consideration of TEN DOLLARS and other good and valuable consideration --- (\$10.00)--- receipt of which is hereby acknowledged has/have granted, sold, transferred and conveyed, and by these presents does/do grant, sell, transfer and convey unto Grantee/s:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 9, 12TH DISTRICT, HENRY COUNTY, GEORGIA, BEING LOT 12, BLOCK C, MANDERLEY SUBDIVISION, UNIT III, AS PER PLAT RECORDED IN PLAT BOOK 17, PAGE 124, HENRY COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record affecting said described property.

TO HAVE AND TO HOLD, the said described property, with all and singular the rights, members appurtenances thereof, to the same being, belonging, or in any way appertaining, to the only proper use, benefit and behoof of the said Grantee/s forever and in FEE SIMPLE.

AND GRANTOR/S will warrant and forever defend the right and title to said premises unto Grantee/s against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor/s/s' hand and seal have been hereunto affixed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

WARRICK BOWMAN (SEAL)

Witness

Notary Public



(SEAL)

(SEAL)

NOTE: Iron stakes on all lot corners.
 SUBDIVIDER:
 Kopper Corporation
 P.O. Box 1116
 9594 Tara Blvd.
 Jonesboro, Ga. 30237
 (404) 471 1533

Water System to be installed by
 Henry County. Lines, valves
 and hydrants to be installed
 as per Henry County spec-
 ifications.
 Future Sanitary Sewer to
 be within R/W of Roads.

Individual sewage disposal system
 to be approved by Henry County
 Health Dept. on an individual lot basis.

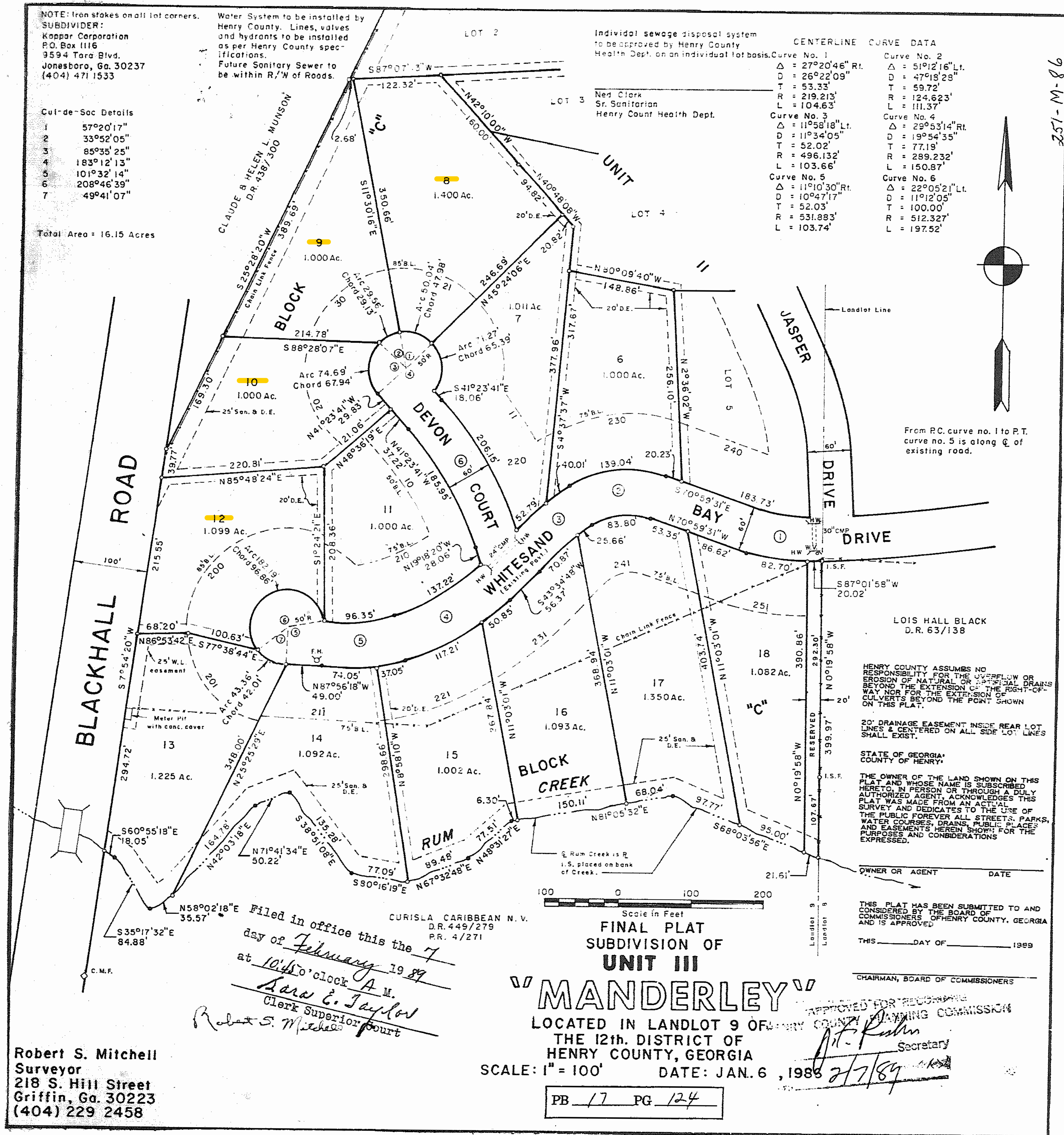
CENTERLINE CURVE DATA

Curve No. 1 $\Delta = 27^{\circ}20'46''$ Rt. $D = 26^{\circ}22'09''$ $T = 53.33'$ $R = 219.213'$ $L = 104.63'$	Curve No. 2 $\Delta = 51^{\circ}21'16''$ Lt. $D = 47^{\circ}15'29''$ $T = 59.72'$ $R = 124.623'$ $L = 111.37'$
Curve No. 3 $\Delta = 11^{\circ}58'18''$ Lt. $D = 11^{\circ}34'05''$ $T = 52.02'$ $R = 496.132'$ $L = 103.66'$	Curve No. 4 $\Delta = 29^{\circ}53'14''$ Rt. $D = 19^{\circ}54'35''$ $T = 77.19'$ $R = 289.232'$ $L = 150.87'$
Curve No. 5 $\Delta = 11^{\circ}10'30''$ Rt. $D = 10^{\circ}47'17''$ $T = 52.03'$ $R = 531.883'$ $L = 103.74'$	Curve No. 6 $\Delta = 22^{\circ}05'21''$ Lt. $D = 11^{\circ}12'05''$ $T = 100.00'$ $R = 512.327'$ $L = 197.52'$

Cul-de-Sac Details

1	57°20'17"
2	33°52'05"
3	85°35'25"
4	183°12'13"
5	101°32'14"
6	208°46'39"
7	49°41'07"

Total Area = 16.15 Acres



Robert S. Mitchell
 Surveyor
 218 S. Hill Street
 Griffin, Ga. 30223
 (404) 229 2458

FILED IN OFFICE THIS THE 7
 day of February 1989
 at 10:40 o'clock A.M.
 Sara E. Taylor
 Clerk Superior Court

Robert S. Mitchell

FINAL PLAT
 SUBDIVISION OF
 UNIT III
 "MANDERLEY"
 LOCATED IN LANDLOT 9 OF THE 12th DISTRICT OF
 HENRY COUNTY, GEORGIA
 SCALE: 1" = 100' DATE: JAN. 6, 1989

PB 17 PG 124

CHAIRMAN, BOARD OF COMMISSIONERS

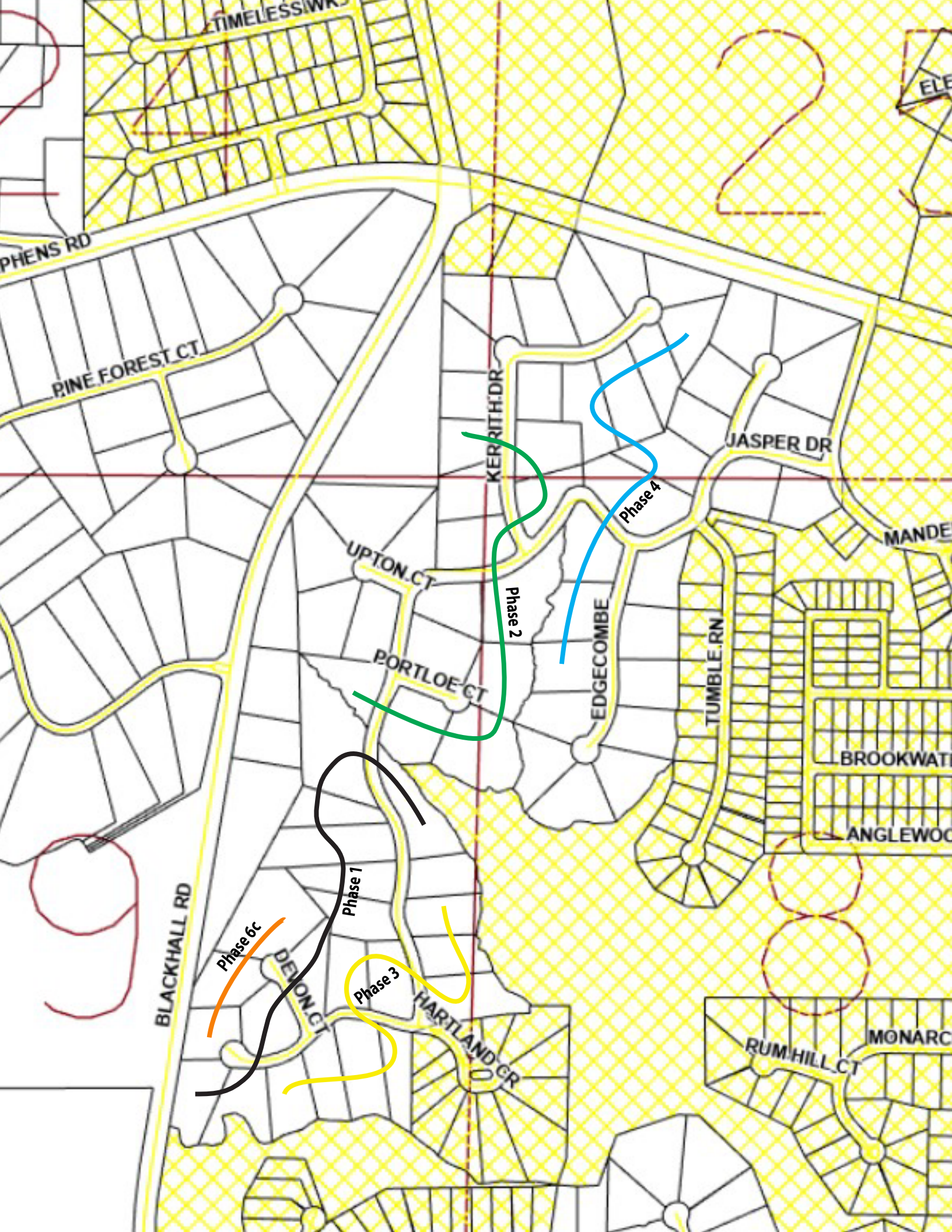
APPROVED FOR RECORDING

PLANNING COMMISSION

Secretary

2/7/89

251-M-86





City of Stockbridge

AGENDA ITEM

MEETING DATE

April 14, 2025

FUNDING SOURCE

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

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Decius T. Aaron and Al Barnes

DEPARTMENT: Public Works.

ITEM/PROJECT/EVENT:

Maintenance Shop.

BACKGROUND INFORMATION:

Public Works staff is requesting Council 's approval to move forward with Prime Contractors demolishing the current 45'x280' Maintenance Shop and construct a new 60'x300'x16' pre-engineered metal building at a cost of **\$1,758,545.00**. This will be phase I. The funding source is SPLOST VI.

WE NEED A POINT OF CONTACT FOR THE CITY AND THE CONTRACTOR PROVIDED YEARLY TO THE CITY. OK

SIGNATURES:

CITY MANAGER

CITY TREASURER

CITY ATTORNEY

☒ FINANCIAL IMPACT ☐ N/A

AMOUNT **\$1,758,545.00**

ATTACHMENTS:



FIRE SAFETY INSPECTION CHECKLIST
CITY OF STOCKBRIDGE FIRE SERVICES
 4640 North Henry Boulevard, Stockbridge, GA 30281
 770-389-7900

INSPECTION DATE 9-5-19
 INSPECTION TIME: 10:00 Am

www.cityofstockbridge.com

BUSINESS City of Stockbridge public works ADDRESS: 25 Taylor Rd
 CONTACT PERSON: _____ BUSINESS PHONE: _____ BUSINESS LICENSE: _____
 OWNER: City of Stockbridge TYPE OCCUPANCY: _____
 EMERGENCY CONTACT NAME: _____ NUMBER: _____

ACTION REQUIRED	ACCEPTABLE	UNACCEPTABLE	DISCRIPTION
			EXITS
	✓	✓	EXIT access unobstructed
		✓	EXIT access clearly identified
		✓	EXIT Signs Visible and illuminated
		✓	EXIT door operation and unlocked
		✓	EXIT discharge from building unobstructed
			EXTINGUISHERS/SUPPRESSION
	✓		Fire extinguishers present, not greater than 75' apart
	✓		Fire extinguishers serviced and tagged every 12 mos.
	✓		Fire extinguisher visible or identified by signage
	✓		Fire extinguisher mounted and accessible, not greater than 54" above floor
			Anus/Hood system serviced and tagged every 6 mos.
			Sprinkler connection accessible and identified
			No storage within 18" of sprinkler heads
	N/A		
		✓	FIRE/SMOKE DETECTORS
	N/A		Smoke detection present, operational, tested
			Fire alarm pull stations accessible, visible, identified, operational, tested
			ELECTRICAL
		✓	30" of access and clearance around electrical panels
		✓	Electrical breakers are labeled
			Extension cord are not used as permanent wiring
		✓	GENERAL
		✓	Address number is posted and visible from street
		✓	General housekeeping is in good order
			Flammable liquids are stored properly and kept away from heat source
		✓	Fire escape plans are posted
			Occupant load, Certificate of Occupancy and Business License are posted
			Hazardous materials are stored properly and identified

1. CORRECT IMMEDIATELY 2. NEEDS SERVICE/REPAIR 3. INSTALL 4. T.O.T.F.M

COMMENTS

See list

Corrective action shall be completed within _____ days. This will be the _____ day of _____ 20____

[Signature]
 BUSINESS CONTACT (SIGNATURE)

 TITLE

[Signature]
 CHIEF DEMETRIES WELLS, COS FIRE MARSHAL

Copies: White - Fire Marshal

Pink: Occupant

Yellow: File

*The drain that runs through the center of the building needs to be cleaned. A smell of sewer gases is coming from them.

*All exit lights need to be illuminated, Emergency lights need new batteries.

*The fire lanes surrounding the building needs to be re stripped in red stripping.

*Smoke detectors need to be installed, at least 3.

*An exit sign shall be posted at every door used as an exit.

Fire & Life Safety Code Violation Checklist

DISCLAIMER: This list is not all-encompassing due to the extensive list of adopted codes. The inspector shall document ALL fire and Life Safety violations and require corrections when any are discovered during an inspection.

1. Violation: ADDRESS OR SUITE NUMBER NOT POSTED

☐PASS

☒FAIL

☐NA

Applicable Code: Section 505.1, 2006 International Fire Code
New and existing buildings shall have approved address numbers, building numbers or approved building identification place in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be Arabic numeral or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.

2. Violation: EXIT BLOCKED OR LOCKED

☐PASS

☒FAIL

☐NA Location: _____

Applicable Code: Section 7.1.10.1, 2000 Life Safety Code Means of egress
shall be continuously maintained free of all obstructions or impediments to full instant use in the case of fire or other emergency.

3. Violation: MULTIPLE LOCKS ON EXIT DOORS

☐PASS

☒FAIL

☐NA Location: _____

Applicable Code: Section 7.2.1.5.4, 2000 Life Safety Code
A latch or other fastening device on a door shall be provided with a releasing device having an obvious method of operation under all lighting conditions. The releasing mechanism for any latch shall be located not less than 34 inches (86cm), and not more than 48 in. (122 cm) above the finished floor. Doors shall be openable with not more than one releasing operation.

4. Violation: PANIC HARDWARE REQUIRED

☐PASS

☒FAIL

☐NA Location: RearDoor

Applicable Code: Section 13.2.2.2.3, 2000 Life Safety Code
Any door in a required means of egress from an area used for assembly purposes and having an occupant load of 100 or more persons shall be permitted to be provided with a latch and lock only if the latch or lock is panic hardware or fire exit hardware complying with 7.2.1.7

5. Violation: INTERIOR FINISH NOT IN COMPLIANCE

☐PASS

☐FAIL

☒NA Location: _____

Applicable Code: Section 803.1.2, 2006 International Fire Code
Interior wall and ceiling finish shall have a flame spread index not greater

fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

506.1.1 An approved lock shall be on gates or similar barriers when required by the fire code official.

9. Violation: HYDRANT OBSTRUCTED

☐ PASS ☐ FAIL ☒ NA

Applicable Code: Section 508.5.5, 2006 International Fire Code
A 3-foot clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved.

9. Violation: FIRE DEPARTMENT CONNECTION NOT VISIBLE TO APPARATUS OR OBSTRUCTED

☐ PASS ☐ FAIL ☒ NA

Applicable Code: Section 912.2.2, 2006 International Fire Code
On existing buildings, wherever the fire department connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an approved sign mounted on the street front or on the side of the building. Such sign shall have the letters "FDC" at least 6 inches high and words in letters at least 2 inches high or an arrow to indicate the location. All such signs shall be subject to the approval of the fire code official.

912.3 Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other object for a minimum of 3 feet.

10. Violation: EXPOSED WIRING

☐ PASS ☒ FAIL ☐ NA Location: Light Fixtures etc

Applicable Code: Section 605.6, 2006 International Fire Code
Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

11. Violation: STORAGE WITHIN 30 INCHES OF ELECTRICAL PANELS

☐ PASS ☒ FAIL ☐ NA Location: All

Applicable Code: Section 605.3, 2006 International Fire Code
A working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches, the working space shall not be less than the width of the equipment. No storage of any materials shall be located within the designated working space.

12. Violation: COMBUSTIBLES STORED IN EQUIPMENT ROOM

☐ PASS ☐ FAIL ☒ NA Location: _____

system has been returned to service. Sprinkler impairment procedure shall comply with NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Base Fire Protection Systems.

18. Violation: NO SUPPLY OF SPARE SPRINKLER HEADS

☐PASS ☐FAIL ☒NA

Applicable Code: Section 5.4.1.4, NFPA 25, 2002 edition

A supply of spare sprinklers (never fewer than six) shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.

Section 5.4.1.4.1 The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property. A minimum of two sprinklers of each type and temperature rating installed shall be provided. Section 5.4.1.4.2 The sprinklers shall be kept in a cabinet located where the temperature in which they are subjected will at no time exceed 100 F.

19. Violation: SPRINKLER HEADS PAINTED

☐PASS ☐FAIL ☒NA

Applicable Code: Section 6.2.6.2.2, NFPA 13, 2002 edition

Where sprinklers have had paint applied by other than the sprinkler manufacturer, they shall be replaced with new listed sprinklers of the same characteristics, including orifice size, thermal response, and water distribution.

20. Violation: FIRE EXTINGUISHMENT HOOD SYSTEM NOT SERVICED EVERY 6 MONTHS

☐PASS ☐FAIL ☒NA

Applicable Code: Section 904.11.6.4, 2006 International Fire Code

Automatic fire extinguishing systems shall be serviced at least every 6 months and after activation of the system. Inspection shall be by qualified individuals, and a certificate of inspection shall be forwarded to the fire code official upon completion.

21. Violation: FIRE EXTINGUISHMENT HOOD SYSTEM GREASE BUILD-UP

☐PASS ☐FAIL ☒NA

Applicable Code: Section 904.11.6.3, 2006 International Fire Code

Hoods, ducts and other appurtenances shall be cleaned at intervals necessary to prevent the accumulation of grease. Cleaning shall be recorded, and records state the extent, time and date of cleaning. Such records shall be maintained on the premises.

22. Violation: FIRE ALARM SYSTEM NOT MAINTAINED OR INSPECTED BY CERTIFIED ALARM COMPANY WITHIN 12 MONTHS

☐PASS ☐FAIL ☒NA

27. Violation: HEATER IMPROPERLY USED; INADEQUATE CLEARANCE TO COMBUSTIBLES

☐ PASS

☒ FAIL

☐ NA Location: Tree room

Applicable Code: Section 305.1, 2006 International Fire Code
Clearance between ignition sources, such as light fixtures, heaters and flame producing devices, and combustible materials shall be maintained in an approved manner.

28. Violation: POOR HOUSEKEEPING WITH EXCESSIVE COMBUSTIBLES

☐ PASS

☒ FAIL

☐ NA Location: Break room, Kitchen area, around the building

Applicable Code: Section 304.1, 2006 International Fire Code
Combustible waste material creating a fire hazard shall not be allowed to accumulate in buildings or structures or upon premises.

29. Violation: NO FIRE SAFETY & EVACUATION PLAN

☐ PASS

☒ FAIL

☐ NA

Applicable Code: Section 404.2, 2006 International Fire Code
An approved fire safety and evacuation plan shall be prepared and maintained for the following occupancies and buildings; Group A other than occupancies used for religious worship that have an occupant load of less than 2,000, Group E, Group H, Group I, Group R-1, Group R-4, High Rise Buildings, Group M with occupant load over 500, Covered malls exceeding 50,000 square feet, underground buildings, Buildings with an Atrium & having an occupancy in Group A, E, or M.

Applicable Code: Section 404.3, 2006 International Fire Code
Plan content: 1. Emergency egress or escape routes & where evacuation of the building is to be complete, or where approved, by selected floors or areas only. 2. Procedures for employees who must remain to operate critical equipment before evacuating. 3. Procedures for accounting for employees and occupants after evacuation has been completed. 4. Identification and assignment of personnel responsible for rescue or emergency medical aid. 5. The preferred and any alternative means of notifying occupants of a fire or emergency. 6. The preferred and any alternative means of reporting fires and other emergencies to the fire department. 7. Identification and assignment of personnel who can be contacted for further information or explanation of duties under the plan. 8. A description of the emergency voice/alarm communication system alert tone and preprogrammed voice messages, where provided.

Site Plan: Assembly point, Fire Hydrant locations, FD vehicle routes

Floor Plans: Exits, Primary & Secondary evacuation routes, Accessible egress routes, Areas of refuge, Manual fire alarm pull stations, Portable fire extinguishers, Occupant use hose stations, fire alarm annunciators and controls.



PUBLIC WORKS MAINTENANCE SHOP REPLACEMENT

Buildings and other structures have certain useful life. The Public Works Maintenance Shop is over thirty-five (35) years old and has far exceeded its serviceable life. Public Works staff are housed in a facility that is very antiquated and nonfunctional in its current configuration. The Fire Marshal conducted an inspection of the facility (attached) on **September 5, 2019** and found numerous code and safety violations.

The current facility is well utilized; however, the building is inefficient to operate, consumes far more energy than today's equivalent buildings, is too small in length, height, and door width to house current equipment, lacks conditions to increase productivity, and can be made safer. The equipment for public works has changed and there's not enough storage space and the current facility is undersized, and staff are unable to get in out of the cold, or work on things. There's also limited employee restroom and locker space, and the facility is old and inefficient.

The Maintenance Shop and its associated facilities are lacking handicapped accessibility, with little or no accommodation available to the public or staff. Fire suppression systems throughout the facilities are non-existent or antiquated; IT, data, and storage are currently minimally protected from the elements.

The City is growing, and this new facility will serve the community for fifty (50) plus years and the City will likely have to add additional equipment in the future. The needs of Stockbridge have outgrown the existing facility, and the proposed new facility offers several improvements:

- More storage space to shelter large equipment helps prolong the life of that equipment and reduces daily time spent moving vehicles in and out of the elements.
- Planned features include a wash-down bay to clean vehicles and equipment, again prolonging the life of the equipment.
- The larger, dedicated storage shed will provide an environmentally friendly solution for storing equipment and other materials needed to keep our roads safer.

A new facility would greatly increase safety, efficiency, equipment life, and energy consumption and will provide ample space to support current and future staff, accommodate growth, and enable the City to deliver high quality services. It will also improve the morale of the staff who report to work on a daily basis to a substandard unsafe building. The new facility will create an efficient space that will house the equipment, administrative offices, and maintenance bays for public infrastructure management that will be able to accommodate the increased demands as the City grows. The new facility will be designed with long-term sustainability in mind, incorporating modern, eco-friendly solutions that reduce environmental impacts. The facility will also enable faster response times, better maintenance of public spaces, and improved operational efficiency. This directly benefits residents by ensuring that City roads, parks, trails, drainage, and other utilities are consistently well-maintained.

The Public Works leadership team have evaluated different resources for the replacement of the Maintenance Shop and through thorough due diligence determined that the best and most cost-effective way to proceed would be with a prefabricated metal building with an office buildout. With the allocation of SPLOST VI funding in place, it is in the best interest to move this project forward as quickly and efficiently as possible. As part of its due diligence, the leadership team met with other government entities that have built similar buildings utilizing this approach and feel this building will meet the current and future needs of the Public Works Department and is the most cost-effective option. These similar styled buildings were constructed utilizing a Sourcewell vendor. Therefore, Public Works is proposing to utilize Prime Contractors through their Sourcewell contract to move forward with the replacement of the Public works Maintenance Shop.



Break Room



Restroom



Restroom



Storage Room



Maintenance Bay Door and Roof Condition



Roof Condition



Building Leakage



Work Order Signature Document

EZIQC Contract No.: GA-ST02-040820-PCI			
☒ New Work Order		☐ Modify an Existing Work Order	
Work Order Number:	139242.00	Work Order Date:	03/20/2025
Work Order Title:	COS - PEMB & Buildout PH1		
Owner Name:	City of Stockbridge	Contractor Name:	Prime Contractors, Inc.
Contact:	Al Barnes	Contact:	Gary Frantz
Phone:	678-225-9439	Phone:	813-205-9762
Work to be Performed			
Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of EZIQC Contract No GA-ST02-040820-PCI.			
<u>Brief Work Order Description:</u>			
COS - PEMB & Buildout			
Time of Performance		<i>See Schedule Section of the Detailed Scope of Work</i>	
Liquidated Damages	Will apply: ☐	Will not apply: ☒	
Work Order Firm Fixed Price: \$1,758,545.00			
Owner Purchase Order Number:			

Approvals

_____	_____	_____	_____
Owner	Date	Contractor	Date

Detailed Scope of Work

To: Gary Frantz Prime Contractors, Inc. 3406 Florence Circle Powder Springs, GA 30127 813-205-9762	From: Al Barnes City of Stockbridge 4640 N. Henry Blvd Stockbridge, GA 30281 678-225-9439
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Date Printed: March 20, 2025
Work Order Number: 139242.00
Work Order Title: COS - PEMB & Buildout PH1
Brief Scope: COS - PEMB & Buildout

☐ Preliminary	☐ Revised	☒ Final
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The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

see attached

_____ Contractor	_____ Date
---------------------	---------------

_____ Owner	_____ Date
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Contractor's Price Proposal - Summary

Date: March 20, 2025

IQC Master Contract #: GA-ST02-040820-PCI

Work Order Number: 139242.00

Owner PO #:

Work Order Title: COS - PEMB & Buildout PH1

Contractor: Prime Contractors, Inc.

Proposal Name: COS - PEMB & Buildout

Proposal Value: \$1,758,545.00

01 - General Requirements	\$540,297.89
02 - Site Work	\$117,786.75
03 - Concrete	\$398,529.02
08 - Openings	\$110,172.22
09 - Finishes	\$14,401.21
13 - Special Construction	\$544,062.28
32 - Exterior Improvements	\$33,295.63
Proposal Total	\$1,758,545.00

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding

The Percentage of NPP on this Proposal: %

Date:	March 20, 2025
IQC Master Contract #:	GA-ST02-040820-PCI
Work Order Number:	139242.00
Owner PO #:	
Work Order Title:	COS - PEMB & Buildout PH1
Contractor:	Prime Contractors, Inc.
Proposal Name:	COS - PEMB & Buildout
Proposal Value:	\$1,758,545.00

Contractor's Price Proposal - Detail Page 1 of 8
City of Stockbridge
3/20/2025

Contractor's Price Proposal - Detail Continues..

Work Order Number: 139242.00
Work Order Title: COS - PEMB & Buildout PH1

Proposal Name: COS - PEMB & Buildout
Proposal Value: \$1,758,545.00

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
01 - General Requirements					
12	01	22	23	00 0298	
				MO	3,200 To 3,500 LB Capacity, 78" Wide, Tracked Skid-Steer Loader With Full-Time Operator
				Installation	Quantity Unit Price Factor = Total
					3.00 x 15,962.66 x 1.0946 = 52,418.18
13	01	22	23	00 0298	
				MO	3,200 To 3,500 LB Capacity, 78" Wide, Tracked Skid-Steer Loader With Full-Time Operator
				Installation	Quantity Unit Price Factor = Total
					1.00 x 15,962.66 x 1.0946 = 17,472.73
14	01	22	23	00 0387	
				MO	6 To 11 CY Hydraulic Excavator With Full-Time Operator
				Installation	Quantity Unit Price Factor = Total
					1.00 x 41,336.09 x 1.0946 = 45,246.48
15	01	22	23	00 0430	
				MO	11,000 LB Mini-Excavator With Full-Time Operator
				Installation	Quantity Unit Price Factor = Total
					3.00 x 13,703.20 x 1.0946 = 44,998.57
16	01	22	23	00 0462	
				MO	13-1/2 CY, 690 HP, Heavy Duty Construction Loader With Full-Time Operator
				Installation	Quantity Unit Price Factor = Total
					1.50 x 63,095.82 x 1.0946 = 103,597.03
17	01	22	23	00 1068	
				MO	10,000 LB Telescopic Boom, Hi-Reach, Rough Terrain Construction Forklift With Full-Time Operator
				Installation	Quantity Unit Price Factor = Total
					3.00 x 14,839.84 x 1.0946 = 48,731.07
18	01	22	23	00 1462	
				MO	13 CY Rear Dump Truck With Full-Time Truck Driver
				Installation	Quantity Unit Price Factor = Total
					1.00 x 19,458.57 x 1.0946 = 21,299.35
19	01	71	13	00 0002	
				EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Rollback Flatbed TruckIncludes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as trenchers, skid-steer loaders (bobcats), industrial warehouse forklifts, sweepers, scissor platform lifts, telescoping and articulating boom man lifts with up to 40' boom lengths, etc.
				Installation	Quantity Unit Price Factor = Total
					1.00 x 333.74 x 1.0946 = 365.31
20	01	71	13	00 0003	
				EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Tractor Trailer With Up To 53' BedIncludes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as bulldozers, motor scrapers, hydraulic excavators, gradalls, road graders, loader-backhoes, heavy duty construction loaders, tractors, pavers, rollers, bridge finishers, straight mast construction forklifts, telescoping boom rough terrain construction forklifts, telescoping and articulating boom man lifts with >40' boom lengths, etc.
				Installation	Quantity Unit Price Factor = Total
					1.00 x 1,309.97 x 1.0946 = 1,433.89

Contractor's Price Proposal - Detail Continues..

Work Order Number: 139242.00
Work Order Title: COS - PEMB & Buildout PH1

Proposal Name: COS - PEMB & Buildout
Proposal Value: \$1,758,545.00

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
01 - General Requirements					
21	01 71 13 00 0003		EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Tractor Trailer With Up To 53' BedIncludes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as bulldozers, motor scrapers, hydraulic excavators, gradalls, road graders, loader-backhoes, heavy duty construction loaders, tractors, pavers, rollers, bridge finishers, straight mast construction forklifts, telescoping boom rough terrain construction forklifts, telescoping and articulating boom man lifts with >40' boom lengths, etc.	\$2,867.79
			Installation	Quantity Unit Price Factor = Total	
				2.00 x 1,309.97 x 1.0946 = 2,867.79	
Subtotal for 01 - General Requirements					\$540,297.89
02 - Site Work					
22	02 41 16 13 0009		CCF	By Machine, Steel Framed Building Demolition	\$64,700.84
			Installation	Quantity Unit Price Factor = Total	
				2,016.00 x 29.32 x 1.0946 = 64,700.84	
23	02 41 16 13 0024		CF	Reinforced Concrete Foundation Demolition	\$83,855.12
			Installation	Quantity Unit Price Factor = Total	
				8,400.00 x 9.12 x 1.0946 = 83,855.12	
24	02 41 16 13 0024 0077		MOD	For >2025, Deduct	-\$33,560.44
			Installation	Quantity Unit Price Factor = Total	
				8,400.00 x -3.65 x 1.0946 = -33,560.44	
25	02 41 19 13 0007		LF	Rod Reinforced Concrete Slab Up To 4" Depth, Saw Cut	\$2,791.23
			Installation	Quantity Unit Price Factor = Total	
				750.00 x 3.40 x 1.0946 = 2,791.23	
			Parking Area		
Subtotal for 02 - Site Work					\$117,786.75
03 - Concrete					
26	03 11 13 00 0003		SF	Continuous Footings Foundation Wood Formwork	\$7,124.53
			Installation	Quantity Unit Price Factor = Total	
				1,440.00 x 4.52 x 1.0946 = 7,124.53	
27	03 11 13 00 0004		SF	Pile Cap, Pier Or Spread Footings Foundation Wood Formwork	\$1,872.55
			Installation	Quantity Unit Price Factor = Total	
				324.00 x 5.28 x 1.0946 = 1,872.55	
28	03 11 13 00 0004 0001		MOD	For <1,000, Add	\$333.37
			Installation	Quantity Unit Price Factor = Total	
				324.00 x 0.94 x 1.0946 = 333.37	
29	03 11 13 00 0010		LF	>6" To 12" High Slab Edge and Block-Out Wood Formwork	\$3,893.27
			Installation	Quantity Unit Price Factor = Total	
				720.00 x 4.94 x 1.0946 = 3,893.27	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 139242.00
Work Order Title: COS - PEMB & Buildout PH1

Proposal Name: COS - PEMB & Buildout
Proposal Value: \$1,758,545.00

Sect.	Item	Modifier.	UOM	Description	Line Total				
Labor	Equip.	Material	(Excluded If marked with an X)						
03 - Concrete									
30	03 31 13 00 0003		SF	4" 3,000 PSI Slab On Grade Concrete Slab Assembly					\$33,750.90
				Installation	Quantity	Unit Price	Factor	=	Total
					5,400.00	5.71	1.0946		33,750.90
				Office Slab					
31	03 31 13 00 0003 0154		MOD	For 4,000 PSI Concrete, Add					\$1,418.60
				Installation	Quantity	Unit Price	Factor	=	Total
					5,400.00	0.24	1.0946		1,418.60
32	03 31 13 00 0007		SF	8" 3,000 PSI Slab On Grade Concrete Slab Assembly					\$72,624.52
				Installation	Quantity	Unit Price	Factor	=	Total
					7,600.00	8.73	1.0946		72,624.52
				Concrete Apron					
33	03 31 13 00 0007 0154		MOD	For 4,000 PSI Concrete, Add					\$3,410.77
				Installation	Quantity	Unit Price	Factor	=	Total
					7,600.00	0.41	1.0946		3,410.77
34	03 31 13 00 0007		SF	8" 3,000 PSI Slab On Grade Concrete Slab Assembly					\$120,403.81
				Installation	Quantity	Unit Price	Factor	=	Total
					12,600.00	8.73	1.0946		120,403.81
				Shop/Storage Slab					
35	03 31 13 00 0007 0154		MOD	For 4,000 PSI Concrete, Add					\$5,654.70
				Installation	Quantity	Unit Price	Factor	=	Total
					12,600.00	0.41	1.0946		5,654.70
36	03 31 13 00 0007 0163		MOD	For >10,000 To 20,000, Deduct					-\$4,413.43
				Installation	Quantity	Unit Price	Factor	=	Total
					12,600.00	-0.32	1.0946		-4,413.43
37	03 31 13 00 0019		CY	Concrete Pump, Place 3,000 PSI Concrete Continuous FootingsExcludes pumping equipment.					\$22,631.52
				Installation	Quantity	Unit Price	Factor	=	Total
					107.00	193.23	1.0946		22,631.52
38	03 31 13 00 0019 0031		MOD	For 4,000 PSI Concrete, Add					\$1,709.98
				Installation	Quantity	Unit Price	Factor	=	Total
					107.00	14.60	1.0946		1,709.98
39	03 31 13 00 0019 0042		MOD	For >100 To 200, Deduct					-\$452.09
				Installation	Quantity	Unit Price	Factor	=	Total
					107.00	-3.86	1.0946		-452.09
40	03 31 13 00 0023		CY	Concrete Pump, Place 3,000 PSI Concrete Spread FootingsExcludes pumping equipment.					\$8,248.77
				Installation	Quantity	Unit Price	Factor	=	Total
					36.00	209.33	1.0946		8,248.77
41	03 31 13 00 0023 0031		MOD	For 4,000 PSI Concrete, Add					\$575.32
				Installation	Quantity	Unit Price	Factor	=	Total
					36.00	14.60	1.0946		575.32

Contractor's Price Proposal - Detail Continues..

Work Order Number: 139242.00
Work Order Title: COS - PEMB & Buildout PH1

Proposal Name: COS - PEMB & Buildout
Proposal Value: \$1,758,545.00

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
08 - Openings					
53	08 33 23 11 0030		EA	12' x 12', 24 Gauge Galvanized Steel Overhead Coiling Door, Chain Lift	\$51,679.39
				Quantity Unit Price Factor = Total	
			Installation	14.00 x 3,372.36 x 1.0946 = 51,679.39	
54	08 43 13 00 0039		SF	5' High With Horizontal Mullion, 2" x 4-1/2" Frame, Vertical Mullions 4' On Center, Aluminum Storefront Framing Assembly	\$18,911.08
				Quantity Unit Price Factor = Total	
			Installation	570.00 x 30.31 x 1.0946 = 18,911.08	
55	08 71 11 00 0005		PR	4" x 4" Standard Duty, Full Mortise, Plain Bearing, Brass/Bronze, Satin Chrome Finish Hinge	\$1,058.19
				Quantity Unit Price Factor = Total	
			Installation	13.50 x 71.61 x 1.0946 = 1,058.19	
56	08 71 11 00 2109		EA	3' Push Bar, Rim Type, Exit Device (Von Duprin Series 22)Anodized finish aluminum or dark brown.	\$5,734.80
				Quantity Unit Price Factor = Total	
			Installation	9.00 x 582.13 x 1.0946 = 5,734.80	
57	08 71 11 00 2243		EA	Surface Mounted Heavy Duty Door Closer (LCN 4040XP/4041 Series)	\$4,966.68
				Quantity Unit Price Factor = Total	
			Installation	9.00 x 504.16 x 1.0946 = 4,966.68	
58	08 71 11 00 2285		EA	Heavy Duty Cylindrical, F82 Entrance LocksetSatin chrome plated US26D (BHMA 626) - BHMA 156.2-1989, Grade 1(Corbin Russwin CL 3600)	\$4,874.12
				Quantity Unit Price Factor = Total	
			Installation	8.00 x 556.61 x 1.0946 = 4,874.12	
59	08 81 23 13 0054		SF	1/2" Thick, Insulated Factory Installed GlassOne 3/16" lite and one 1/8" lite with 3/16" air space.	\$12,996.30
				Quantity Unit Price Factor = Total	
			Installation	570.00 x 20.83 x 1.0946 = 12,996.30	
60	08 81 23 13 0054 0017		MOD	For Argon Gas, Add	\$1,784.42
				Quantity Unit Price Factor = Total	
			Installation	570.00 x 2.86 x 1.0946 = 1,784.42	
61	08 81 23 13 0054 0063		MOD	For Low-E Coated Glass, Add	\$3,250.63
				Quantity Unit Price Factor = Total	
			Installation	570.00 x 5.21 x 1.0946 = 3,250.63	
62	08 81 23 13 0054 0277		MOD	For >400, Deduct	-\$1,166.73
				Quantity Unit Price Factor = Total	
			Installation	570.00 x -1.87 x 1.0946 = -1,166.73	
Subtotal for 08 - Openings					\$110,172.22

09 - Finishes

63	09 22 16 13 0018		SF	8" Width, 16" On Center, 18 Gauge, Non-Load Bearing, Non-Structural, Galvanized Steel Stud Framing With Tracks And Runners	\$13,437.97
				Quantity Unit Price Factor = Total	
	Installation	2,220.00	x	5.53 x 1.0946 =	13,437.97

Contractor's Price Proposal - Detail Continues..

Work Order Number: 139242.00
Work Order Title: COS - PEMB & Buildout PH1

Proposal Name: COS - PEMB & Buildout
Proposal Value: \$1,758,545.00

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

Subtotal for 13 - Special Construction **\$544,062.28**

32 - Exterior Improvements

76	32 31 13 13 0008	VLF	8" Diameter Hole, Auger By Machine Fence Post Hole In Soil						\$863.38
		Installation	Quantity	Unit Price	Factor	=	Total		
			84.00	9.39	1.0946	x	863.38		
77	32 39 13 00 0004	LF	6" Steel Pipe Bollard, Schedule 40, Painted Or Powder Coated						\$30,467.05
		Installation	Quantity	Unit Price	Factor	=	Total		
			196.00	142.01	1.0946	x	30,467.05		
78	32 39 13 00 0004 0325	MOD	For Concrete Fill, Add Per LF Of Pipe Bollard						\$1,965.20
		Installation	Quantity	Unit Price	Factor	=	Total		
			196.00	9.16	1.0946	x	1,965.20		

Subtotal for 32 - Exterior Improvements **\$33,295.63**

Proposal Total **\$1,758,545.00**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

Client - City of Stockbridge

Detailed Scope of Work

Print Date: March 20, 2025
Work Order Number: 139242.00
Work Order Title: COS - PEMB & Buildout PH1
Contractor: GA-ST02-040820-PCI - Prime Contractors, Inc.
Brief Scope: COS - PEMB & Buildout

To: Gary Frantz Prime Contractors, Inc. 3406 Florence Circle Powder Springs, GA 30127 813-205-9762	From: Al Barnes City of Stockbridge 4640 N. Henry Blvd Stockbridge, GA 30281 678-225-9439
---	--

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Detailed Scope:

see attached

 Owner

 Date

 Contractor

 Date



Stockbridge – Maintenance Building Phase 1
321 Taylor Dr.
Stockbridge, GA 30281

Scope of Work

Summary Scope (February 27th, 2025)

This work order consists of; Architectural, Civil, Demolition, and Pre-Engineered Metal Building per detailed Scope of Work below

1. Drawings and Specifications

Referenced and attached hereto;

- 1.1 Specifications created from Site visit dated 2/18/25.

2. Detailed Scope of Work

The Contractor shall perform all work as described below per any and all attached specifications and drawings:

2.1 Architectural

- Schematic Design

- Meet with City officials for an initial programming session. This meeting will serve to learn the City's needs and space requirements, which will capture the goals for the Maintenance Facility and will serve as the basis for the Schematic Design. The Schematic Design will be developed into draft floor plans for review and comment. Based on these comments, prime Contractors Architect will prepare final floor plans to present for final approval. Schematic Design drawings for floor plans, life safety plans, and exterior elevations will then be developed and approved prior to proceeding with Construction documents.

- Construction Documents

- The approved Schematic Design drawings will be the basis for the Construction Documents. In general, Architect will prepare Construction Documents in sufficient detail for permitting with the Authorities having jurisdiction and for construction for the Project. The

completed Construction Documents will be used to verify and finalize the project budget.

- Design services include: Architecture, Structural Engineering, Mechanical/Plumbing/Electrical Engineering, and Specialty Consultant Coordination.
- Design is assuming all site utilities are presumed to be adequate for building requirements without need for supplemental systems.
- Geotechnical services are not included.
- Environmental services is not included.

2.2 Civil

- Provide survey of Property area to be under construction.
- Provide Design Development and Construction Documents of Civil drawings for permitting that includes Erosion Control Plans, Grading plans, and Demolition plans only.
- **Proposal does not include any site utility plans as City of Stockbridge will be handling all sewer and water tie ins to building with existing utilities onsite.**

2.3 Demolition

- Includes saw cut of concrete drive that will give a 80' X 320' area removed for new building to be built at 300' X 60'. **Price assumes 8" concrete depth.**
- Demolish existing 280' X 45' building and haul off site. Includes removal of slab and footings.
- Tear out and haul off concrete parking area that includes a footprint of 80' X 320'. This will leave a 10 LF perimeter of new building to get correct grades, allow for water/sewer tie ins by the City of Stockbridge, and to pour back new concrete driveway with slope away from building.
- Grade for level new slab.
- Haul-in #57 stone for new slab prep.
- Backfill slab after pour for new concrete driveway.
- Proposal does not include new concrete driveway.

2.4 Pre-Engineered Metal Building

- Furnish and install (1) 60' X 300' X 16' Pre-Engineered Metal Building.
- Includes (2) double sided and insulated partition walls between Office Space and Truck Bays and Truck Bays and Storage Room.
- Includes 26 gauge Galvalume color metal Roof.
- Includes 6" R19 Roof Insulation.
- Includes a 2:12 Roof Pitch
- Includes 26 gauge PBR color metal siding and trim.
- Includes 4" R13 wall insulation.
- Includes (14) 12'X12' White Roll-up Doors. (2) for Storage area and (12) for Truck Bay.
- Includes (1) 6070 white Personnel Door with Panic Hardware and Closers.
- Includes (7) 3070 white Personnel Doors with Panic Hardware and closers.
- Includes (38) 3'WX5'H windows.

- Includes a 60'X90'X4" Office slab, 60'X210'X8" Truck bay and Storage slab with 4000 PSI concrete with 6 gauge wire mesh.
- Includes structural recommended piers and footings.
- Includes a 10' X 760' X 8" concrete parking apron around perimeter of building to tie back into existing parking area.
- Includes (28) Bollards at exterior roll-up doors.

Total =\$1,758,545.00. Bond included.

3. Details that Apply to All Work Areas

- 3.1 Contractor shall utilize the latest issue of the Sourcewell Specifications for all work.
- 3.2 Contractor and all of their subcontractors on site will adhere to the security requirements of the campus including background checks and orientation classes
- 3.3 Contractor and subcontractors will at all times wear shirts identifying the company they are employed with, accompanied by a badge when deemed necessary.
- 3.4 Contractor shall perform work, schedule deliveries and have access to areas of work during and after normal business hours as agreed upon and coordinated with Owners contact for this project: **Gary Frantz**
- 3.5 Contractor shall work with administrators to coordinate around scheduling conflicts with the occupation in the building
- 3.6 Contractor shall be responsible for all safety code compliance pertaining to their portion of work
- 3.7 Contractor shall maintain clean work areas at all times, remove and dispose of all demolished materials and construction debris, rubbish, and waste material from the property of the Owner on a daily basis unless noted otherwise
- 3.8 No tobacco or alcohol will be permitted on the property of the Owner or in the vehicles of the contractor or their subcontractors
- 3.9 No radios are permitted
- 3.10 All measurements and quantities supplied in this scope of work are approximate in nature and are supplied as a convenience for the contractor. The contractor is responsible for field verification of all measurements and quantities.
- 3.11 Contractor shall verify all new and existing conditions and dimensions at job site.
- 3.12 Parking and staging areas will be made available for the Contractor by the Owner and will be coordinated with the Owner prior to beginning work.
- 3.13 Contractor is responsible for protection of all surfaces including those not in the scope of work from construction dust, debris or damage during construction up until final acceptance. The methods of protection including plastic, paper, sealing doors or windows, etc.
- 3.14 Contractor shall install and maintain 48" orange safety fencing around all staging areas or temporary facilities
- 3.15 Contractor shall not be required to pay Davis Bacon wage rates

4. Warranty

- 4.1 The Contractor shall provide all extended manufacturers warranties to the owner prior to project closeout.
- 4.2 All documents necessary, will be addressed to the appropriate Owner Representative for energy rebates when applicable.

5. Permitting:

- 5.1 At the time of issuance of a Purchase Order for this work, it is understood that a permit is required at no cost to General Contractor. Prime Contractors Inc. will be responsible for obtaining such applicable permits and the Owner will be responsible for ensuring no cost to contractor.

6. Submittals

- 6.1 The Contractor shall submit for approval the manufacturer's cut sheets for materials and equipment utilized for this project prior to commencing any work.
- 6.2 All finishes and other standard submittals are to be provided to the Owner prior to installation by the contractor.

7. Project Schedule

- 7.1 Majority of work shall be completed during normal working hours 8:00 am – 5:00 pm Monday thru Friday. After hours and weekends when needed will be coordinated with the Owner at no additional cost. Total project duration is expected to be **12 weeks** upon Mobilization for demolition after receipt of purchase order and Civil/Architectural plans created.

8. Clarifications

- 8.1 The following items are specifically excluded by Contractor and are not part of this agreement. If at any time during work a hazardous material or unknown condition is uncovered, work will cease until the appropriate scope of work is agreed upon and executed as a supplemental work order package or remedied by the Owner:
 - 8.1.1 Any item not included in the specifications or contract.
 - 8.1.2 Permitting and any associated fees
 - 8.1.3 Hazardous materials not in this scope of work

9. Owner Responsibilities

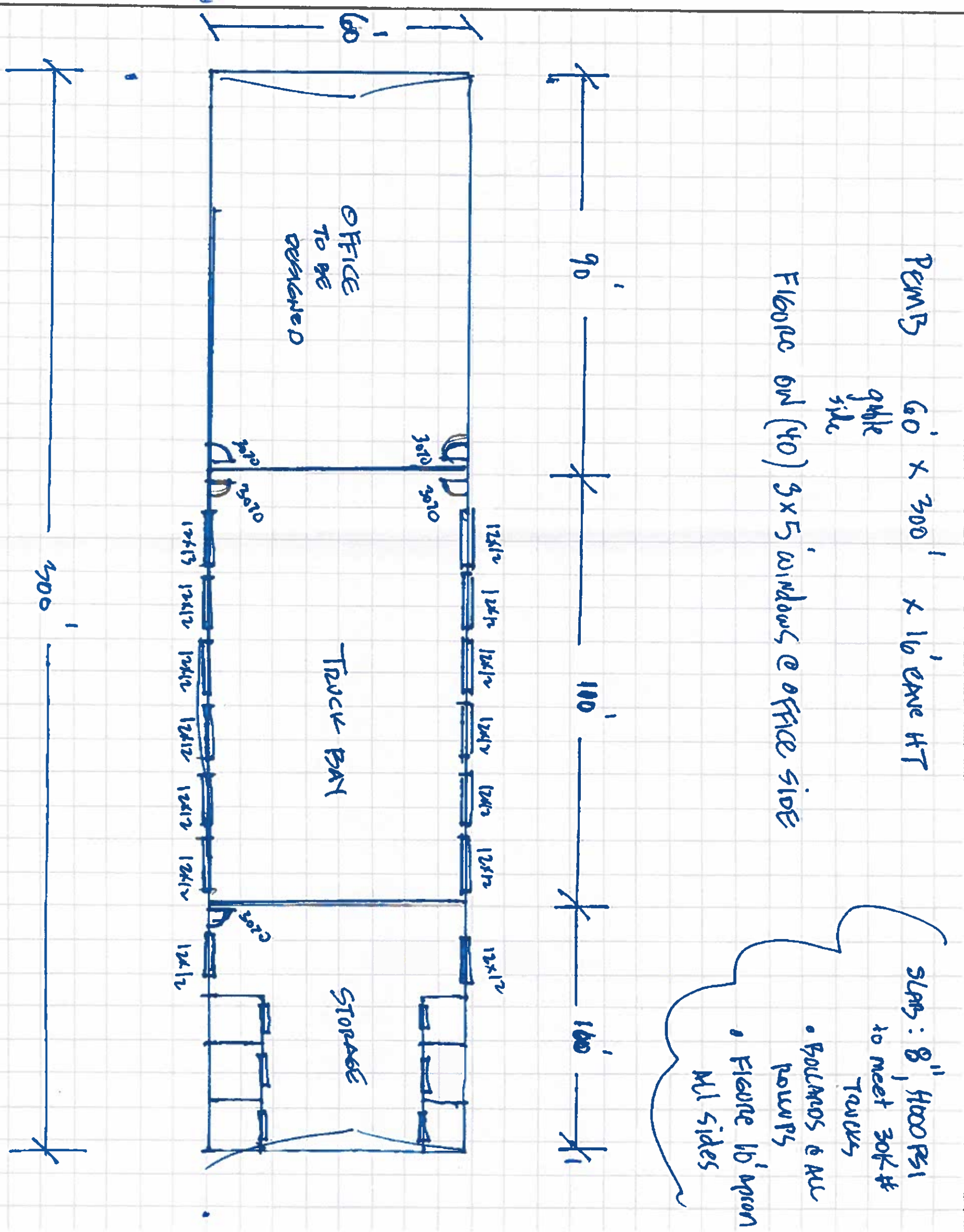
- 9.1 Coordinate any State/Local Fire Marshal approvals as necessary.
- 9.2 Provide access to the worksite during scheduled working hours.
- 9.3 Provide a staging area for project related materials.

- 9.4 Owner shall be responsible for re-routing employee and student traffic as necessary

CONTRACTORS
INCORPORATED

770-949-1930

SCALE



TYSON STEEL BUILDING PRODUCTS, INC.
 361 DOERUN ROAD
 DOERUN, GA 31744
 PH. 229-776-7588 FAX 229-776-3509

Crew:	None Selected
Ship Date:	
Ship By:	None Selected

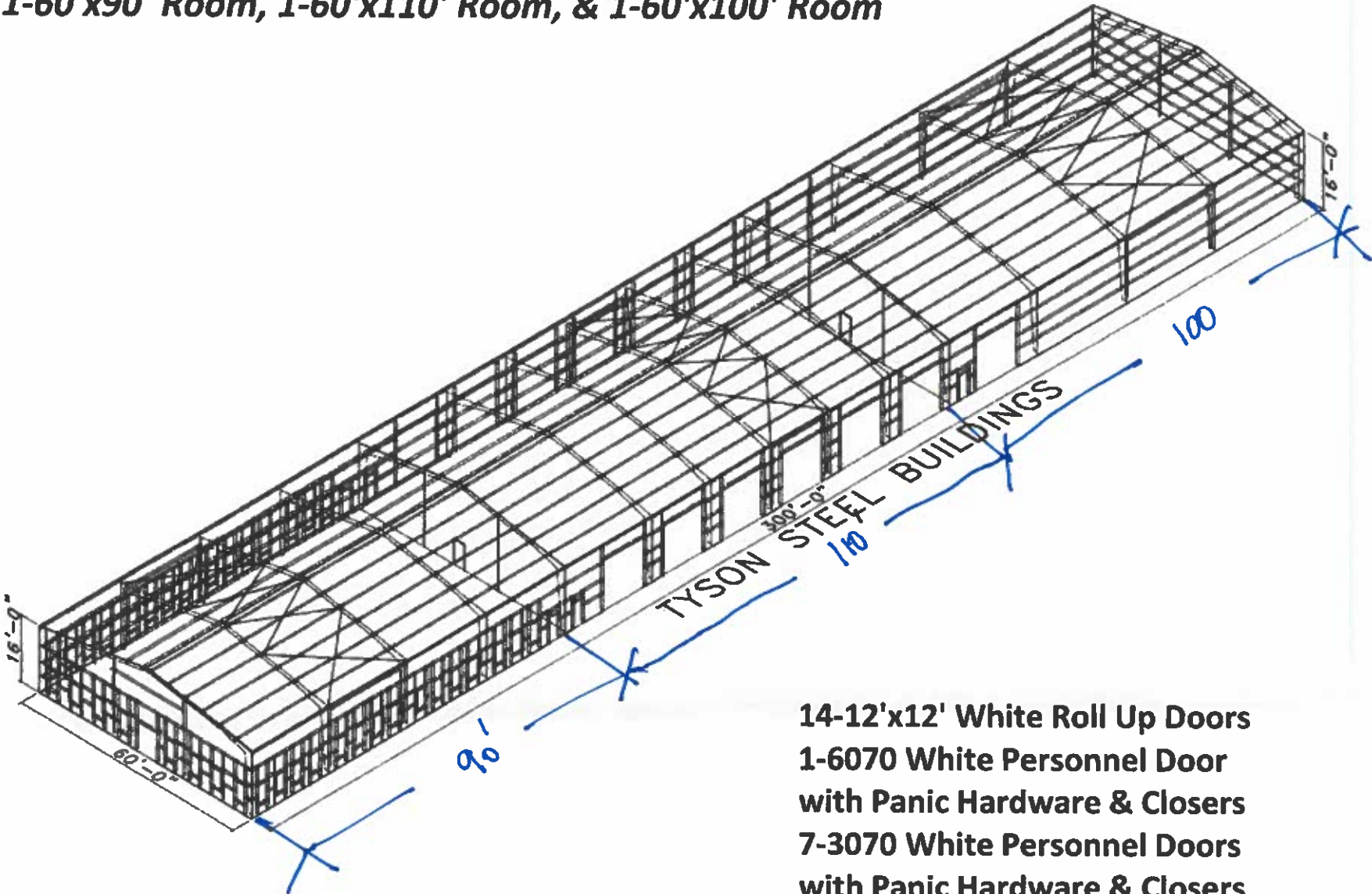
Georgia
 February 19, 2025

Prime Contractors
 Gary Frantz
 321 Taylor Rd
 Stockbridge, GA 30281
 813-206-9762
 grantz@primecontractorsinc.com

Map
 Pitch: 2:12
 Foundation: Slab

COVERING:
 Roof: 26ga PBR GALV
 Sides: 26ga PBR COLOR
 Trim: 26ga COLOR

Two Double Sided & Insulated Partition Walls Create
 1-60'x90' Room, 1-60'x110' Room, & 1-60'x100' Room



- 14-12'x12' White Roll Up Doors
- 1-6070 White Personnel Door with Panic Hardware & Closers
- 7-3070 White Personnel Doors with Panic Hardware & Closers
- 38 3'(w)x5'(h) Windows

Notes:
 Drawing Shown is a Preliminary Sketch Only. Final Design is Subject to Change
 Turnkey Price Includes 60'x90'x4" Slab Office,60'x210'x8" Slab Truck and Storage area. 4000 PSI with 6 Gauge Wire Mesh, with Recommended Piers and Footing. There will be a total of 28 Bollards on exterior of Rollup Doors. There will be a 10'x760'x8" concrete apron around perimeter of building.
 If Rough Grade Of Building Pad IS NOT LEVEL When Foundation Is Installed, ADDITIONAL CHARGES WILL APPLY
 If Heavier Loads Are Anticipated, Additional Reinforcing, Thicker Concrete, And/Or A Higher Strength Concrete Can Be Priced.

Roof Insulation	6" R19	Yes	
Sidewall Insulation	4" R13	Yes	
Gutter System	600'	Yes	
Engineered Structural Drawings		Yes	
Building Reactions		Yes	
Tyson Install Concrete Foundation		Yes	
Tyson Provide Bolts		Yes	



City of Stockbridge Department of Public Works

Creating Focus While Enacting Effective
Work Strategies for a Sustainable Future

Maintenance Shop

Damaged Roof



Stockbridge
Where Community Connects





Leaking Roof

Stockbridge
Where Community Connects





Storage Area

Stockbridge
Where Community Connects





Restrooms

Stockbridge
Where Community Connects





Break Room

Stockbridge
Where Community Connects





City of Stockbridge

AGENDA ITEM

MEETING DATE

April 14, 2025

FUNDING SOURCE

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

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Decius T. Aaron

DEPARTMENT: Public Works.

ITEM/PROJECT/EVENT:

Willow Springs Force Main Replacement

BACKGROUND INFORMATION:

Design of the Willow Springs Force Main Replacement that include surveying and preparing plans and specifications for a new $\pm 3,000$ linear feet of sanitary sewer force main and $\pm 6,900$ linear feet of potable water main. The proposed force main will connect to the new discharge piping and force main piping installed in 2018 as part of the Willow Springs & Southwinds Pump Station Rehabilitation project. Funding source is SPLOST V.

SIGNATURES:

CITY MANAGER

CITY TREASURER

CITY ATTORNEY

☒ FINANCIAL IMPACT ☐ N/A

AMOUNT \$180,900.00

ATTACHMENTS:

Task Release

THIS ___ day of _____, 2025 the undersigned Owner offers and the undersigned Engineer agrees to provide and perform services as identified herein (the "Work") on a project identified herein (the "Project") under the terms and conditions set forth herein and in a certain extension of **Master Agreement** for engineering services, dated October 25, 2022, between the Owner and the Engineer (the "Master Agreement") which is incorporated herein by reference and made a part hereof as if fully restated herein.

I. The Project:

This Task Release is for a Project described as:

Willow Springs Force Main Replacement

C&S Project #: S9100.058

Carter & Sloope, Inc. (C&S or Engineer) is pleased to submit this Proposal/Scope of Services letter for the referenced project (Project) to provide engineering services to the City of Stockbridge (Client or Owner) for engineering design, permitting, and bidding assistance for the replacement of $\pm 3,000$ LF of sanitary sewer force main and $\pm 6,900$ linear feet of potable water main in the Willow Springs neighborhood. The scope of services described below is based on our understanding of the project from discussions and meetings with the Client's personnel.

II. The Work:

Engineer shall provide the following Work on the Project as defined herein and as follows:

1. Engineering Design

Design of the Willow Springs Force Main Replacement is to include surveying and preparing plans and specifications of the proposed scope of work for a new $\pm 3,000$ linear feet of sanitary sewer force main and $\pm 6,900$ linear feet of potable water main. The proposed force main will connect to the new discharge piping and force main piping installed in 2018 as part of the *Willow Springs & Southwinds Pump Station Rehabilitation* project.

After the surveying is completed, C&S will prepare preliminary design documents for the proposed force main and present the proposed design for review with the Client's personnel at 60% completion. We will address any comments the Client has with the preliminary design and then prepare and furnish detailed final design Drawings and Specifications for the force main indicating the scope, extent and character of work to be performed and furnished by the Contractor during the construction of the Project. We will submit the 100% complete Drawings and Specifications to the Client for their review and approval and we will review any comments and recommendations and incorporate needed changes in the final 100% complete Documents.

Contemporaneous with the presentation of each design, Carter & Sloope will provide the Client with a Preliminary Opinion of Probable Construction Cost and Total Project Costs known to the Engineer for both the preliminary design (60% complete) and final designs (100% complete). This

preliminary cost estimate will itemize the quantities and anticipated unit prices for each component needed for the Project.

Carter & Sloope, Inc. will also provide the Client with one (1) full-size set of final design documents (100% complete) plus digital copies in Adobe Acrobat (PDF) format. All other documents, including calculations, estimates, etc., will be submitted in their native format.

The number of prime contracts for this Project that is designed or specified by Engineer upon which the Engineer's compensation has been established under this Agreement is one (1). If more prime contracts are awarded, Engineer shall be entitled to an equitable increase in its compensation under this Agreement.

2. Permitting

After the final design documents are approved by the Client, Carter & Sloope will provide technical criteria, written descriptions, and design data for the Client's use and to assist them with filing permit applications for this Project and obtaining approvals from the governmental or private authorities having jurisdiction to review and approve the final design with the understanding that it is the Client's sole responsibility to secure permits and pay all necessary permit fees. We will complete the necessary permit applications and submit the required copies of the final construction drawings and technical specifications on behalf of the Client to the appropriate review agencies for approval of the necessary permits to construct the Project. We will also assist the Client in consultations with such agencies and revise the Drawings and Specifications and permit applications in response to directives from such agencies, if necessary. We anticipate submitting the following:

- a. *Sanitary Sewer Extension Submittal* to submit to the Georgia Department of Natural Resources, Environmental Protection Division (EPD);
- b. *Drinking Water Project Submittal* to submit to the Georgia Department of Natural Resources, Environmental Protection Division (EPD);
- c. *Land Disturbing Permit Application to the Local Issuing Authority*, which is the City of Stockbridge;

3. Bidding

C&S will assist the Owner in advertising and obtaining competitive and qualified bids for the project in accordance with local and State law including posting of the project to the *Georgia Procurement Registry*. The advertisement period shall last a minimum of 30 days and the Owner will pay all necessary advertising fees. C&S will provide the Client with the necessary Bidding Documents, which will include one (1) full-size hard copy set of final design Drawings and Specifications to be kept on file during the advertisement period. The Client may place a copy of the Advertisement for Bids (Section 00100) on their website during the advertisement period, however, electronic copies of the entire set of Bidding Documents shall not be placed on the Client's website, FTP site or other electronic platform during Bidding for download by bidders or any third party without the Engineer's consent and approval.

C&S will maintain a record of prospective bidders to whom Bidding Documents have been issued and receive and process nominal fees or charges from bidders to compensate the Engineer for costs associated with printing, reproduction and shipping the Bidding Documents to bidders. We will respond to Requests for Information (RFIs) and issue Addenda as appropriate to clarify,

correct, or change the Bidding Documents. We will also consult with the Owner and participate in all decisions as to the acceptability of substitute materials, subcontractors, suppliers, and other individuals and entities proposed by prospective contractors for those portions of the project as to which such acceptability is required by the Bidding Documents. Because of the Project complexity, we anticipate hosting a pre-bid conference at the Client's office to allow Bidders an opportunity to see the Project site before bidding.

C&S will attend and manage the Bid Opening, review bids, and prepare a certified Bid Tabulation. We will consult with the Client as to the qualifications of prospective Contractors, Subcontractors, suppliers and other individuals and entities proposed. We will provide a Letter of Recommendation to the Owner regarding award of the contract as appropriate and assist in assembling and awarding contracts for the Project.

C&S will prepare the Notice of Award and Contract Documents and forward them to the selected Contractor for execution. We will receive the executed contracts, bonds and insurance documents from the contractor and forward them to the Owner for their review and approval.

4. Construction Administration

Management of construction efforts (i.e. "construction management" services) are specifically excluded from our Scope of Work; however, C&S will provide professional services in the general administration of the construction contract and act as the Client's representative during construction to the extent and limitations of the duties, responsibilities and authority of the Engineer as established in this written Agreement and in the Contract Documents, which is assigned in EJCDC C-700 Standard General Conditions of the construction contract included in the Bidding Documents.

For the purposes of this Agreement, we are assuming the construction contract period will be **180 calendar days (or 6-months)**.

After the contracts have been executed by all parties, C&S will complete, with reasonable promptness, the following tasks as needed during construction of the Project:

- a. *Pre-Construction Conference:* Attend and lead one (1) pre-construction conference that will be hosted by the Client at their office and issue a Notice to Proceed to the selected Contractor.
- b. *Baselines and Benchmarks:* As appropriate, establish baselines and benchmarks for locating the Work which, in the Engineer's judgment, are necessary to enable the Contractor to proceed.
- c. *Clarifications, Interpretations and Field Orders:* Respond in writing with reasonable promptness to Requests for Information (RFI's) and issue necessary clarifications and interpretations of the Contract Documents as appropriate to the orderly completion of Contractor's work and subject to any limited in the Construction Contract Documents, and prepare and issue Field Orders requiring minor changes in the work. Such clarifications and interpretations will be consistent with the intent of and reasonably inferable from the Contract Documents and shall be provided as part of the Engineer's Scope of Services; however, if the Contractor's request for information, clarification, or interpretation are, in the Engineer's professional opinion, for information readily apparent from reasonable observation of field conditions or a review of the Contract Documents, or are reasonably inferable there from, the Engineer shall be entitled

to compensation for Additional Services for the Engineer's time spent responding to such request provided the Engineer notify Client in advance that it deems such request to be so apparent, seek compensation for such clarification and interpretation and Client does not timely instruct the Engineer not to undertake the clarification or interpretation. Should the Client agree to reimburse the Engineer for these Additional Services, the Engineer shall prepare a Change Order for the Client that will deduct the cost of these Additional Services from the Client's contract with the Contractor.

- d. *Selection of Independent Testing Laboratory:* Assist Owner in the selection of an independent testing laboratory to perform the testing services identified Construction Contract Documents.
- e. *Shop Drawings and Samples:* Review and approve or take other appropriate action in respect to Shop Drawings and Samples and other data which Contractor is required to submit, but only for general conformance with the information given in the Contract Documents and compatibility with the design concept of the completed Project as a functioning whole as indicated by the Contract Documents. Such reviews and approvals or other action will not extend to means, methods, techniques, sequences, or procedures of construction or to safety precautions and programs incident thereto.
- f. *Schedules:* Review and determine the acceptability of schedules which the Contractor is required to develop and submit to Engineer, including the Progress Schedule, Schedule of Submittals, and Schedule of Values. Since C&S will have no control over any Contractor's schedule or work progress, we cannot develop and control the construction schedule beyond establishing the contract time and establishing liquidated damages if the Contractor does not obtain substantial completion within the required contract time.
- g. *Substitutes and "or equal":* Evaluate and determine the acceptability of substitute or "or-equal" materials and equipment proposed by the Contractor, but subject to the provisions outlined in Additional Services.
- h. *Change Orders and Work Change Directives:* Review and recommend Change Order justifications and prepare Change Orders and Work Change Directives, as appropriate, to modify the Contract Documents as may be necessary.
- i. *Differing Site Conditions:* Respond to any notice from Contractor of differing site conditions, including conditions relating to underground facilities such as utilities, and hazardous environmental conditions. Promptly conduct reviews, obtain information, and prepare findings, conclusions, and recommendations for Client's use, subject to the limitations and responsibilities under the Agreement and the Construction Contract.
- j. *Non-reviewable matters:* If a submitted matter in question concerns the Engineer's performance of its duties and obligations, or terms and conditions of the Construction Contract Documents that do not involve (1) the performance or acceptability of the Work under the Construction Contract Documents, (2) the design (as set forth in the Drawings, Specifications, or otherwise), or (3) other engineering or technical matters, then Engineer will promptly give written notice to Client and Contractor that Engineer will not provide a decision or interpretation.

- k. *Standards for Certain Construction-Phase Decisions:* Engineer will render decisions regarding the requirements of the Construction Contract Documents, and judge the acceptability of the Work, pursuant to the specific procedures set forth in the Construction Contract for initial interpretations, Change Proposals, and acceptance of the Work. In rendering such decisions and judgments, Engineer will not show partiality to Client or Contractor, and will not be liable to Client, Contractor, or others in connection with any proceedings, interpretations, decisions, or judgments conducted or rendered in good faith.
- l. *Progress Meetings:* C&S will attend progress meetings at the jobsite as needed, but at a minimum, monthly. We will prepare meeting agendas, lead the progress meetings and issue meeting minutes for review and approval by the Client and Contractor.
- m. *Applications for Payments:* Based on Engineer's observations as an experienced and qualified professional and on review of Applications for Payment and accompanying supporting documentation:
 - 1) Determine the amount that Engineer recommends Contractor be paid. Recommend reductions in payment (set-offs) based on the provisions for set-offs stated in the Construction Contract. Such recommendations of payment will be in writing and will constitute Engineer's representation to Client, based on such observations and review, that, to the best of Engineer's reasonable knowledge, information and belief, Contractor's Work has progressed to the point indicated, the quality of such Work is generally in accordance with the Construction Contract Documents (subject to an evaluation of the Work as a functioning whole prior to or upon Substantial Completion, to the results of any subsequent tests called for in the Construction Contract Documents, and to any other qualifications stated in the recommendation), and the conditions precedent to Contractor's being entitled to such payment appear to have been fulfilled in so far as it is Engineer's responsibility to observe Contractor's Work. In the case of unit price work, Engineer's recommendations of payment will include final determinations of quantities and classifications of Contractor's Work (subject to any subsequent adjustments allowed by the Construction Contract Documents).
 - 2) By recommending any payment to the Contractor, Engineer shall not thereby be deemed to have represented that observations made by Engineer to check the quality or quantity of Contractor's Work as it is performed and furnished have been exhaustive, extended to every aspect of Contractor's Work in progress, or involved detailed or special inspections of the Work beyond the responsibilities specifically assigned to Engineer in this Agreement. Neither Engineer's review of Contractor's Work for the purposes of recommending payments nor Engineer's recommendation of any payment including final payment will impose on Engineer responsibility to supervise, direct, or control Contractor's Work in progress or for the means, methods, techniques, sequences, or procedures of construction or safety precautions or programs incident thereto, or Contractor's compliance with Laws and Regulations applicable to Contractor's furnishing and performing the Work beyond the responsibilities specifically assigned to the Engineer in this Agreement. It will also not impose responsibility on Engineer to make any examination to ascertain how or for what purposes Contractor has used the moneys paid on account of the Contract Price, or to determine that title to any portion of the Work in progress, materials, or equipment has passed to Client free and clear of any liens, claims, security interests, or encumbrances, or that there

may not be other matters at issue between Client and Contractor that might affect the amount that should be paid.

- n. *Contractor's Completion Documents:* Receive from the Contractor and transmit to the Client operating and maintenance manuals, schedules, guarantees, bonds, certificates or other evidence of insurance required by the Contract Documents, certificates of inspection, tests and approvals, Shop Drawings, Samples and other data, including the annotated Record Documents and Record Drawings which are to be assembled by Contractor and furnished to us.
- o. *Record Drawings:* Prepare and furnish the Client one (1) set of reproducible and one (1) electronic copy in Adobe Acrobat PDF format of the Project Record Drawings showing appropriate record information that is annotated and furnished to us by the Contractor in accordance with the Contract Documents after construction is complete. The extent of Engineer's review of record documents shall be to check that the Contractor has submitted all pages.
- p. *Substantial Completion:* After receiving notice from Contractor that they consider the entire Work complete and ready for its intended use, we will conduct one (1) pre-final observation in company with the Client and Contractor to observe the Contractor's work to determine if, based on the Engineer's professional opinion and belief and based only on information available at the time of pre-final on-site observation, the Work is substantially complete. If we do not consider the Work substantially complete, we will notify the Contractor in writing giving reasons therefore. If, after considering any objections of Client, Engineer considers the Work substantially complete, Engineer shall deliver a certificate of Substantial Completion to Client and Contractor in accordance with the provisions in the Contract Documents. Attached to the certificate will be a punch-list of items that, in the Engineer's professional opinion, knowledge and belief, are deficient and must be completed or corrected before we recommend final payment be made to the Contractor by the Client. The certificate of Substantial Completion is intended to be interpreted only as an expression of professional opinion and therefore does not constitute an expressed warranty or guarantee.
- q. *Final Notice of Acceptability of the Work:* After receiving notice from the Contractor that the punch-list items are completed, we will conduct one (1) final on-site observation in company with Client and the Contractor to determine if the completed Work of Contractor is acceptable in the Engineer's professional opinion, reasonable knowledge and belief and based only on information available at the time of final on-site observation and to the extent of the services provided by Engineer under this Agreement, so that Engineer may recommend, in writing, final payment to Contractor. We will notify the Contractor and the Client in writing of any particulars in which the final observation reveals that the Work is incomplete or defective.
- r. *Limitation of Responsibilities:* Engineer shall not be responsible for the acts or omissions of any Contractor, or of any subcontractors, suppliers, or other individuals or entities performing or furnishing any portions of the Work, or any agents or employees of any of them. The Engineer shall not be responsible for the failure of any Contractor to perform or furnish the Work in accordance with the Contract Documents or any laws, codes, rules or regulations.
- s. *Project Completion Statement:* EPD will require a statement from the Engineer of Record that the project has been completed in accordance with the approved plans and specifications and

that the Contractor has satisfactorily completed the project. Therefore, after we conduct the final on-site observation, we will, upon determining that in the Engineer's professional opinion and belief and based only on information available at the time of final on-site observation, furnish a letter to EPD and one (1) copy to the Client that the Project is completed in accordance with EPD's approved Drawings and Specifications. The Statement of Project Completion is intended to be interpreted only as an expression of professional opinion and therefore does not constitute an expressed warranty or guarantee. The statement of project completion will be for the sole use of the Client and the Georgia Department of Natural Resources, Environmental Protection Division and cannot be used or relied upon by any third party without the expressed written permission from Carter & Sloope, Inc.

- t. *Post-Construction Phase:* The Engineer will, together with Owner, visit the Project with one month before the end of the Construction Contract's correction period to ascertain whether any portion of the Work or the repair of any damage to the Site or adjacent areas is defective and therefore subject to correction by Contractor.

5. Construction Observation

C&S will provide visits to the Project site at intervals appropriate to the various stages of construction, as Engineer deems necessary, or as otherwise agreed to in writing by the Client and the Engineer, during construction, to observe as an experienced and qualified design professional the progress and quality of Contractor's executed Work. Such visits and observations by Engineer, and/or his Resident Project Representative, if any, are not intended to be an exhaustive check or to extend to every aspect of Contractor's Work in progress or to involve detailed inspections or Special Inspections or tests of Contractor's Work in progress beyond the responsibilities specifically assigned to the Engineer in this Agreement and the Contract Documents, but rather our site visits will be limited to spot checking and similar methods of general observation of the Work based on Engineer's exercise of professional judgment as assisted by the Resident Project Representative, if any. Based on information obtained during such visits and general observations, Engineer will determine, in general, if the Work is proceeding in accordance with the Construction Contract Documents, and Engineer shall keep the Client informed of the progress of the Work.

The purpose of Engineer's visits to, and representative's visits, if any, at the Project site will be to enable Engineer to better carry out the duties and responsibilities assigned to and undertaken by Engineer during the Construction Phase, and, in addition, by the exercise of Engineer's efforts as an experienced and qualified design professional, to become generally familiar with the Work in progress and to determine, in general, if the Work is proceeding in accordance with the Contract Documents and that Contractor has implemented and maintained the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents. The Engineer and/or his Resident Project Representative will not supervise, direct or have control over Contractor's work during such visits or as a result of such observations of Contractor's Work, nor will we have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected or used by the Contractor, for security or safety at the Site, for safety precautions and programs incident to any Constructor's work in progress, for the coordination of Constructors' work or schedules, nor for any failure of any Constructor to comply with Laws and Regulations applicable to furnishing and performing of its work.. These rights and responsibilities are solely those of the Contractor in accordance with the Contract Documents. Accordingly, we will neither guarantee the performance of any Contractor nor assume responsibility for any Contractor's failure to furnish and perform the

Work in accordance with the Contract Documents. We will record our observations in Project observation reports and at the end of the Project, we will assemble these reports and provide the Client with one (1) hard copy and one (1) electronic copy in Adobe PDF format.

Continuous onsite observation by a Resident Project Representative at the Project site will not be included in our budget, unless requested by the Client and agreed to by the Engineer as Additional Services in accordance with the terms of this Agreement and the Agreement amended accordingly. For the purposes of this Task Order, we have budgeted **200 man-hours** for periodic Onsite Construction Observations.

- a. *Jobsite Safety:* Neither the professional activities of the Engineer, or the presence of the Engineer or its employees and sub-consultants at the construction site / Project site, shall impose any duty on the Engineer, nor relieve the Contractor of its obligations, duties and responsibilities including, but not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, superintending and coordinating the Work in accordance with the Contract Documents and any health or safety precautions required by any regulatory agencies. The Engineer and its personnel have no authority to exercise any control over any construction contractor or its employees in connection with their work or any health or safety programs or procedures. The Client agrees that the Contractor shall be solely responsible for jobsite safety, and warrants the intent shall be carried out in the Client's contract with the Contractor. The Client also agrees that the Contractor shall defend and indemnify the Client, the Engineer and the Engineer's sub-consultants and they shall be made additional insureds under the Contractor's policies of general liability insurance.
- b. *Inspections and Tests:* The Engineer will require special inspections or tests of Contractor's work as deemed reasonably necessary, and receive and review all certificates of inspections, tests, and approvals required by Laws and Regulations or the Contract Documents. Engineer's review of such certificates will be for the purpose of determining that the results certified indicate compliance with the Contract Documents and will not constitute an independent evaluation that the content or procedures of such inspections, tests, or approvals comply with the requirements of the Contract Documents. Engineer shall be entitled to rely on the results of such tests.
- c. *Defective Work:* The Engineer will recommend to Client that the Contractor's Work be rejected while it is in progress if, on the basis of Engineer's or his representative's observations, Engineer believes that such Work will not produce a completed Project that conforms generally to the Contract Documents or that it will threaten the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents.
- d. *Disagreements between Client and Contractor:* The Engineer will render formal written decisions on all duly submitted issues relating to the acceptability of Contractor's work or the interpretation of the requirements of the Contract Documents pertaining to the execution, performance, or progress of Contractor's Work; review each duly submitted Claim by Client or Contractor, and in writing either deny such Claim in whole or in part, approve such Claim, or decline to resolve such Claim if Engineer in its discretion concludes that to do so would be inappropriate. In rendering such decision, Engineer shall be fair and not show partiality to Client or Contractor and shall not be liable in connection with any decision rendered in good faith in such capacity.

III. Contract Time

Upon execution of this Contract and commitment by Owner of funds to complete the Project, Engineer will commence performance of its services hereunder, and will complete same within a time period mutually established between Owner and Engineer to meet Project schedules.

IV. Fee Summary

Fee Basis

We propose to complete our work for Basic Services described herein for the lump sum amounts or hourly not-to-exceed amounts as scheduled below. No fee amount may be exceeded without prior written approval from the Owner.

<u>Task No.</u>	<u>Description</u>	<u>Fee Basis</u>
1	Engineering Design	Lump Sum \$ <u>93,000</u>
2	Permitting Assistance	Lump Sum \$ <u>3,400</u>
3	Bidding	Lump Sum \$ <u>8,500</u>
4	Construction Administration	Lump Sum \$ <u>48,000</u>
5	Construction Observation (assumes <u>200</u> man-hours)	Hourly not-to-exceed \$ <u>28,000</u>
<i>Total of Items 1 - 5 Inclusive:</i>		\$ 180,900.00

Fee amounts listed above shall not-exceed the amounts listed without prior written authorization.

1. The Owner agrees to pay the Engineer for the Work described for the amounts up to the not-to-exceed pricing provided herein for the agreed upon scope described herein.
2. **Reimbursable Expenses:** There are no fees for reimbursable expenses from Carter & Sloope, Inc. for the Basic Services of the Engineer. All costs associated with normal travel, meals, printing/reproduction, etc. are included in our lump sum fee.
3. **Additional Services:** Services not included within the Basic Scope of Services above, which are considered Additional Services, are specifically excluded from the Scope of the Engineer's services, but can be provided on an hourly basis in accordance with Exhibit A in the Master Agreement executed between the Owner and the Engineer. Additional Services include, but are not limited to, the following:
 - a. Services resulting from significant changes in the scope, extent, or character of the Project designed or specified by Engineer or its design requirements including, but not limited to, changes in size, complexity, Client's schedule, character of construction, or method of financing; and revising previously accepted reports, Drawings or Specifications, or other

Project related documents when such revisions are required by changes in Laws and regulations enacted subsequent to the date of this proposal or are due to any other causes beyond Engineer's control.

- b. Services required as a result of Client providing incomplete or incorrect Project information to Engineer.
- c. Furnishing services of Engineer's Sub-Consultants, if any, for other than Basic Services.
- d. Preparing for, coordinating with, participating in and responding to structured independent review processes, including, but not limited to construction management, cost estimating, Project peer review, value engineering, and constructability review requested by Client; and performing or furnishing services required to revise studies, reports, Drawings, Specifications, or other Bidding Documents as a result of such review processes.
- e. Providing Bidding services.
- f. Preparing additional Bidding Documents or Contract Documents for alternate bids or prices requested by Client for the Work or a portion thereof.
- g. Determining the acceptability of substitute materials and equipment proposed after the Bidding and making revisions to Drawings and Specifications occasioned by the acceptance of substitute materials or equipment other than "or-equal" items; and services after the award of the Construction Contract in evaluating and determining the acceptability of a substitution which is found to be inappropriate for the Project or an excessive number of substitutions.
- h. Assistance in connection with bid protests, rebidding, or renegotiating contracts for construction, materials, equipment, or services.
- i. Providing Construction Phase services beyond the construction Contract Times, which is estimated at 180 days, or man-hours listed herein.
- j. Preparing to serve or serving as a consultant or witness for Client in any litigation, arbitration, or other dispute resolution process related to the Project. Preparation time for deposition and trial testimony or arbitration will be charged at hourly rate multiplied by 1.5. Actual time for deposition, trial testimony or arbitration including travel time will be charged at hourly rate multiplied by 2.5. Reimbursable expenses will be charged at actual cost multiplied by 1.15.
- k. Providing more extensive services required to enable Engineer to issue notices or certifications requested by Client and not specifically provided in the Basic Services.
- l. Services in connection with Work Change Directives and Change Orders to reflect changes requested by Client so as to make compensation commensurate with the extent of the Additional Services rendered.
- m. Additional or extended services made necessary by (1) emergencies or acts of God endangering the Work, (2) the presence at the Site of any Hazardous Materials and/or Environmental Conditions (the presence of asbestos, PCBs, petroleum, hazardous substances or waste, and radioactive materials), (3) Work damaged by fire or other cause during construction, (4) a significant amount of defective, neglected, or delayed work by Contractor, (5) acceleration of the progress schedule involving services beyond normal working hours, or (6) default by Contractor.
- n. Reviewing Shop Drawings more than two (2) times as a result of repeated inadequate submissions by Contractor. In such an event, the Engineer shall prepare a Change Order for the Client that will deduct the cost of these Additional Services from the Client's contract with the Contractor.
- o. Geotechnical engineering and materials testing during construction. The Client should contract directly with a geotechnical engineer for geotechnical consulting services, if needed.
- p. Archeological and Historical Preservation consulting;

- q. Delineating wetlands or flood plain determinations.
- r. U.S. Army Corps of Engineering Permitting;
- s. Providing topographic surveys or construction surveys and/or staking to enable Contractor to perform its work not specifically detailed in the Basic Services; conducting surveys to verify the accuracy of Record Drawings content obtained from the Contractor, Owner, utility companies and other sources; and any type of property or boundary surveys or easements or related engineering or surveying services needed for the transfer of interests in real property; and providing other special field surveys not specifically detailed in the Basic Services.
- t. Assistance with funding alternatives including, but not limited to, preparing loan and/or grant funding applications, grant writing, engineering reports to support funding applications, rates studies, etc. unless specifically included in the Basic Services;
- u. Environmental Surveys including, but not limited to, wetlands, endangered species, cultural resources, historic preservation resources or special sub-consultants for permits;
- v. Preparing for and participating in public meetings and/or public hearings unless specifically included in the Basic Services;
- w. Other services performed or furnished by Engineer not otherwise detailed or provided for in this Agreement.
- x. Preparation and assistance with NPDES permitting.
- y. All building and permit fees and building inspection fees
- z. Assisting Client in training Client's staff to operate and maintaining specific Project equipment and systems unless included in the Basic Services

V. The Primary Contacts

The Engineer designates the following individual as its primary contact for day-to-day communications with the Owner under this Task Release:

Martin C. Boyd, P.E.

Name

(706) 769-4119

Phone

mboyd@cartersloope.com

Email

The Owner designates the following individual as its primary contact for day-to-day communications with the Engineer under this Task Release:

Name

Phone

Email

WITNESS the signatures of the Owner's and the Engineer's authorized representatives placed on duplicate copies of this Task Release on the day and year first above written.

Carter & Sloope, Inc. ("Engineer")	City of Stockbridge ("Owner")
 _____ Signature By: <u>Martin C. Boyd, PE.</u> Title: <u>President</u> Date: <u>March 18, 2025</u>	 _____ Signature By: <u>Anthony Ford</u> Title: <u>Mayor</u> Date: _____, 2025



City of Stockbridge

AGENDA ITEM

MEETING DATE

April 14, 2025

FUNDING SOURCE

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

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Decius T. Aaron and Al Barnes

DEPARTMENT: Public Works.

ITEM/PROJECT/EVENT:

Maintenance Shop.

BACKGROUND INFORMATION:

Public Works staff is requesting Council 's approval to purchase eleven (11) trucks. The funding source is SPLOST VI.

SIGNATURES:

CITY MANAGER

CITY TREASURER

CITY ATTORNEY

☒ FINANCIAL IMPACT ☐ N/A

AMOUNT \$620,725.00

ATTACHMENTS:

Requested Vehicles

Department	Make	Model	#	Price	Total
Sewer	Ford	F-150 XL 4x4; Super Cab	1	54,221.00	54,221.00
Sewer	Ford	F-250 Super Duty 4x4; Super Cab	1	65,349.00	65,349.00
Water	Ford	F-150 XL 4x4; Super Cab	1	54,221.00	54,221.00
Water	Ford	F-150	2	39,329.00	78,658.00
Storm	Ford	F-150 XL 4x4; Super Cab	2	54,221.00	108,442.00
Public Works	Ford	F-150 Crew Cab	2	46,862.00	93,724.00
Public Works	Ford	F-350 4x4 Crew Cab long bed w/ service body	2	83,055.00	166,110.00

Vehicles to be Replaced

Vehicle No.	Department	Year	Make	Model	VIN Number	Vehicle Age (Years)
053V	Public Works	2001	Chevrolet	3500	1GBJK34U22E111236	24
119V	Public Works	2013	Ford	F-350	1FBNE3BS0DDA64999	12
120V	Public Works	2013	Ford	F-350	1FBNE3BS1DDA65000	12
131V	Public Works	2014	Ford	F-150	1FTMF1CMXEKF62939	11
084V	Stormwater	2006	Ford	F-350	1FDSW34596EA91761	19
104V	Stormwater	2008	Ford	F-250	1FTSX20Y08EE12035	17
111V	Sewer	2013	Ford	F-150	1FTMF1CM7DFA80789	12
121V	Sewer	2013	Ford	F-150	1FTNF1EF6DKE35218	12
142V	Water	2017	Ford	F-150	1FTFX1EF9HFC37944	8
143V	Water	2017	Ford	F-150	1FTFX1EF0HFC37945	8

City of Stockbridge

Fleet and Equipment Replacement Policy

Purpose:

The purpose of this Fleet and Equipment Replacement Policy is to provide a written vehicle replacement plan for the City of Stockbridge to follow, and the specific vehicle and equipment needs and requirements of the City. Since each municipality's fleet and usage is unique, a universal management guide does not exist that can be applied to all types of fleets for every locality. This policy reflects the vision of the City of Stockbridge to create a multi-year vehicle and equipment replacement plan that will serve as a guide in providing direction to meet needs. This document will be modified and updated periodically to reflect changes in the City's organizational climate, the changing needs of citizens and changes in the automotive and equipment industry.

It is the policy of the City of Stockbridge to provide staff with the tools needed to do the job in a professional, competent, and safe manner. Among the biggest "tools" in accomplishing the task are motor vehicles and motorized equipment. In addition, these items are a very substantial financial investment and need to be handled in the most economic manner for the City, both in their operation and maximizing their disposal value.

Each vehicle and/or piece of equipment has a number of "lives". It has a service life, which is the amount of time a vehicle is capable of rendering service. It has a technological life which represents the relative productivity decline of the unit as compared to newer models. Most important, a unit has an economic life, which is the length of time the average total vehicles' cost is at a minimum.

The Public Works Department recognizes that the realities of the budget process, monetary restrictions, and administrative policies will limit the replacements that can be made each year, and that priorities must be set to determine which vehicles to replace with available funds. The purpose of this policy is to set forth an outline for departments user, in cooperation with the Public Works Department to establish these priorities for recommendation to the City Manager and Mayor and Council.

Background:

The City's Public Works Department is assigned the overall responsibility for managing the City's fleet of vehicles and construction/maintenance equipment. The Public Works Department works in conjunction with Community Development, Water, Sewer, Stormwater, Events and Administration to: develop vehicle and equipment replacement schedules; acquire vehicles and equipment; and reassign and dispose of vehicles and equipment.

Objectives:

The primary objective is to control the overall cost of operating and maintaining the City's fleet of vehicles and equipment, to maintain vehicles and equipment in a manner that extends their useful life, to control the growth in size of the fleet, to standardize the composition of the fleet and to accurately budget for maintenance and replacement costs. All new purchases for vehicles and equipment are coordinated with department heads for recommendation to the City Manager.

Acquisitions:

The goal of the City's acquisition practices is to obtain the lowest possible price and the highest possible quality for vehicles and equipment. All purchases of vehicles and equipment will follow the applicable purchasing policies. Annually before the preparation of the City's budget the Public Works Department will review the vehicle replacement schedule and plan for the acquisition of replacement vehicles and equipment in conjunction with the City Manager.

Key Customers:

- Public Works
- Community Development
- Water
- Sewer
- Stormwater
- Administration
- Events

Green Vehicles

The City appreciates the benefits of operating the most functional, fuel efficient and least polluting fleet available to support City operations, while at the same time being fiscally prudent in vehicle purchase and operational costs. It is important to regularly evaluate the size and make-up of the fleet to ensure it is efficiently supporting City operations. It is recognized that transition to alternative fuels and hybrid or other "clean" vehicles are options for achieving these goals.

1. The following are several of the primary issues that, addressed comprehensively, will result in a green fleet:
 - a. **Vehicle Purchases** – the goal of purchasing low emitting fuel efficient vehicles and equipment for both vehicle replacement and additions to the fleet where practicable and reasonably cost competitive.
 - b. **Optimum Fleet Size** – only vehicles that have a recognized need and demonstrated use shall be maintained. There will be periodic reviews with recommendation to the City Manager. Unnecessary vehicles only contribute to liability, fuel consumption, maintenance costs and emissions.
 - c. **Vehicle Specifications** – prior to the purchase of any new vehicle or equipment, the user department shall develop specifications with the Public Works Department to ensure appropriateness for its mission. Life cycle costs, standardization, ease of use and emissions quality are several of the issues which need be addressed.
 - d. **Vehicle Maintenance** – there will be an evaluation of the maintenance practices for all types of equipment. This includes consideration of frequency, supplies, fluids, and tires. This has important impact on the equipment's efficiency, mile per gallon, costs of fuel and reduced emissions.

- e. **Vehicle Technology** – a primary goal of this policy is to change fleet equipment from high pollution, low-mileage petroleum-based fuel equipment to clean, more efficient, higher mileage and alternative fuel use equipment. Currently technology is transitioning to hybrid, full electric and hydrogen equipment. Research will refine these and offer others in the future.
 - f. **Fuel** – a primary goal is to use a highly efficient, clean readily available fuel(s) to operate all type equipment in the fleet. There is merit in the use of several alternative fuels to avoid reliance on one source and possible supply disruption. Among fuel or energy sources to be considered for the fleet are biodiesel, E-85, CNG (compressed natural gas), propane, hybrid, electric and several combinations.
2. The City is committed to accomplish, through the implementation of its Fleet and Equipment Replacement Policy, the transition of the current fossil fueled fleet to an environmentally, efficient “green” fleet which will make it more self-sufficient, reduce or contain fleet costs and be environmentally best for our community.

Maintenance:

The goal of the Public Works Department vehicle and equipment maintenance practices is to keep vehicles and equipment in sound operating condition. Preventive maintenance routines and intervals followed by our mechanics are based on local driving conditions and manufacturer’s recommendations, for each type of vehicle or equipment and each type of maintenance service. Maintenance costs represent a significant portion of the total cost to own and operate a vehicle or piece of heavy equipment and tend to increase as a vehicle or equipment ages. Escalating maintenance costs are a key factor in determining when to replace a fleet vehicle. In addition to the added cost of maintenance as a vehicle age, there is an additional cost to the City when a vehicle is in the garage receiving maintenance and not available for use. Preventive maintenance is the key to avoiding the repair or replacement of costly major vehicle components such as engines, transmissions, and drive trains. Our mechanics make adjustments to the manufacturer’s recommendations based on the specific vehicle’s use. The user departments are responsible for submitting their vehicle mileage data to the Public Works Department at the end of each month.

Accurate and complete vehicle maintenance records are a key tool for making fleet management decisions. Vehicle maintenance costs are variable and distinct to each vehicle. Pertinent records maintained for each vehicle are:

- Vehicle maintenance logs.
- Mileage logs.
- Cumulative costs of parts, labor, and overhead by a vehicle over its life.

Replacement:

This policy uses replacement standards based on industry standards as recommended by the American Public Works Association (APWA), industry guidelines, national averages, other cities, etc.

This policy takes a responsible approach to vehicle management. Its focus is fleet management, of which vehicle replacements is just one part of the process. Many factors will be considered before a vehicle is confirmed for replacement; any one factor can initiate the vehicle review process, but each is independent of the others. Since each vehicle is assessed on many elements besides age, this policy allows much greater flexibility for vehicle replacement. A vehicle may not have reached a fixed age replacement requirement to be eligible for replacement under this policy.

Development of Guidelines/Procedures

The Public Works Department has inventoried existing vehicles and equipment and has prepared a replacement schedule for all City vehicles and equipment. The schedule will be updated periodically and will be used as the basis for planning for the replacement of vehicles and equipment. The vehicle and equipment replacement schedule will include the following information for each vehicle or unit of capital equipment:

- a. Age in years also known as life.
- b. Usage in hours or miles.
- c. Useful life (based on commonly used standards for municipal vehicles and equipment).
- d. Reliability (down time for repairs not related to preventative maintenance).
- e. Cost of maintenance and repairs.
- f. Overall condition: mechanical, operating, safety, or appearance.
- g. Vehicle/equipment year, mileage/hour thresholds.
- h. Funding.

A vehicle maintenance evaluation will be conducted a minimum of once a year per vehicle or equipment, unless conditions change due to an accident or large repair then an immediate evaluation will be completed. The vehicle maintenance evaluation is performed by the mechanics of the Public Works Department and/or outside vendor (Evaluation Form attached). If the evaluation proves the vehicle would be economical to retain for an additional year, the vehicle will be targeted for retention in as-is service or be refurbished and returned to service in the same assignment or reassigned. In some cases, it may be reassigned to other departments with "low usage" requirements.

Depending on the availability of funds, vehicles and equipment will be replaced when they are at the end of their economic life, no longer safe to operate, not reliable enough to perform their intended function, or there is a demonstrated cost saving to the City.

All vehicles acquired and maintained by the City are recommended for replacement in accordance with adopted guidelines/procedures and all departments are responsible for complying with these guidelines/procedures.

Reassignment and Disposal of Vehicles and Equipment:

The vehicle and equipment fleet is sized to meet the current needs of the City. Fleet vehicles and heavy equipment can be reassigned to replace units currently assigned to other departments. In those instances, the older units will be disposed. Trade in, sealed bids, internet auctions, trade journal advertisements, and public auctions will be utilized for the disposal of vehicles and heavy equipment.

VEHICLE / EQUIPMENT EVALUATION FORM

Vehicle or Equipment VIN or Serial# _____

Vehicle or Equipment# _____ Department Assigned to: _____

Make: _____ Model: _____ Year: _____

Mileage: _____ Hours of Operation: _____

Date of Evaluation: _____ Evaluator: _____

Factor	Points
Age	
Mileage/ Hours	
Reliability	
M&R Costs	
Condition	
Total Points	

Point Ranges	Condition	Description
0-23	Excellent	Do Not Replace
24-28	Very Good	Re-evaluate for next year's budget
29-33	Good	Qualifies for replacement this year if M/R cost exceed 60% of cost
34-38	Fair	Qualifies for replacement this year if budget allows
39+	Poor	Needs priority replacement

Evaluator Comments:

Evaluator Signature: _____

VEHICLE/EQUIPMENT EVALUATION SUMMARY REPORT

Vehicle or Equipment VIN or Serial# _____

Vehicle or Equipment# _____ Department Assigned to: _____

Make: _____ Model: _____ Year: _____

Description of use: _____

Summary of values

Years of Service: _____ Useful life: _____ Years over or under: _____

Current Mileage: _____ Mileage threshold: _____ Miles over or under: _____ Current

Hours: _____ Hours threshold: _____ Hours over or under: _____

Maintenance/Repairs Cost to Date: _____

Purchase Cost: _____ Repair Cost: _____

Replacement Cost: _____ Current Value: _____

Can this vehicle be reassigned if necessary: (circle one) YES / NO

Comments and Other Considerations:

Recommendations:

Point Range Details for Sedans, SUV's, Trucks (1 Ton or Less) Replacement Guidelines

Factor	Points	Description
Age/Hours Usage Type of Service	1	Each year of Chronological Age
	1	Each 10,000 miles or 250 hours
	1	Standard Sedans, SUV's, Pickups
	2	Standard vehicles with occasional off-road use
	3	Any vehicle that pulls, trailers, hauls heavy loads, and has continued off-road usage
Reliability PM Work Not Included	1	In shop one time within 3-month time period, no major breakdowns or road calls
	2	In shop one time within 3-month time period, with 1 breakdown or road call
	3	In shop more than once within 3-month time period, with 1 breakdown or road call
	4	In shop more than twice within one month time period, with 1 or more breakdown or road calls in the same time period
	5	In shop more than twice monthly, 2 or more breakdowns within one month time period
M&R Costs Incident Repair Not Included	1	Maintenance costs are less than or equal to 20% of replacement cost
	2	Maintenance costs are 21-40% of replacement cost
	3	Maintenance costs are 41-60% of replacement cost
	4	Maintenance costs are 61-80% of replacement cost
	5	Maintenance costs are greater than or equal to 81% of replacement costs
Condition	1	No visual damage or rust, good drive train
	2	Minor imperfections in body & paint, interior fair (no rips, tears, burns), good drive train
	3	Noticeable imperfections in body & paint surface, minor rust, minor damage for add-on equipment, worn interior (one or more rips, tears, burns) and weak or noisy drive train.
	4	Previous accident damage, poor paint & body condition, rust (holes), bad interior (rips, tears, cracked dash), major damage for add-on equipment and drive train component bad
	5	Previous accident damage, poor paint & body condition, rust (holes), bad interior (rips, tears, cracked dash), drive train is damaged or inoperative and major damage from add-on equipment
Point Ranges	Condition	Description
0-23	Excellent	Do Not Replace
24-28	Very Good	Re-evaluate for next year's budget
29-33	Good	Qualifies for replacement this year if M/R cost exceed 60% of cost
34-38	Fair	Qualifies for replacement this year if budget allows
39+	Poor	Needs priority replacement

Point Range Details for Heavy Equipment and Vehicles Replacement Guidelines

Factor	Points	Description
Age/Hours Usage Type of Service	1	Each year of Chronological Age
	1	Each 10,000 miles or 250 hours
	1	Standard duties as equipped
	2	Standard duties when used with attachments
	3	Multiple duties on seasons
	4	Extreme duties in harmful atmosphere (dust, salt, water, waste solids)
	5	Heavy Construction work
Reliability PM Work Not Included	1	In shop one time within 3-month time period, no major breakdowns or road calls
	2	In shop one time within 3-month time period, with 1 breakdown or road call
	3	In shop more than once within 3-month time period, with 1 breakdown or road call
	4	In shop more than twice within one month time period, with 1 or more breakdown or road calls in the same time period
	5	In shop more than twice monthly, 2 or more breakdowns within one month time period
M&R Costs Incident Repair Not Included	1	Maintenance costs are less than or equal to 20% of replacement cost
	2	Maintenance costs are 21-40% of replacement cost
	3	Maintenance costs are 41-60% of replacement cost
	4	Maintenance costs are 61-80% of replacement cost
	5	Maintenance costs are greater than or equal to 81% of replacement costs
Condition	1	Good condition, fully functional
	2	Fair body, functional
	3	Minor body damage, weak operating system
	4	Severe damage, components not functional
	5	Extreme damage, inoperable.
Point Ranges	Condition	Description
0-23	Excellent	Do Not Replace
24-28	Very Good	Re-evaluate for next year's budget
29-33	Good	Qualifies for replacement this year if M/R cost exceed 60% of cost
34-38	Fair	Qualifies for replacement this year if budget allows
39+	Poor	Needs priority replacement

Vehicle / Equipment Thresholds

Vehicle Category	Life Cycle	Mileage/ Eval. Points
Sedans / SUV's	7	100,000
Light Trucks (1/2 - 3/4 ton)	7	100,000
Medium Trucks (3/4 - 2 Ton)	10	125,000
Heavy Trucks (over 2 ton)	12	150,000
Street Sweeper	10	200,000
Tractor	10	34+
Mini Excavator	10	34+
Backhoe	10	34+
Skid Steer	15	34+
Wood Chipper	10	34+
Portable Air Compressor	10	34+



Supplier Information Sheet

Statewide Contract Number	99999-SPD-ES40199373	NIGP Code	See NIGP Tab
Name of Contract	Administrative Vehicles		
Effective Date	11-15-2013	Expires	11/30/2024
Contract Table of Contents			
Active Suppliers	5	Contract Information:	Mandatory Contract
Contract Information for Supplier			
Allan Vigil Ford Lincoln, Inc.			2
Additional Contract Information			
Contract Renewals, Extensions, Amendments			3
NIGP Codes			3
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Contact Information

Statewide Contract Number	99999-SPD-ES40199373-002		
PeopleSoft Vendor Number	0000011950	Location Code	000001
Vendor Name & Address			
Allan Vigil Ford Lincoln, Inc. Fleet & Government Sales 6790 Mt. Zion Blvd. Morrow, Georgia 30260 TIN: 58-1606549-001			
Contract Administrator			
Mike Brown mike.brown@vigilford.com Telephone: 678-364-3986 Fax: 678-364-3920			
Contract Details			
Ordering Information	Government Sales 6790 Mt. Zion Blvd Morrow, GA. 30260 ATTN: Mike Brown		
Remitting Information	Government Sales 6790 Mt. Zion Blvd Morrow, GA. 30260 ATTN: Mike Brown		
Delivery Days	Supplier is responsible for communicating with authorized user about production window, delivery to dealer lot from manufacturer, and delivery dates to customer.		
Price Structure	Firm, Fixed Line-Item Pricing		
Payment Terms	Net 30		
Acceptable payment method	Vendor does not accept P-card. Payment must be made through ACH/check.		

Contract Renewals/ Extensions/ Amendments:

Amendment #1	Pricing
Amendment #2	Contract amended to allow suppliers to sell any option in their inventory at dealer invoice cost or below, plus 1%
Renewal #1:	12/01/2014 - 11/30/2015
Renewal #2	12/01/2015 - 11/30/2016
Renewal #3:	12/01/2016 - 11/30/2017
Extension #1:	12/01/2017 - 11/30/2018
Extension #2:	12/01/2018 - 11/30/2019
Extension #3:	12/01/2019 - 11/30/2020
Extension #4:	12/01/2020 - 11/30/2021
Extension #5:	12/01/2021 - 11/30/2022
Amendment #10:	Modified Vehicle Ordering Process
Extension #6:	12/01/2022 - 11/30/2023
Amendment #12	Pricing
Extension #7	12/01/2023 - 11/30/2024
Amendment #13	Pricing
Amendment #14	Pricing
Amendment #15	Pricing

NIGP Codes	
07104	Sedans
07201	Class 1 Trucks (6,000 lb. GVWR or less. (F-150 F-250)
07202	Class II Trucks (6,001-10,000 lb. GVWR (F-350)
07180	SUV's, Crossover SUV's
07190	Vans, Cargo
07192	Vans, Passenger (Regular and Handicapped Equipped)

Pricing

The Vehicle Availability Matrix contains the current base pricing for the statewide fleet contracts. Please make sure that you are on the tab specifically for the vehicle(s) that you are looking to purchase.

You can find the most up to date version of the Vehicle Availability Matrix on the DOAS website at this link (<https://doas.ga.gov/state-purchasing/statewide-contracts>). Just scroll down to the section that looks like this image below and it is hyperlinked at the end of the paragraph.

Report of Vehicle Availability Under Statewide Contracts

Attached is a comprehensive overview of our Statewide Contracts for Administrative Vehicles, Police Pursuit Vehicles, and Truck Chassis and Truck Bodies with pricing as well as the Anticipated 2024 Order Entry Availability Date (Begin) and the Anticipated 2024 Order Window Close Dates. For any questions regarding Administrative Vehicles, Police Pursuit Vehicles, Georgia School Buses, Truck Chassis and Truck Bodies, or the AMIGI contracts, please contact Emily Harris at emily.harris@doas.ga.gov.

[Vehicle Availability Report Under the Statewide Contract.](#)

Ordering Instructions

1. Review current order window and base pricing according to the Vehicle Availability Matrix.
2. Reach out to the supplier for a quote.
 - a. The quote should contain all options listed that the authorized user is requesting.
 - b. **Note:** If the base price listed on the quote does not reflect the price listed on the Vehicle Availability Matrix, **PLEASE** reach out to the contract manager to resolve this.
3. Any state of Georgia Executive branch agency must submit purchase order for prior approval by the Department of Administrative Services (DOAS) Office of Fleet Management (OFM) before the purchase order may be accepted by a vendor. Approval is indicated by an "APPROVED" date, stamp, and signature from DOAS OFM.
 - a. OFM Contact: Bobby Arrington, bobby.arrington@doas.ga.gov
4. Authorized user submits a purchase order to the dealership for the vehicle.
5. Supplier submits order to the manufacturer and provides confirmation to the authorized user that the order has been placed.

State Of Georgia General Specifications For Automobiles, Sport Utility Vehicles and Light Duty Trucks	
NOTE:	Requirements specified herein shall apply to all automobiles and station wagons purchased by the State of Georgia. This specification is not complete without specific requirements in the detail specifications. In the event of conflict between this specification and the detail specifications, the detail specification shall apply.
APPLICABLE DOCUMENTS:	Reference to publications in the detail specifications shall apply to those issues in effect on the date of the invitation to bid, unless otherwise specified.
DESIGN:	New models in current production, complete with all necessary operating components and accessories customarily furnished, together with such modifications as may be necessary to enable the vehicle to function reliably and efficiently in sustained operation. Design to permit accessibility for maintenance purposes with minimal disturbance of other components or assemblies. The term "heavy duty" as used to describe an item, shall be defined to mean more than the usual performance, quantity, quality or capacity that is normally supplied with the standard production item.
COMPONENTS, ASSEMBLIES AND ACCESSORIES:	The vehicle shall have all its components, assemblies and accessories installed and shall be delivered to the State meeting or exceeding all applicable requirements of the Environmental Protection Agency Regulations, Federal Motor Vehicle Safety Standards, Federal Motor Carrier Safety Regulations and Industry Specifications, Standards and Regulation that are in effect on the date of manufacture. NOTE: All Components, assemblies, and accessories shall be Factory Installed unless otherwise noted. All pickup trucks shall have Fleetside type cargo boxes with step type bumpers. Standard size pickup trucks shall have a minimum of forty-nine (49) inches width between cargo box wheel housings. Bumpers may be factory or locally installed. In the event bumpers are locally installed, they shall meet or exceed factory standards, particularly about tongue weight and tow weight.
STANDARD EQUIPMENT:	The vehicle shall include all components, assemblies and accessories as offered by the vehicle manufacturer and referred to as "standard equipment or features".
EMISSION CONTROLS:	All vehicles must be certified to the low emission vehicle (LEV), ultra-low emission vehicle (ULEV), or zero emission vehicle (ZEV) standards as defined by the United States Environmental Protection Agency in 40 CFR Part 88 Subpart A and qualify as a Clean Fueled Vehicle under Georgia Rules for Clean Fueled Fleets, Chapter 391-3-22.
TOOLS:	Jack and Lug Wrench, Factory Installed, for each vehicle.

EXHAUST SYSTEM:	Manufacturer's heaviest duty system available for engine furnished. Corrosion resistant and securely fastened and routed to protect components from hazards. System shall comply with Federal Motor Vehicle Safety Regulations.
CONTROLS, INSTRUMENTS AND OPERATING MECHANISMS	Located for left hand drive. Complete and conveniently accessible to drivers. Instruments and controls clearly identified as to function.
HEATER AND DEFROSTER	Hot water heating systems with fresh air intake. Discharge outlets to the floor and defroster louvers shall be provided. Systems shall be equipped with variable temperature control and multiple speed blowers.
EXTERIOR FINISHES	Standard production colors.
MATERIALS:	New and of quality conforming to current engineering and manufacturing practice. No defects and suitable for the intended service.
SERVICE AND REPAIR	The State of Georgia shall expect the manufacturer to have adequate stocks of replacement parts available to service State vehicles and to make delivery within a reasonable time of all normal replacement parts to their dealers who may service State vehicles. The State further expects that warranty service and repairs as well as non- warranty service and repairs will be handled without prejudice by local dealerships throughout the United States.
WARRANTY	Vehicles shall be fully warranted against defective materials and workmanship by the manufacturer for the period stated in the "Instructions to Bidders from the date of delivery and acceptance. However, if additional warranty coverage overall or any components of the vehicle, in the form of time and/or mileage including any proportional arrangements, is normally extended to commercial customers, the state shall receive corresponding warranty benefits.
RESPONSIBILITY FOR INSPECTION	Unless otherwise specified in the contract or purchase order, the supplier shall be responsible for the performance of all inspection and test requirements necessary to ensure compliance with the requirements of this and the applicable detail specifications. This action does not preclude subsequent inspection and testing by the State of Georgia to further determine conformance with specification requirements for performance, quality standards of workmanship, material and construction techniques.

PRE-DELIVERY SERVICING AND ADJUSTMENT	The dealer shall not attach any dealer identification, advertising or similar material to the vehicle. Prior to acceptance by the State inspector, the dealer shall service and adjust each vehicle for operational use, to include as a minimum, the following: • Focusing of lights • Tuning of engine • Adjustment of accessories • Checking of electrical, braking and suspension systems • Charging of batteries • Alignment of front-end Inflation of tires • Balancing of all wheels, including the spare • Complete servicing of engine, chassis and operating mechanisms with recommended grades of lubricants or fluids for the ambient air temperature at the point and time of delivery • Servicing of cooling system with permanent type antifreeze and summer coolant for minus 20 degrees F. protection. • Servicing windshield washer reservoir with water and appropriate additives • A minimum of 1/4 tank of fuel.
DOCUMENTS	Each vehicle shall be delivered with complete certification of origin, tag application, warranty, owner's manual and any other necessary credentials.

SPECIAL CONTRACT TERMS AND CONDITIONS

- 1. SPECIFICATIONS AND TECHNICAL SUPPORT:** Awarded vendors will provide commercial bumper to bumper warranty for 36 months or 36,000 miles. The commercial power train warranty will be 5 years, or 60,000 miles and rust-through warranty shall cover 72 months or 100,000 miles. All other commercial warranties will apply.
- 2. PRICES:** Optional Equipment Bidders must provide a price for optional equipment for each vehicle bid. These prices shall be at the dealer's cost and will remain firm during the life of the contract. All optional equipment shall be factory installed unless otherwise noted.
- 3. FOB - Regional Delivery:** Bidders must provide a fixed rate for delivery to Facilities and/or State Agencies within each region. Exceptions to this requirement will not be considered and will result in disqualification of bid.
- 4. ORDERS:** Within five (5) days after the awarded vendor receives an order from a State Agency and the order has been placed with the manufacturer, the awarded vendor shall by fax or certified letter notify the agency with the date and time along with all other pertinent information confirming that the order has been placed.
 - a.** State invoices will have the purchase order referenced.
- 5. VEHICLE EQUIPMENT DATA SHEET:** This document shall be submitted with a bid for every type of vehicle bidding on. Failure to provide information as required will result in rejection of the bid line item.
- 6. EMISSION CONTROL:** Throughout model years of production during the term of this contract, all vehicles provided under this contract must be certified to the low emission vehicle (LEV), ultra- low emission vehicle (ULEV), or super ultra-low emission vehicle (SULEV); not California Phase II gasoline, and zero emission vehicle (ZEV) emission standards as defined by the United States Environmental Protection Agency. For additional information see the attached State of Georgia General Specifications titled Automobiles and Station Wagons.
- 7. PURCHASE ORDER APPROVALS:** Purchase orders and lease agreements for motor vehicles submitted by any state of Georgia Executive branch agency require prior approval by the Department of Administrative Services (DOAS) Office of Fleet Management (OFM) before the purchase order or lease may be accepted by a vendor. Approval is indicated by an "APPROVED" date, stamp, and signature from DOAS OFM
 - a.** Vehicle purchases or leases from statewide contracts by county and municipal government agencies, and by the state of Georgia Judicial Branch do not require this approval. Questions concerning validity of purchase orders or lease agreements received without a date-stamp indicating approval should be referred to the DOAS, OFM.

DOAS CONTACT INFORMATION

DOAS Contract Manager

Name: Emily Harris

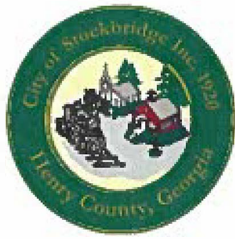
Phone: 470-668-2663

Email: emily.harris@doas.ga.gov

Procurement Help Desk

Telephone: 404-657-6000

Email: procurementhelp@doas.ga.gov



City of Stockbridge

AGENDA ITEM

MEETING DATE

April 14, 2025

FUNDING SOURCE

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

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Decius T. Aaron

DEPARTMENT: Public Works.

ITEM/PROJECT/EVENT:

Meter replacements.

BACKGROUND INFORMATION:

Water Works Metrology, LLC will replace ± 500 AMI meters that are not functioning properly. Funding source is SPLOST V.

SIGNATURES:

CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

☒ FINANCIAL IMPACT ☐ N/A

AMOUNT \$194,608.75

ATTACHMENTS:

WATER WORKS METROLOGY, LLC

Prepared for: City of Stockbridge GA
Re: Nonread Register/Node Replacement

Attn: Decius Aaron
Quote #: DAV03280818

Friday, March 28, 2025

This quote represents our interpretation of the plans & specifications and is offered as an aid to bidding only. Customers should verify all materials & quantities before bidding or ordering.

Special order material & other non-stock items may be non-returnable or subject to cancellation charge. They must be shipped to the customer within 30 days of receipt by our company.

**Prices are effective if:
Ordered by: 04/27/2025
Shipped by: 05/27/2025**

All material is subject to price change to reflect any price increases from our manufacturers, especially due to force majeure.

Our company is not responsible for delivery delays, cancellations or price increases resulting from any cause beyond our control. These include, but are not limited to: manufacturers' shortages, availability, or timeliness of transportation, materials, fuels or supplies.

This quote is not a contract to supply material or guarantee of product availability.

Print Name

Date

Signature

Quotation

Date: 3/28/2025
Order by: 4/27/2025
Ship by: 5/27/2025
Prepared by: David Johnston

Quote #: DAV03280818

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