



**STOCKBRIDGE
COMMUNITY ZONING
INFORMATION MEETING**

ADMINISTRATION

Ryan Anderson

Community Development Director

Vacant

Chief Planner

Linda Logan

Senior Planner, Secretary

Gordon Linton, Senior Planner

**Community Zoning
Information Meeting
Agenda
May 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



AGENDA COMMUNITY ZONING INFORMATION MEETING CITY OF STOCKBRIDGE

WEDNESDAY, MAY 14, 2025 6:00 PM

- I. WELCOME**
- II. OVERVIEW OF THE ZONING PROCESS**
- III. ZONING CASE DISCUSSIONS**

Item # 1 - COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-10. (Property is located in Council District 3.)

Consideration of a request for a Comprehensive Plan Amendment for Parcel #032-01030012 on the west side of Rock Quarry Road, across from Hospital Drive, to change the property's future land use designation from "High-Density Residential" to "Low-Density Mixed-Use." Purpose: To allow for the development of a convenience store with fuel sales, a retail center, and a hotel. Property Owner / Applicant: GMI, 2 Inc. (Bhasti Mehta). Agent: Harold Buckley, Jr., Esq., from the Law Firm of Wilson, Brock & Irby. The property is located in Land Lot 13 of District 6, and it contains 4.26 +/- acres.

Presented by: Linda Logan

Item # 2 - SPECIAL USE PERMIT APPLICATION #SP-2024-01. (Property is located in Council District 3.)

Consideration of a request for a Special Use Permit on Parcel #032-01030012 on the west side of Rock Quarry Road, across from Hospital Drive. Purpose: To allow the construction and operation of a convenience store with fuel sales (along with a retail center and a hotel). Property Owner / Applicant: GMI, 2 Inc. (Bhasti Mehta). Agent: Harold Buckley, Jr., Esq. of the Law Firm of Wilson, Brock & Irby. The property is located in Land Lot 13 of District 6, and it contains 4.26 +/- acres.

Presented by: Linda Logan

Item # 3 - ANNEXATION CASE #AX-2024-03. (Property is to be located in Council District 5.)

Consideration of a request for the annexation, using the 100 percent annexation method, of the property at 2251 Highway 42 North from unincorporated Henry County into the Stockbridge City Limits. Purpose: To allow the existing building to be used as a private school. Property Owner: Brightstar Homes and Services Inc., a Georgia Corporation. Applicant / Agent: Alexa Hilbert. The property is located in Land Lot 31 of District 7, and it contains 3.4341 +/- acres.

Presented by: Gordon Linton

Item # 4 - COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-11. (Property is to be located in Council District 5.)

Consideration of a request for a Comprehensive Plan Amendment for the property at 2251 Highway 42 North, after the property is annexed into the Stockbridge City Limits. The property currently has the Henry County future land use designation of “High-Density Suburban”, and the applicant requests that it be assigned the City of Stockbridge’s future land use designation of “Low-Density Mixed-Use.” Purpose: To allow the existing building to be used as a private school. Property Owner: Brightstar Homes and Services Inc., a Georgia Corporation. Applicant / Agent: Alexa Hilbert. The property is located in Land Lot 31 of District 7, and it contains 3.4341 +/- acres.

Presented by: Gordon Linton

Item # 5 - REZONING CASE #RZ-2024-12. (Property is to be located in Council District 5.)_ Consideration of a request for the Rezoning of the property at 2251 Highway 42 North, after the property is annexed into the Stockbridge City Limits.

The property’s current Henry County zoning districts are ‘M-1’ (Light Manufacturing) District and “Henry County Highway Corridor Overlay District.” The applicant requests that the property be assigned the City of Stockbridge’s zoning districts of ‘O-I’ (Office-Institutional) District and ‘PMU’ (“Parkway Mixed-Use Overlay”) District. Purpose: To allow the existing building to be used as a private school. Property Owner: Brightstar Homes and Services Inc., a Georgia Corporation. Applicant / Agent: Alexa Hilbert. The property is located in Land Lot 31 of District 7, and it contains 3.4341 +/- acres.

Presented by: Gordon Linton

Item # 6 - ANNEXATION CASE #AX-2025-01. (Property is to be located in Council District 5.)

Consideration of a request for the annexation, using the 100 percent annexation method, of the property at 1448 and 1468 Flippen Road from unincorporated Henry County into the Stockbridge City Limits. Purpose: To allow for the construction of a mixed residential development with townhomes and single-family detached homes. Property Owners of 1448 Flippen Road: William K. Reichert and Brenda A. Reichert. Property Owner of 1468 Flippen Road: Willard D. Gilreath. Applicant: Land Buyers of America, LLC. Agent: Michael Kaner. The property is located in Land Lots 11 and 12 of District 6, and it contains 21.771 +/- acres.

Presented by:

Item # 7 - COMPREHENSIVE PLAN AMENDMENT CASE #CP-2025-01. (Property is to be located in Council District 5.)

Consideration of a request for a Comprehensive Plan Amendment for property at 1448 and 1468 Flippen Road, after the property is annexed into the Stockbridge City Limits. The property currently has the Henry County future land use designation of “Medium-Density Suburban”, and the applicant requests that it be assigned the City of Stockbridge’s future land use designation of “Medium-Density Residential.” Purpose: To allow for the construction of a mixed residential development with townhomes and single-family detached

homes. Property Owners of 1448 Flippen Road: William K. Reichert and Brenda A. Reichert. Property Owner of 1468 Flippen Road: Willard D. Gilreath. Applicant: Land Buyers of America, LLC. Agent: Michael Kaner. The property is located in Land Lots 11 and 12 of District 6, and it contains 21.771 +/- acres.

Presented by: Linda Logan

Item # 8 - REZONING CASE #RZ-2025-01. (Property is located in Council District 5.) Consideration of a request for the Rezoning of the property at 1448 and 1468 Flippen Road, after the property is annexed into the Stockbridge City Limits. The property's current Henry County zoning district is 'RA' (Residential-Agricultural), and the applicant requests that the property be assigned the City of Stockbridge's zoning district of 'PUD' ("Planned Unit Development"). Purpose: To allow for the construction of a mixed residential development with townhomes and single-family detached homes. Property Owners of 1448 Flippen Road: William K. Reichert and Brenda A. Reichert. Property Owner of 1468 Flippen Road: Willard D. Gilreath. Applicant: Land Buyers of America, LLC. Agent: Michael Kaner. The property is located in Land Lots 11 and 12 of District 6, and it contains 21.771 +/- acres.

Presented by: Linda Logan

Item # 9 - SPECIAL USE PERMIT APPLICATION #SP-2025-01. (Property is located in Council District 2.)

Consideration of a request for a special use permit for a tract of land on the west side of the property at 5600 North Henry Boulevard. Purpose: To allow the development and operation of a quick-serve restaurant with drive-through windows. Property Owner: Wal-Mart Real Estate Business Trust. Applicant: Ryan Gagnon, Permit Coordinator. Proposed Business: Motley 7 Brew, a coffee store. The tract is located in Land Lot 71 of District 12, and it contains 0.566 +/- acres.

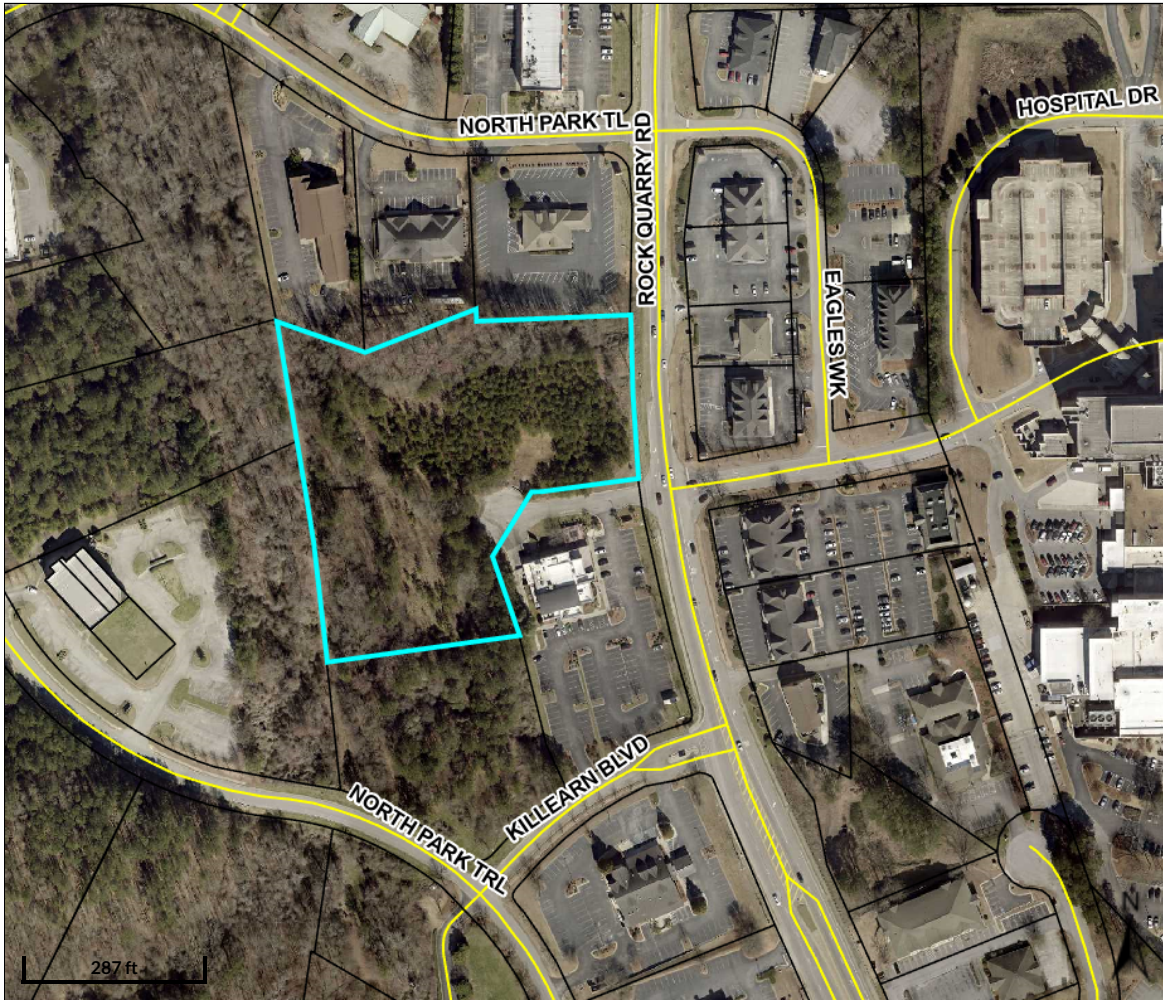
Presented by: Gordon Linton

IV. OTHER BUSINESS

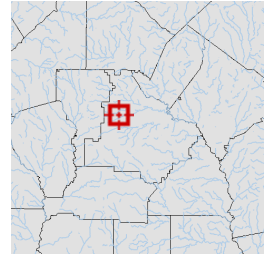
V. UPCOMING MEETINGS



Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	032-01030012	Class	C	Owner	GMI 2 INC	Land	\$681,600
Property	ROCK QUARRY	Acreage	4.26	Address	1876 INDEPENDENCE	Value:	
Address	RD				SQUARE, STE D	Building	\$0
District	City/Stockbridge				DUNWOODY GA 30338	Value:	
						Last 2 Sales	
						Date	Price Reason Qual
						5/6/2022	\$0 QUITCLAIM U
						6/15/2006	\$0 n/a U
						Total	\$681,600
						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: 8/28/2024

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

Developed by Schneider
GEOSPATIAL

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

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

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

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

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

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

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

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

FROM: High-density residential

To: Low-density mixed-use

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

(Acknowledgement)

Property Address: 0 Rock Quarry Road

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

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

Property Tax Parcel Number(s): 032-10130012 (Required)

Adriana Guerrero
Witness' Signature

B.A. mehta
Signature of Applicant

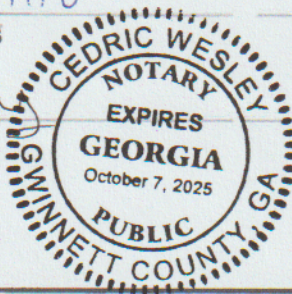
Adriana Guerrero
Printed Name of Witness

Bharti Mehta
Printed Name of Applicant

Cedric Wesley
Notary

Signature of Agent

Notary Seal:



(For Office Use Only)

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

Application checked by: _____ Date: _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

Mayor/City Council Decision: _____

Planning Director's Signature: _____ Date: _____

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

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

NO AUTHORIZATION REQUIRED – APPLICANT IS THE PROPERTY OWNER

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

0 Rock Quarry Rd [address], with Parcel Number 032-10130012,
which is the subject of this application.

Name of Property Owner: GMI 2 Inc

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

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

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

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

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

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

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: 1876 Independence Square Suite D Dunwoody GA 30338
678-458-5185 Sunnyomsai@yahoo.com

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

B.A. Mehta

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

11/4/24
Date

Cedric Wesley

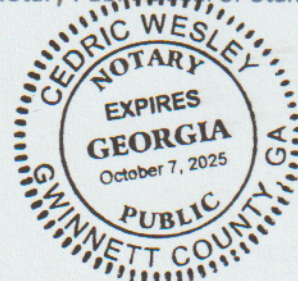
Signature of Notary Public

Cedric Wesley

Printed Name of Notary Public

11/4/24
Date

Notary Public's Seal or Stamp:



Applicant Campaign Disclosure Form

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

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

Yes _____ No X

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

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

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

Bharti Mehta

Applicant's Name - Printed

B.A. mehta

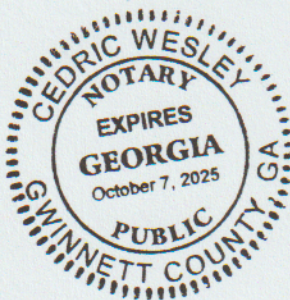
Signature of Applicant/Property Owner/Agent

Harold Buckley, Jr.

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

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



Cedric Wesley

Notary Public

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

GMI 2, Inc.

1876 Independence Square, Suite D
Dunwoody, GA 30338

122

64-489/611

DATE

11/4/24

PAY
TO THE
ORDER OF

City of Stockbridge

\$ 600.00

Six hundred dollars only

DOLLARS

Quantum National Bank

Photo
Safe
Deposit®
Details on back

FOR

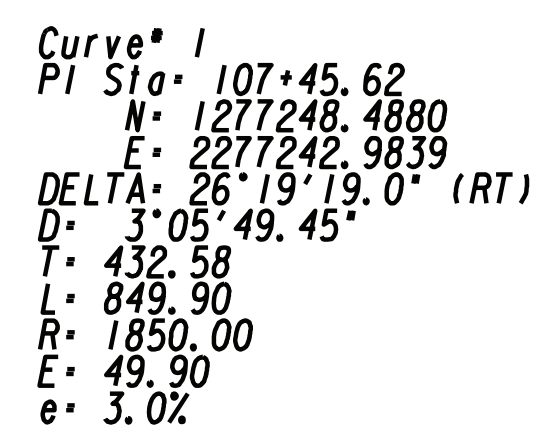
Parcel No: 032-10130012 Comp Plan Amendment Fees

Samy Mehl

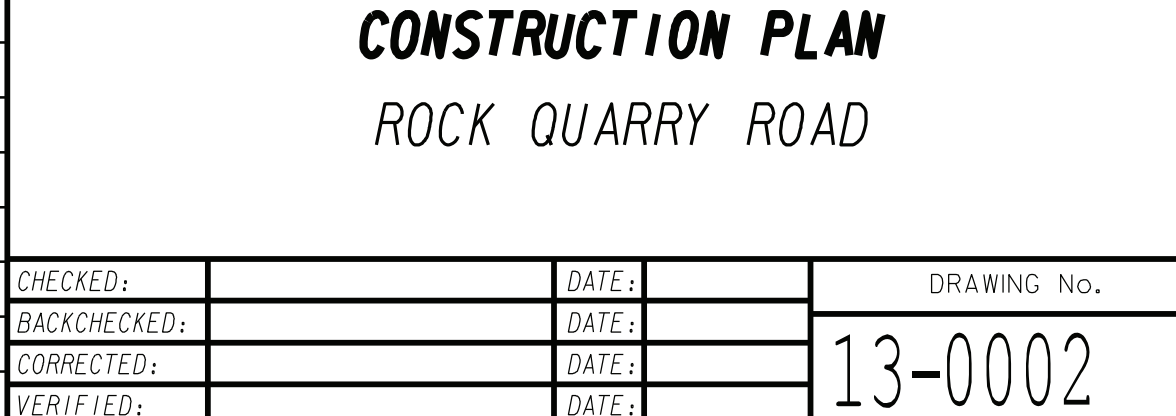
⑈000122⑈

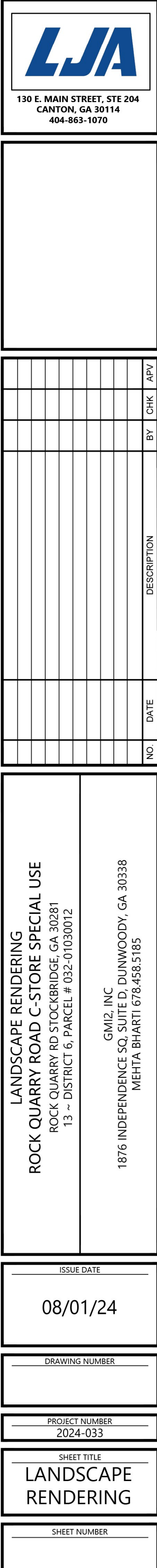
⑆061104893⑆

85366⑈



CHECKED:	DATE:	DRAWING No. 13-0001
BACKCHECKED:	DATE:	
CORRECTED:	DATE:	
VERIFIED:	DATE:	





WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

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

HAROLD BUCKLEY, JR.

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

TELEPHONE
(404) 853-5050

FACSIMILE
(404) 853-1812

April 8, 2025

VIA HAND DELIVERY

Ryan Anderson, Chief Planner
City of Stockbridge Planning & Zoning
4602 North Henry Boulevard
Stockbridge, Georgia

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

Dear Ryan:

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

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

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

General Background

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

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

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

Conditional Use Permit Approval Standards

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

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

¹ Comprehensive Plan, p. 44.

103093.2 211992-000001

1014594.2 242193-000001

- Encourage development of a rational network of commercial nodes to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.
- Support increases in density where community design standards, environmental constraints, and available infrastructure capacities can accommodate the increased density.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6. The Proposed Use Will Have Appropriate Open Space

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

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

7. The Proposed Use Will Have Appropriate Protective Screening

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

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

8. Hours and Manner of Operation

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

9. The Proposed Use Will Have Exceptional Outdoor Lighting

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

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

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

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

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

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

11. Constitutional Objections and Conclusion.

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

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

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

Sincerely,

WILSON BROCK & IRBY, L.L.C.



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

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

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

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. DR25-589
TX-2024-06 TEXT AMENDMENT

AN ORDINANCE TO AMEND TITLE 12, UNIFIED DEVELOPMENT CODE, CHAPTER 3. USE REGULATIONS, SECTION 3.2.14 (C) AND ADD SECTIONS 3.2.14 (E), F, G, H, I, J, K, L, M, N, O AND P, RELATING TO GASOLINE SERVICE STATIONS, SO AS TO AMEND THE DISTANCE REQUIREMENT FROM 4,500 FEET TO 800 FEET AND TO ADD ADDITIONAL REQUIREMENTS; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

SECTION 1. Ordinance. That the City of Stockbridge, Code of Ordinances, Title 12, Unified Development Code, Chapter 3. Use Regulations, Section 3.2.14 (C) be amended to allow gasoline service stations with the distance requirement of 800 feet from property line to property line of another gasoline service station, and add Sections 3.2.14 (E), F, G, H, I, J, K, L, M, N, and O and P, so as to read as follows:

Section 3.2.14 (C): Gasoline service stations shall maintain a separation distance of eight hundred (800) feet. This distance requirement shall be measured from property line to property line of another existing gasoline service station.

- E. A gasoline service station must be located on a property which has frontage on either a collector or an arterial road, as is classified by the Georgia Department of Transportation or the Henry County Department of Transportation.
- F. Gasoline service stations are allowed with the base zoning district of C-3 (Heavy Commercial District). Gasoline service stations are also allowed in the C-2 (General Commercial District) via a Special Use Permit.
- G. All property design standards of the base zoning district must be met.
- H. Building facades for both primary and accessory structures must be constructed of brick on all sides.
- I. At gasoline service stations, an equal number of electric charging stations as gas pumps must be provided on the site. Covered canopies must be provided over gas pumps and electric charging stations.
- J. An acceptable means of access and internal circulation must be provided, to be determined by the Fire Marshal.
- K. The required number of parking spaces of the base zoning district must be provided.
- L. The required buffers of the base zoning district must be provided.
- M. The square footage of a gasoline service station must be at least 5,000 square feet.
- N. The gasoline service station must have suites to accommodate two sub-tenants.

- O. All gasoline service stations must meet the other related City of Stockbridge Codes of Ordinances.
- P. Other special requirements, to be determined by the Community Development Director, must be met.

SECTION 2. Repeal. The existing Title 12, Unified Development Code, Chapter 3. Use Regulations, Section 3.2.14 (C) is hereby repealed. From the Code of Ordinances, City of Stockbridge, Georgia. All ordinances in conflict with this Ordinance are repealed, except as otherwise provided herein.

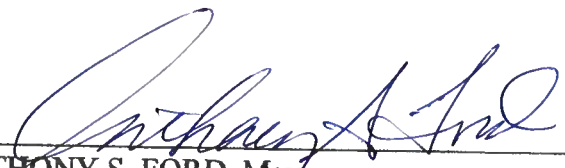
SECTION 3. Intention of the Governing Body. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall be come and be made a part of the Code of Ordinances, City of Stockbridge, Georgia, and the sections of the ordinance may be renumbered to accomplish such intention.

SECTION 4. Approval of Execution. The Mayor is hereby authorized to sign all documents necessary to enact this Ordinance.

SECTION 5. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

SECTION 6. Authority to Amend. The City Attorney is granted authority to amend or correct this Ordinance, with the express consent of the City Council, to reflect the intent of the Council and ensure compliance with applicable laws.

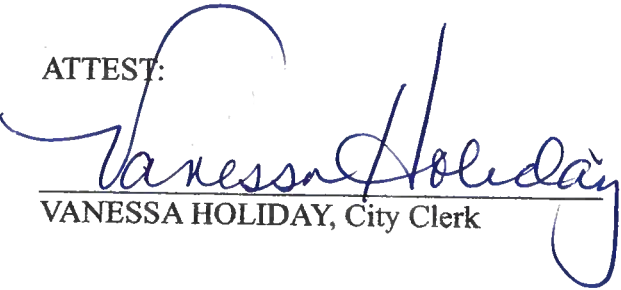
SECTION 7. Effective Date. This ordinance becomes effective immediately upon adoption and recording by the City Clerk.



ANTHONY S. FORD, Mayor

SO ORDAINED this 10th day of February, 2025.

ATTEST:



VANESSA HOLIDAY, City Clerk (SEAL)

APPROVED AS TO FORM:



QUINTON G. WASHINGTON, City Attorney



City of Stockbridge

AGENDA ITEM

MEETING DATE

FEBRUARY 10, 2025

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:

Ryan Anderson, Director of Community Development

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

TEXT AMENDMENT CASE #TX-2024-06 FOR GAS STATION DISTANCE REQUIREMENT. Consideration of an ordinance to amend the gas station distance requirement in Section 3.2.14 of the UDC from currently requiring 4,500 feet between gas stations to now requiring only 800 feet between gas stations.

BACKGROUND INFORMATION:

Staff Recommendation--Approval. Planning Commission Recommendation on October 17, 2024--Approval in a split vote, 3-2. Council Work Session Action on November 19, 2024--Deferral after a presentation was made, to allow the City Attorneys additional time to work on the text amendment.

APPROVALS: CITY MANAGER

CITY TREASURER

CITY ATTORNEY

GRANTS ADMIN.

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

TX-2024-06 FOR GAS STATION DISTANCE REQUIREMENT.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Approval.

Staff Signature _____

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND TITLE 12, UNIFIED DEVELOPMENT CODE, CHAPTER 3. USE REGULATIONS, SECTION 3.2.14 (C) AND ADD SECTIONS 3.2.14 (E), F, G, H, I, J, K, L, M, N, O AND P, RELATING TO GASOLINE SERVICE STATIONS, SO AS TO AMEND THE DISTANCE REQUIREMENT FROM 4,500 FEET TO 800 FEET AND TO ADD ADDITIONAL REQUIREMENTS; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

SECTION 1. Ordinance. That the City of Stockbridge, Code of Ordinances, Title 12, Unified Development Code, Chapter 3. Use Regulations, Section 3.2.14 (C) be amended to allow gasoline service stations with the distance requirement of 800 feet from property line to property line of another gasoline service station, and add Sections 3.2.14 (E), F, G, H, I, J, K, L, M, N, and O and P, so as to read as follows:

Section 3.2.14 (C): Gasoline service stations shall maintain a separation distance of eight hundred (800) feet. This distance requirement shall be measured from property line to property line of another existing gasoline service station.

- E. A gasoline service station must be located on a property which has frontage on either a collector or an arterial road, as is classified by the Georgia Department of Transportation or the Henry County Department of Transportation.
- F. Gasoline service stations are allowed with the base zoning district of C-3 (Heavy Commercial District). Gasoline service stations are also allowed in the C-2 (General Commercial District) via a Special Use Permit.
- G. All property design standards of the base zoning district must be met.
- H. Building facades for both primary and accessory structures must be constructed of brick on all sides.
- I. At gasoline service stations, an equal number of electric charging stations as gas pumps must be provided on the site. Covered canopies must be provided over gas pumps and electric charging stations.
- J. An acceptable means of access and internal circulation must be provided, to be determined by the Fire Marshal.
- K. The required number of parking spaces of the base zoning district must be provided.
- L. The required buffers of the base zoning district must be provided.
- M. The square footage of a gasoline service station must be at least 5,000 square feet.
- N. The gasoline service station must have suites to accommodate two sub-tenants.

- O. All gasoline service stations must meet the other related City of Stockbridge Codes of Ordinances.
- P. Other special requirements, to be determined by the Community Development Director, must be met.

SECTION 2. Repeal. The existing Title 12, Unified Development Code, Chapter 3. Use Regulations, Section 3.2.14 (C) is hereby repealed. From the Code of Ordinances, City of Stockbridge, Georgia. All ordinances in conflict with this Ordinance are repealed, except as otherwise provided herein.

SECTION 3. Intention of the Governing Body. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall be come and be made a part of the Code of Ordinances, City of Stockbridge, Georgia, and the sections of the ordinance may be renumbered to accomplish such intention.

SECTION 4. Approval of Execution. The Mayor is hereby authorized to sign all documents necessary to enact this Ordinance.

SECTION 5. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

SECTION 6. Authority to Amend. The City Attorney is granted authority to amend or correct this Ordinance, with the express consent of the City Council, to reflect the intent of the Council and ensure compliance with applicable laws.

SECTION 7. Effective Date. This ordinance becomes effective immediately upon adoption and recording by the City Clerk.

ANTHONY S. FORD, Mayor

SO ORDAINED this ____ day of _____, 2025.

ATTEST:

VANESSA HOLIDAY, City Clerk

(SEAL)

APPROVED AS TO FORM:



QUINTON G. WASHINGTON, City Attorney

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND TITLE 12 (UNIFIED DEVELOPMENT CODE), CHAPTER 3. USE REGULATIONS, SECTION 3.2.14 (C) AND ADD SECTIONS 3.2.14 (E), F, G, H, I, J, K, L, M, N, AND O, RELATING TO GASOLINE SERVICE STATIONS, SO AS TO AMEND THE DISTANCE REQUIREMENT FROM 4,500 FEET TO 800 FEET AND TO ADD ADDITIONAL REQUIREMENTS; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

SECTION 1. Ordinance. That the City of Stockbridge, Code of Ordinances, Title 12, Unified Development Code, Chapter 3. Use Regulations, Section 3.2.14 (C) be amended to allow gasoline service stations with the distance requirement of 800 feet from property line to property line of another gasoline service station, and add Sections 3.2.14 (E), F, G, H, I, J, K, L, M, N, and O, so as to read as follows:

Section 3.2.14 (C): Gasoline service stations shall maintain a separation distance of eight hundred (800) feet. This distance requirements shall be measured from property line to property line of another existing gasoline service station.

- E. A gasoline service station must be located on a property which has frontage on either a collector or an arterial road, as is classified by the Georgia Department of Transportation or the Henry County Department of Transportation.
- F. Gasoline service stations are allowed with the base zoning district of C-3 (Heavy Commercial District). Gasoline service stations are also allowed in the C-2 (General Commercial District) via a Special Use Permit.
- G. All property design standards of the base zoning district must be met.
- H. Building facades for both primary and accessory structures must be constructed of brick on all sides.
- I. At gasoline service stations, an equal number of electric charging stations as gas pumps must be provided on the site. Covered canopies must be provided over gas pumps and electric charging stations.
- J. An acceptable means of access and internal circulation must be provided, to be determined by the Fire Marshal.
- K. The required number of parking spaces of the base zoning district must be provided.
- L. The required buffers of the base zoning district must be provided.
- M. The square footage of a gasoline must be at least 5,000 square feet
- N. The gasoline service station must have suites to accommodate two sub-tenants.

- O. All gasoline service stations must meet the other related City of Stockbridge Codes of Ordinances.

SECTION 2. Repeal. The existing Title 12, Section 3.2.14 (C) is hereby repealed. From the Code of Ordinances, City of Stockbridge, Georgia. All ordinances in conflict with this Ordinance are repealed, except as otherwise provided herein.

SECTION 3. Intention of the Governing Body. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall be come and be made a part of the Code of Ordinances, City of Stockbridge, Georgia, and the sections of the ordinance may be renumbered to accomplish such intention.

SECTION 4. Approval of Execution. The Mayor is hereby authorized to sign all documents necessary to enact this Ordinance.

SECTION 5. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

SECTION 6. Authority to Amend. The City Attorney is granted authority to amend or correct this Ordinance, with the express consent of the City Council, to reflect the intent of the Council and ensure compliance with applicable laws.

SECTION 7. Effective Date. This ordinance becomes effective immediately upon adoption and recording by the City Clerk.

ANTHONY S. FORD, Mayor

SO ORDAINED this ____ day of _____, 2025.

ATTEST:

VANESSA HOLIDAY, City Clerk

(SEAL)

APPROVED AS TO FORM:



QUINTON G. WASHINGTON, City Attorney



PowerPoint Presentation For TX-2024- 06

Mayor and Council Work
Session

February 10, 2025

Purpose

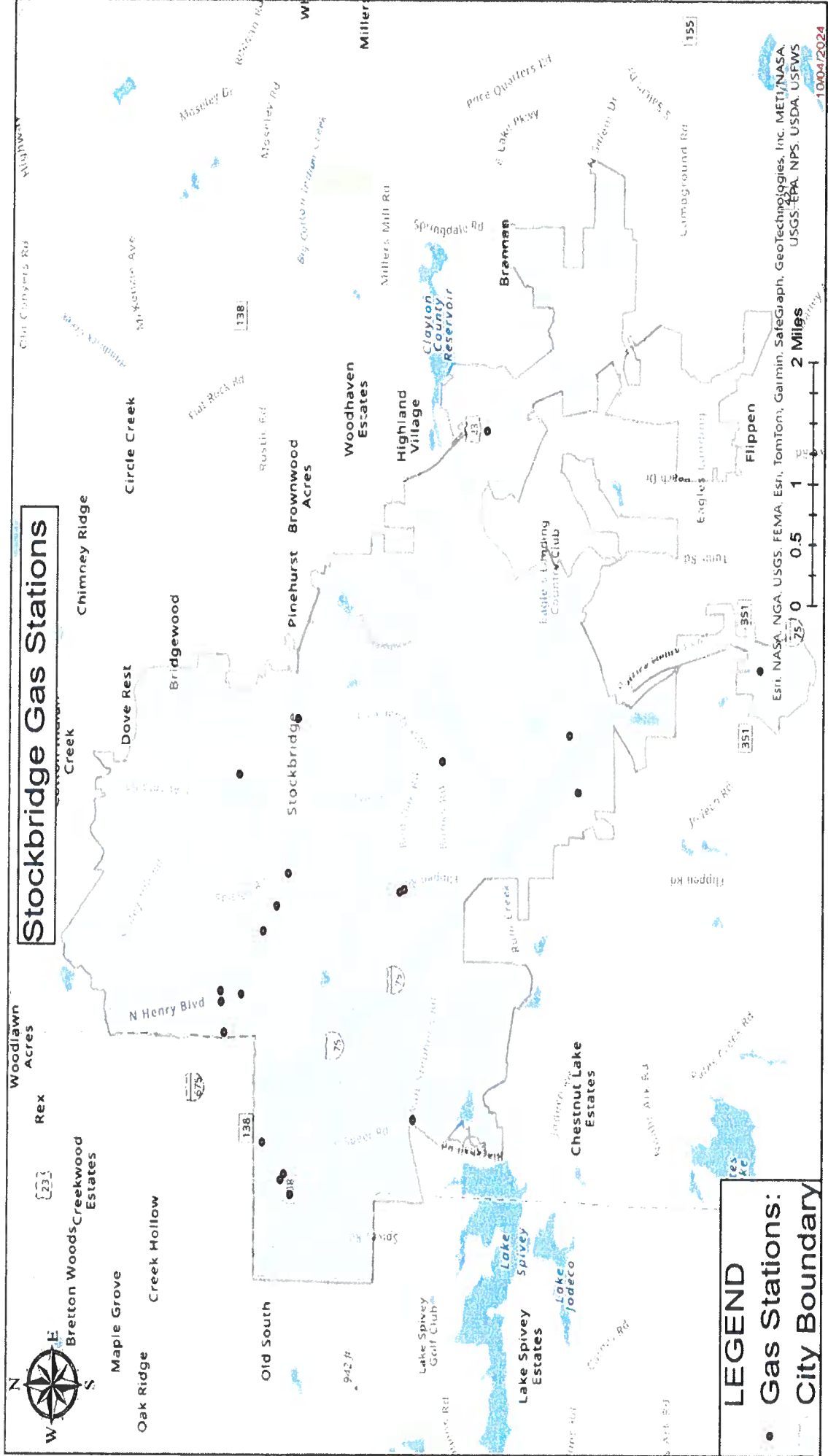
Amend the distance requirement for gas stations from 4,500 feet to 800 feet (Section 3.2.14 (C))

Add additional requirements for convenience stores with gas stations (Sections 3.2.14 (E), F, G, H, I, J, K, L, M, N, AND O, and P)

Background

- In the past, staff has received inquiries about establishing convenience store with gas stations in the city of Stockbridge. However, the current required distance of 4,500 feet found in Section 3.2.14 C is too restrictive by potential developers, who argue that it limits the feasibility of establishing new convenience stores with gas stations in the area.





Stockbridge Gas Stations

LEGEND

- Gas Stations:
- City Boundary

Esri, NASA, NGA, USGS, FEMA, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc. METI/NASA, USGS, EPA, NPS, USDA, USFWS

Current Standards found in Section 3.2.14 of the Stockbridge Unified Development Code

3.2.14 Gasoline service stations.

- A. Gasoline service stations are permitted in the C-3 district and are a special use in the C-2 district, subject to the site design standards for the district, and the specific site design standards in this section.
- B. Gasoline service stations may include the following activities: sale of fuel, oil, lubricants, and similar products; minor repair; sale of small automotive accessories; sale of food and sundries; convenience store; restaurant drive-up windows; inspection stations for emissions; or car washes. Gasoline service stations shall not include game rooms, game arcades, major repair shops, body shops, paint shops, or paint booths.
- C. Gasoline service stations shall maintain a separation distance of four thousand five hundred (4,500) feet. This distance requirements shall be measured from property line to property line of another gasoline service station.
- D. Design standards for gasoline service stations are shown in the table below.

Standards for Gasoline Service Stations

Development Feature	Standard
Minimum setbacks:	
Principal building and/or gas pumps and canopy, where side and rear lot lines are abutting residentially zoned property	40 feet
Principal building, side and rear lot lines, all other zoning districts	25 feet
Access requirements for corner lots	Access drives shall be a minimum of 20 feet from the intersection of street right-of-way lines
Buffer, adjacent to residentially zoned property	Includes a solid wall or solid fence not less than six (6) feet in height in addition to the standards set forth in this title.

Changes Made
to Section
3.2.14 (C) of
the Stockbridge
Unified
Development
Code

- Section 3.2.14 (C): Gasoline service stations shall maintain a separation distance of **eight hundred (800) feet**. This distance requirements shall be measured from property line to property line of another existing gasoline service station.



Requirements added to Section 3.2.14 of the Stockbridge Unified Development Code

- E. A gas station must be located on a property which has frontage on either a collector or an arterial road, as is classified by the Georgia Department of Transportation or the Henry County Department of Transportation.
- F. Gasoline service stations are allowed with the base zoning district of C-3 (Heavy Commercial District). Gasoline service stations are also allowed in the C-2 (General Commercial District) via a Special Use Permit
- G. All property design standards of the base zoning district must be met.
- H. Building facades for both primary and accessory structures must be constructed of brick on all sides.
- I. At gasoline stations, an equal number of electric charging stations as gas pumps must be provided on the site, and covered canopies must be provided over gas pumps and electric charging stations.
- J. An acceptable means of access and internal circulation must be provided, to be determined by the Fire Marshal.
- K. The required number of parking spaces of the base zoning must be provided.

Requirements
added to
Section 3.2.14
of the
Stockbridge
Unified
Development
Code (cont.)

- L. The required buffers of the base zoning must be provided.
- M. The square footage of a gasoline service station must be at least 5,000 square feet.
- N. The gas station must have suites to accommodate two sub-tenants.
- O. All gasoline service stations must meet the other related City of Stockbridge Codes of Ordinances.
- P. All gas stations must meet the other related codes of Ordinances.



STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND TITLE 12, UNIFIED DEVELOPMENT CODE, CHAPTER 3, USE REGULATIONS, SECTION 3.2.14 (C) AND ADD SECTIONS 3.2.14 (E), F, G, H, I, J, K, L, M, N, O AND P, RELATING TO GASOLINE SERVICE STATIONS, SO AS TO AMEND THE DISTANCE REQUIREMENT FROM 4,500 FEET TO 800 FEET AND TO ADD ADDITIONAL REQUIREMENTS; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

SECTION 1. Ordinance. That the City of Stockbridge, Code of Ordinances, Title 12, Unified Development Code, Chapter 3, Use Regulations, Section 3.2.14 (C) be amended to allow gasoline service stations with the distance requirement of 800 feet from property line to property line of another gasoline service station, and add Sections 3.2.14 (E), F, G, H, I, J, K, L, M, N, and O and P, so as to read as follows:

Section 3.2.14 (C): Gasoline service stations shall maintain a separation distance of eight hundred (800) feet. This distance requirement shall be measured from property line to property line of another existing gasoline service station.

E. A gasoline service station must be located on a property which has frontage on either a collector or an arterial road, as is classified by the Georgia Department of Transportation or the Henry County Department of Transportation.

F. Gasoline service stations are allowed with the base zoning district of C-3 (Heavy Commercial District). Gasoline service stations are also allowed in the C-2 (General Commercial District) via a Special Use Permit.

G. All property design standards of the base zoning district must be met.

H. Building facades for both primary and accessory structures must be constructed of brick on all sides.

I. At gasoline service stations, an equal number of electric charging stations as gas pumps must be provided on the site. Covered canopies must be provided over gas pumps and electric charging stations.

J. An acceptable means of access and internal circulation must be provided, to be determined by the Fire Marshal.

K. The required number of parking spaces of the base zoning district must be provided.

L. The required buffers of the base zoning district must be provided.

M. The square footage of a gasoline service station must be at least 5,000 square feet.

N. The gasoline service station must have suites to accommodate two sub-tenants.

O. All gasoline service stations must meet the other related City of Stockbridge Codes of Ordinances.

P. Other special requirements, to be determined by the Community Development Director, must be met.

SECTION 2. Repeal. The existing Title 12, Unified Development Code, Chapter 3, Use Regulations, Section 3.2.14 (C) is hereby repealed. From the Code of Ordinances, City of Stockbridge, Georgia. All ordinances in conflict with this Ordinance are repealed, except as otherwise provided herein.

SECTION 3. Intention of the Governing Body. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall be come and be made a part of the Code of Ordinances, City of Stockbridge, Georgia, and the sections of the ordinance may be renumbered to accomplish such intention.

SECTION 4. Approval of Execution. The Mayor is hereby authorized to sign all documents necessary to enact this Ordinance.

SECTION 5. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

SECTION 6. Authority to Amend. The City Attorney is granted authority to amend or correct this Ordinance, with the express consent of the City Council, to reflect the intent of the Council and ensure compliance with applicable laws.

SECTION 7. Effective Date. This ordinance becomes effective immediately upon adoption and recording by the City Clerk.

ANTHONY S. FORD, Mayor

SO ORDAINED this ____ day of _____, 2024.

ATTEST:

VANESSA HOLIDAY, City Clerk (SEAL)

APPROVED AS TO FORM:

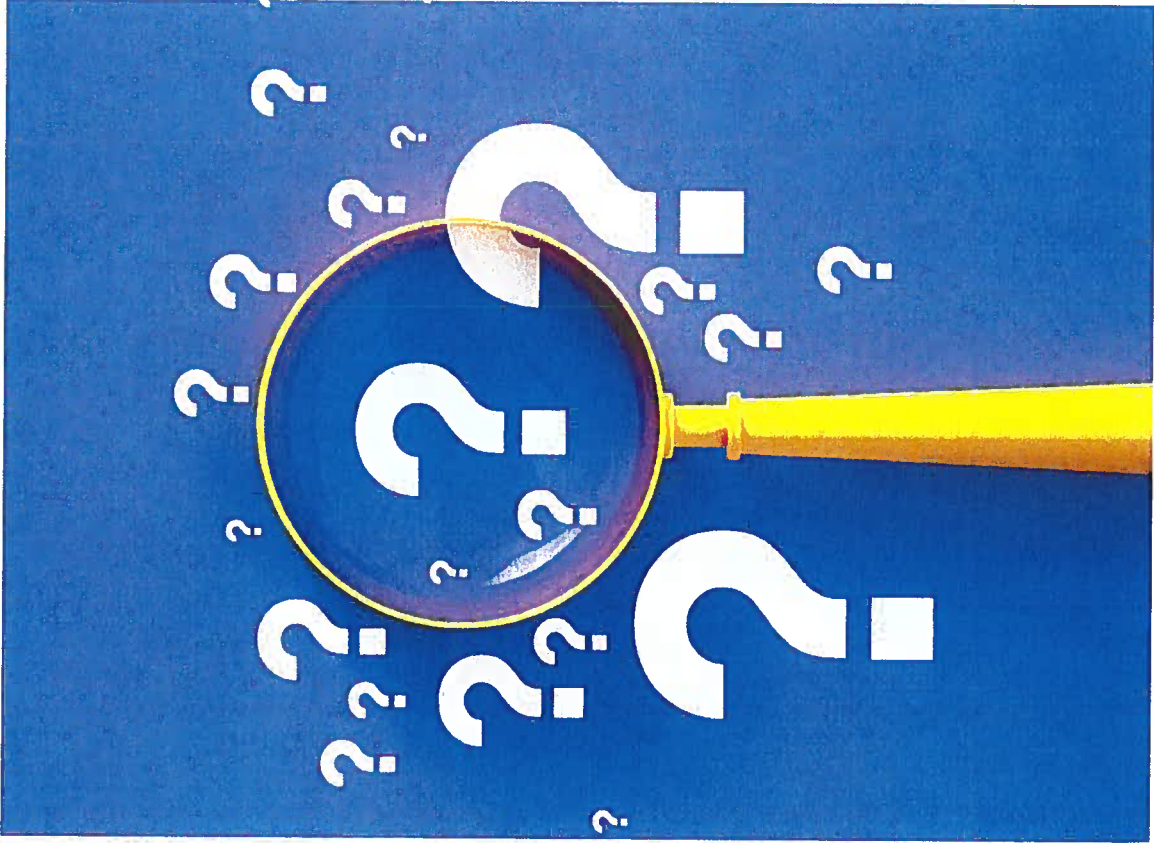


QUINTON G. WASHINGTON, City Attorney

Staff Recommendation

- Based on its research, the Community Development Staff is recommending **APPROVAL** to amend both the gas station distance requirement (Section 3.2.14 (C)) and add additional requirements (Sections 3.2.14 (E), F, G, H, I, J, K, L, M, N, AND O, and P in Section 3.2.14 of the Stockbridge Unified Development Code.





Q&A



Overview



Legend

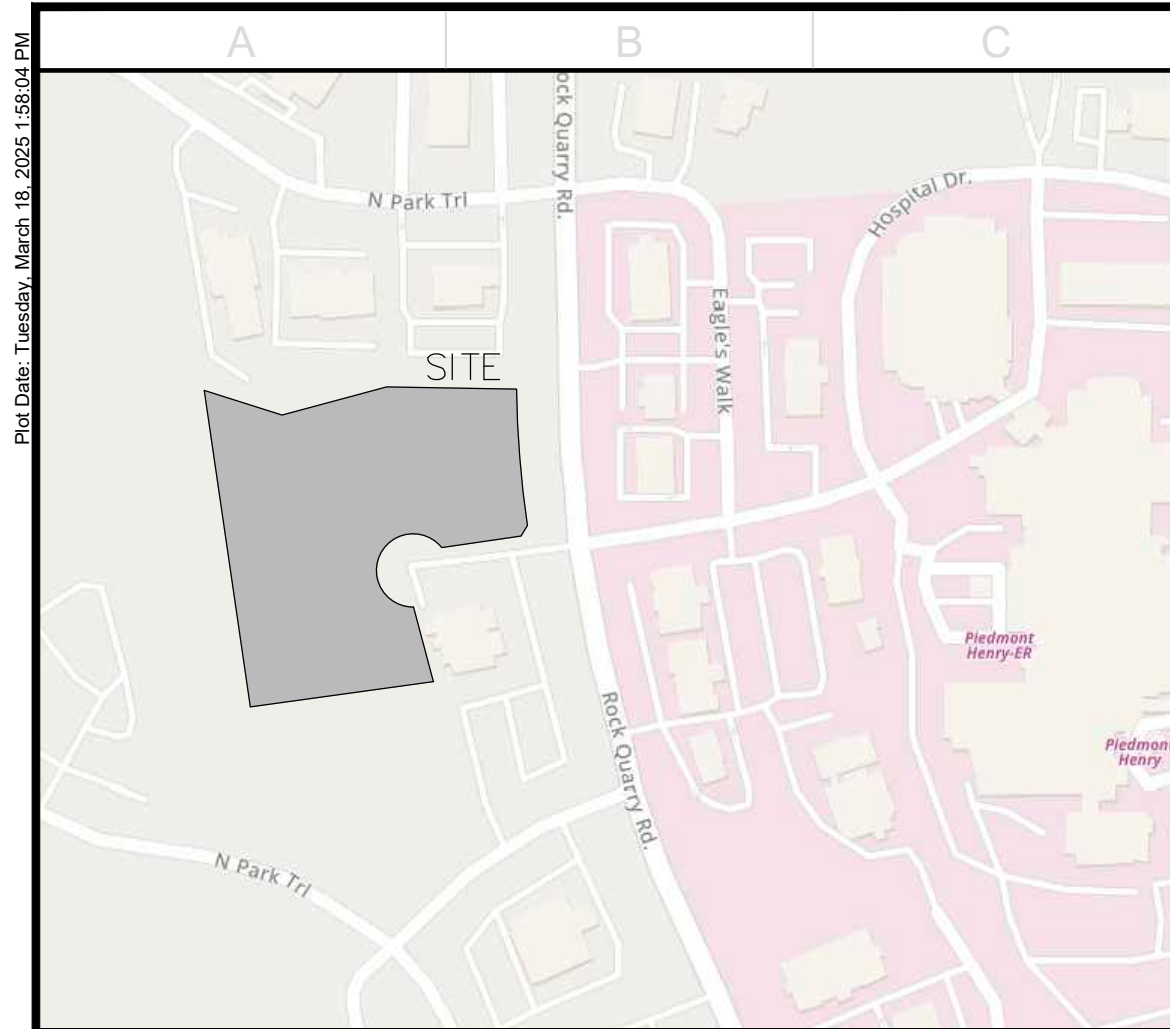
- Parcels
- Roads

Parcel ID	S33-01011001	Class	C	Owner	NORTH EAGLE	Land	\$116,300					
Property	106 ROCK	Acreage	0.89	Address	PAVILION LLC	Value:						
Address	QUARRY RD						Building	\$483,600	Last 2 Sales			
District	City/Stockbridge						Value:		Date	Price	Reason	Qual
					STOCKBRIDGE GA	Misc	\$14,200	2/3/2006	\$0	CORPORATE	U	
					30281	Value:		9/20/2000	\$120,000	n/a	U	
						Total	\$614,100					
						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: 8/20/2024
Last Data Uploaded: 8/19/2024 9:17:27 PM

File Location: s:\s\archiving_01-civil_projects\03-projects_canton_ga_official\road_archive_buadlog\2024-033 rock quarry road retail site\drawing\proposed\rock quarry road hotel
Plot Date: Tuesday, March 19, 2025 1:58:04 PM



VICINITY MAP

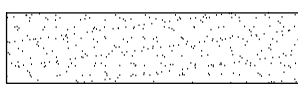
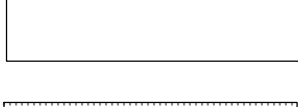
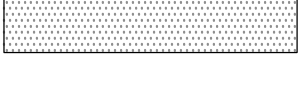
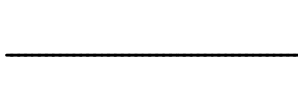
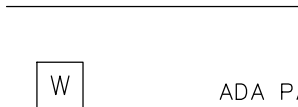
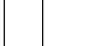
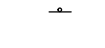
THIS PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD (X) AS SHOWN ON F.I.R.M. COMMUNITY PANEL NUMBER 1315C0088D, DATED 10-06-2016.

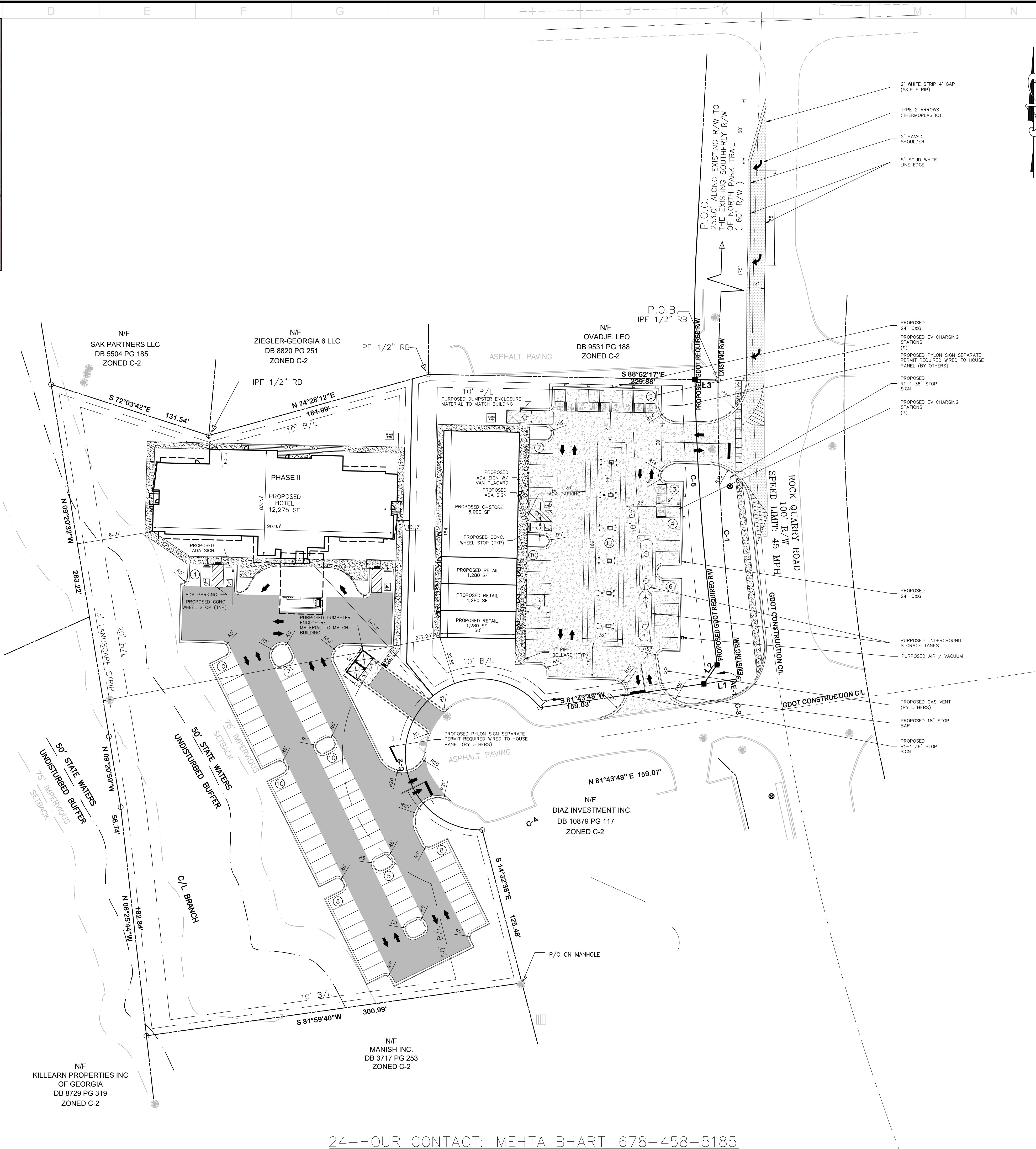
CORNER SIGHT DISTANCE FOR COMMERCIAL SITE

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

SIGNED  DATE 07/15/2024

PROPOSED LEGEND

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



SITE DATA

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

BUILDING DATA

BUILDING AREA C-STORE
GROSS FLOOR AREA ±9,840 SQ. FT.
BUILDING COVERAGE: ± 5.29%
MAX BUILDING HEIGHT (BY CODE): 35 FEET

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

BUILDING AREA HOTEL
GROSS FLOOR AREA ±12,275 SQ. FT.
BUILDING COVERAGE: ± 5.29%
MAX BUILDING HEIGHT (BY CODE): 35 FEET

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
FRONT (SOUTH)	50 FEET	147.30'
REAR (WEST)	20 FEET	60.50'
SIDE (NORTH)	10 FEET	11.04'
SIDE (EAST)	10 FEET	10'

PROPOSED PARKING DATA

FOOD MART WITH FUEL SALES (5,035 SF)
RETAIL UPPER LEVEL (4,800 SF)
5 SPACE FOR EACH 1,000 SQUARE 50 SPACES
TOTAL PARKING REQUIRED 50 SPACES
PROVIDED PARKING
STANDARD SPACES 9'x19' 25 SPACES
FUEL PUMP SPACES 12 SPACES
E.V. CHARGING SPACES 12 SPACES
ACCESSIBLE SPACES 9'x19' (REQUIRED) 2 SPACES
TOTAL PARKING PROVIDED 51 SPACES

CITY PARKING REQUIRED:
HOTEL (60 ROOMS) 60 SPACES
1 SPACE PER ROOM 60 SPACES
TOTAL PARKING REQUIRED 60 SPACES
PROVIDED PARKING
STANDARD SPACES 9'x19' 59 SPACES
ACCESSIBLE SPACES 9'x19' (REQUIRED) 3 SPACES
TOTAL PARKING PROVIDED 62 SPACES

SITE NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
- TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY: IRONSTONE SURVEYING
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
- ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
- ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA.
- ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
- SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES, FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
- CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
- SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
- ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
- ALL CONCRETE SHALL BE 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.
- PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.
- PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE FOR WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).
- ALL TRAFFIC MARKINGS SHALL BE THERMOPLASTIC AND MEET GDOT SPECIFICATIONS.



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

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

GM12, INC
1876 INDEPENDENCE SQ., SUITE D, DUNWOODY,
GA 30338
MEHTA BHARTI 678-458-5185

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

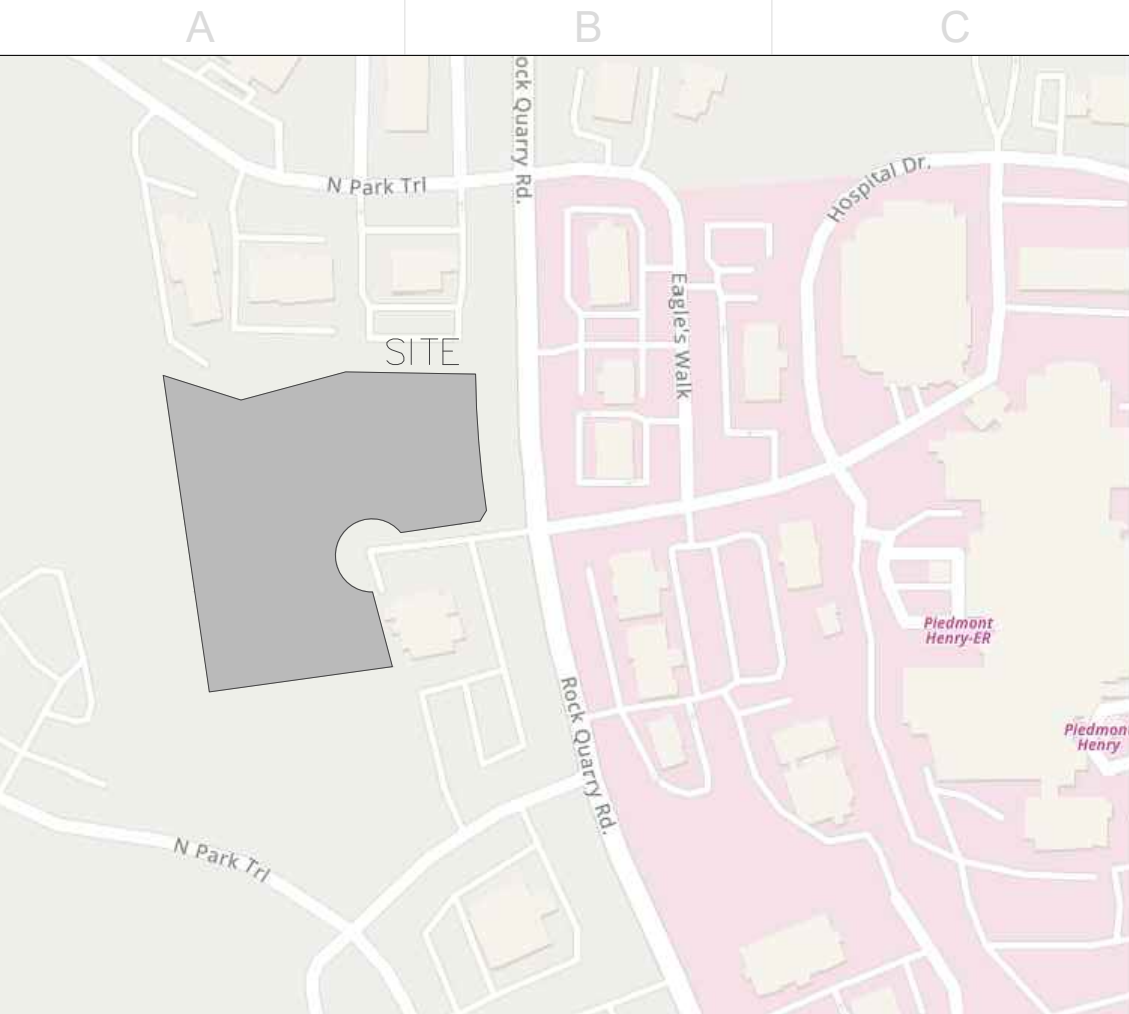
ISSUE DATE
03/18/2025

PROJECT NUMBER
2024-033

SHEET TITLE
SITE PLAN

SHEET NUMBER
C1

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



SITE DATA

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

BUILDING DATA

BUILDING AREA C-STORE	
GROSS FLOOR AREA	±9,840 SQ. FT.
BUILDING COVERAGE:	± 5.29%
MAX BUILDING HEIGHT (BY CODE):	35 FEET

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

BUILDING AREA HOTEL	
GROSS FLOOR AREA	±12,275 SQ. FT.
BUILDING COVERAGE:	± 5.29%
MAX BUILDING HEIGHT (BY CODE):	35 FEET

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
FRONT (SOUTH)	50 FEET	147.30'
REAR (WEST)	20 FEET	60.50'
SIDE (NORTH)	10 FEET	11.04'
SIDE (EAST)	10 FEET	10'

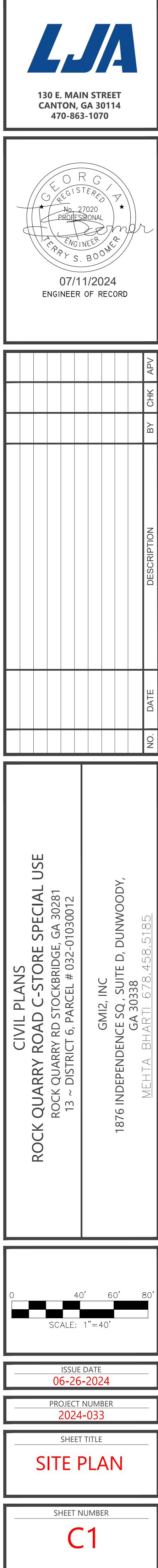
PROPOSED PARKING DATA

FOOD MART WITH FUEL SALES (5,035 SF)	
RETAIL UPPER LEVEL (4,800 SF)	
5 SPACE FOR EACH 1,000 SQUARE	50 SPACES
TOTAL PARKING REQUIRED	50 SPACES
PROVIDED PARKING	
STANDARD SPACES 9'x19'	25 SPACES
FUEL PUMP SPACES	12 SPACES
E.V. CHARGING SPACES	12 SPACES
ACCESSIBLE SPACES 9'x19' (REQUIRED)	2 SPACES
TOTAL PARKING PROVIDED	51 SPACES

CITY PARKING REQUIRED:	
HOTEL (60 ROOMS)	
1 SPACE PER ROOM	60 SPACES
TOTAL PARKING REQUIRED	60 SPACES
PROVIDED PARKING	
STANDARD SPACES 9'x19'	59 SPACES
ACCESSIBLE SPACES 9'x19' (REQUIRED)	3 SPACES
TOTAL PARKING PROVIDED	62 SPACES

SITE NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND STATE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
3. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY: IRONSTONE SURVEYING
4. ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
5. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
6. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA.
7. ALL STRIPED OR CURBED RADI SHALL BE 5' UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
9. SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES, FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
10. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
11. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
12. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
13. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
14. ALL CONCRETE SHALL BE 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.
15. PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
16. ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.
17. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE FOR WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).
18. ALL TRAFFIC MARKINGS SHALL BE THERMOPLASTIC AND MEET GOOT SPECIFICATIONS.



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

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

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

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

4.363 ACRES
190,038 SQ.FT.

DB 9345 PG 240

ZONED C-2

TAX ID #: 032-01-030-012

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

CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	1503.00'	119.23'	237.97'	9°04'18"	3°48'44"	237.72'	S 03°54'25" E
C-2	60.00'	-121.12'	232.42'15"	232°42'15"	95°29'35"	107.53'	S 25°21'59" W
C-3	1503.00'	30.01'	60.00'	2°17'15"	3°48'44"	60.00'	N 08°19'12" W
C-4	60.00'	39.94'	70.47'	67°17'48"	95°29'35"	66.49'	S 55°21'58" W
C-5	1896.00'	113.71'	227.15'	06°51'52"	03°01'19"	227.01'	N 04°28'15" W

0' 40' 80' 120'
SCALE:1"=40'

LEGAL DESCRIPTION (AS PER TITLE COMMITMENT)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA, CONTAINING 4.363 ACRES, MORE OR LESS, AS SHOWN AND DELINEATED ON A PLAT OF SURVEY PREPARED BY FOR EAGLES LANDING FAMILY PRACTICE, BY ROLAND MCCANN, GEORGIA REGISTERED LAND SURVEYOR, DATED 5/14/02, REVISED MAY 16, 2002, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIN LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD, 253.1 FEET SOUTHERLY AS MEASURED ALONG SAID RIGHT-OF-WAY LINE FROM THE POINT FORMED BY THE INTERSECTION OF SAID RIGHT-OF-WAY WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH PARK TRAIL, THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD AND FOLLOWING THE CURVATURE THEREOF, 237.97 FEET TO AN IRON PIN, THENCE SOUTH 81 DEGREES 43 MINUTES 48 SECONDS WEST, 159.03 FEET TO AN IRON PIN, THENCE ALONG AN ARC A DISTANCE OF 243.69 FEET WITH SAID ARC HAVING A RADIUS OF 60.00 ALONG A BEARING OF SOUTH 25 DEGREES 21 MINUTES 59 SECONDS WEST AND A CHORD DISTANCE OF 107.53 FEET TO AN IRON PIN, THENCE SOUTH 14 DEGREES 32 MINUTES 38 SECONDS EAST, 125.48 FEET TO AN IRON PIN, THENCE SOUTH 81 DEGREES 59 MINUTES 40 SECONDS WEST, 300.99 FEET TO AN IRON PIN, THENCE NORTH 06 DEGREES 25 MINUTES 44 SECONDS WEST, 182.84 FEET TO AN IRON PIN, THENCE NORTH 09 DEGREES 20 MINUTES 32 SECONDS WEST, 283.22 FEET TO AN IRON PIN, THENCE SOUTH 72 DEGREES 03 MINUTES 42 SECONDS EAST, 131.54 FEET TO AN IRON PIN, THENCE NORTH 14 DEGREES 28 MINUTES 12 SECONDS EAST, 181.09 FEET TO AN IRON PIN, THENCE SOUTH 88 DEGREES 53 MINUTES 25 SECONDS EAST, 229.88 FEET TO AN IRON PIN LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD AND THE POINT OF BEGINNING.

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

BEGIN AT AN IRON PIN LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD, 491.07 FEET SOUTHERLY AS MEASURED ALONG SAID RIGHT-OF-WAY LINE FROM THE POINT FORMED BY THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH PARK TRAIL, THENCE CONTINUING SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD AND FOLLOWING THE CURVATURE THEREOF, 207.00 FEET TO AN IRON PIN, THENCE SOUTH 81 DEGREES 43 MINUTES 48 SECONDS WEST, 159.03 FEET TO AN IRON PIN, THENCE ALONG AN ARC A DISTANCE OF 243.69 FEET WITH SAID ARC HAVING A RADIUS OF 60.00 TO A POINT, THENCE NORTH 81 DEGREES 43 MINUTES 48 SECONDS EAST 159.03 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (AS SURVEYED)

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

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

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

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

LESS "TRACT A"

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

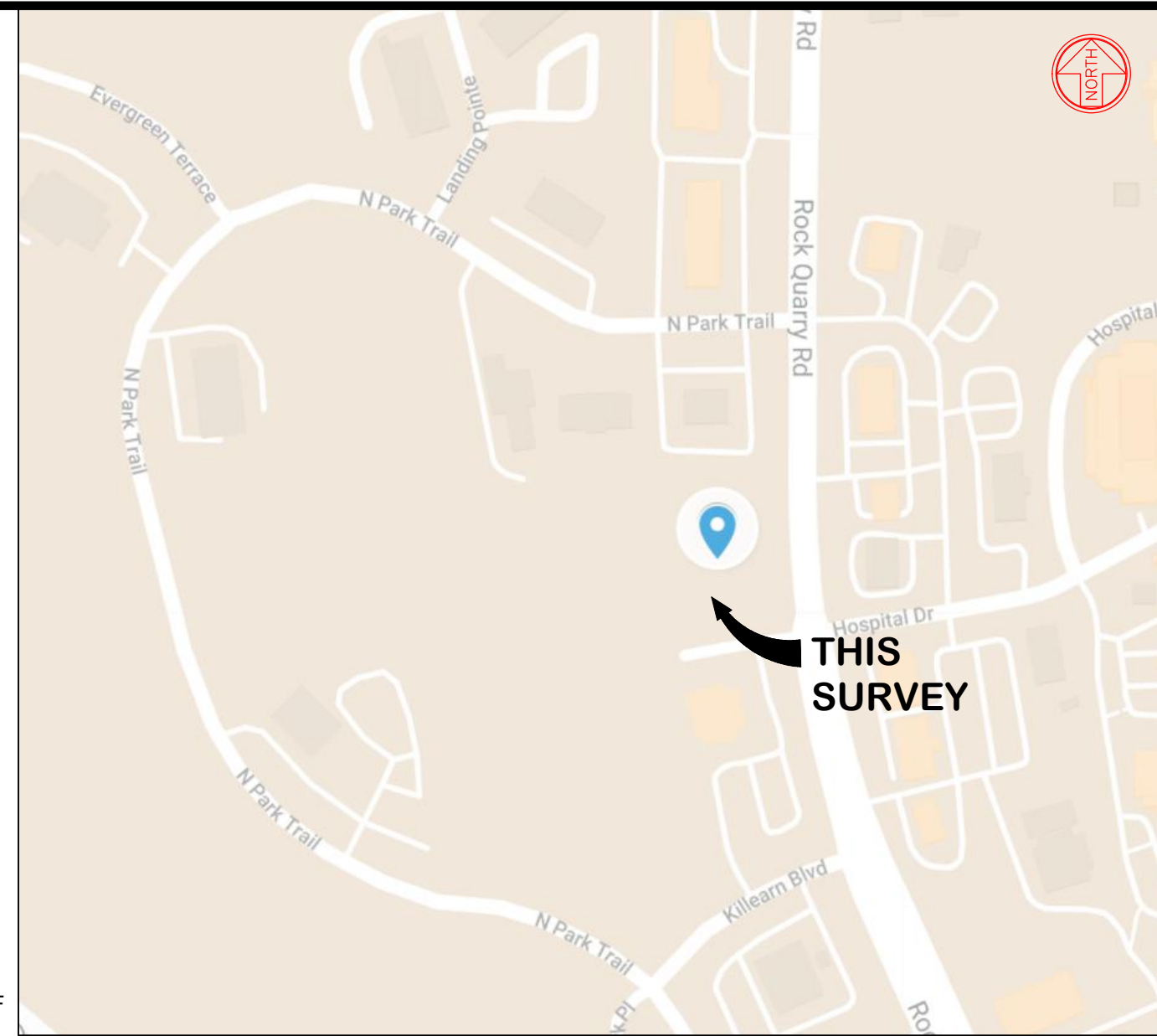
COMMENCING AT A POINT FORMED BY THE SOUTHERLY RIGHT-OF-WAY OF NORTH PARK TRAIL (60' R/W) AND THE EXISTING WESTERLY RIGHT-OF-WAY OF ROCK QUARRY ROAD (100' R/W); THENCE ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY 253.00 FEET TO A POINT AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY ALONG A CURVE HEREBY KNOWN AS "C-1", TURNING TO THE LEFT WITH AN ARC LENGTH OF 237.97', WITH A RADIUS OF 1503.00', BEING SUBTENDED BY A CHORD BEARING OF S03°54'25"E, WITH A CHORD LENGTH OF 237.72', TO A POINT HEREBY KNOWN AS "AE-1"; THENCE DEPARTING SAID RIGHT-OF-WAY S81°43'48"W A DISTANCE OF 27.81 FEET TO A POINT ON THE PROPOSED WESTERLY RIGHT-OF-WAY OF ROCK QUARRY ROAD; THENCE ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY N35°00'41"E A DISTANCE OF 16.86 FEET TO A POINT; THENCE CONTINUING ALONG SAID PROPOSED RIGHT-OF-WAY ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 227.15', WITH A RADIUS OF 1,896.00', BEING SUBTENDED BY A CHORD BEARING OF N04°28'15"W, WITH A CHORD LENGTH OF 227.01'; TO A POINT; THENCE DEPARTING SAID PROPOSED RIGHT-OF-WAY S88°52'17"E A DISTANCE OF 18.37 FEET TO A POINT ON THE EXISTING RIGHT-OF-WAY OF ROCK QUARRY ROAD, SAID POINT BEING THE POINT OF BEGINNING. SAID LAND HAVING OR 0.090 ACRES, MORE OR LESS.

SCHEDULE B-II EXCEPTIONS

1-6 - STANDARD EXCEPTIONS. NOT ADDRESSED.

- DECLARATION OF COVENANTS AND RESTRICTIONS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM KILLEARN, INC. TO ARCHWAY HOMES, INC., DATED MARCH 3, 2000, FILED MARCH 16, 2000, AND RECORDED IN DEED BOOK 3639, PAGE 253, RECORDS OF HENRY COUNTY, GEORGIA, AFFECTS THE PROPERTY. INCLUDES A BLANKET STATEMENT OF EASEMENT FOR UTILITIES, DRAINAGE, AND ACCESS AND A RESERVATION FOR A FUTURE 10' EASEMENT "...ALONG ONE SIDE OF EACH LOT". NOTHING HEREIN WAS PLOTTABLE BY DESCRIPTION. A PRESCRIPTIVE 20' EASEMENT IS SHOWN HEREON ALONG ALL SURVEYED SEWER LINES AND DRAINAGE LINES CENTERED ON THE CENTER OF EACH STRUCTURE.
- EASEMENTS IN FAVOR OF GEORGIA POWER COMPANY RECORDED IN THE FOLLOWING RECORDS OF HENRY COUNTY, GEORGIA:
(A) FROM MRS. NELLIE STEWART DEAN, DATED DECEMBER 18, 1947, AND RECORDED IN DEED BOOK 39, PAGE 330;
(B) FROM H.E. DEAN, JR., DATED JULY XX, 1963, AND RECORDED IN DEED BOOK 76, PAGE 542;
(C) FROM MRS. NELLIE STEWART DEAN AND H.E. DEAN, JR., DATED OCTOBER 4, 1951, AND RECORDED IN DEED BOOK 45, PAGE 467; AND
(D) FROM MRS. NELLIE STEWART DEAN AND H.E. DEAN, JR., DATED OCTOBER 4, 1951, AND RECORDED IN DEED BOOK 45, PAGE 469.
AFFECTS THE PROPERTY. EASEMENTS ARE BLANKET IN NATURE AND NOT PLOTTABLE. ALL VISIBLE ELECTRICAL UTILITIES AND SERVICES WERE FIELD LOCATED AND ARE SHOWN ON THE SURVEY.
- RIGHT OF WAY DEED FROM SK PROPERTY HOLDINGS I, LLC N/K/A CNW PROPERTY HOLDINGS I, LLC AND JOAN C. STEELE TO HENRY COUNTY, GEORGIA, DATED MARCH 28, 2022, FILED APRIL 4, 2022, AND RECORDED IN DEED BOOK 19014, PAGE 31, AFORESAID RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THE SURVEY.
- PERMANENT CONSTRUCTION AND MAINTENANCE EASEMENT FROM SK PROPERTY HOLDINGS I, LLC N/K/A CNW PROPERTY HOLDINGS I, LLC AND JOAN C. STEELE TO HENRY COUNTY, GEORGIA, DATED MARCH 28, 2022, FILED APRIL 4, 2022, AND RECORDED IN DEED BOOK 19014, PAGE 35, AFORESAID RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THE SURVEY.
- THE POLICY OF TITLE INSURANCE TO BE ISSUED IN CONNECTION WITH THIS COMMITMENT WILL AFFORD ASSURANCES AS TO THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY, BUT WILL NOT ENSURE THE ENGINEERING CALCULATIONS IN COMPUTING THE EXACT AMOUNT OF ACREAGE CONTAINED THEREIN.
ALL FOUND AND SET MONUMENTS ALONG THE BOUNDARY OF SUBJECT PROPERTY ARE SHOWN HEREON.

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



LOCATION MAP

NOT TO SCALE

NOTES:

- BEARINGS HEREIN ARE BASED ON NAD83/GEORGIA WEST STATE PLANE COORDINATES.
- NO ZONING REPORT WAS PROVIDED BY THE CLIENT. THIS FIRM RECOMMENDS THAT THE CLIENT OBTAIN A CERTIFIED ZONING VERIFICATION LETTER FROM THE CITY, COUNTY OR AGENCY RESPONSIBLE FOR ZONING CLASSIFICATION FOR THE PARCEL.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.
- LEGAL DESCRIPTION AS PER FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT NO. 72112-2601(REVISED) WITH AN EFFECTIVE DATE OF 04/06/2022. NO CLAIMS AS TO OWNERSHIP ARE MADE OR IMPLIED.
- SITE CONTAINS NO MARKED REGULAR PARKING SPACES & NO HANDICAPPED SPACES.
- ALL ADJOINING OWNER INFORMATION IS TAKEN FROM THE HENRY COUNTY TAX ASSESSOR'S WEBSITE.
- LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY: OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION S.E.IV. PER ALTA/NSPS.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.
- BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA. PANEL #3151C0088C EFFECTIVE DATE: 05/16/2006
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 714,807 FEET.
- THE EQUIPMENT USED TO MAKE THIS SURVEY WAS A TOPOCON GPT-300SLW TOTAL STATION.
- THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,441 FEET AND ANGULAR ERROR OF 00°00'03" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES RULE.
- THE CURRENT PROPERTY OWNER IS JOAN C. STEELE AND SK PROPERTY HOLDINGS I, LLC PER DEED BOOK 9345, PAGE 240 OF HENRY COUNTY, GEORGIA RECORDS.
- PROPERTY IS LOCATED IN THE BIG COTTON/LITTLE COTTON INDIAN CREEK WATER SHED PROTECTION DISTRICT.
- PROPERTY IS NOT PART OF A SUBDIVISION.
- A PORTION OF THIS PROPERTY IS LOCATED IN A WETLAND AREA.
- PROPERTY IS SERVED BY COUNTY WATER.
- THIS PROPERTY DOES INCLUDE BODIES OF WATER ON THE PROPERTY.
- PROPERTY IS LOCATED ON A PAVED ASPHALT ROAD.
- 1/2" REBAR IRON PINS PLACED AT ALL CORNERS UNLESS OTHERWISE NOTED.
- NO BUILDINGS PRESENT ON SITE AT TIME OF SURVEY.

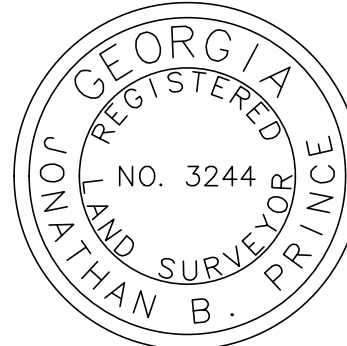
CERTIFY TO:
GMI 2, INC.
JOAN C. STEELE
CNW PROPERTY HOLDINGS 1 LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
COLONY BANK AND OR ITS SUCCESSORS OR ASSIGNS AS THEIR INTERESTS MAY APPEAR

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

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

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

05/02/2022
DATE



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

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

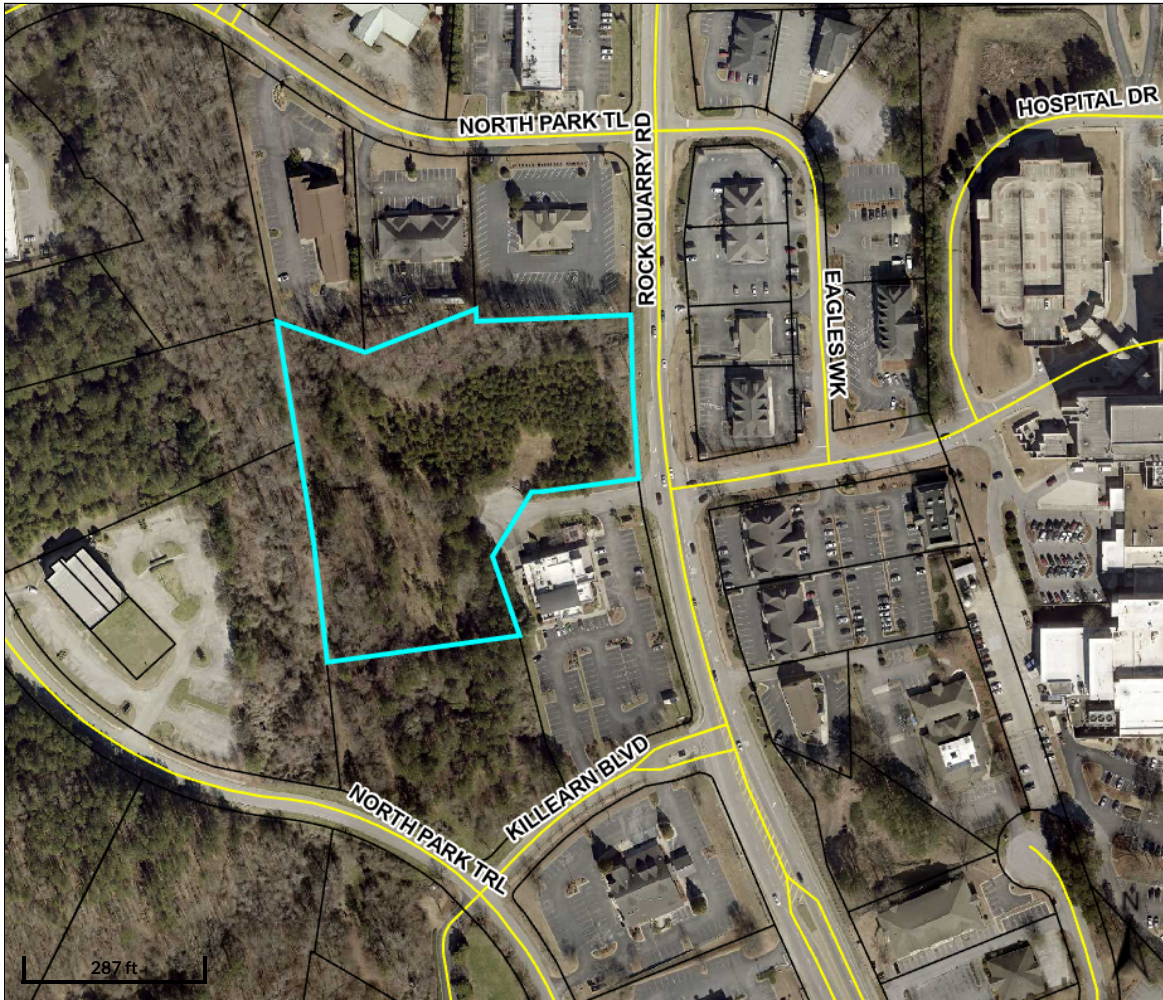
IRONSTONE SURVEYING
96 Ernest Biles Drive, Jackson, Georgia 30233
Phone 770-957-4614 | Email office@ironstonesurveying.com

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

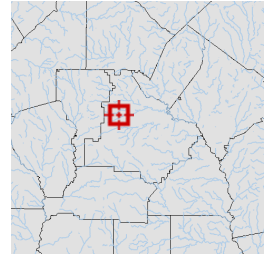
ORIGINAL PLAT DATE	05/03/2021
SCALE	1" = 40'
DRAWN BY	RCL/SJL
CHECKED BY	JBP
ORIGINAL FIELD DATE	04/27/2021
CREW	RL/LAL
FIELD BOOK	FIELD SKETCH
JOB NO.	210145
DWG NO.	210145-RCL-A
SHEET	1 of 1



Henry County, GA



Overview



Legend

- Parcels
- Roads

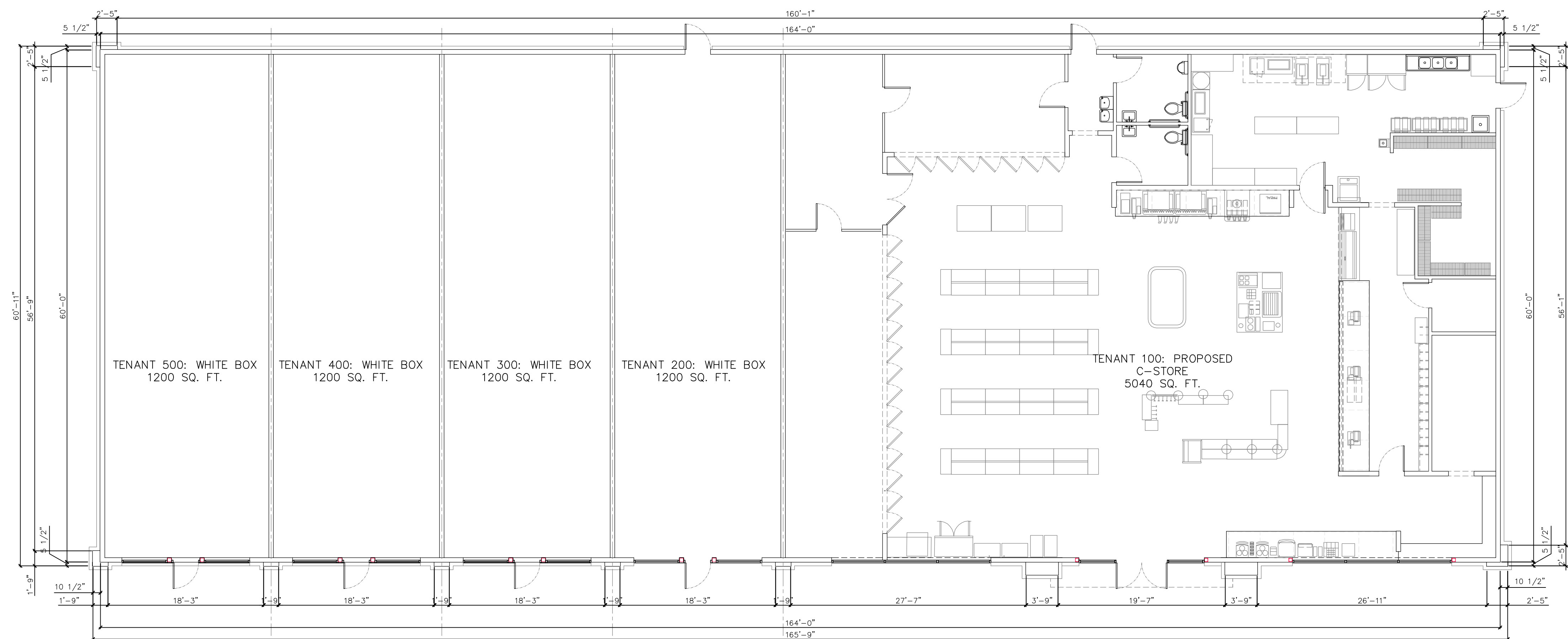
Parcel ID	032-01030012	Class	C	Owner	GMI 2 INC	Land	\$681,600
Property	ROCK QUARRY	Acreage	4.26	Address	1876 INDEPENDENCE	Value:	
Address	RD				SQUARE, STE D	Building	\$0
District	City/Stockbridge				DUNWOODY GA 30338	Value:	
						Last 2 Sales	
						Date	Price Reason Qual
						5/6/2022	\$0 QUITCLAIM U
						6/15/2006	\$0 n/a U
						Total	\$681,600
						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: 8/28/2024

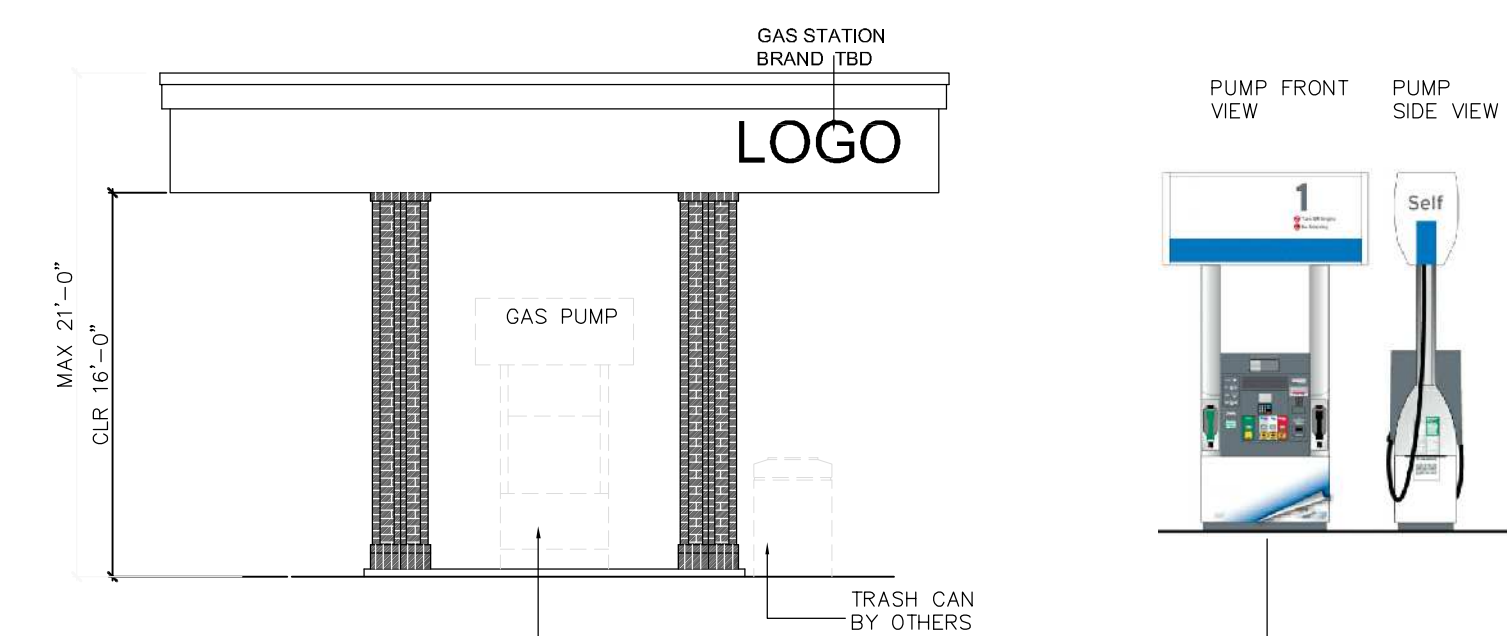
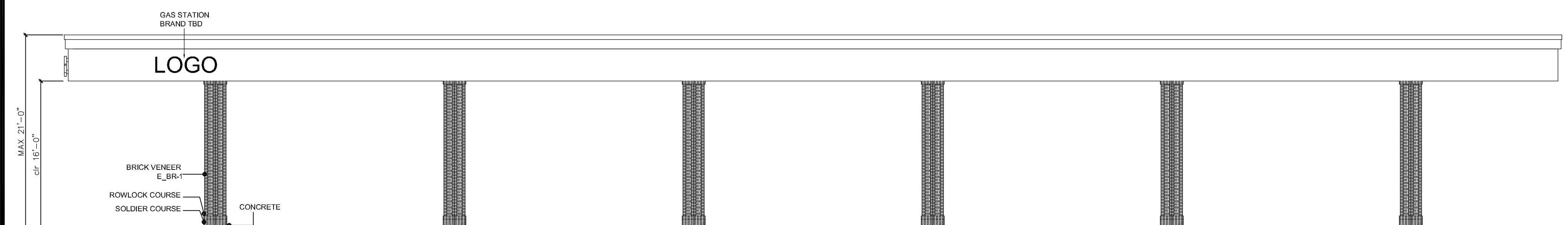
Last Data Uploaded: 8/28/2024 11:54:39 AM

Developed by Schneider
GEOSPATIAL

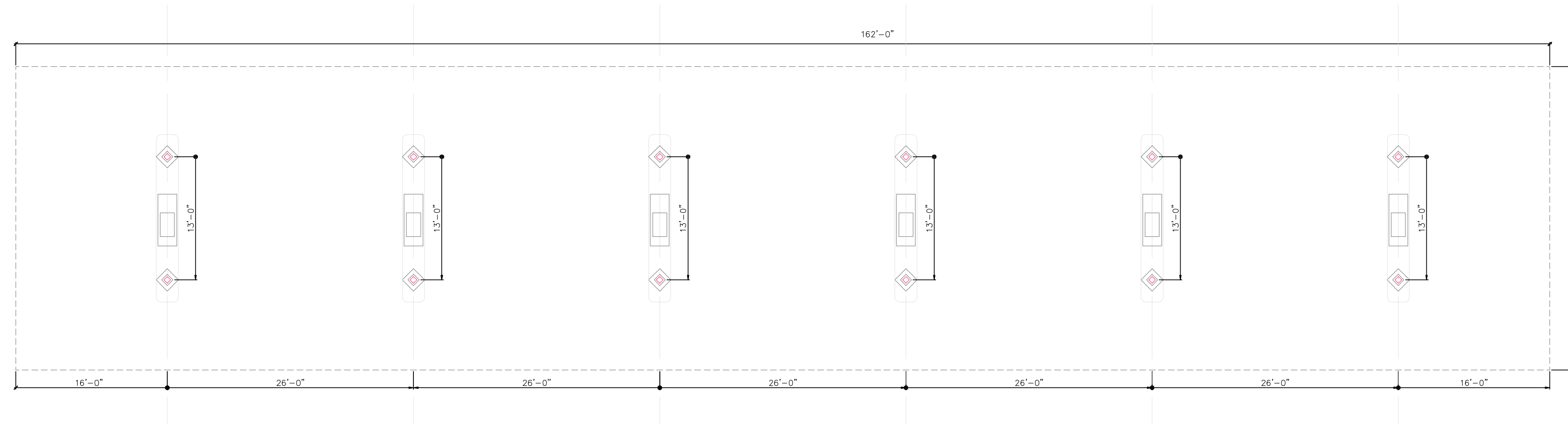


1	PROPOSED BUILDING PLAN
---	------------------------

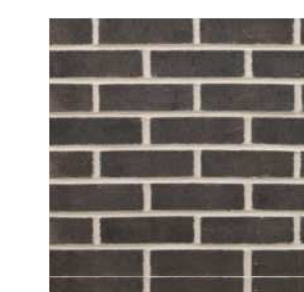
SCALE: 1/4"=1'-0"



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



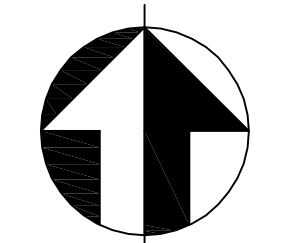
EXTERIOR FINISHES			
SYMB.	DESCRIPTION	MANUFACTURER	SPECS
E_PT-1	Exterior paint FOR BACK DOORS & FRAMS	Sherwin Williams	SW 6991 BLACK MAGIC, SATIN FINISH
E_BR-2	Brick Veneer, Queen size, Light color	COLUMBUS BRICK	MAGNOLIA BAY, WHITE GROUT
E_BR-1	Brick Veneer, Queen size, Dark color	GENERAL SHALE	MIDNIGHT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



2	GAS PUMPS CANOPY PLAN AND ELEVATIONS
---	--------------------------------------

SCALE: 1/8"=1'-0"

4	EXTERIOR FINISHES
---	-------------------



PLAN NORTH

**ROCK QUARRY RD
C-STORE SPECIAL
USE**

**ROCK QUARRY RD,
STOCKBRIDGE
GEORGIA 30281**

[illegible]

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

:DRAWING TITLE:
PROPOSED BUILDING
PLAN AND
GAS CANOPY DETAILS

:DRAWN BY:
DT

: SHEET NUMBER:

SHEET NUMBER:
A1.00

- 31'-5" A.F.F.
ACCENT PARAPET WALL
- 28'-2" A.F.F.
ACCENT PARAPET WALL
- 27'-5" A.F.F.
ACCENT PARAPET WALL
- 25'-1" A.F.F.
TYP. PARAPET WALL

- DARK BRICK VENEER:
E_BR-1
- LIGHT BRICK VENEER:
E_BR-2

- CUSTOM METAL CANOPIES,
DARK BRONZE COLOR

- CLEAR GLASS STOREFRONT
SYSTEM, DARK BRONZE
TRIM COLOR



1 PROPOSED FRONT BUILDING ELEVATION

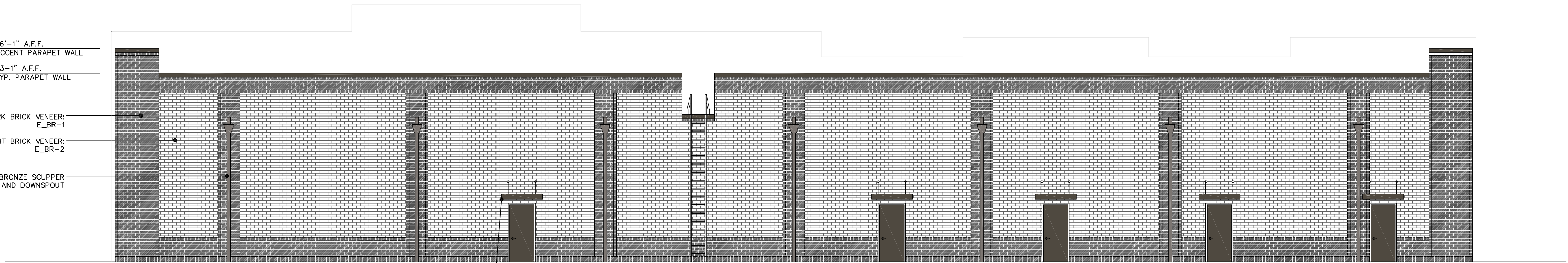
SCALE: 1/4"=1'-0"

- 26'-1" A.F.F.
ACCENT PARAPET WALL
- 23'-1" A.F.F.
TYP. PARAPET WALL

- DARK BRICK VENEER:
E_BR-1
- LIGHT BRICK VENEER:
E_BR-2

- DARK BRONZE SCUPPER
AND DOWNSPOUT

- CUSTOM METAL CANOPIES,
DARK BRONZE COLOR



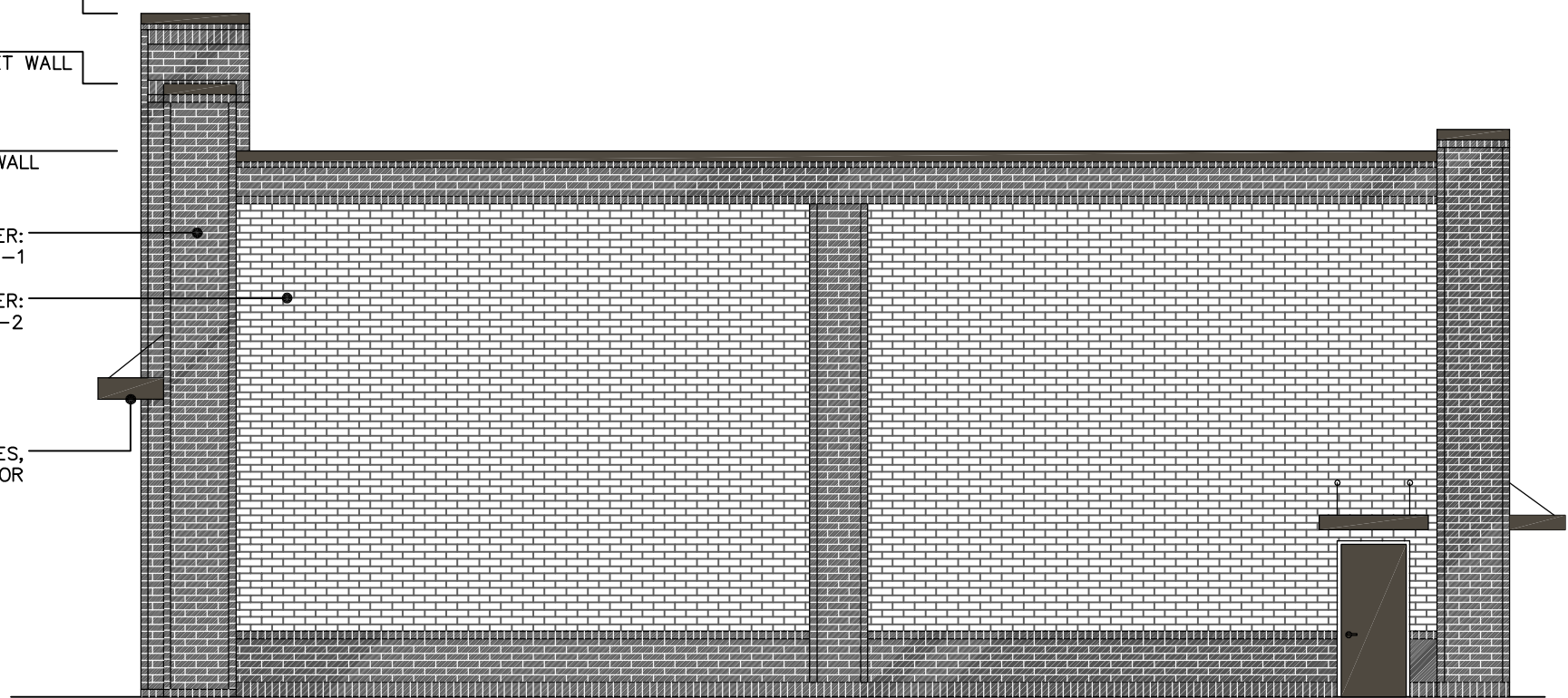
2 PROPOSED BACK BUILDING ELEVATION

SCALE: 1/4"=1'-0"

- 31'-5" A.F.F.
ACCENT PARAPET WALL
- 28'-2" A.F.F.
ACCENT PARAPET WALL
- 25'-1" A.F.F.
TYP. PARAPET WALL

- DARK BRICK VENEER:
E_BR-1
- LIGHT BRICK VENEER:
E_BR-2

- CUSTOM METAL CANOPIES,
DARK BRONZE COLOR



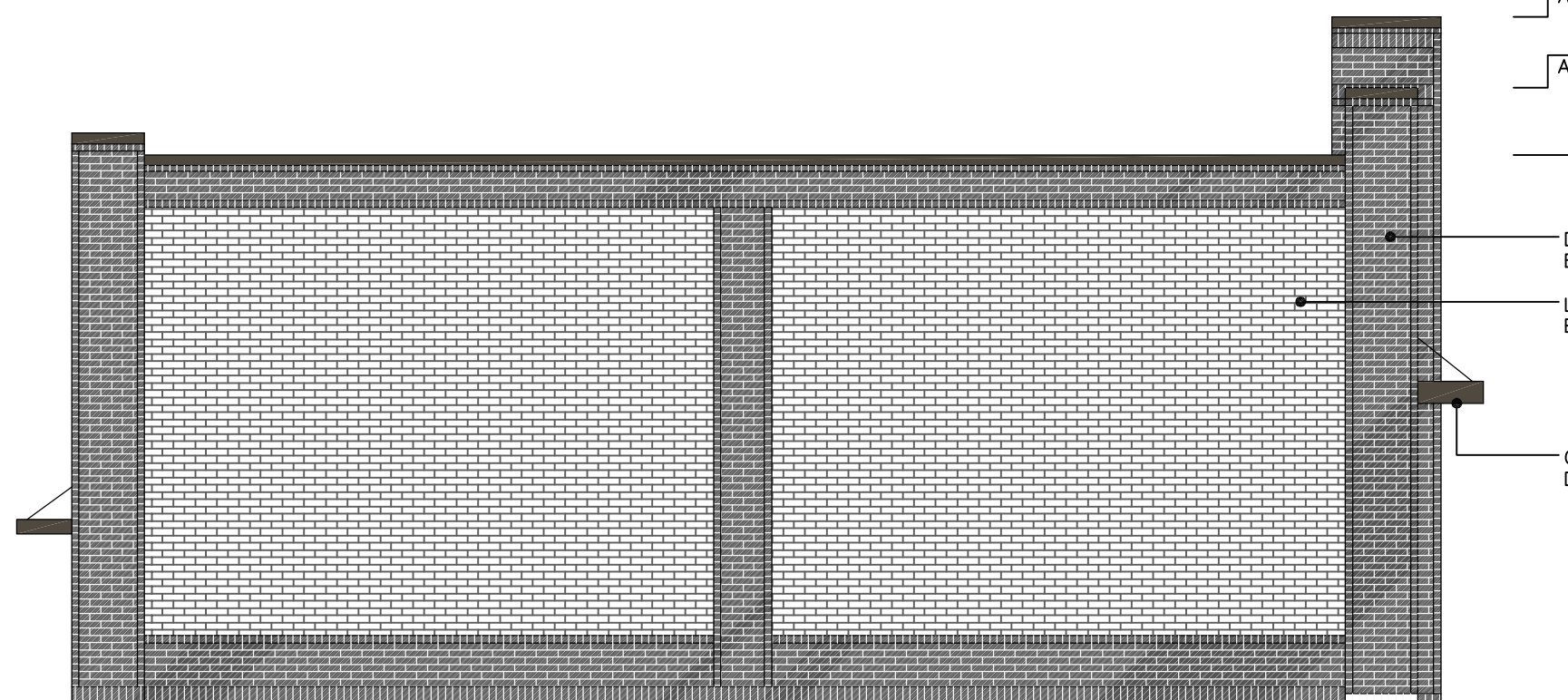
3 PROPOSED FRONT BUILDING ELEVATION

SCALE: 1/8"=1'-0"

- 31'-5" A.F.F.
ACCENT PARAPET WALL
- 28'-2" A.F.F.
ACCENT PARAPET WALL
- 25'-1" A.F.F.
TYP. PARAPET WALL

- DARK BRICK VENEER:
E_BR-1
- LIGHT BRICK VENEER:
E_BR-2

- CUSTOM METAL CANOPIES,
DARK BRONZE COLOR



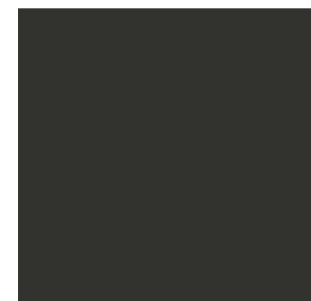
4 PROPOSED LEFT BUILDING ELEVATION

SCALE: 1/8"=1'-0"

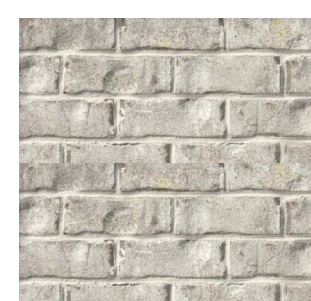


EXTERIOR FINISHES

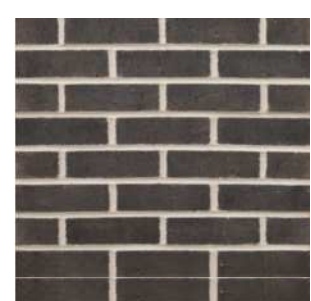
SYMB.	DESCRIPTION	MANUFACTURER	SPECS
E_PT-1	Exterior paint FOR BACK DOORS & FRAMS	Sherwin Williams	SW 6991 BLACK MAGIC, SATIN FINISH
E_BR-2	Brick Veneer, Queen size, Light color	COLUMBUS BRICK	MAGNOLIA BAY, WHITE GROUT
E_BR-1	Brick Veneer, Queen size, Dark color	GENERAL SHALE	MIDNIGHT MIST, WHITE GROUT



E_PT-1



E_BR-2

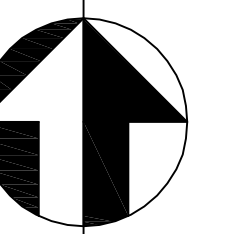


E_BR-1

5 EXTERIOR FINISHES

DESIGN TODAY

2105 SUGAR PLANT RD
WOODSTOCK, GA
30188
PH: 478-974-0066
DREHUSP@GMAIL.COM
WWW.DTDESIGN.COM



PLAN NORTH

ROCK QUARRY RD
C-STORE SPECIAL
USE

ROCK QUARRY RD,
STOCKBRIDGE
GEORGIA 30281

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



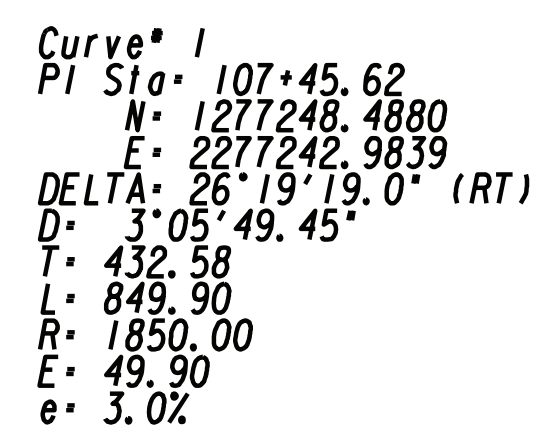
This drawing is the property of D. Treinis and is not to be reproduced or copied in whole or in part. It is not to be used on any other project and is to be returned upon request. Scales as stated herein are for reference only as normal reproduction processes may alter the accuracy of original drawings.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

DRAWING TITLE:
PROPOSED BUILDING
EXTERIOR
ELEVATIONS
ISSUE DATE:

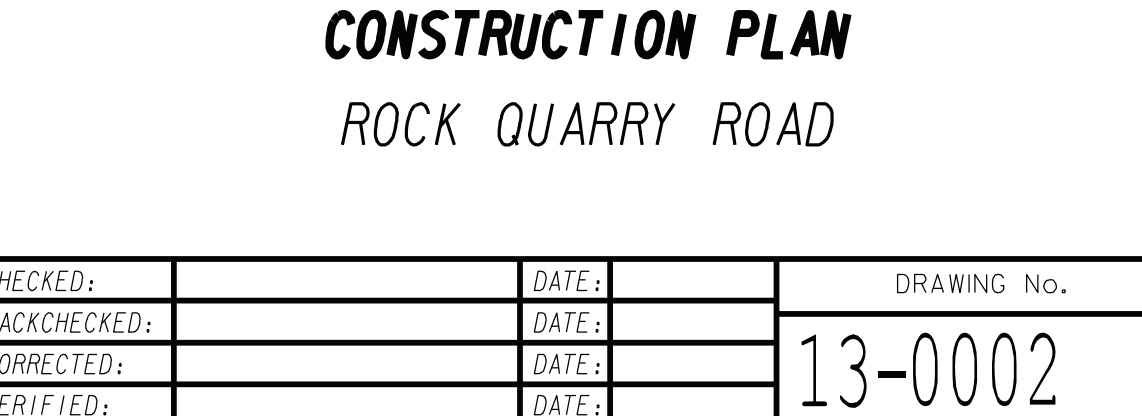
DRAWN BY:
DT

SHEET NUMBER:

A1.01



CONSTRUCTION PLAN
ROCK QUARRY ROAD





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

[illegible]

WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

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

HAROLD BUCKLEY, JR.

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

TELEPHONE
(404) 853-5050

FACSIMILE
(404) 853-1812

April 8, 2025

VIA HAND DELIVERY

Ryan Anderson, Chief Planner
City of Stockbridge Planning & Zoning
4602 North Henry Boulevard
Stockbridge, Georgia

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

Dear Ryan:

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

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

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

General Background

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

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

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

Conditional Use Permit Approval Standards

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

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

¹ Comprehensive Plan, p. 44.

103093.2 211992-000001

1014594.2 242193-000001

- Encourage development of a rational network of commercial nodes to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.
- Support increases in density where community design standards, environmental constraints, and available infrastructure capacities can accommodate the increased density.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6. The Proposed Use Will Have Appropriate Open Space

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

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

7. The Proposed Use Will Have Appropriate Protective Screening

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

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

8. Hours and Manner of Operation

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

9. The Proposed Use Will Have Exceptional Outdoor Lighting

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

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

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

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

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

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

11. Constitutional Objections and Conclusion.

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

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

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

Sincerely,

WILSON BROCK & IRBY, L.L.C.



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

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

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

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. DR25-589
TX-2024-06 TEXT AMENDMENT

AN ORDINANCE TO AMEND TITLE 12, UNIFIED DEVELOPMENT CODE, CHAPTER 3. USE REGULATIONS, SECTION 3.2.14 (C) AND ADD SECTIONS 3.2.14 (E), F, G, H, I, J, K, L, M, N, O AND P, RELATING TO GASOLINE SERVICE STATIONS, SO AS TO AMEND THE DISTANCE REQUIREMENT FROM 4,500 FEET TO 800 FEET AND TO ADD ADDITIONAL REQUIREMENTS; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

SECTION 1. Ordinance. That the City of Stockbridge, Code of Ordinances, Title 12, Unified Development Code, Chapter 3. Use Regulations, Section 3.2.14 (C) be amended to allow gasoline service stations with the distance requirement of 800 feet from property line to property line of another gasoline service station, and add Sections 3.2.14 (E), F, G, H, I, J, K, L, M, N, and O and P, so as to read as follows:

Section 3.2.14 (C): Gasoline service stations shall maintain a separation distance of eight hundred (800) feet. This distance requirement shall be measured from property line to property line of another existing gasoline service station.

- E. A gasoline service station must be located on a property which has frontage on either a collector or an arterial road, as is classified by the Georgia Department of Transportation or the Henry County Department of Transportation.
- F. Gasoline service stations are allowed with the base zoning district of C-3 (Heavy Commercial District). Gasoline service stations are also allowed in the C-2 (General Commercial District) via a Special Use Permit.
- G. All property design standards of the base zoning district must be met.
- H. Building facades for both primary and accessory structures must be constructed of brick on all sides.
- I. At gasoline service stations, an equal number of electric charging stations as gas pumps must be provided on the site. Covered canopies must be provided over gas pumps and electric charging stations.
- J. An acceptable means of access and internal circulation must be provided, to be determined by the Fire Marshal.
- K. The required number of parking spaces of the base zoning district must be provided.
- L. The required buffers of the base zoning district must be provided.
- M. The square footage of a gasoline service station must be at least 5,000 square feet.
- N. The gasoline service station must have suites to accommodate two sub-tenants.

- O. All gasoline service stations must meet the other related City of Stockbridge Codes of Ordinances.
- P. Other special requirements, to be determined by the Community Development Director, must be met.

SECTION 2. Repeal. The existing Title 12, Unified Development Code, Chapter 3. Use Regulations, Section 3.2.14 (C) is hereby repealed. From the Code of Ordinances, City of Stockbridge, Georgia. All ordinances in conflict with this Ordinance are repealed, except as otherwise provided herein.

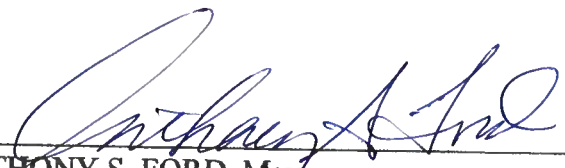
SECTION 3. Intention of the Governing Body. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall be come and be made a part of the Code of Ordinances, City of Stockbridge, Georgia, and the sections of the ordinance may be renumbered to accomplish such intention.

SECTION 4. Approval of Execution. The Mayor is hereby authorized to sign all documents necessary to enact this Ordinance.

SECTION 5. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

SECTION 6. Authority to Amend. The City Attorney is granted authority to amend or correct this Ordinance, with the express consent of the City Council, to reflect the intent of the Council and ensure compliance with applicable laws.

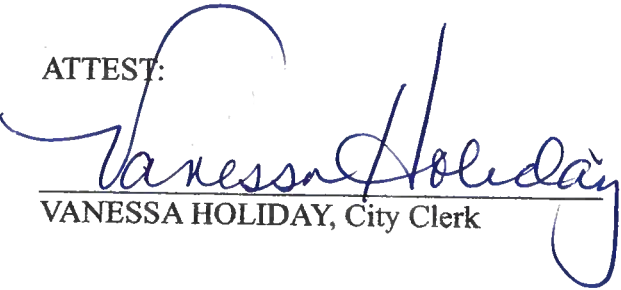
SECTION 7. Effective Date. This ordinance becomes effective immediately upon adoption and recording by the City Clerk.



ANTHONY S. FORD, Mayor

SO ORDAINED this 10th day of February, 2025.

ATTEST:



VANESSA HOLIDAY, City Clerk (SEAL)

APPROVED AS TO FORM:



QUINTON G. WASHINGTON, City Attorney



City of Stockbridge

AGENDA ITEM

MEETING DATE

FEBRUARY 10, 2025

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:

Ryan Anderson, Director of Community Development

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

TEXT AMENDMENT CASE #TX-2024-06 FOR GAS STATION DISTANCE REQUIREMENT. Consideration of an ordinance to amend the gas station distance requirement in Section 3.2.14 of the UDC from currently requiring 4,500 feet between gas stations to now requiring only 800 feet between gas stations.

BACKGROUND INFORMATION:

Staff Recommendation--Approval. Planning Commission Recommendation on October 17, 2024--Approval in a split vote, 3-2. Council Work Session Action on November 19, 2024--Deferral after a presentation was made, to allow the City Attorneys additional time to work on the text amendment.

APPROVALS: CITY MANAGER

CITY TREASURER

CITY ATTORNEY

GRANTS ADMIN.

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

TX-2024-06 FOR GAS STATION DISTANCE REQUIREMENT.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Approval.

Staff Signature _____

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND TITLE 12, UNIFIED DEVELOPMENT CODE, CHAPTER 3. USE REGULATIONS, SECTION 3.2.14 (C) AND ADD SECTIONS 3.2.14 (E), F, G, H, I, J, K, L, M, N, O AND P, RELATING TO GASOLINE SERVICE STATIONS, SO AS TO AMEND THE DISTANCE REQUIREMENT FROM 4,500 FEET TO 800 FEET AND TO ADD ADDITIONAL REQUIREMENTS; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

SECTION 1. Ordinance. That the City of Stockbridge, Code of Ordinances, Title 12, Unified Development Code, Chapter 3. Use Regulations, Section 3.2.14 (C) be amended to allow gasoline service stations with the distance requirement of 800 feet from property line to property line of another gasoline service station, and add Sections 3.2.14 (E), F, G, H, I, J, K, L, M, N, and O and P, so as to read as follows:

Section 3.2.14 (C): Gasoline service stations shall maintain a separation distance of eight hundred (800) feet. This distance requirement shall be measured from property line to property line of another existing gasoline service station.

- E. A gasoline service station must be located on a property which has frontage on either a collector or an arterial road, as is classified by the Georgia Department of Transportation or the Henry County Department of Transportation.
- F. Gasoline service stations are allowed with the base zoning district of C-3 (Heavy Commercial District). Gasoline service stations are also allowed in the C-2 (General Commercial District) via a Special Use Permit.
- G. All property design standards of the base zoning district must be met.
- H. Building facades for both primary and accessory structures must be constructed of brick on all sides.
- I. At gasoline service stations, an equal number of electric charging stations as gas pumps must be provided on the site. Covered canopies must be provided over gas pumps and electric charging stations.
- J. An acceptable means of access and internal circulation must be provided, to be determined by the Fire Marshal.
- K. The required number of parking spaces of the base zoning district must be provided.
- L. The required buffers of the base zoning district must be provided.
- M. The square footage of a gasoline service station must be at least 5,000 square feet.
- N. The gasoline service station must have suites to accommodate two sub-tenants.

- O. All gasoline service stations must meet the other related City of Stockbridge Codes of Ordinances.
- P. Other special requirements, to be determined by the Community Development Director, must be met.

SECTION 2. Repeal. The existing Title 12, Unified Development Code, Chapter 3. Use Regulations, Section 3.2.14 (C) is hereby repealed. From the Code of Ordinances, City of Stockbridge, Georgia. All ordinances in conflict with this Ordinance are repealed, except as otherwise provided herein.

SECTION 3. Intention of the Governing Body. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall be come and be made a part of the Code of Ordinances, City of Stockbridge, Georgia, and the sections of the ordinance may be renumbered to accomplish such intention.

SECTION 4. Approval of Execution. The Mayor is hereby authorized to sign all documents necessary to enact this Ordinance.

SECTION 5. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

SECTION 6. Authority to Amend. The City Attorney is granted authority to amend or correct this Ordinance, with the express consent of the City Council, to reflect the intent of the Council and ensure compliance with applicable laws.

SECTION 7. Effective Date. This ordinance becomes effective immediately upon adoption and recording by the City Clerk.

ANTHONY S. FORD, Mayor

SO ORDAINED this ____ day of _____, 2025.

ATTEST:

VANESSA HOLIDAY, City Clerk

(SEAL)

APPROVED AS TO FORM:



QUINTON G. WASHINGTON, City Attorney

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND TITLE 12 (UNIFIED DEVELOPMENT CODE), CHAPTER 3. USE REGULATIONS, SECTION 3.2.14 (C) AND ADD SECTIONS 3.2.14 (E), F, G, H, I, J, K, L, M, N, AND O, RELATING TO GASOLINE SERVICE STATIONS, SO AS TO AMEND THE DISTANCE REQUIREMENT FROM 4,500 FEET TO 800 FEET AND TO ADD ADDITIONAL REQUIREMENTS; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

SECTION 1. Ordinance. That the City of Stockbridge, Code of Ordinances, Title 12, Unified Development Code, Chapter 3. Use Regulations, Section 3.2.14 (C) be amended to allow gasoline service stations with the distance requirement of 800 feet from property line to property line of another gasoline service station, and add Sections 3.2.14 (E), F, G, H, I, J, K, L, M, N, and O, so as to read as follows:

Section 3.2.14 (C): Gasoline service stations shall maintain a separation distance of eight hundred (800) feet. This distance requirements shall be measured from property line to property line of another existing gasoline service station.

- E. A gasoline service station must be located on a property which has frontage on either a collector or an arterial road, as is classified by the Georgia Department of Transportation or the Henry County Department of Transportation.
- F. Gasoline service stations are allowed with the base zoning district of C-3 (Heavy Commercial District). Gasoline service stations are also allowed in the C-2 (General Commercial District) via a Special Use Permit.
- G. All property design standards of the base zoning district must be met.
- H. Building facades for both primary and accessory structures must be constructed of brick on all sides.
- I. At gasoline service stations, an equal number of electric charging stations as gas pumps must be provided on the site. Covered canopies must be provided over gas pumps and electric charging stations.
- J. An acceptable means of access and internal circulation must be provided, to be determined by the Fire Marshal.
- K. The required number of parking spaces of the base zoning district must be provided.
- L. The required buffers of the base zoning district must be provided.
- M. The square footage of a gasoline must be at least 5,000 square feet
- N. The gasoline service station must have suites to accommodate two sub-tenants.

- O. All gasoline service stations must meet the other related City of Stockbridge Codes of Ordinances.

SECTION 2. Repeal. The existing Title 12, Section 3.2.14 (C) is hereby repealed. From the Code of Ordinances, City of Stockbridge, Georgia. All ordinances in conflict with this Ordinance are repealed, except as otherwise provided herein.

SECTION 3. Intention of the Governing Body. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall be come and be made a part of the Code of Ordinances, City of Stockbridge, Georgia, and the sections of the ordinance may be renumbered to accomplish such intention.

SECTION 4. Approval of Execution. The Mayor is hereby authorized to sign all documents necessary to enact this Ordinance.

SECTION 5. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

SECTION 6. Authority to Amend. The City Attorney is granted authority to amend or correct this Ordinance, with the express consent of the City Council, to reflect the intent of the Council and ensure compliance with applicable laws.

SECTION 7. Effective Date. This ordinance becomes effective immediately upon adoption and recording by the City Clerk.

ANTHONY S. FORD, Mayor

SO ORDAINED this ____ day of _____, 2025.

ATTEST:

VANESSA HOLIDAY, City Clerk

(SEAL)

APPROVED AS TO FORM:



QUINTON G. WASHINGTON, City Attorney



PowerPoint Presentation For TX-2024- 06

Mayor and Council Work
Session

February 10, 2025

Purpose

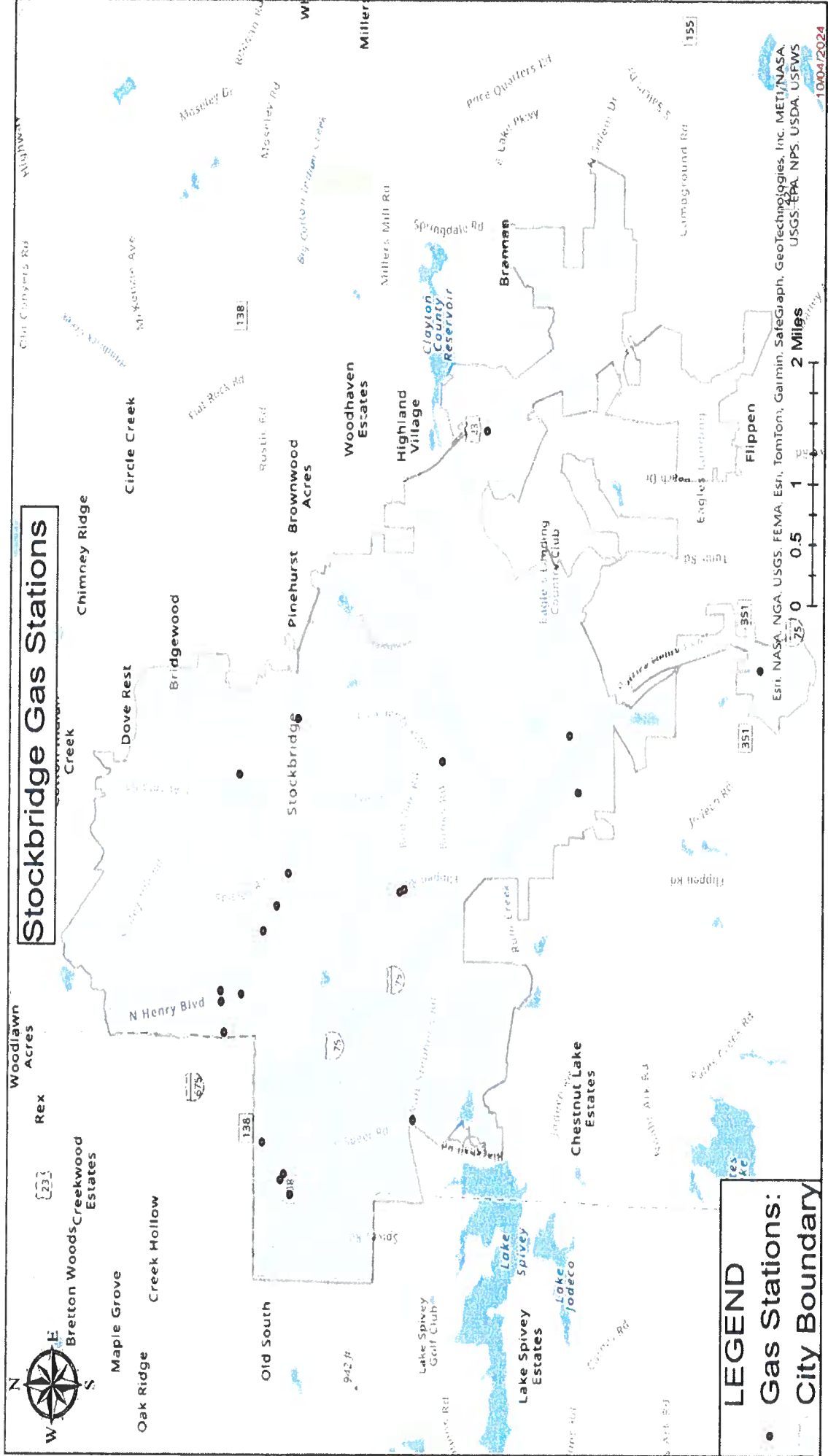
Amend the distance requirement for gas stations from 4,500 feet to 800 feet (Section 3.2.14 (C))

Add additional requirements for convenience stores with gas stations (Sections 3.2.14 (E), F, G, H, I, J, K, L, M, N, AND O, and P)

Background

- In the past, staff has received inquiries about establishing convenience store with gas stations in the city of Stockbridge. However, the current required distance of 4,500 feet found in Section 3.2.14 C is too restrictive by potential developers, who argue that it limits the feasibility of establishing new convenience stores with gas stations in the area.





LEGEND

- Gas Stations:
- City Boundary

Esri, NASA, NGA, USGS, FEMA, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc. METI/NASA, USGS, EPA, NPS, USDA, USFWS

Current Standards found in Section 3.2.14 of the Stockbridge Unified Development Code

3.2.14 Gasoline service stations.

- A. Gasoline service stations are permitted in the C-3 district and are a special use in the C-2 district, subject to the site design standards for the district, and the specific site design standards in this section.
- B. Gasoline service stations may include the following activities: sale of fuel, oil, lubricants, and similar products; minor repair; sale of small automotive accessories; sale of food and sundries; convenience store; restaurant drive-up windows; inspection stations for emissions; or car washes. Gasoline service stations shall not include game rooms, game arcades, major repair shops, body shops, paint shops, or paint booths.
- C. Gasoline service stations shall maintain a separation distance of four thousand five hundred (4,500) feet. This distance requirements shall be measured from property line to property line of another gasoline service station.
- D. Design standards for gasoline service stations are shown in the table below.

Standards for Gasoline Service Stations

Development Feature	Standard
Minimum setbacks:	
Principal building and/or gas pumps and canopy, where side and rear lot lines are abutting residentially zoned property	40 feet
Principal building, side and rear lot lines, all other zoning districts	25 feet
Access requirements for corner lots	Access drives shall be a minimum of 20 feet from the intersection of street right-of-way lines
Buffer, adjacent to residentially zoned property	Includes a solid wall or solid fence not less than six (6) feet in height in addition to the standards set forth in this title.

Changes Made
to Section
3.2.14 (C) of
the Stockbridge
Unified
Development
Code

- Section 3.2.14 (C): Gasoline service stations shall maintain a separation distance of **eight hundred (800) feet**. This distance requirements shall be measured from property line to property line of another existing gasoline service station.



Requirements added to Section 3.2.14 of the Stockbridge Unified Development Code

- E. A gas station must be located on a property which has frontage on either a collector or an arterial road, as is classified by the Georgia Department of Transportation or the Henry County Department of Transportation.
- F. Gasoline service stations are allowed with the base zoning district of C-3 (Heavy Commercial District). Gasoline service stations are also allowed in the C-2 (General Commercial District) via a Special Use Permit
- G. All property design standards of the base zoning district must be met.
- H. Building facades for both primary and accessory structures must be constructed of brick on all sides.
- I. At gasoline stations, an equal number of electric charging stations as gas pumps must be provided on the site, and covered canopies must be provided over gas pumps and electric charging stations.
- J. An acceptable means of access and internal circulation must be provided, to be determined by the Fire Marshal.
- K. The required number of parking spaces of the base zoning must be provided.

Requirements
added to
Section 3.2.14
of the
Stockbridge
Unified
Development
Code (cont.)

- L. The required buffers of the base zoning must be provided.
- M. The square footage of a gasoline service station must be at least 5,000 square feet.
- N. The gas station must have suites to accommodate two sub-tenants.
- O. All gasoline service stations must meet the other related City of Stockbridge Codes of Ordinances.
- P. All gas stations must meet the other related codes of Ordinances.



STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND TITLE 12, UNIFIED DEVELOPMENT CODE, CHAPTER 3, USE REGULATIONS, SECTION 3.2.14 (C) AND ADD SECTIONS 3.2.14 (E), F, G, H, I, J, K, L, M, N, O AND P, RELATING TO GASOLINE SERVICE STATIONS, SO AS TO AMEND THE DISTANCE REQUIREMENT FROM 4,500 FEET TO 800 FEET AND TO ADD ADDITIONAL REQUIREMENTS; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

SECTION 1. Ordinance. That the City of Stockbridge, Code of Ordinances, Title 12, Unified Development Code, Chapter 3, Use Regulations, Section 3.2.14 (C) be amended to allow gasoline service stations with the distance requirement of 800 feet from property line to property line of another gasoline service station, and add Sections 3.2.14 (E), F, G, H, I, J, K, L, M, N, and O and P, so as to read as follows:

Section 3.2.14 (C): Gasoline service stations shall maintain a separation distance of eight hundred (800) feet. This distance requirement shall be measured from property line to property line of another existing gasoline service station.

E. A gasoline service station must be located on a property which has frontage on either a collector or an arterial road, as is classified by the Georgia Department of Transportation or the Henry County Department of Transportation.

F. Gasoline service stations are allowed with the base zoning district of C-3 (Heavy Commercial District). Gasoline service stations are also allowed in the C-2 (General Commercial District) via a Special Use Permit.

G. All property design standards of the base zoning district must be met.

H. Building facades for both primary and accessory structures must be constructed of brick on all sides.

I. At gasoline service stations, an equal number of electric charging stations as gas pumps must be provided on the site. Covered canopies must be provided over gas pumps and electric charging stations.

J. An acceptable means of access and internal circulation must be provided, to be determined by the Fire Marshal.

K. The required number of parking spaces of the base zoning district must be provided.

L. The required buffers of the base zoning district must be provided.

M. The square footage of a gasoline service station must be at least 5,000 square feet.

N. The gasoline service station must have suites to accommodate two sub-tenants.

O. All gasoline service stations must meet the other related City of Stockbridge Codes of Ordinances.

P. Other special requirements, to be determined by the Community Development Director, must be met.

SECTION 2. Repeal. The existing Title 12, Unified Development Code, Chapter 3, Use Regulations, Section 3.2.14 (C) is hereby repealed. From the Code of Ordinances, City of Stockbridge, Georgia. All ordinances in conflict with this Ordinance are repealed, except as otherwise provided herein.

SECTION 3. Intention of the Governing Body. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall be come and be made a part of the Code of Ordinances, City of Stockbridge, Georgia, and the sections of the ordinance may be renumbered to accomplish such intention.

SECTION 4. Approval of Execution. The Mayor is hereby authorized to sign all documents necessary to enact this Ordinance.

SECTION 5. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

SECTION 6. Authority to Amend. The City Attorney is granted authority to amend or correct this Ordinance, with the express consent of the City Council, to reflect the intent of the Council and ensure compliance with applicable laws.

SECTION 7. Effective Date. This ordinance becomes effective immediately upon adoption and recording by the City Clerk.

ANTHONY S. FORD, Mayor

SO ORDAINED this ____ day of _____, 2024.

ATTEST:

VANESSA HOLIDAY, City Clerk (SEAL)

APPROVED AS TO FORM:

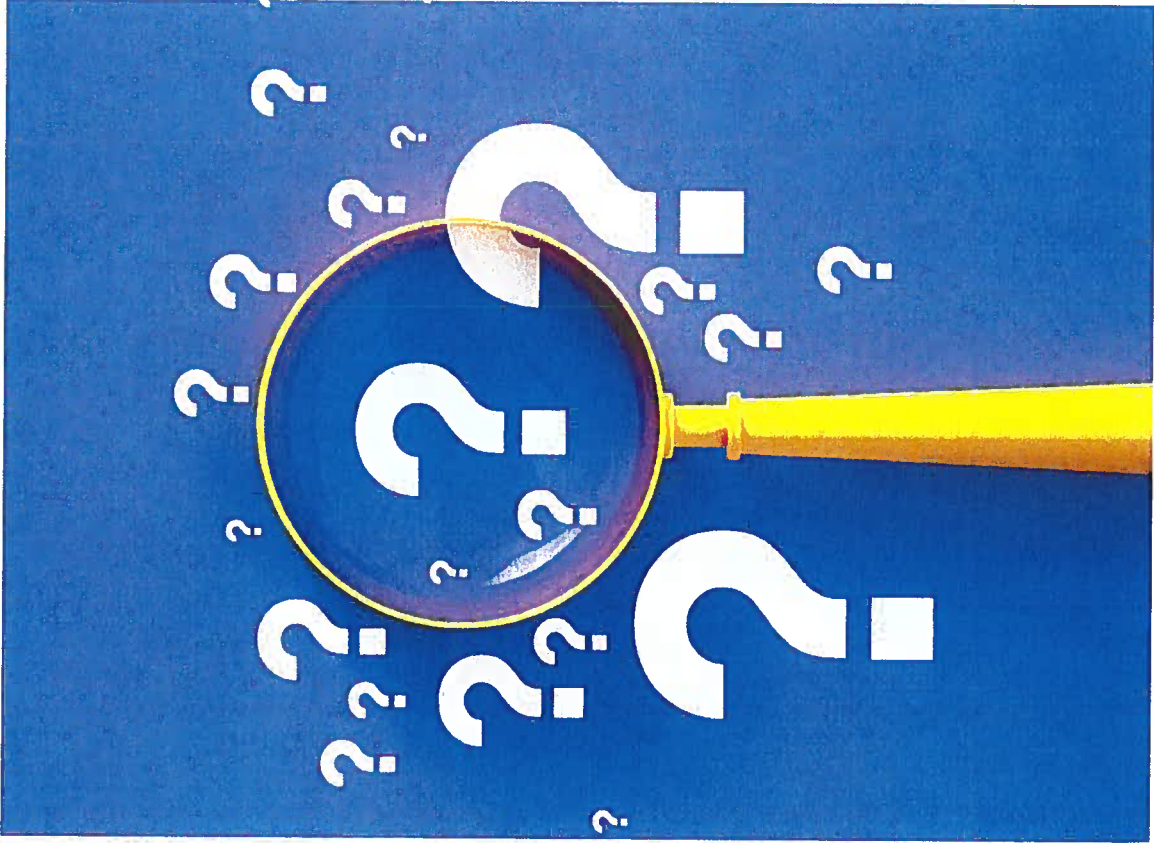


QUINTON G. WASHINGTON, City Attorney

Staff Recommendation

- Based on its research, the Community Development Staff is recommending **APPROVAL** to amend both the gas station distance requirement (Section 3.2.14 (C)) and add additional requirements (Sections 3.2.14 (E), F, G, H, I, J, K, L, M, N, AND O, and P in Section 3.2.14 of the Stockbridge Unified Development Code.





Q&A



Overview



Legend

- Parcels
- Roads

Parcel ID	S33-01011001	Class	C	Owner	NORTH EAGLE	Land	\$116,300					
Property	106 ROCK	Acreage	0.89	Address	PAVILION LLC	Value:						
Address	QUARRY RD						Building	\$483,600	Last 2 Sales			
District	City/Stockbridge						Value:		Date	Price	Reason	Qual
					STOCKBRIDGE GA	Misc	\$14,200	2/3/2006	\$0	CORPORATE	U	
					30281	Value:		9/20/2000	\$120,000	n/a	U	
					Total		\$614,100					
					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: 8/20/2024
Last Data Uploaded: 8/19/2024 9:17:27 PM

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

BUILDING AREA C-STORE	
GROSS FLOOR AREA	±9,840 SQ. FT.
BUILDING COVERAGE:	± 5.29%
MAX BUILDING HEIGHT (BY CODE):	35 FEET

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

BUILDING AREA HOTEL	
GROSS FLOOR AREA	±12,275 SQ. F.
BUILDING COVERAGE:	± 5.29%
MAX BUILDING HEIGHT (BY CODE):	35 FEET

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
FRONT (SOUTH)	50 FEET	147.30'
REAR (WEST)	20 FEET	60.50'
SIDE (NORTH)	10 FEET	11.04'
SIDE (EAST)	10 FEET	10'

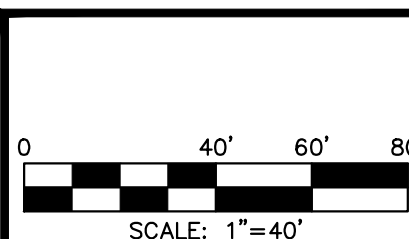
FOOD MART WITH FUEL SALES (5,035 SF)	
RETAIL UPPER LEVEL (4,800 SF)	
5 SPACE FOR EACH 1,000 SQUARE	50 SPACES
TOTAL PARKING REQUIRED	50 SPACES
PROVIDED PARKING	
STANDARD SPACES 9'x19'	25 SPACES
FUEL PUMP SPACES	12 SPACES
E.V. CHARGING SPACES	12 SPACES
ACCESSIBLE SPACES 9'x19' (REQUIRED)	2 SPACES
TOTAL PARKING PROVIDED	51 SPACES

CITY PARKING REQUIRED:	
HOTEL (60 ROOMS)	
1 SPACE PER ROOM	60 SPACES
TOTAL PARKING REQUIRED	60 SPACES
PROVIDED PARKING	
STANDARD SPACES 9'x19'	59 SPACES
ACCESSIBLE SPACES 9'x19' (REQUIRED)	3 SPACES
TOTAL PARKING PROVIDED	62 SPACES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
3. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY: IRONSTONE SURVEYING
4. ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
5. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
6. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA.
7. ALL STRIPED OR CURBED RADI SHALL BE 5' UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, ETC. REPAIRS MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.

CIVIL PLANS
ROCK QUARRY ROAD C-STORE SPECIAL USE

1876 INDEPENDENCE SQ, SUITE D, DUNWOODY,
GA 30338
MEHTA BHARTI 678 458 5185



ISSUE DATE
03/18/2025

PROJECT NUMBER
2024-033

SHEET TITLE

SITE PLAN

SHEET NUMBER

C1

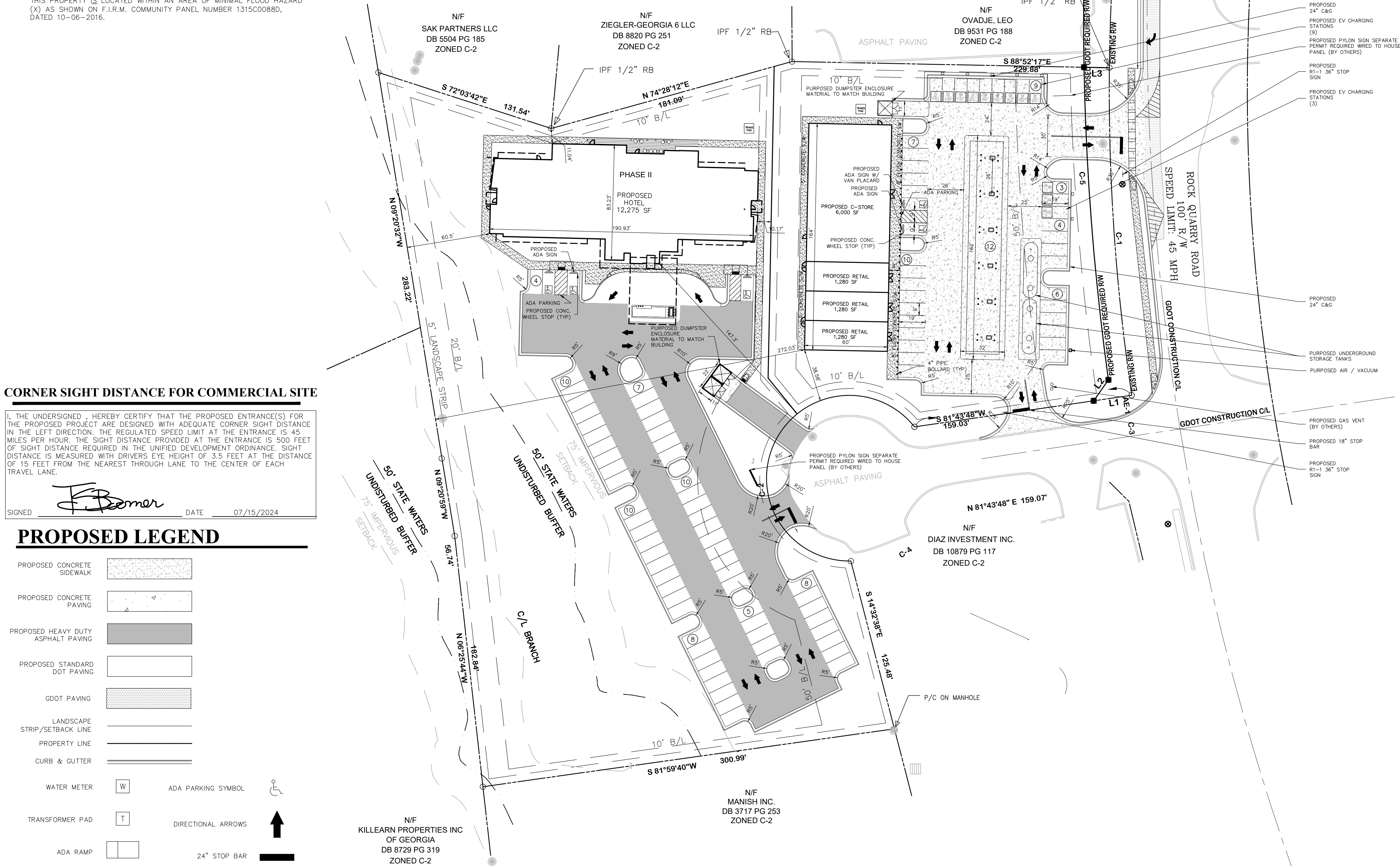
THIS PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD
(X) AS SHOWN ON F.I.R.M. COMMUNITY PANEL NUMBER 1315C0088D,
DATED 10-06-2016.

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

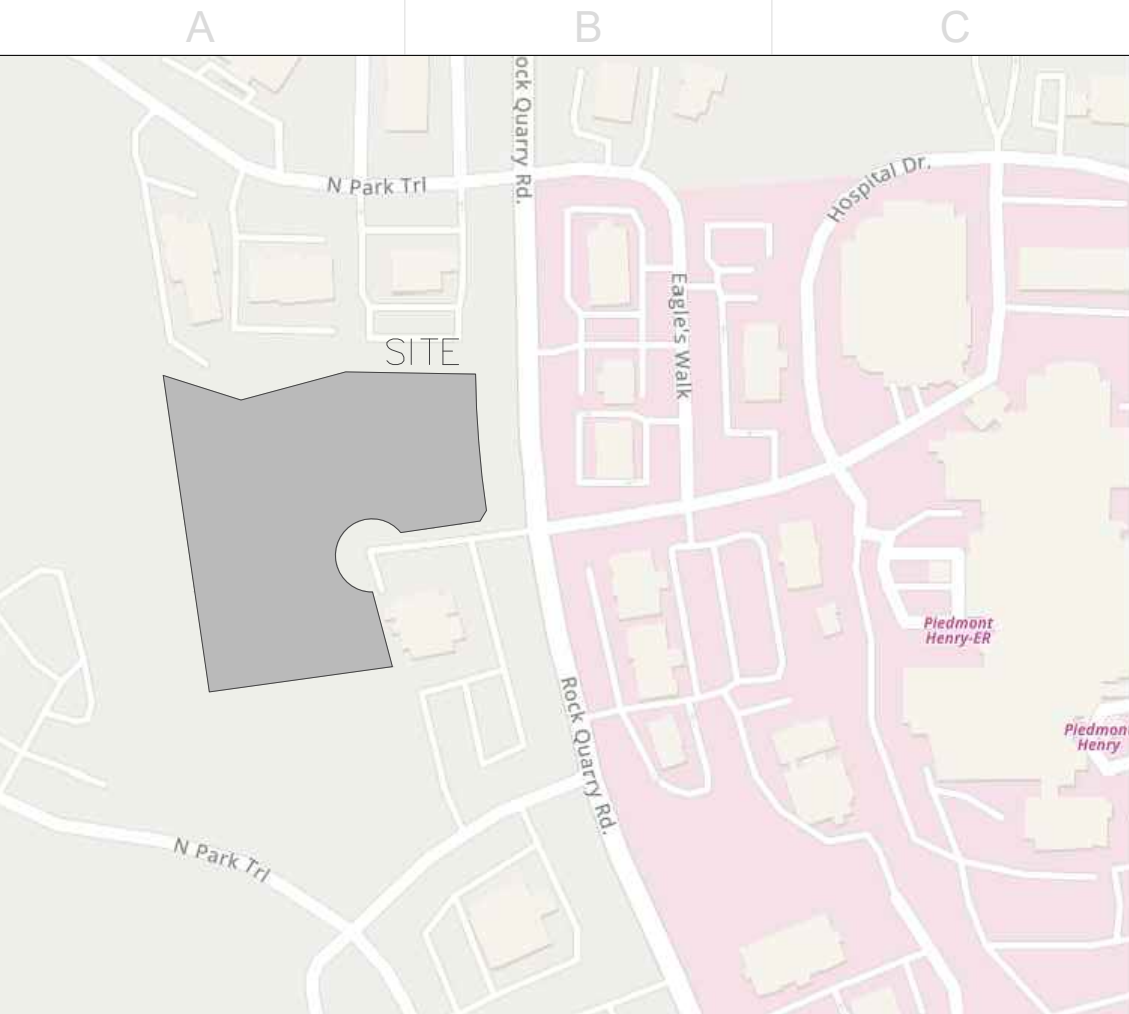
SIGNED DATE 07/15/2024

PROPOSED CONCRETE SIDEWALK	
PROPOSED CONCRETE PAVING	
PROPOSED HEAVY DUTY ASPHALT PAVING	
PROPOSED STANDARD DOT PAVING	
GDOT PAVING	
LANDSCAPE STRIP/SETBACK LINE	
PROPERTY LINE	
CURB & GUTTER	

WATER METER		ADA PARKING SYMBOL	
TRANSFORMER PAD		DIRECTIONAL ARROWS	
ADA RAMP		24" STOP BAR	
SIGN		PROPOSED LIGHT POLE	
CONCRETE WHEEL STOP			



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



SITE DATA

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

BUILDING DATA

BUILDING AREA C-STORE	
GROSS FLOOR AREA	±9,840 SQ. FT.
BUILDING COVERAGE:	± 5.29%
MAX BUILDING HEIGHT (BY CODE):	35 FEET

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

BUILDING AREA HOTEL	
GROSS FLOOR AREA	±12,275 SQ. FT.
BUILDING COVERAGE:	± 5.29%
MAX BUILDING HEIGHT (BY CODE):	35 FEET

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
FRONT (SOUTH)	50 FEET	147.30'
REAR (WEST)	20 FEET	60.50'
SIDE (NORTH)	10 FEET	11.04'
SIDE (EAST)	10 FEET	10'

PROPOSED PARKING DATA

FOOD MART WITH FUEL SALES (5,035 SF)	
RETAIL UPPER LEVEL (4,800 SF)	
5 SPACE FOR EACH 1,000 SQUARE	50 SPACES
TOTAL PARKING REQUIRED	50 SPACES
PROVIDED PARKING	
STANDARD SPACES 9'x19'	25 SPACES
FUEL PUMP SPACES	12 SPACES
E.V. CHARGING SPACES	12 SPACES
ACCESSIBLE SPACES 9'x19' (REQUIRED)	2 SPACES
TOTAL PARKING PROVIDED	51 SPACES

CITY PARKING REQUIRED:	
HOTEL (60 ROOMS)	
1 SPACE PER ROOM	60 SPACES
TOTAL PARKING REQUIRED	60 SPACES
PROVIDED PARKING	
STANDARD SPACES 9'x19'	59 SPACES
ACCESSIBLE SPACES 9'x19' (REQUIRED)	3 SPACES
TOTAL PARKING PROVIDED	62 SPACES

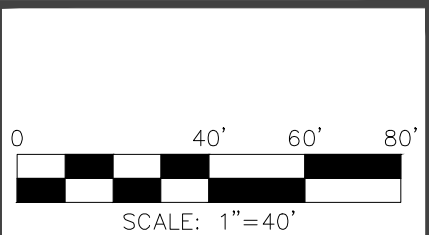
SITE NOTES

0. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.
1. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
2. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY: IRONSTONE SURVEYING
3. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
4. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
5. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA.
6. ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
8. SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES, FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
9. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
10. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
11. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
12. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
13. ALL CONCRETE SHALL BE 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.
14. PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
15. ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.
16. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).
17. ALL PARKING MARKINGS SHALL BE THERMOPLASTIC AND MEET GOOT SPECIFICATIONS.

[illegible]

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

GM12, INC
1876 INDEPENDENCE SQ., SUITE D, DUNWOODY,
GA 30338
MEHTA, BHARATI 678.458.5195



ISSUE DATE
06-26-2024

PROJECT NUMBER
2024-033

SHEET TITLE

SITE PLAN

SHEET NUMBER
C1

Special Use Permit Application City of Stockbridge, Georgia



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

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

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

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

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

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

City of Stockbridge Planning and Zoning Division
Conditional Use Permit Application

Name of Applicant: GMI 2, Inc. Phone: 678-457-5185 Date: _____
Address Applicant: 1876 Independence Square, Ste B Fax: N/A Cell #: _____
City: Dunwoody State: GA Zip: 3030338 E-mail: sunnyomsai@yahoo.com
Name of Agent: Harold Buckley, Jr., Esq. Phone: 770-803-3707 Date: 6/28/24
Address Agent: 2849 Paces Ferry Rd, Suite 700 Fax: 404-853-1812 Cell #: _____
City: Atlanta State: GA Zip: 30339 E-mail: hbuckley@wbilegal.com

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

Conditional Use Permit(s) being requested Convenience store
with fuel pumps.

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

Acknowledgements

Address of Property: 0 Rock Quarry Road

Nearest intersection to the property: Rock Quarry Road and Hospital Drive
(Street Address)

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

Property Tax Parcel Number(s): 032-01030012 (Required)

Witness' Signature

Printed Name of Witness

Notary

NOTARY STAMP:



Signature of Applicant

Printed Name of Applicant

Signature of Agent

(For Office Use Only)

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

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

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____

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

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

THE APPLICANT IS THE PROPERTY OWNER

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at _____ [address], with Parcel Number _____ which is the subject of this application.

Name of Property Owner: _____
Property Owner's Address: _____
Telephone: _____ E-mail: _____

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

Signature: _____ Date: _____

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

Name(s) of Applicant(s): _____

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: _____

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

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

6/26/24
Date

[Signature]
Signature of Notary Public
Mimi Zhu
Printed Name of Notary Public

6/26/2024
Date



Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes _____ No X

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

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

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

Bhaoti mehta
Applicant's Name - Printed

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

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

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 26 day of June 2024

[Signature]
Notary Public



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

WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

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

HAROLD BUCKLEY, JR.

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

TELEPHONE
(404) 853-5050

FACSIMILE
(404) 853-1812

August 2, 2024

VIA HAND DELIVERY

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

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

Dear Keedra:

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

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

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

General Background

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

WILSON BROCK & IRBY, L.L.C.

GMI'S CONDITIONAL USE PERMIT LETTER OF INTENT

August 2, 2024

Page 2

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

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

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

Conditional Use Permit Approval Standards

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

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

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

¹ Comprehensive Plan, p. 44.

103093.2 211992-000001

1014594.1 242193-000001

roadways.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6. The Proposed Use Will Have Appropriate Open Space

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

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

7. The Proposed Use Will Have Appropriate Protective Screening

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

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

8. Hours and Manner of Operation

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

9. The Proposed Use Will Have Exceptional Outdoor Lighting

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

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

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

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

² Zoning Ordinance § 2.5.2(A)(3) (Overlay purposes include promoting development that encourages pedestrianism.);

see also Id. at § 2.5.2(8) (Overlay purposes include promoting innovative developments.).

103093 2 21 1992-000001

1014594 1 242193-000001

WILSON BROCK & IRBY, L.L.C.

GMI'S CONDITIONAL USE PERMIT LETTER OF INTENT

August 2, 2024

Page 6

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

11. Constitutional Objections and Conclusion.

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

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

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

Sincerely,

WILSON BROCK & IRBY, L.L.C.



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

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

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

EXHIBIT "A"

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

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

TOGETHER WITH:

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

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

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

GEORGIA811
www.Georgia811.com

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

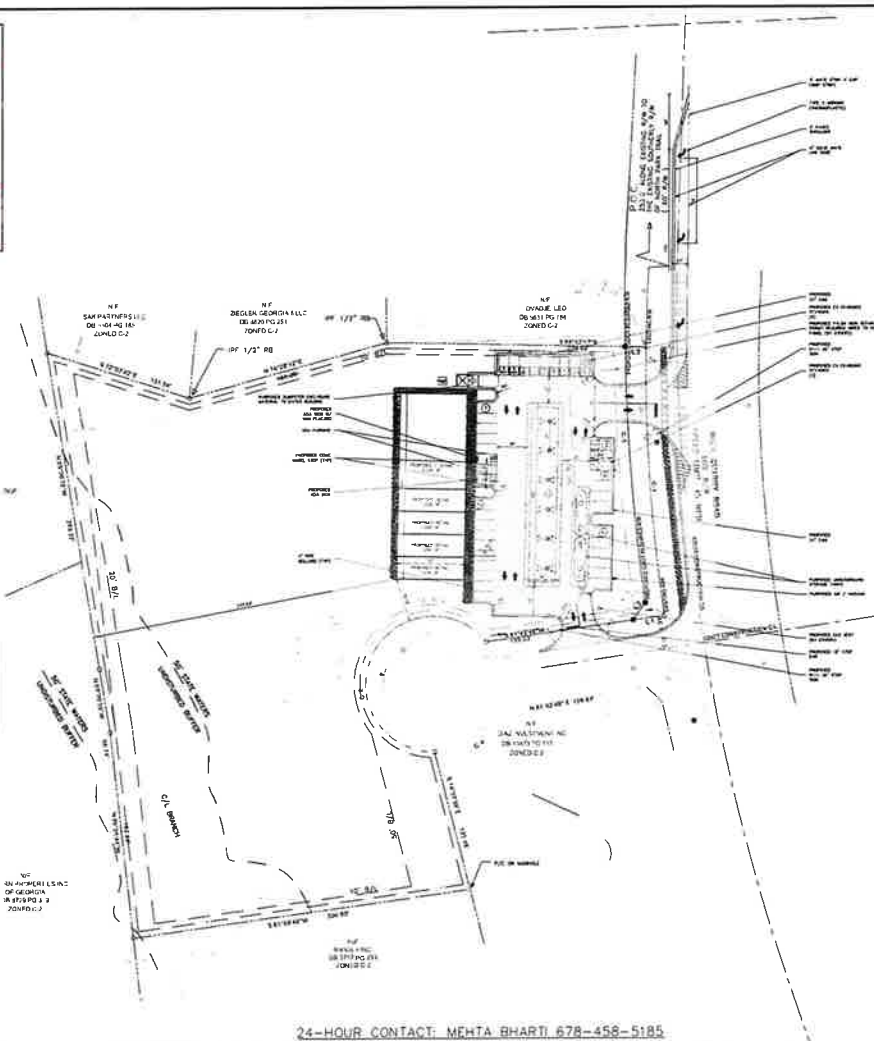
REFERENCE INFORMATION (FROM FILE)
 DTIC NUMBER: 343 PAGES: 340-243
 COST PROJECT NO: 0015080 CLASSIFICATION:
 NO-0003, SHEET 3 OF 48
 HENRY TOLSON, NATIONAL ASSOCIATION

[illegible]





THIS PROPERTY IS LOCATED WITHIN AN AREA OF USUAL FLOOD HAZARD (U) AS SHOWN ON FIRM COMMUNITY PANEL NUMBER 1315000000, DATED 10-08-2016.



UNER SIGHT DISTANCE FOR COMMERCIAL SITE

UNDESIGNED: DESIGNER CERTIFY THAT THE PROPOSED DISTANCES FOR PROPOSED STRUCTURES ARE DESIGNED WITH ADEQUATE CROWDER SIGHT DISTANCE OF 100 FEET MINIMUM. THE REGULATED SPEED LIMIT OF THE CORRIDOR IS 45 MPH. MINIMUM CLEAR DISTANCES INDICATED AT THE CORNER IS 50 FEET. THE DISTANCES REQUIRED IN THE UNDESIGNED CORRIDOR UNDESIGNED: SIGHT DISTANCE IS 100 FEET MINIMUM. THE CORNER IS 10 FEET AT THE DISTANCE 10 FEET FROM THE NEAREST THROUGH LANE TO THE CENTER OF EACH LANE.

LEGEND PROPOSED

POURED CONCRETE		
1000 LB. HEAVY DUTY COPPER PLUMBING		
POURED STANDARD GOLF FINISH		
1000 LB. FINISH		
LANDSCAPE TOP/PAVEMENT LINE		
PROPERTY LINE		
CLIMATE & WATER		
WATER METER		ADA PARKING SYMBOL
FLUORESCENCE PAD		DIRECTIONAL ARROWS
ADA RAMP		1/4" STOP SIGN
SIGN		PROPOSED LIGHT POLE

SITE AREA CALCULATIONS

	SEMI- FOOT AC	FOOT AC	PER FOOT AC
TOTAL GROSS AREA	184,075	4,317	1,000.0
EXISTING DRIVE IMPROVEMENT AREA	0	0.00	0.0
EXISTING PAVEMENT AREA	184,075	4,317	1,000.0
PROPOSED DRIVE IMPROVEMENT AREA	0+0.0	1.22	28.6
PAVEMENT	9+46.0	0.23	5.3
STORMW	5+51.0	0.99	1.9
PAVEMENT/DRIVEWAY/GRANUL	26,265	0.61	14.1
IMPROVED PAVEMENT AREA	157,810	3.65	78.9
TOTAL IMPROVED AREA	157,810	3.65	78.9
PERCENT IMPROVED ASP	85.7	84.6	84.6

SITE DATA

PANEL 10 (REFERENCE)
ENDING LINE USE
PROPOSED LINE USE
CURRENT CHINESE CLASSIFICATION
PROPOSED CHINESE CLASSIFICATION
OVERALL SYSTEM
CURRENT LOCAL JURISDICTION
PROPOSED LOCAL CLASSIFICATION
LOCAL USE (SINGLE-PLAN OR OTHER) WITH CHINESE CLASS. NAME

BUILDING DATA

BLADINC MEA		
CRUSS FLOOR MEA		118-00 02 (1)
BLADINC CRUSS FLOOR		1 3 000
NEW BLADINC MEA (21 0000)		25 000

PROPOSED PARKING DATA

TOTAL PARKING REQUIRED	
FOOD SERVICE AND FUEL SALES (2.5/100 SF)	
RETAIL SERVICE LEVEL (1.0/100 SF)	
5 SPACE FOR EACH 1,000 SQUARE	50 SPACES
TOTAL PARKING REQUIRED	50 SPACES
PROPOSED PARKING	
STANDARD SPACES 8'x12'	25 SPACES
FUEL PUMP SPACES	13 SPACES
LY CHAIRING SPACES	13 SPACES
ACCESSIBLE SPACES 5'x12' (REQUIRED)	2 SPACES
TOTAL PARKING PROVIDED	53 SPACES

SITE NOTES

- [illegible]

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

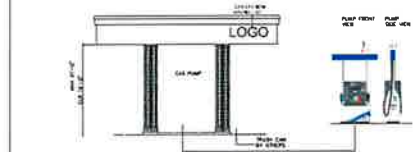
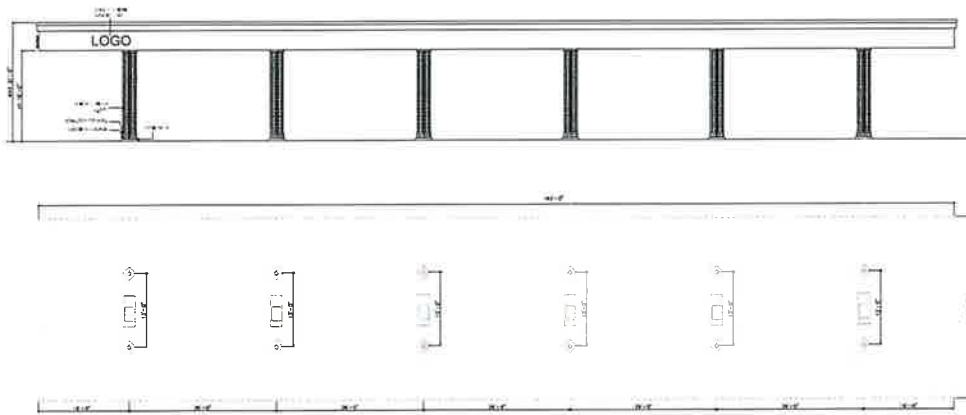
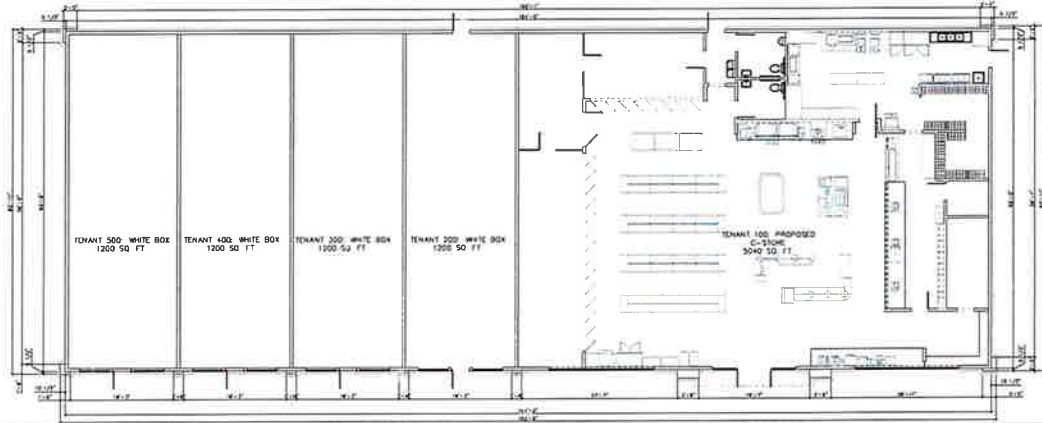


CIVIL PLANS
ROCK QUARRY ROAD C-STORE SPECIAL USE
ROCK QUARRY RD STUCKBRIDGE, GA 30281
13 - DISTRICT 6, PARCEL # 032-01030012



SITE PLAN

C1



ITEM	DESCRIPTION	QUANTITY	UNIT
1.00	CONCRETE PAVEMENT	1000	SQ. YD.
2.00	ASPHALT PAVEMENT	1000	SQ. YD.
3.00	GRAVEL	1000	CY.
4.00	CEMENT	1000	SQ. YD.
5.00	IRON PIPING	1000	FT.
6.00	IRON FITTINGS	1000	PC.
7.00	IRON VALVES	1000	PC.
8.00	IRON ELBOWS	1000	PC.
9.00	IRON TEES	1000	PC.
10.00	IRON CROSSINGS	1000	PC.
11.00	IRON END CAPS	1000	PC.
12.00	IRON FLANGES	1000	PC.
13.00	IRON GASKETS	1000	PC.
14.00	IRON BOLTS	1000	PC.
15.00	IRON NUTS	1000	PC.
16.00	IRON WASHERS	1000	PC.
17.00	IRON BRACKETS	1000	PC.
18.00	IRON HANGERS	1000	PC.
19.00	IRON CLAMPS	1000	PC.
20.00	IRON BANDS	1000	PC.
21.00	IRON CABLES	1000	PC.
22.00	IRON TUBES	1000	PC.
23.00	IRON FITTINGS	1000	PC.
24.00	IRON VALVES	1000	PC.
25.00	IRON ELBOWS	1000	PC.
26.00	IRON TEES	1000	PC.
27.00	IRON CROSSINGS	1000	PC.
28.00	IRON END CAPS	1000	PC.
29.00	IRON FLANGES	1000	PC.
30.00	IRON GASKETS	1000	PC.
31.00	IRON BOLTS	1000	PC.
32.00	IRON NUTS	1000	PC.
33.00	IRON WASHERS	1000	PC.
34.00	IRON BRACKETS	1000	PC.
35.00	IRON HANGERS	1000	PC.
36.00	IRON CLAMPS	1000	PC.
37.00	IRON BANDS	1000	PC.
38.00	IRON CABLES	1000	PC.
39.00	IRON TUBES	1000	PC.
40.00	IRON FITTINGS	1000	PC.
41.00	IRON VALVES	1000	PC.
42.00	IRON ELBOWS	1000	PC.
43.00	IRON TEES	1000	PC.
44.00	IRON CROSSINGS	1000	PC.
45.00	IRON END CAPS	1000	PC.
46.00	IRON FLANGES	1000	PC.
47.00	IRON GASKETS	1000	PC.
48.00	IRON BOLTS	1000	PC.
49.00	IRON NUTS	1000	PC.
50.00	IRON WASHERS	1000	PC.
51.00	IRON BRACKETS	1000	PC.
52.00	IRON HANGERS	1000	PC.
53.00	IRON CLAMPS	1000	PC.
54.00	IRON BANDS	1000	PC.
55.00	IRON CABLES	1000	PC.
56.00	IRON TUBES	1000	PC.
57.00	IRON FITTINGS	1000	PC.
58.00	IRON VALVES	1000	PC.
59.00	IRON ELBOWS	1000	PC.
60.00	IRON TEES	1000	PC.
61.00	IRON CROSSINGS	1000	PC.
62.00	IRON END CAPS	1000	PC.
63.00	IRON FLANGES	1000	PC.
64.00	IRON GASKETS	1000	PC.
65.00	IRON BOLTS	1000	PC.
66.00	IRON NUTS	1000	PC.
67.00	IRON WASHERS	1000	PC.
68.00	IRON BRACKETS	1000	PC.
69.00	IRON HANGERS	1000	PC.
70.00	IRON CLAMPS	1000	PC.
71.00	IRON BANDS	1000	PC.
72.00	IRON CABLES	1000	PC.
73.00	IRON TUBES	1000	PC.
74.00	IRON FITTINGS	1000	PC.
75.00	IRON VALVES	1000	PC.
76.00	IRON ELBOWS	1000	PC.
77.00	IRON TEES	1000	PC.
78.00	IRON CROSSINGS	1000	PC.
79.00	IRON END CAPS	1000	PC.
80.00	IRON FLANGES	1000	PC.
81.00	IRON GASKETS	1000	PC.
82.00	IRON BOLTS	1000	PC.
83.00	IRON NUTS	1000	PC.
84.00	IRON WASHERS	1000	PC.
85.00	IRON BRACKETS	1000	PC.
86.00	IRON HANGERS	1000	PC.
87.00	IRON CLAMPS	1000	PC.
88.00	IRON BANDS	1000	PC.
89.00	IRON CABLES	1000	PC.
90.00	IRON TUBES	1000	PC.
91.00	IRON FITTINGS	1000	PC.
92.00	IRON VALVES	1000	PC.
93.00	IRON ELBOWS	1000	PC.
94.00	IRON TEES	1000	PC.
95.00	IRON CROSSINGS	1000	PC.
96.00	IRON END CAPS	1000	PC.
97.00	IRON FLANGES	1000	PC.
98.00	IRON GASKETS	1000	PC.
99.00	IRON BOLTS	1000	PC.
100.00	IRON NUTS	1000	PC.

4 EXTERIOR FINISHES



ROCK QUARRY R
C-STORE SPECIAL
USE

ROCK QUARRY R
STOCKBRIDGE
GEORGIA 30281

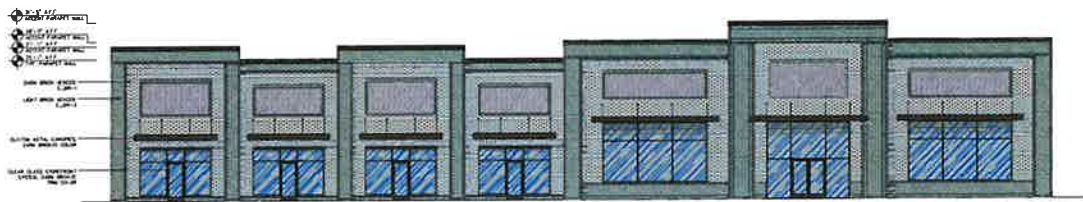
NO.	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE PAVEMENT	1000	SQ. YD.
2	ASPHALT PAVEMENT	1000	SQ. YD.
3	GRAVEL	1000	CY.
4	CEMENT	1000	SQ. YD.
5	IRON PIPING	1000	FT.
6	IRON FITTINGS	1000	PC.
7	IRON VALVES	1000	PC.
8	IRON ELBOWS	1000	PC.
9	IRON TEES	1000	PC.
10	IRON CROSSINGS	1000	PC.
11	IRON END CAPS	1000	PC.
12	IRON FLANGES	1000	PC.
13	IRON GASKETS	1000	PC.
14	IRON BOLTS	1000	PC.
15	IRON NUTS	1000	PC.
16	IRON WASHERS	1000	PC.
17	IRON BRACKETS	1000	PC.
18	IRON HANGERS	1000	PC.
19	IRON CLAMPS	1000	PC.
20	IRON BANDS	1000	PC.
21	IRON CABLES	1000	PC.
22	IRON TUBES	1000	PC.
23	IRON FITTINGS	1000	PC.
24	IRON VALVES	1000	PC.
25	IRON ELBOWS	1000	PC.
26	IRON TEES	1000	PC.
27	IRON CROSSINGS	1000	PC.
28	IRON END CAPS	1000	PC.
29	IRON FLANGES	1000	PC.
30	IRON GASKETS	1000	PC.
31	IRON BOLTS	1000	PC.
32	IRON NUTS	1000	PC.
33	IRON WASHERS	1000	PC.
34	IRON BRACKETS	1000	PC.
35	IRON HANGERS	1000	PC.
36	IRON CLAMPS	1000	PC.
37	IRON BANDS	1000	PC.
38	IRON CABLES	1000	PC.
39	IRON TUBES	1000	PC.
40	IRON FITTINGS	1000	PC.
41	IRON VALVES	1000	PC.
42	IRON ELBOWS	1000	PC.
43	IRON TEES	1000	PC.
44	IRON CROSSINGS	1000	PC.
45	IRON END CAPS	1000	PC.
46	IRON FLANGES	1000	PC.
47	IRON GASKETS	1000	PC.
48	IRON BOLTS	1000	PC.
49	IRON NUTS	1000	PC.
50	IRON WASHERS	1000	PC.
51	IRON BRACKETS	1000	PC.
52	IRON HANGERS	1000	PC.
53	IRON CLAMPS	1000	PC.
54	IRON BANDS	1000	PC.
55	IRON CABLES	1000	PC.
56	IRON TUBES	1000	PC.
57	IRON FITTINGS	1000	PC.
58	IRON VALVES	1000	PC.
59	IRON ELBOWS	1000	PC.
60	IRON TEES	1000	PC.
61	IRON CROSSINGS	1000	PC.
62	IRON END CAPS	1000	PC.
63	IRON FLANGES	1000	PC.
64	IRON GASKETS	1000	PC.
65	IRON BOLTS	1000	PC.
66	IRON NUTS	1000	PC.
67	IRON WASHERS	1000	PC.
68	IRON BRACKETS	1000	PC.
69	IRON HANGERS	1000	PC.
70	IRON CLAMPS	1000	PC.
71	IRON BANDS	1000	PC.
72	IRON CABLES	1000	PC.
73	IRON TUBES	1000	PC.
74	IRON FITTINGS	1000	PC.
75	IRON VALVES	1000	PC.
76	IRON ELBOWS	1000	PC.
77	IRON TEES	1000	PC.
78	IRON CROSSINGS	1000	PC.
79	IRON END CAPS	1000	PC.
80	IRON FLANGES	1000	PC.
81	IRON GASKETS	1000	PC.
82	IRON BOLTS	1000	PC.
83	IRON NUTS	1000	PC.
84	IRON WASHERS	1000	PC.
85	IRON BRACKETS	1000	PC.
86	IRON HANGERS	1000	PC.
87	IRON CLAMPS	1000	PC.
88	IRON BANDS	1000	PC.
89	IRON CABLES	1000	PC.
90	IRON TUBES	1000	PC.
91	IRON FITTINGS	1000	PC.
92	IRON VALVES	1000	PC.
93	IRON ELBOWS	1000	PC.
94	IRON TEES	1000	PC.
95	IRON CROSSINGS	1000	PC.
96	IRON END CAPS	1000	PC.
97	IRON FLANGES	1000	PC.
98	IRON GASKETS	1000	PC.
99	IRON BOLTS	1000	PC.
100	IRON NUTS	1000	PC.



ROCK QUARRY R
STOCKBRIDGE
GEORGIA 30281

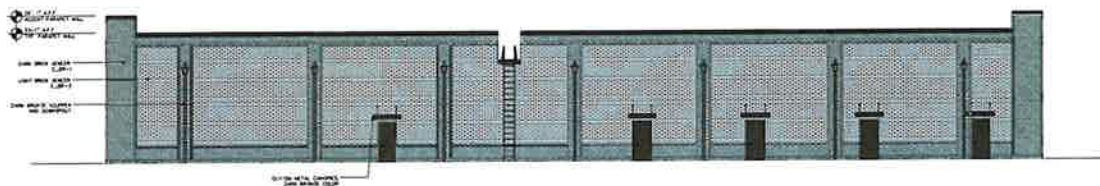
PROPOSED BUILDING
PLAN AND
GAS CANOPY DETAILS

A1.00



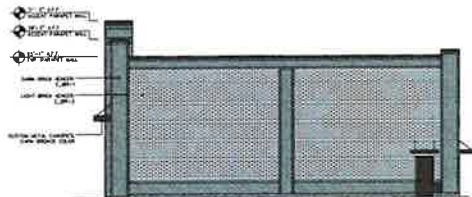
1 | PROPOSED FRONT BUILDING ELEVATION

SCALE: 1/4"=1'-0"



2 | PROPOSED BACK BUILDING ELEVATION

SCALE: 1/4"=1'-0"



3 | PROPOSED FRONT BUILDING ELEVATION

SCALE: 1/8"=1'-0"



4 | PROPOSED LEFT BUILDING ELEVATION

SCALE: 1/8"=1'-0"



0. 材料清單 - 續表 0.5			
ITEM	DESCRIPTION	QUANTITY	UNIT
1.01.1	ROCK QUARRY R C-STORE SPECIA (1.01.1.1) (1.01.1.2)	1000	SQ. FT.
1.01.2	DARK BRICK 2" X 8" X 16" (1.01.2.1)	1000	SQ. FT.
1.01.3	BRICK 2" X 8" X 16" (1.01.3.1)	1000	SQ. FT.
1.01.4	BRICK 2" X 8" X 16" (1.01.4.1)	1000	SQ. FT.



5 | EXTERIOR FINISHES



ROCK QUARRY R
C-STORE SPECIA
USE

ROCK QUARRY R
C-STORE SPECIA
GEORGIA 30281



THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY VIOLATION OF THIS AGREEMENT WILL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF THE ARCHITECT.

ARCHITECT
PROPOSED BUILDING
EXTERIOR
ELEVATIONS
DATE: 01/01/2021
A1.01









Henry County Water Authority
Engineering Division

July 12, 2024

Re: Water and Sewer Services - Availability

Proposed Development: **Food Mart with Fuel Sales**

Property Information: **Off Rock Quarry Road, Parcel No. 032-01030012**

LL 13; District 6; 4.36+/- acres

Zoning: **C-2 (City of Stockbridge)**

Sewer Basin: **Walnut Creek**

Watershed Basin: **Big Cotton Indian Creek**

TO WHOM IT MAY CONCERN:

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

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

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

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

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

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

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

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

A handwritten signature in blue ink that reads "Scott Sage". The signature is stylized with a large "S" and "S" for the first and last names.

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

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

Linda Logan

From: Terry Boomer <tboomer@lja.com>
Sent: Thursday, June 27, 2024 3:19 PM
To: Gordon Linton; Terry A. Boomer; Marissa Bridges; Ryan Anderson; Keedra Jackson; Linda Logan; James Price; Mark Whitley
Cc: Sunny Mehta; Sunny Mehta; Harold Buckley; Ashia Nowlin; melissa.collum@hcwa.com
Subject: RE: Gas Station Development Discussion on Rock Quarry Road
Attachments: Stockbridge Ga pre app notes.docx

All,

During this meeting we discussed the intent, need, and briefly a history of the property and prior submissions by others. Our takeaway from the meeting was positive and want to thank all that attended. One item that we are looking for and I believe Keedra you indicate that you may be able to provide, is the comments from all departments for the plans previously submitted by others. The plans were issued prior to the moratorium or text amendment against convenience stores. Another item I want to verify, per our notes, we were not going to be penalized for the EV stations and that these spaces could count as parking spaces, please confirm. Lastly in order for us to proceed further, your group had indicated that we need a letter of availability from Henry County Water.

Please make sure that I recapped the highlights and if you have anything to add, we welcome input.

Thank you again for hosting the meeting and look forward to our next step.

Terry Boomer PE | Director Site / Civil

Land Development

C: 678-462-4072

130 East Main Street, Suite 204

Canton, GA 30114

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com



Top Workplaces USA | 2023

-----Original Appointment-----

From: Gordon Linton <Glinton@stockbridgega.org>

Sent: Thursday, June 6, 2024 11:01 AM

To: Gordon Linton; Terry Boomer; Terry A. Boomer; Marissa Bridges; Ryan Anderson; Keedra Jackson; Linda Logan; James Price; Mark Whitley

Subject: Gas Station Development Discussion on Rock Quarry Road

When: Thursday, June 6, 2024 11:00 AM-12:00 PM (UTC-05:00) Eastern Time (US & Canada).

Where: Microsoft Teams Meeting

[EXTERNAL EMAIL]

-----Original Appointment-----

From: Gordon Linton <Glinton@stockbridgega.org>

Sent: Tuesday, June 4, 2024 4:32 PM

To: Gordon Linton; Terry A. Boomer; Marissa Bridges; Ryan Anderson; Keedra Jackson; Linda Logan; James Price; Mark Whitley

Subject: Gas Station Development Discussion on Rock Quarry Road

When: Thursday, June 6, 2024 11:00 AM-12:00 PM (UTC-05:00) Eastern Time (US & Canada).

Where: Microsoft Teams Meeting

[EXTERNAL EMAIL]

Meeting to discuss a potential gas station and convenience store on the west side of Rock Quarry Road, across from Hospital Drive. The parcel ID number is #032-0103001. The people we are meeting with are as follows:

- Terry Boomer tboomer@lja.com
- Alex Boomer taboomer@lja.com
- Marissa Bridges mbridges@lja.com

The site plan is attached.

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 288 001 393 930

Passcode: 55eNwo

For organizers: [Meeting options](#)

[EXTERNAL EMAIL] Exercise caution. Do not open attachments or click links from unknown senders or unexpected email

[EXTERNAL EMAIL] Exercise caution. Do not open attachments or click links from unknown senders or unexpected email

Stockbridge Ga pre app notes

Text amendment to allow special use for convenience stores

4 sided brick

Equal number of electric number pumps

Charging stations will not affect parking count

Face a major arterial road which it does

Run off reduction

5,000 sqft cstore

6,400 retail

July 1st submittal dead line

August 5th submittal dead line

March 14, 2023

VIA ELECTRONIC MAIL

Brecca R. Carter, Director
Department of Community Development
City of Stockbridge
Municipal Court Building
4602 North Henry Boulevard
Stockbridge, GA 30281

Re: Rock Quarry Rd at Hospital Drive, Parcel No. 032-01030012

Ms. Carter,

I hope this letter finds you well. When we last spoke on February 21, 2023, we discussed the efforts Sunny Mehta and his team have made to develop a convenience store and gas station on the undeveloped property referenced above. You may remember the central issue is that they only purchased the property after meeting with Stockbridge Department of Community Development staff and receiving assurance that gas station was an allowed use on the property; however, the Department failed to inform my client during that meeting that within a week the zoning ordinance then in effect would be replaced by a new Unified Development Code (UDC) following a vote by the City Council. Under the new UDC, a gas station is no longer an allowed use on the property. In reliance on what he was told by the Department, though, my client purchased the property at a higher price point that reflected a gas station use. And following the purchase, my client proceeded with permitting review, submitting full engineering plans for a gas station development and receiving rounds of comments from multiple City departments. It was not until last month, nearly a full year after the UDC's adoption, that Community Development staff informed my client that the proposed use was not allowed as a matter of zoning. By this point, of course, my client had invested tens of thousands of dollars in pursuit costs, not to mention the purchase price of the property.

At our meeting in February, you requested that we provide a timeline showing the steps taken in the good faith pursuit of development permitting, and I have enclosed the timeline that we pulled together. Based on the time and capital he has invested in the project, my client believes he has vested his right to develop the property for a gas station. This conclusion not only seems legally sound, but also the fairest and most equitable determination given the circumstances. It also presents the most

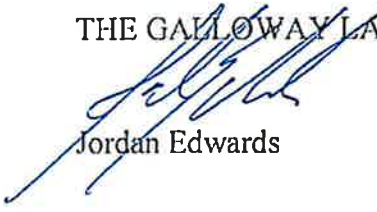
THE **GALLOWAY** LAW GROUP, LLC

Brecca Carter
City of Stockbridge
March 14, 2023
Page 2 of 2

straightforward way to resolve the issue. After you have a chance to review this timeline, we would be happy to schedule another meeting to discuss this further and determine the best steps to take next.

Sincerely,

THE GALLOWAY LAW GROUP, LLC



Jordan Edwards

cc: Ryan Anderson
Erick Garcia Salas
William Woodson Galloway

Timeline Schedule of Events

Dates:	Events:
05/14/2021	Gordon Linton (Planner I) from Stockbridge issues Zoning Certification Letter to Mr. Mehta (The “Owner”) stating that a gas station is a permitted use in the relevant C-2 Zoning district.
11/16/2021	Owner commissions due diligence, research and concept plan from his engineering team, The Contineo Group.
11/16/2021	Contineo Group receives Georgia Department of Transportation (GDOT) plans that indicate the ROW take and easement. Trip Wilhoit (property seller’s broker) shared the drawings and information.
01/06/2022	Owner commissions jurisdictional coordination, pre-application meeting and GDOT coordination
01/27/2022	Contineo Group meets with City of Stockbridge SPLOST Transportation Project Director Roque Romero and Henry County DOT Director David Simmons to evaluate access for the proposed development of a gas station.
03/09/2022	Owner and Contineo Group attend pre-application meeting with representatives of City of Stockbridge, at which City staff concluded the proposed gas station development was permissible. Attending staff included: - Demetries Wells, Fire Marshal - Linda Logan, Senior Planner - Gordon Linton, Planner I - Joseph Stapleton, City Engineer
3/22/2022	Owner commissions full engineering plans for a gas station development
4/21/2022	Owner agrees on proposed concept plan after pre-application meeting and internal modifications.
05/02/2022	Owner receives updated survey.
05/06/2022	Owner closes on the property.
07/18/2022	Contineo Group submits application and plans to City of Stockbridge Permitting Office for a Land Disturbance Permit (LDP). Contineo Group also submits plans to Georgia Soil and Water Conservation Commission (GSWCC).
07/21/2022	Contineo Group makes initial submittal to GDOT for preliminary review.
07/25/2022	GDOT informs Contineo Group that the roadway is outside GDOT’s jurisdiction.
08/18/2022	Contineo Group contacts Henry County DOT to coordinate driveway access plan submittal.
09/26/2022	City notifies Contineo Group that the LDP application is incomplete and provides new forms to be filled out and signed by Owner. City indicates that, due to lack of personnel, the review time is longer than usual.

	The forms that the City requests to be used and signed include: - ROW Facility Encroachment Application - Land Development Permit Packet
10/14/2022	Contineo Group receives signed documents from Owner.
10/18/2022	GSWCC provides Erosion and Sediment Control comments on initial submittal made 07/18/2022. Comments made by Josh Jackwood, GSWCC Conservation Regional Manager.
10/20/2022	Contineo Group resubmits initial LDP submittal using the forms provided by the City on 9/26/2022.
11/22/2022	Contineo Group calls Christine Chavis, Building Permit Coordinator, for an update on the LDP review. Christine Chavis states she would send Contineo Group an invoice. Over next weeks, Contineo Group makes several follow-up telephone calls that the City did not return.
12/06/2022	Following City's previous commitment that comments would be ready by 12/04/2022, Contineo Group meets Brecca Carter, Director of the City's Department of Community Development, in person to obtain comments. Only comments from Planning and Zoning were available at this time, however. These Planning and Zoning comments did not indicate the proposed use was not allowed.
12/07/2022	City requests payment of LDP plan review fees (request made by email from Ashlee Smith to Contineo Group).
12/13/2022	Contineo Group provides payment for the LDP plan review fee amount and receives a payment receipt by email. City informs Contineo Group there is a 10-business-day review period.
12/19/2022	Contineo Group submits updated set of plans to Henry County Water Authority (HCWA) per City request.
12/20/2022	HCWA issues comments.
01/05/2023	Contineo Group calls City, is told comments are expected on 01/09/2023.
01/06/2023	Contineo Group makes follow-up calls to City for comments – no response.
01/11/2023	Contineo Group makes additional follow-up calls to City for comments – no response.
01/18/2023	Contineo Group sends follow-up email to City for comments – no response.
01/20/2023	Contineo Group travels to Stockbridge personally to obtain comments; City provides comments.
02/06/2023 & 02/07/2023	Contineo Group submits set of LDP plans to Henry County DOT (David Simmons).
02/10/2023	The Department of Community Development informs Contineo Group via email from Ashlee Smith that the property's zoning prohibits a convenience store/gas station use on the property.

21-409 – C-Store – Stockbridge, GA

Parcel: 032-01030012

02/14/2023	Contineo Group meets with Ryan Anderson (Chief Planner) and Gordon Linton (Planner I) to discuss zoning comments.
02/21/2023	Owner, Contineo Group, and Owner's Counsel meet with Department of Community Development staff, including Brecca Carter, Ryan Anderson, Gordon Linton and Christine Chavis. Staff requests a timeline of Owner's permitting efforts.

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

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

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

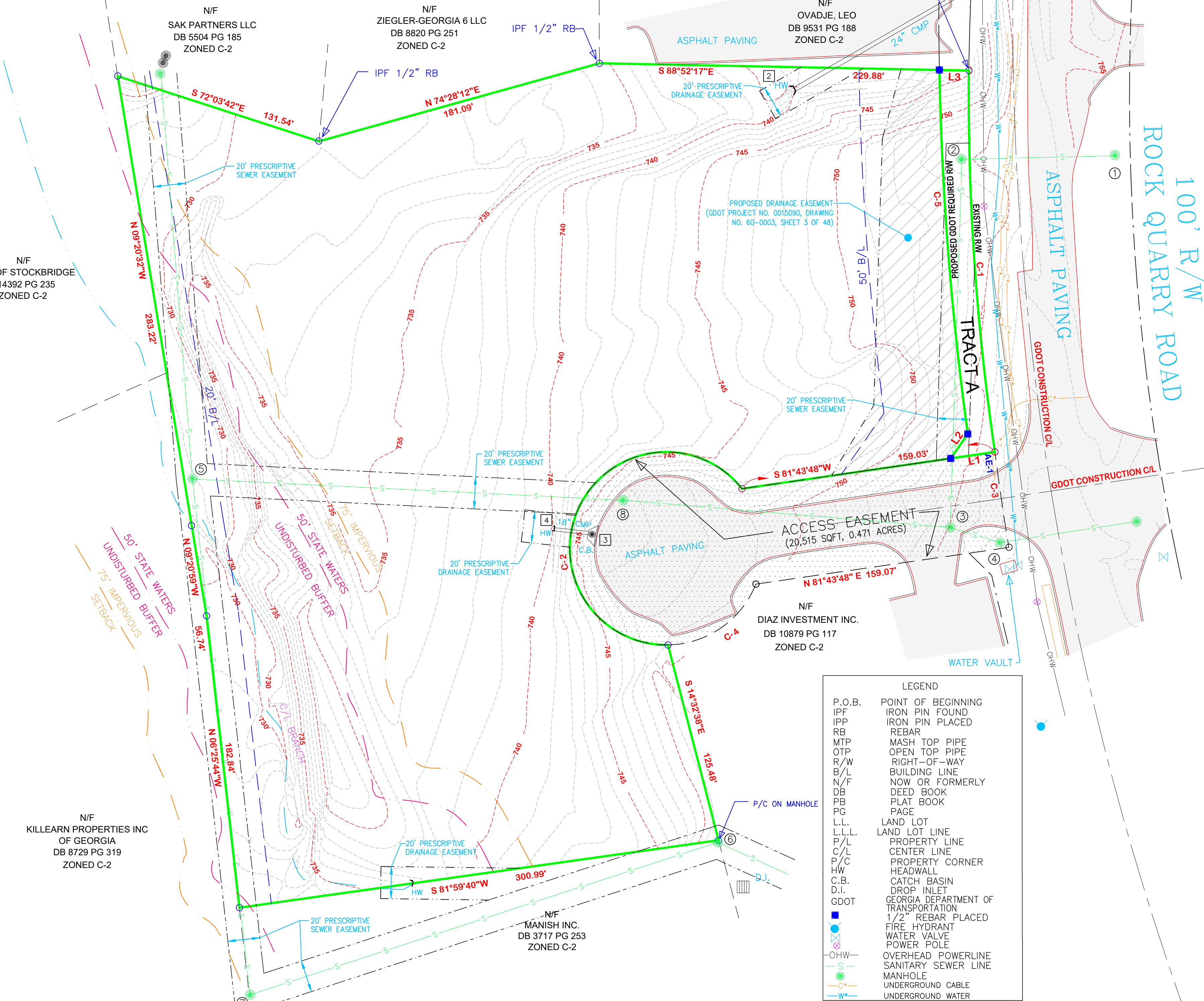
STORM DRAINAGE CHART			
NUMBER	STRUCTURE	TOP ELEV.	INVERT ELEV.
①	JUNCTION BOX	746.26'	742.23'
②	24" CMP W/ HW		738.28'
③	CATCH BASIN	746.23'	739.83'
④	18" CMP W/ HW		739.30'

4.363 ACRES
190,038 SQ.FT.

DB 9345 PG 240
ZONED C-2
TAX ID #: 032-01-030-012

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

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	1503.00'	119.23'	237.97'	9°04'18"	3°48'44"	237.72'	S 03°54'25" E
C-2	60.00'	-121.12'	232.42'15"	232°42'15"	95°29'35"	107.53'	S 25°21'59" W
C-3	1503.00'	30.01'	60.00'	2°17'15"	3°48'44"	60.00'	N 08°19'12" W
C-4	60.00'	39.94'	70.47'	67°17'48"	95°29'35"	66.49'	S 55°21'58" W
C-5	1896.00'	113.71'	227.15'	06°51'52"	03°01'19"	227.01'	N 04°28'15" W



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

LEGAL DESCRIPTION (AS PER TITLE COMMITMENT)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA, CONTAINING 4.363 ACRES, MORE OR LESS, AS SHOWN AND DELINEATED ON A PLAT OF SURVEY PREPARED BY FOR EAGLES LANDING FAMILY PRACTICE, BY ROLAND MCCANN, GEORGIA REGISTERED LAND SURVEYOR, DATED 5/14/02, REVISED MAY 16, 2002, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIN LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD, 253.1 FEET SOUTHERLY AS MEASURED ALONG SAID RIGHT-OF-WAY LINE FROM THE POINT FORMED BY THE INTERSECTION OF SAID RIGHT-OF-WAY WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH PARK TRAIL, THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD AND FOLLOWING THE CURVATURE THEREOF, 237.97 FEET TO AN IRON PIN, THENCE SOUTH 81 DEGREES 43 MINUTES 48 SECONDS WEST, 159.03 FEET TO AN IRON PIN, THENCE ALONG AN ARC A DISTANCE OF 243.69 FEET WITH SAID ARC HAVING A RADIUS OF 60.00 ALONG A BEARING OF SOUTH 25 DEGREES 21 MINUTES 59 SECONDS WEST AND A CHORD DISTANCE OF 107.53 FEET TO AN IRON PIN, THENCE SOUTH 14 DEGREES 32 MINUTES 38 SECONDS EAST, 125.48 FEET TO AN IRON PIN, THENCE SOUTH 81 DEGREES 59 MINUTES 40 SECONDS WEST, 300.99 FEET TO AN IRON PIN, THENCE NORTH 06 DEGREES 25 MINUTES 44 SECONDS WEST, 182.84 FEET TO AN IRON PIN, THENCE NORTH 09 DEGREES 20 MINUTES 32 SECONDS WEST, 283.22 FEET TO AN IRON PIN, THENCE SOUTH 72 DEGREES 03 MINUTES 42 SECONDS EAST, 131.54 FEET TO AN IRON PIN, THENCE NORTH 14 DEGREES 28 MINUTES 12 SECONDS EAST, 181.09 FEET TO AN IRON PIN, THENCE SOUTH 88 DEGREES 53 MINUTES 25 SECONDS EAST, 229.88 FEET TO AN IRON PIN LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD AND THE POINT OF BEGINNING.

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

BEGIN AT AN IRON PIN LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD, 491.07 FEET SOUTHERLY AS MEASURED ALONG SAID RIGHT-OF-WAY LINE FROM THE POINT FORMED BY THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH PARK TRAIL, THENCE CONTINUING SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD AND FOLLOWING THE CURVATURE THEREOF, 207.00 FEET TO AN IRON PIN, THENCE SOUTH 81 DEGREES 43 MINUTES 48 SECONDS WEST, 159.03 FEET TO AN IRON PIN, THENCE ALONG AN ARC A DISTANCE OF 243.69 FEET WITH SAID ARC HAVING A RADIUS OF 60.00 TO A POINT, THENCE NORTH 81 DEGREES 43 MINUTES 48 SECONDS EAST 159.03 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (AS SURVEYED)

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

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

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

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

LESS "TRACT A"

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

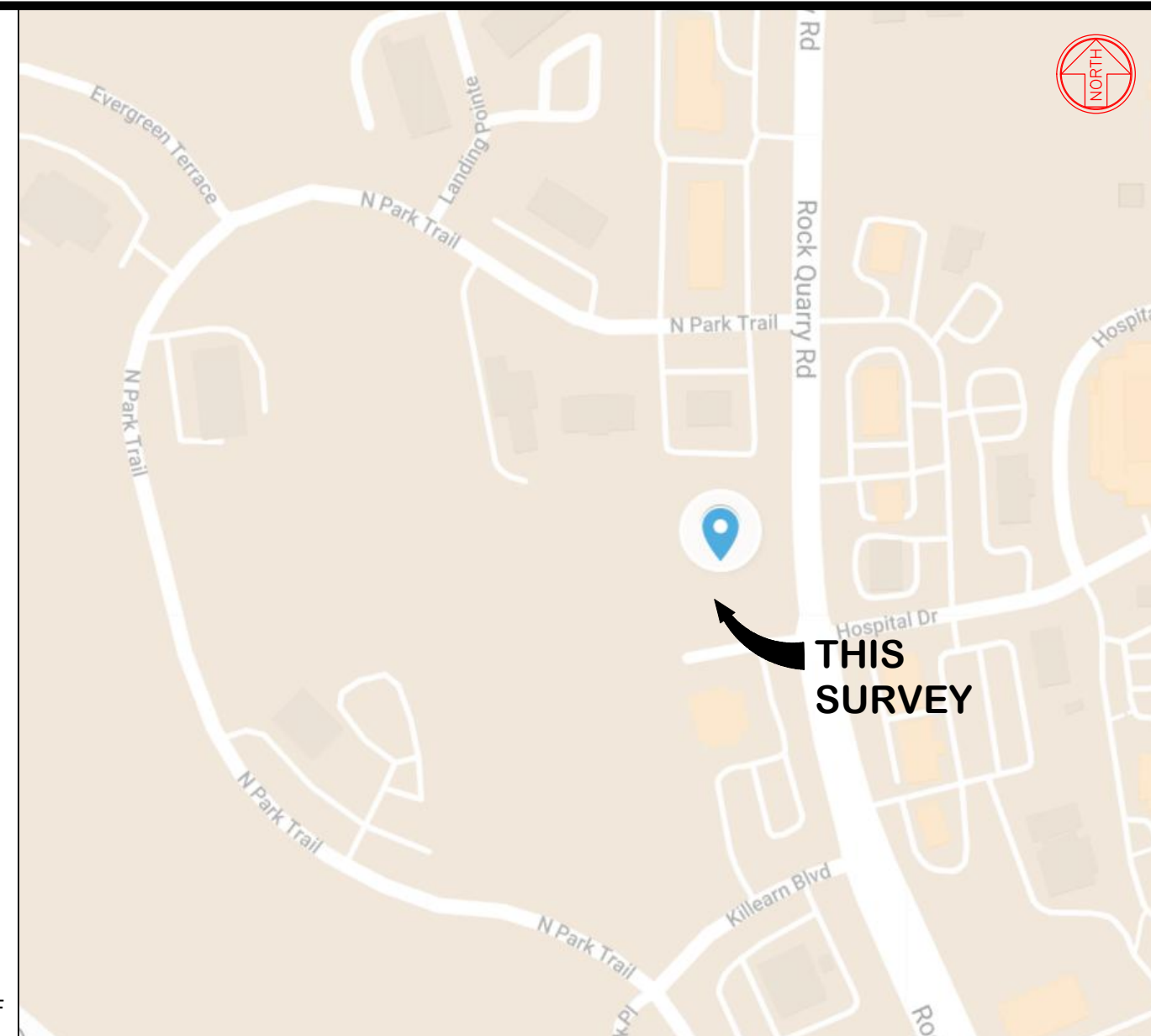
COMMENCING AT A POINT FORMED BY THE SOUTHERLY RIGHT-OF-WAY OF NORTH PARK TRAIL (60' R/W) AND THE EXISTING WESTERLY RIGHT-OF-WAY OF ROCK QUARRY ROAD (100' R/W); THENCE ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY 253.00 FEET TO A POINT AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EXISTING WESTERLY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

SCHEDULE B-II EXCEPTIONS

1-6 - STANDARD EXCEPTIONS, NOT ADDRESSED.

- DECLARATION OF COVENANTS AND RESTRICTIONS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM KILLEARN, INC. TO ARCHWAY HOMES, INC., DATED MARCH 3, 2000, FILED MARCH 16, 2000, AND RECORDED IN DEED BOOK 3639, PAGE 253, RECORDS OF HENRY COUNTY, GEORGIA, AFFECTS THE PROPERTY, INCLUDES A BLANKET STATEMENT OF EASEMENT FOR UTILITIES, DRAINAGE, AND ACCESS AND A RESERVATION FOR A FUTURE 10' EASEMENT "...ALONG ONE SIDE OF EACH LOT", NOTHING HEREIN WAS PLOTTABLE BY DESCRIPTION, A PREScriptive 20' EASEMENT IS SHOWN HEREON ALONG ALL SURVEYED SEWER LINES AND DRAINAGE LINES CENTERED ON THE CENTER OF EACH STRUCTURE.
- EASEMENTS IN FAVOR OF GEORGIA POWER COMPANY RECORDED IN THE FOLLOWING RECORDS OF HENRY COUNTY, GEORGIA:
(A) FROM MRS. NELLIE STEWART DEAN, DATED DECEMBER 18, 1947, AND RECORDED IN DEED BOOK 39, PAGE 330;
(B) FROM H.E. DEAN, JR., DATED JULY XX, 1963, AND RECORDED IN DEED BOOK 76, PAGE 542;
(C) FROM MRS. NELLIE STEWART DEAN AND H.E. DEAN, JR., DATED OCTOBER 4, 1951, AND RECORDED IN DEED BOOK 45, PAGE 467, AND
(D) FROM MRS. NELLIE STEWART DEAN AND H.E. DEAN, JR., DATED OCTOBER 4, 1951, AND RECORDED IN DEED BOOK 45, PAGE 469, AFFECTS THE PROPERTY, EASEMENTS ARE BLANKET IN NATURE AND NOT PLOTTABLE, ALL VISIBLE ELECTRICAL UTILITIES AND SERVICES WERE FIELD LOCATED AND ARE SHOWN ON THE SURVEY.
- RIGHT OF WAY DEED FROM SK PROPERTY HOLDINGS I, LLC N/K/A CNW PROPERTY HOLDINGS I, LLC AND JOAN C. STEELE TO HENRY COUNTY, GEORGIA, DATED MARCH 28, 2022, FILED APRIL 4, 2022, AND RECORDED IN DEED BOOK 19014, PAGE 31, AFORESAID RECORDS, AFFECTS PROPERTY AND IS SHOWN ON THE SURVEY.
- PERMANENT CONSTRUCTION AND MAINTENANCE EASEMENT FROM SK PROPERTY HOLDINGS I, LLC N/K/A CNW PROPERTY HOLDINGS I, LLC AND JOAN C. STEELE TO HENRY COUNTY, GEORGIA, DATED MARCH 28, 2022, FILED APRIL 4, 2022, AND RECORDED IN DEED BOOK 19014, PAGE 35, AFORESAID RECORDS, AFFECTS PROPERTY AND IS SHOWN ON THE SURVEY.
- THE POLICY OF TITLE INSURANCE TO BE ISSUED IN CONNECTION WITH THIS COMMITMENT WILL AFFORD ASSURANCES AS TO THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY, BUT WILL NOT ENSURE THE ENGINEERING CALCULATIONS IN COMPUTING THE EXACT AMOUNT OF ACREAGE CONTAINED THEREIN, ALL FOUND AND SET MONUMENTS ALONG THE BOUNDARY OF SUBJECT PROPERTY ARE SHOWN HEREON.

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



LOCATION MAP

NOT TO SCALE

NOTES:

- BEARINGS HEREIN ARE BASED ON NAD83/GEORGIA WEST STATE PLANE COORDINATES.
- NO ZONING REPORT WAS PROVIDED BY THE CLIENT, THIS FIRM RECOMMENDS THAT THE CLIENT OBTAIN A CERTIFIED ZONING VERIFICATION LETTER FROM THE CITY, COUNTY OR AGENCY RESPONSIBLE FOR ZONING CLASSIFICATION FOR THE PARCEL.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.
- LEGAL DESCRIPTION AS PER FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT NO. 72112-2601(REVISED) WITH AN EFFECTIVE DATE OF 04/06/2022. NO CLAIMS AS TO OWNERSHIP ARE MADE OR IMPLIED.
- SITE CONTAINS NO MARKED REGULAR PARKING SPACES & NO HANDICAPPED SPACES.
- ALL ADJOINING OWNER INFORMATION IS TAKEN FROM THE HENRY COUNTY TAX ASSESSOR'S WEBSITE.
- LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY: OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION S.E.IV. PER ALTA/NSPS.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.
- BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA, PANEL #3151C0088C EFFECTIVE DATE: 05/16/2006
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 714,807 FEET.
- THE EQUIPMENT USED TO MAKE THIS SURVEY WAS A TOPOCON GPT-300SLW TOTAL STATION.
- THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,441 FEET AND ANGULAR ERROR OF 00°00'03" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES RULE.
- THE CURRENT PROPERTY OWNER IS JOAN C. STEELE AND SK PROPERTY HOLDINGS I, LLC PER DEED BOOK 9345, PAGE 240 OF HENRY COUNTY, GEORGIA RECORDS.
- PROPERTY IS LOCATED IN THE BIG COTTON/LITTLE COTTON INDIAN CREEK WATER SHED PROTECTION DISTRICT.
- PROPERTY IS NOT PART OF A SUBDIVISION.
- A PORTION OF THIS PROPERTY IS LOCATED IN A WETLAND AREA.
- PROPERTY IS SERVED BY COUNTY WATER.
- THIS PROPERTY DOES INCLUDE BODIES OF WATER ON THE PROPERTY.
- PROPERTY IS LOCATED ON A PAVED ASPHALT ROAD.
- 1/2" REBAR IRON PINS PLACED AT ALL CORNERS UNLESS OTHERWISE NOTED.
- NO BUILDINGS PRESENT ON SITE AT TIME OF SURVEY.

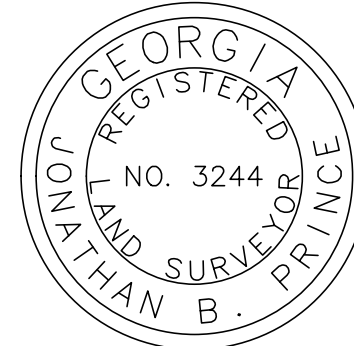
CERTIFY TO:
GMI 2, INC.
JOAN C. STEELE
CNW PROPERTY HOLDINGS 1 LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
COLONY BANK AND OR ITS SUCCESSORS OR ASSIGNS AS THEIR INTERESTS MAY APPEAR

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

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

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

05/02/2022
DATE



THIS DRAWING IS THE PROPERTY OF IRONSTONE SURVEYING AND IS AN INSTRUMENT OF SERVICE. IT IS TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF IRONSTONE SURVEYING.

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

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

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

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



Henry County Water Authority
Engineering Division

July 12, 2024

Re: Water and Sewer Services - Availability

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

TO WHOM IT MAY CONCERN:

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

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

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

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

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

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

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

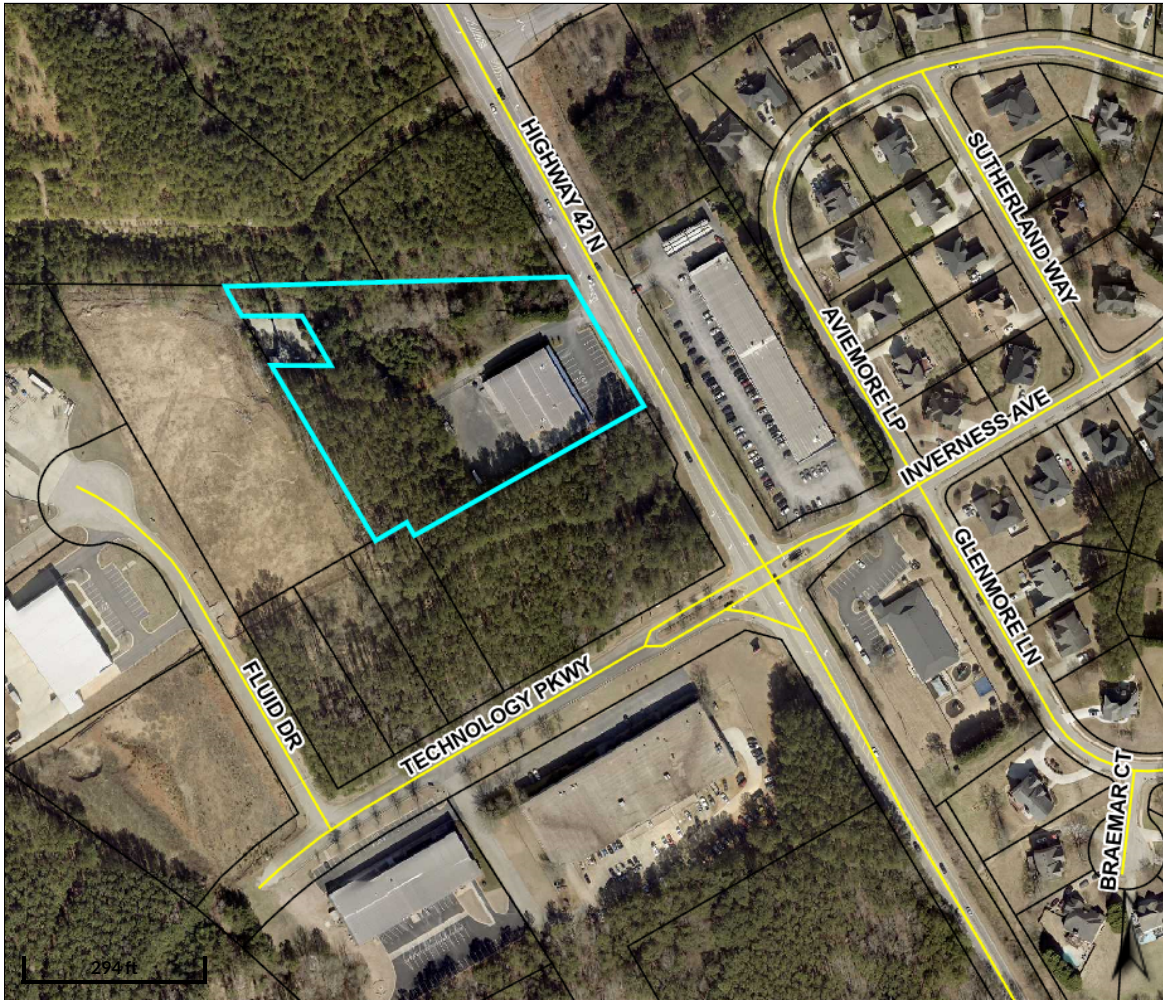
This letter was prepared with information submitted to HCWA on a Site Plan dated 06/10/2024 prepared by LJA.

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

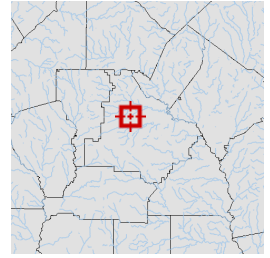
Scott Sage, P. E.
Engineering Division Manager
Henry County Water Authority



Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	070-01012001	Class	Commercial	Owner	LINDAVID INVESTMENT PROPERTIES LLC	Land Value:	\$270,000				
Property Address	2251 HIGHWAY 42	Acreage	3.43	Address	2680 HIGHWAY 42N MCDONOUGH, GA 30253	Building Value:	\$659,100	Last 2 Sales			
District	Henry County					Misc Value:	\$32,800	Date	2/21/2019	Price	\$585,000
						Total Value:	\$961,900		11/4/2014	\$640,000	FM
										VE	Q
											U

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

Date created: 5/5/2025

Last Data Uploaded: 5/5/2025 2:07:16 AM

Developed by  SCHNEIDER
GEOSPATIAL



CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

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

Annexation No: _____ Date: _____

Received by: _____

TYPE OF ANNEXATION

- ☐ **60% Method:** Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.
- ☒ **100% Method:** Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: 2251 Highway 42 N McDonough, GA 30253

Is this property contiguous to the city limits? ☒ Yes ☒ No

LAND USE AND ZONING

County: _____ County Zoning Classification: _____

Present Land Use: _____ Requested Zoning Classification: _____

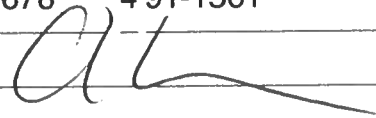
PROPERTY OWNER

Name: Alexa Hilbert

Mailing Address: 308 B roadmoor Way McDonough, GA 30253

Telephone: 678 491-1561

Email: alexahilbert@aol.com

Signature: 

Date: 12/12/2024

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

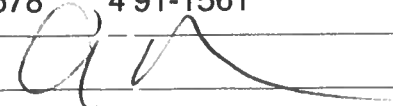
APPLICANT

Name: Alexa Hilbert

Mailing Address: 308 B roadmoor Way McDonough, GA 30253

Telephone: 678 491-1561

Email: alexahilbert@aol.com

Signature: 

Date: 12/12/2024

PLEASE DO NOT WRITE BELOW THIS LINE – OFFICE USE ONLY

Signature: _____

Date: 12/12/2024



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name:
Alexa Hilbert

Property Address: 2251 Highway 42 N McDonough, GA 30253

Telephone: (678) 491-1561

Email: alexahilbert@aol.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: 

Date: 12/12/2024

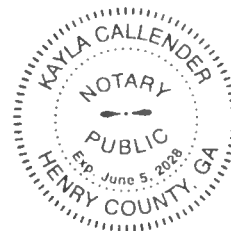
Personally appeared before me

Alexa Hilbert

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.


Notary Public

12 December 2024
Date



(Affix Seal Here)

Print



CITY OF STOCKBRIDGE | ANNEXATION CHECKLIST

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

☒ **NON-REFUNDABLE APPLICATION FEE - \$50.00**

Payment: Check or Money Order Payable to the City of Stockbridge.

☐ **APPLICATION FORM 1**

Two Original (2) Copies: Complete and signed with original signatures.

☐ **PETITION FOR ANNEXATION**

Two (2) Original Copies: The Annexation Petitions must be notarized and signed by the owner or authorized applicant. (The petition for the 60% Method must clearly indicate if the applicant is an elector or a landowner.)

☐ **CONSENT OF OWNER(S)**

Original: If the property owner does not sign the application and/or petition, submit a notarized affidavit signifying the approval or consent of all owners. (An affidavit form is attached.) Use additional affidavits, if necessary, for multiple owners.

☐ **PLAT OF SURVEY AND/OR LEGAL DESCRIPTION**

Original and One (1) copy - Submit an accurate, as-built survey showing all improvements on the site, to scale. The survey must be completed by a registered surveyor and must be reproducible. If a photocopy is submitted, the original seal must be visible and the survey must still be to scale. The survey must not be more than 1 year old.

☐ **VERIFIED LEGAL DESCRIPTION FORM**

Original and One (1) Copy - Submit one original, signed copy of the verified legal description form and 1 copy. Forms should be typed and include acreage. If the legal description does not fit on one form, additional forms shall be used and numbered accordingly.

Return Recorded Document to:
Brochstein & Bantley, P.C.
827 Fairways Court, Suite 100
Stockbridge, GA 30281

BK:19384 PG:968-969
Filed and Recorded
Nov-27-2024 03:07 PM
DOC# 2024 - 028189
Real Estate Transfer Tax
Paid: \$ 1775.00
0752024008840
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: Albert Bantley

Property Tax Parcel Identification no. 070-01012001

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Henry

File #: 22435218

THIS INDENTURE, made the 25th day of November, 2024, between Lindavid Investment Properties, LLC, party of the first part, and Brightstar Homes and Services Inc., a Georgia Corporation, party of the second part,

WITNESSETH That: the said party of the first part, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other goods and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which 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, his heirs and assigns, the following described property:

See Exhibit "A" attached hereto and made a part hereof.

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 behoof of the said party of the second part, his heirs and assigns, forever, in FEE SIMPLE.

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

Susannah Cloudes
Witness

[Signature]
Notary Public

Lindavid Investment Properties, LLC

[Signature]
by: Linda Clark, Manager

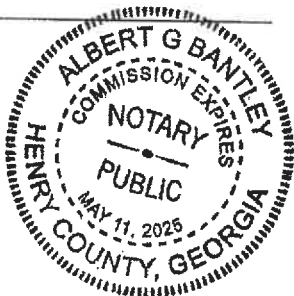


EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 31 of the 7th District of Henry County, Georgia, and being more particularly described as follows:

Beginning at a point located on the southwesterly right of way line of U.S. Highway 23/GA Highway 42 (80 foot right of way), 301.2 feet northwesterly of the intersection of the southwesterly right of way line of U.S. Highway 23/GA Highway 42 and the northwesterly right of way line of Technology Parkway (right of way varies in width), as measured along the southwesterly right of way line of U.S. Highway 23/GA Highway 42 and following the curvature thereof; run thence south 59 degrees 53 minutes 24 seconds west a distance of 487.65 feet to an iron pin; run thence north 30 degrees 06 minutes 36 seconds west a distance of 462.98 feet to an iron pin; run thence north 90 degrees 00 minutes 00 seconds east a distance of 563.71 feet to an iron pin located on the southwesterly right of way line of US Highway 23/GA Highway 42; run thence along the southwesterly right of way line of U.S. Highway 23/Georgia Highway 42 South 30 degrees 06 minutes 36 seconds east a distance of 180.19 feet to the point of beginning, all as per plat of survey prepared by Alvin E. Vaughn & Assoc., Inc., GRLS, which plat indicates the tract contains 3.600 acres.

For informational purposes only, the Tax Parcel Identification number is: 070-01012001.

LESS & EXCEPT:

All that tract or parcel of land lying and being in Land Lot 31 of the 7th District, Henry County, Georgia and being more particularly described as follows:

Commencing at a point located 301.21 feet northwesterly along the western right-of-way of GA Hwy 42 (a variable right-of-way) from the intersection of said western right-of-way of GA Hwy 42 and the northern right-of-way of Technology Parkway (a variable right-of-way); thence leaving the aforesaid western right-of-way of GA Hwy 42 and running, South 59 degrees 53 minutes 24 seconds West, 487.65 feet to a point; thence North 30 degrees 06 minutes 36 seconds West, 462.98 feet to a point; thence South 56 degrees 56 minutes 03 seconds East, 34.02 feet to a point and the true POINT OF BEGINNING; thence running South 90 degrees 00 minutes 00 seconds East, 93.62 feet to a point; thence South 30 degrees 06 minutes 36 seconds East, 89.21 feet to a point; thence North 90 degrees 00 minutes 00 seconds West, 93.62 feet to a point; thence North 30 degrees 06 minutes 36 seconds West, 89.21 feet to a point and the true POINT OF BEGINNING.

Said tract contains 0.1659 acres (7,225 square feet), more or less, as shown in a survey prepared for AT&T Wireless Services by Site Design Services, Inc., dated March 30, 2000 and last revised October 12, 2000.

BK:19384 PG:970-992
Filed and Recorded
Nov-27-2024 03:07 PM
DOC# 2024 - 028190
Georgia Intangible Tax
Paid: \$ 2751.00
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: Albert Bantley

Return recording to:

BROCHSTEIN & BANTLEY, P.C.
827 Fairways Court, Suite 100
Stockbridge, GA 30281

Loan No:

File No. 22435218

COVER SHEET TO SECURITY DEED

Date of Instrument: November 25, 2024

Signatories to Instrument: Brightstar Homes and Services Inc.

**Grantee/Lender Mailing Address: Velocity Commercial Capital, LLC dba
New Day Commercial Capital
25411 Cabot Road, Suite 206
Laguna Hills, CA 92653**

Security Deed Loan Amt/New Money on Loan Modification: \$917,000.00

MAP and PARCEL ID Number: 070-01012001

Initial Maturity Date: December 1, 2054

Intangible Recording Tax: \$2,751.00

Citation to Intangible Recording Tax Authority (if applicable):

**NOTE: THIS COVER SHEET DOES NOT MODIFY THE TERMS OF
THE ATTACHED INSTRUMENT**

Tax Parcel Identification Number:
070-01012001

Return To: Velocity Commercial
Capital, LLC dba New Day
Commercial Capital
25411 Cabot Road, Suite 206
Laguna Hills, CA 92653

Deed to Secure Debt, Security Agreement and Assignment of Leases and Rents

This DEED TO SECURE DEBT, SECURITY AGREEMENT AND ASSIGNMENT OF LEASES AND RENTS (this "*Deed to Secure Debt*") is entered into as of November 19, 2024, between Brightstar Homes and Services Inc., a Georgia corporation, with an address of 245 Country Club Drive, Suite 100 E & F, Stockbridge, GA 30281 (the "*Grantor*") and Velocity Commercial Capital, LLC dba New Day Commercial Capital, a California LLC, with an address of 25411 Cabot Road, Suite 206, Laguna Hills, CA 92653 (the "*Grantee*").

The real property which is the subject matter of this Deed to Secure Debt has the following address(es): 2251 Highway 42 North, McDonough, GA 30253 (the "*Address(es)*").

1. Deed to Secure Debt, Obligations and Future Advances

1.1 Deed to Secure Debt. For valuable consideration paid and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor hereby irrevocably and unconditionally mortgages, grants, bargains, transfers, sells, conveys, sets over and assigns to Grantee and its successors and assigns, in fee simple forever, all of Grantor's right, title and interest in and to the Property described below, to secure the prompt payment and performance of the Obligations (as hereinafter defined), including without limitation, all amounts due and owing to Grantee and all obligations respecting that certain Term Note, dated November 19, 2024, by Brightstar Homes and Services Inc. in favor of Grantee in the original principal amount of \$917,000.00 with a maturity date of December 1, 2054 (the "*Note*"; and collectively, along with all other agreements, documents, certificates and instruments delivered in connection therewith, the "*Loan Documents*"), and any substitutions, modifications, extensions or amendments to any of the Loan Documents.

1.2 Security Interest In Property. As continuing security for the Obligations the Grantor hereby pledges, assigns and grants to the Grantee, and its successors and assigns, a security interest in any of the Property (as hereinafter defined) constituting personal property or fixtures. This

Deed to Secure Debt is and shall be deemed to be a security agreement pursuant to the terms of the *Uniform Commercial Code of Georgia* (the "*Uniform Commercial Code*") as to any and all personal property and fixtures and as to all such property the Grantee shall have the rights and remedies of a secured party under the Uniform Commercial Code in addition to its rights hereunder.

1.3 Collateral Assignment of Leases and Rents. The Grantor hereby irrevocably and unconditionally assigns to Grantee, and its successors and assigns, as collateral security for the Obligations all of the Grantor's rights and benefits under any and all Leases (as hereinafter defined) and any and all rents and other amounts now or hereafter owing with respect to the Leases or the use or occupancy of the Property. This collateral assignment shall be absolute and effective immediately, but the Grantor shall have a license, revocable by Grantee, to continue to collect rents owing under the Leases until an Event of Default (as hereinafter defined) occurs and Grantee exercises its rights and remedies to collect such rents as set forth herein.

1.4 Conditions to Grant. Grantee shall have and hold the above granted Property unto and to the use and benefit of Grantee, and its successors and assigns, in fee simple forever; provided, however, the conveyances, grants and assignments contained in this Deed to Secure Debt are upon the express condition that, if Grantor shall irrevocably pay and perform the Obligations in full, including, without limitation, all principal, interest and premium thereon and other charges, if applicable, in accordance with the terms and conditions in the Loan Documents and this Deed to Secure Debt, shall pay and perform all other Obligations as set forth in this Deed to Secure Debt and shall abide by and comply with each and every covenant and condition set forth herein and in the Loan Documents, the Grantee shall execute and deliver to Grantor a cancellation of this Deed to Secure Debt in recordable form.

1.5 Property. The term "*Property*", as used in this Deed to Secure Debt, shall mean that certain parcel of land and the fixtures, structures and improvements and all personal property constituting fixtures, as that term is defined in the *Uniform Commercial Code*, now or hereafter thereon located at the Address(es), as more particularly described in Exhibit A attached hereto, together with: (i) all rights now or hereafter existing, belonging, pertaining or appurtenant thereto; (ii) all judgments, awards of damages and settlements hereafter made as a result or in lieu of any Taking, as hereinafter defined; (iii) all of the rights and benefits of the Grantor under any present or future leases and agreements relating to the Property, including, without limitation, rents, issues and profits, or the use or occupancy thereof together with any extensions and renewals thereof, specifically excluding all duties or obligations of the Grantor of any kind arising thereunder (the "*Leases*"); and (iv) all contracts, permits and licenses respecting the use, operation or maintenance of the Property, as well as, all impact fees with, or impact fee payments to, any governmental authority, all development rights and utility capacity allocations related to the Property.

1.6 Obligations. The term "*Obligation(s)*", as used in this Deed to Secure Debt, shall mean, without limitation, all loans, advances, indebtedness, notes, liabilities and amounts, liquidated or unliquidated, now or hereafter owing by the Grantor to Grantee or any Grantee Affiliate (as hereinafter defined) at any time, of each and every kind, nature and description, whether arising under this Deed to Secure Debt or otherwise, and whether secured or unsecured, direct or indirect (that is, whether the same are due directly by the Grantor to Grantee or any Grantee Affiliate; or are due indirectly by the Grantor to Grantee or any Grantee Affiliate as endorser, guarantor or other surety, or as obligor of obligations due third persons which have been endorsed or assigned

Return Recorded Document to:
Brochstein & Bantley, P.C.
827 Fairways Court, Suite 100
Stockbridge, GA 30281

BK:19384 PG:968-969
Filed and Recorded
Nov-27-2024 03:07 PM
DOC# 2024 - 028189
Real Estate Transfer Tax
Paid: \$ 1775.00
0752024008840
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: Albert Bantley

Property Tax Parcel Identification no. 070-01012001

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Henry

File #: 22435218

THIS INDENTURE, made the 25th day of November, 2024, between Lindavid Investment Properties, LLC, party of the first part, and Brightstar Homes and Services Inc., a Georgia Corporation, party of the second part,

WITNESSETH That: the said party of the first part, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other goods and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which 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, his heirs and assigns, the following described property:

See Exhibit "A" attached hereto and made a part hereof.

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 behoof of the said party of the second part, his heirs and assigns, forever, in FEE SIMPLE.

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

Susannah Cloudes
Witness

[Signature]
Notary Public

Lindavid Investment Properties, LLC

[Signature]
by: Linda Clark, Manager

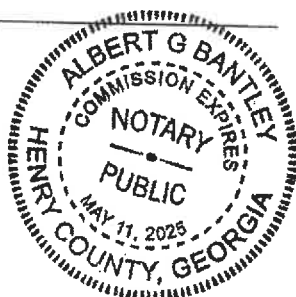


EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 31 of the 7th District of Henry County, Georgia, and being more particularly described as follows:

Beginning at a point located on the southwesterly right of way line of U.S. Highway 23/GA Highway 42 (80 foot right of way), 301.2 feet northwesterly of the intersection of the southwesterly right of way line of U.S. Highway 23/GA Highway 42 and the northwesterly right of way line of Technology Parkway (right of way varies in width), as measured along the southwesterly right of way line of U.S. Highway 23/GA Highway 42 and following the curvature thereof; run thence south 59 degrees 53 minutes 24 seconds west a distance of 487.65 feet to an iron pin; run thence north 30 degrees 06 minutes 36 seconds west a distance of 462.98 feet to an iron pin; run thence north 90 degrees 00 minutes 00 seconds east a distance of 563.71 feet to an iron pin located on the southwesterly right of way line of US Highway 23/GA Highway 42; run thence along the southwesterly right of way line of U.S. Highway 23/Georgia Highway 42 South 30 degrees 06 minutes 36 seconds east a distance of 180.19 feet to the point of beginning, all as per plat of survey prepared by Alvin E. Vaughn & Assoc., Inc., GRLS, which plat indicates the tract contains 3.600 acres.

For informational purposes only, the Tax Parcel Identification number is: 070-01012001.

LESS & EXCEPT:

All that tract or parcel of land lying and being in Land Lot 31 of the 7th District, Henry County, Georgia and being more particularly described as follows:

Commencing at a point located 301.21 feet northwesterly along the western right-of-way of GA Hwy 42 (a variable right-of-way) from the intersection of said western right-of-way of GA Hwy 42 and the northern right-of-way of Technology Parkway (a variable right-of-way); thence leaving the aforesaid western right-of-way of GA Hwy 42 and running, South 59 degrees 53 minutes 24 seconds West, 487.65 feet to a point; thence North 30 degrees 06 minutes 36 seconds West, 462.98 feet to a point; thence South 56 degrees 56 minutes 03 seconds East, 34.02 feet to a point and the true POINT OF BEGINNING; thence running South 90 degrees 00 minutes 00 seconds East, 93.62 feet to a point; thence South 30 degrees 06 minutes 36 seconds East, 89.21 feet to a point; thence North 90 degrees 00 minutes 00 seconds West, 93.62 feet to a point; thence North 30 degrees 06 minutes 36 seconds West, 89.21 feet to a point and the true POINT OF BEGINNING.

Said tract contains 0.1659 acres (7,225 square feet), more or less, as shown in a survey prepared for AT&T Wireless Services by Site Design Services, Inc., dated March 30, 2000 and last revised October 12, 2000.

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 31 of the 7th District of Henry County, Georgia, and being more particularly described as follows:

Beginning at a point located on the southwesterly right of way line of U.S. Highway 23/GA Highway 42 (80 foot right of way), 301.2 feet northwesterly of the intersection of the southwesterly right of way line of U.S. Highway 23/GA Highway 42 and the northwesterly right of way line of Technology Parkway (right of way varies in width), as measured along the southwesterly right of way line of U.S. Highway 23/GA Highway 42 and following the curvature thereof; run thence south 59 degrees 53 minutes 24 seconds west a distance of 487.65 feet to an iron pin; run thence north 30 degrees 06 minutes 36 seconds west a distance of 462.98 feet to an iron pin; run thence north 90 degrees 00 minutes 00 seconds east a distance of 563.71 feet to an iron pin located on the southwesterly right of way line of US Highway 23/GA Highway 42; run thence along the southwesterly right of way line of U.S. Highway 23/Georgia Highway 42 South 30 degrees 06 minutes 36 seconds east a distance of 180.19 feet to the point of beginning, all as per plat of survey prepared by Alvin E. Vaughn & Assoc., Inc., GRLS, which plat indicates the tract contains 3.600 acres.

For informational purposes only, the Tax Parcel Identification number is: 070-01012001.

LESS & EXCEPT:

All that tract or parcel of land lying and being in Land Lot 31 of the 7th District, Henry County, Georgia and being more particularly described as follows:

Commencing at a point located 301.21 feet northwesterly along the western right-of-way of GA Hwy 42 (a variable right-of-way) from the intersection of said western right-of-way of GA Hwy 42 and the northern right-of-way of Technology Parkway (a variable right-of-way); thence leaving the aforesaid western right-of-way of GA Hwy 42 and running, South 59 degrees 53 minutes 24 seconds West, 487.65 feet to a point; thence North 30 degrees 06 minutes 36 seconds West, 462.98 feet to a point; thence South 56 degrees 56 minutes 03 seconds East, 34.02 feet to a point and the true POINT OF BEGINNING; thence running South 90 degrees 00 minutes 00 seconds East, 93.62 feet to a point; thence South 30 degrees 06 minutes 36 seconds East, 89.21 feet to a point; thence North 90 degrees 00 minutes 00 seconds West, 93.62 feet to a point; thence North 30 degrees 06 minutes 36 seconds West, 89.21 feet to a point and the true POINT OF BEGINNING.

Said tract contains 0.1659 acres (7,225 square feet), more or less, as shown in a survey prepared for AT&T Wireless Services by Site Design Services, Inc., dated March 30, 2000 and last revised October 12, 2000.

Letter of Intent for the Building Located at 2251 Highway 42 North

December 19, 2024

To Whom It May Concern:

May this letter serve as a summary of the intent of use for the building located at 2251 Highway 42 North in McDonough. Brightstar Homes & Services has every intent to provide life skills training for the adult developmentally disabled population. The goal of this training is to assist the population that we serve in learning behaviors conducive to their integration into our community. Specifically, the developmentally disabled population that we serve will learn appropriate communication, responses, controlled behaviors in public settings and how to become integral members of the local community.

The occupancy and use of this location will be a continuum of the life skills training provided at our former location address of 245 Country Club Drive, Suite 100 E&F in Stockbridge, which has maintained a building permit for the past 8 years. We are simply moving to the 2251 Highway 41 in McDonough location because our lease expired.

Our organization will not serve food, our clients will bring their lunch each day. The life skills training program will operate between 9am-3pm, Monday- Friday. The clients will arrive & depart by van each day. The vans will be parked within the secure 10-foot fence surrounding the property.

Of importance, the building was previously permitted and used as a school for the developmentally disabled population as recent as this year 2024, so we are hopeful that this previous permit for this location will bode well in our pursuit of a permit for the exact same intent and purpose of use.

If there are any additional questions, please do not hesitate to contact Alexa Hilbert at 678 491 1561.

Thank you in advance for your consideration.

Regards,
Alexa Hilbert,
Brightstar Homes & Services

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,160 FEET, AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 529,540 FEET. EQUIPMENT USED CTS 220

FLOOD NOTES

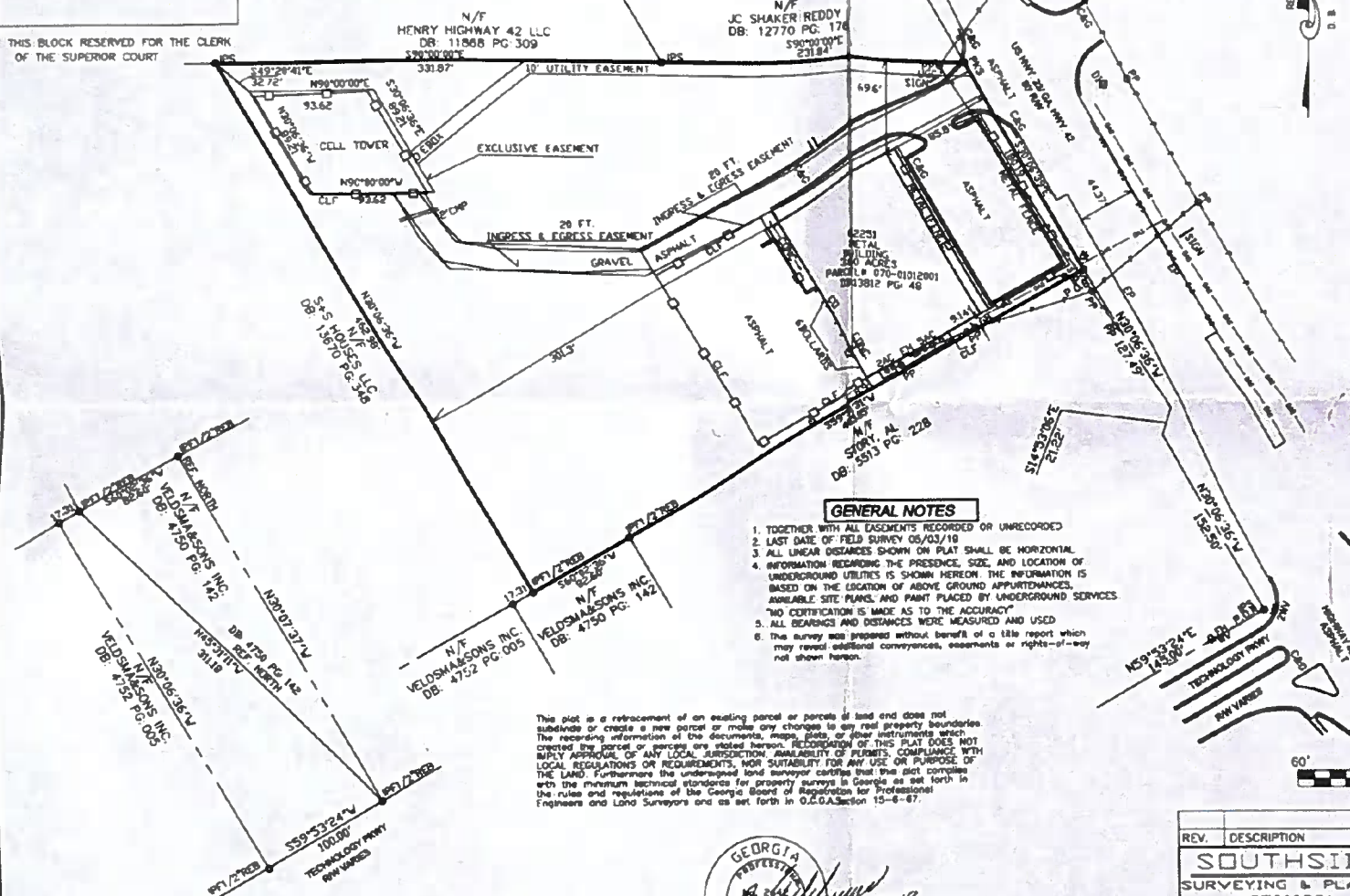
BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA. PANEL # 15151C00830 DATED 10/08/2018

SURVEY ORDERED BY:
NAME: ERIC GRATZER
678-857-4270

LEGENDS OF SYMBOLS

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
Q.M.	QUARTER MILE
OPN	OPEN TOP PIPE
OPF	OPEN FIRE FOUND
OPF	OPEN FIRE SET 1/2" REBAR #/ CAP
C/C	CURB AND GUTTER
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
L.L.	LAND LOT LINE
C.M.F.	CONCRETE MONUMENT FOUND
P.O.L.	POINT ON LINE
B.O.C.	BACK OF CURB
F.V.C.	FENCE CORNER
E.P.	EDGE OF PAVEMENT
P.C.	PROPERTY CORNER
L.P.	LIGHT POLE
P.W.	POWER POLE
C.W.	CULVERT
E.S.	EXISTING SANITARY SEWER
E.W.V.	EXISTING WATER VALVE
E.F.H.	EXISTING FIRE HYDRANT
T.B.M.	TEMPORARY BENCH MARK
B.F.E.	BASE FLOOD ELEVATION
M.F.E.	MINIMUM FLOOD ELEVATION
S.W.	SINGLE WALL DITCH BARR
D.W.	DOUBLE WALL DITCH BARR
O.S.	OUTLET STRUCTURE (PUMP)
D	DITCH
W.M.	WATER METER
W.L.	WATERLINE
S.S.L.	SANITARY SEWER LINE
O.P.	OVERHEAD POWERLINE
U.P.	UNDERGROUND POWER OPTICS
G.L.	GASLINE
L.S.	LANDSCAPING
P.M.	PERMANENT MARK (P.O.B.)
E.S.	EXISTING SANITARY SEWER MANHOLE
S.S.M.	SANITARY SEWER MANHOLE
S.S.C.	SANITARY CATCHMENT
C/O	CLEAR-OUT
P.C.	PIPE CONNECTION CONNECTOR
C.L.F.	CURB LINK FENCE
D.E.	DRAINAGE EASEMENT
S.R.E.	SIDE ROAD EASEMENT
U.E.	UNDERGROUND ELECTRIC
A.C.	ADDITIONAL UNITS

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



GENERAL NOTES

1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED
2. LAST DATE OF FIELD SURVEY 05/03/18
3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL
4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES. NO CERTIFICATION IS MADE AS TO THE ACCURACY
5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED
6. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS OR RIGHTS-OF-WAY NOT SHOWN HEREON.

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 noted hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PLUMBS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR 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 15-6-87.



ANGEL M. MARROTO P.L.S. #2043
Certified Design Professional # 4470

PURSUANT TO RULE 180-6.00 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

REV.	DESCRIPTION	DATE
1	SOUTHSIDE SURVEYING & PLANNING LSF000831	1
1	RETRACEMENT SURVEY FOR: OURWORLDS SCHOOL	1
Land Lot 031 7TH Dist. Henry County, GA		
Drawn By: AMM		Scale: 1"=60'
Dwg No: 2-190427A		Date: 05/12/19

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,160 FEET, AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 529,540 FEET. EQUIPMENT USED CTS 220

FLOOD NOTES

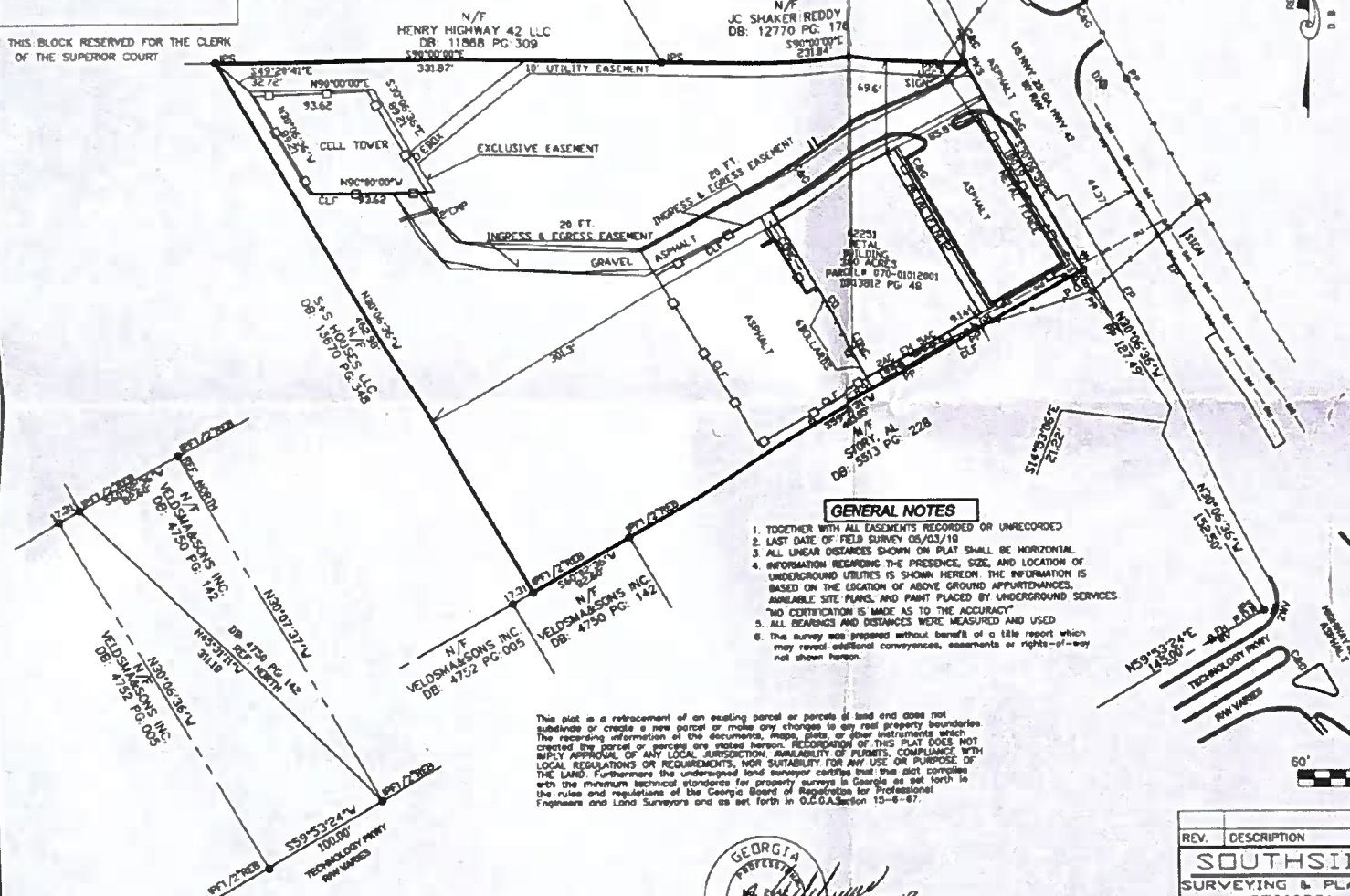
BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA. PANEL # 15151C00830 DATED 10/08/2018

SURVEY ORDERED BY:
NAME: ERIC GRATZER
678-857-4270

LEGENDS OF SYMBOLS

P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
G.M. GAS METER/VALVE
O.T.P. OPEN TOP PIPE
B.F. BORN FOR FOUND
B.F. BORN FOR SET 1/2" REBAR #/ CAP
C/C. CURB AND GUTTER
P.L. PROPERTY LINE
R/W. RIGHT-OF-WAY
L.L. LAND LOT LINE
C.M.F. CONCRETE MONUMENT FOUND
P.O.L. POINT ON LINE
B.O.C. BACK OF CURB
F.V.C. FENCE CORNER
E.P. EDGE OF PAVEMENT
P.C. PROPERTY CORNER
L.P. LIGHT POLE
P.W. POWER POLE
O.V. OLY WIRE
B.B. EXISTING JUNCTION BOX
B.W. EXISTING WATER VALVE
F.V.H. EXISTING FIRE HYDRANT
T.B.M. TEMPORARY BENCH MARK
B.F.C. BASE FLOOD ELEVATION
M.F.L. MINIMUM FLOOD ELEVATION
M.F.L. MEASUREMENT
S.W. SINGLE WALL CATCH BASIN
D.W. DOUBLE WALL CATCH BASIN
O.S. OUTLET STRUCTURE (P.O.B.)
D.P. DRAINAGE POINT
W.M. WATER METER
W.L. WATERLINE
S.S. SANITARY SEWER LINE
O.P. OVERHEAD POWERLINE
U.P. UNDERGROUND POWER OPTICS
G.L. GASLINE
L.S. LANDSCAPING
P.M. P.M. SET (P.O.B.)
P.M. P.M. SET (P.O.B.)
D.W. EXISTING SANITARY SEWER MANHOLE
S.S. SANITARY SEWER MANHOLE
S.S. SANITARY GARDEN
C/O. CURB-OUT
P.C. FIRE DEPARTMENT CONNECTOR
C.L.F. CURB LINK FENCE
D.E. DRAINAGE EASEMENT
S.R.E. SIDE ROAD EASEMENT
H. HEIGHT
U.E. UNDERGROUND ELECTRIC
A.C. ADDITIONAL UNITS

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



GENERAL NOTES

1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED
2. LAST DATE OF FIELD SURVEY 05/03/18
3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL
4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES. TWO CERTIFICATION IS MADE AS TO THE ACCURACY
5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED
6. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS OR RIGHTS-OF-WAY NOT SHOWN HEREON.

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 noted hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PLUMBS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR 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 15-6-87.



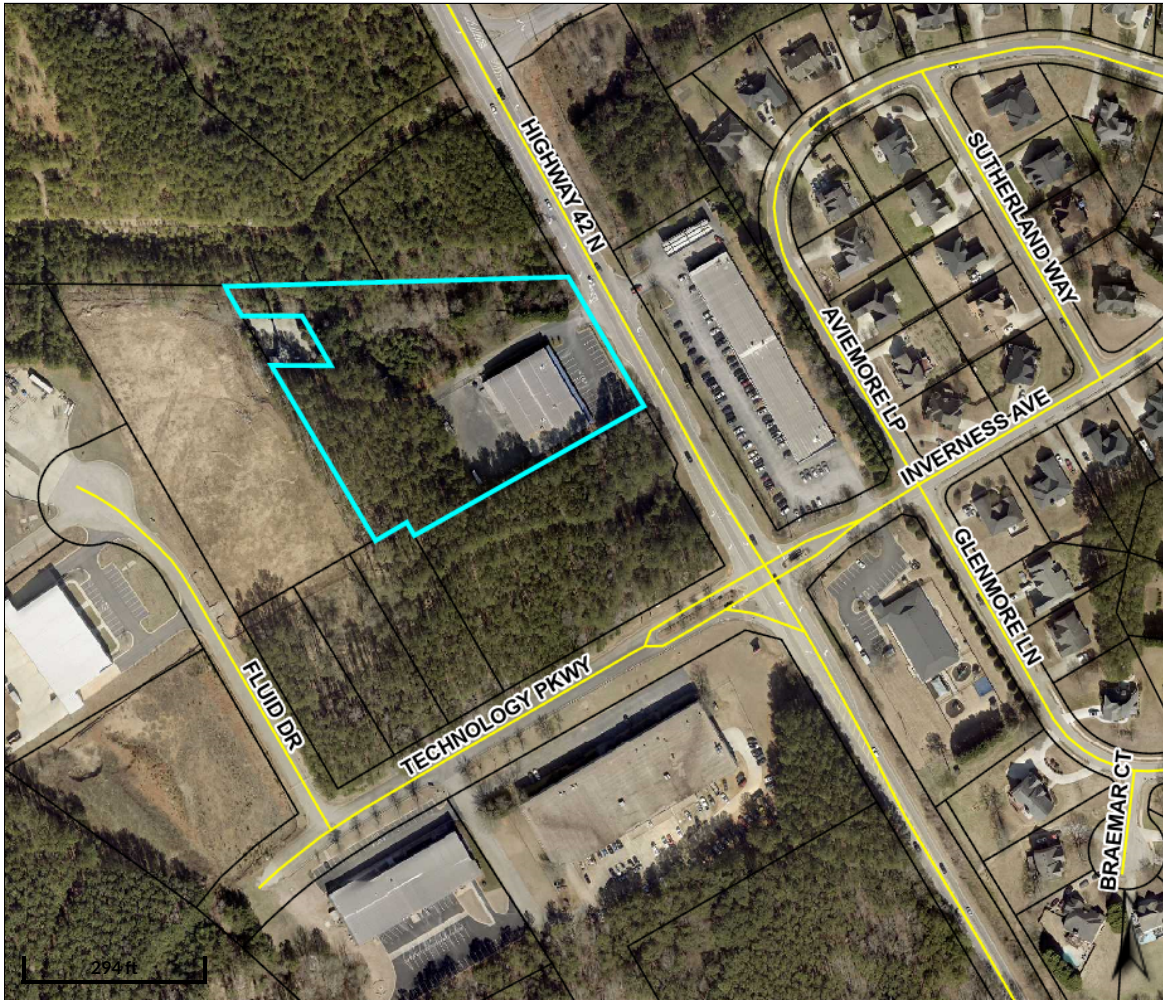
ANGEL M. MARROTO P.L.S. #2043
Certified Design Professional # 4470

** PURSUANT TO RULE 180-6.00 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED

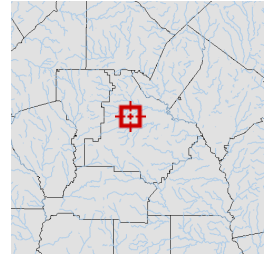
REV.	DESCRIPTION	DATE
1	SOUTHSIDE	#18 ATLANTA ST. MCDONOUGH, GA 30253 Phone: (770) 320-8009 Fax: (770) 320-8008
1	RETRACEMENT SURVEY FOR: OURWORLDS SCHOOL	
Land Lot 031 7TH Dist. Henry County, GA		
Drawn By: AMM		Scale: 1"=60'
Dwg No: 2-190427A		Date: 05/12/19



Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	070-01012001	Class	Commercial	Owner	LINDAVID INVESTMENT PROPERTIES LLC	Land Value:	\$270,000				
Property Address	2251 HIGHWAY 42	Acreage	3.43	Address	2680 HIGHWAY 42N MCDONOUGH, GA 30253	Building Value:	\$659,100	Last 2 Sales			
District	Henry County					Misc Value:	\$32,800	Date	2/21/2019	Price	\$585,000
						Total Value:	\$961,900		11/4/2014	\$640,000	FM
										VE	Q
											U

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

Date created: 5/5/2025

Last Data Uploaded: 5/5/2025 2:07:16 AM

Developed by  SCHNEIDER
GEOSPATIAL

Amendment to the Comprehensive Plan Application



THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR APPLYING FOR AN AMENDMENT TO THE STOCKBRIDGE COMPREHENSIVE PLAN.

APPLICATION REVIEW PROCESS. COMPREHENSIVE PLAN AMENDMENT APPLICATIONS ARE FIRST REVIEWED BY THE PLANNING AND ZONING STAFF, WHO MAKE RECOMMENDATIONS TO THE PLANNING COMMISSION. THE PLANNING COMMISSION THEN HOLDS A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS AND MAKES RECOMMENDATIONS TO THE MAYOR AND CITY COUNCIL. FINALLY, THE CASE GOES TO THE STOCKBRIDGE MAYOR AND CITY COUNCIL, WHO HOLD A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS. THEY MAKE THE FINAL DECISION ON THE APPLICATION.

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

REQUIRED PRE-APPLICATION MEETING—BEFORE SUBMITTING YOUR APPLICATION, PLEASE CONTACT THE PLANNING AND ZONING DIVISION OFFICE TO SCHEDULE A PRE-APPLICATION MEETING. THIS MEETING MUST BE HELD AT LEAST ONE WEEK BEFORE YOU SUBMIT YOUR APPLICATION.

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

FOR ASSISTANCE, YOU MAY CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY, AT (678) 833-3344.

ALL PUBLIC HEARINGS TAKE PLACE IN THE COUNCIL CHAMBER AT THE STOCKBRIDGE CITY HALL AT 4640 NORTH HENRY BOULEVARD IN STOCKBRIDGE, GEORGIA, 30281, UNLESS THEY ARE HELD VIRTUALLY VIA ZOOM.

CITY OF STOCKBRIDGE Planning and Zoning Division
Application Checklist for Requesting an Amendment to the Comprehensive Plan

APPLICANT/AGENT, PLEASE ENSURE THAT YOU HAVE SUBMITTED ALL OF THE REQUIRED ITEMS THAT ARE LISTED BELOW. AFTER YOU SUBMIT YOUR APPLICATION, THE STAFF WILL UTILIZE THE LAST COLUMN TO CHECK OFF EACH REQUIRED ITEM TO DETERMINE THE COMPLETENESS OF YOUR APPLICATION. PLEASE INCLUDE THE CHECKLIST WITH YOUR APPLICATION.

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT AN APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK / INITIAL
Pre-Application Review Form (Meeting Notes)	1	To be completed by a Staff planner during a Pre-Application Meeting, at least one week before you submit your application.	
Application Form	1	Signed and notarized by property owner. Or, in lieu of owner's signature, applicant has signed and notarized a copy of a "Contract", "Power of Attorney" or "Lease."	
Applicant Disclosure Form	1	Required for all property owners, applicants, and agents who are parties to this application. The Form must be notarized .	
Letter of Ownership	1	Letter stating that the owner is aware of the amendment being requested and owns the subject property.	
Letter of Intent	1	Must clearly state the proposed amendment to the Comprehensive Plan.	
Site Plans (11 x 17)	1 25	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, North arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers, and proposed lot layout.	
Survey Plat-- Sheet size must be Size 8-1/2" x 11" or 11" x 17".	1	Of the subject property. Must be prepared and sealed within the last five years by a professional engineer, landscape architect, or land surveyor who is 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 a notation as to whether or not any portion of the subject property is within the boundaries of the 100-year floodplain; and 3) include a notation as to the total acreage or square footage of the subject property.	

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

Name of Applicant Alexa Hilbert Phone: 678-491-1561 Date: 12/12/24
Address of Applicant: 2251 Highway 42 N Cell # 678-491-1561
City: McDonough State: GA Zip: 30053 E-mail: Alexa.Hilbert@AOL.com
Name of Agent Alexa Hilbert Phone: 678-491-1561 Date: 12/12/24
Address of Agent: 2251 Highway 42 N Cell # 678-491-1561
City: McDonough State: GA Zip: 30053 E-mail: Alexa.Hilbert@AOL.com

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

FROM: Light Industry

To: Low density Mixed Use

Property Address: 2251 Highway 42 N

Nearest intersection to the property: Eagles Landing Parkway

Size of Tract: 3.6 acre(s). Land Lot Number(s): 031 District(s): 7th

Property Tax Parcel Number(s): 1315120093 (Required)

Witness' Signature

Signature of Applicant

Printed Name of Witness

Printed Name of Applicant

Notary

Signature of Agent

Notary Seal:

(For Office Use Only)

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

Application checked by: _____ Date: _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

Mayor/City Council Decision: _____

Planning Director's Signature: _____

Date: _____

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

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 2251 Highway 42 McDonough [address], with Parcel Number 131510093, D
which is the subject of this application. 30253

Name of Property Owner: Alexa Hilbert
Property Owner's Address: 308 Broadmoor Way McDonough GA 30253
Telephone: 678-491-1541 E-mail: Alexahilbert@AOL.com

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

Signature: [Signature] Date: 12/12/24

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

Name(s) of Applicant(s): Alexa Hilbert

Company/law firm (if applicable): Brightstar Homes and Service Inc.

Telephone, E-Mail, & Address: 678-565-9007, Bstarhomes@gmail.com

2251 Highway 42 N McDonough, GA 30253

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

[Signature]

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

12/14/24
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

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

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

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

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.



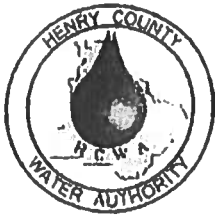
Henry County Water Authority Availability Letter Checklist/Summary

PLEASE COMPLETE THIS FORM WHEN REQUESTING WATER/SEWER AVAILABILITY LETTERS. ATTACH THE CHECKLIST TO THE APPLICATION AND SIGN. (THIS DOES NOT APPLY TO EXISTING SERVICE VERIFICATION LETTERS OR LETTERS FOR CONDITIONAL USE/EXCEPTION AND SOME VARIANCES).

**ALL DOCUMENTS ARE REQUIRED IN ORDER TO CONSIDER AVAILABILITY;
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

REQUIRED ITEMS	COPIES	PROCEDURE	(INITIAL)
Application Form (<i>Originals only. No photocopies accepted.</i>)	01	1. Signed by owner and notarized . OR 2. Signed by owner's agent and notarized .	
Letter of Intent	01	The letter must clearly state the proposed use, development intent, and estimated time period for construction.	
Preliminary Site Plan/Layout (24 x 36 max.)	01	Must show minimum details: Buildings, road frontage, correct scale, north arrow, present zoning classification, topography, proposed lot layout, existing water and sewer line sizes and locations. If an extension of the water/sewer system is required, site plan must be accompanied with a preliminary routing of the off-site extension. <i>Preliminary profiles of the proposed sewer routing may be required.</i> The plan/layout must be dated and correspond with the submittal to the County or respective City. All plans/layouts must include a statement of whether or not the property is within a protected watershed district.	
Additional site plan/layout requirements	01	If property is within a protected watershed, include proposed minimum lot sizes, estimate of impervious surface, required stream buffers, and statement of whether or not the property is within the water quality critical area.	
Payment		Cash or check made payable to <i>Henry County Water Authority</i> in the amount of \$200.00 for Availability Letters. A deposit and additional costs will be required for developments requiring feasibility/basin studies.	
Letter from the Health Department (Only if property is not on sewer and located within a protected watershed district)	01	This letter is required only if the development is within a protected watershed district and the proposed minimum lot size is less than the requirements set forth in the Watershed Protection Ordinance. Letter must indicate that septic systems will be adequate for proposed lots and house/building sizes.	

The Engineering Manager may require additional information different from the above depending upon the type of development and/or system requirements. The terms and conditions of an availability letter are subject to all rules and regulations of Henry County Water Authority. This application is valid only for the real property referenced on this application. This application is not transferable or assignable to any party. Henry County Water Authority reserves the right to discontinue processing applications at any time without prior notice for any reason, including limited, diminished, or lack of supply and/or demand considerations. If no development activity commences within 365 days from issuance of a letter, the letter shall be invalid, and the Applicant will be required to repeat the application process. If the applicant is unable to commence development within 365 days, a written request for a six-month extension will be considered.



Henry County Water Authority

Engineering Division
100 Westridge Industrial Blvd.
McDonough, GA 30253

Application for Water/Sewer Availability Letter

Date: 12/12/24

Name of Applicant: Alex Hilbert Phone: 678-491-1561 Mobile: Same

Address of Applicant: 2251 Highway 42 N Fax: _____

City: McDonough State: GA Zip: 30253 E-mail: Alex.hilbert@hca.com

Name of Agent: Brightstar Homes and Service Phone: 678-565-917 Mobile: _____

Address of Agent: 2251 Highway 42 N Fax: _____

City: McDonough State: GA Zip: 30253 E-mail: Bstarhomes@gmail.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT FOR THE OWNER OF THE PROPERTY DESCRIBE BELOW AND REQUESTS: (PLEASE CHECK THE PURPOSE OF LETTER REQUEST AND FILL IN ALL APPLICABLE INFORMATION LEGIBLY AND COMPLETELY).

VERIFICATION OF SERVICE: ☐ Conditional Use/Exception ☐ Variance ☐ In-law Suite/Addition ☐ Bank Loan

AVAILABILITY: ☐ General Availability ☒ Rezoning

Availability letters will require a minimum of 30 days from the date of payment and application submission.

Request from MI (Present Zoning) to OI (Requested Zoning)

For the Purpose of Day Service for Adults with Developmental Disabilities (Type of Development)

Address of Property: 2251 Highway 42 N (Street Address, if Applicable/Nearest Intersection, Etc.) Nearest intersection to the property: Engle-Lentley Rd

Size of Tract: 3.6 acre(s). Land Lot Number(s): 036 District(s): 7th

Development Estimated Average Daily Sewer Flow (GPD): _____

Property Tax Parcel Number: 131 . 51 . C00 . 93D Proposed number of lots: _____

Information beyond this point is not required for service verifications.

(Below: For properties within protected watershed districts only)

Gross Density: _____ units per acre Net Density: _____ units per acre

Estimated amount of impervious surface: _____ Minimum Lot Size: _____

Witness _____

Signature of Owner(s)/Agent(s) _____

Printed Name of Witness _____

Printed Name of Owner/s _____

Notary _____

Signature of Agent _____



City of Stockbridge

Planning and Zoning Office

Septic System Information for Zoning Requests

4640 North Henry Boulevard; Stockbridge, GA 30281 (770) 389-7900

This form must be completed and submitted to the Planning and Zoning Office with all zoning applications for properties that are not served by public sewer.

Name of Applicant: Alexa Hilbert Phone: 678-491-1561 Mobile: 678-491-1561
Applicant Address: 2251 Highway 42 N City, State: McDonough, GA Zip: 30253
Name of Agent: Bridgette Hance and Sonja A. Phone: 678-565-9007 Mobile: _____
Agent Address: 2251 Highway 42 N City, State: McDonough, GA Zip: 30253

Request (Check one):

Rezoning (Current Zoning _____ Requested Zoning _____) Conditional Use _____ Variance _____ Zoning Modification _____

For the Purpose of: Day Service Program - C1

Property Address: 2251 Highway 42 N Nearest Intersection to property: East-Lindley Pkwy

Size of Tract: 36 acres Land Lot(s): 031 District(s): 1716

Property Tax Parcel Number(s): 13151C0093D Proposed Number of Lots: _____

Signature of Owner: [Signature] Printed Name of Owner: Alexa Hilbert

Signature of Agent: [Signature] Printed Name of Agent: Alexa Hilbert

(To be Completed by Henry County Environmental Health)

Check all that apply

- _____ There are suitable soils for the installation of a septic system on the subject property
_____ There are not suitable soils for the installation of a septic system on the subject property.
_____ There is an existing septic system on the subject property
_____ The existing septic system will support the proposed development and/or use
_____ The existing septic system will not support the proposed development and/or use.

Comments: _____

Name of Person Completing: _____ Title: _____

Signature: _____ Date: _____

Return Recorded Document to:
Brochstein & Bantley, P.C.
827 Fairways Court, Suite 100
Stockbridge, GA 30281

BK:19384 PG:968-969
Filed and Recorded
Nov-27-2024 03:07 PM
DOC# 2024 - 028189
Real Estate Transfer Tax
Paid: \$ 1775.00
0752024008840
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: Albert Bantley

Property Tax Parcel Identification no. 070-01012001

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Henry

File #: 22435218

THIS INDENTURE, made the 25th day of November, 2024, between Lindavid Investment Properties, LLC, party of the first part, and Brightstar Homes and Services Inc., a Georgia Corporation, party of the second part,

WITNESSETH That: the said party of the first part, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other goods and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which 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, his heirs and assigns, the following described property:

See Exhibit "A" attached hereto and made a part hereof.

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 behoof of the said party of the second part, his heirs and assigns, forever, in FEE SIMPLE.

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

Susannah Cloudes
Witness

[Signature]
Notary Public

Lindavid Investment Properties, LLC

[Signature]
by: Linda Clark, Manager

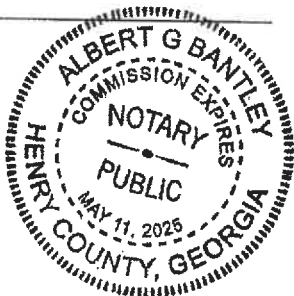


EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 31 of the 7th District of Henry County, Georgia, and being more particularly described as follows:

Beginning at a point located on the southwesterly right of way line of U.S. Highway 23/GA Highway 42 (80 foot right of way), 301.2 feet northwesterly of the intersection of the southwesterly right of way line of U.S. Highway 23/GA Highway 42 and the northwesterly right of way line of Technology Parkway (right of way varies in width), as measured along the southwesterly right of way line of U.S. Highway 23/GA Highway 42 and following the curvature thereof; run thence south 59 degrees 53 minutes 24 seconds west a distance of 487.65 feet to an iron pin; run thence north 30 degrees 06 minutes 36 seconds west a distance of 462.98 feet to an iron pin; run thence north 90 degrees 00 minutes 00 seconds east a distance of 563.71 feet to an iron pin located on the southwesterly right of way line of US Highway 23/GA Highway 42; run thence along the southwesterly right of way line of U.S. Highway 23/Georgia Highway 42 South 30 degrees 06 minutes 36 seconds east a distance of 180.19 feet to the point of beginning, all as per plat of survey prepared by Alvin E. Vaughn & Assoc., Inc., GRLS, which plat indicates the tract contains 3.600 acres.

For informational purposes only, the Tax Parcel Identification number is: 070-01012001.

LESS & EXCEPT:

All that tract or parcel of land lying and being in Land Lot 31 of the 7th District, Henry County, Georgia and being more particularly described as follows:

Commencing at a point located 301.21 feet northwesterly along the western right-of-way of GA Hwy 42 (a variable right-of-way) from the intersection of said western right-of-way of GA Hwy 42 and the northern right-of-way of Technology Parkway (a variable right-of-way); thence leaving the aforesaid western right-of-way of GA Hwy 42 and running, South 59 degrees 53 minutes 24 seconds West, 487.65 feet to a point; thence North 30 degrees 06 minutes 36 seconds West, 462.98 feet to a point; thence South 56 degrees 56 minutes 03 seconds East, 34.02 feet to a point and the true POINT OF BEGINNING; thence running South 90 degrees 00 minutes 00 seconds East, 93.62 feet to a point; thence South 30 degrees 06 minutes 36 seconds East, 89.21 feet to a point; thence North 90 degrees 00 minutes 00 seconds West, 93.62 feet to a point; thence North 30 degrees 06 minutes 36 seconds West, 89.21 feet to a point and the true POINT OF BEGINNING.

Said tract contains 0.1659 acres (7,225 square feet), more or less, as shown in a survey prepared for AT&T Wireless Services by Site Design Services, Inc., dated March 30, 2000 and last revised October 12, 2000.

BK:19384 PG:970-992
Filed and Recorded
Nov-27-2024 03:07 PM
DOC# 2024 - 028190
Georgia Intangible Tax
Paid: \$ 2751.00
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: Albert Bantley

Return recording to:

BROCHSTEIN & BANTLEY, P.C.
827 Fairways Court, Suite 100
Stockbridge, GA 30281

Loan No:

File No. 22435218

COVER SHEET TO SECURITY DEED

Date of Instrument: November 25, 2024

Signatories to Instrument: Brightstar Homes and Services Inc.

**Grantee/Lender Mailing Address: Velocity Commercial Capital, LLC dba
New Day Commercial Capital
25411 Cabot Road, Suite 206
Laguna Hills, CA 92653**

Security Deed Loan Amt/New Money on Loan Modification: \$917,000.00

MAP and PARCEL ID Number: 070-01012001

Initial Maturity Date: December 1, 2054

Intangible Recording Tax: \$2,751.00

Citation to Intangible Recording Tax Authority (if applicable):

**NOTE: THIS COVER SHEET DOES NOT MODIFY THE TERMS OF
THE ATTACHED INSTRUMENT**

Tax Parcel Identification Number:
070-01012001

Return To: Velocity Commercial
Capital, LLC dba New Day
Commercial Capital
25411 Cabot Road, Suite 206
Laguna Hills, CA 92653

Deed to Secure Debt, Security Agreement and Assignment of Leases and Rents

This DEED TO SECURE DEBT, SECURITY AGREEMENT AND ASSIGNMENT OF LEASES AND RENTS (this "*Deed to Secure Debt*") is entered into as of November 19, 2024, between Brightstar Homes and Services Inc., a Georgia corporation, with an address of 245 Country Club Drive, Suite 100 E & F, Stockbridge, GA 30281 (the "*Grantor*") and Velocity Commercial Capital, LLC dba New Day Commercial Capital, a California LLC, with an address of 25411 Cabot Road, Suite 206, Laguna Hills, CA 92653 (the "*Grantee*").

The real property which is the subject matter of this Deed to Secure Debt has the following address(es): 2251 Highway 42 North, McDonough, GA 30253 (the "*Address(es)*").

1. Deed to Secure Debt, Obligations and Future Advances

1.1 Deed to Secure Debt. For valuable consideration paid and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor hereby irrevocably and unconditionally mortgages, grants, bargains, transfers, sells, conveys, sets over and assigns to Grantee and its successors and assigns, in fee simple forever, all of Grantor's right, title and interest in and to the Property described below, to secure the prompt payment and performance of the Obligations (as hereinafter defined), including without limitation, all amounts due and owing to Grantee and all obligations respecting that certain Term Note, dated November 19, 2024, by Brightstar Homes and Services Inc. in favor of Grantee in the original principal amount of \$917,000.00 with a maturity date of December 1, 2054 (the "*Note*"; and collectively, along with all other agreements, documents, certificates and instruments delivered in connection therewith, the "*Loan Documents*"), and any substitutions, modifications, extensions or amendments to any of the Loan Documents.

1.2 Security Interest In Property. As continuing security for the Obligations the Grantor hereby pledges, assigns and grants to the Grantee, and its successors and assigns, a security interest in any of the Property (as hereinafter defined) constituting personal property or fixtures. This

Deed to Secure Debt is and shall be deemed to be a security agreement pursuant to the terms of the *Uniform Commercial Code of Georgia* (the "*Uniform Commercial Code*") as to any and all personal property and fixtures and as to all such property the Grantee shall have the rights and remedies of a secured party under the Uniform Commercial Code in addition to its rights hereunder.

1.3 Collateral Assignment of Leases and Rents. The Grantor hereby irrevocably and unconditionally assigns to Grantee, and its successors and assigns, as collateral security for the Obligations all of the Grantor's rights and benefits under any and all Leases (as hereinafter defined) and any and all rents and other amounts now or hereafter owing with respect to the Leases or the use or occupancy of the Property. This collateral assignment shall be absolute and effective immediately, but the Grantor shall have a license, revocable by Grantee, to continue to collect rents owing under the Leases until an Event of Default (as hereinafter defined) occurs and Grantee exercises its rights and remedies to collect such rents as set forth herein.

1.4 Conditions to Grant. Grantee shall have and hold the above granted Property unto and to the use and benefit of Grantee, and its successors and assigns, in fee simple forever; provided, however, the conveyances, grants and assignments contained in this Deed to Secure Debt are upon the express condition that, if Grantor shall irrevocably pay and perform the Obligations in full, including, without limitation, all principal, interest and premium thereon and other charges, if applicable, in accordance with the terms and conditions in the Loan Documents and this Deed to Secure Debt, shall pay and perform all other Obligations as set forth in this Deed to Secure Debt and shall abide by and comply with each and every covenant and condition set forth herein and in the Loan Documents, the Grantee shall execute and deliver to Grantor a cancellation of this Deed to Secure Debt in recordable form.

1.5 Property. The term "*Property*", as used in this Deed to Secure Debt, shall mean that certain parcel of land and the fixtures, structures and improvements and all personal property constituting fixtures, as that term is defined in the *Uniform Commercial Code*, now or hereafter thereon located at the Address(es), as more particularly described in Exhibit A attached hereto, together with: (i) all rights now or hereafter existing, belonging, pertaining or appurtenant thereto; (ii) all judgments, awards of damages and settlements hereafter made as a result or in lieu of any Taking, as hereinafter defined; (iii) all of the rights and benefits of the Grantor under any present or future leases and agreements relating to the Property, including, without limitation, rents, issues and profits, or the use or occupancy thereof together with any extensions and renewals thereof, specifically excluding all duties or obligations of the Grantor of any kind arising thereunder (the "*Leases*"); and (iv) all contracts, permits and licenses respecting the use, operation or maintenance of the Property, as well as, all impact fees with, or impact fee payments to, any governmental authority, all development rights and utility capacity allocations related to the Property.

1.6 Obligations. The term "*Obligation(s)*", as used in this Deed to Secure Debt, shall mean, without limitation, all loans, advances, indebtedness, notes, liabilities and amounts, liquidated or unliquidated, now or hereafter owing by the Grantor to Grantee or any Grantee Affiliate (as hereinafter defined) at any time, of each and every kind, nature and description, whether arising under this Deed to Secure Debt or otherwise, and whether secured or unsecured, direct or indirect (that is, whether the same are due directly by the Grantor to Grantee or any Grantee Affiliate; or are due indirectly by the Grantor to Grantee or any Grantee Affiliate as endorser, guarantor or other surety, or as obligor of obligations due third persons which have been endorsed or assigned

Return Recorded Document to:
Brochstein & Bantley, P.C.
827 Fairways Court, Suite 100
Stockbridge, GA 30281

BK:19384 PG:968-969
Filed and Recorded
Nov-27-2024 03:07 PM
DOC# 2024 - 028189
Real Estate Transfer Tax
Paid: \$ 1775.00
0752024008840
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: Albert Bantley

Property Tax Parcel Identification no. 070-01012001

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Henry

File #: 22435218

THIS INDENTURE, made the 25th day of November, 2024, between Lindavid Investment Properties, LLC, party of the first part, and Brightstar Homes and Services Inc., a Georgia Corporation, party of the second part,

WITNESSETH That: the said party of the first part, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other goods and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which 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, his heirs and assigns, the following described property:

See Exhibit "A" attached hereto and made a part hereof.

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 behoof of the said party of the second part, his heirs and assigns, forever, in FEE SIMPLE.

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

Susannah Cloudes
Witness

[Signature]
Notary Public

Lindavid Investment Properties, LLC

[Signature]
by: Linda Clark, Manager

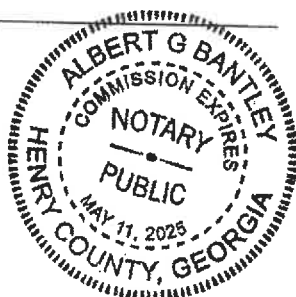


EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 31 of the 7th District of Henry County, Georgia, and being more particularly described as follows:

Beginning at a point located on the southwesterly right of way line of U.S. Highway 23/GA Highway 42 (80 foot right of way), 301.2 feet northwesterly of the intersection of the southwesterly right of way line of U.S. Highway 23/GA Highway 42 and the northwesterly right of way line of Technology Parkway (right of way varies in width), as measured along the southwesterly right of way line of U.S. Highway 23/GA Highway 42 and following the curvature thereof; run thence south 59 degrees 53 minutes 24 seconds west a distance of 487.65 feet to an iron pin; run thence north 30 degrees 06 minutes 36 seconds west a distance of 462.98 feet to an iron pin; run thence north 90 degrees 00 minutes 00 seconds east a distance of 563.71 feet to an iron pin located on the southwesterly right of way line of US Highway 23/GA Highway 42; run thence along the southwesterly right of way line of U.S. Highway 23/Georgia Highway 42 South 30 degrees 06 minutes 36 seconds east a distance of 180.19 feet to the point of beginning, all as per plat of survey prepared by Alvin E. Vaughn & Assoc., Inc., GRLS, which plat indicates the tract contains 3.600 acres.

For informational purposes only, the Tax Parcel Identification number is: 070-01012001.

LESS & EXCEPT:

All that tract or parcel of land lying and being in Land Lot 31 of the 7th District, Henry County, Georgia and being more particularly described as follows:

Commencing at a point located 301.21 feet northwesterly along the western right-of-way of GA Hwy 42 (a variable right-of-way) from the intersection of said western right-of-way of GA Hwy 42 and the northern right-of-way of Technology Parkway (a variable right-of-way); thence leaving the aforesaid western right-of-way of GA Hwy 42 and running, South 59 degrees 53 minutes 24 seconds West, 487.65 feet to a point; thence North 30 degrees 06 minutes 36 seconds West, 462.98 feet to a point; thence South 56 degrees 56 minutes 03 seconds East, 34.02 feet to a point and the true POINT OF BEGINNING; thence running South 90 degrees 00 minutes 00 seconds East, 93.62 feet to a point; thence South 30 degrees 06 minutes 36 seconds East, 89.21 feet to a point; thence North 90 degrees 00 minutes 00 seconds West, 93.62 feet to a point; thence North 30 degrees 06 minutes 36 seconds West, 89.21 feet to a point and the true POINT OF BEGINNING.

Said tract contains 0.1659 acres (7,225 square feet), more or less, as shown in a survey prepared for AT&T Wireless Services by Site Design Services, Inc., dated March 30, 2000 and last revised October 12, 2000.

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 31 of the 7th District of Henry County, Georgia, and being more particularly described as follows:

Beginning at a point located on the southwesterly right of way line of U.S. Highway 23/GA Highway 42 (80 foot right of way), 301.2 feet northwesterly of the intersection of the southwesterly right of way line of U.S. Highway 23/GA Highway 42 and the northwesterly right of way line of Technology Parkway (right of way varies in width), as measured along the southwesterly right of way line of U.S. Highway 23/GA Highway 42 and following the curvature thereof; run thence south 59 degrees 53 minutes 24 seconds west a distance of 487.65 feet to an iron pin; run thence north 30 degrees 06 minutes 36 seconds west a distance of 462.98 feet to an iron pin; run thence north 90 degrees 00 minutes 00 seconds east a distance of 563.71 feet to an iron pin located on the southwesterly right of way line of US Highway 23/GA Highway 42; run thence along the southwesterly right of way line of U.S. Highway 23/Georgia Highway 42 South 30 degrees 06 minutes 36 seconds east a distance of 180.19 feet to the point of beginning, all as per plat of survey prepared by Alvin E. Vaughn & Assoc., Inc., GRLS, which plat indicates the tract contains 3.600 acres.

For informational purposes only, the Tax Parcel Identification number is: 070-01012001.

LESS & EXCEPT:

All that tract or parcel of land lying and being in Land Lot 31 of the 7th District, Henry County, Georgia and being more particularly described as follows:

Commencing at a point located 301.21 feet northwesterly along the western right-of-way of GA Hwy 42 (a variable right-of-way) from the intersection of said western right-of-way of GA Hwy 42 and the northern right-of-way of Technology Parkway (a variable right-of-way); thence leaving the aforesaid western right-of-way of GA Hwy 42 and running, South 59 degrees 53 minutes 24 seconds West, 487.65 feet to a point; thence North 30 degrees 06 minutes 36 seconds West, 462.98 feet to a point; thence South 56 degrees 56 minutes 03 seconds East, 34.02 feet to a point and the true POINT OF BEGINNING; thence running South 90 degrees 00 minutes 00 seconds East, 93.62 feet to a point; thence South 30 degrees 06 minutes 36 seconds East, 89.21 feet to a point; thence North 90 degrees 00 minutes 00 seconds West, 93.62 feet to a point; thence North 30 degrees 06 minutes 36 seconds West, 89.21 feet to a point and the true POINT OF BEGINNING.

Said tract contains 0.1659 acres (7,225 square feet), more or less, as shown in a survey prepared for AT&T Wireless Services by Site Design Services, Inc., dated March 30, 2000 and last revised October 12, 2000.

Letter of Intent for the Building Located at 2251 Highway 42 North

December 19, 2024

To Whom It May Concern:

May this letter serve as a summary of the intent of use for the building located at 2251 Highway 42 North in McDonough. Brightstar Homes & Services has every intent to provide life skills training for the adult developmentally disabled population. The goal of this training is to assist the population that we serve in learning behaviors conducive to their integration into our community. Specifically, the developmentally disabled population that we serve will learn appropriate communication, responses, controlled behaviors in public settings and how to become integral members of the local community.

The occupancy and use of this location will be a continuum of the life skills training provided at our former location address of 245 Country Club Drive, Suite 100 E&F in Stockbridge, which has maintained a building permit for the past 8 years. We are simply moving to the 2251 Highway 41 in McDonough location because our lease expired.

Our organization will not serve food, our clients will bring their lunch each day. The life skills training program will operate between 9am-3pm, Monday- Friday. The clients will arrive & depart by van each day. The vans will be parked within the secure 10-foot fence surrounding the property.

Of importance, the building was previously permitted and used as a school for the developmentally disabled population as recent as this year 2024, so we are hopeful that this previous permit for this location will bode well in our pursuit of a permit for the exact same intent and purpose of use.

If there are any additional questions, please do not hesitate to contact Alexa Hilbert at 678 491 1561.

Thank you in advance for your consideration.

Regards,
Alexa Hilbert,
Brightstar Homes & Services

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,160 FEET, AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 529,540 FEET. EQUIPMENT USED CTS 220

FLOOD NOTES

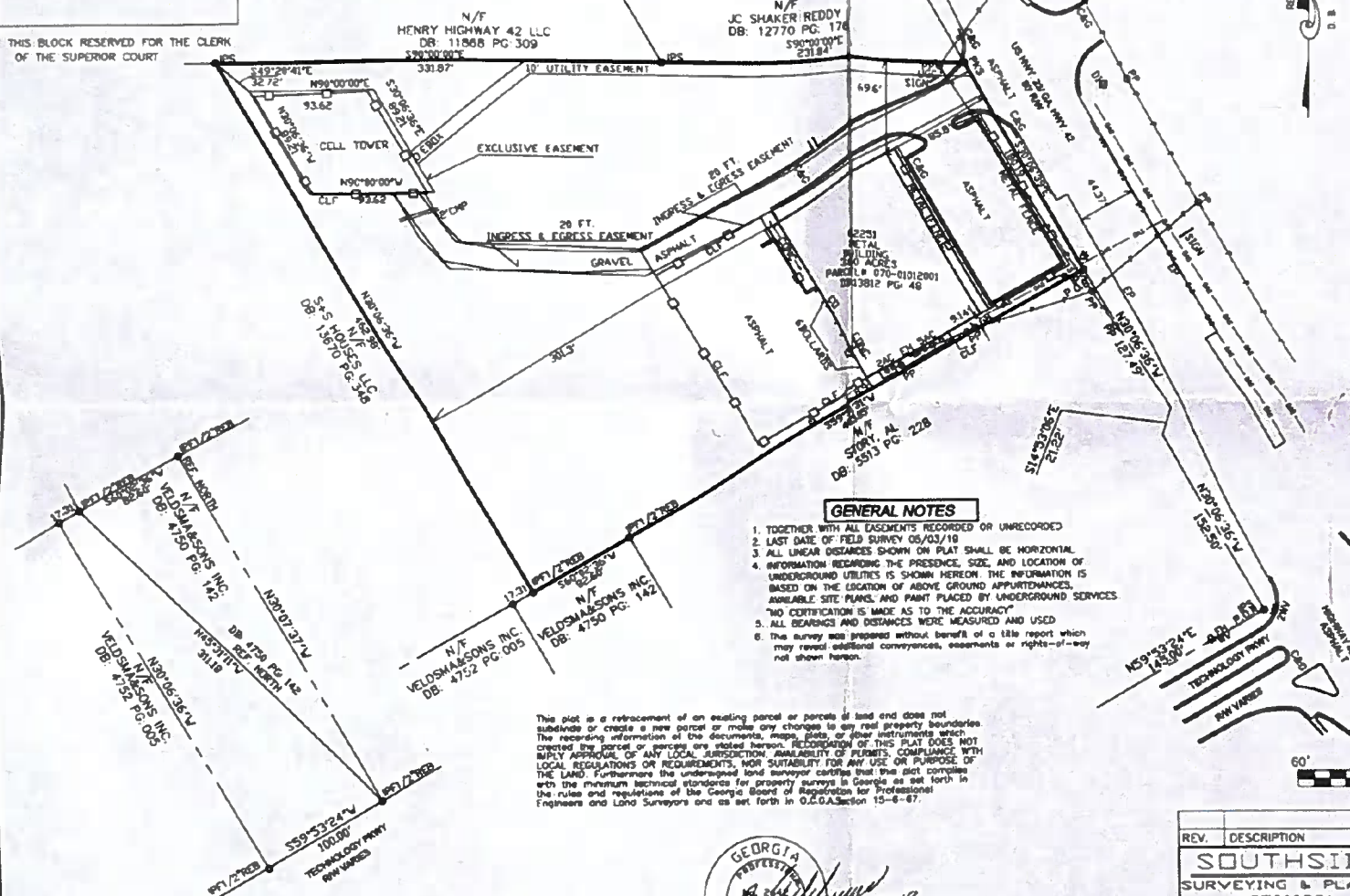
BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA. PANEL # 15151C00830 DATED 10/08/2018

SURVEY ORDERED BY:
NAME: ERIC GRATZER
678-857-4270

LEGENDS OF SYMBOLS

- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- Q.M. QUARTER MILE
- OPN TOP PIPE
- OPN FND FOUND
- OPN FND 1/2" REBAR #/ CAP
- C/C CURB AND GUTTER
- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY
- L.L. LAND LOT LINE
- C.M. CONCRETE MOUND FOUND
- P.O.L. POINT ON LINE
- B.O.C. BACK OF CURB
- F.V. FENCE CORNER
- E.P. EDGE OF PAVEMENT
- P.C. PROPERTY CORNER
- L.P. LIGHT POLE
- P.W. POWER POLE
- O.V. OLY WIRE
- E.S. EXISTING SANITARY BOX
- E.W. EXISTING WATER VALVE
- E.F. EXISTING FIRE HYDRANT
- T.B.M. TEMPORARY BENCH MARK
- B.F.E. BASE FLOOD ELEVATION
- M.F.E. MINIMUM FLOOD ELEVATION
- H.E. HORIZONTAL
- S.W. SINGLE WALL DITCH BARR
- D.W. DOUBLE WALL DITCH BARR
- O.S. OUTLET STRUCTURE (PUMP)
- D.I. DITCH INLET
- W.M. WATER METER
- W.L. WATERLINE
- S.S. SANITARY SEWER LINE
- O.P. OVERHEAD POWERLINE
- U.P. UNDERGROUND POWER OPTICS
- G.S. GASLINE
- L.S. LANDSCAPING
- P.M. P.M. SET (P.O.B.)
- E.M. EXISTING SANITARY SEWER MANHOLE
- S.S. SANITARY SEWER MANHOLE
- S.S. SANITARY GARDEN
- C/O CLEAR-OUT
- P.C. FIRE DEPARTMENT CONNECTOR
- C.L. CURB LINK FENCE
- D.E. DRAINAGE EASEMENT
- S.R. S.W. ROAD EASEMENT
- E. ELEVATION
- U.E. UNDERGROUND ELECTRIC
- A.C. ADDITIONAL UNITS

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



GENERAL NOTES

- TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED
- LAST DATE OF FIELD SURVEY 05/03/18
- ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL
- INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES. NO CERTIFICATION IS MADE AS TO THE ACCURACY
- ALL BEARINGS AND DISTANCES WERE MEASURED AND USED
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS OR RIGHTS-OF-WAY NOT SHOWN HEREON.

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 noted hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PLUMBS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR 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 15-6-87.



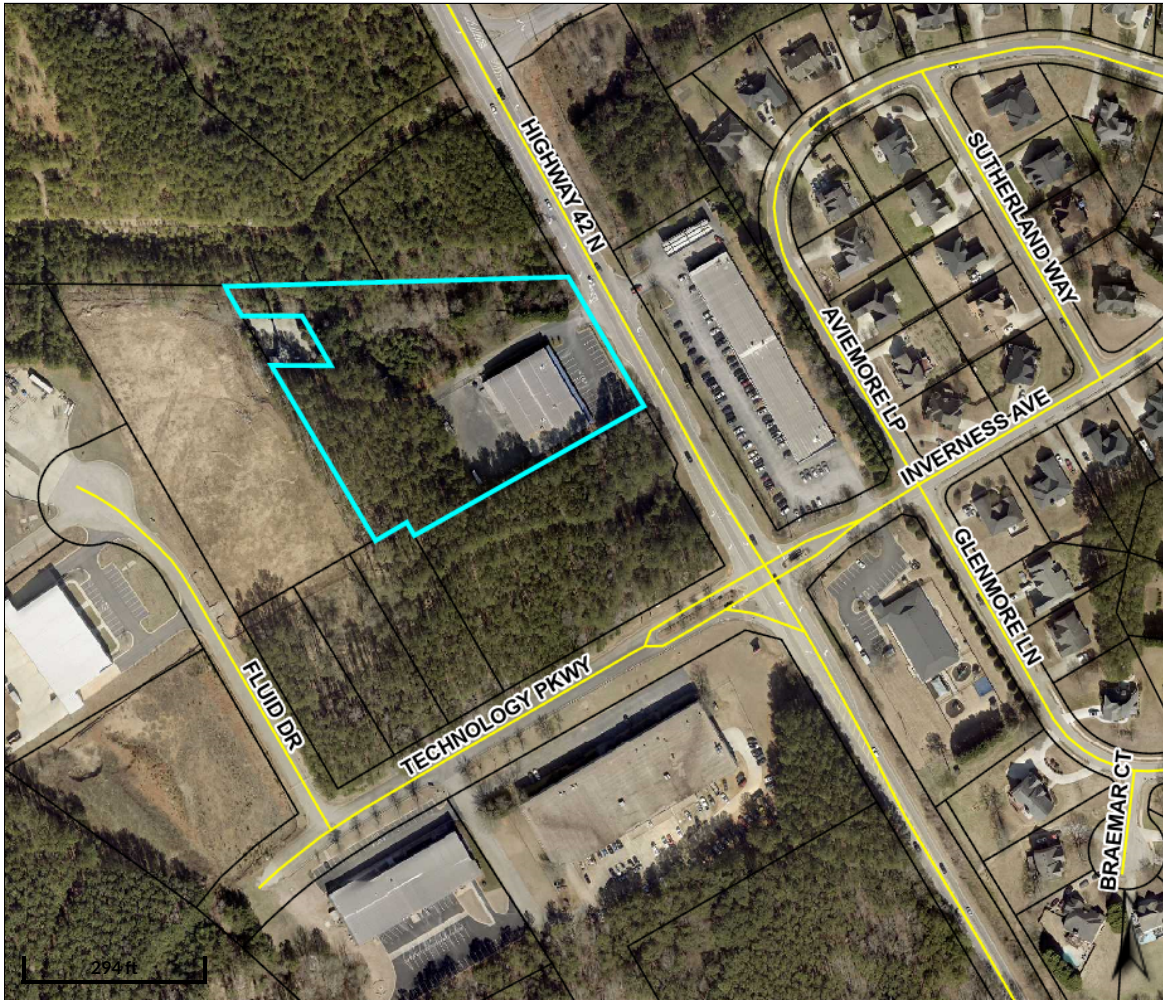
ANGEL M. MARROTO P.L.S. #2043
Certified Design Professional # 4470

PURSUANT TO RULE 180-6.00 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

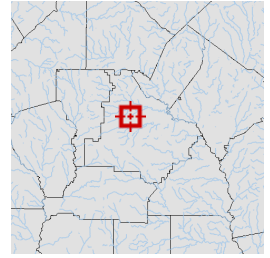
REV.	DESCRIPTION	DATE
1	SOUTHSIDE	1/18 ATLANTA ST. 30253
1	SURVEYING & PLANNING	Phone: (770) 320-8009
	LSF000831	Fax: (770) 320-8008
RETRACEMENT SURVEY FOR:		
OURWORLDS SCHOOL		
Land Lot 031 7TH Dist. Henry County, GA		
Drawn By: AMM		Scale: 1"=60'
Dwg No: 2-190427A		Date: 05/12/19



Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	070-01012001	Class	Commercial	Owner	LINDAVID INVESTMENT PROPERTIES LLC	Land Value:	\$270,000				
Property Address	2251 HIGHWAY 42	Acreage	3.43	Address	2680 HIGHWAY 42N MCDONOUGH, GA 30253	Building Value:	\$659,100	Last 2 Sales			
District	Henry County					Misc Value:	\$32,800	Date	2/21/2019	Price	\$585,000
						Total Value:	\$961,900		11/4/2014	\$640,000	FM
										VE	Q
											U

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

Date created: 5/5/2025

Last Data Uploaded: 5/5/2025 2:07:16 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

Return Recorded Document to:
Brochstein & Bantley, P.C.
827 Fairways Court, Suite 100
Stockbridge, GA 30281

BK:19384 PG:968-969
Filed and Recorded
Nov-27-2024 03:07 PM
DOC# 2024 - 028189
Real Estate Transfer Tax
Paid: \$ 1775.00
0752024008840
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: Albert Bantley

Property Tax Parcel Identification no. 070-01012001

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Henry

File #: 22435218

THIS INDENTURE, made the 25th day of November, 2024, between Lindavid Investment Properties, LLC, party of the first part, and Brightstar Homes and Services Inc., a Georgia Corporation, party of the second part,

WITNESSETH That: the said party of the first part, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other goods and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which 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, his heirs and assigns, the following described property:

See Exhibit "A" attached hereto and made a part hereof.

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 behoof of the said party of the second part, his heirs and assigns, forever, in FEE SIMPLE.

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

Susannah Cloudes
Witness

[Signature]
Notary Public

Lindavid Investment Properties, LLC

[Signature]
by: Linda Clark, Manager

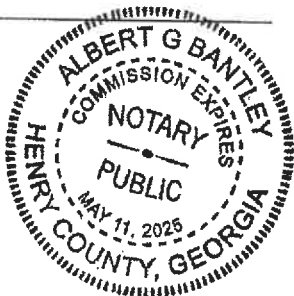


EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 31 of the 7th District of Henry County, Georgia, and being more particularly described as follows:

Beginning at a point located on the southwesterly right of way line of U.S. Highway 23/GA Highway 42 (80 foot right of way), 301.2 feet northwesterly of the intersection of the southwesterly right of way line of U.S. Highway 23/GA Highway 42 and the northwesterly right of way line of Technology Parkway (right of way varies in width), as measured along the southwesterly right of way line of U.S. Highway 23/GA Highway 42 and following the curvature thereof; run thence south 59 degrees 53 minutes 24 seconds west a distance of 487.65 feet to an iron pin; run thence north 30 degrees 06 minutes 36 seconds west a distance of 462.98 feet to an iron pin; run thence north 90 degrees 00 minutes 00 seconds east a distance of 563.71 feet to an iron pin located on the southwesterly right of way line of US Highway 23/GA Highway 42; run thence along the southwesterly right of way line of U.S. Highway 23/Georgia Highway 42 South 30 degrees 06 minutes 36 seconds east a distance of 180.19 feet to the point of beginning, all as per plat of survey prepared by Alvin E. Vaughn & Assoc., Inc., GRLS, which plat indicates the tract contains 3.600 acres.

For informational purposes only, the Tax Parcel Identification number is: 070-01012001.

LESS & EXCEPT:

All that tract or parcel of land lying and being in Land Lot 31 of the 7th District, Henry County, Georgia and being more particularly described as follows:

Commencing at a point located 301.21 feet northwesterly along the western right-of-way of GA Hwy 42 (a variable right-of-way) from the intersection of said western right-of-way of GA Hwy 42 and the northern right-of-way of Technology Parkway (a variable right-of-way); thence leaving the aforesaid western right-of-way of GA Hwy 42 and running, South 59 degrees 53 minutes 24 seconds West, 487.65 feet to a point; thence North 30 degrees 06 minutes 36 seconds West, 462.98 feet to a point; thence South 56 degrees 56 minutes 03 seconds East, 34.02 feet to a point and the true POINT OF BEGINNING; thence running South 90 degrees 00 minutes 00 seconds East, 93.62 feet to a point; thence South 30 degrees 06 minutes 36 seconds East, 89.21 feet to a point; thence North 90 degrees 00 minutes 00 seconds West, 93.62 feet to a point; thence North 30 degrees 06 minutes 36 seconds West, 89.21 feet to a point and the true POINT OF BEGINNING.

Said tract contains 0.1659 acres (7,225 square feet), more or less, as shown in a survey prepared for AT&T Wireless Services by Site Design Services, Inc., dated March 30, 2000 and last revised October 12, 2000.

BK:19384 PG:970-992
Filed and Recorded
Nov-27-2024 03:07 PM
DOC# 2024 - 028190
Georgia Intangible Tax
Paid: \$ 2751.00
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: Albert Bantley

Return recording to:

BROCHSTEIN & BANTLEY, P.C.
827 Fairways Court, Suite 100
Stockbridge, GA 30281

Loan No:

File No. 22435218

COVER SHEET TO SECURITY DEED

Date of Instrument: November 25, 2024

Signatories to Instrument: Brightstar Homes and Services Inc.

**Grantee/Lender Mailing Address: Velocity Commercial Capital, LLC dba
New Day Commercial Capital
25411 Cabot Road, Suite 206
Laguna Hills, CA 92653**

Security Deed Loan Amt/New Money on Loan Modification: \$917,000.00

MAP and PARCEL ID Number: 070-01012001

Initial Maturity Date: December 1, 2054

Intangible Recording Tax: \$2,751.00

Citation to Intangible Recording Tax Authority (if applicable):

**NOTE: THIS COVER SHEET DOES NOT MODIFY THE TERMS OF
THE ATTACHED INSTRUMENT**

Tax Parcel Identification Number:
070-01012001

Return To: Velocity Commercial
Capital, LLC dba New Day
Commercial Capital
25411 Cabot Road, Suite 206
Laguna Hills, CA 92653

Deed to Secure Debt, Security Agreement and Assignment of Leases and Rents

This DEED TO SECURE DEBT, SECURITY AGREEMENT AND ASSIGNMENT OF LEASES AND RENTS (this "*Deed to Secure Debt*") is entered into as of November 19, 2024, between Brightstar Homes and Services Inc., a Georgia corporation, with an address of 245 Country Club Drive, Suite 100 E & F, Stockbridge, GA 30281 (the "*Grantor*") and Velocity Commercial Capital, LLC dba New Day Commercial Capital, a California LLC, with an address of 25411 Cabot Road, Suite 206, Laguna Hills, CA 92653 (the "*Grantee*").

The real property which is the subject matter of this Deed to Secure Debt has the following address(es): 2251 Highway 42 North, McDonough, GA 30253 (the "*Address(es)*").

1. Deed to Secure Debt, Obligations and Future Advances

1.1 Deed to Secure Debt. For valuable consideration paid and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor hereby irrevocably and unconditionally mortgages, grants, bargains, transfers, sells, conveys, sets over and assigns to Grantee and its successors and assigns, in fee simple forever, all of Grantor's right, title and interest in and to the Property described below, to secure the prompt payment and performance of the Obligations (as hereinafter defined), including without limitation, all amounts due and owing to Grantee and all obligations respecting that certain Term Note, dated November 19, 2024, by Brightstar Homes and Services Inc. in favor of Grantee in the original principal amount of \$917,000.00 with a maturity date of December 1, 2054 (the "*Note*"; and collectively, along with all other agreements, documents, certificates and instruments delivered in connection therewith, the "*Loan Documents*"), and any substitutions, modifications, extensions or amendments to any of the Loan Documents.

1.2 Security Interest In Property. As continuing security for the Obligations the Grantor hereby pledges, assigns and grants to the Grantee, and its successors and assigns, a security interest in any of the Property (as hereinafter defined) constituting personal property or fixtures. This

Deed to Secure Debt is and shall be deemed to be a security agreement pursuant to the terms of the *Uniform Commercial Code of Georgia* (the "*Uniform Commercial Code*") as to any and all personal property and fixtures and as to all such property the Grantee shall have the rights and remedies of a secured party under the Uniform Commercial Code in addition to its rights hereunder.

1.3 Collateral Assignment of Leases and Rents. The Grantor hereby irrevocably and unconditionally assigns to Grantee, and its successors and assigns, as collateral security for the Obligations all of the Grantor's rights and benefits under any and all Leases (as hereinafter defined) and any and all rents and other amounts now or hereafter owing with respect to the Leases or the use or occupancy of the Property. This collateral assignment shall be absolute and effective immediately, but the Grantor shall have a license, revocable by Grantee, to continue to collect rents owing under the Leases until an Event of Default (as hereinafter defined) occurs and Grantee exercises its rights and remedies to collect such rents as set forth herein.

1.4 Conditions to Grant. Grantee shall have and hold the above granted Property unto and to the use and benefit of Grantee, and its successors and assigns, in fee simple forever; provided, however, the conveyances, grants and assignments contained in this Deed to Secure Debt are upon the express condition that, if Grantor shall irrevocably pay and perform the Obligations in full, including, without limitation, all principal, interest and premium thereon and other charges, if applicable, in accordance with the terms and conditions in the Loan Documents and this Deed to Secure Debt, shall pay and perform all other Obligations as set forth in this Deed to Secure Debt and shall abide by and comply with each and every covenant and condition set forth herein and in the Loan Documents, the Grantee shall execute and deliver to Grantor a cancellation of this Deed to Secure Debt in recordable form.

1.5 Property. The term "*Property*", as used in this Deed to Secure Debt, shall mean that certain parcel of land and the fixtures, structures and improvements and all personal property constituting fixtures, as that term is defined in the *Uniform Commercial Code*, now or hereafter thereon located at the Address(es), as more particularly described in Exhibit A attached hereto, together with: (i) all rights now or hereafter existing, belonging, pertaining or appurtenant thereto; (ii) all judgments, awards of damages and settlements hereafter made as a result or in lieu of any Taking, as hereinafter defined; (iii) all of the rights and benefits of the Grantor under any present or future leases and agreements relating to the Property, including, without limitation, rents, issues and profits, or the use or occupancy thereof together with any extensions and renewals thereof, specifically excluding all duties or obligations of the Grantor of any kind arising thereunder (the "*Leases*"); and (iv) all contracts, permits and licenses respecting the use, operation or maintenance of the Property, as well as, all impact fees with, or impact fee payments to, any governmental authority, all development rights and utility capacity allocations related to the Property.

1.6 Obligations. The term "*Obligation(s)*", as used in this Deed to Secure Debt, shall mean, without limitation, all loans, advances, indebtedness, notes, liabilities and amounts, liquidated or unliquidated, now or hereafter owing by the Grantor to Grantee or any Grantee Affiliate (as hereinafter defined) at any time, of each and every kind, nature and description, whether arising under this Deed to Secure Debt or otherwise, and whether secured or unsecured, direct or indirect (that is, whether the same are due directly by the Grantor to Grantee or any Grantee Affiliate; or are due indirectly by the Grantor to Grantee or any Grantee Affiliate as endorser, guarantor or other surety, or as obligor of obligations due third persons which have been endorsed or assigned

Return Recorded Document to:
Brochstein & Bantley, P.C.
827 Fairways Court, Suite 100
Stockbridge, GA 30281

BK:19384 PG:968-969
Filed and Recorded
Nov-27-2024 03:07 PM
DOC# 2024 - 028189
Real Estate Transfer Tax
Paid: \$ 1775.00
0752024008840
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: Albert Bantley

Property Tax Parcel Identification no. 070-01012001

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Henry

File #: 22435218

THIS INDENTURE, made the 25th day of November, 2024, between Lindavid Investment Properties, LLC, party of the first part, and Brightstar Homes and Services Inc., a Georgia Corporation, party of the second part,

WITNESSETH That: the said party of the first part, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other goods and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which 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, his heirs and assigns, the following described property:

See Exhibit "A" attached hereto and made a part hereof.

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 behoof of the said party of the second part, his heirs and assigns, forever, in FEE SIMPLE.

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

Susannah Cloudes
Witness

[Signature]
Notary Public

Lindavid Investment Properties, LLC

[Signature]
by: Linda Clark, Manager

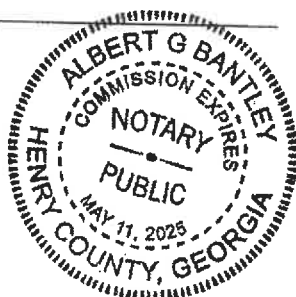


EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 31 of the 7th District of Henry County, Georgia, and being more particularly described as follows:

Beginning at a point located on the southwesterly right of way line of U.S. Highway 23/GA Highway 42 (80 foot right of way), 301.2 feet northwesterly of the intersection of the southwesterly right of way line of U.S. Highway 23/GA Highway 42 and the northwesterly right of way line of Technology Parkway (right of way varies in width), as measured along the southwesterly right of way line of U.S. Highway 23/GA Highway 42 and following the curvature thereof; run thence south 59 degrees 53 minutes 24 seconds west a distance of 487.65 feet to an iron pin; run thence north 30 degrees 06 minutes 36 seconds west a distance of 462.98 feet to an iron pin; run thence north 90 degrees 00 minutes 00 seconds east a distance of 563.71 feet to an iron pin located on the southwesterly right of way line of US Highway 23/GA Highway 42; run thence along the southwesterly right of way line of U.S. Highway 23/Georgia Highway 42 South 30 degrees 06 minutes 36 seconds east a distance of 180.19 feet to the point of beginning, all as per plat of survey prepared by Alvin E. Vaughn & Assoc., Inc., GRLS, which plat indicates the tract contains 3.600 acres.

For informational purposes only, the Tax Parcel Identification number is: 070-01012001.

LESS & EXCEPT:

All that tract or parcel of land lying and being in Land Lot 31 of the 7th District, Henry County, Georgia and being more particularly described as follows:

Commencing at a point located 301.21 feet northwesterly along the western right-of-way of GA Hwy 42 (a variable right-of-way) from the intersection of said western right-of-way of GA Hwy 42 and the northern right-of-way of Technology Parkway (a variable right-of-way); thence leaving the aforesaid western right-of-way of GA Hwy 42 and running, South 59 degrees 53 minutes 24 seconds West, 487.65 feet to a point; thence North 30 degrees 06 minutes 36 seconds West, 462.98 feet to a point; thence South 56 degrees 56 minutes 03 seconds East, 34.02 feet to a point and the true POINT OF BEGINNING; thence running South 90 degrees 00 minutes 00 seconds East, 93.62 feet to a point; thence South 30 degrees 06 minutes 36 seconds East, 89.21 feet to a point; thence North 90 degrees 00 minutes 00 seconds West, 93.62 feet to a point; thence North 30 degrees 06 minutes 36 seconds West, 89.21 feet to a point and the true POINT OF BEGINNING.

Said tract contains 0.1659 acres (7,225 square feet), more or less, as shown in a survey prepared for AT&T Wireless Services by Site Design Services, Inc., dated March 30, 2000 and last revised October 12, 2000.

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 31 of the 7th District of Henry County, Georgia, and being more particularly described as follows:

Beginning at a point located on the southwesterly right of way line of U.S. Highway 23/GA Highway 42 (80 foot right of way), 301.2 feet northwesterly of the intersection of the southwesterly right of way line of U.S. Highway 23/GA Highway 42 and the northwesterly right of way line of Technology Parkway (right of way varies in width), as measured along the southwesterly right of way line of U.S. Highway 23/GA Highway 42 and following the curvature thereof; run thence south 59 degrees 53 minutes 24 seconds west a distance of 487.65 feet to an iron pin; run thence north 30 degrees 06 minutes 36 seconds west a distance of 462.98 feet to an iron pin; run thence north 90 degrees 00 minutes 00 seconds east a distance of 563.71 feet to an iron pin located on the southwesterly right of way line of US Highway 23/GA Highway 42; run thence along the southwesterly right of way line of U.S. Highway 23/Georgia Highway 42 South 30 degrees 06 minutes 36 seconds east a distance of 180.19 feet to the point of beginning, all as per plat of survey prepared by Alvin E. Vaughn & Assoc., Inc., GRLS, which plat indicates the tract contains 3.600 acres.

For informational purposes only, the Tax Parcel Identification number is: 070-01012001.

LESS & EXCEPT:

All that tract or parcel of land lying and being in Land Lot 31 of the 7th District, Henry County, Georgia and being more particularly described as follows:

Commencing at a point located 301.21 feet northwesterly along the western right-of-way of GA Hwy 42 (a variable right-of-way) from the intersection of said western right-of-way of GA Hwy 42 and the northern right-of-way of Technology Parkway (a variable right-of-way); thence leaving the aforesaid western right-of-way of GA Hwy 42 and running, South 59 degrees 53 minutes 24 seconds West, 487.65 feet to a point; thence North 30 degrees 06 minutes 36 seconds West, 462.98 feet to a point; thence South 56 degrees 56 minutes 03 seconds East, 34.02 feet to a point and the true POINT OF BEGINNING; thence running South 90 degrees 00 minutes 00 seconds East, 93.62 feet to a point; thence South 30 degrees 06 minutes 36 seconds East, 89.21 feet to a point; thence North 90 degrees 00 minutes 00 seconds West, 93.62 feet to a point; thence North 30 degrees 06 minutes 36 seconds West, 89.21 feet to a point and the true POINT OF BEGINNING.

Said tract contains 0.1659 acres (7,225 square feet), more or less, as shown in a survey prepared for AT&T Wireless Services by Site Design Services, Inc., dated March 30, 2000 and last revised October 12, 2000.

Letter of Intent for the Building Located at 2251 Highway 42 North

December 19, 2024

To Whom It May Concern:

May this letter serve as a summary of the intent of use for the building located at 2251 Highway 42 North in McDonough. Brightstar Homes & Services has every intent to provide life skills training for the adult developmentally disabled population. The goal of this training is to assist the population that we serve in learning behaviors conducive to their integration into our community. Specifically, the developmentally disabled population that we serve will learn appropriate communication, responses, controlled behaviors in public settings and how to become integral members of the local community.

The occupancy and use of this location will be a continuum of the life skills training provided at our former location address of 245 Country Club Drive, Suite 100 E&F in Stockbridge, which has maintained a building permit for the past 8 years. We are simply moving to the 2251 Highway 41 in McDonough location because our lease expired.

Our organization will not serve food, our clients will bring their lunch each day. The life skills training program will operate between 9am-3pm, Monday- Friday. The clients will arrive & depart by van each day. The vans will be parked within the secure 10-foot fence surrounding the property.

Of importance, the building was previously permitted and used as a school for the developmentally disabled population as recent as this year 2024, so we are hopeful that this previous permit for this location will bode well in our pursuit of a permit for the exact same intent and purpose of use.

If there are any additional questions, please do not hesitate to contact Alexa Hilbert at 678 491 1561.

Thank you in advance for your consideration.

Regards,
Alexa Hilbert,
Brightstar Homes & Services

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.

Procedures

A pre-application meeting with one of the staff planners before submission of any application is required. A scheduled appointment is required. *(No opinions or guidance can be given over the phone).* Staff will review the request and discuss all necessary code requirements that affect the request. Staff may also need to consult other City departments before accepting the application. The request will then be advertised in the *Henry Daily Herald* and a sign will be posted at least 15 days prior to the scheduled public meeting date.

No application will be accepted unless all necessary documentation is complete and a pre-application meeting has been held (there will be no exceptions.)

The City of Stockbridge Planning Commission meets on the 4th Thursday of each month (except for holidays) to hear requests. Please contact the Planning and Zoning Office to obtain a copy of the schedule.

Notes

Contacts

City of Stockbridge Planning and Zoning Division
Community Development Department
4602 North Henry Boulevard
Stockbridge, GA 30281
tel. (770) 389-7900

City of Stockbridge Building Services
Municipal Court Building
4602 North Henry Boulevard
Stockbridge, GA 30281
tel. (678) 833-3314

City of Stockbridge Business Services Office
Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, GA 30281
Tel. (678) 833-3302

City of Stockbridge Code Enforcement Office
Municipal Court Building
4602 North Henry Boulevard
Stockbridge, GA 30281
tel (678) 833-3321

City of Stockbridge Public Works Department
Stockbridge Public Works Building
321 Taylor Drive
Stockbridge, GA 30281

>Water Department tel.: (770) 474-1232
Sewer Department tel.: (678) 833-3301

Henry County Water and Sewer Authority
1695 Highway 20 West
McDonough, GA 30253
tel. (770) 957-6659

Henry County Health Department
Environmental Health Section
137 Henry Parkway
McDonough, GA 30253
tel. (770) 954-2078

Henry County Fire Department
664 Industrial Boulevard
McDonough, GA 30253
tel. (770) 288-6600

Henry County Police Department
100 Henry Parkway
McDonough, GA 30253
tel. (770) 288-8200

Henry County Environmental Compliance
And Plan Review
140 Henry Parkway
McDonough, GA 30253
tel. (770) 288-6064

Henry County Board of Education
33 North Zach Hinton Parkway
McDonough, GA 30253
tel. (770) 957-6601

City of Stockbridge Planning and Zoning Division
Community Development Department

REZONING APPLICATION CHECKLIST

PLEASE COMPLETE THIS FORM WHEN ACCEPTING ALL REZONING APPLICATIONS.
 ATTACH THE CHECKLIST TO THE APPLICATION AND SIGN.

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK INITIAL
Pre-Application Review Form (Meeting Notes)	1	Must be obtained from a current planner, prior to submitting your application. (by appointment only)	
Application Form	1	1. Signed and notarized by owner. Original signature 2. In lieu of owner's signature, applicant has signed and notarized a copy of a "Contract", "Power of Attorney" or "Lease."	
Applicant Disclosure Form	1	Required for all property owners, applicants, and agents filed with an application, and must be notarized .	
Letter of Ownership Letter of Intent	<i>as one for each owner</i>	Letter stating that the owner is aware of the rezoning request and owns the property in question. Must clearly state the proposed use and development intent.	
Site Plans (24 x 36) and (11 x 17)	1	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, north arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers, and the proposed lot layout.	
Survey Plat (8 1/2 x 11) Or (11 x 17)	1	Subject Property, prepared and sealed <i>within the last five years</i> by a professional engineer, landscape architect, or land surveyor who is 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 a notation as to whether or not any portion of the subject property is within the boundaries of the 100-year floodplain, and 3) include a notation as to the total acreage or square footage of the subject property.	
Water and sewer availability letter	1	This letter must accompany the application at the time of submittal. It should state that water and sewer are available to serve the property, or such services can be extended to the site. Please obtain the letter from the appropriate office which serves the property, such as Henry County Water Authority, City of Stockbridge Public Works Department, or a Clayton County office.	
Form from the Health Department	1	This letter must accompany the application at the time of submittal (<i>Only needed if property is not on sewer</i>).	



APPLICATION CHECKLIST

DOCUMENTS AND QUANTITIES REQUIRED

**ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
NO INCOMPLETE APPLICATION WILL BE ACCEPTED.**

ITEM #	REQUIRED ITEM	NUMBER OF COPIES	CHECK ☐
1.	PRE-APPLICATION REVIEW FORM	1 Digital, 1 Hard Copy	
2.	APPLICATION FORM	1 Digital, 1 Hard Copy	
3.	LEGAL DESCRIPTIONS	1 Digital, 1 Hard Copy	
4.	SITE PLAN & SURVEY	1 Digital Copy - 4 hard Copies	
5.	DEVELOPMENT RENDERINGS AND ELEVATIONS	1 Digital Copy - 1 Hard Copy	
6.	LETTERS OF INTENT	1 Digital, 1 Hard Copy	
7.	ADJACENT PROPERTY OWNERS/NEIGHBORHOOD ASSOCIATION LETTERS	1 Digital, 1 Hard Copy	
8.	DEPARTMENTAL SIGN-OFF LETTERS	1 Digital, 1 Hard Copy	
9.	DISCLOSURE FORM	1 Digital, 1 Hard Copy	

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant Alexa Hilbert Phone: 678-491-1561 Date: 12/12/24
Address Applicant: 2251 Highway 42 N Fax _____ Cell # 678-491-1561

City: McDonough State: GA Zip: 30253 E-mail: AlexaHilbert@AOL-Com

Name of Agent Brightstar Homes and Services Inc Phone: 678-565-9007 Date: 12/14/24

Address Agent: 2251 Highway 42 N Fax _____

City McDonough State: GA Zip: 30253 E-mail: Bstarhomes@gmail.com

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

Rezoning being requested Unincorp Henry Co.
MI to City of Stockbridge

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: 2251 Highway 42 N McDonough GA 30253

Nearest intersection to the property: Eagles Landing Parkway
(Street Address)

Size of Tract: 3.6 acre(s). Land Lot Number(s): 031 District(s): 714

Property Tax Parcel Number(s) 131510093D

(Required)

Agent Signature _____

Notary Signature _____

Alexa Hilbert
Agent of Applicant

Notary _____

Signature _____

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: _____

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 2251 Highway 42 McDonough [address], with Parcel Number 1315100093.D which is the subject of this application. 30253

Name of Property Owner: Alexa Hilbert
Property Owner's Address: 308 Broadmoor Way McDonough GA 30253
Telephone: 678-491-1541 E-mail: Alexa.hilbert@aol.com

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

Signature: [Signature] Date: 12/12/24

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

Name(s) of Applicant(s): Alexa Hilbert
Company/law firm (if applicable): Brightstar Homes and Service Inc.
Telephone, E-Mail, & Address: 678-565-9007, Bstarhomes@gmail.com
2251 Highway 42 N McDonough, GA 30253

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

[Signature]

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

12/14/24
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 ☒

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 12 day of December 2024

Alexy Hilbert
Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this _____ 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.

[NOTE: Some properties receive water and sewer service through the City of Stockbridge Public Works Office or from Clayton County. For those properties, please obtain a letter from the appropriate office in lieu of obtaining one from Henry County.]

Application for Water/Sewer Availability Letter



Thank you for your interest in Henry County, Georgia. This packet includes the necessary documents required for processing water/sewer availability letters.

Availability letters are required for rezoning(s), conditional use/exception, variance, and modifications to Zoning Conditions of properties that are heard by the City of Stockbridge Planning Commission and/or the Stockbridge City Council that are within the HCWA service area).

HCWA will verify that water and sewer service is, or will be, available to serve a particular development. The requested information in this package is used for determining the existing water/sewerage system capacity, planning for future water and sewerage system needs, and protection of Henry County water sources.

Please note: All fees are non-refundable. There are no exceptions.

Should you need further assistance, please feel free to contact our office between 8:00AM to 5:00PM, Monday through Friday at (770) 914-3688.



Henry County Water Authority

Engineering Division
100 Westridge Industrial Blvd.
McDonough, GA 30253

Application for Water/Sewer Availability Letter

Date: 12/17/24

Name of Applicant: Alex Hilbert Phone: 678-441-1861 Mobile: Same
Address of Applicant: 2251 Highway 42 N Fax: _____
City: McDonough State: GA Zip: 30253 E-mail: Alex.hilbert@adl.com
Name of Agent: Brightstar Homes and Service Phone: 678-565-9017 Mobile: _____
Address of Agent: 2251 Highway 42 N Fax: _____
City: McDonough State: GA Zip: 30253 E-mail: Bstarhomes@gmail.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT FOR THE OWNER OF THE PROPERTY DESCRIBE BELOW AND REQUESTS: (PLEASE CHECK THE PURPOSE OF LETTER REQUEST AND FILL IN ALL APPLICABLE INFORMATION LEGIBLY AND COMPLETELY).

VERIFICATION OF SERVICE: ☐ Conditional Use/Exception ☐ Variance ☐ In-law Suite/Addition ☐ Bank Loan

AVAILABILITY: ☐ General Availability ☒ Rezoning

Availability letters will require a minimum of three weeks from the date of payment and application submittal.

Request from MI to OI
(Present Zoning) (Requested Zoning)
For the Purpose of Day Service for Adults with Developmental Disabilities
(Type of Development)
Address of Property: 2251 Highway 42 N Nearest intersection to the property: Eagle Landing Rd
(Street Address, if Applicable/Nearest Intersection, Etc)
Size of Tract: 3.6 acre(s), Land Lot Number(s): 036, District(s): 7th
Development Estimated Average Daily Sewer Flow (GPD): _____

Property Tax Parcel Number: 131 - 51 - 000 - 93D Proposed number of lots: _____

Information beyond this point is not required for service verifications.

(Below: For properties within protected watershed districts only)

Gross Density: _____ units per acre Net Density: _____ units per acre

Estimated amount of impervious surface: _____ Minimum Lot Size: _____

Witness _____

Signature of Owner(s)/Agent(s) _____

Printed Name of Witness _____

Printed Name of Owner/s _____

Notary _____

Signature of Agent _____



Henry County Water Authority

Availability Letter Checklist/Summary

PLEASE COMPLETE THIS FORM WHEN REQUESTING WATER/SEWER AVAILABILITY LETTERS. ATTACH THE CHECKLIST TO THE APPLICATION AND SIGN. (THIS DOES NOT APPLY TO EXISTING SERVICE VERIFICATION LETTERS OR LETTERS FOR CONDITIONAL USE/EXCEPTION AND SOME VARIANCES).

**ALL DOCUMENTS ARE REQUIRED IN ORDER TO CONSIDER AVAILABILITY;
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

REQUIRED ITEMS	COPIES	PROCEDURE	(INITIAL)
Application Form (Originals only. No photocopies accepted.)	01	1. Signed by owner and notarized . OR 2. Signed by owner's agent and notarized .	CL
Letter of Intent	01	The letter must clearly state the proposed use, development intent, and estimated time period for construction.	CL
Preliminary Site Plan/Layout (24 x 36 max.)	01	Must show minimum details: Buildings, road frontage, correct scale, north arrow, present zoning classification, topography, proposed lot layout, existing water and sewer line sizes and locations. If an extension of the water/sewer system is required, site plan must be accompanied with a preliminary routing of the off-site extension. <i>Preliminary profiles of the proposed sewer routing may be required.</i> The plan/layout must be dated and correspond with the submittal to the County or respective City. All plans/layouts must include a statement of whether or not the property is within a protected watershed district.	CL
Additional site plan/layout requirements	01	If property is within a protected watershed, include proposed minimum lot sizes, estimate of impervious surface, required stream buffers, and statement of whether or not the property is within the water quality critical area.	CL
Payment		Cash or check made payable to <i>Henry County Water Authority</i> in the amount of \$200.00 for Availability Letters. A deposit and additional costs will be required for developments requiring feasibility/basin studies.	CL
Letter from the Health Department (Only if property is not on sewer and located within a protected watershed district)	01	This letter is required only if the development is within a protected watershed district and the proposed minimum lot size is less than the requirements set forth in the Watershed Protection Ordinance. Letter must indicate that septic systems will be adequate for proposed lots and house/building sizes.	CL

The Engineering Manager may require additional information different from the above depending upon the type of development and/or system requirements. The terms and conditions of an availability letter are subject to all rules and regulations of Henry County Water Authority. This application is valid only for the real property referenced on this application. This application is not transferable or assignable to any party. Henry County Water Authority reserves the right to discontinue processing applications at any time without prior notice for any reason, including limited, diminished, or lack of supply and/or demand considerations. If no development activity commences within 365 days from issuance of a letter, the letter shall be invalid, and the Applicant will be required to repeat the application process. If the applicant is unable to commence development within 365 days, a written request for a six-month extension will be considered.



City of Stockbridge
Planning and Zoning Office

Septic System Information for Zoning Requests

4640 North Henry Boulevard; Stockbridge, GA 30281 (770) 389-7900

This form must be completed and submitted to the Planning and Zoning Office with all zoning applications for properties that are not served by public sewer.

Name of Applicant: Alexa Hilbert Phone: 678-491-1561 Mobile: 678-491-1561
Applicant Address: 2251 Highway 42 N City, State: McDonough, GA Zip: 30253
Name of Agent: Brightstar Homes and Service Phone: 678-565-9007 Mobile: _____
Agent Address: 2251 Highway 42 N City, State: McDonough, GA Zip: 30253

Request (Check one):

Rezoning (Current Zoning _____ Requested Zoning _____) Conditional Use _____ Variance _____ Zoning Modification _____

For the Purpose of: Day Service Program - C1

Property Address: 2251 Highway 42 N Nearest Intersection to property: Eachs Landing Pkwy

Size of Tract: 36 acres Land Lot(s): 031 District(s): 176

Property Tax Parcel Number(s): 13151C0093D Proposed Number of Lots: _____

Signature of Owner: [Signature] Printed Name of Owner: Alexa Hilbert

Signature of Agent: [Signature] Printed Name of Agent: Alexa Hilbert

(To be Completed by Henry County Environmental Health)

Check all that apply

- _____ There are suitable soils for the installation of a septic system on the subject property
_____ There are not suitable soils for the installation of a septic system on the subject property.
_____ There is an existing septic system on the subject property.
_____ The existing septic system will support the proposed development and/or use.
_____ The existing septic system will not support the proposed development and/or use.

Comments: _____

Name of Person Completing: _____ Title: _____

Signature: _____ Date: _____

E-mail Address: _____ Phone Number: _____

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,160 FEET, AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 529,540 FEET. EQUIPMENT USED CTS 220

FLOOD NOTES

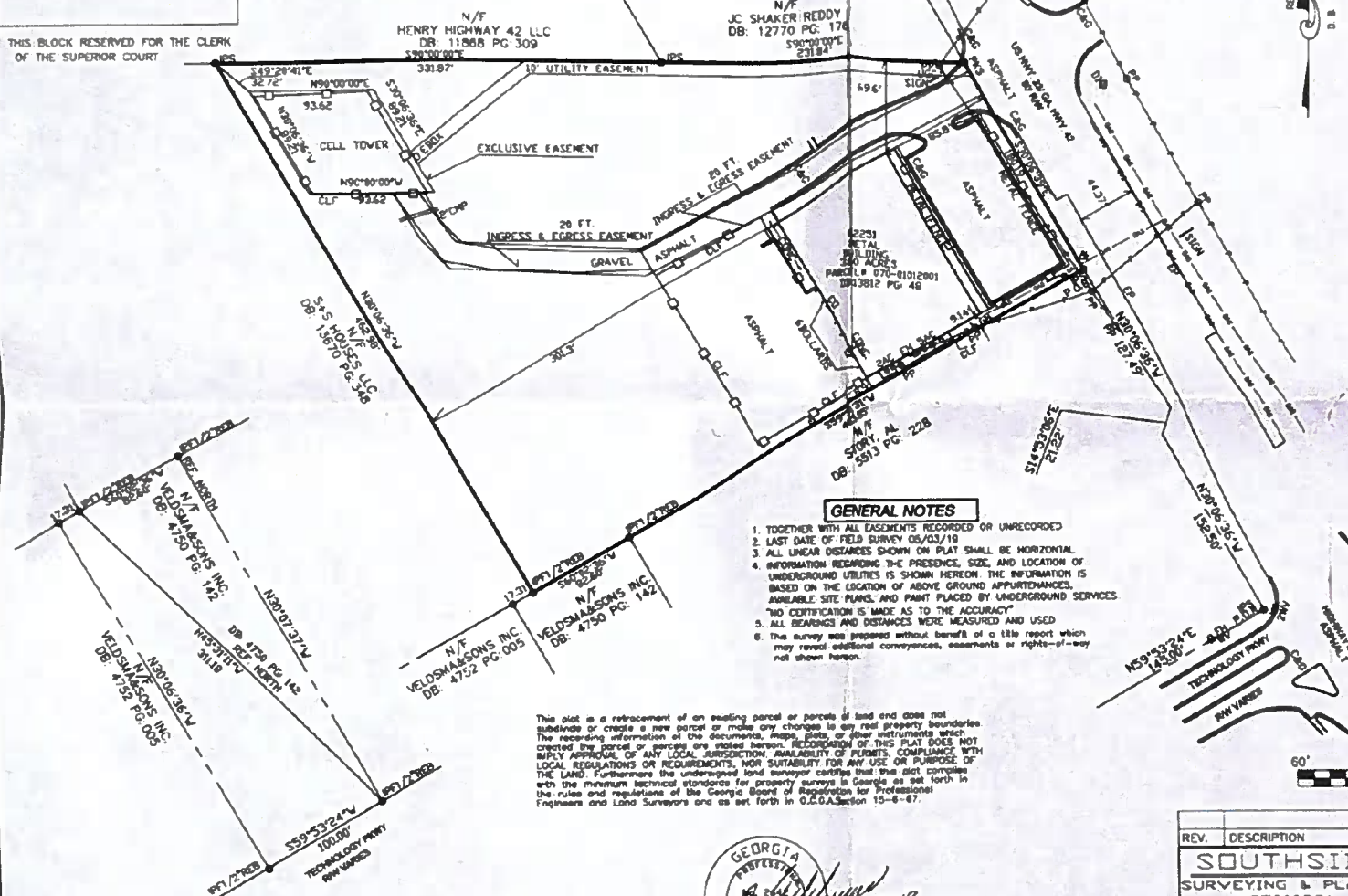
BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA. PANEL # 15151C00830 DATED 10/08/2018

SURVEY ORDERED BY:
NAME: ERIC GRATZER
678-857-4270

LEGENDS OF SYMBOLS

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
Q.M.	QUARTER MILE
OPN	OPEN TOP PIPE
OPF	OPEN FIRE FOUND
OPF	OPEN FIRE SET 1/2" REBAR #/ CAP
C/C	CURB AND GUTTER
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
L.L.	LAND LOT LINE
C.M.F.	CONCRETE MONUMENT FOUND
P.O.L.	POINT ON LINE
B.O.C.	BACK OF CURB
F.V.C.	FENCE CORNER
E.P.	EDGE OF PAVEMENT
P.C.	PROPERTY CORNER
L.P.	LIGHT POLE
P.W.	POWER POLE
C.W.	CULVERT
E.S.	EXISTING SANITARY SEWER
E.W.V.	EXISTING WATER VALVE
E.F.H.	EXISTING FIRE HYDRANT
T.B.M.	TEMPORARY BENCH MARK
B.F.C.	BASE FLOOD ELEVATION
M.F.L.	MINIMUM FLOOD ELEVATION
S.W.	SHOULDER WALL DITCH BARR
D.W.	DOUBLE WALL DITCH BARR
O.S.	OUTLET STRUCTURE (PUMP)
D	DITCH
W.M.	WATER METER
W.L.	WATERLINE
S.S.L.	SANITARY SEWER LINE
O.P.	OVERHEAD POWERLINE
U.P.	UNDERGROUND POWER OPTICS
G.L.	GASLINE
L.S.	LANDSCAPING
P.M.	PERMANENT MARK (P.O.B.)
E.S.	EXISTING SANITARY SEWER MANHOLE
S.S.M.	SANITARY SEWER MANHOLE
S.S.C.	SANITARY CATCHMENT
C/O	CLEAR-OUT
P.C.	PIPE CONNECTION CONNECTOR
C.L.F.	CURB LINK FENCE
D.E.	DRAINAGE EASEMENT
S.R.E.	SALE ROAD EASEMENT
U.E.	UNDERGROUND ELECTRIC
A.C.	ADDITIONAL UNITS

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



GENERAL NOTES

1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED
2. LAST DATE OF FIELD SURVEY 05/03/18
3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL
4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES. TWO CERTIFICATION IS MADE AS TO THE ACCURACY
5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED
6. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS OR RIGHTS-OF-WAY NOT SHOWN HEREON.

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 noted hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PLUMBS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR 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 15-6-87.



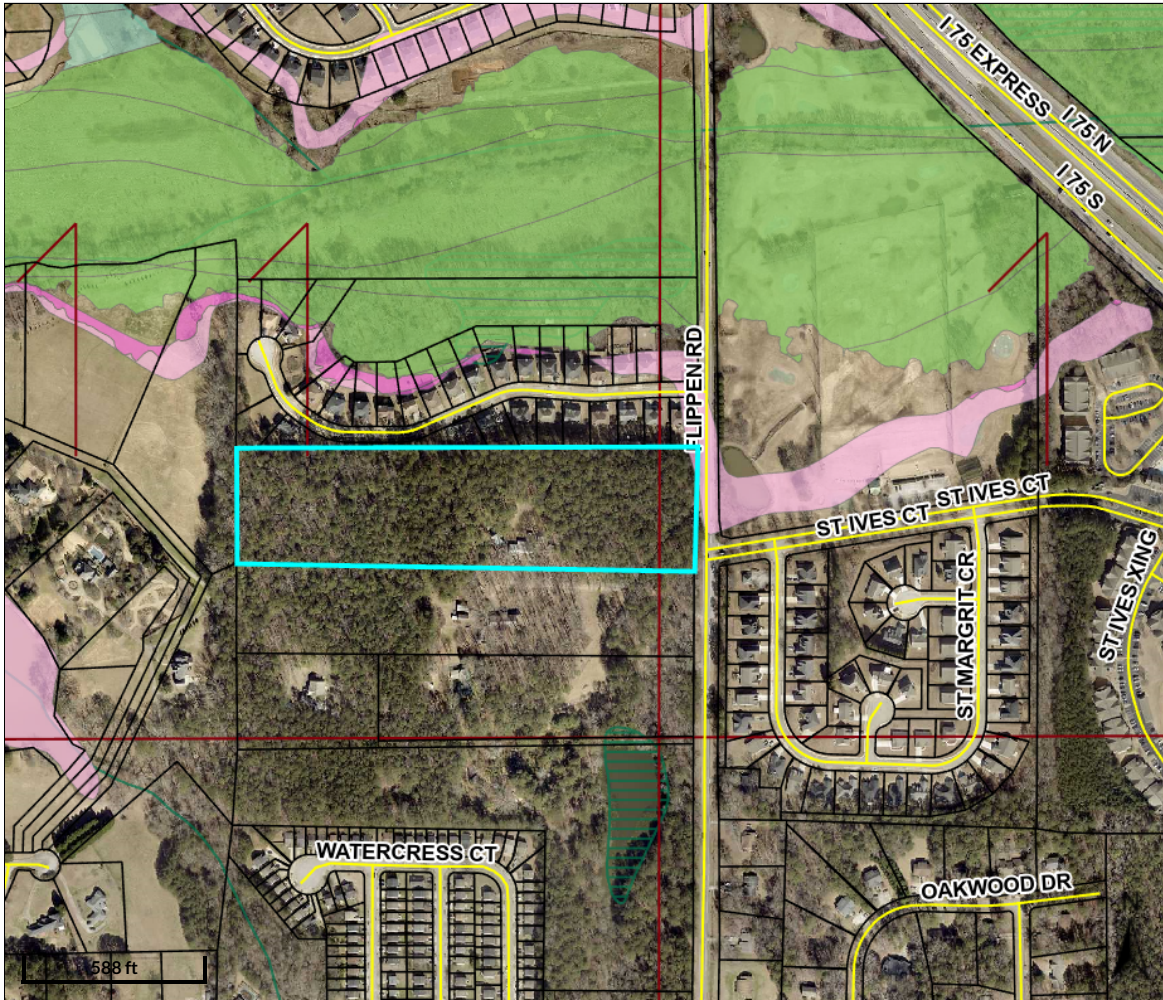
ANGEL M. MARROTO P.L.S. #2643
Certified Design Professional # 4470

** PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

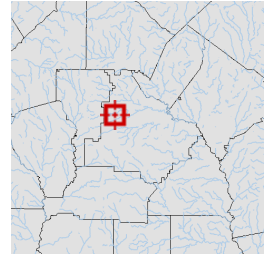
REV.	DESCRIPTION	DATE
1	SOUTHSIDE SURVEYING & PLANNING LSF000831	1
1	RETRACEMENT SURVEY FOR: OURWORLDS SCHOOL	1
Land Lot 031 7TH Dist. Henry County, GA		
Drawn By: AMM		Scale: 1"=60'
Dwg No: 2-190427A		Date: 05/12/19



Henry County, GA



Overview



Legend

Parcels

Roads

Land Lots

Flood Map

X - 500 Year Flood

0.2 - Areas of 0.2% annual chance flood

A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

AO - Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet

Lakes

Wetlands

Parcel ID	032-02006000	Class	Consv Use	Owner Address	REICHERT WILLIAM K & BRENDA A	Land Value:	\$182,500				
Property Address	1448 FLIPPEN RD	Acreage	14.21		1448 FLIPPEN RD	Building Value:	\$292,100	Last 2 Sales			
District	Henry County				STOCKBRIDGE, GA 30281	Misc Value:	\$840	Date	10/1/1983	Price	\$22,900
						Total Value:	\$427,800		n/a		
								Reason	LM	Qual	Q
									n/a		n/a

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

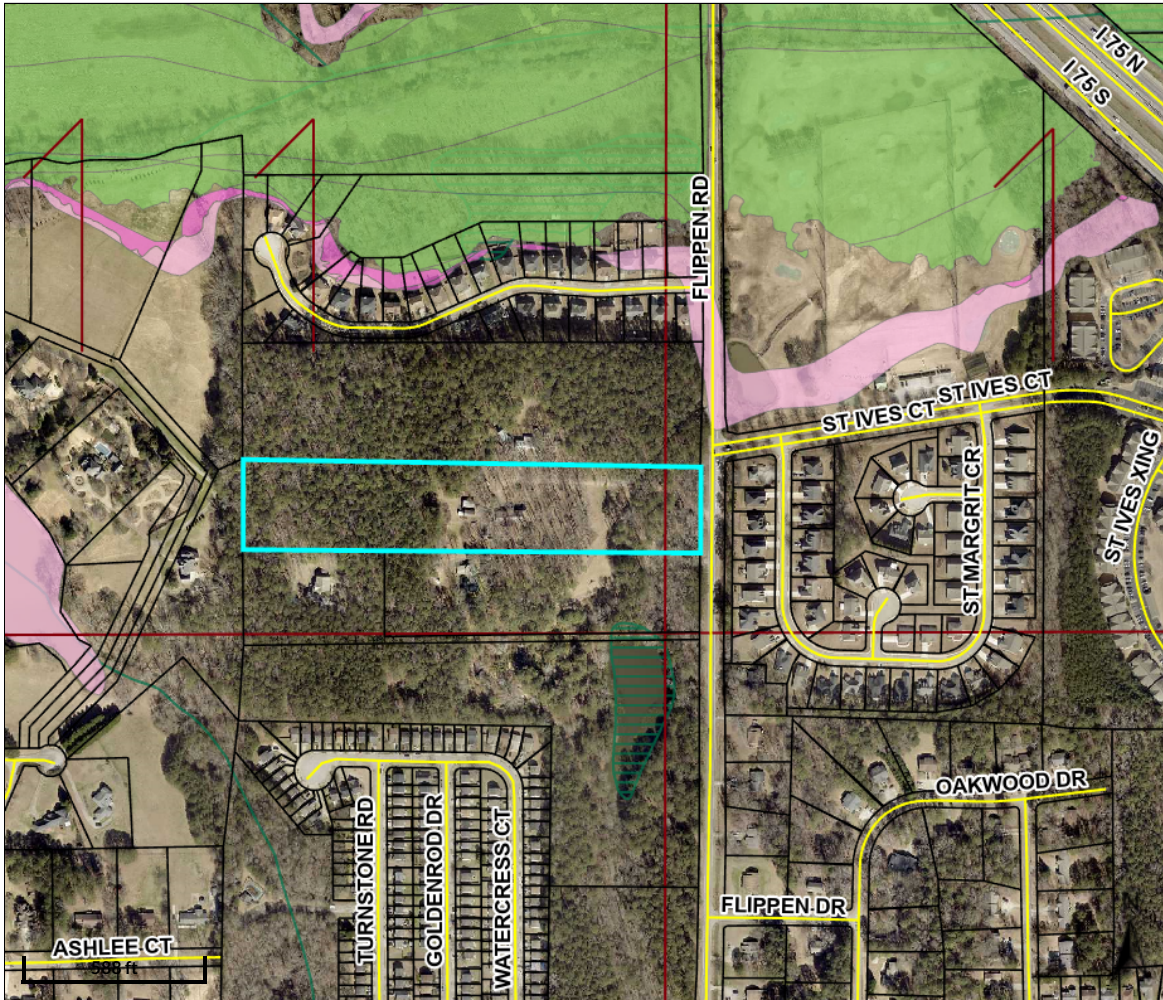
Date created: 2/18/2025

Last Data Uploaded: 2/18/2025 1:09:42 AM

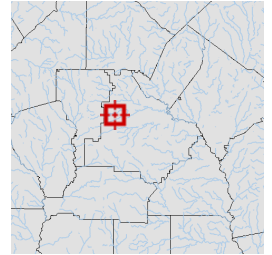
Developed by  **SCHNEIDER**
GEOSPATIAL



Henry County, GA



Overview



Legend

Parcels

Roads

Land Lots

Flood Map

X - 500 Year Flood

0.2 - Areas of 0.2% annual chance flood

A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

AO - Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet

Lakes

Wetlands

Parcel ID	032-02005001	Class	Residential	Owner	GILREATH WILLARD	Land	\$95,500				
	1468	Acreage	7.63	Address	D	Value:					
Property	1468				1468 FLIPPEN RD	Building	\$347,300	Last 2 Sales			
Address	FLIPPEN RD				STOCKBRIDGE, GA	Value:		Date	Price	Reason	Qual
District	Henry County				30281	Misc	\$12,200	1/8/2014	\$0	VF	U
						Value:		6/1/1984	\$13,400	U	U
						Total	\$364,500				
						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: 2/18/2025

Last Data Uploaded: 2/18/2025 1:09:42 AM

Developed by  **SCHNEIDER**
GEOSPATIAL



CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

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

Annexation No: _____ Date: _____

Received by: _____

TYPE OF ANNEXATION

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

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

Property Address: 1448 FLIPPEN ROAD, STOCKBRIDGE, GA 30281 &

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

1448 FLIPPEN ROAD, STOCKBRIDGE, GA 30281

LAND USE AND ZONING

County: HENRY

RA (RESIDENTIAL-AGRICULTURAL)
County Zoning Classification: _____

Present Land Use: RESIDENTIAL

Requested Zoning Classification: _____
PUD (PLANNED) UNIT DEVELOPMENT

1448 FLIPPEN ROAD, WILLIAM GILREATH
PROPERTY OWNER 1448 FLIPPEN ROAD, WILLIAM & BRENDA A. REICHERT
Name: APPLICANT: LAND BUYERS OF AMERICA LLC / AGENT: MICHAEL KANER

Mailing Address: 2500 CLEAN WATER COURT, BUFORD, GA 30519

Telephone: (404) 422-6806

Email: MONEYFORYOURDIST@GMAIL.COM

Signature: [Signature]

Date: 12-24-24



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

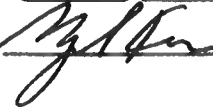
APPLICANT

Name: LANN BYERS OF AMERICA LLC AGENT: MICHAEL KANER

Mailing Address: 2500 CLEAN WATER COURT BUFORD, GA 30281

Telephone: (404) 422-6806

Email: MONEYFORYOURMIRT@gmail.com

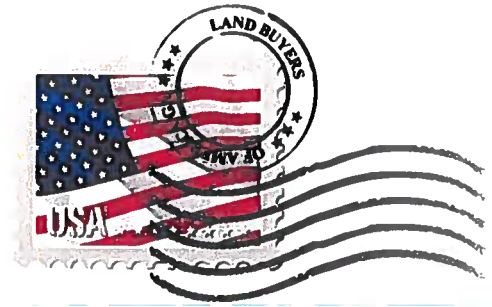
Signature: 

Date: 12-24-24

PLEASE DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Signature: _____

Date: _____



LAND BUYERS OF AMERICA GA

Letter of Intent

To: City of Stockbridge

We are proposing to combine 1448 Flippen Road Stockbridge, GA (Parcel # 032-02006000 containing 14.210 acres) 1468 Flippen Road Stockbridge, GA (Parcel #032-02005001 containing 7.561 acres) into a single parcel containing 21.77Acres. We are seeking an Annexation into the City of Stockbridge with a Zoning of PUD (Planned Unit Development).

The proposed development will contain 159 Units. There will be 23 Single Detached Units and 136 Townhouse Units. All Units will have a minimum of 3 bedrooms and 2 Bathrooms with double-car garages. The square footage will be 1600sf-2000sf. The exterior will be constructed utilizing brick and Hardy Board. The amenities will include a pool with a clubhouse, a putting green, tot lot, tennis or pickle ball courts and a community sports field.

Variance Request: We will be seeking a Variance, for Lot 85, into the stream buffer, but not State Buffer, to be able to construct the Unit.

Respectfully yours,

Michael Kaner Agent

Land Buyers of America GA LLC

**2500 Clean Water Court
Buford • GA • 30519
moneyforyourdirt@gmail.com
404-422-6806**

Parcel(s)
Information

The 2 parcels will be combined and developed as 1 parcel. The combined parcels will have a total acreage of 21.77 acres. Proposed Density is 7.304 Units Per Acre.

1. 1448 Flippen Road. Tax Assessors Parcel Number is 032 0200 6000. (14.21 acres).
2. 1468 Flippen Road. Tax Assessors Parcel Number is 032 0200 5001. (7.561 acres).
3. Land Lots 11 & 12 of the 6th District located in Henry County, GA.
4. 1448 Property Owners. William K and Brenda A. Reichert.
5. 1468 Property Owner. Willard D. Gilreath.
6. Owners' Agent. Land Buyers of America GA LLC. 2500 Clean Water Court Buford, GA. 30519. c/o Michael Kaner 404-422-6806. moneyforyourdirt@gmail.com.

There will be 159 units: 23 SFH units and 136 Townhouses units. All units will have 3 bedrooms.

The estimated daily sewer flow is 63,600 gpd per Henry County Regulations There is a sewer manhole in the NE corner of the property.

It is estimated it will take 3.5 years to develop and build the units.

Agent/Applicant for the owners:

Land Buyers of America GA LLC



Michael Kaner

Agent/Applicant Authorized Individual

404.422.6806

moneyforyourdirt@gmail.com

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

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

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

1448 Flippen Road, Stockbridge, GA 30281 (address), with Parcel Number 032-02006000, which is the subject of this application.

Name of Property Owner: James Brechert Conservator

Property Owner's Address: 1448 Flippen Road, Stockbridge, GA 30281

Telephone: 404-323-4361 E-mail: jharveyr2@yahoo.com

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

Signature: [Signature] Date: 12-6-2024

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

Name(s) of Applicant(s): Lang Buyers of America GA - Michael Kaner ^{AGENT}

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

Telephone, E-Mail, & Address: 404-422-6806. monerforquardint@gmail.com
2500 Clearwater Court Buford, GA 30519

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

[Signature]

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

12-6-2024
Date

[Signature]

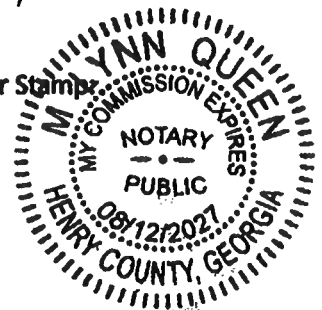
Signature of Notary Public

M. LYNN QUEEN

Printed Name of Notary Public

12. 6. 24
Date

Notary Public's Seal or Stamp



NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

James Reichert, Conservator

TYPE OR PRINT OWNER'S NAME

1448 Flippen Rd

ADDRESS

Stockbridge, GA

CITY & STATE

ZIP CODE

[Signature]
OWNER OF PROPERTY (SIGNATURE)

404-323-4361

PHONE NUMBER

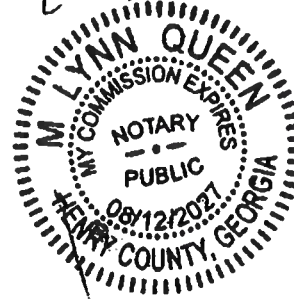
jharvey@tqator.com
EMAIL ADDRESS

gmail

JMA

Sworn to and subscribed before me this
22 day of Dec 2024

[Signature]
NOTARY PUBLIC



SECTION IV: Applicant, if different from the Owner, states under oath that:

- 1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; or
- 2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or
- 3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

Michael Kaner - AGENT

LAND BUYERS OF AMERICA LLC

APPLICANT (SIGNATURE)

MICHAEL KANER - AGENT

TYPE/PRINT NAME OF APPLICANT

2500 CLEAN WATER COURT

ADDRESS

Buford, GA 30519

CITY & STATE

ZIP CODE

404-422-6806

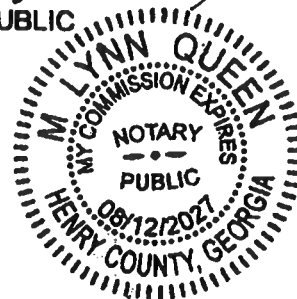
PHONE NUMBER

monika.young@tqator.com
EMAIL ADDRESS

Sworn to and subscribed before me this

22 day of Dec 2024

[Signature]
NOTARY PUBLIC



Indicate which of the above is applicable:

1

2

or 3

Michael Kaner — AGENT
c/o LAND BUYERS OF AMERICA GA LLC — APPLICANT

SECTION V: Attorney or Agent, if different from the applicant and/or owner

Michael Kaner
SIGNATURE OF ATTORNEY/AGENT

CHECK ONE: ☐ ATTORNEY ☒ AGENT

2500 CLEN WATER COURT
ADDRESS

Buford, GA 30519
CITY & STATE ZIP CODE

404-422-6406
PHONE NUMBER

FOR OFFICIAL USE:

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

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

Pre-application meeting: _____ Date: _____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature: _____ Date: _____

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes ☐ No ☒

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

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

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

JAMES REICHERT, Conservator
Applicant's Name - Printed

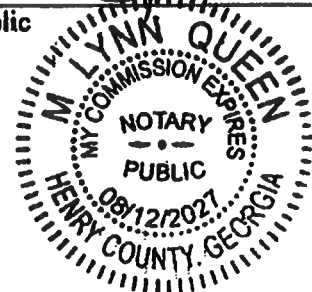
[Signature]
Signature of Applicant/Property Owner/Agent

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

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

Sworn to and subscribed before me this 6th day of December, 2024

M. Lynn Queen
Notary Public



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

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1448 Flippen Road, Stockbridge, GA (address), with Parcel Number 032-02006000 which is the subject of this application. GA 30281

Name of Property Owner: Brenda Reichert
Property Owner's Address: 1448 Flippen Road, Stockbridge, GA 30281
Telephone: 404-323-4360 E-mail: brendann2003@yahoo.com

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

Signature: Brenda Reichert Date: 12/8/24

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

Name(s) of Applicant(s): ~~LA~~ Michael Kaner AGENT: MICHAEL KANER

Company/law firm (if applicable): LAND BUYERS OF AMERICA GA LLC

Telephone, E-Mail, & Address: 404-422-6806 moneyforproperty@gmail.com
2500 CLEAN WATER COURT BUFORD, GA 30519

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

Brenda Reichert

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.

12/8/24
Date

M. Lynn Queen

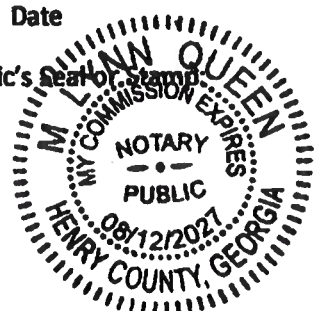
Signature of Notary Public

M. LYNN QUEEN

Printed Name of Notary Public

12.8.24
Date

Notary Public's Seal or Stamp



NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

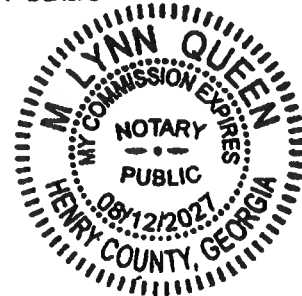
SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Brenda Reichert
TYPE OR PRINT OWNER'S NAME
1448 Flippen Road
ADDRESS
Stockbridge, GA 30281
CITY & STATE ZIP CODE
Brenda Reichert
OWNER OF PROPERTY (SIGNATURE)
404-323-4360
PHONE NUMBER
brendann2033@yahoo.com
EMAIL ADDRESS

Sworn to and subscribed before me this

8th day of December 2024

M. Lynn Queen
NOTARY PUBLIC



SECTION IV: Applicant, if different from the Owner, states under oath that:

- 1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; or
- 2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or
- 3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

LAND BUYERS OF AMERICA GA LLC

APPLICANT (SIGNATURE)

MICHAEL KANER - AGENT

TYPE/PRINT NAME OF APPLICANT

[Signature]

ADDRESS

2500 CLEAN WATER COURT

CITY & STATE ZIP CODE

Buford, GA 30519

PHONE NUMBER

~~MONEY FOR YOUR EFFORTS~~ OK

EMAIL ADDRESS

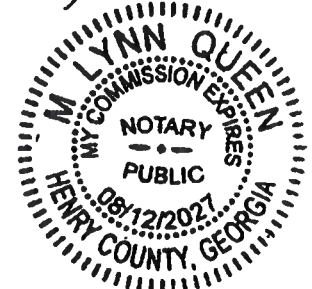
moneyforyourdist@gmail.com

Sworn to and subscribed before me this

22 day of Dec 2024

M. Lynn Queen

NOTARY PUBLIC



Indicate which of the above is applicable: 1 _____ 2 ✓ or 3 _____

Michael Kaner

MICHAEL KANER - AGENT

SECTION V: Attorney or Agent, if different from the applicant and/or owner

c/o LAND BUYERS OF AMERICA GALL - APPLICANT

SIGNATURE OF ATTORNEY/AGENT

CHECK ONE:

☐

ATTORNEY

☒

AGENT

2500 CLEAN WATER COURT

ADDRESS

BUFORD, GA 30519

CITY & STATE

ZIP CODE

404-422-6806

PHONE NUMBER

FOR OFFICIAL USE:

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

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

Pre-application meeting: _____ Date: _____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature: _____ Date: _____

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes ☐ No ☒

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

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

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

BRENJA Reicher t
Applicant's Name - Printed
OWNER'S

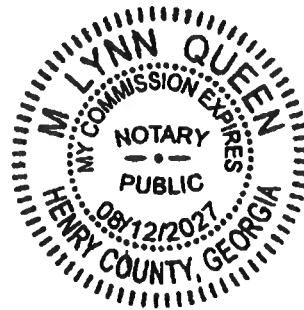
x Brenda Reicher t
Signature of Applicant/Property Owner/Agent

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

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

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

M Lynn Queen
Notary Public



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

1448 Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) from said right of way intersection South 00 degrees 19 minutes 49 seconds West along Flippen Road for 128.11 for feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to a point; THEN leaving said right of way North 89 degrees 14 minutes 40 seconds West for 1444.91 feet to a point; THEN North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THEN North 01 degree 29 minutes 26 seconds East for 199.98 feet to a point on the City of Stockbridge City Limits; THEN along said City Limits South 89 degrees 13 minutes 32 seconds East for 1435.93 feet to a point on the westerly side of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 14.210 Acres of land more or less and is shown as Parcel "A" on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.



STATE OF GEORGIA

County.

THIS INDENTURE, Made this 6th day of October 1983, between

WILLIAM K. REICHERT and BRENDA A. REICHERT

of

County, State

known as the "Borrower", and

ESTATE OF D. C. BURDETTE (Trust Company Bank and Alma H. Burdette as Co-Executors, LALE B. SCHNEIDER, and EIGHT-SEVENTY CORPORATION, a corporation of the state of Georgia.

of County, State of Georgia, (hereinafter called the "Lender").

WITNESSETH: Borrower is indebted to Lender in the sum of Seventeen Thousand Eight Hundred Thirty and 00/100 ----- \$17,830.00 Dollars evidenced by

principal note signed by Borrower, dated this day, payable to Lender or order.

As security for payment of said indebtedness Borrower hereby grants, bargains, sells and conveys unto

the Lender all that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County, Georgia, as shown on a plat by W. R. Franks, dated September 15, 1983, and being more particularly described as follows:

To find the True Point of Beginning, start at the common corner of Land Lots 11, 12, 21 and 22, said corner being in the middle of Flippen Road, having an 80 foot right of way; thence North along the line of Flippen Road a distance of 230.0 feet to a point; thence West 40 feet to an iron pin located on the West right of way line of Flippen Road, said pin being the True Point of Beginning; thence North 89 degrees 2 minutes 41 seconds West a distance of 1,444.28 feet to an iron pin; thence North 1 degree 35 minutes 51 seconds East a distance of 230.0 feet to an iron pin; thence South 89 degrees 2 minutes 42 seconds East a distance of 1,439.81 feet to an iron pin located on the West right of way line of Flippen Road; thence South 0 degrees 29 minutes West a distance of 230 feet along the West right of way line of Flippen Road to an iron pin, said pin being the True Point of Beginning. Said tract containing 7.61 acres.

This deed is subject to a right of way easement in favor of W. V. Highsmith to use a dirt road or drive going across said property from Flippen Road to property owned by W. V. Highsmith. Said easement is not of record, however Grantees acknowledge that said easement shall be effective for a period of 12 months from the date of this deed.

GEORGIA INTANGIBLE TAX PAID

This deed is also subject to all easements of record.

\$ 54.00

10-12-83

Brenda A. Reichert

Tax Collector

Form 10-8

WARRANTY DEED

85-RE-542

STATE OF GEORGIA

COUNTY OF HENRY

THIS INDENTURE, Made the 13th day of September, in the year one thousand nine hundred eighty-five, between

DALE B. SCHNEIDER AND EIGHT-SEVENTY CORPORATION

of the County of , and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLIAM K. REICHERT AND BRENDA A. REICHERT,
AS Joint Tenants with right of survivorship

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION-----(\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County Georgia, as per plat prepared by W R Franks and dated August 28, 1985, and being more particularly described as follows:

To ascertain the True Point of Beginning commence at a reference point being the intersection of the Western right of way line of Flippen Road and the Southern line of Land Lot 11; thence from said reference point in a Northerly direction along the Western right of way line of Flippen Road a distance of 989.32 feet to an iron pin and the True Point of Beginning; thence North 89 degrees 02 minutes 42 seconds West a distance of 1,439.81 feet to an iron pin; thence North 01 degrees 55 minutes 51 seconds East a distance of 200 feet to an iron pin placed; thence South 89 degrees 02 minutes 42 seconds East a distance of 1,435.92 feet to an iron pin placed on the Western right of way line of Flippen Road; thence South 00 degrees 29 minutes West a distance of 200 feet to an iron pin and the TRUE POINT OF BEGINNING. said tract containing 6.599 acres.

FILED IN OFFICE
CLERK OF SUPERIOR COURT

SEP 11 11 5 AM '85

RECORDED
INDEXED
FILED

10-16-85

17.30

10-14-85

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1468 Shippen Rd, Stockbridge (address), with Parcel Number 032 0200 5001 which is the subject of this application. GA 30281

Name of Property Owner: William J. Gilreath
Property Owner's Address: 204 Sanders Rd, Milledgeville, GA 30257
Telephone: 678-588-0113 E-mail: imgjones13@gmail.com

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

Signature: x Michelle Jones, executor Date: 12/6/24

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

Name(s) of Applicant(s): Michael Kaner c/o LAND BUYERS OF AMERICA GA LLC

Company/law firm (if applicable): LAND BUYERS OF AMERICA GA LLC

Telephone, E-Mail, & Address: 404 422-6806 moneyforpurchase@gmail.com
2500 CLEAN WATER COURT BUFORD, GA 30519

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

Michelle Jones, executor

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.

12/6/24

Date

[Signature]

Signature of Notary Public

Kimberly Gates

Printed Name of Notary Public

12/6/2024

Date

Notary Public's Seal or Stamp:



Kimberly Gates
NOTARY PUBLIC
Fulton County, Georgia
Commission Expires

NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Michelle Jones executor
 TYPE OR PRINT OWNER'S NAME
204 Sanders Road.
 ADDRESS
Millner GA 30257
 CITY & STATE ZIP CODE
Michelle Jones, executor
 OWNER OF PROPERTY (SIGNATURE)
678-588-0113
 PHONE NUMBER
lmjones13@gmail.com
 EMAIL ADDRESS

Sworn to and subscribed before me this
 day of December 2024

NOTARY PUBLIC



Kimberly Gates
 NOTARY PUBLIC
 Fulton County, Georgia
 My Commission Expires
 August 31, 2025

SECTION IV: Applicant, if different from the Owner, states under oath that:

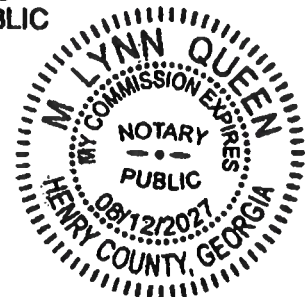
- 1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; or
- 2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or
- 3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

Land Buyers of America GA LLC
 APPLICANT (SIGNATURE)
MICHAEL KANER - AGENT
 TYPE/PRINT NAME OF APPLICANT
2500 CLEVER WATER COURT
 ADDRESS
Buford 30519
 CITY & STATE ZIP CODE
404-422-6806
 PHONE NUMBER
moneyforyourdream@gmail.com
 EMAIL ADDRESS

Sworn to and subscribed before me this

22nd day of Dec 2024

NOTARY PUBLIC



Indicate which of the above is applicable: 1 _____ 2 ☒ or 3 _____

MICHAEL KANER - AGENT

C/O LAND BUYERS OF AMERICA GA LLC - APPLICANT

SECTION V: Attorney or Agent, if different from the applicant and/or owner

SIGNATURE OF ATTORNEY/AGENT

CHECK ONE: ☐ ATTORNEY ☒ AGENT

ADDRESS

CITY & STATE

ZIP CODE

PHONE NUMBER

FOR OFFICIAL USE:

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

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

Pre-application meeting: _____ Date: _____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature: _____ Date: _____

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes ☐ No ☒

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

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

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

Michelle JONES
Applicant's Name - Printed
OWNER

Michelle Jones, executor
Signature of Applicant/Property Owner/Agent

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

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

Sworn to and subscribed before me this 6th day of December, 2024

[Signature]
Notary Public



Kimberly Gates
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires
August 31, 2025

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

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes _____ No 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 22 day of Dec, 2024

LAND BUYERS OF AMERICA GA
Applicant's Name - Printed

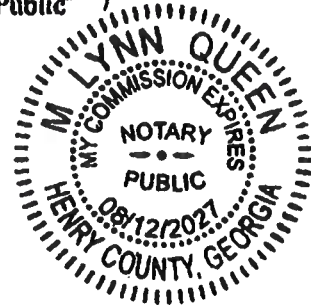
[Signature]
Signature of Applicant/Property Owner/Agent
MICHAEL KANER

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

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

Sworn to and subscribed before me this 22 day of Dec, 24

[Signature]
Notary Public



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

1468 Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) from said right of way intersection South 00 degrees 19 minutes 49 seconds West along Flippen Road for 128.11 for feet to a point; THEN continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degrees 24 minutes 31 seconds West for 230.19 feet to a point; THEN leaving said right of way North 89 degrees 12 minutes 23 seconds West for 647.50 feet to a point; THEN North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point; THEN South 45 degrees 43 minutes 42 seconds West for 42.47 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 656.38 feet to a point; THEN North 01 degree 19 minutes 55 seconds East for 230.10 feet to a point; THEN South 89 degrees 14 minutes 40 seconds East for 1444.91 feet to a point on the westerly right of way of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 7.561 acres of land more or less and is shown as Parcel "B" on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

Form 10-3

WARRANTY DEED

STATE OF Georgia COUNTY OF Henry

THIS INDENTURE, Made the _____ day of _____, in the year one thousand nine hundred eighty four, between

DALE B. SCHNEIDER AND EIGHT-SEVENTY CORPORATION

of the County of Henry _____, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLARD D. GILREATH AND BRENDA R. GILREATH, AS JOINT TENTANTS WITH RIGHT OF SURVIVORSHIP as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS, (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County, Georgia, consisting of 6.66 acres as shown on a plat prepared by Joe Rowan, Jr., dated May 1, 1984, and being more particularly described as follows:

To find the True Point of Beginning, begin at the Southeast corner of land lot 11, said corner being located in the center of Flippen Road (having an 80 foot right of way); thence North along the center line of Flippen Road a distance of 329.32 feet to a point; thence North 89 degrees 02 minutes 39 seconds West a distance of 40 feet to an iron pin located on the West right of way line of Flippen Road and being the True Point of Beginning; thence North 89 degrees 02 minutes 39 seconds West a distance of 1,452.20 feet to an iron pin; thence North 01 degrees 35 minutes 51 seconds East a distance of 200 feet to an iron pin; thence South 89 degrees 02 minutes 40 seconds East a distance of 1,448.75 feet to an iron pin on the West right of way line of Flippen Road; thence South 00 degrees 36 minutes 37 seconds West along the West right of way line of Flippen Road a distance of 200 feet to an iron pin and the True Point of Beginning.

HENRY COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 13.40

DATE 6-13-84

CLERK OF SUPERIOR COURT

FILED IN OFFICE
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA.

JUN 13 3 16 PM '84

RECORDED

PAGE

DATE

FILED

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:

By

Eight-Seventy Corporation

Dale B. Schneider

Dale B. Schneider

Notary Public

(Seal)

Form 10-2

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF

THIS INDENTURE, Made the 6th day of October, in the year one thousand nine hundred eighty-three, between

DALE B. SCHNEIDER and EIGHT-SEVENTY CORPORATION

of the County of _____, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLIAM K. REICHERT and BRENDA A. REICHERT, as Joint Tenants with right of survivorship, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other valuable considerations (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County, Georgia, as shown on a plat by W. R. Franks, dated September 15, 1983, and being more particularly described as follows:

To find the True Point of Beginning, start at the common corner of Land Lots 11, 12, 21 and 22, said corner being in the middle of Flippen Road, having an 80 foot right of way; thence North along the center line of Flippen Road a distance of 759.32 feet to a point; thence West 40 feet to an iron pin located on the West right of way line of Flippen Road, said pin being the True Point of Beginning; thence North 89 degrees 2 minutes 41 seconds West a distance of 1,444.28 feet to an iron pin; thence North 1 degree 35 minutes 51 seconds East a distance of 230.0 feet to an iron pin; thence South 89 degrees 2 minutes 42 seconds East a distance of 1,439.81 feet to an iron pin located on the West right of way line of Flippen Road; thence South 0 degrees 29 minutes West a distance of 230 feet along the West right of way line of Flippen road to an iron pin, said pin being the True Point of Beginning. Said tract containing 7.61 acres.

This deed is subject to a right of way easement in favor of W. V. Highsmith to use a dirt road or drive going across said property from Flippen Road to property owned by W. V. Highsmith. Said easement is not of record, however Grantees acknowledge that said easement shall be effective for a period of 12 months from the date of this deed.

This deed is also subject to all easements of record.

REAL ESTATE TRANSFER TAX

PAID \$ 22.70

DATE 10-13-83

L. L. Taylor
Clerk of Superior Court

FILED IN OFFICE
CLERK OF SUPERIOR COURT

OCT 13 11 13 AM '83

540
10-13-83
L. L. 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: EIGHT-SEVENTY CORPORATION

BY: *W. K. Reichert* (Seal)

Dale B. Schneider (Seal)
DALE B. SCHNEIDER

(Seal)

1468/1448 Combined Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) then South 00 degree 19 minutes 49 seconds West along said right of way for 128.11 feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degree 14 minutes 50 seconds West for 429.47 feet to a point; THEN South 00 degree 24 minutes 31 seconds West for 230.19 feet to a point; THEN leaving said road right of way North 89 degrees 12 minutes 23 seconds West for 647.50 feet to a point; THEN North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point; THEN South 45 degrees 43 minutes 42 seconds East for 42.47 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 656.38 feet to a point; THEN North 01 degrees 19 minutes 55 seconds East for 230.10 feet to a point; THEN North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THEN North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City Limits of Stockbridge; THEN along said City Limits boundary South 89 degrees 13 minutes 32 seconds East for 1435.93 feet to the westerly right of way of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 21.771 Acres of land more or less and is shown on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

SURVEY NOTES

1. Total Area: See individual parcels.
2. Total acre or plot not has been calculated for closure and is found to be accurate within 1 foot in 430,156.
3. Data used to prepare this map was gathered using a GOMAR 550 Robotic Total Station for angle and distance measurements.
4. The field data upon which this map or plot is based has a closure prediction of one (1) foot in 52,496 feet and one (1) foot in 1,000 feet per angle point, and one (1) foot in 1,000 feet per distance point.
5. This property was not within a 100 year flood hazard zone as defined by the F.E.A. Insurance. This property lies in Zone 3 (low risk) per FEMA Flood Panel 13000-01-0000.
6. per stipulation on p.11/22 n.b.-order found, enclosing 10/16/05, p.55, adding 1/2" n.b.-order.



GRID
GA WEST

LYNN L. BROOKER & M. MARY JIN
M/F
TAX ID: 032-02004010

[illegible]

W/F
MAGDA MEDWETH BROOK
EX ID: 032-00200-00

MAKING MONEY ON THE STREET

All this was part of David Pines' *Street Life* (Simon & Schuster, \$19.95). Pines, 33, is a former Wall Street trader who has written about his experiences on the street. He is now a writer for the New York Times. He is also a member of the New York City Police Department. He is also a member of the New York City Police Department. He is also a member of the New York City Police Department.

This plat is a statement on an existing parcel 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 parcel(s), map(s), plat(s) or other instrument(s) which created the parcel(s) are stated herein. Recordation of this Plat does not imply approval of the land jurisdiction, availability of permits, compliance with local regulations or requirements, or compliance with any other laws or regulations. The land surveyor who prepared this map, plat, or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in C.G.A.

Douglas R. Bentley 12/3/24
Douglas R. Bentley, Registered Land Surveyor #2513 Date

NO.	DATE	DESCRIPTION	BY
1.	12/3/24	added ledger descriptions	ewb

LEGEND				
○	IRON PIN SET	●	FIRE HYDRANT	
□	TRANSFORMER	○	SANITARY STREET	
⊗	LIGHT POLE	○	WATER VALVE	
⊕	WATER METER	⊕	POWER POLE	
⊗	RAMP	⊗	MEADOWS/WOOD SIGN	
⊕	AC UNIT	⊕	GATE COLUMN	
⊗	AIR SERVICE	⊗	IRON PIN POLE	
⊕	POWER DISTRIBUTION	⊕	TRANSFORMER POWER	
□	POWER METER	□	CLAY MARK	
		□	SANITARY (1) LANDFILL	

Course	Bearing	Distance
1	S 67° 45' W	5.00
2	N 42° 15' W	7.10

NOTE : This boundary survey was performed WITHOUT the benefit of an Abstract of Title. Therefore this surveyor does not warrant this information to be legally accurate as other legal documents may exist that were not uncovered by this surveyor. It should be understood by those parties using this information that other matters of title may or may not exist.

Jul 11 Jul 12

$$\frac{66}{22} = \frac{66}{22} = 3$$

GRAPHIC SCALE

24040surv.doc

1. 1990 - 1991

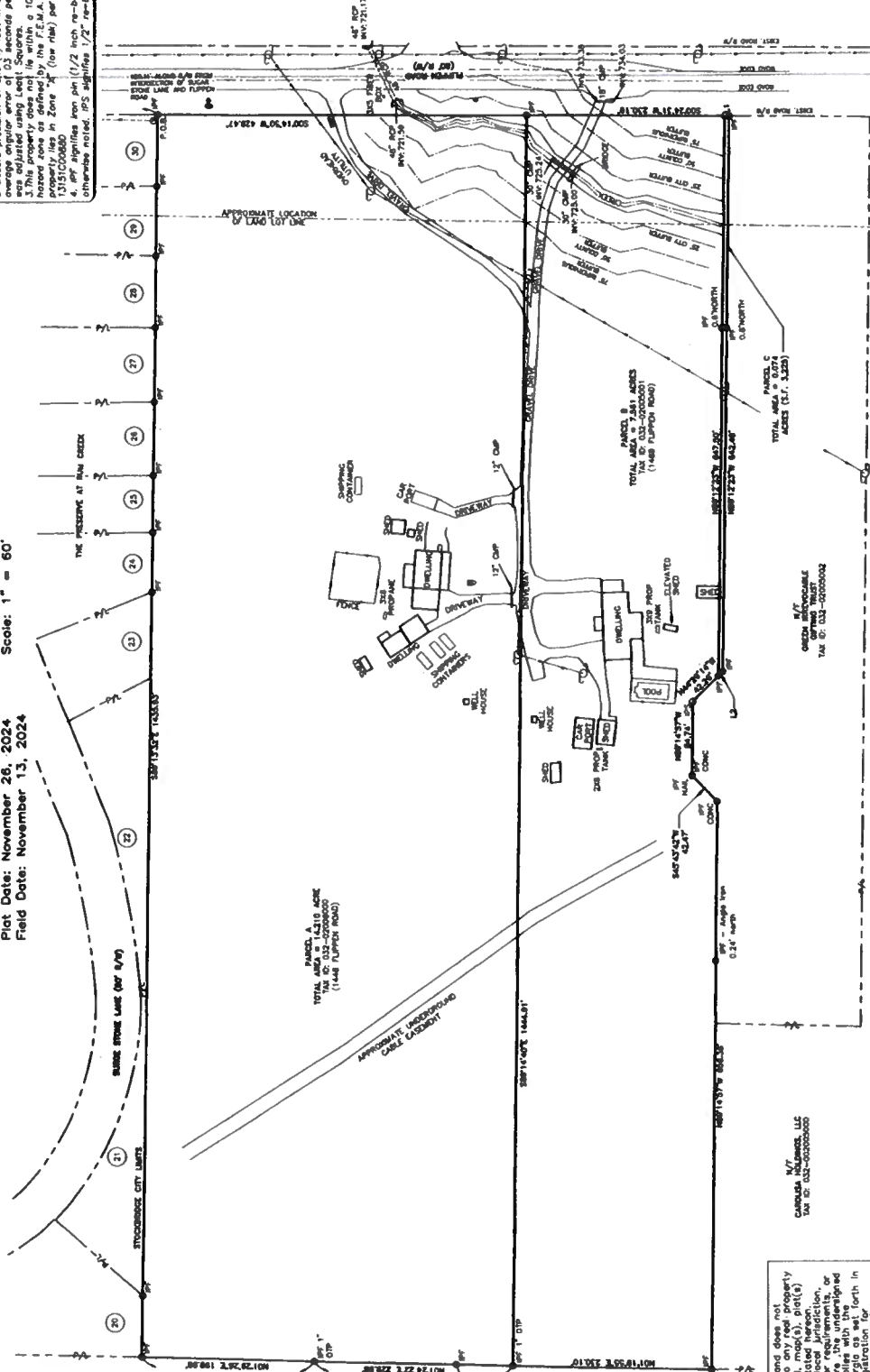
PREPARED BY:



ELITE

ELITE CONSTRUCTION

2101 Highway 301
Dulles, Georgia 20146
(770) 334-4291





Henry County Water Authority
Engineering Division

January 24, 2025

Re: Water and Sewer Services - Availability

Proposed Development: **Single Family Residential and Townhomes**
Property Information: **1448/1468 Flippen Road (Parcel Nos. 032-02005001,
032-02006000)**
LL 11; District 1; 21.77 +/- acres
Proposed Zoning: **PUD**
Sewer Basin: **Walnut Creek**
Watershed Basin: **Big Cotton Indian**

TO WHOM IT MAY CONCERN:

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

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

Static:	118	psi
Residual:	110	psi
Flow	2500	gpm
Calculated Flow @ 20 psi:	9672	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 750 gpm for said residential development as established by the Henry County Board of Commissioners.

Sewage treatment and sewer line capacity are available for the property.

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

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

This letter was prepared with information submitted to HCWA on a Plat dated 12/03/2024 prepared by Elite Engineering.

A handwritten signature in black ink that reads "Fritz Jacques". The script is cursive and fluid, with the first name "Fritz" and last name "Jacques" clearly legible.

Fritz Jacques
Engineering Supervisor
Henry County Water Authority



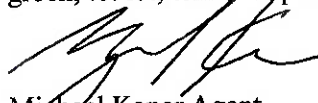
LAND BUYERS OF AMERICA GA

Revised Letter of Intent

To: City of Stockbridge

We are proposing to combine 1448 Flippen Road Stockbridge, GA (Parcel # 032-02006000 containing 14.210 acres) 1468 Flippen Road Stockbridge, GA (Parcel #032-02005001 containing 7.561 acres) into a single parcel containing 21.77Acres. We are seeking an Annexation into the City of Stockbridge with a Zoning of PUD (Planned Unit Development).

The proposed development will contain 151 Units. The Density will be 6.94 units per acre. There will be 31 Single Detached Units and 120 Townhouse Units. All Units will have a minimum of 3 bedrooms and 2 Bathrooms with double-car garages. The square footage will be 1600sf-2000sf. The exterior will be constructed utilizing brick and Hardy Board. The amenities will include a pool with a clubhouse, a putting green, tot lot, tennis or pickle ball courts and a community sports field.



Michael Kaner Agent

Land Buyers of America GA, LLC

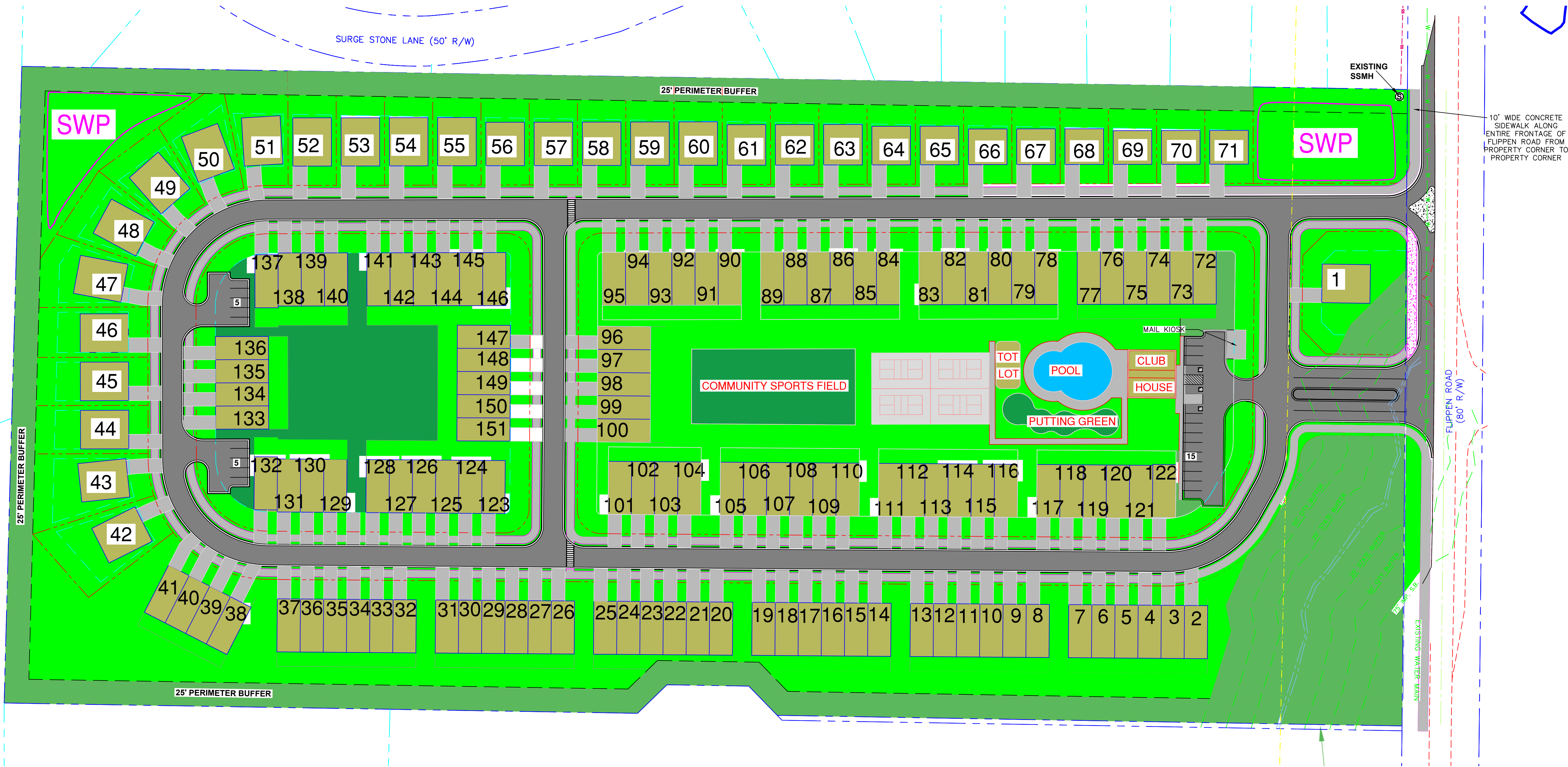
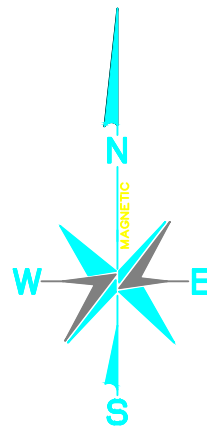
**2500 Clean Water Court
Buford • GA • 30519
moneyforyourdirt@gmail.com
404-422-6806**

VICINITY MAP



REZONING PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- LOT LINE
- EXISTING ROAD
- LAND LOT LINE
- EXISTING CONTOUR
- CENTERLINE OF CREEK
- CREEK BUFFER
- C/L OF PROPOSED ROAD
- PROPOSED BACK OF CURB

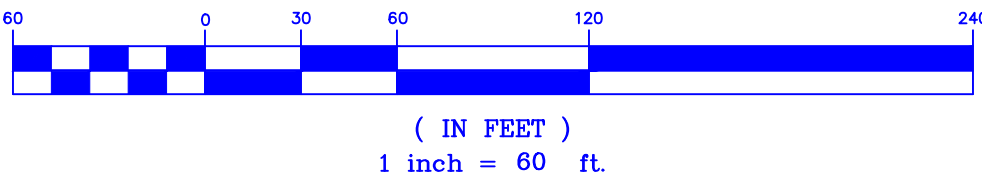


- BOUNDARY INFORMATION SHOWN IS A SURVEY COMPLETED BY ELITE SURVEYING, LLC
- TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY HENRY COUNTY G.I.S. DEPARTMENT
- OWNER/DEVELOPER : LAND BUYERS OF AMERICA GA, LLC
24 HR. CONTACT: MICHAEL KANER 404-422-6806
- ENGINEER : ELITE ENGINEERING, LLC
300 W PARKWAY DALLAS, GA 30132
CONTACT: JONATHAN JONES, P.E. 678-215-2968
- CURRENT ZONING : M-R (HENRY COUNTY)
PROPOSED ZONING : PUD (CITY OF STOCKBRIDGE)
TOTAL SITE AREA = 21.77 ACRES
REQUIRED OPEN SPACE = 4.35 ACRES
PROVIDED OPEN SPACE = 4.71 ACRES
PROPOSED NUMBER OF LOTS = 151 (31 SFR, 120 TOWNHOMES)
PROPOSED DENSITY = 6.94 U/A
ALL UNITS TO BE 3 BEDROOM/2 BATHROOM

SETBACKS:
MIN. FRONT YARD = 20 FEET
MIN. SIDE YARD = 5 FEET (0 FEET FOR TOWNHOMES, 20' BETWEEN BUILDINGS)
MIN. REAR YARD = 20 FEET
60' MIN LOT WIDTH

PARKING REQUIREMENTS:
PROVIDED PARKING = 2 CAR GARAGE X 151 UNITS = 302 SPACES
ADDITIONAL PARKING PROVIDED = 25 PARKING SPACES
TOTAL PARKING SPACES PROVIDED = 327 SPACES
- THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER HENRY COUNTY F.I.R.M. PANEL NO. 13151C0088D.
- NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
- NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
- SANITARY SEWER SERVICE REQUIRED PER HENRY COUNTY REGULATIONS WITH ESTIMATED DAILY FLOW = 151 UNITS X 400 GPD/UNIT = 60,400 GPD.
- WATER SERVICE TO BE PROVIDED BY HENRY COUNTY.
- POWER SERVICE TO BE PROVIDED BY GEORGIA POWER COMPANY.
- FIRE PROTECTION TO BE PROVIDED BY THE CITY OF STOCKBRIDGE FIRE DEPARTMENT.
- STORM WATER MANAGEMENT PROVIDED BY TWO EARTHEN DETENTION PONDS.
- THIS PROPERTY IS NOT WITHIN THE WATER QUALITY CRITICAL AREA

GRAPHIC SCALE



PREPARED BY:
Elite Engineering
Engineering | Surveying | Management
300 W Parkway Dallas, GA 30132
Jonathan Jones, P.E.
(678) 215-2968

DATE:	
REVISION	
No.	

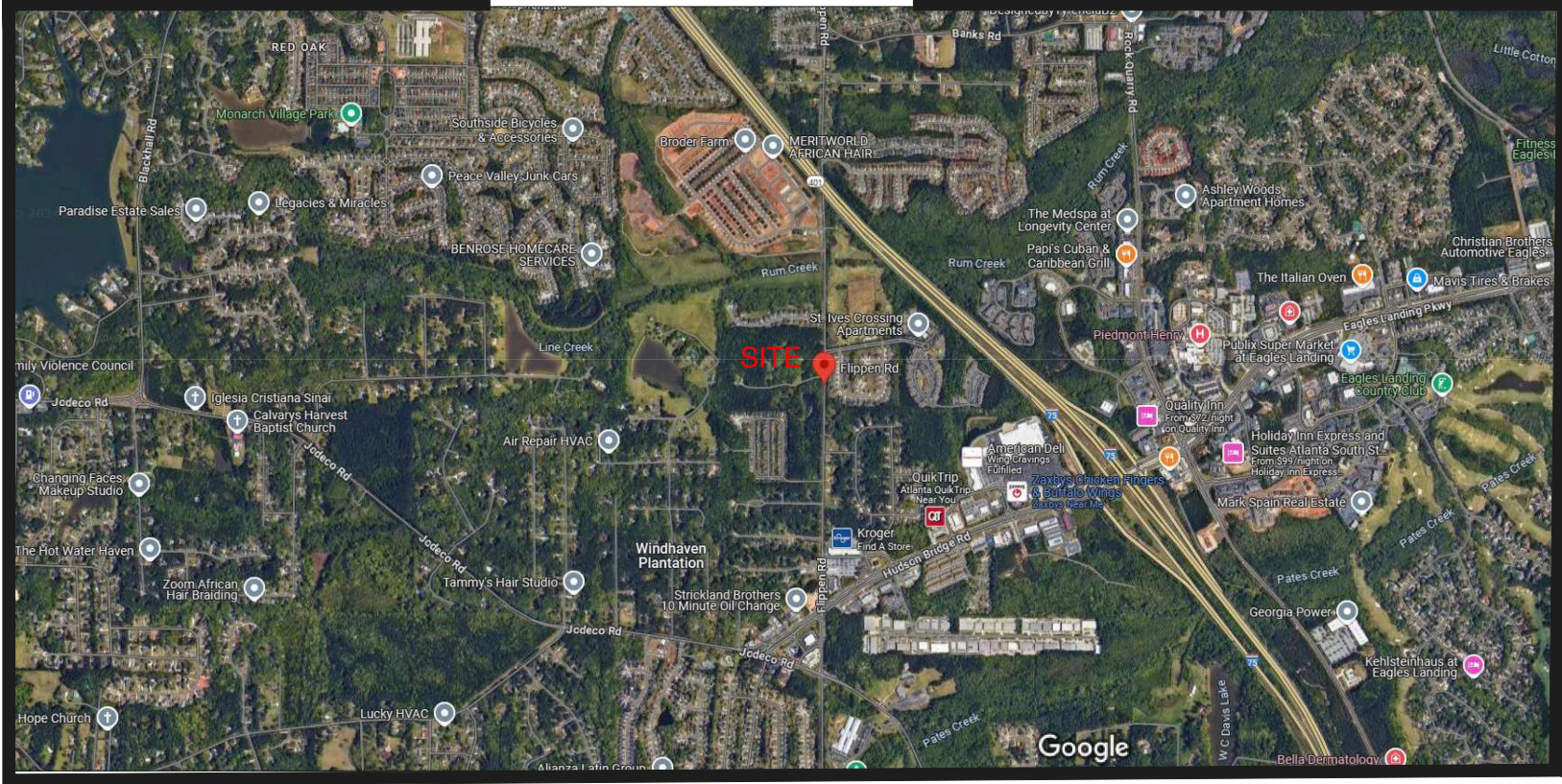
ANNEXATION & REZONING PLAN FOR
HANOVER PARK
LAND LOTS 11 & 12, 6th DISTRICT, HENRY COUNTY

PREPARED FOR:
LAND BUYERS OF AMERICA GA, LLC
24 CONTACT
MICHAEL KANER
404-422-6806



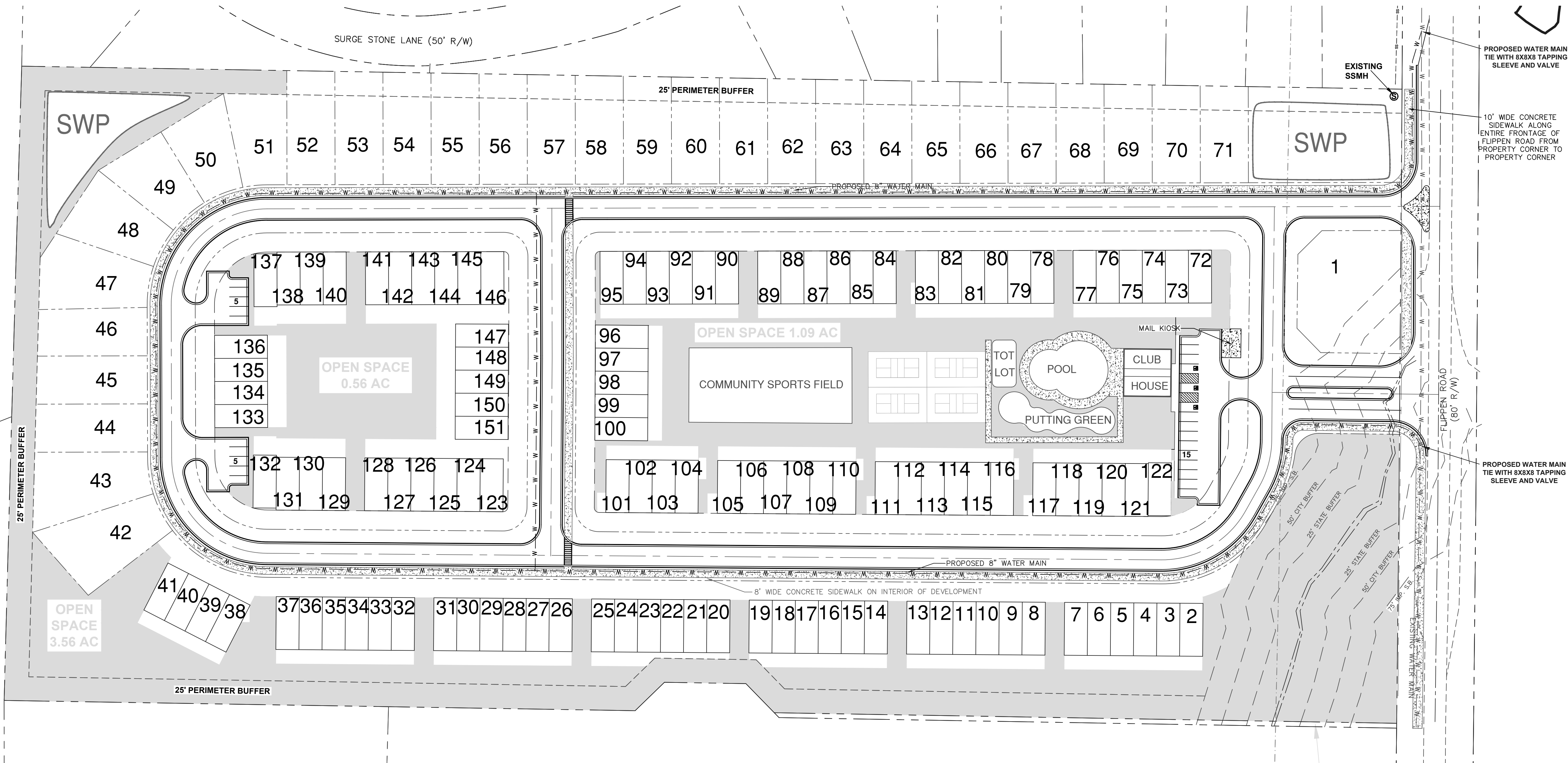
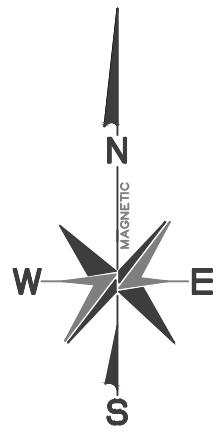
PROJECT No. 24040
DRAWING SCALE: 1"= 60'
DESIGNED BY: JFJ
DRAWN BY: JFJ
CHECKED BY: JFJ
DATE: 4/30/25
SHEET
1 OF 1

VICINITY MAP



REZONING PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- LOT LINE
- EXISTING ROAD
- LAND LOT LINE
- EXISTING CONTOUR
- CENTERLINE OF CREEK
- CREEK BUFFER
- C/L OF PROPOSED ROAD
- PROPOSED BACK OF CURB

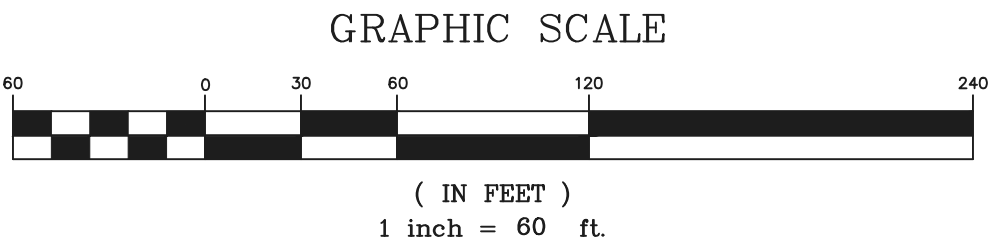


- BOUNDARY INFORMATION SHOWN IS A SURVEY COMPLETED BY ELITE SURVEYING, LLC
- TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY HENRY COUNTY G.I.S. DEPARTMENT
- OWNER/DEVELOPER : LAND BUYERS OF AMERICA GA, LLC
24 HR. CONTACT: MICHAEL KANER 404-422-6806
- ENGINEER : ELITE ENGINEERING, LLC
300 W PARKWAY DALLAS, GA 30132
CONTACT: JONATHAN JONES, P.E. 678-215-2968
- CURRENT ZONING : M-R (HENRY COUNTY)
PROPOSED ZONING : PUD (CITY OF STOCKBRIDGE)
TOTAL SITE AREA = 21.77 ACRES
REQUIRED OPEN SPACE = 4.35 ACRES
PROVIDED OPEN SPACE = 4.71 ACRES
PROPOSED NUMBER OF LOTS = 151 (31 SFR, 120 TOWNHOMES)
PROPOSED DENSITY = 6.94 U/A
ALL UNITS TO BE 3 BEDROOM/2 BATHROOM

SETBACKS:
MIN. FRONT YARD = 20 FEET
MIN. SIDE YARD = 5 FEET (0 FEET FOR TOWNHOMES, 20' BETWEEN BUILDINGS)
MIN. REAR YARD = 20 FEET
60' MIN LOT WIDTH

PARKING REQUIREMENTS:
PROVIDED PARKING = 2 CAR GARAGE X 159 UNITS = 318 SPACES
ADDITIONAL PARKING PROVIDED = 25 PARKING SPACES
TOTAL PARKING SPACES PROVIDED = 343 SPACES
- THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER HENRY COUNTY F.I.R.M. PANEL NO. 13151C0088D.
- NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
- NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
- SANITARY SEWER SERVICE REQUIRED PER HENRY COUNTY REGULATIONS WITH ESTIMATED DAILY FLOW = 159 UNITS X 400 GPD/UNIT = 63,600 GPD.
- WATER SERVICE TO BE PROVIDED BY HENRY COUNTY.
- POWER SERVICE TO BE PROVIDED BY GEORGIA POWER COMPANY.
- FIRE PROTECTION TO BE PROVIDED BY THE CITY OF STOCKBRIDGE FIRE DEPARTMENT.
- STORM WATER MANAGEMENT PROVIDED BY TWO EARTHEN DETENTION PONDS.
- THIS PROPERTY IS NOT WITHIN THE WATER QUALITY CRITICAL AREA

**IMPERVIOUS SETBACK
VARIANCE REQUIRED
FOR LOT 85.**



PREPARED BY:
Elite Engineering
Engineering | Surveying | Management
300 W Parkway Dallas, GA 30132
Jonathan Jones, P.E.
(678) 215-2968

DATE:					
REVISION					
No.					

ANNEXATION & REZONING PLAN FOR
HANOVER PARK
LAND LOTS 11 & 12, 6th DISTRICT, HENRY COUNTY

PREPARED FOR:
LAND BUYERS OF AMERICA GA, LLC
24 CONTACT
MICHAEL KANER
404-422-6806



PROJECT No.	24040
DRAWING SCALE:	1"= 60'
DESIGNED BY:	JFJ
DRAWN BY:	JFJ
CHECKED BY:	JFJ
DATE:	12/6/24
SHEET	1 OF 1

Plat Date: November 26, 2024
Field Date: November 13, 2024

Plat Date: November 26, 2024

1. Total Area: See individual parcels
2. This map or plot has been calculated for closure and is found to be accurate within 1 foot in 438,158 feet(Min).
3. Data used to prepare this plot was gathered using a Geomax 5" Robotic Total Station for angle and distance measurements.
4. The field data upon which this map or plot is based has a closure precision of one (1) foot in 52,496 feet and an average angular error of 0.3 seconds per angle point, and was obtained by using least squares.
5. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance Department. This property lies in Zone "X" (low risk) per FEMA FIRMS Panel 13107C-0101A.
6. IFF signifies Iron pins 1/2 inch thick re-bar set. otherwise noted, IPP signifies 1/2 inch re-bar set.

RECORDING INFORMATION



All that treat any of combined lines 11440-11445 **THP** **Line-Downs**
 being the same as the combined lines 11440-11445 11, 14, 16, 24, 36, 48, 72, 96, 120, 144, 168, 192, 216, 240, 264, 288, 312, 336, 360, 384, 408, 432, 456, 480, 504, 528, 552, 576, 600, 624, 648, 672, 696, 720, 744, 768, 792, 816, 840, 864, 888, 912, 936, 960, 984, 1008, 1032, 1056, 1080, 1104, 1128, 1152, 1176, 1200, 1224, 1248, 1272, 1296, 1320, 1344, 1368, 1392, 1416, 1440, 1464, 1488, 1512, 1536, 1560, 1584, 1608, 1632, 1656, 1680, 1704, 1728, 1752, 1776, 1800, 1824, 1848, 1872, 1896, 1920, 1944, 1968, 1992, 2016, 2040, 2064, 2088, 2112, 2136, 2160, 2184, 2208, 2232, 2256, 2280, 2304, 2328, 2352, 2376, 2400, 2424, 2448, 2472, 2496, 2520, 2544, 2568, 2592, 2616, 2640, 2664, 2688, 2712, 2736, 2760, 2784, 2808, 2832, 2856, 2880, 2904, 2928, 2952, 2976, 3000, 3024, 3048, 3072, 3096, 3120, 3144, 3168, 3192, 3216, 3240, 3264, 3288, 3312, 3336, 3360, 3384, 3408, 3432, 3456, 3480, 3504, 3528, 3552, 3576, 3600, 3624, 3648, 3672, 3696, 3720, 3744, 3768, 3792, 3816, 3840, 3864, 3888, 3912, 3936, 3960, 3984, 4008, 4032, 4056, 4080, 4104, 4128, 4152, 4176, 4200, 4224, 4248, 4272, 4296, 4320, 4344, 4368, 4392, 4416, 4440, 4464, 4488, 4512, 4536, 4560, 4584, 4608, 4632, 4656, 4680, 4704, 4728, 4752, 4776, 4800, 4824, 4848, 4872, 4896, 4920, 4944, 4968, 4992, 5016, 5040, 5064, 5088, 5112, 5136, 5160, 5184, 5208, 5232, 5256, 5280, 5304, 5328, 5352, 5376, 5400, 5424, 5448, 5472, 5496, 5520, 5544, 5568, 5592, 5616, 5640, 5664, 5688, 5712, 5736, 5760, 5784, 5808, 5832, 5856, 5880, 5904, 5928, 5952, 5976, 6000, 6024, 6048, 6072, 6096, 6120, 6144, 6168, 6192, 6216, 6240, 6264, 6288, 6312, 6336, 6360, 6384, 6408, 6432, 6456, 6480, 6504, 6528, 6552, 6576, 6600, 6624, 6648, 6672, 6696, 6720, 6744, 6768, 6792, 6816, 6840, 6864, 6888, 6912, 6936, 6960, 6984, 7008, 7032, 7056, 7080, 7104, 7128, 7152, 7176, 7200, 7224, 7248, 7272, 7296, 7320, 7344, 7368, 7392, 7416, 7440, 7464, 7488, 7512, 7536, 7560, 7584, 7608, 7632, 7656, 7680, 7704, 7728, 7752, 7776, 7800, 7824, 7848, 7872, 7896, 7920, 7944, 7968, 7992, 8016, 8040, 8064, 8088, 8112, 8136, 8160, 8184, 8208, 8232, 8256, 8280, 8304, 8328, 8352, 8376, 8400, 8424, 8448, 8472, 8496, 8520, 8544, 8568, 8592, 8616, 8640, 8664, 8688, 8712, 8736, 8760, 8784, 8808, 8832, 8856, 8880, 8904, 8928, 8952, 8976, 9000, 9024, 9048, 9072, 9096, 9120, 9144, 9168, 9192, 9216, 9240, 9264, 9288, 9312, 9336, 9360, 9384, 9408, 9432, 9456, 9480, 9504, 9528, 9552, 9576, 9600, 9624, 9648, 9672, 9696, 9720, 9744, 9768, 9792, 9816, 9840, 9864, 9888, 9912, 9936, 9960, 9984, 10008, 10032, 10056, 10080, 10104, 10128, 10152, 10176, 10200, 10224, 10248, 10272, 10296, 10320, 10344, 10368, 10392, 10416, 10440, 10464, 10488, 10512, 10536, 10560, 10584, 10608, 10632, 10656, 10680, 10704, 10728, 10752, 10776, 10800, 10824, 10848, 10872, 10896, 10920, 10944, 10968, 10992, 11016, 11040, 11064, 11088, 11112, 11136, 11160, 11184, 11208, 11232, 11256, 11280, 11304, 11328, 11352, 11376, 11400, 11424, 11448, 11472, 11496, 11520, 11544, 11568, 11592, 11616, 11640, 11664, 11688, 11712, 11736, 11760, 11784, 11808, 11832, 11856, 11880, 11904, 11928, 11952, 11976, 12000, 12024, 12048, 12072, 12096, 12120, 12144, 12168, 12192, 12216, 12240, 12264, 12288, 12312, 12336, 12360, 12384, 12408, 12432, 12456, 12480, 12504, 12528, 12552, 12576, 12600, 12624, 12648, 12672, 12696, 12720, 12744, 12768, 12792, 12816, 12840, 12864, 12888, 12912, 12936, 12960, 12984, 13008, 13032, 13056, 13080, 13104, 13128, 13152, 13176, 13200, 13224, 13248, 13272, 13296, 13320, 13344, 13368, 13392, 13416, 13440, 13464, 13488, 13512, 13536, 13560, 13584, 13608, 13632, 13656, 13680, 13704, 13728, 13752, 13776, 13800, 13824, 13848, 13872, 13896, 13920, 13944, 13968, 13992, 14016, 14040, 14064, 14088, 14112, 14136, 14160, 14184, 14208, 14232, 14256, 14280, 14304, 14328, 14352, 14376, 14400, 14424, 14448, 14472, 14496, 14520, 14544, 14568, 14592, 14616, 14640, 14664, 14688, 14712, 14736, 14760, 14784, 14808, 14832, 14856, 14880, 14904, 14928, 14952, 14976, 15000, 15024, 15048, 15072, 15096, 15120, 15144, 15168, 15192, 15216, 15240, 15264, 15288, 15312, 15336, 15360,

LYNDY L. BROOKER & M HANS JR
TAX ID: 032-02004010

L&P Phases Road - Land Description

All set back or parcel of land lying in Lot#1 Lane 1 and 12, also described, Henry County, Georgia and being same previously described as follows:

CORNERING(S) at the intersection of the westerly right-of-way of Sugar Shave Lane (90-foot width) and westerly right-of-way of Phipps Road (60-foot widths) from end-right of way Intersection South 80 degrees 17 minutes 19 seconds East 150 feet to the centerline of the road.

EAST CORNERS commencing along north edge of said L&P #49 segments 14 through 16 south to the east corner for the 420' x 41' to a point, THENCE bearing along right-of-way North 91 degrees 14 minutes 40 seconds West by 144.91' to a point, THENCE North 01 degree 24 minutes 23 seconds East by 229.94' to a point, THENCE North 01 degree 29 minutes 20 seconds East by 199.96' to a point on the site of Brunswick City Limits, THENCE following N. Lawrence Street (L&P Phase Road) South 143° 53' 19" E to a point on the southerly side of Phipps Road at the POINT OF BEGINNING.

The above-described parcel contains 14.21± Acres of land here or less and shall be known as "Parcel A".

Surrenderment Survey for Land Deeds of Atlanta GA., U.S.C. dated November 26, 2024 by James Stryker

[illegible]

This plat is a retracement of an existing parcel 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 document(s), map(s), plat(s) or other instrument(s) which created the parcel(s) are stated herein. Recordation of this plat does not imply approval of the local jurisdiction, availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned hereby certifies that the map, plat or other instrument(s) comply with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A.

Douglas R. Bentley 12/3/24
Douglas R. Bentley, Registered Land Surveyor #2535 Date

[illegible]

Course	Bearing	Distance
L1	S 00°24'31" W	5.00'

LEGEND			
○	IRON PIN SET	⬆	FIRE HYDRANT
□	TRANSFORMER	⬆	SANITARY SEWER
⊖	LIGHT POLE	⬆	WATER VALVE
⊖	WATER METER	⬆	POWER POLE
⊖	RAMP	⬆	NEIGHBORHOOD SIGN
⊖	AC UNIT	⬆	GATE COLUMN
⊖	AT&T SERVICE	⬆	IRON PIN FOUND
⊖	POWER DISTRIBUTION	⬆	TRANSMISSION TOWER
⊖	POWER METER	⬆	GUY WIRE
		⬆	SANITARY CLEANOUT

NOTE : This boundary survey was performed without the benefit of an Abstract of Title. Therefore this surveyor does not warrant this information to be totally accurate as other legal documents may exist that were not uncovered by this surveyor. It should be understood by those parties using this information that other matters of title may or may not exist.

- APPROXIMATE LOCATION
OF LAND LOT LINE

GRAPHIC SCALE



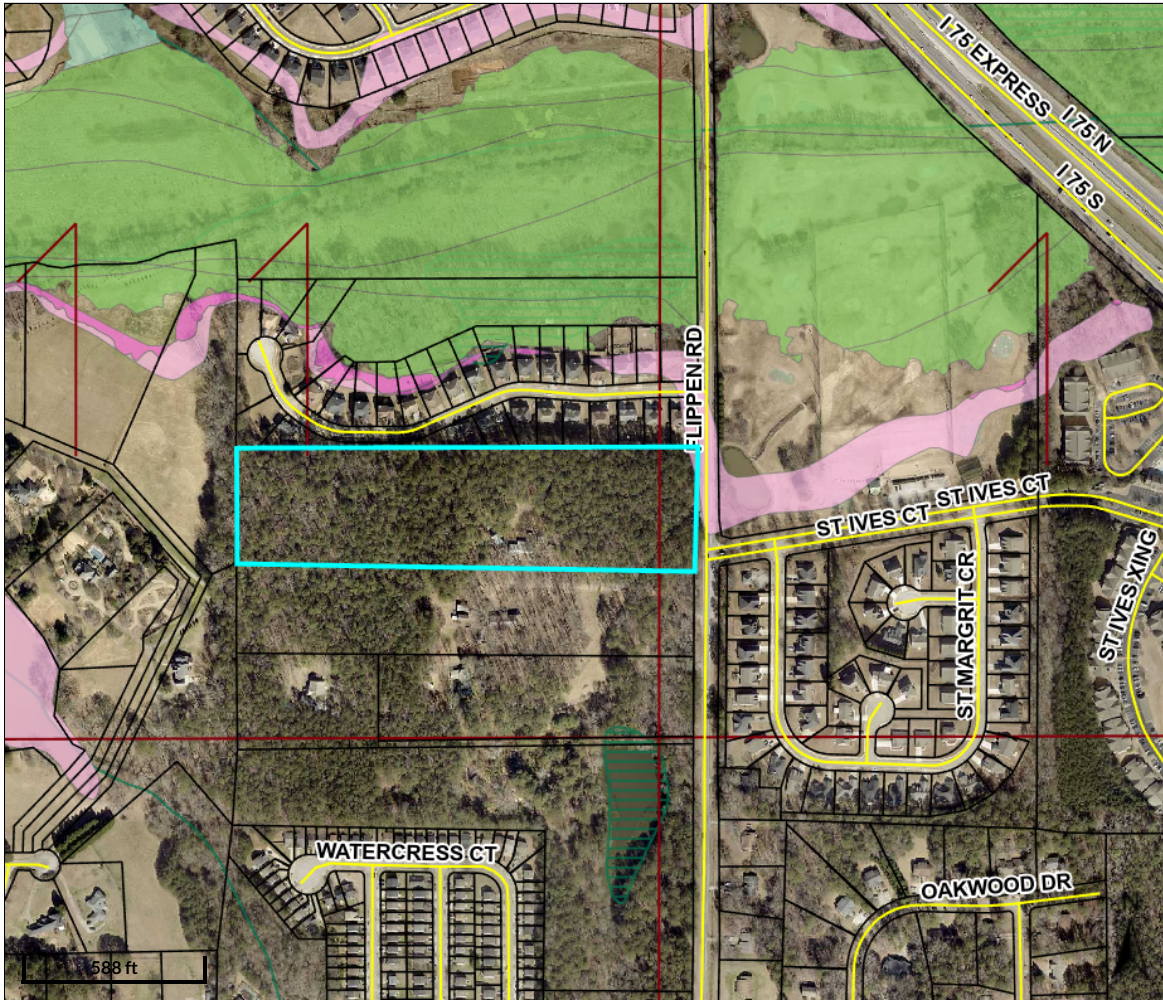
PREPARED BY



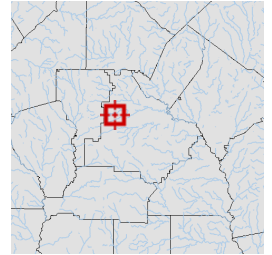
ELITE
ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT
300 Wt Parkway, Suite 300
Dallas, Georgia 30132
(878) 324-8291



Henry County, GA



Overview



Legend

Parcels

Roads

Land Lots

Flood Map

X - 500 Year Flood

0.2 - Areas of 0.2% annual chance flood

A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

AO - Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet

Lakes

Wetlands

Parcel ID	032-02006000	Class	Consv Use	Owner Address	REICHERT WILLIAM K & BRENDA A	Land Value:	\$182,500				
Property Address	1448 FLIPPEN RD	Acreage	14.21		1448 FLIPPEN RD	Building Value:	\$292,100	Last 2 Sales			
District	Henry County				STOCKBRIDGE, GA 30281	Misc Value:	\$840	Date	10/1/1983	Price	\$22,900
						Total Value:	\$427,800		n/a		
								Reason	LM	Qual	Q
									n/a		n/a

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

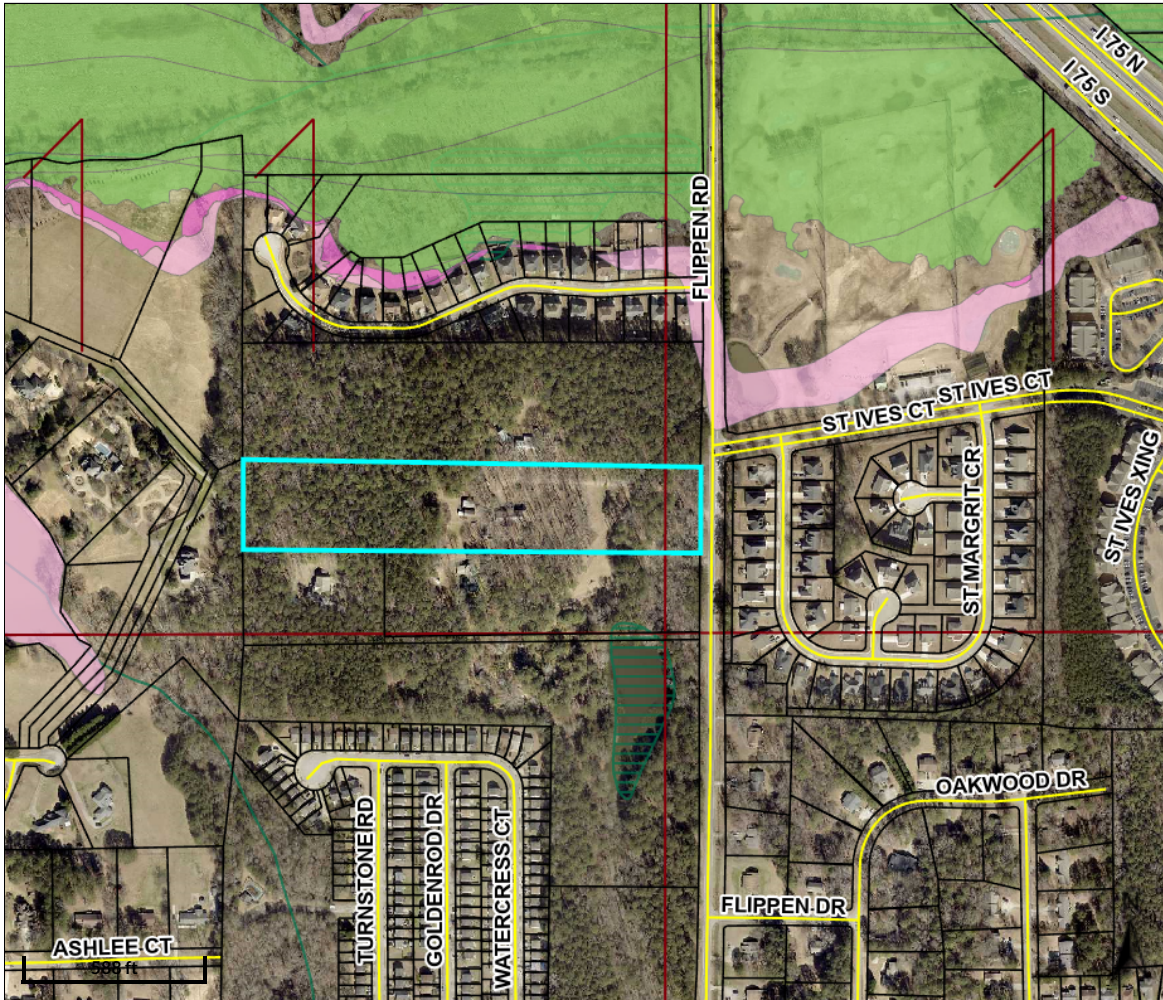
Date created: 2/18/2025

Last Data Uploaded: 2/18/2025 1:09:42 AM

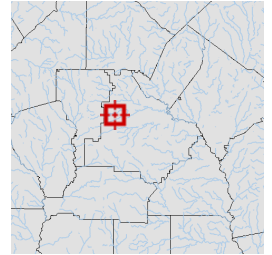
Developed by  **SCHNEIDER**
GEOSPATIAL



Henry County, GA



Overview



Legend

Parcels

Roads

Land Lots

Flood Map

X - 500 Year Flood

0.2 - Areas of 0.2% annual chance flood

A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

AO - Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet

Lakes

Wetlands

Parcel ID	032-02005001	Class	Residential	Owner	GILREATH WILLARD	Land	\$95,500				
	1468	Acreage	7.63	Address	D	Value:					
Property	1468				1468 FLIPPEN RD	Building	\$347,300	Last 2 Sales			
Address	FLIPPEN RD				STOCKBRIDGE, GA	Value:		Date	Price	Reason	Qual
District	Henry County				30281	Misc	\$12,200	1/8/2014	\$0	VF	U
						Value:		6/1/1984	\$13,400	U	U
						Total	\$364,500				
						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: 2/18/2025

Last Data Uploaded: 2/18/2025 1:09:42 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

Amendment to the Comprehensive Plan Application



THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR APPLYING FOR AN AMENDMENT TO THE STOCKBRIDGE COMPREHENSIVE PLAN.

APPLICATION REVIEW PROCESS. COMPREHENSIVE PLAN AMENDMENT APPLICATIONS ARE FIRST REVIEWED BY THE PLANNING AND ZONING STAFF, WHO MAKE RECOMMENDATIONS TO THE PLANNING COMMISSION. THE PLANNING COMMISSION THEN HOLDS A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS AND MAKES RECOMMENDATIONS TO THE MAYOR AND CITY COUNCIL. FINALLY, THE CASE GOES TO THE STOCKBRIDGE MAYOR AND CITY COUNCIL, WHO HOLD A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS. THEY MAKE THE FINAL DECISION ON THE APPLICATION.

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

REQUIRED PRE-APPLICATION MEETING—BEFORE SUBMITTING YOUR APPLICATION, PLEASE CONTACT THE PLANNING AND ZONING DIVISION OFFICE TO SCHEDULE A PRE-APPLICATION MEETING. THIS MEETING MUST BE HELD AT LEAST ONE WEEK BEFORE YOU SUBMIT YOUR APPLICATION.

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

FOR ASSISTANCE, YOU MAY CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY, AT (678) 833-3344.

ALL PUBLIC HEARINGS TAKE PLACE IN THE COUNCIL CHAMBER AT THE STOCKBRIDGE CITY HALL AT 4640 NORTH HENRY BOULEVARD IN STOCKBRIDGE, GEORGIA, 30281, UNLESS THEY ARE HELD VIRTUALLY VIA ZOOM.

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

Name of Applicant LAND BUYERS OF AMERICA GA, LLC Phone: 404-422-6806 Date: 12/21/24

Address of Applicant: 2500 CLEAN WATER COURT Cell # 404-422-6806

City: BUFORD State: GA Zip: 30159 E-mail: moneyforyourdirt@gmail.com

Name of Agent MIKE KANER Phone: 404-422-6806 Date: 12/21/24

Address of Agent: 2500 CLEAN WATER COURT Cell # 404-422-6806

City: BUFORD State: GA Zip: 30159 E-mail: moneyforyourdirt@gmail.com

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

FROM: Henry County Medium Density Suburban
TO: City of Stockbridge Medium Density Residential

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

Property Address: 1448 & 1468 FLIPPEN ROAD STOCKBRIDGE, GA

Nearest intersection to the property: FLIPPEN ROAD AND ST IVES COURT (PROPOSED INTERSECTION)

Size of Tract: 21.77 acre(s). Land Lot Number(s): 11 & 12 District(s): 6TH
Property Tax Parcel Number(s): 032-0200-6000 & 032-0200-5001 (Required)

Witness' Signature

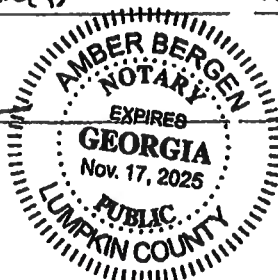
CHARLES HOWER
Printed Name of Witness

Signature of Applicant

LAND BUYERS OF AMERICA GA LLC
Printed Name of Applicant

Notary

Signature of Agent



Notary Seal:

(For Office Use Only)

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

Application checked by: _____ Date: _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

Mayor/City Council Decision: _____

Planning Director's Signature: _____ Date: _____



Letter of Intent

To: City of Stockbridge

We are proposing to combine 1448 Flippen Road Stockbridge, GA (Parcel # 032-02006000 containing 14.210 acres) 1468 Flippen Road Stockbridge, GA (Parcel #032-02005001 containing 7.561 acres) into a single parcel containing 21.77Acres. We are seeking an Annexation into the City of Stockbridge with a Zoning of PUD (Planned Unit Development).

The proposed development will contain 159 Units. There will be 23 Single Detached Units and 136 Townhouse Units. All Units will have a minimum of 3 bedrooms and 2 Bathrooms with double-car garages. The square footage will be 1600sf-2000sf. The exterior will be constructed utilizing brick and Hardy Board. The amenities will include a pool with a clubhouse, a putting green, tot lot, tennis or pickle ball courts and a community sports field.

Variance Request: We will be seeking a Variance, for Lot 85, into the stream buffer, but not State Buffer, to be able to construct the Unit.

Respectfully yours,

Michael Kaner Agent

Land Buyers of America GA LLC

2500 Clean Water Court
Buford • GA • 30519
moneyforyourdirt@gmail.com
404-422-6806

Parcel(s)
Information

The 2 parcels will be combined and developed as 1 parcel. The combined parcels will have a total acreage of 21.77 acres. Proposed Density is 7.304 Units Per Acre.

1. 1448 Flippen Road. Tax Assessors Parcel Number is 032 0200 6000. (14.21 acres).
2. 1468 Flippen Road. Tax Assessors Parcel Number is 032 0200 5001. (7.561 acres).
3. Land Lots 11 & 12 of the 6th District located in Henry County, GA.
4. 1448 Property Owners. William K and Brenda A. Reichert.
5. 1468 Property Owner. Willard D. Gilreath.
6. Owners' Agent. Land Buyers of America GA LLC. 2500 Clean Water Court Buford, GA. 30519. c/o Michael Kaner 404-422-6806. moneyforyourdirt@gmail.com.

There will be 159 units: 23 SFH units and 136 Townhouses units. All units will have 3 bedrooms.

The estimated daily sewer flow is 63,600 gpd per Henry County Regulations There is a sewer manhole in the NE corner of the property.

It is estimated it will take 3.5 years to develop and build the units.

Agent/Applicant for the owners:

Land Buyers of America GA LLC



Michael Kaner

Agent/Applicant Authorized Individual

404.422.6806

moneyforyourdirt@gmail.com

property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

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

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

1448 Flippen Road, Stockbridge, GA 30281 [address], with Parcel Number 032-02006000
which is the subject of this application.

Name of Property Owner: James Bredner Conservator

Property Owner's Address: 1448 Flippen Road, Stockbridge, GA 30281

Telephone: 404-323-4361 E-mail: jharveyr2@yahoo.com

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

Signature: [Signature] Date: 12-6-2024

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

Name(s) of Applicant(s): Lany Buyers of America GA - Michael Kanter AGENT

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

Telephone, E-Mail, & Address: 404-422-6806. moneyforwardiat@gmail.com
2500 Clearwater Court Buford, GA 30519

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

[Signature]

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

12-6-2024
Date

[Signature]

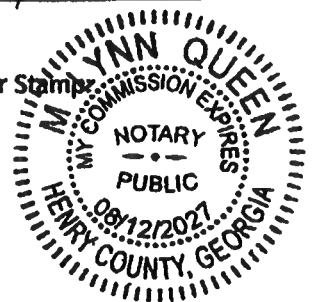
Signature of Notary Public

M. LYNN QUEEN

Printed Name of Notary Public

12. 6. 24
Date

Notary Public's Seal or Stamp



NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

James Reichert, Conservator

TYPE OR PRINT OWNER'S NAME

1448 Flippen Rd

ADDRESS

Stockbridge, GA

CITY & STATE

ZIP CODE

[Signature]
OWNER OF PROPERTY (SIGNATURE)

404-323-4361

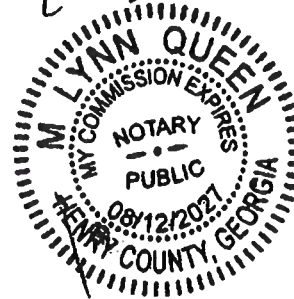
PHONE NUMBER

jharvey@a1yahoo.com
EMAIL ADDRESS

gmail

Sworn to and subscribed before me this
22 day of Dec 2024

[Signature]
NOTARY PUBLIC



SECTION IV: Applicant, if different from the Owner, states under oath that:

- 1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; or
- 2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or
- 3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

Michael Kaner - AGENT

LAND BUYERS OF AMERICA GALL
APPLICANT (SIGNATURE)

MICHAEL KANER - AGENT
TYPE/PRINT NAME OF APPLICANT

2500 CLEAN WATER COURT

ADDRESS

Buford, GA 30519

CITY & STATE ZIP CODE

404-422-6806

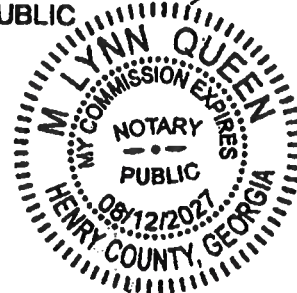
PHONE NUMBER

monketa.young.riat@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this

22 day of Dec 2024

[Signature]
NOTARY PUBLIC



Indicate which of the above is applicable: 1 2 ☒ or 3

Michael Kaner — AGENT
c/o LAND BUYERS OF AMERICA GA LLC — APPLICANT

SECTION V: Attorney or Agent, if different from the applicant and/or owner

Michael Kaner
SIGNATURE OF ATTORNEY/AGENT

CHECK ONE: ☐ ATTORNEY ☒ AGENT

2500 CLEN WATER COURT
ADDRESS

Buford, GA 30519
CITY & STATE ZIP CODE

404-422-6406
PHONE NUMBER

FOR OFFICIAL USE:

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

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

Pre-application meeting: _____ Date: _____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature: _____ Date: _____

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes ☐ No ☒

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

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

We certify that the foregoing information is true and correct, this 22nd day of DECEMBER, 2024

JAMES Reichert, Conservator
Applicant's Name - Printed
OWNER

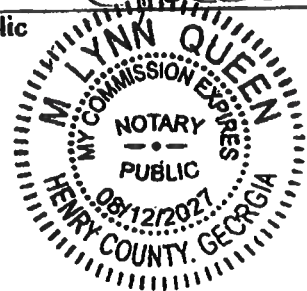
[Signature]
Signature of Applicant/Property Owner/Agent

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

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

Sworn to and subscribed before me this 6th day of December, 2024

M. Lynn Queen
Notary Public



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

property owner, please first type a list on a separate sheet or paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1448 Flippen Road, Stockbridge, GA 30281 (address), with Parcel Number 032-02006000 which is the subject of this application. GA 30281

Name of Property Owner: Brenda Reichert
Property Owner's Address: 1448 Flippen Road, Stockbridge, GA 30281
Telephone: 404-323-4360 E-mail: brendann2003@yahoo.com

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

Signature: Brenda Reichert Date: 12/8/24

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

Name(s) of Applicant(s): LA Michael KANER LAM) BUYERS OF AMERICA GA LLC

Company/law firm (if applicable): LAM) BUYERS OF AMERICA GA LLC

Telephone, E-Mail, & Address: 404-422-6806 moneyforquadrant@gmail.com
2500 CLEAN WATER COURT BUFORD, GA 30519

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

Brenda Reichert

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.

12/8/24
Date

M. Lynn Queen

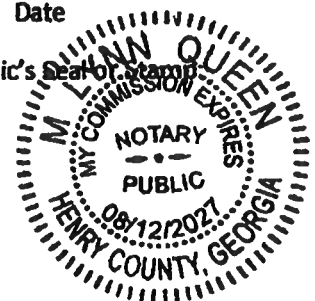
Signature of Notary Public

M. LYNN QUEEN

Printed Name of Notary Public

12.8.24
Date

Notary Public's Seal or Stamp



NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

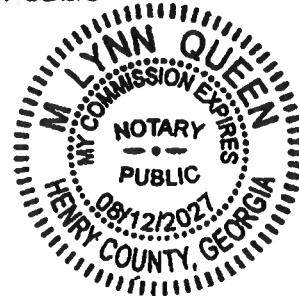
SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Brenda Reichert
TYPE OR PRINT OWNER'S NAME
1448 Flippen Road
ADDRESS
Stockbridge, GA 30281
CITY & STATE ZIP CODE
Brenda Reichert
OWNER OF PROPERTY (SIGNATURE)
404-323-4360
PHONE NUMBER
brendann2033@yahoo.com
EMAIL ADDRESS

Sworn to and subscribed before me this

8th day of December 2024

M. Lynn Queen
NOTARY PUBLIC



SECTION IV: Applicant, if different from the Owner, states under oath that:

- 1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; or
- 2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or
- 3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

LAND BUYERS OF AMERICA GA LLC
APPLICANT (SIGNATURE)

MICHAEL KANER - AGENT
TYPE/PRINT NAME OF APPLICANT

[Signature]

ADDRESS
2500 CLEAN WATER COURT

CITY & STATE ZIP CODE

Buford GA 30519

PHONE NUMBER

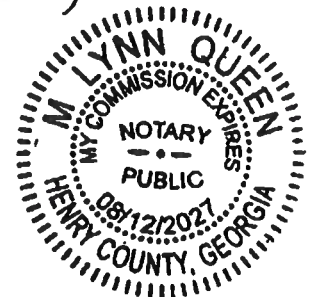
~~MONEY FOR YOUR EFFORTS~~ NK

EMAIL ADDRESS
moneyforyourdist@gmail.com

Sworn to and subscribed before me this

22 day of Dec 2024

M. Lynn Queen
NOTARY PUBLIC



Indicate which of the above is applicable: 1 _____ 2 ✓ or 3 _____

M. Kaner

MICHAEL KANER - AGENT

SECTION V: Attorney or Agent, if different from the applicant and/or owner

c/o LAND BUYERS OF AMERICA GALL - APPLICANT

SIGNATURE OF ATTORNEY/AGENT

CHECK ONE: ☐ ATTORNEY ☒ AGENT

2500 CLEAN WATER COURT

ADDRESS

ROSFORD, GA 30519

CITY & STATE ZIP CODE

404-422-6806

PHONE NUMBER

FOR OFFICIAL USE:

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

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

Pre-application meeting: _____ Date: _____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature: _____ Date: _____

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes ☐ No ☒

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

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

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

Brenda Reichert
Applicant's Name - Printed
OWNER'S

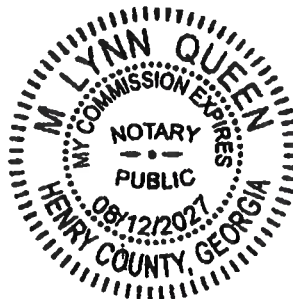
x Brenda Reichert
Signature of Applicant/Property Owner/Agent

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

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

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

M. Lynn Queen
Notary Public



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

1448 Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) from said right of way intersection South 00 degrees 19 minutes 49 seconds West along Flippen Road for 128.11 feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to a point; THEN leaving said right of way North 89 degrees 14 minutes 40 seconds West for 1444.91 feet to a point; THEN North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THEN North 01 degree 29 minutes 26 seconds East for 199.98 feet to a point on the City of Stockbridge City Limits; THEN along said City Limits South 89 degrees 13 minutes 32 seconds East for 1435.93 feet to a point on the westerly side of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 14.210 Acres of land more or less and is shown as Parcel "A" on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.



1448
STATE OF GEORGIA

County.

THIS INDENTURE, Made this 6th day of Octol 1983 between

WILLIAM K. REICHERT and BRENDA A. REICHERT

of

County, State

and as a ~~certifying to the~~ Borrower and

ESTATE OF D. G. BURDETTE (Trust Company Bank and Alma R. Burdette as Co-Executors, DALE B. SCHNEIDER, and EIGHT-SEVENTY CORPORATION, a corporation of the state of Georgia.

of County, State of Georgia, (hereinafter called the "Lender").

WITNESSETH: Borrower is indebted to Lender in the sum of Seventeen Thousand Eight Hundred Thirty and 00/100 ----- \$17,830.00 Dollars evidenced by

principal note signed by Borrower, dated this day, payable to Lender or order.

As security for payment of said indebtedness Borrower hereby grants, bargains, sells and conveys unto

the Lender all that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County, Georgia, as shown on a plat by W. R. Franks, dated September 15, 1983, and being more particularly described as follows:

To find the True Point of Beginning, start at the common corner of Land Lots 11, 12, 21 and 22, said corner being in the middle of Flippen Road, having an 80 foot right of way; thence North along the center line of Flippen Road a distance of 751.00 feet to a point; thence West 45 feet to an iron pin located on the West right of way line of Flippen Road, said pin being the True Point of Beginning; thence North 89 degrees 2 minutes 41 seconds West a distance of 1,444.28 feet to an iron pin; thence North 1 degree 35 minutes 51 seconds East a distance of 230.0 feet to an iron pin; thence South 89 degrees 2 minutes 42 seconds East a distance of 1,439.81 feet to an iron pin located on the West right of way line of Flippen Road; thence South 0 degrees 29 minutes West a distance of 230 feet along the West right of way line of Flippen Road to an iron pin, said pin being the True Point of Beginning. Said tract containing 7.61 acres.

This deed is subject to a right of way easement in favor of W. V. Highsmith to use a dirt road or drive going across said property from Flippen Road to property owned by W. V. Highsmith. Said easement is not of record, however Grantees acknowledge that said easement shall be effective for a period of 12 months from the date of this deed.

GEORGIA INTANGIBLE TAX PAID

This deed is also subject to all easements of record.

54.00

10-12-83

Notary Public

For County, Georgia.

BY THE STATE OF GEORGIA, I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD OF THE DEED AS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF HENRY, GEORGIA, THIS 10th DAY OF OCTOBER, 1983.

Form 10-8

WARRANTY DEED

85-BE-542

STATE OF GEORGIA

COUNTY OF HENRY

THIS INDENTURE, Made the 13th day of September in the year
one thousand nine hundred eighty-five, between

DALE B. SCHNEIDER AND EIGHT-SEVENTY CORPORATION

of the County of _____, and State of Georgia, as party or parties of the
first part, hereinafter called Grantor, and

WILLIAM K. REICHERT AND BRENDA A. REICHERT,
AS Joint Tenants with right of survivorship

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and
"Grantee" to include their respective heirs, successors and assigns where the context requires or
permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND
OTHER VALUABLE CONSIDERATION----- (\$10.00) DOLLARS
has 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 11 of the
6th District of Henry County Georgia, as per plat prepared by W.R.
Franks and dated August 28, 1985, and being more particularly described
as follows:

To ascertain the True Point of Beginning commence at a reference point
being the intersection of the Western right of way line of Flippen Road
and the Southern line of Land Lot 11; thence from said reference point
in a Northerly direction along the Western right of way line of Flippen
Road a distance of 989.32 feet to an iron pin and the True Point of
Beginning; thence North 89 degrees 02 minutes 42 seconds West a
distance of 1,439.81 feet to an iron pin; thence North 01 degrees 55
minutes 51 seconds East a distance of 200 feet to an iron pin placed;
thence South 89 degrees 02 minutes 42 seconds East a distance of
1,435.92 feet to an iron pin placed on the Western right of way line of
Flippen Road; thence South 00 degrees 29 minutes West a distance of 200
feet to an iron pin and the TRUE POINT OF BEGINNING. said tract
containing 6.599 acres.

FILED
CLERK OF SUPERIOR COURT

OCT 14 11 12 AM '85

REC'D
FILED
CAB

17. 85

85-14-85

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

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

The undersigned below is the **PROPERTY OWNER**, or one of the property owners, of the property at 1468 Shippen Rd, Stockland (address), with Parcel Number 032 0200 5001 which is the subject of this application. GA 30281

Name of Property Owner: William J. Gilreath
Property Owner's Address: 204 Sanders Rd, Milledgeville, GA 30257
Telephone: 678-588-0113 E-mail: imgjones13@gmail.com

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

Signature: x Michelle Jones, executor Date: 12/6/24

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

Name(s) of Applicant(s): MICHAEL KANER c/o LAND BUYERS OF AMERICA GA LLC

Company/law firm (if applicable): LAND BUYERS OF AMERICA GA LLC

Telephone, E-Mail, & Address: 404 422-6806 MONEYFORPURCHASE@gmail.com
2500 CLEAN WATER COURT BUFORD, GA 30519

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

Michelle Jones, executor

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.

12/6/24
Date

[Signature]
Signature of Notary Public
Kimberly Gates
Printed Name of Notary Public
12/6/2024
Date

Notary Public's Seal or Stamp:



Kimberly Gates
NOTARY PUBLIC
Fulton County, Georgia
Commission Expires

NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Michelle Jones executor
 TYPE OR PRINT OWNER'S NAME
204 Sanders Road.
 ADDRESS
Albion GA 30257
 CITY & STATE ZIP CODE
Michelle Jones, executor
 OWNER OF PROPERTY (SIGNATURE)
678-588-0113
 PHONE NUMBER
lmajones13@gmail.com
 EMAIL ADDRESS

Sworn to and subscribed before me this
 day of December 2024

NOTARY PUBLIC



Kimberly Gates
 NOTARY PUBLIC
 Fulton County, Georgia
 My Commission Expires
 August 31, 2025

SECTION IV: Applicant, if different from the Owner, states under oath that:

- 1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; or
- 2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or
- 3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

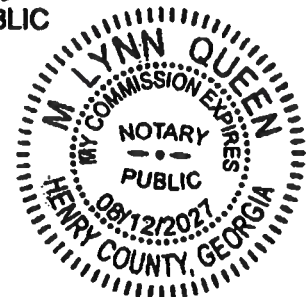
LAND BUYERS OF AMERICA GA LLC
 APPLICANT (SIGNATURE)
MICHAEL KANER - AGENT
 TYPE/PRINT NAME OF APPLICANT
2500 CLEVER WATER COURT
 ADDRESS
Buford 30519
 CITY & STATE ZIP CODE
404-422-6806
 PHONE NUMBER
moneyforhousing@gmail.com
 EMAIL ADDRESS

Sworn to and subscribed before me this

22nd day of Dec 2024

M. Lynn Queen

NOTARY PUBLIC

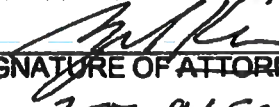


Indicate which of the above is applicable: 1 _____ 2 ☒ or 3 _____

MICHAEL KANER - AGENT

C/O LAND BUYERS OF AMERICA GA LLC - APPLICANT

SECTION V: Attorney or Agent, if different from the applicant and/or owner


SIGNATURE OF ATTORNEY/AGENT

CHECK ONE: ☐ ATTORNEY ☒ AGENT

ADDRESS

2500 CLEGG WATER COURT

CITY & STATE

BUFFALO, GA

ZIP CODE

30519

PHONE NUMBER

404-422-6406

FOR OFFICIAL USE:

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

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

Pre-application meeting: _____ Date: _____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature: _____ Date: _____

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes ☐ No ☒

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

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

We certify that the foregoing information is true and correct, this 6th day of DECEMBER, 2024

Michelle JONES
Applicant's Name - Printed
OWNER

Michelle Jones, executor
Signature of Applicant/Property Owner/Agent

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

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

Sworn to and subscribed before me this 6th day of December, 2024

[Signature]
Notary Public



Kimberly Gates
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires
August 31, 2025

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

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes _____ No 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 22 day of Dec, 2021

LAND BUYERS OF AMERICA GA LLC
Applicant's Name - Printed

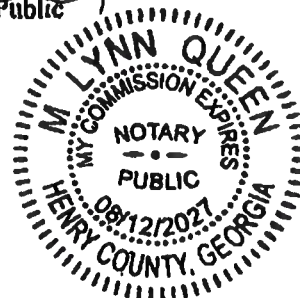
[Signature]
Signature of Applicant/Property Owner/Agent
MICHAEL KANER

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

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

Sworn to and subscribed before me this 22 day of Dec, 24

[Signature]
Notary Public



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

1468 Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) from said right of way intersection South 00 degrees 19 minutes 49 seconds West along Flippen Road for 128.11 feet to a point; THEN continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degrees 24 minutes 31 seconds West for 230.19 feet to a point; THEN leaving said right of way North 89 degrees 12 minutes 23 seconds West for 647.50 feet to a point; THEN North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point; THEN South 45 degrees 43 minutes 42 seconds West for 42.47 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 656.38 feet to a point; THEN North 01 degree 19 minutes 55 seconds East for 230.10 feet to a point; THEN South 89 degrees 14 minutes 40 seconds East for 1444.91 feet to a point on the westerly right of way of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 7.561 acres of land more or less and is shown as Parcel "B" on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

1468

WARRANTY DEED

STATE OF GEORGIA COUNTY OF

THIS INDENTURE, Made the 6th day of October, in the year one thousand nine hundred eighty-three, between

DALE B. SCHNEIDER and EIGHT-SEVENTY CORPORATION

of the County of _____, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLIAM K. REICHERT and BRENDA A. REICHERT, as Joint Tenants with right of survivorship, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other valuable considerations (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County, Georgia, as shown on a plat by W. R. Franks, dated September 15, 1983, and being more particularly described as follows:

To find the True Point of Beginning, start at the common corner of Land Lots 11, 12, 21 and 22, said corner being in the middle of Flippen Road, having an 80 foot right of way; thence North along the center line of Flippen Road a distance of 759.32 feet to a point; thence West 40 feet to an iron pin located on the West right of way line of Flippen Road, said pin being the True Point of Beginning; thence North 89 degrees 2 minutes 41 seconds West a distance of 1,444.28 feet to an iron pin; thence North 1 degree 35 minutes 51 seconds East a distance of 230.0 feet to an iron pin; thence South 89 degrees 2 minutes 42 seconds East a distance of 1,439.81 feet to an iron pin located on the West right of way line of Flippen Road; thence South 0 degrees 29 minutes West a distance of 230 feet along the West right of way line of Flippen road to an iron pin, said pin being the True Point of Beginning. Said tract containing 7.61 acres.

This deed is subject to a right of way easement in favor of W. V. Highsmith to use a dirt road or drive going across said property from Flippen Road to property owned by W. V. Highsmith. Said easement is not of record, however Grantees acknowledge that said easement shall be effective for a period of 12 months from the date of this deed.

This deed is also subject to all easements of record.

REAL ESTATE TRANSFER TAX
PAID \$ 22.90
DATE 10-13-83
Lynn L. Sapp
Clerk of Superior Court

FILED IN OFFICE
CLERK OF SUPERIOR COURT
OCT 13 11 13 AM '83
Lynn L. Sapp
20-71-23

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: EIGHT-SEVENTY CORPORATION
BY: Dale B. Schneider (Seal)
Charles E. Hines (Seal)
DALE B. SCHNEIDER (Seal)

1468

CC: 577 AGI 115

Form 10-0

WARRANTY DEED

STATE OF Georgia COUNTY OF Henry

THIS INDENTURE, Made the _____ day of _____, in the year one thousand nine hundred eighty four, between

DALE B. SCHNEIDER AND EIGHT-SEVENTY CORPORATION

of the County of Henry _____, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLARD D. GILREATH AND BRENDA R. GILREATH, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County, Georgia, consisting of 6.66 acres as shown on a plat prepared by Joe Rowan, Jr., dated May 1, 1984, and being more particularly described as follows:

To find the True Point of Beginning, begin at the Southeast corner of land lot 11, said corner being located in the center of Flippen Road (having an 80 foot right of way); thence North along the center line of Flippen Road a distance of 329.32 feet to a point; thence North 89 degrees 02 minutes 39 seconds West a distance of 40 feet to an iron pin located on the West right of way line of Flippen Road and being the True Point of Beginning; thence North 89 degrees 02 minutes 39 seconds West a distance of 1,452.20 feet to an iron pin; thence North 01 degrees 35 minutes 51 seconds East a distance of 200 feet to an iron pin; thence South 89 degrees 02 minutes 40 seconds East a distance of 1,448.75 feet to an iron pin on the West right of way line of Flippen Road; thence South 00 degrees 36 minutes 37 seconds West along the West right of way line of Flippen Road a distance of 200 feet to an iron pin and the True Point of Beginning.

HENRY COUNTY GEORGIA
REAL ESTATE TRANSFER TAX

PAID \$ 13.40

DATE 6-13-84

Dale B. Schneider
CLERK OF SUPERIOR COURT

FILED IN OFFICE
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA.

JUN 13 3 16 PM '84

RECD IN H
DATE 6-20-84
FILED

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:

By

Eight-Seventy Corporation

Notary Public, Henry County, Georgia State of Georgia
My Commission Expires 2-2-85

Dale B. Schneider (Seal)

(Seal)

1468/1448 Combined Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) then South 00 degree 19 minutes 49 seconds West along said right of way for 128.11 feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degree 14 minutes 50 seconds West for 429.47 feet to a point; THEN South 00 degree 24 minutes 31 seconds West for 230.19 feet to a point; THEN leaving said road right of way North 89 degrees 12 minutes 23 seconds West for 647.50 feet to a point; THEN North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point; THEN South 45 degrees 43 minutes 42 seconds East for 42.47 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 656.38 feet to a point; THEN North 01 degrees 19 minutes 55 seconds East for 230.10 feet to a point; THEN North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THEN North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City Limits of Stockbridge; THEN along said City Limits boundary South 89 degrees 13 minutes 32 seconds East for 1435.93 feet to the westerly right of way of Flippen Road at the POINT OF BEGINNING.

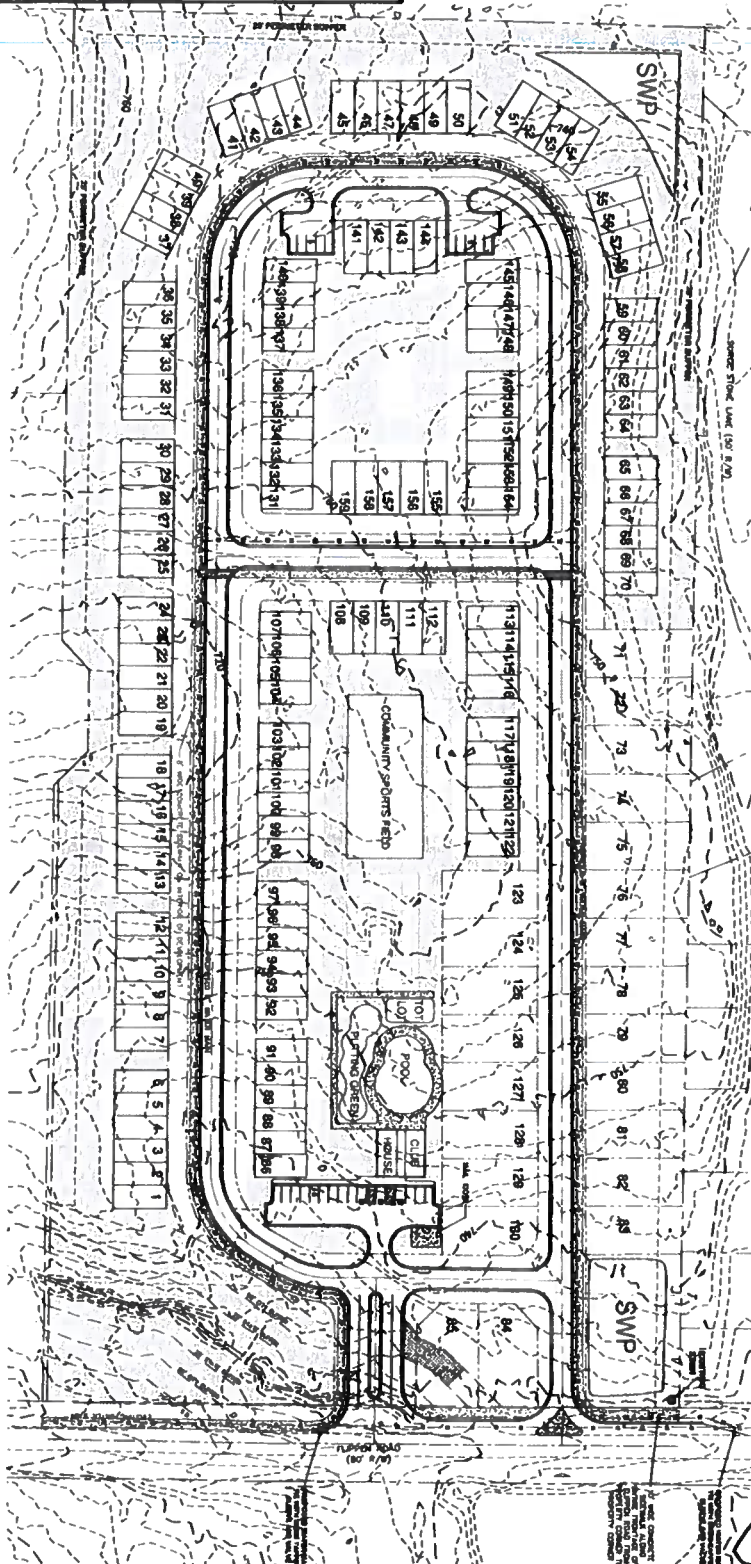
The above-described parcel contains 21.771 Acres of land more or less and is shown on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.



VICINITY MAP

REZONING PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- LOT LINE
- EXISTING ROAD
- LAND LOT LINE
- EXISTING CONTOUR
- CONTRIBUTOR OF CREEK
- CREEK BUFFER
- C/L or PROPOSED ROAD
- PROPOSED BACK OF CURB



**IMPERVIOUS SETBACK
VARIANCE REQUIRED
FOR LOT 85.**



1. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
2. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
3. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
4. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
5. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
6. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
7. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
8. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
9. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
10. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
11. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
12. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
13. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
14. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
15. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
16. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
17. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
18. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
19. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
20. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
21. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
22. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
23. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
24. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
25. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
26. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
27. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
28. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
29. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
30. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
31. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
32. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
33. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
34. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
35. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
36. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
37. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
38. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
39. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
40. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
41. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
42. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
43. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
44. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
45. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
46. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
47. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
48. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
49. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
50. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
51. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
52. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
53. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
54. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
55. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
56. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
57. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
58. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
59. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
60. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
61. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
62. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
63. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
64. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
65. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
66. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
67. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
68. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
69. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
70. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
71. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
72. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
73. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
74. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
75. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
76. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
77. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
78. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
79. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
80. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
81. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
82. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
83. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
84. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
85. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
86. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
87. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
88. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
89. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
90. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
91. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
92. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
93. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
94. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
95. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
96. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
97. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
98. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
99. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.
100. HANOVER PARK, INC. (HPI) IS THE OWNER OF THE PROPERTY.

PROJECT No. 2004

DESIGNED BY: J. J. J.

DRAWN BY: J. J. J.

DATE: 10/01/04

SHEET: 1 OF 1

ANNEXATION & REZONING PLAN FOR

HANOVER PARK

LAND LOTS 11 & 12, 6th DISTRICT, HENRY COUNTY

LAND BUYERS OF AMERICA, LLC

24 CONTRACT

444-444-4444

REVISION

DATE

Elia Engineering

1000 W. Peachtree Street, N.E.

Atlanta, Georgia 30309

404-525-4444



Henry County Water Authority
Engineering Division

January 24, 2025

Re: Water and Sewer Services - Availability

Proposed Development: **Single Family Residential and Townhomes**
Property Information: **1448/1468 Flippen Road (Parcel Nos. 032-02005001,
032-02006000)**
LL 11; District 1; 21.77 +/- acres
Proposed Zoning: **PUD**
Sewer Basin: **Walnut Creek**
Watershed Basin: **Big Cotton Indian**

TO WHOM IT MAY CONCERN:

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

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

Static:	118	psi
Residual:	110	psi
Flow	2500	gpm
Calculated Flow @ 20 psi:	9672	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 750 gpm for said residential development as established by the Henry County Board of Commissioners.

Sewage treatment and sewer line capacity are available for the property.

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

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

This letter was prepared with information submitted to HCWA on a Plat dated 12/03/2024 prepared by Elite Engineering.

A handwritten signature in cursive script that reads "Fritz Jacques".

Fritz Jacques
Engineering Supervisor
Henry County Water Authority



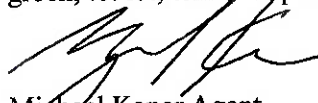
LAND BUYERS OF AMERICA GA

Revised Letter of Intent

To: City of Stockbridge

We are proposing to combine 1448 Flippen Road Stockbridge, GA (Parcel # 032-02006000 containing 14.210 acres) 1468 Flippen Road Stockbridge, GA (Parcel #032-02005001 containing 7.561 acres) into a single parcel containing 21.77Acres. We are seeking an Annexation into the City of Stockbridge with a Zoning of PUD (Planned Unit Development).

The proposed development will contain 151 Units. The Density will be 6.94 units per acre. There will be 31 Single Detached Units and 120 Townhouse Units. All Units will have a minimum of 3 bedrooms and 2 Bathrooms with double-car garages. The square footage will be 1600sf-2000sf. The exterior will be constructed utilizing brick and Hardy Board. The amenities will include a pool with a clubhouse, a putting green, tot lot, tennis or pickle ball courts and a community sports field.



Michael Kaner Agent

Land Buyers of America GA, LLC

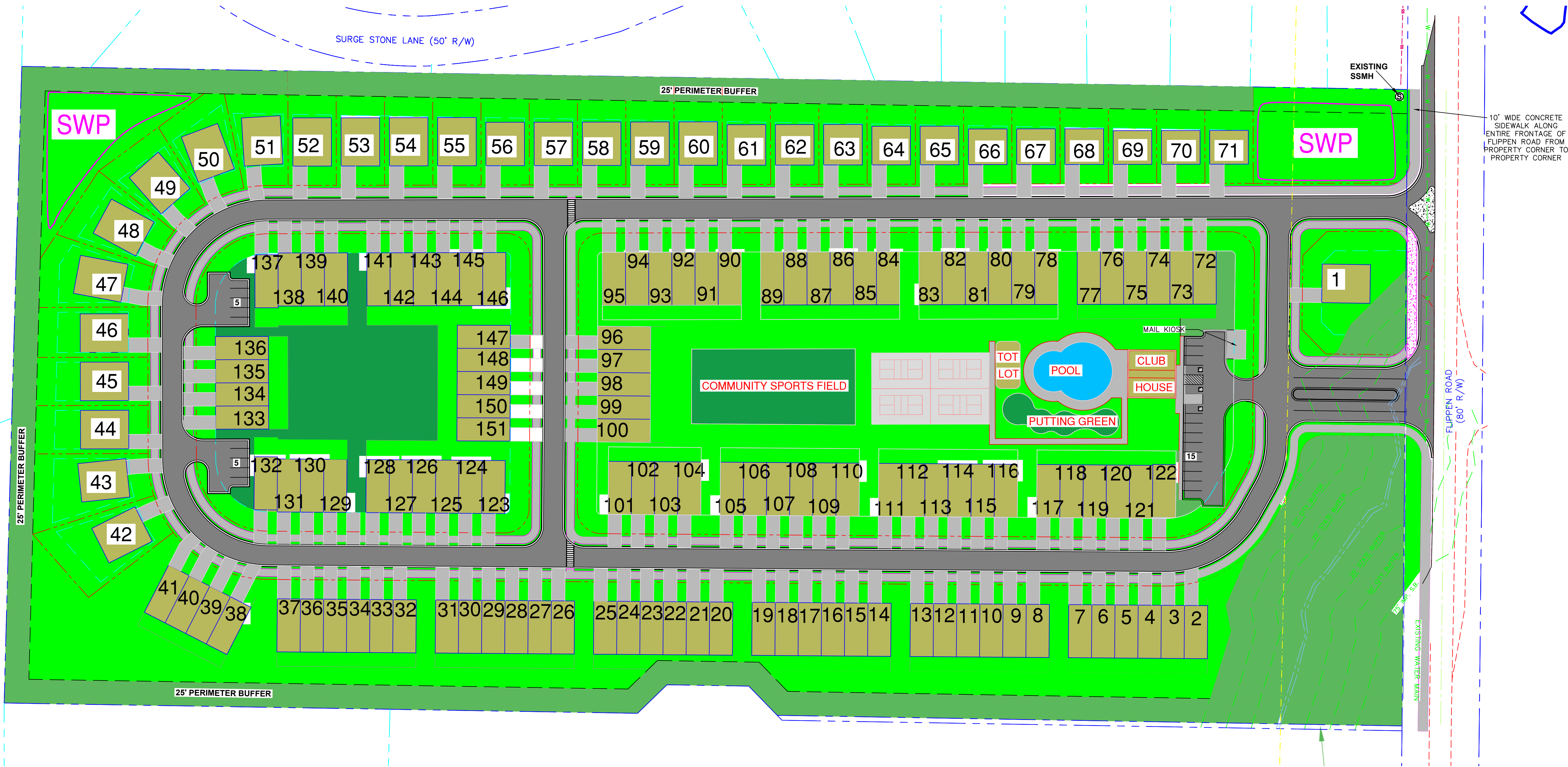
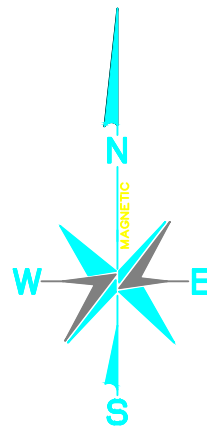
**2500 Clean Water Court
Buford • GA • 30519
moneyforyourdirt@gmail.com
404-422-6806**

VICINITY MAP



REZONING PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- LOT LINE
- EXISTING ROAD
- LAND LOT LINE
- EXISTING CONTOUR
- CENTERLINE OF CREEK
- CREEK BUFFER
- C/L OF PROPOSED ROAD
- PROPOSED BACK OF CURB

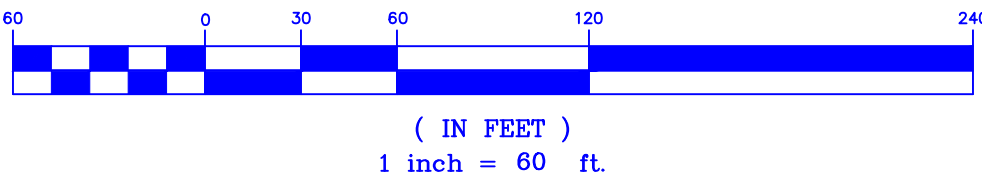


- BOUNDARY INFORMATION SHOWN IS A SURVEY COMPLETED BY ELITE SURVEYING, LLC
- TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY HENRY COUNTY G.I.S. DEPARTMENT
- OWNER/DEVELOPER : LAND BUYERS OF AMERICA GA, LLC
24 HR. CONTACT: MICHAEL KANER 404-422-6806
- ENGINEER : ELITE ENGINEERING, LLC
300 W PARKWAY DALLAS, GA 30132
CONTACT: JONATHAN JONES, P.E. 678-215-2968
- CURRENT ZONING : M-R (HENRY COUNTY)
PROPOSED ZONING : PUD (CITY OF STOCKBRIDGE)
TOTAL SITE AREA = 21.77 ACRES
REQUIRED OPEN SPACE = 4.35 ACRES
PROVIDED OPEN SPACE = 4.71 ACRES
PROPOSED NUMBER OF LOTS = 151 (31 SFR, 120 TOWNHOMES)
PROPOSED DENSITY = 6.94 U/A
ALL UNITS TO BE 3 BEDROOM/2 BATHROOM

SETBACKS:
MIN. FRONT YARD = 20 FEET
MIN. SIDE YARD = 5 FEET (0 FEET FOR TOWNHOMES, 20' BETWEEN BUILDINGS)
MIN. REAR YARD = 20 FEET
60' MIN LOT WIDTH

PARKING REQUIREMENTS:
PROVIDED PARKING = 2 CAR GARAGE X 151 UNITS = 302 SPACES
ADDITIONAL PARKING PROVIDED = 25 PARKING SPACES
TOTAL PARKING SPACES PROVIDED = 327 SPACES
- THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER HENRY COUNTY F.I.R.M. PANEL NO. 13151C0088D.
- NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
- NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
- SANITARY SEWER SERVICE REQUIRED PER HENRY COUNTY REGULATIONS WITH ESTIMATED DAILY FLOW = 151 UNITS X 400 GPD/UNIT = 60,400 GPD.
- WATER SERVICE TO BE PROVIDED BY HENRY COUNTY.
- POWER SERVICE TO BE PROVIDED BY GEORGIA POWER COMPANY.
- FIRE PROTECTION TO BE PROVIDED BY THE CITY OF STOCKBRIDGE FIRE DEPARTMENT.
- STORM WATER MANAGEMENT PROVIDED BY TWO EARTHEN DETENTION PONDS.
- THIS PROPERTY IS NOT WITHIN THE WATER QUALITY CRITICAL AREA

GRAPHIC SCALE



PREPARED BY:
Elite Engineering
Engineering | Surveying | Management
300 W Parkway Dallas, GA 30132
Jonathan Jones, P.E.
(678) 215-2968

DATE:	
REVISION	
No.	

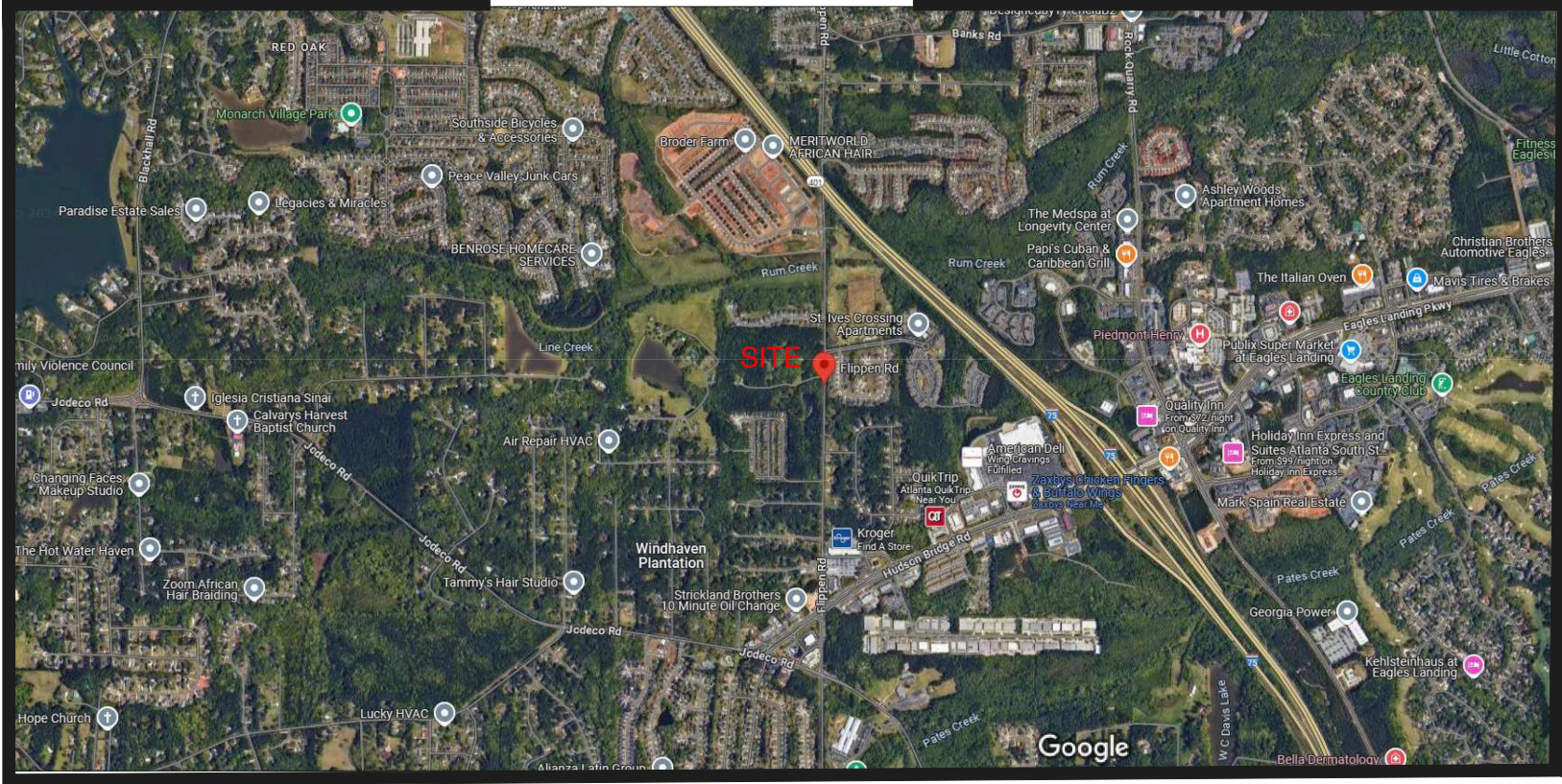
ANNEXATION & REZONING PLAN FOR
HANOVER PARK
LAND LOTS 11 & 12, 6th DISTRICT, HENRY COUNTY

PREPARED FOR:
LAND BUYERS OF AMERICA GA, LLC
24 CONTACT
MICHAEL KANER
404-422-6806



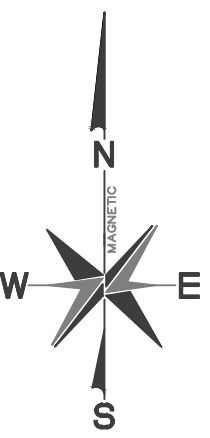
PROJECT No. 24040
DRAWING SCALE: 1"= 60'
DESIGNED BY: JFJ
DRAWN BY: JFJ
CHECKED BY: JFJ
DATE: 4/30/25
SHEET
1 OF 1

VICINITY MAP



REZONING PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- LOT LINE
- EXISTING ROAD
- LAND LOT LINE
- EXISTING CONTOUR
- CENTERLINE OF CREEK
- CREEK BUFFER
- C/L OF PROPOSED ROAD
- PROPOSED BACK OF CURB



PREPARED BY:
Elite Engineering
Engineering | Surveying | Management
300 W Parkway Dallas, GA 30132
Jonathan Jones, P.E.
(678) 215-2968

DATE:	
REVISION	
No.	

ANNEXATION & REZONING PLAN FOR
HANOVER PARK
LAND LOTS 11 & 12, 6th DISTRICT, HENRY COUNTY

PREPARED FOR:
LAND BUYERS OF AMERICA GA, LLC
24 CONTACT
MICHAEL KANER
404-422-6806



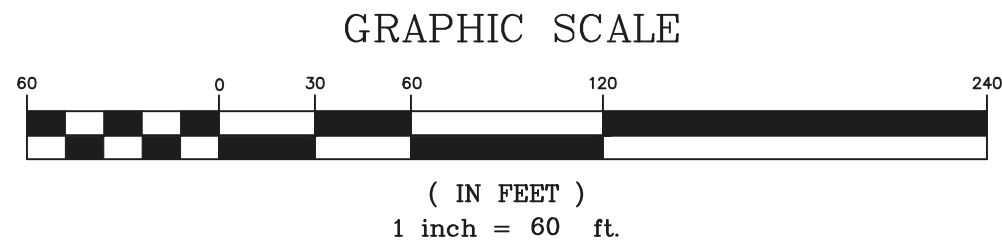
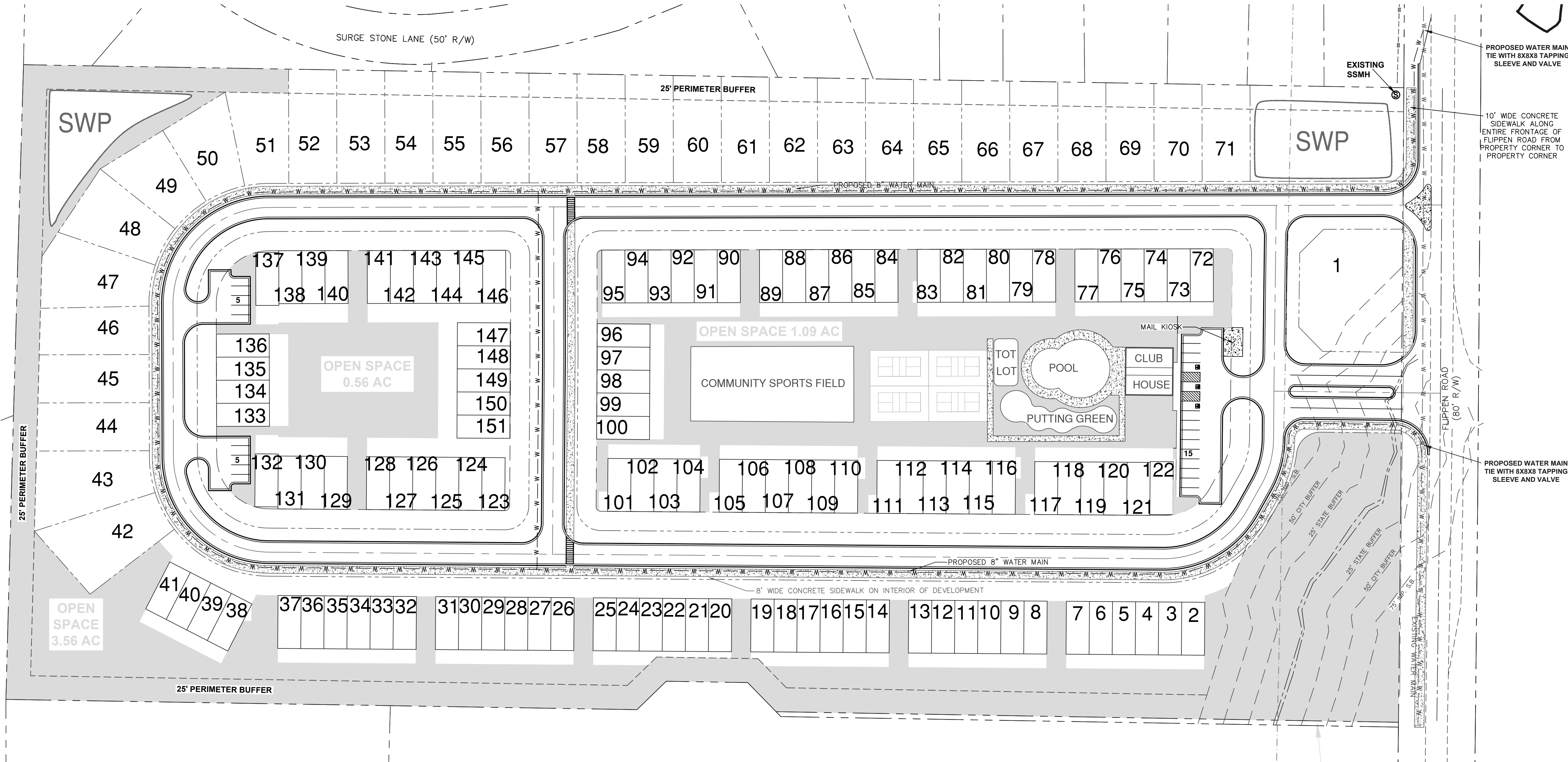
PROJECT No.	24040
DRAWING SCALE:	1"= 60'
DESIGNED BY:	JFJ
DRAWN BY:	JFJ
CHECKED BY:	JFJ
DATE:	12/6/24
SHEET	1 OF 1

- BOUNDARY INFORMATION SHOWN IS A SURVEY COMPLETED BY ELITE SURVEYING, LLC
- TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY HENRY COUNTY G.I.S. DEPARTMENT
- OWNER/DEVELOPER : LAND BUYERS OF AMERICA GA, LLC
24 HR. CONTACT: MICHAEL KANER 404-422-6806
- ENGINEER : ELITE ENGINEERING, LLC
300 W PARKWAY DALLAS, GA 30132
CONTACT: JONATHAN JONES, P.E. 678-215-2968
- CURRENT ZONING : M-R (HENRY COUNTY)
PROPOSED ZONING : PUD (CITY OF STOCKBRIDGE)
TOTAL SITE AREA = 21.77 ACRES
REQUIRED OPEN SPACE = 4.35 ACRES
PROVIDED OPEN SPACE = 4.71 ACRES
PROPOSED NUMBER OF LOTS = 151 (31 SFR, 120 TOWNHOMES)
PROPOSED DENSITY = 6.94 U/A
ALL UNITS TO BE 3 BEDROOM/2 BATHROOM

SETBACKS:
MIN. FRONT YARD = 20 FEET
MIN. SIDE YARD = 5 FEET (0 FEET FOR TOWNHOMES, 20' BETWEEN BUILDINGS)
MIN. REAR YARD = 20 FEET
60' MIN LOT WIDTH

PARKING REQUIREMENTS:
PROVIDED PARKING = 2 CAR GARAGE X 159 UNITS = 318 SPACES
ADDITIONAL PARKING PROVIDED = 25 PARKING SPACES
TOTAL PARKING SPACES PROVIDED = 343 SPACES
- THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER HENRY COUNTY F.I.R.M. PANEL NO. 13151C0088D.
- NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
- NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
- SANITARY SEWER SERVICE REQUIRED PER HENRY COUNTY REGULATIONS WITH ESTIMATED DAILY FLOW = 159 UNITS X 400 GPD/UNIT = 63,600 GPD.
- WATER SERVICE TO BE PROVIDED BY HENRY COUNTY.
- POWER SERVICE TO BE PROVIDED BY GEORGIA POWER COMPANY.
- FIRE PROTECTION TO BE PROVIDED BY THE CITY OF STOCKBRIDGE FIRE DEPARTMENT.
- STORM WATER MANAGEMENT PROVIDED BY TWO EARTHEN DETENTION PONDS.
- THIS PROPERTY IS NOT WITHIN THE WATER QUALITY CRITICAL AREA

**IMPERVIOUS SETBACK
VARIANCE REQUIRED
FOR LOT 85.**



Plat Date: November 26, 2024
Field Date: November 13, 2024

Scale: 1" = 60'

1. Total Area: See individual parcels
2. This map or plot has been calculated for closure and is found to be accurate within 1 foot in 438,158 feet(Min).
3. Data used to prepare this plot was gathered using a Geomax 5" Robotic Total Station for angle and distance measurements.
4. The field data upon which this map or plot is based has a closure precision of one (1) foot in 52,496 feet and an average angular error of 0.3 seconds per angle point, and was gathered using least squares.
5. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance Department. This property lies in Zone "X" (low risk) per FEMA FIRMS Panel 13100100100.
6. IFF signifies Iron pins 1/2 inch thick re-bar set. otherwise not, IFF signifies 1/2 inch re-bar set.

NOTE : Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered at that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his/her employees, his/her consultants and his/her contractors shall hereby distinctly understand that the engineer / surveyor is not responsible for the correctness or sufficiency of this information.

[illegible]

LYNDY L. BROOKER & M HANS JR
TAX ID: 032-02004010

1435 Phoenix Road, Land Destruction
All dirt used or placed in the City of Land Zone 11 and 12, 4th division, Henry County, Georgia and being now particularly described as follows:
COMMENCED AT the intersection of the southerly right of way of Zinger Truss Lane (36-foot wide) and southerly right of way of Phipps Road (80-foot width) from said right of way intersection (shown on 1435 Phoenix Road) 09 minutes 00 seconds North 09 degrees 00 minutes East 1435 feet 00 inches to a point, THENCE North 09 degrees 00 minutes East along said right of way 80 feet 00 inches to 1435 feet 00 inches to a point, THENCE leaving said right of way North 09 degrees 14 minutes 40 seconds West for 1444'01" to a point, THENCE North 01 degrees 14 minutes 22 seconds East for 228' 04" to a point, THENCE North 01 degrees 22 minutes 20 seconds East for 190' 04" to a point on the City of Southfield City Limits, THENCE along said Phipps Road 1435' 00" to a point, THENCE North 01 degrees 22 minutes 20 seconds East for 228' 04" to the southerly side of Phipps Road at the POINT OF BEGINNING.

The above-described parcel contains 1421.00 acres of land more or less and is shown as Parcel "A" on the Acrement Survey for Land Strips of Atlanta, GA, U.S. dated 2006 and 20, 2009, by Sherry Surveys

[illegible]

This plat is a retracement of an existing parcel 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 document(s), map(s), plat(s) or other instrument(s) which created the parcel(s) are stated herein. Recordation of this plat does not imply approval of the local jurisdiction, availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned hereby certifies that this map, plat, or other instrument complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A.

Draftman R. Bentley 12/3/24

Douglas R. Bentley, Registered Land Surveyor #2535 Date

NO.	DATE	DESCRIPTION	BY
1.	12/3/24	added legal descriptions	drb



Course	Bearing	Distance
L1	S 00°24'31" W	5.00'

LEGEND			
○	IRON PIN SET	⬆	FIRE HYDRANT
□	TRANSFORMER	⬆	SANITARY SEWER
⊖	LIGHT POLE	⬆	WATER VALVE
⊖	WATER METER	⬆	POWER POLE
⊖	RAMP	⬆	NEIGHBORHOOD SIGN
⊖	AC UNIT	⬆	GATE COLLUM
⊖	AT&T SERVICE	⬆	IRON PIN FOUND
⊖	POWER DISTRIBUTION	⬆	TRANSMISSION TOWER
⊖	POWER METER	⬆	GUY WIRE
		⬆	SANITARY CLEANOUT

NOTE: This boundary survey was performed without the benefit of an Abstract of Title. Therefore this surveyor does not warrant this information to be totally accurate as other legal documents may exist that were not uncovered by this surveyor. It should be understood by those parties using this information that other matters of title may or may not exist.

- APPROXIMATE LOCATION
OF LAND LOT LINE

GRAPHIC SCALE



PREPARED BY

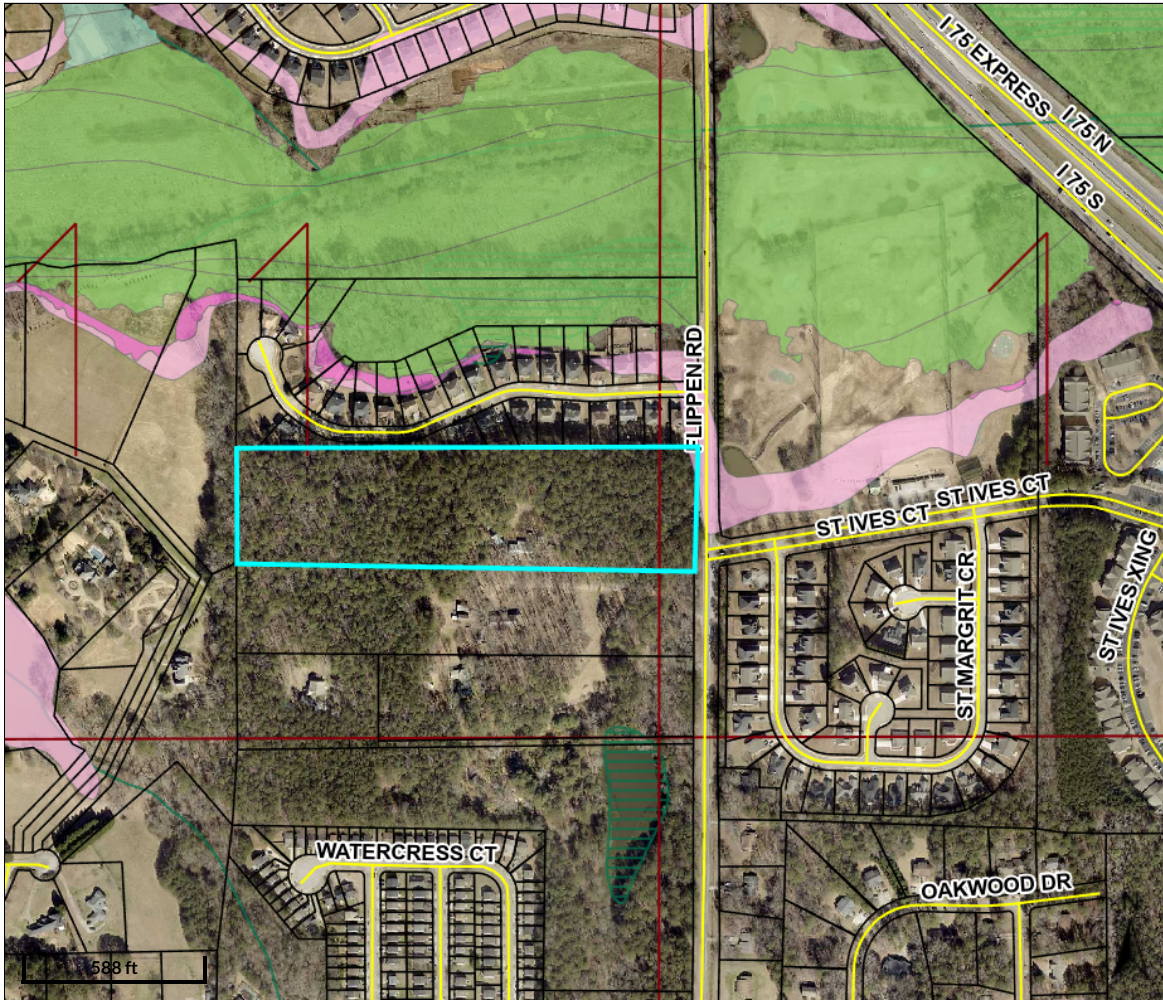


EXITE

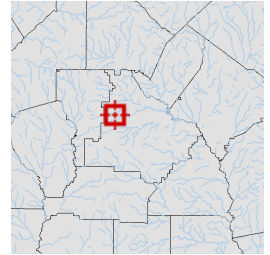
ELITE
 ROOFING | SUDTYING | CONSTRUCTION MANAGEMENT
 300 Wt Parkway, Suite 300
 Dallas, Georgia 30132
 (878) 324-8291



Henry County, GA



Overview



Legend

Parcels

Roads

Land Lots

Flood Map

X - 500 Year Flood

0.2 - Areas of 0.2% annual chance flood

A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

AO - Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet

Lakes

Wetlands

Parcel ID	032-02006000	Class	Consv Use	Owner Address	REICHERT WILLIAM K & BRENDA A	Land Value:	\$182,500				
Property Address	1448 FLIPPEN RD	Acreage	14.21		1448 FLIPPEN RD	Building Value:	\$292,100	Last 2 Sales			
District	Henry County				STOCKBRIDGE, GA 30281	Misc Value:	\$840	Date	10/1/1983	Price	\$22,900
						Total Value:	\$427,800		n/a		\$
								Reason	LM	Qual	Q
									n/a		n/a

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

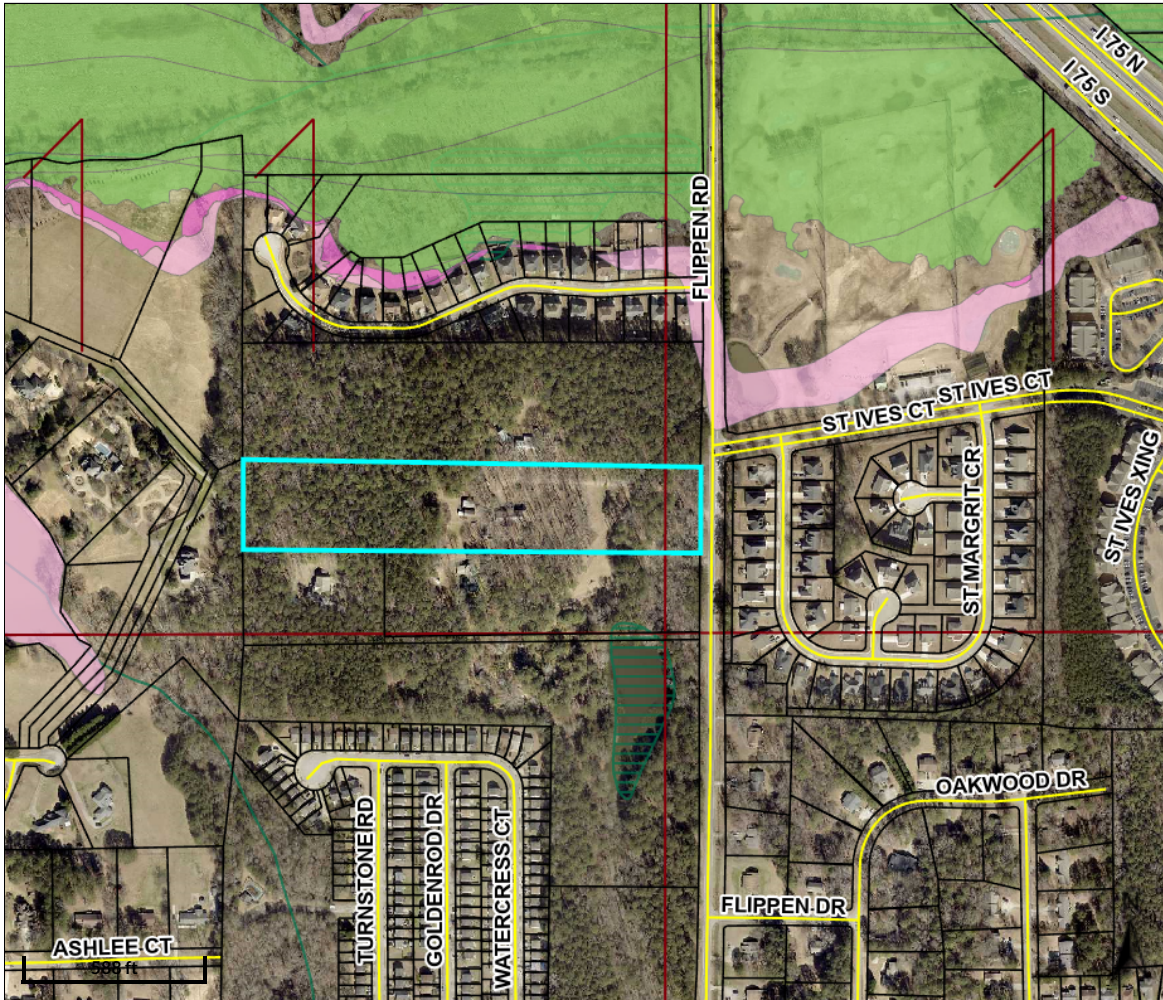
Date created: 2/18/2025

Last Data Uploaded: 2/18/2025 1:09:42 AM

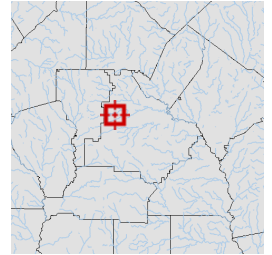
Developed by  **SCHNEIDER**
GEOSPATIAL



Henry County, GA



Overview



Legend

Parcels

Roads

Land Lots

Flood Map

X - 500 Year Flood

0.2 - Areas of 0.2% annual chance flood

A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

AO - Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet

Lakes

Wetlands

Parcel ID	032-02005001	Class	Residential	Owner	GILREATH WILLARD	Land	\$95,500				
	1468	Acreage	7.63	Address	D	Value:					
Property	1468				1468 FLIPPEN RD	Building	\$347,300	Last 2 Sales			
Address	FLIPPEN RD				STOCKBRIDGE, GA	Value:		Date	Price	Reason	Qual
District	Henry County				30281	Misc	\$12,200	1/8/2014	\$0	VF	U
						Value:		6/1/1984	\$13,400	U	U
						Total	\$364,500				
						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: 2/18/2025

Last Data Uploaded: 2/18/2025 1:09:42 AM

Developed by  **SCHNEIDER**
GEOSPATIAL



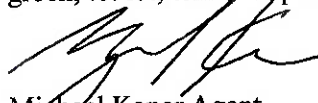
LAND BUYERS OF AMERICA GA

Revised Letter of Intent

To: City of Stockbridge

We are proposing to combine 1448 Flippen Road Stockbridge, GA (Parcel # 032-02006000 containing 14.210 acres) 1468 Flippen Road Stockbridge, GA (Parcel #032-02005001 containing 7.561 acres) into a single parcel containing 21.77Acres. We are seeking an Annexation into the City of Stockbridge with a Zoning of PUD (Planned Unit Development).

The proposed development will contain 151 Units. The Density will be 6.94 units per acre. There will be 31 Single Detached Units and 120 Townhouse Units. All Units will have a minimum of 3 bedrooms and 2 Bathrooms with double-car garages. The square footage will be 1600sf-2000sf. The exterior will be constructed utilizing brick and Hardy Board. The amenities will include a pool with a clubhouse, a putting green, tot lot, tennis or pickle ball courts and a community sports field.



Michael Kaner Agent

Land Buyers of America GA, LLC

**2500 Clean Water Court
Buford • GA • 30519
moneyforyourdirt@gmail.com
404-422-6806**

Rezoning Application

City of Stockbridge, Georgia



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

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

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

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

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

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

[Form revised on 1/19/22.]

City of Stockbridge Planning and Zoning Division

Rezoning Application

ALENT MICHAEL KANER

Name of Applicant: LAND BUYERS OF AMERICA GA LLC Phone: 404-422-6806 Date: 1-8-25

Address Applicant: 2500 CLEEN WATER COURT Fax: N/A Cell #: 404-422-6806

City: BUFFALO State: GA Zip: 30519 E-mail: MONEYFORWARDART@GMAIL.COM

Name of Agent: LAND BUYERS OF AMERICA GA LLC Phone: 404-422-6806 Date: 1-8-25

Address Agent: 2500 CLEEN WATER COURT Fax: N/A Cell #: 404-422-6806

City: BUFFALO State: GA Zip: 30519 E-mail: MONEYFORWARDART@GMAIL.COM

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

ZONING BEING REQUESTED

"REZONE THE PROPERTY FROM Henry County's
RA (RESIDENTIAL-AGRICULTURAL ZONING DISTRICT
TO the City of Stockbridge (PUD) PLANNED UNIT
DEVELOPMENT) ZONING 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

Nearest intersection to the property: ST. IVES COURT

Size of Tract: 21.71 acre(s), Land Lot Number(s): 11 & 12, District(s): 6th

Property Tax Parcel Number(s): (1448) 032-0200-6000 (Required)
(1468) 032-0200-5001

Witness' Signature:

Elizabeth Fritze

Printed Name of Witness

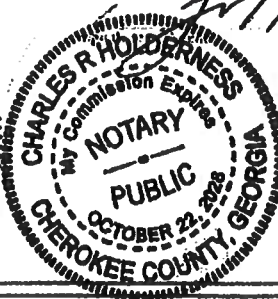
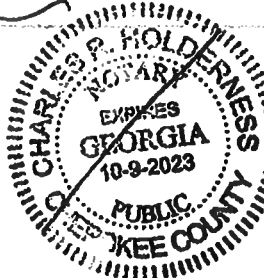
Signature of Applicant

MICHAEL KANER
C/O LAND BUYERS OF AMERICA GA LLC

Printed Name of Applicant

Notary

NOTARY STAMP:



(For Office Use Only)

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

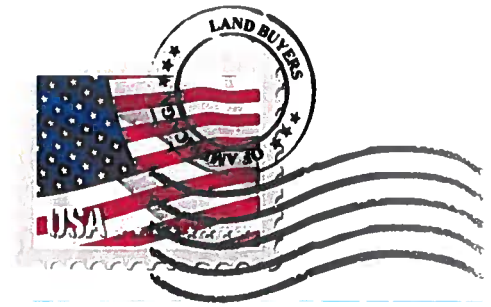
Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____



LAND BUYERS OF AMERICA GA

Letter of Intent

To: City of Stockbridge

We are proposing to combine 1448 Flippen Road Stockbridge, GA (Parcel # 032-02006000 containing 14.210 acres) 1468 Flippen Road Stockbridge, GA (Parcel #032-02005001 containing 7.561 acres) into a single parcel containing 21.77Acres. We are seeking an Annexation into the City of Stockbridge with a Zoning of PUD (Planned Unit Development).

The proposed development will contain 159 Units. There will be 23 Single Detached Units and 136 Townhouse Units. All Units will have a minimum of 3 bedrooms and 2 Bathrooms with double-car garages. The square footage will be 1600sf-2000sf. The exterior will be constructed utilizing brick and Hardy Board. The amenities will include a pool with a clubhouse, a putting green, tot lot, tennis or pickle ball courts and a community sports field.

Variance Request: We will be seeking a Variance, for Lot 85, into the stream buffer, but not State Buffer, to be able to construct the Unit.

Respectfully yours,

Michael Kaner Agent

Land Buyers of America GA LLC

**2500 Clean Water Court
Buford • GA • 30519
moneyforyourdirt@gmail.com
404-422-6806**

**Parcel(s)
Information**

The 2 parcels will be combined and developed as 1 parcel. The combined parcels will have a total acreage of 21.77 acres. Proposed Density is 7.304 Units Per Acre.

1. 1448 Flippen Road. Tax Assessors Parcel Number is 032 0200 6000. (14.21 acres).
2. 1468 Flippen Road. Tax Assessors Parcel Number is 032 0200 5001. (7.561 acres).
3. Land Lots 11 & 12 of the 6th District located in Henry County, GA.
4. 1448 Property Owners. William K and Brenda A. Reichert.
5. 1468 Property Owner. Willard D. Gilreath.
6. Owners' Agent. Land Buyers of America GA LLC. 2500 Clean Water Court Buford, GA. 30519. c/o Michael Kaner 404-422-6806. moneyforyourdirt@gmail.com.

There will be 159 units: 23 SFH units and 136 Townhouses units. All units will have 3 bedrooms.

The estimated daily sewer flow is 63,600 gpd per Henry County Regulations There is a sewer manhole in the NE corner of the property.

It is estimated it will take 3.5 years to develop and build the units.

Agent/Applicant for the owners:

Land Buyers of America GA LLC



Michael Kaner

Agent/Applicant Authorized Individual

404.422.6806

moneyforyourdirt@gmail.com

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

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

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

1448 Flippen Road, Stockbridge, Ga 30281 [address], with Parcel Number 032-02006000,
which is the subject of this application.

Name of Property Owner: James Brechert Conservator

Property Owner's Address: 1448 Flippen Road, Stockbridge, Ga 30281

Telephone: 404-323-4361 E-mail: jharveyr2@yahoo.com

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

Signature: [Signature] Date: 12-6-2024

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

Name(s) of Applicant(s): Land Buyers of America GA - Michael Kaner

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

Telephone, E-Mail, & Address: 404-422-6806. moneyforwardnat@gmail.com

2500 Clean Water Court Buford, GA 30519

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

[Signature]

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

12-6-2024
Date

[Signature]

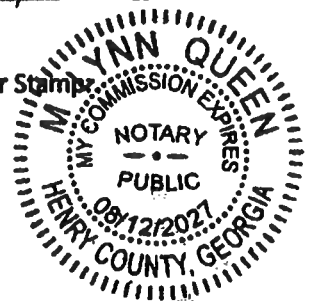
Signature of Notary Public

M. LYNN QUEEN

Printed Name of Notary Public

12.6.24
Date

Notary Public's Seal or Stamp



NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

James Reichert, Conservator

TYPE OR PRINT OWNER'S NAME

1448 Flippen Rd

ADDRESS

Stockbridge, GA

CITY & STATE

ZIP CODE

[Signature]
OWNER OF PROPERTY (SIGNATURE)

404-323-4361

PHONE NUMBER

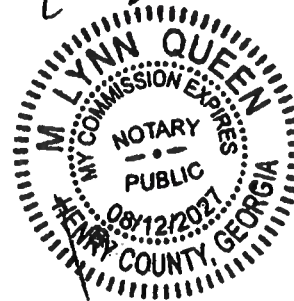
jharveyra@yahoo.com
EMAIL ADDRESS

gmail

JRA

Sworn to and subscribed before me this
22 day of Dec 2024

[Signature]
NOTARY PUBLIC



SECTION IV: Applicant, if different from the Owner, states under oath that:

- 1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; or
- 2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or
- 3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

Michael Kaner - AGENT

LAND BUYERS OF AMERICA CALL

APPLICANT (SIGNATURE)

MICHAEL KANER - AGENT

TYPE/PRINT NAME OF APPLICANT

2500 CLEAN WATER COURT

ADDRESS

Buford, GA 30519

CITY & STATE

ZIP CODE

404-422-6806

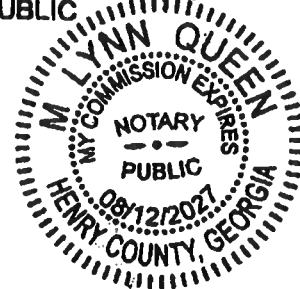
PHONE NUMBER

maiker@landbuyerscall.com
EMAIL ADDRESS

Sworn to and subscribed before me this

22 day of Dec 2024

[Signature]
NOTARY PUBLIC



Indicate which of the above is applicable: 1 ☐ 2 ☐ 3 ☒

Michael Kaner — AGENT
c/o LAND BUYERS OF AMERICA GA LLC — APPLICANT
SECTION V: Attorney or Agent, if different from the applicant and/or owner

Michael Kaner
SIGNATURE OF ATTORNEY/AGENT

CHECK ONE: ☐ ATTORNEY ☒ AGENT

2500 CLEN WATER COURT
ADDRESS

Buford, GA 30519
CITY & STATE ZIP CODE

404-422-6406
PHONE NUMBER

FOR OFFICIAL USE:

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

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

Pre-application meeting: _____ Date: _____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature: _____ Date: _____

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes ☐ No ☒

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

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

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

James Reichert, Conservator
Applicant's Name - Printed
OWNER'S

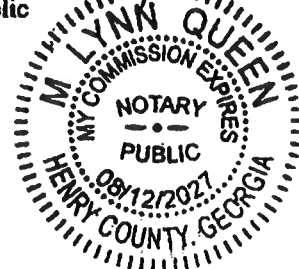
[Signature]
Signature of Applicant/Property Owner/Agent

n/a
Applicant's Attorney, if applicable - Printed

n/a
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 6th day of December, 2024.

M. Lynn Queen
Notary Public



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

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1448 Flippen Road, Stockbridge [address], with Parcel Number 032-02006000 which is the subject of this application. GA 30281

Name of Property Owner: Brenda Reichert
Property Owner's Address: 1448 Flippen Road, Stockbridge, GA 30281
Telephone: 404-323-4360 E-mail: brendann2063@yahoo.com

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

Signature: Brenda Reichert Date: 12/8/24

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

Name(s) of Applicant(s): ~~LA~~ Michael KANER ^{AGENT}

Company/law firm (if applicable): LAWN BUYERS OF AMERICA GA LLC ^{APPLICANT}

Telephone, E-Mail, & Address: 404-422-6806 moneyforyourdiat@gmail.com
2500 CLEAN WATER COURT BUFORD, GA 30519

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

Brenda Reichert

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.

12/8/24
Date

M. Lynn Queen

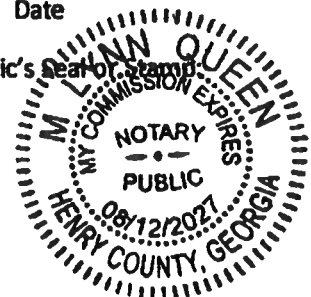
Signature of Notary Public

M. LYNN QUEEN

Printed Name of Notary Public

12.8.24
Date

Notary Public's Seal or Stamp



NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

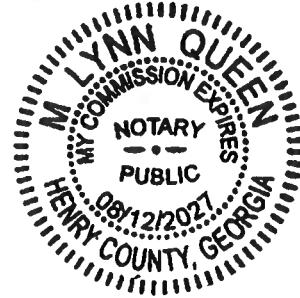
SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Brenda Reichert
TYPE OR PRINT OWNER'S NAME
1448 Flippen Road
ADDRESS
Stockbridge, GA 30281
CITY & STATE ZIP CODE
Brenda Reichert
OWNER OF PROPERTY (SIGNATURE)
404-323-4360
PHONE NUMBER
brendann2033@yahoo.com
EMAIL ADDRESS

Sworn to and subscribed before me this

8th day of December 2024

M. Lynn Queen
NOTARY PUBLIC



SECTION IV: Applicant, if different from the Owner, states under oath that:

- 1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; or
- 2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or
- 3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

LAND BUYERS OF AMERICA GA LLC
APPLICANT (SIGNATURE)

MICHAEL KANER - AGENT
TYPE/PRINT NAME OF APPLICANT

[Signature]

ADDRESS
2500 CLEAN WATER COURT

CITY & STATE ZIP CODE
Buford, GA 30519

PHONE NUMBER

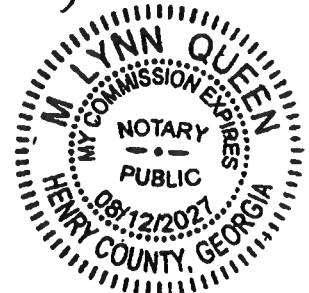
~~MONEY FOR YOUR EFFORTS~~

EMAIL ADDRESS
moneyfor your dist@gmail.com

Sworn to and subscribed before me this

22 day of Dec 2024

M. Lynn Queen
NOTARY PUBLIC



Indicate which of the above is applicable: 1 _____ 2 ☒ or 3 _____

M. Kaner

MICHAEL KANER - AGENT

SECTION V: Attorney or Agent, if different from the applicant and/or owner

c/o LAND BUYERS OF AMERICA GALL - APPLICANT

SIGNATURE OF ATTORNEY/AGENT

CHECK ONE: ☐ ATTORNEY ☒ AGENT

2500 CLEAN WATER COURT

ADDRESS

BUFDON, GA 30519

CITY & STATE ZIP CODE

404-422-6806

PHONE NUMBER

FOR OFFICIAL USE:

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

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

Pre-application meeting: _____ Date: _____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature: _____ Date: _____

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes ☐ No ☒

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

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

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

BRENJA Reichen
Applicant's Name - Printed
OWNER'S

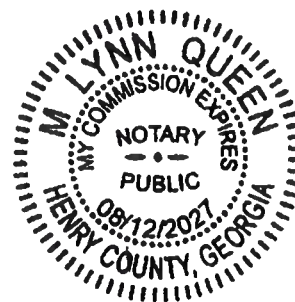
BRENJA Reichen
Signature of Applicant/Property Owner/Agent

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

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

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

M. Lynn Queen
Notary Public



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

1448 Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) from said right of way intersection South 00 degrees 19 minutes 49 seconds West along Flippen Road for 128.11 for feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to a point; THEN leaving said right of way North 89 degrees 14 minutes 40 seconds West for 1444.91 feet to a point; THEN North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THEN North 01 degree 29 minutes 26 seconds East for 199.98 feet to a point on the City of Stockbridge City Limits; THEN along said City Limits South 89 degrees 13 minutes 32 seconds East for 1435.93 feet to a point on the westerly side of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 14.210 Acres of land more or less and is shown as Parcel "A" on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.



STATE OF GEORGIA

County.

THIS INDENTURE, Made this 6th day of Octol 1983 between

WILLIAM K. REICHERT and BRENDA A. REICHERT

of

County, State

and as a

ESTATE OF D. G. BURDETTE (Trust Company Bank and Alma R. Burdette as Co-Executors, DALE B. SCHNEIDER, and EIGHT-SEVENTY CORPORATION, a corporation of the state of Georgia.

of County, State of Georgia, (hereinafter called the "Lender").

WITNESSETH: Borrower is indebted to Lender in the sum of Seventeen Thousand Eight Hundred Thirty and 00/100 ----- \$17,830.00 Dollars evidenced by

principal note signed by Borrower, dated this day, payable to Lender or order.

As security for payment of said indebtedness Borrower hereby grants, bargains, sells and conveys unto

the Lender all that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County, Georgia, as shown on a plat by W. R. Franks, dated September 15, 1983, and being more particularly described as follows:

To find the True Point of Beginning, start at the common corner of Land Lots 11, 12, 21 and 22, said corner being in the middle of Flippen Road, having an 80 foot right of way; thence North along the center line of Flippen Road a distance of 751.13 feet to a point; thence West 45 feet to an iron pin located on the West right of way line of Flippen Road, said pin being the True Point of Beginning; thence North 89 degrees 2 minutes 41 seconds West a distance of 1,444.28 feet to an iron pin; thence North 1 degree 35 minutes 51 seconds East a distance of 230.0 feet to an iron pin; thence South 89 degrees 2 minutes 42 seconds East a distance of 1,439.81 feet to an iron pin located on the West right of way line of Flippen Road; thence South 0 degrees 29 minutes West a distance of 230 feet along the West right of way line of Flippen Road to an iron pin, said pin being the True Point of Beginning. Said tract containing 7.61 acres.

This deed is subject to a right of way easement in favor of W. V. Highsmith to use a dirt road or drive going across said property from Flippen Road to property owned by W. V. Highsmith. Said easement is not of record, however Grantees acknowledge that said easement shall be effective for a period of 12 months from the date of this deed.

GEORGIA INTANGIBLE TAX PAID

This deed is also subject to all easements of record.

\$ 54.00

10-12-83

David P. P. P.

Notary Public

1448

Form 10-8

WARRANTY DEED

85-RE-542

STATE OF GEORGIA

COUNTY OF HENRY

THIS INDENTURE, Made the 13th day of September in the year one thousand nine hundred eighty-five, between

DALE B. SCHNEIDER AND EIGHT-SEVENTY CORPORATION

of the County of , and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLIAM K. REICHERT AND BRENDA A. REICHERT,
AS Joint Tenants with right of survivorship

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION----- (\$10.00) DOLLARS and 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 11 of the 6th District of Henry County Georgia, as per plat prepared by W.R. Franks and dated August 28, 1985, and being more particularly described as follows:

To ascertain the True Point of Beginning commence at a reference point being the intersection of the Western right of way line of Flippen Road and the Southern line of Land Lot 11; thence from said reference point in a Northerly direction along the Western right of way line of Flippen Road a distance of 989.32 feet to an iron pin and the True Point of Beginning; thence North 89 degrees 02 minutes 42 seconds West a distance of 1,439.81 feet to an iron pin; thence North 01 degrees 55 minutes 51 seconds East a distance of 200 feet to an iron pin placed; thence South 89 degrees 02 minutes 42 seconds East a distance of 1,435.92 feet to an iron pin placed on the Western right of way line of Flippen Road; thence South 00 degrees 29 minutes West a distance of 200 feet to an iron pin and the TRUE POINT OF BEGINNING. said tract containing 6.599 acres.

RECORDED
CLERK OF SUPERIOR COURT

DEC 14 11 18 AM '85

REC'D
FBI
FBI

17. 80
10-14-85

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1468 Shippen Rd, Stockbridge, GA 30281 (Address), with Parcel Number 032 0200 5001 which is the subject of this application.

Name of Property Owner: William J. Gilreath
Property Owner's Address: 204 Sanders Rd, Milledgeville, GA 30257
Telephone: 678-588-0113 E-mail: lmajones13@gmail.com

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

Signature: x Michelle Jones, executor Date: 12/6/24

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

Name(s) of Applicant(s): Michael Kaner c/o LANT BUYERS OF AMERICA GA LLC
AGENT APPLICANT

Company/law firm (if applicable): LANT BUYERS OF AMERICA GA LLC

Telephone, E-Mail, & Address: 404 422-6806 moneyforpurchase@gmail.com
2500 CLEAN WATER COURT BUFORD, GA 30519

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

Michelle Jones, executor

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.

12/6/24
Date

[Signature]
Signature of Notary Public
Kimberly Gates
Printed Name of Notary Public
12/1/2024
Date

Notary Public's Seal or Stamp:

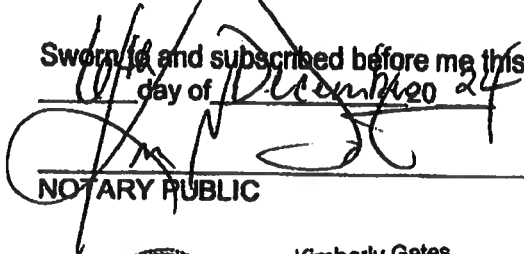


Kimberly Gates
NOTARY PUBLIC
Fulton County, Georgia
Commission Expires

NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Michelle Jones executor
 TYPE OR PRINT OWNER'S NAME
204 Sanders Road.
 ADDRESS
Wilner GA 30257
 CITY & STATE ZIP CODE
Michelle Jones, executor
 OWNER OF PROPERTY (SIGNATURE)
678-588-0113
 PHONE NUMBER
lmajones13@gmail.com
 EMAIL ADDRESS

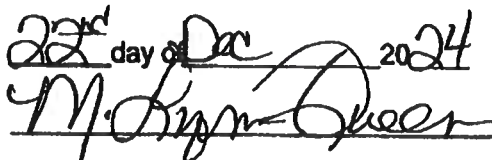
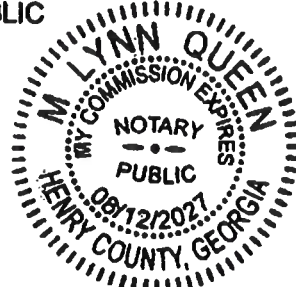
Sworn to and subscribed before me this
22nd day of Dec 2024

 NOTARY PUBLIC

 Kimberly Gates
 NOTARY PUBLIC
 Fulton County, Georgia
 My Commission Expires
 August 31, 2025

SECTION IV: Applicant, if different from the Owner, states under oath that:

- 1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; or
- 2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or
- 3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.


LAND BUYERS OF AMERICA GA LLC
 APPLICANT (SIGNATURE)
MICHAEL KANER - AGENT
 TYPE/PRINT NAME OF APPLICANT
2550 CLEGG WATER COURT
 ADDRESS
Buford 30519
 CITY & STATE ZIP CODE
404-422-6806
 PHONE NUMBER
moneyforyourdiat@gmail.com
 EMAIL ADDRESS

Sworn to and subscribed before me this
22nd day of Dec 2024

 NOTARY PUBLIC


Indicate which of the above is applicable: 1 2 ☒ or 3

MICHAEL KANER - AGENT

C/O LAND BUYERS OF AMERICA GA LLC - APPLICANT

SECTION V: Attorney or Agent, if different from the applicant and/or owner

SIGNATURE OF ATTORNEY/AGENT

CHECK ONE: ☐ ATTORNEY ☒ AGENT

ADDRESS

CITY & STATE

ZIP CODE

PHONE NUMBER

FOR OFFICIAL USE:

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

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

Pre-application meeting: _____ Date: _____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature: _____ Date: _____

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes ☐ No ☒

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

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

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

Michelle JONES
Applicant's Name - Printed
OWNER

Michelle Jones, executor
Signature of Applicant/Property Owner/Agent

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

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

Sworn to and subscribed before me this 6th day of December, 2024

[Signature]
Notary Public



Kimberly Gates
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires
August 31, 2025

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

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes _____ No 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 22 day of Dec, 2021

LAND BUYERS OF AMERICA GA
Applicant's Name - Printed

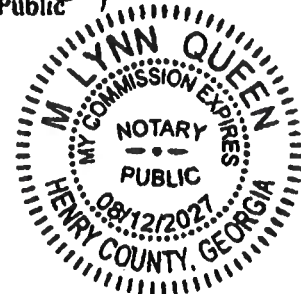
[Signature]
Signature of Applicant/Property Owner/Agent
MICHAEL KANER

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

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

Sworn to and subscribed before me this 22 day of Dec, 24

[Signature]
Notary Public



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

1468 Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) from said right of way intersection South 00 degrees 19 minutes 49 seconds West along Flippen Road for 128.11 feet to a point; THEN continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degrees 24 minutes 31 seconds West for 230.19 feet to a point; THEN leaving said right of way North 89 degrees 12 minutes 23 seconds West for 647.50 feet to a point; THEN North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point; THEN South 45 degrees 43 minutes 42 seconds West for 42.47 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 656.38 feet to a point; THEN North 01 degree 19 minutes 55 seconds East for 230.10 feet to a point; THEN South 89 degrees 14 minutes 40 seconds East for 1444.91 feet to a point on the westerly right of way of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 7.561 acres of land more or less and is shown as Parcel "B" on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

WARRANTY DEED

STATE OF GEORGIA COUNTY OF

THIS INDENTURE, Made the 6th day of October, in the year one thousand nine hundred eighty-three, between

DALE B. SCHNEIDER and EIGHT-SEVENTY CORPORATION

of the County of _____, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLIAM K. REICHERT and BRENDA A. REICHERT, as Joint Tenants with right of survivorship, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other valuable considerations (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County, Georgia, as shown on a plat by W. R. Franks, dated September 15, 1983, and being more particularly described as follows:

To find the True Point of Beginning, start at the common corner of Land Lots 11, 12, 21 and 22, said corner being in the middle of Flippen Road, having an 80 foot right of way; thence North along the center line of Flippen Road a distance of 759.32 feet to a point; thence West 40 feet to an iron pin located on the West right of way line of Flippen Road, said pin being the True Point of Beginning; thence North 89 degrees 2 minutes 41 seconds West a distance of 1,444.28 feet to an iron pin; thence North 1 degree 35 minutes 51 seconds East a distance of 230.0 feet to an iron pin; thence South 89 degrees 2 minutes 42 seconds East a distance of 1,439.81 feet to an iron pin located on the West right of way line of Flippen Road; thence South 0 degrees 29 minutes West a distance of 230 feet along the West right of way line of Flippen road to an iron pin, said pin being the True Point of Beginning. Said tract containing 7.61 acres.

This deed is subject to a right of way easement in favor of W. V. Highsmith to use a dirt road or drive going across said property from Flippen Road to property owned by W. V. Highsmith. Said easement is not of record, however Grantees acknowledge that said easement shall be effective for a period of 12 months from the date of this deed.

This deed is also subject to all easements of record.

REAL ESTATE TRANSFER TAX
PAID \$ 22.90
DATE 10-13-83
Dale B. Schneider
Grantor

FILED IN OFFICE
CLERK OF SUPERIOR COURT
OCT 13 11 13 AM '83
540
10-13-83

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: EIGHT-SEVENTY CORPORATION
BY: Charles E. Highsmith (Seal)
Dale B. Schneider (Seal)

1468

577 115

Form 18-9

WARRANTY DEED

STATE OF Georgia COUNTY OF Henry

THIS INDENTURE, Made the _____ day of _____, in the year one thousand nine hundred eighty four, between

DALE B. SCHNEIDER AND EIGHT-SEVENTY CORPORATION

of the County of Henry _____, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLARD D. GILREATH AND BRENDA R. GILREATH, AS JOINT TENTANTS WITH RIGHT OF SURVIVORSHIP as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS, (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County, Georgia, consisting of 6.66 acres as shown on a plat prepared by Joe Rowan, Jr., dated May 1, 1984, and being more particularly described as follows:

To find the True Point of Beginning, begin at the Southeast corner of land lot 11, said corner being located in the center of Flippen Road (having an 80 foot right of way); thence North along the center line of Flippen Road a distance of 329.32 feet to a point; thence North 89 degrees 02 minutes 39 seconds West a distance of 40 feet to an iron pin located on the West right of way line of Flippen Road and being the True Point of Beginning; thence North 89 degrees 02 minutes 39 seconds West a distance of 1,452.20 feet to an iron pin; thence North 01 degrees 35 minutes 51 seconds East a distance of 200 feet to an iron pin; thence South 89 degrees 02 minutes 40 seconds East a distance of 1,448.75 feet to an iron pin on the West right of way line of Flippen Road; thence South 00 degrees 36 minutes 37 seconds West along the West right of way line of Flippen Road a distance of 200 feet to an iron pin and the True Point of Beginning.

HENRY COUNTY GEORGIA

REAL ESTATE TRANSFER TAX

PAID \$ 12.40

DATE 6-13-84

Chas. L. Jenkins

FILED IN OFFICE
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA.

JUN 13 3 16 PM '84

RECD BY
DATE 6-20-84

Chas. L. Jenkins

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:

By:

Eight-Seventy Corporation

Dale B. Schneider

Dale B. Schneider

Dale B. Schneider

Dale B. Schneider

Dale B. Schneider

Notary Public - Henry County, Georgia State of Georgia
My Commission Expires 12-27-87

(Seal)

1468/1448 Combined Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) then South 00 degree 19 minutes 49 seconds West along said right of way for 128.11 feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degree 14 minutes 50 seconds West for 429.47 feet to a point; THEN South 00 degree 24 minutes 31 seconds West for 230.19 feet to a point; THEN leaving said road right of way North 89 degrees 12 minutes 23 seconds West for 647.50 feet to a point; THEN North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point; THEN South 45 degrees 43 minutes 42 seconds East for 42.47 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 656.38 feet to a point; THEN North 01 degrees 19 minutes 55 seconds East for 230.10 feet to a point; THEN North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THEN North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City Limits of Stockbridge; THEN along said City Limits boundary South 89 degrees 13 minutes 32 seconds East for 1435.93 feet to the westerly right of way of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 21.771 Acres of land more or less and is shown on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

SURVEY! NOTES

Henry County, Georgia
 Plot Date: November 26, 2024
 Field Date: November 13, 2024
 Scale: 1" = 60'

RECORDING INFORMATION

[illegible]LITTON L. BROOKS & M. HARRIS, JR.
M/S[illegible][illegible]

This plat is a retrocession of an existing parcel 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 document(s), map(s), plat(s) and/or plat(s) is/are not required to be recorded.

Dredges R. Bottom 12/5/24

[illegible]

1	IRON PIN SET	1	FIRE HYDRANT	1	MECHANICWOOD SIGN
2	TRANSFORMER	2	SAFETY SENDER	2	CAIT COLLAR
3	LIGHT POLE	3	WATER VALVE	3	IRON PIN FILLING
4	WATER METER	4	POWER POLE	4	TRANSMISSION TOWER
5	PUMP	5	AC UNIT	5	CLAY PIPE
6	AVAT SERVICE	6	POWER DISTRIBUTION	6	SAFETY CITY LIGHTS
7	POWER METER	7	POWER METER	7	

Courses	Bearing	Distance
1	S 02° 45' W	2.02
2	N 42° 28' 16" W	7.16

NOTE : This boundary survey was performed without the benefit of an Abstract of Title. Therefore this surveyor does not warrant this information to be totally accurate as other legal documents may exist that were not measured by this surveyor. It should be understood by those parties using

GRAPHIC SCALE

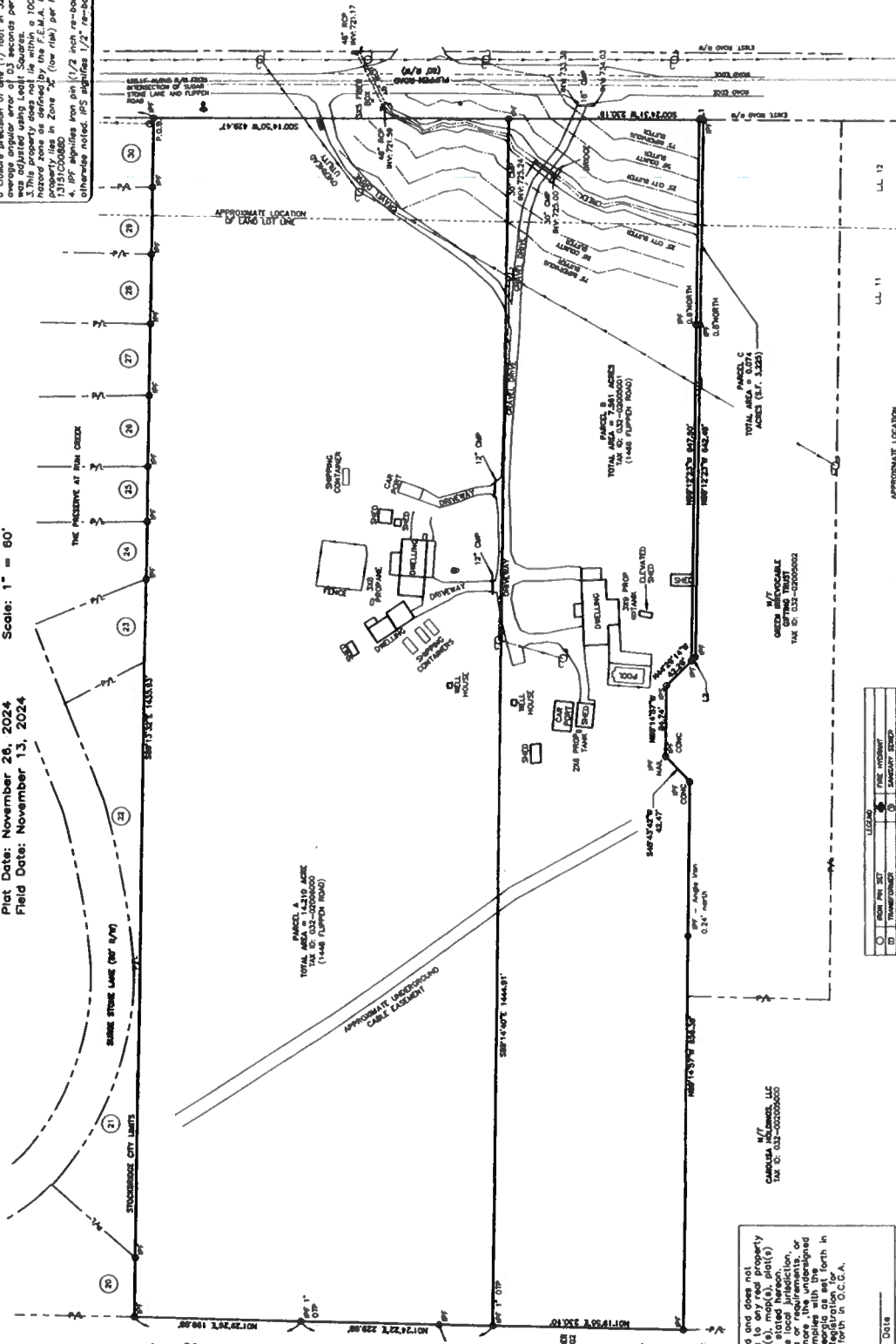
(३३३)

PREPARED BY



ELITE

300 W. Parkway, Room 300
Dulles, Georgia 20132
(877) 324-6291





Henry County Water Authority
Engineering Division

January 24, 2025

Re: Water and Sewer Services - Availability

Proposed Development: **Single Family Residential and Townhomes**
Property Information: **1448/1468 Flippen Road (Parcel Nos. 032-02005001,
032-02006000)**
LL 11; District 1; 21.77 +/- acres
Proposed Zoning: **PUD**
Sewer Basin: **Walnut Creek**
Watershed Basin: **Big Cotton Indian**

TO WHOM IT MAY CONCERN:

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

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

Static:	118	psi
Residual:	110	psi
Flow	2500	gpm
Calculated Flow @ 20 psi:	9672	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 750 gpm for said residential development as established by the Henry County Board of Commissioners.

Sewage treatment and sewer line capacity are available for the property.

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

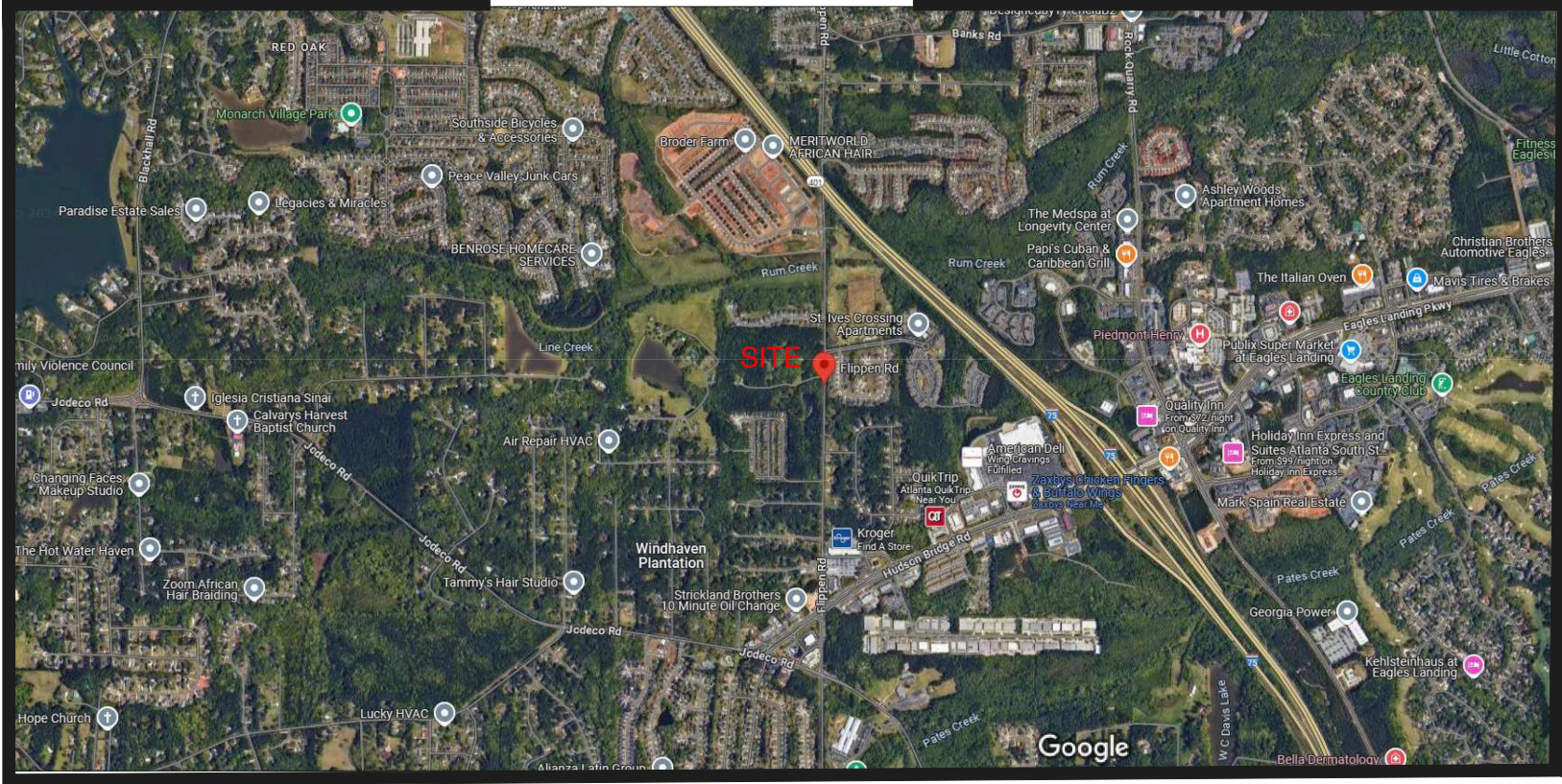
The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Plat dated 12/03/2024 prepared by Elite Engineering.

A handwritten signature in cursive script that reads "Fritz Jacques".

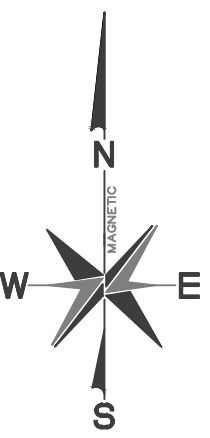
Fritz Jacques
Engineering Supervisor
Henry County Water Authority

VICINITY MAP



REZONING PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- LOT LINE
- EXISTING ROAD
- LAND LOT LINE
- EXISTING CONTOUR
- CENTERLINE OF CREEK
- CREEK BUFFER
- C/L OF PROPOSED ROAD
- PROPOSED BACK OF CURB



PREPARED BY:
Elite Engineering
Engineering | Surveying | Management
300 W Parkway Dallas, GA 30132
Jonathan Jones, P.E.
(678) 215-2968

DATE:	
REVISION	
No.	

ANNEXATION & REZONING PLAN FOR
HANOVER PARK
LAND LOTS 11 & 12, 6th DISTRICT, HENRY COUNTY

PREPARED FOR:
LAND BUYERS OF AMERICA GA, LLC
24 CONTACT
MICHAEL KANER
404-422-6806



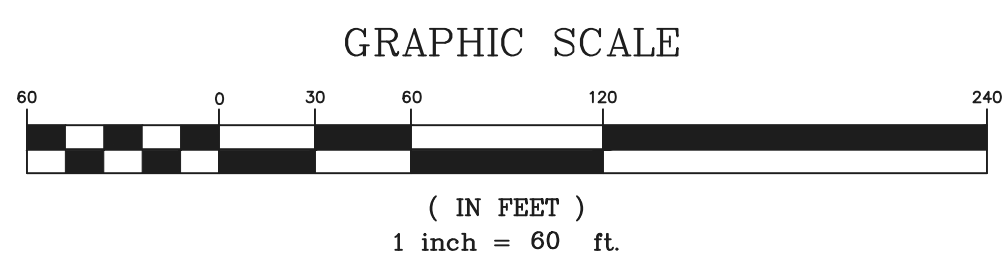
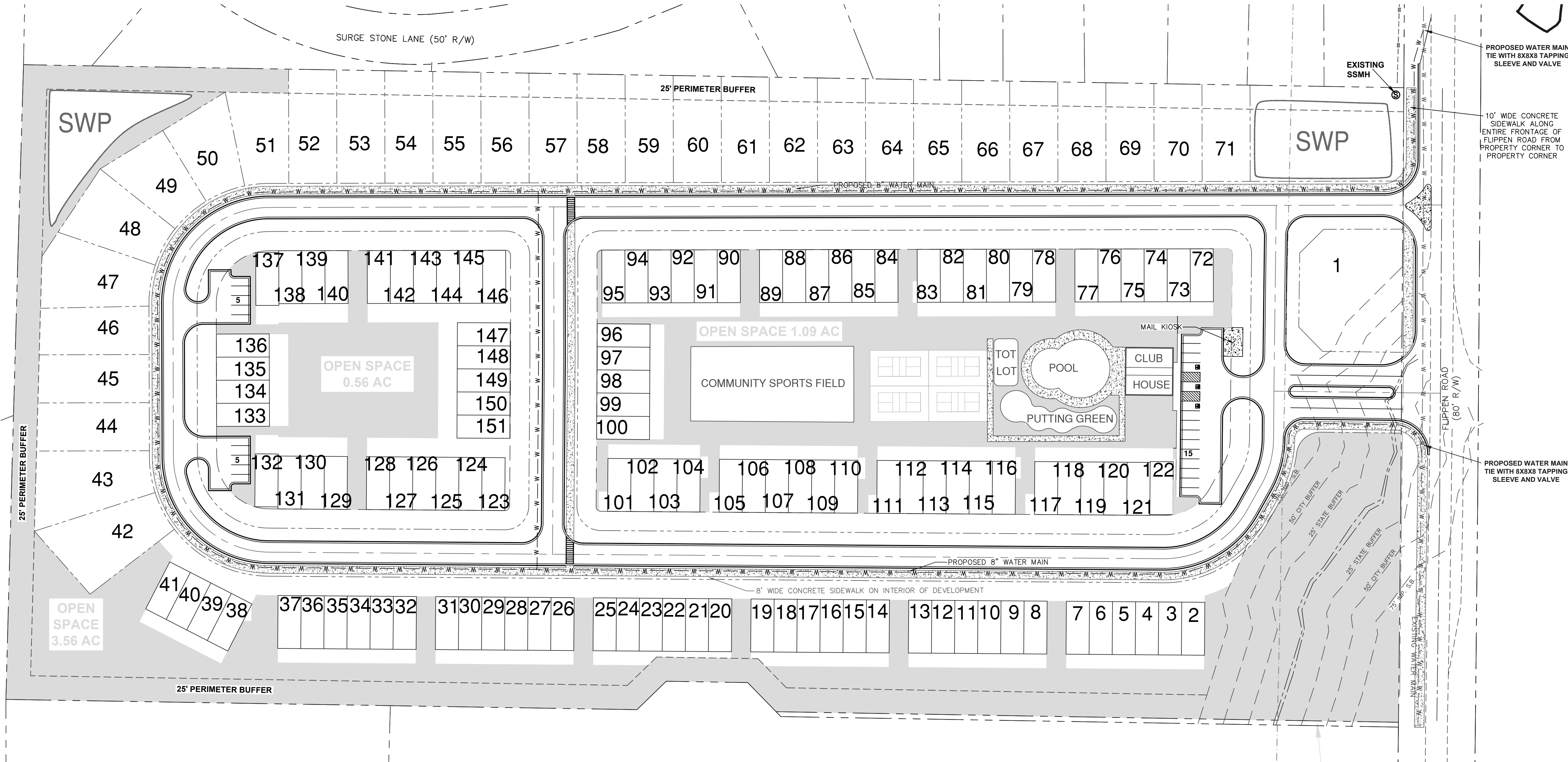
PROJECT No.	24040
DRAWING SCALE:	1"= 60'
DESIGNED BY:	JFJ
DRAWN BY:	JFJ
CHECKED BY:	JFJ
DATE:	12/6/24
SHEET	1 OF 1

- BOUNDARY INFORMATION SHOWN IS A SURVEY COMPLETED BY ELITE SURVEYING, LLC
- TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY HENRY COUNTY G.I.S. DEPARTMENT
- OWNER/DEVELOPER : LAND BUYERS OF AMERICA GA, LLC
24 HR. CONTACT: MICHAEL KANER 404-422-6806
- ENGINEER : ELITE ENGINEERING, LLC
300 W PARKWAY DALLAS, GA 30132
CONTACT: JONATHAN JONES, P.E. 678-215-2968
- CURRENT ZONING : M-R (HENRY COUNTY)
PROPOSED ZONING : PUD (CITY OF STOCKBRIDGE)
TOTAL SITE AREA = 21.77 ACRES
REQUIRED OPEN SPACE = 4.35 ACRES
PROVIDED OPEN SPACE = 4.71 ACRES
PROPOSED NUMBER OF LOTS = 151 (31 SFR, 120 TOWNHOMES)
PROPOSED DENSITY = 6.94 U/A
ALL UNITS TO BE 3 BEDROOM/2 BATHROOM

SETBACKS:
MIN. FRONT YARD = 20 FEET
MIN. SIDE YARD = 5 FEET (0 FEET FOR TOWNHOMES, 20' BETWEEN BUILDINGS)
MIN. REAR YARD = 20 FEET
60' MIN LOT WIDTH

PARKING REQUIREMENTS:
PROVIDED PARKING = 2 CAR GARAGE X 159 UNITS = 318 SPACES
ADDITIONAL PARKING PROVIDED = 25 PARKING SPACES
TOTAL PARKING SPACES PROVIDED = 343 SPACES
- THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER HENRY COUNTY F.I.R.M. PANEL NO. 13151C0088D.
- NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
- NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
- SANITARY SEWER SERVICE REQUIRED PER HENRY COUNTY REGULATIONS WITH ESTIMATED DAILY FLOW = 159 UNITS X 400 GPD/UNIT = 63,600 GPD.
- WATER SERVICE TO BE PROVIDED BY HENRY COUNTY.
- POWER SERVICE TO BE PROVIDED BY GEORGIA POWER COMPANY.
- FIRE PROTECTION TO BE PROVIDED BY THE CITY OF STOCKBRIDGE FIRE DEPARTMENT.
- STORM WATER MANAGEMENT PROVIDED BY TWO EARTHEN DETENTION PONDS.
- THIS PROPERTY IS NOT WITHIN THE WATER QUALITY CRITICAL AREA

**IMPERVIOUS SETBACK
VARIANCE REQUIRED
FOR LOT 85.**

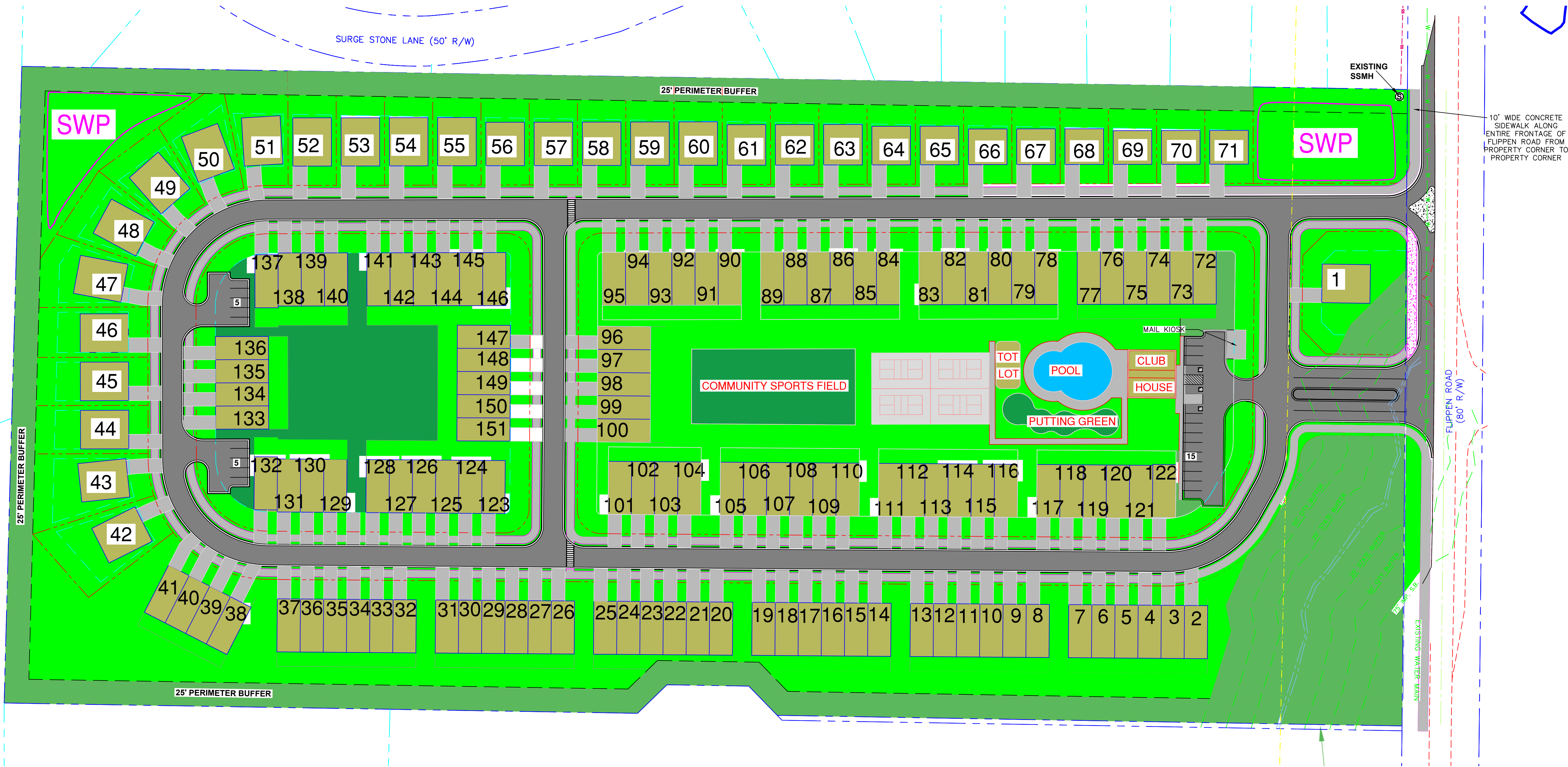
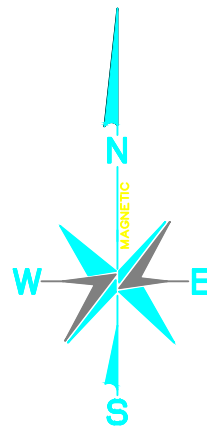


VICINITY MAP



REZONING PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- LOT LINE
- EXISTING ROAD
- LAND LOT LINE
- EXISTING CONTOUR
- CENTERLINE OF CREEK
- CREEK BUFFER
- C/L OF PROPOSED ROAD
- PROPOSED BACK OF CURB

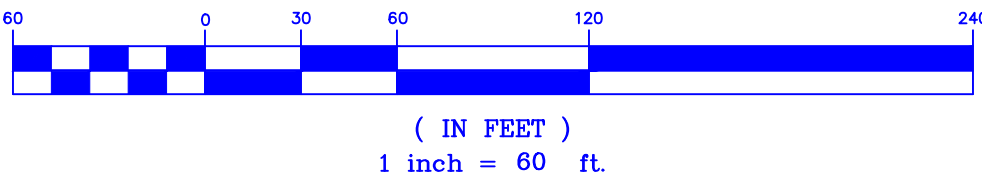


- BOUNDARY INFORMATION SHOWN IS A SURVEY COMPLETED BY ELITE SURVEYING, LLC
- TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY HENRY COUNTY G.I.S. DEPARTMENT
- OWNER/DEVELOPER : LAND BUYERS OF AMERICA GA, LLC
24 HR. CONTACT: MICHAEL KANER 404-422-6806
- ENGINEER : ELITE ENGINEERING, LLC
300 W PARKWAY DALLAS, GA 30132
CONTACT: JONATHAN JONES, P.E. 678-215-2968
- CURRENT ZONING : M-R (HENRY COUNTY)
PROPOSED ZONING : PUD (CITY OF STOCKBRIDGE)
TOTAL SITE AREA = 21.77 ACRES
REQUIRED OPEN SPACE = 4.35 ACRES
PROVIDED OPEN SPACE = 4.71 ACRES
PROPOSED NUMBER OF LOTS = 151 (31 SFR, 120 TOWNHOMES)
PROPOSED DENSITY = 6.94 U/A
ALL UNITS TO BE 3 BEDROOM/2 BATHROOM

SETBACKS:
MIN. FRONT YARD = 20 FEET
MIN. SIDE YARD = 5 FEET (0 FEET FOR TOWNHOMES, 20' BETWEEN BUILDINGS)
MIN. REAR YARD = 20 FEET
60' MIN LOT WIDTH

PARKING REQUIREMENTS:
PROVIDED PARKING = 2 CAR GARAGE X 151 UNITS = 302 SPACES
ADDITIONAL PARKING PROVIDED = 25 PARKING SPACES
TOTAL PARKING SPACES PROVIDED = 327 SPACES
- THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER HENRY COUNTY F.I.R.M. PANEL NO. 13151C0088D.
- NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
- NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
- SANITARY SEWER SERVICE REQUIRED PER HENRY COUNTY REGULATIONS WITH ESTIMATED DAILY FLOW = 151 UNITS X 400 GPD/UNIT = 60,400 GPD.
- WATER SERVICE TO BE PROVIDED BY HENRY COUNTY.
- POWER SERVICE TO BE PROVIDED BY GEORGIA POWER COMPANY.
- FIRE PROTECTION TO BE PROVIDED BY THE CITY OF STOCKBRIDGE FIRE DEPARTMENT.
- STORM WATER MANAGEMENT PROVIDED BY TWO EARTHEN DETENTION PONDS.
- THIS PROPERTY IS NOT WITHIN THE WATER QUALITY CRITICAL AREA

GRAPHIC SCALE



PREPARED BY:
Elite Engineering
Engineering | Surveying | Management
300 W Parkway Dallas, GA 30132
Jonathan Jones, P.E.
(678) 215-2968

DATE:	
REVISION	
No.	

ANNEXATION & REZONING PLAN FOR
HANOVER PARK
LAND LOTS 11 & 12, 6th DISTRICT, HENRY COUNTY

PREPARED FOR:
LAND BUYERS OF AMERICA GA, LLC
24 CONTACT
MICHAEL KANER
404-422-6806



PROJECT No. 24040
DRAWING SCALE: 1"= 60'
DESIGNED BY: JFJ
DRAWN BY: JFJ
CHECKED BY: JFJ
DATE: 4/30/25
SHEET
1 OF 1

Plat Date: November 26, 2024
Field Date: November 13, 2024

Scale: 1" = 60'

1. Total Area: See individual parcels
2. This map or plot has been calculated for closure and is found to be accurate within 1 foot in 438,158 feet(Min).
3. Data used to prepare this plot was gathered using a Geomax 5" Robotic Total Station for angle and distance measurements.
4. The field data upon which this map or plot is based has a closure precision of one (1) foot in 52,496 feet and an average angular error of 0.3 seconds per angle point, and was gathered using least squares.
5. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance Department. This property lies in Zone "X" (low risk) per FEMA FIRMS Panel 131001001.
6. I.P.F. signifies Iron pin 1/2 inch re-bar used unless otherwise noted. I.P.S. signifies 1/2 re-bar set.

NOTE : Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered at that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his/her employees, his/her consultants and his/her contractors shall hereby distinctly understand that the engineer / surveyor is not responsible for the correctness or sufficiency of this information.

Conceded 11,644 & 1,667 Square Feet - Land Description
All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:
CONCERNING as the intersection of the easterly right of way of Sugar Water Lane (30-foot width) and westerly right of way of Fingers Road (30-foot width) from South 80 degrees 19 minutes 49 seconds West about

[illegible]

LYNDY L. BROOKER & M HANS JR
TAX ID: 032-02004010

14th Finance Board - Local Executive

[illegible]

1400 Finance Road - Land Description
All that tract or parcel of land lying in Lots 101 and 102, 4th district, Henry County, Georgia and being more particularly described as follows:

[illegible]

This plat is a retracement of an existing parcel 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 document(s), map(s), plat(s) or other instrument(s) which created the parcel(s) are stated herein. Recordation of this plat does not imply approval of the local jurisdiction, availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned hereby certifies that this map, plat, or other instrument complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A.

Section 15-6-67.
Draftman R. Bentley 12/5/24
 Douglas R. Bentley, Registered Land Surveyor #2535 Date

NO.	DATE	DESCRIPTION	BY
1.	12/3/24	added legal descriptions	drb

Course	Bearing	Distance
L1	S 00°24'31" W	5.00'

LEGEND			
○	IRON PIN SET	⬆	FIRE HYDRANT
□	TRANSFORMER	⬆	SANITARY SEWER
⋈	LIGHT POLE	⬆	WATER VALVE
⊗	WATER METER	⬆	POWER POLE
⋈	RAMP	⬆	NEIGHBORHOOD SIGN
⋈	AC UNIT	⬆	GATE COLUMN
⋈	AT&T SERVICE	⬆	IRON PIN FOUND
⋈	POWER DISTRIBUTION	⬆	TRANSMISSION TOWER
⬆	POWER METER	⬆	GUY WIRE
		⬆	SANITARY CLEANOUT

NOTE : This boundary survey was performed without the benefit of an Abstract of Title. Therefore this surveyor does not warrant this information to be totally accurate as other legal documents may exist that were not uncovered by this surveyor. It should be understood by those parties using this information that other matters of title may or may not exist.

- APPROXIMATE LOCATION
OF LAND LOT LINE

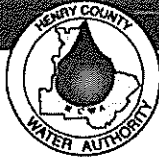
GRAPHIC SCALE



PREPARED BY

ELITE

ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT
300 Wt Parkway, Suite 300
Dallas, Georgia 30132
(878) 324-8291



Henry County Water Authority
Engineering Division

Thank you for your interest in Henry County, Georgia. This packet includes the necessary documents required for processing water/sewer availability letters.

Availability letters are required for rezoning(s), conditional use/exception, variance, and modifications to Zoning Conditions of properties that are heard by the Henry County Planning and Zoning Board and/or the Henry County Board of Commissioners (or respective cities that are within HCWA service area).

HCWA will verify that water and sewer service is, or will be, available to serve a particular development. The requested information in this package is used for determining the existing water/sewerage system capacity, planning for future water and sewerage system needs, and protection of Henry County water sources.

The HCWA charges an application fee for the preparation of a Water/Sewer Availability Letter. A deposit and additional costs may be required for proposed larger developments, industrial projects, or unusual cases that require a feasibility/basin study.

Payment of the fee(s) is due at the time of the submittal of the application for a Water/Sewer Availability Letter. This fee is non-refundable even if it is determined that water and/or sewer service is not available.

Water/Sewer Availability Letters are valid for twelve (12) months.

Should you need further assistance, please feel free to contact our office between 8:00AM to 5:00PM, Monday through Friday at (770) 914-3688.



Plat for Flippen Road: 1448 & 1468

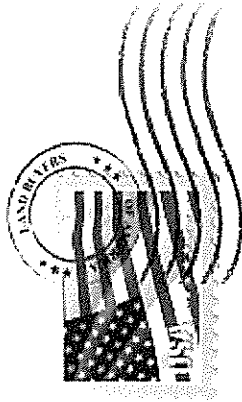
3 messages

Michael Kaner <moneyforyourdirt@gmail.com>

To: melissa.collum@hcwa.com, Land Buyer's of America <moneyforyourdirt@gmail.com>

Wed, Jan 8, 2025 at 11:31 AM

Good morning, Melissa. See if the attached plat works for the engineering department. Thank you. Mike



LAND BUYERS OF AMERICA

404-422-6806

moneyforyourdirt@gmail.com

 HANOVER PARK VER 7.pdf
2005K

melissa.collum <melissa.collum@hcwa.com>

To: Michael Kaner <moneyforyourdirt@gmail.com>

Wed, Jan 8, 2025 at 4:25 PM

Michael,

Thank you for submitting the digital plans. I have uploaded the file and put the application in review. We'll notify you if we have any questions.

Have a great day.

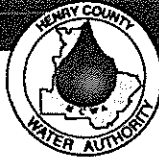
Thanks,

Melissa Collum | Project Administrator, Engineering

Henry County Water Authority

100 Westridge Industrial Blvd | McDonough, GA 30253

D: 678.583.3871



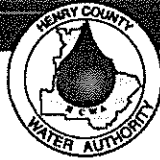
Henry County Water Authority
Engineering Division

Availability Letter Checklist/Summary

Please complete this form when requesting water/sewer availability letters. Attach the checklist to the application and sign. (This does not apply to existing service verification letters or letters for conditional use/exception and some variances).

**ALL DOCUMENTS ARE REQUIRED IN ORDER TO CONSIDER AVAILABILITY;
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

REQUIRED ITEMS	COPIES	PROCEDURE	(INITIAL)
Application Form (Originals only. No photocopies accepted.)	01	1. Signed by owner and notarized . OR 2. Signed by owner's agent and notarized .	
Letter of Intent	01	The letter must clearly state the proposed use, development intent, and estimated time period for construction.	
Preliminary Site Plan/Layout (24 x 36 max.)	01	Preliminary Site Plan <u>drawn to scale</u> that clearly presents the following minimum details: • Location of Proposed Development (identify all adjacent roads used to access development) • Overall size of proposed development • Land Lot(s) and District(s) of the proposed development • Current and proposed zoning classification • Proposed improvement for the development, for subdivision, show proposed lot layout, identifying total # of lots • Topography – clearly label contour information • Existing water and sewer line sizes and locations. If an extension of the water/sewer system is required, site plan must be accompanied with a preliminary routing of the off-site extension. (<i>Preliminary profiles of the proposed sewer routing may be required.</i>) • Estimated sanitary sewer flow along with the method of calculation. • Buildings, road frontage, north arrow, • The plan/layout must be dated and correspond with the submittal to the County or respective City. • All plans/layouts must include a statement of whether or not the property is within a protected watershed district.	



Henry County Water Authority
Engineering Division

Additional site plan/layout requirements	01	If property is within a protected watershed, include proposed minimum lot sizes, estimate of impervious surface, required stream buffers, and statement of whether or not the property is within the Water Quality Critical Area.	
Payment \$300.00		Cash or check made payable to <i>Henry County Water Authority</i> for \$300.00 for Availability Letters. A deposit and additional costs will be required for developments requiring feasibility/basin studies.	
Letter from the Health Department (Only if property is not on sewer and located within a protected watershed district)	01	This letter is required only if the development is within a protected watershed district and the proposed minimum lot size is less than the requirements set forth in the Watershed Protection Ordinance. Letter must indicate that septic systems will be adequate for proposed lots and house/building sizes.	

The Engineering Manager may require additional information different from the above depending upon the type of development and/or system requirements. The terms and conditions of an availability letter are subject to all rules and regulations of Henry County Water Authority. This application is valid only for the real property referenced on this application. This application is not transferable or assignable to any party. Henry County Water Authority reserves the right to discontinue processing applications at any time without prior notice for any reason, including limited, diminished, or lack of supply and/or demand considerations.



ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT

December 23, 2024

Henry County Water Authority
100 Westridge Industrial Blvd.
McDonough, GA 30253
(678) 583-3800

RE: Hanover Park – 159 unit residential community

Dear sir or madam,

I representing Land Buyers of America GA, LLC for the proposed development located at 1448 and 1468 Flippen Road. The intent is to develop said property into a residential community with 136 townhomes and 23 single family homes. The estimated daily sewer flow for said development was determined using Henry County standard flow value of 400 gallons per day per residence with a total daily flow estimate of 63,600 GPD. We anticipate this development to go through the annexation/zoning process around March or April of 2025 with a final development projection by year end. Home construction anticipated early 2026. Complete project build out estimated around late 2028.

We thank you for your consideration of this application and look forward to our hearing process.

Respectfully submitted,

ELITE ENGINEERING, LLC

Jonathan Jones, P.E.
President

P.O. Box 799
Dallas, GA 30132

Parcel(s)
Information

The 2 parcels will be combined and developed as 1 parcel. The combined parcels will have a total acreage of 21.77 acres.

1. 1448 Flippen Road. Tax Assessors Parcel Number is 032 0200 6000. (14.21 acres).
2. 1468 Flippen Road. Tax Assessors Parcel Number is 032 0200 5001. (7.561 acres).
3. Land Lots 11 & 12 of the 6th District located in Henry County, GA.
4. 1448 Property Owners. William K and Brenda A. Reichert.
5. 1468 Property Owner. Willard D. Gilreath.
6. Owners' Agent. Land Buyers of America GA LLC. 2500 Clean Water Court Buford, GA. 30519. c/o Michael Kaner 404-422-6806. moneyforyourdirt@gmail.com.

There will be 159 units: 23 SFH units and 136 Townhouses units. All units will have 3 bedrooms.

The estimated daily sewer flow is 63,600 gpd per Henry County Regulations There is a sewer manhole in the NE corner of the property.

It is estimated it will take 3.5 years to develop and build the units.

Agent/Applicant for the owners:

Land Buyers of America GA LLC

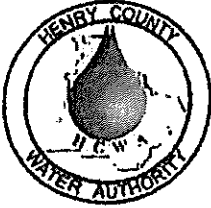


Michael Kaner

Agent/Applicant Authorized Individual

404.422.6806

moneyforyourdirt@gmail.com



Henry County Water Authority

Engineering Division
100 Westridge Industrial Blvd.
McDonough, GA 30253

Application for Water/Sewer Availability Letter

Date: 12-24-24

Name of Applicant: LAND BUYERS OF AMERICA GA LLC Phone: 404-422-6806 Mobile: N/A
Address of Applicant: 2500 CLEAN WATER COURT Fax: N/A
City: Buford State: GA Zip: 30519 E-mail: MONEY FOR YOUR DIRT@gmail.com
Name of Agent: LAND BUYERS OF AMERICA GA LLC Phone: 404-422-6806 Mobile: N/A COM
Address of Agent: 2500 CLEAN WATER COURT Fax: N/A
City: Buford State: GA Zip: 30519 E-mail: MONEY FOR YOUR DIRT@gmail.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT FOR THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (PLEASE CHECK THE PURPOSE OF LETTER REQUEST AND FILL IN ALL APPLICABLE INFORMATION LEGIBLY AND COMPLETELY).

VERIFICATION OF SERVICE: ☐ Conditional Use/Exception ☐ Variance ☐ In-law Suite/Addition ☐ Bank Loan

AVAILABILITY: ☐ General Availability ☒ Rezoning

Availability letters will require a minimum of three weeks from the date of payment and application submittal.

Request from: HENRY COUNTY'S MEDIUM-DENSITY (Present Zoning) CITY OF STOCKBRIDGE'S P.U.D. MEDIUM DENSITY RESIDENTIAL (Requested Zoning)

For the Purpose of RESIDENTIAL (Type of Development)

Address of Property: 1448 FLIPPEN RD (Street Address, if Applicable, Nearest Intersection, Etc.) Nearest intersection to the property: ST. IVES COURT

Size of Tract: 21.77 acre(s), Land Lot Number(s): LL 11 & 12 District(s): 6

CURRENTLY 14.21 Development Estimated Average Daily Sewer Flow (GPD): 63,600 (159 x 400 GPD)

Property Tax Parcel Number: (032-0200-5001) PER HENRY COUNTY REGULATIONS Proposed number of lots: 159
(032-0200-6000)

Information beyond this point is not required for service verifications.

(Below: For properties within protected watershed districts only)

Gross Density: _____ units per acre Net Density: _____ units per acre

Estimated amount of impervious surface: _____ Minimum Lot Size: _____

Monica Q. Howard
Witness

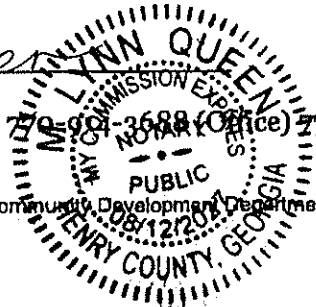
Monica Q. Howard
Printed Name of Witness

M. Lynn Queen
Notary

MONEY FOR LAND BUYERS OF AMERICA GA
Signature of Owner(s)/Agent(s) LLC

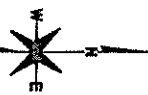
Brenda Beckett
Printed Name of Owner/s

LAND BUYERS OF AMERICA GA
Signature of Agent LLC



RECORDING INFORMATION

GA WEST



NOTE: Information regarding this survey is being provided for informational purposes only. It is not intended to be used as a legal document. The surveyor is not responsible for the accuracy of the information provided. The surveyor is not responsible for the accuracy of the information provided. The surveyor is not responsible for the accuracy of the information provided.

Retracement Survey For
Land Buyers of America GA, LLC
located in Land Lot 11 and 12
6th District,
Henry County, Georgia

Plot Date: November 26, 2024
Field Date: November 13, 2024
Scale: 1" = 60'

SURVEY NOTES

1. Total Area: See boundary parcels.
2. This map or plot has been calculated for square and rectangular areas only. It is not intended to be used as a legal document. The surveyor is not responsible for the accuracy of the information provided.
3. The survey was conducted using a total station and a GPS receiver. The survey was conducted using a total station and a GPS receiver. The survey was conducted using a total station and a GPS receiver.
4. The survey was conducted using a total station and a GPS receiver. The survey was conducted using a total station and a GPS receiver. The survey was conducted using a total station and a GPS receiver.

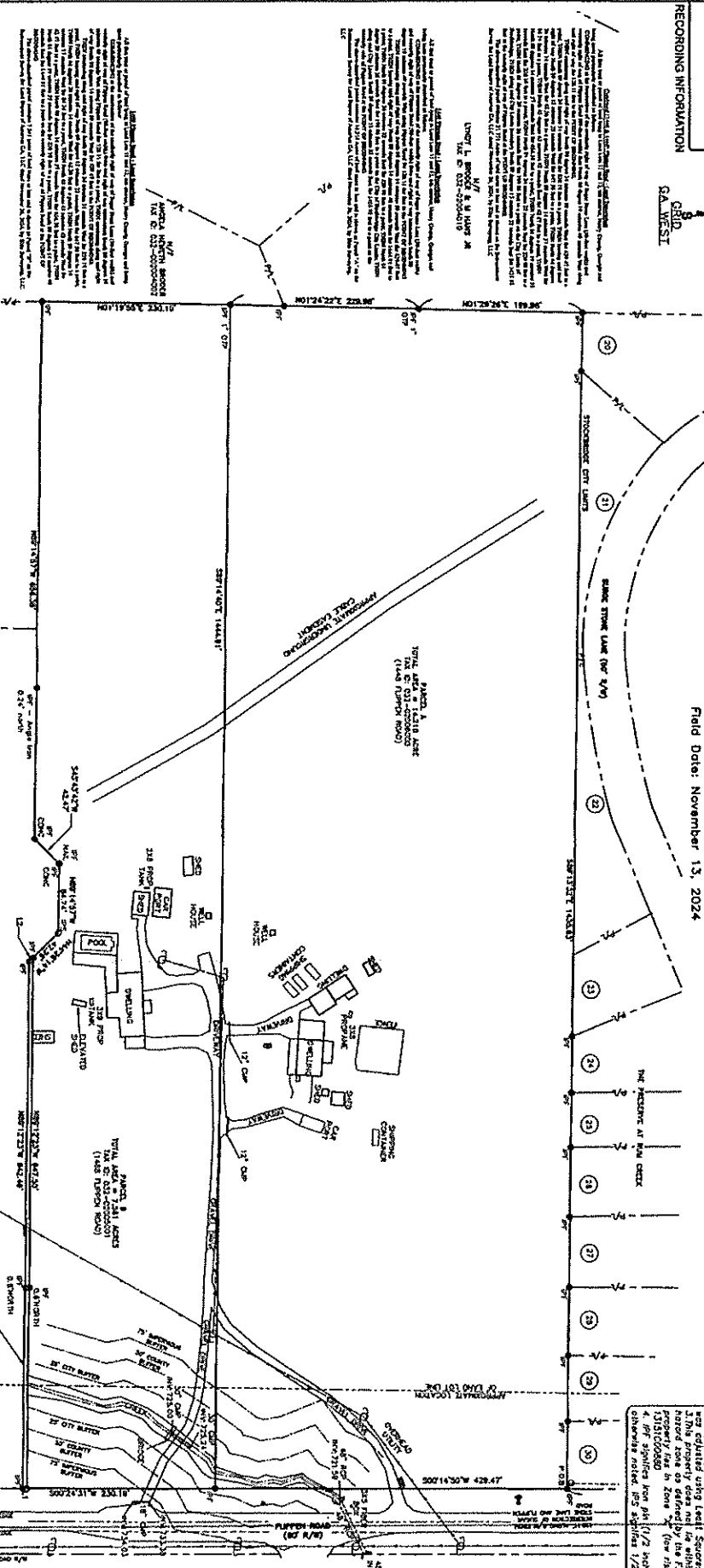
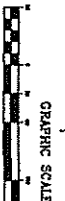
NO.	DATE	REVISION	BY
1	12/1/24	added large description	GP



Curve	Length	Distance
1	5.000000	1.00
2	5.000000	1.00
3	5.000000	1.00

Legend	Symbol	Description
1	Circle with cross	Iron Pin
2	Circle with dot	Survey Station
3	Circle with cross	Survey Station
4	Circle with dot	Survey Station
5	Circle with cross	Survey Station
6	Circle with dot	Survey Station
7	Circle with cross	Survey Station
8	Circle with dot	Survey Station
9	Circle with cross	Survey Station
10	Circle with dot	Survey Station

NOTE: This boundary survey was performed without the benefit of an adjacent survey. Therefore, this survey does not warrant the information to be fully accurate as shown. Large distances may vary from the actual distances shown. The surveyor is not responsible for the accuracy of the information provided.



1468/1448 Combined Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) then South 00 degree 19 minutes 49 seconds West along said right of way for 128.11 feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degree 14 minutes 50 seconds West for 429.47 feet to a point; THEN South 00 degree 24 minutes 31 seconds West for 230.19 feet to a point; THEN leaving said road right of way North 89 degrees 12 minutes 23 seconds West for 647.50 feet to a point; THEN North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point; THEN South 45 degrees 43 minutes 42 seconds East for 42.47 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 656.38 feet to a point; THEN North 01 degrees 19 minutes 55 seconds East for 230.10 feet to a point; THEN North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THEN North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City Limits of Stockbridge; THEN along said City Limits boundary South 89 degrees 13 minutes 32 seconds East for 1435.93 feet to the westerly right of way of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 21.771 Acres of land more or less and is shown on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

1448 Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) from said right of way intersection South 00 degrees 19 minutes 49 seconds West along Flippen Road for 128.11 for feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to a point; THEN leaving said right of way North 89 degrees 14 minutes 40 seconds West for 1444.91 feet to a point; THEN North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THEN North 01 degree 29 minutes 26 seconds East for 199.98 feet to a point on the City of Stockbridge City Limits; THEN along said City Limits South 89 degrees 13 minutes 32 seconds East for 1435.93 feet to a point on the westerly side of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 14.210 Acres of land more or less and is shown as Parcel "A" on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.



1468 Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) from said right of way intersection South 00 degrees 19 minutes 49 seconds West along Flippen Road for 128.11 feet to a point; THEN continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degrees 24 minutes 31 seconds West for 230.19 feet to a point; THEN leaving said right of way North 89 degrees 12 minutes 23 seconds West for 647.50 feet to a point; THEN North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point; THEN South 45 degrees 43 minutes 42 seconds West for 42.47 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 656.38 feet to a point; THEN North 01 degree 19 minutes 55 seconds East for 230.10 feet to a point; THEN South 89 degrees 14 minutes 40 seconds East for 1444.91 feet to a point on the westerly right of way of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 7.561 acres of land more or less and is shown as Parcel "B" on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.



Henry County Water Authority
Engineering Division

January 24, 2025

Re: Water and Sewer Services - Availability

Proposed Development: **Single Family Residential and Townhomes**
Property Information: **1448/1468 Flippen Road (Parcel Nos. 032-02005001,
032-02006000)**
LL 11; District 1; 21.77 +/- acres
Proposed Zoning: **PUD**
Sewer Basin: **Walnut Creek**
Watershed Basin: **Big Cotton Indian**

TO WHOM IT MAY CONCERN:

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

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

Static:	118	psi
Residual:	110	psi
Flow	2500	gpm
Calculated Flow @ 20 psi:	9672	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 750 gpm for said residential development as established by the Henry County Board of Commissioners.

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

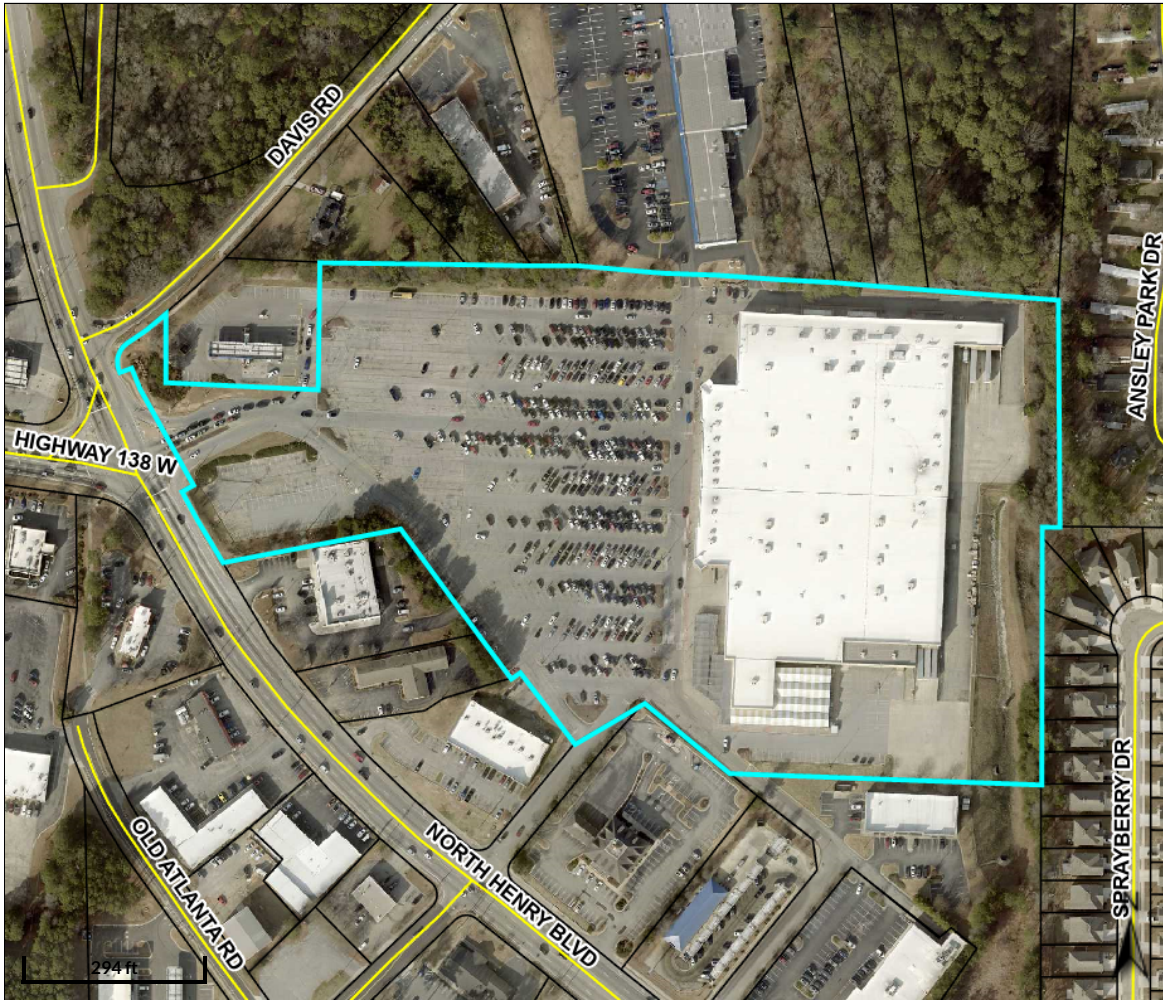
The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

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

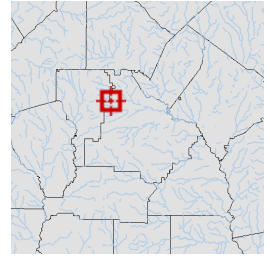
This letter was prepared with information submitted to HCWA on a Plat dated 12/03/2024 prepared by Elite Engineering.

A handwritten signature in black ink that reads "Fritz Jacques". The script is cursive and fluid, with the first name "Fritz" and last name "Jacques" clearly distinguishable.

Fritz Jacques
Engineering Supervisor
Henry County Water Authority



Overview



Legend

- Parcels
- Roads

Parcel ID	S02-05012000	Class	Commercial	Owner	WAL-MART REAL	Land	\$4,008,000								
Property	5600 NORTH	Acreage	20.04	Address	EST BUSINESS	Value:		Last 2 Sales							
Address	HENRY BLVD														
District	City/Stockbridge														
	SSD														
					ATTN: PROPERTY	Building	\$9,910,100	Date	Price	Reason	Qual				
					TAX DEPT	Misc	\$465,300	10/31/1996	\$8,845,700	U	U				
					PO BOX 8050 MS	Value:		11/3/1994	\$1,034,125	U	U				
					0555	Total	\$14,350,100								
					BENTONVILLE, AR	Value:									
					727160555										

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: 5/5/2025

Last Data Uploaded: 5/5/2025 2:07:16 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

Letter of Intent

Motley 7 Brew

111 West 39th Street

Vancouver, WA 98660

Tel: (360) 694-7855

Email: RGagnon@AnchorPointMG.com

April 10, 2025

City of Stockbridge Community Development Agency
Special Use Permitting
4602 North Henry Blvd.
Stockbridge, GA 30281

Dear Director Ryan Anderson

Motley 7 Brew is submitting this letter of intent to apply for a special use to establish a 7 Brew Coffee Store. The facility will be located at 5600 North Henry Blvd, Stockbridge, GA 30281.

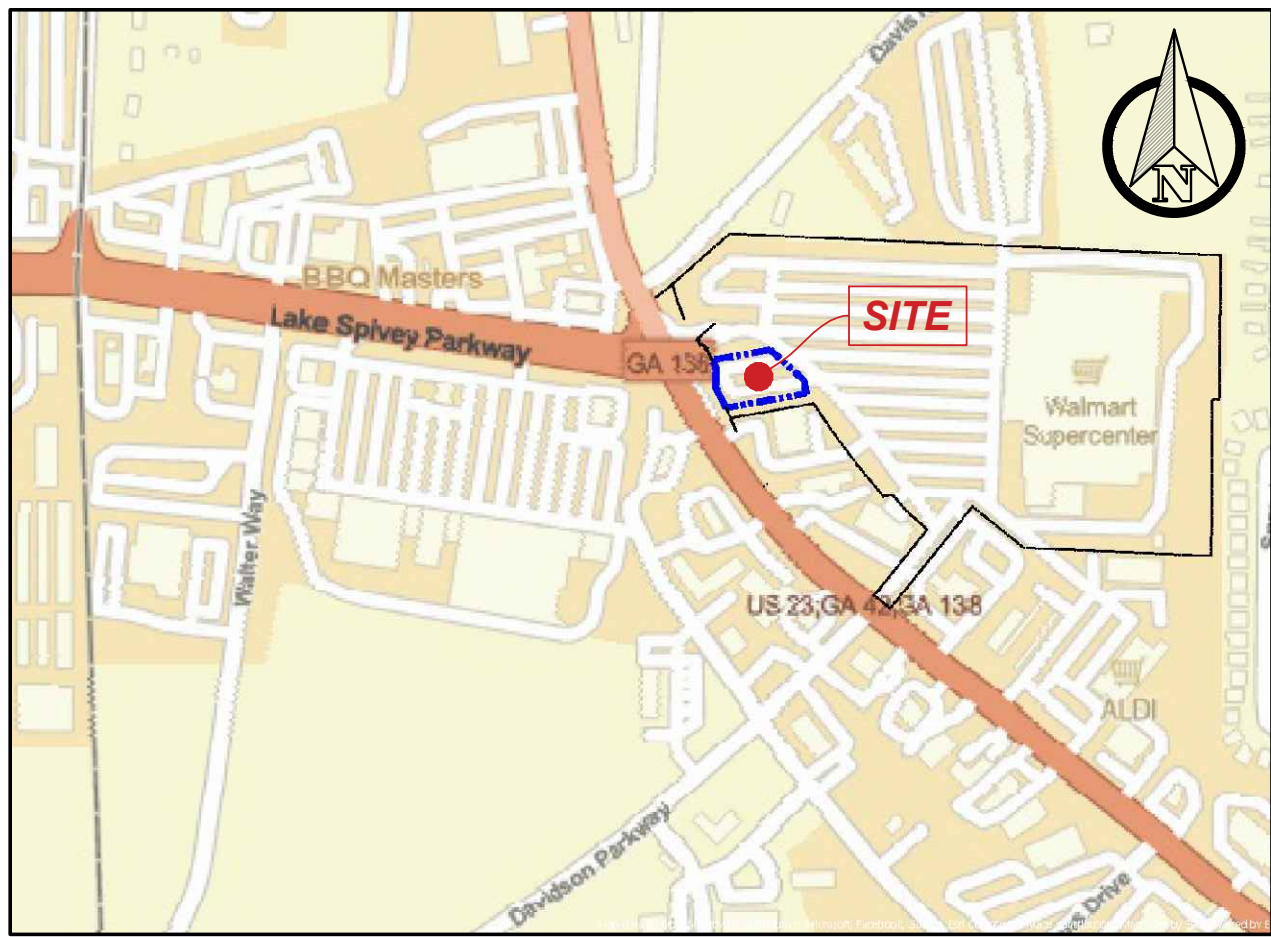
The store will provide coffee products to the local community. The products served will include: several different hot and cold brew coffees as well as several different energy drinks and fizz drinks.

The estimated capital expenditure associated with this project is approximately \$1,783,226.00.

Mr. Ryan Gagnon, Permit Coordinator, is authorized to respond to questions regarding the application. He can be reached at 360-694-7855 Ext. 205 or by email at RGagnon@AnchorPointMG.com

Sincerely,

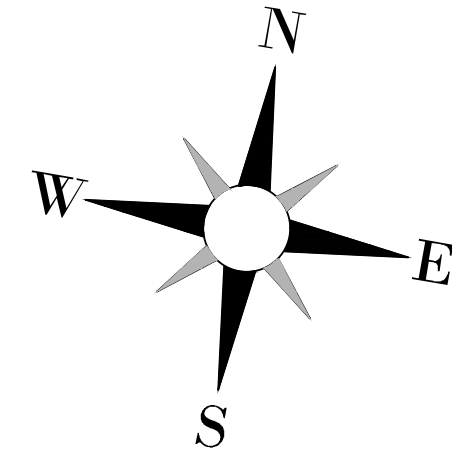
Ryan Gagnon



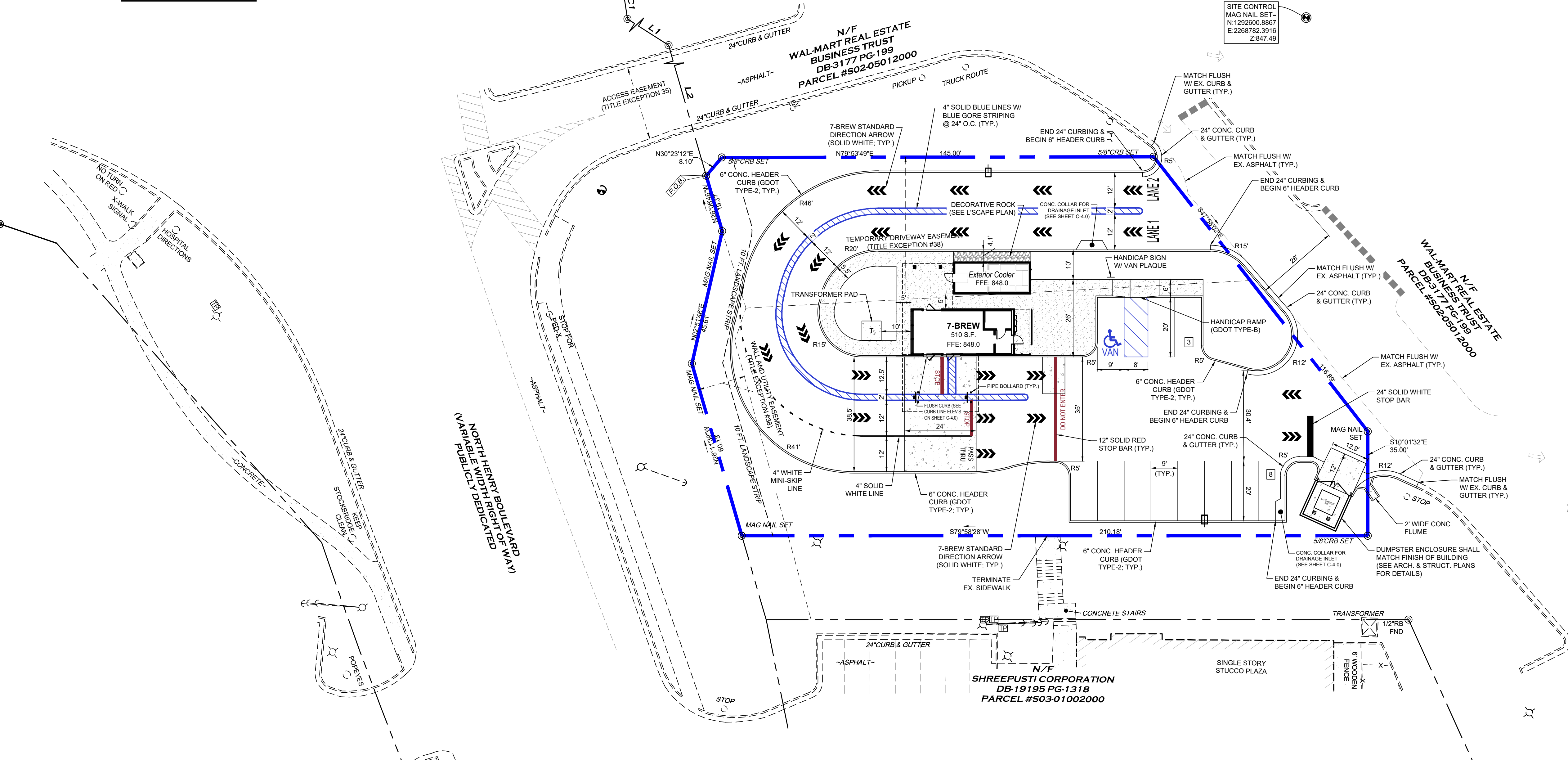
LOCATION MAP

SITE DATA CHART										
Building / Use	Area (sq.ft.)	Required Parking		Provided Parking		Pervious Area		Impervious Area		Area (acres)
		Total	Ratio	Total	Ratio	Area (ac.)	% Pervious	Area (ac.)	% Impervious	
Restaurant	510	5	10 spaces / 1,000 sq.ft.	11	22 spaces/1,000 sq.ft.	0.17	30%	0.40	70%	0.57

- Developer: MOTLEY 7 BREW, LLC
111 WEST 39TH STREET
VANCOUVER, WASHINGTON 98660
CONTACT: MATT COOK
PHONE: 858-231-4374
- Civil Engineer: HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: 770-491-7550



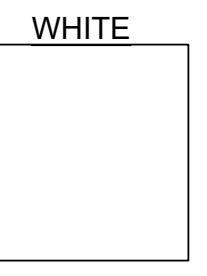
A PROJECT OF:
MOTLEY 7 BREW, LLC
111 West 39th Street
Vancouver, WA 98660
Contact: Mr. Matt Cook
Email: mcook@anchordrinking.com



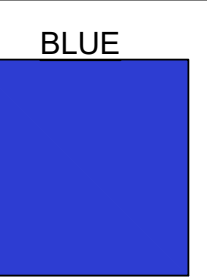
STRIPING PAINT COLORS:

SUBSTITUTION TO COLORS MUST BE APPROVED BY 7 BREW

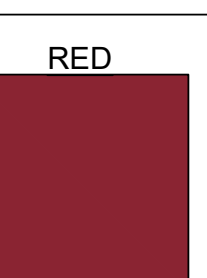
PMS 000C
C: 0%
M: 0%
Y: 0%
K: 0%
R: 255
G: 255
B: 255
HEX: FFFFFFFF



PMS 293
C: 100%
M: 63%
Y: 0%
K: 35%
R: 0
G: 61
B: 165
HEX: 003DA5



PMS 202
C: 29.54%
M: 95.11%
Y: 74.72%
K: 29.59%
R: 138
G: 36
B: 50
HEX: 8A2432



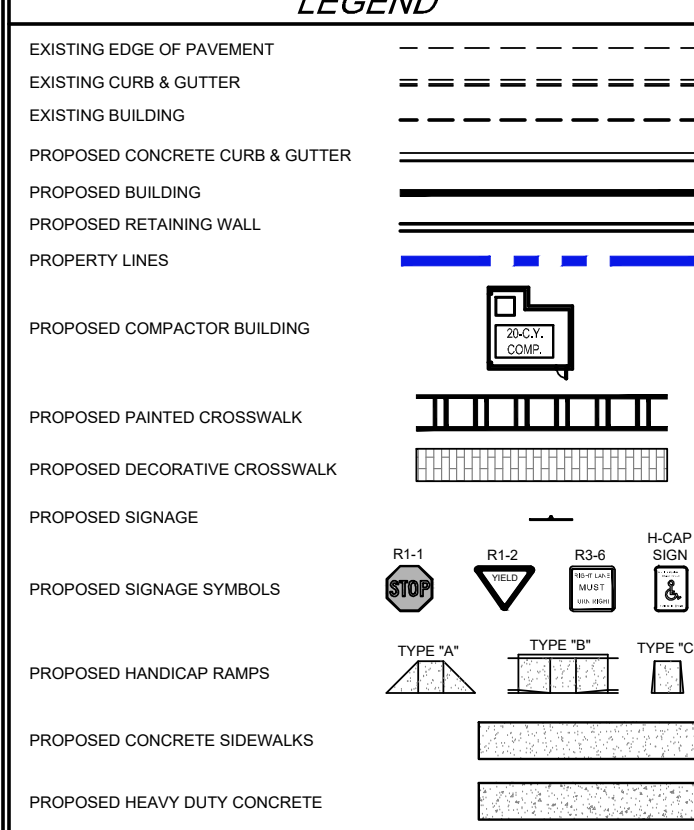
PAINT TYPE:

SHERWIN- WILLIAMS PRO PARK, SETFAST, HOTLINE OR AN APPROVED EQUAL.

PAVEMENT MARKINGS:

- "STOP" TEXT, PAINTED AS SHOWN ON PLAN TO BE 48" TALL.
- ALL LANE DELINEATION LINES SHALL BE 4" THICK AND PAINTED IN COLOR NOTED ON PLAN.
- ALL PARKING STALL MARKINGS SHALL BE 4" THICK AND PAINTED IN WHITE.
- 7-BREW DIRECTION ARROW MARKINGS SHALL BE SOLID WHITE. SEE ARROW DETAIL ON SHEET C-8.0.
- ADA ACCESSIBLE PARKING SYMBOL AND STRIPED ACCESS ISLE SHALL BE PAINTED BLUE.
- "LANE #" TEXT SHALL BE 48" TALL AND PAINTED IN WHITE.
- "PASS THRU" TEXT SHALL BE 24" TALL AND PAINTED IN WHITE.
- "DO NOT ENTER" TEXT SHALL BE 24" TALL AND PAINTED IN RED.

LEGEND



GENERAL SITE NOTES:

- OWNER/DEVELOPER: MOTLEY 7 BREW, LLC
111 WEST 39TH STREET
STOCKBRIDGE, WASHINGTON 98660
- SITE IS LOCATED AT THE 5582 N. HENRY BLVD., PARCEL #T.B.D., CITY OF Stockbridge, Henry, Georgia, AND CONSISTS OF ±0.57 ACRES.
- THE SITE IS ZONED C2 w/ PMU Overlay.
- ALL DIMENSIONS AND RADII ARE TO/FROM THE FACE OF CURB, EDGE OF ASPHALT, AND/OR THE OUTSIDE FACE OF THE BUILDING WALL UNLESS OTHERWISE STATED. ALL RADII DIMENSION ADJACENT TO PARKING SPACES ARE 3' UNLESS OTHERWISE NOTED.
- ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (A.D.A.). SEE ARCHITECTURAL DWGS. FOR STRUCTURE COMPLIANCE.
- ALL SIGNAGE TO BE PERMITTED UNDER SIGN REGULATIONS IN EFFECT AT TIME OF SIGN PERMIT APPLICATION SUBMITTAL.
- UNLESS OTHERWISE NOTED, ALL PAVEMENT IS TO BE STANDARD DUTY ASPHALT.
- TYPICAL PAVEMENT SECTION FOR THE NEW PAVEMENTS ARE INCLUDED IN THE CONSTRUCTION DETAIL SHEETS.
- ALL CONSTRUCTION TO CONFORM TO THE CITY OF STOCKBRIDGE STANDARDS AND SPECIFICATIONS WHETHER OR NOT REVIEW COMMENTS WERE MADE.
- ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION, THE STATE D.O.T., AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- PROVIDE TRAFFIC CONTROL AS REQUIRED, IN ACCORDANCE WITH THE U.S. DEPT. OF TRANSPORTATION "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND GOVERNING MUNICIPALITY REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND BONDS AS DEEMED NECESSARY BY THE LOCAL AUTHORITY.
- CONTRACTOR SHALL CONTACT ALL APPLICABLE LOCAL AUTHORITIES PRIOR TO ANY CONSTRUCTION ACTIVITY WITHIN THE RIGHT-OF-WAY TO OBTAIN THE APPROPRIATE PERMITS.
- THERE ARE NO WETLANDS PRESENT ON THE PROPOSED SITE.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13151C0067D, AND THE DATE OF SAID MAP IS 10/06/2016. THIS DETERMINATION WAS MADE BY GRAPHICALLY LOCATING THE POSITION OF THE SUBJECT SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

TOTAL SITE AREA = ±0.57 ACRES

DISTURBED AREA:
GDOT Right-of-Way Area = ±0.14 AC.
Onsite Area = ±0.56 AC.
Office Area = ±0.04 AC.
TOTAL DISTURBED AREA = ±0.74 AC.

EXISTING/PRE-DEVELOPED:
IMPERVIOUS AREA = ±0.55 AC.
PERVIOUS AREA = ±0.02 AC.

POST-DEVELOPED:
IMPERVIOUS AREA = ±0.40 AC.
PERVIOUS AREA = ±0.17 AC.

STORMWATER MANAGEMENT NOTE:

- STORMWATER MANAGEMENT FOR THIS PROJECT IS PROVIDED OFF-SITE IN AN EXISTING DETENTION POND WHICH SERVES THE EXISTING WALMART SHOPPING CENTER.

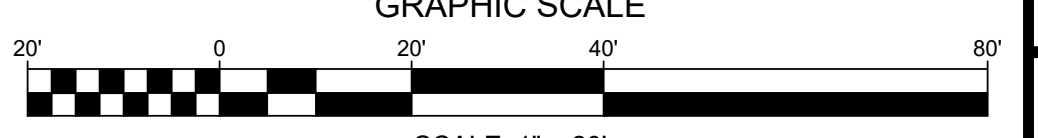
RIGHT-OF-WAY NOTES:

- ALL ROADWAY / WALKWAY UTILITY CROSSINGS ARE TO BE BORED AND CASED. ANY ROAD OPEN CUTS ARE TO BE SUBMITTED, REVIEWED, AND PERMITTED TO DOT UTILITY DIVISION UNDER SEPARATE PERMIT. CONTACT DOT UTILITIES FOR PERMIT PROCESS.
- ANY DRIVE, ACCESS, SIDEWALK / SHOULDER CROSS-SLOPE, IN THE R.W. IS TO MATCH THE STD. 14" PER L.F. (2.0% PER A.D.A.).

SEE "CONSTRUCTION NOTES" SHEET C-0.1 FOR ADDITIONAL GENERAL CONSTRUCTION & A.H.J. STANDARD NOTES.

SITE PLAN

GRAPHIC SCALE



DATE	04/08/2025
SHEET TITLE	SITE PLAN
SHEET NUMBER	C-2.0

Project/Case #

SPEC-2025.04.0464

Location Details:

5600 N. Henry Blvd

Supplemental Addresses:

5600 N. Henry Blvd

**City of Stockbridge
Planning and Zoning
Division,
Community Development
Department**



Special Use Permit Application

Zoning Case Number:**Ordinance Case Number:**

Name of Applicant:	First Ryan	Last Gagnon	
Applicant's Address:	111 West 39th Street		Phone: 3606947855
City: Vancouver	State: Washington	Zip: 98660	Email: Rgagnon@anchorpointmg.com
Name of Agent:	First	Last	
Agent's Address:			Phone:
City:	State:	Zip:	Email:

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

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

Special Use Permit(s) being requested:

Special use permit for Drive thru coffee shop

Nearest intersection to the property:

Size of Tract:

acres

Land Lot Number(s):

District(s): District 1

Ryan Gagnon
Applicant Signature

The information I provided is true and correct to the best

of my knowledge.

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 5600 N Henry BLVD, Stockbridge, GA 30281 [address], with Parcel Number S02-05012000 which is the subject of this application.

Name of Property Owner: WAL-MART REAL ESTATE Business Trust
Property Owner's Address: 2608 SE 1st, Bentonville, AR 72712
Telephone: (479) 995-2061 E-mail: David.McAnally@walmart.com

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

Signature: David Keith McAnally Date: 4-18-2025

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): Motley 7 Brew, LLC

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: 360-694-7855 ext 205; rgagnon@anchorpointmg.com

111 W 39th Street, Vancouver, WA 98660

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

David Keith McAnally

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.

4-18-2025
Date

Michelle M. Miller

Signature of Notary Public

Michelle M. Miller

Printed Name of Notary Public

4/18/2025
Date

Notary Public's Seal or Stamp:

MICHELLE M MILLER
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
COMM. EXP. 11/16/33
COMMISSION NO. 12725788

Applicant Campaign Disclosure Form

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

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

Yes _____ No _____

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

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

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

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.

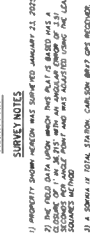
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOT 71 OF THE 12TH/ DISTRICT, HENRY COUNTY, CITY OF STOCKBRIDGE, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY OF DAVIS ROAD (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY) AND THE NORTHEASTERLY RIGHT OF WAY OF NORTH HENRY ROAD (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY), THENCE LEAVING SAID RIGHT OF WAY OF DAVIS ROAD AND CONTINUING ALONG SAID RIGHT OF WAY OF NORTH HENRY ROAD THE FOLLOWING COURSES AND DISTANCES: WITH A CURVE TURNING TO THE LEFT WITH AN ARC DISTANCE OF 94.88 FEET, WITH A RADIUS OF 1420.00 FEET, WITH A CHORD BEARING OF SOUTH 18 DEGREES 35 MINUTES 27 SECONDS EAST, WITH A CHORD LENGTH OF 94.86 FEET TO A POINT; SOUTH 67 DEGREES 38 MINUTES 34 SECONDS EAST A DISTANCE OF 27.45 FEET TO A POINT; SOUTH 26 DEGREES 06 MINUTES 46 SECONDS EAST A DISTANCE OF 112.04 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID RIGHT OF WAY OF NORTH HENRY ROAD NORTH 79 DEGREES 53 MINUTES 49 SECONDS EAST A DISTANCE OF 145.00 FEET TO A POINT; THENCE SOUTH 47 DEGREES 58 MINUTES 02 SECONDS EAST A DISTANCE OF 116.89 FEET TO A POINT; THENCE SOUTH 10 DEGREES 01 MINUTES 32 SECONDS EAST A DISTANCE OF 35.00 FEET TO A POINT; THENCE SOUTH 79 DEGREES 58 MINUTES 28 SECONDS WEST A DISTANCE OF 210.18 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF NORTH HENRY ROAD; THENCE CONTINUING ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: NORTH 26 DEGREES 11 MINUTES 39 SECONDS WEST A DISTANCE OF 60.13 FEET TO A POINT; NORTH 02 DEGREES 51 MINUTES 46 SECONDS EAST A DISTANCE OF 45.61 FEET TO A POINT; NORTH 26 DEGREES 06 MINUTES 46 SECONDS WEST A DISTANCE OF 19.37 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS (0.566 ACRES) 24,638 SQUARE FEET.

[illegible]

Letter of Intent

Motley 7 Brew

111 West 39th Street

Vancouver, WA 98660

Tel: (360) 694-7855

Email: RGagnon@AnchorPointMG.com

April 10, 2025

City of Stockbridge Community Development Agency
Special Use Permitting
4602 North Henry Blvd.
Stockbridge, GA 30281

Dear Director Ryan Anderson

Motley 7 Brew is submitting this letter of intent to apply for a special use to establish a 7 Brew Coffee Store. The facility will be located at 5600 North Henry Blvd, Stockbridge, GA 30281.

The store will provide coffee products to the local community. The products served will include: several different hot and cold brew coffees as well as several different energy drinks and fizz drinks.

The estimated capital expenditure associated with this project is approximately \$1,783,226.00.

Mr. Ryan Gagnon, Permit Coordinator, is authorized to respond to questions regarding the application. He can be reached at 360-694-7855 Ext. 205 or by email at RGagnon@AnchorPointMG.com

Sincerely,

Ryan Gagnon



Henry County Water Authority
Engineering Division

Thank you for your interest in Henry County, Georgia. This packet includes the necessary documents required for processing water/sewer availability letters.

Availability letters are required for rezoning(s), conditional use/exception, variance, and modifications to Zoning Conditions of properties that are heard by the Henry County Planning and Zoning Board and/or the Henry County Board of Commissioners (or respective cities that are within HCWA service area).

HCWA will verify that water and sewer service is, or will be, available to serve a particular development. The requested information in this package is used for determining the existing water/sewerage system capacity, planning for future water and sewerage system needs, and protection of Henry County water sources.

The HCWA charges an application fee for the preparation of a Water/Sewer Availability Letter. A deposit and additional costs may be required for proposed larger developments, industrial projects, or unusual cases that require a feasibility/basin study.

Payment of the fee(s) is due at the time of the submittal of the application for a Water/Sewer Availability Letter. This fee is non-refundable even if it is determined that water and/or sewer service is not available.

Water/Sewer Availability Letters are valid for twelve (12) months.

Should you need further assistance, please feel free to contact our office between 8:00AM to 5:00PM, Monday through Friday at (770) 914-3688.



Henry County Water Authority
Engineering Division

Availability Letter Checklist/Summary

Please complete this form when requesting water/sewer availability letters. Attach the checklist to the application and sign. (This does not apply to existing service verification letters or letters for conditional use/exception and some variances).

ALL DOCUMENTS ARE REQUIRED IN ORDER TO CONSIDER AVAILABILITY;
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

REQUIRED ITEMS	COPIES	PROCEDURE	(INITIAL)
Application Form <i>(Originals only. No photocopies accepted.)</i>	01	1. Signed by owner and notarized . OR 2. Signed by owner's agent and notarized .	
Letter of Intent	01	The letter must clearly state the proposed use, development intent, and estimated time period for construction.	
Preliminary Site Plan/Layout (24 x 36 max.)	01	Preliminary Site Plan <u>drawn to scale</u> that clearly presents the following minimum details: • Location of Proposed Development (identify all adjacent roads used to access development) • Overall size of proposed development • Land Lot(s) and District(s) of the proposed development • Current and proposed zoning classification • Proposed improvement for the development, for subdivision, show proposed lot layout, identifying total # of lots • Topography – clearly label contour information • Existing water and sewer line sizes and locations. If an extension of the water/sewer system is required, site plan must be accompanied with a preliminary routing of the off-site extension. (<i>Preliminary profiles of the proposed sewer routing may be required.</i>) • Estimated sanitary sewer flow along with the method of calculation. • Buildings, road frontage, north arrow, • The plan/layout must be dated and correspond with the submittal to the County or respective City. • All plans/layouts must include a statement of whether or not the property is within a protected watershed district.	



Henry County Water Authority
Engineering Division

Additional site plan/layout requirements	01	If property is within a protected watershed, include proposed minimum lot sizes, estimate of impervious surface, required stream buffers, and statement of whether or not the property is within the Water Quality Critical Area.	
Payment \$300.00		Cash or check made payable to <i>Henry County Water Authority</i> for \$300.00 for Availability Letters. A deposit and additional costs will be required for developments requiring feasibility/basin studies.	
Letter from the Health Department (Only if property is not on sewer and located within a protected watershed district)	01	This letter is required only if the development is within a protected watershed district and the proposed minimum lot size is less than the requirements set forth in the Watershed Protection Ordinance. Letter must indicate that septic systems will be adequate for proposed lots and house/building sizes.	

The Engineering Manager may require additional information different from the above depending upon the type of development and/or system requirements. The terms and conditions of an availability letter are subject to all rules and regulations of Henry County Water Authority. This application is valid only for the real property referenced on this application. This application is not transferable or assignable to any party. Henry County Water Authority reserves the right to discontinue processing applications at any time without prior notice for any reason, including limited, diminished, or lack of supply and/or demand considerations.



Henry County Water Authority
Engineering Division

Application for Water/Sewer Availability Letter

Date: _____

Name of Applicant _____ Phone: _____ Mobile: _____

Address of Applicant: _____ Fax: _____

City: _____ State: _____ Zip: _____ E-mail: _____

Name of Agent _____ Phone: _____ Mobile: _____

Address of Agent: _____ Fax: _____

City: _____ State: _____ Zip: _____ E-mail: _____

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT FOR THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (PLEASE CHECK THE PURPOSE OF LETTER REQUEST AND FILL IN ALL APPLICABLE INFORMATION LEGIBLY AND COMPLETELY).

VERIFICATION OF SERVICE: ☐ Conditional Use/Exception ☐ Variance ☐ In-law Suite/Addition ☐ Bank Loan

AVAILABILITY: ☐ General Availability ☐ Rezoning

Availability letters will require a **minimum** of three weeks from the date of payment and application submittal.

Request from _____ to _____
(Present Zoning) (Requested Zoning)

For the Purpose of _____
(Type of Development)

Address of Property: _____ Nearest Intersection to Property _____
(Street Address, if Applicable, Nearest Intersection, Etc)

Size of Tract: _____ acre(s), Land Lot Number(s): _____, District(s): _____

Development Estimated Average Daily Sewer Flow (GPD): _____

Property Tax Parcel Number: _____ - _____ - _____ Proposed number of lots: _____

Information beyond this point is not required for service verifications.

(Below: For properties within protected watershed districts only)

Gross Density: _____ units per acre Net Density: _____ units per acre

Estimated amount of impervious surface: _____ Minimum Lot Size: _____

Witness

Signature of Owner(s)/Agent(s)

Printed Name of Witness

Printed Name of Owner/s

Notary

Signature of Agent



City of Stockbridge

Planning and Zoning Office

Septic System Information for Zoning Requests

4640 North Henry Boulevard; Stockbridge, GA 30281 (770) 389-7900

This form must be completed and submitted to the Planning and Zoning Office with all zoning applications for properties that are not served by public sewer.

Name of Applicant: _____ Phone: _____ Mobile: _____

Applicant Address: _____ City, State: _____ Zip: _____

Name of Agent: _____ Phone: _____ Mobile: _____

Agent Address: _____ City, State: _____ Zip: _____

Request (Check one):

Rezoning (Current Zoning _____ Requested Zoning _____) Conditional Use _____ Variance _____ Zoning Modification _____

For the Purpose of _____

Property Address: _____ Nearest Intersection to property: _____

Size of Tract: _____ acres Land Lot: (s) _____ District(s): _____

Property Tax Parcel Number(s): _____ Proposed Number of Lots: _____

Signature of Owner: _____ Printed Name of Owner: _____

Signature of Agent: _____ Printed Name of Agent: _____

(To be Completed by Henry County Environmental Health)

Check all that apply

_____ There are suitable soils for the installation of a septic system on the subject property.

_____ There are not suitable soils for the installation of a septic system on the subject property.

_____ There is an existing septic system on the subject property.

_____ The existing septic system will support the proposed development and/or use.

_____ The existing septic system will not support the proposed development and/or use.

Comments: _____

Name of Person Completing: _____ Title: _____

Signature: _____ Date: _____

E-mail Address: _____ Phone Number: _____

TITLE EXCEPTIONS

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. NCS-1233532-ATL
COMMITMENT DATED: SEPTEMBER 10, 2024 AT 8:00 AM
SCHEDULE B, PART II (EXCEPTIONS)

12. EASEMENTS GRANTED IN RIGHT-OF-WAY DEED FROM MRS. D. & R. L. SMITH TO STATE HIGHWAY BOARD OF GEORGIA, DATED JUNE 28, 1927, FILED FOR RECORD AUGUST 1, 1927 AND RECORDED IN DEED BOOK 23, PAGE 282, HENRY COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES THE CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF A STATE HIGHWAY. REFERENCES MADE TO OWNERSHIP NO LONGER EXIST; UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY. MAY AFFECT SUBJECT PROPERTY.

13. EASEMENTS GRANTED IN RIGHT-OF-WAY DEED FROM MRS. R. L. SMITH TO HIGHWAY BOARD OF GEORGIA, DATED, FILED FOR RECORD AUGUST 14, 1981 AND RECORDED IN DEED BOOK 25, PAGE 531, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES THE CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF A STATE HIGHWAY. REFERENCES MADE TO OWNERSHIP NO LONGER EXIST; UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY. MAY AFFECT SUBJECT PROPERTY.

14. EASEMENT FROM E. D. GRIFFITH TO GEORGIA POWER COMPANY, DATED MARCH 29, 1939, FILED FOR RECORD APRIL 7, 1939, AND RECORDED IN DEED BOOK 31, PAGE 85, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. SAID EASEMENT IS VAGUE IN DESCRIPTION AND REFERENCES MADE TO OWNERSHIP NO LONGER EXIST; UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY. SAID EASEMENT AND RIGHTS MAY AFFECT THE SUBJECT PROPERTY.

15. EASEMENT FROM MRS. R. L. SMITH TO GEORGIA POWER COMPANY, DATED MARCH 28, 1939, FILED FOR RECORD APRIL 7, 1939, AND RECORDED IN DEED BOOK 31, PAGE 88, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. SAID EASEMENT IS VAGUE IN DESCRIPTION AND REFERENCES MADE TO OWNERSHIP NO LONGER EXIST; UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY. SAID EASEMENT AND RIGHTS MAY AFFECT THE SUBJECT PROPERTY.

16. EASEMENT FROM MRS. CLAUDE A. SMITH TO GEORGIA POWER COMPANY, DATED AUGUST 20, 1951, FILED FOR RECORD SEPTEMBER 4, 1951, AND RECORDED IN DEED BOOK 45, PAGE 318, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. SAID EASEMENT IS VAGUE IN DESCRIPTION AND REFERENCES MADE TO OWNERSHIP NO LONGER EXIST; UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY. SAID EASEMENT AND RIGHTS MAY AFFECT THE SUBJECT PROPERTY.

17. EASEMENTS GRANTED IN RIGHT OF WAY DEED FROM MRS. DONALD H. MOUNT TO HENRY COUNTY, A GEORGIA POLITICAL SUBDIVISION, DATED JUNE 10, 1968, FILED FOR RECORD JUNE 15,

TITLE EXCEPTIONS (CONT.)

1968, AND RECORDED IN DEED BOOK 100, PAGE 472, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES THE CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF A ROAD. REFERENCES MADE TO OWNERSHIP NO LONGER EXIST; UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY. MAY AFFECT SUBJECT PROPERTY.

18. EASEMENTS GRANTED IN RIGHT OF WAY DEED FROM SOU. FED. S. & L. ASSOCIATION AND D. H. MOUNT TO HENRY COUNTY, A GEORGIA POLITICAL SUBDIVISION, DATED JUNE 10, 1968, FILED FOR RECORD JUNE 14, 1968, AND RECORDED IN DEED BOOK 100, PAGE 473, AFORESAID RECORDS.

SAID DOCUMENT DESCRIBES THE CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF A ROAD. REFERENCES MADE TO OWNERSHIP NO LONGER EXIST; UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY. MAY AFFECT SUBJECT PROPERTY.

19. TEMPORARY CONSTRUCTION EASEMENT FROM SHARON THOMASON TO DEPARTMENT OF TRANSPORTATION, DATED MARCH 23, 1981, FILED FOR RECORD SEPTEMBER 23, 1981, AND RECORDED IN DEED BOOK 463, PAGE 180, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES A TEMPORARY CONSTRUCTION EASEMENT FOR THE CREATION OF SLOPES AND DRAINAGE DITCHES. SAID EASEMENT HAS SINCE EXPIRED. DOES NOT AFFECT THE SUBJECT PROPERTY.

20. TEMPORARY CONSTRUCTION EASEMENT FROM SHARON THOMASON TO DEPARTMENT OF TRANSPORTATION, DATED MARCH 23, 1981, FILED FOR RECORD SEPTEMBER 23, 1981, AND RECORDED IN DEED BOOK 463, PAGE 182, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES A TEMPORARY CONSTRUCTION EASEMENT FOR THE CREATION OF SLOPES AND DRAINAGE DITCHES. SAID EASEMENT HAS SINCE EXPIRED. DOES NOT AFFECT THE SUBJECT PROPERTY.

21. TEMPORARY CONSTRUCTION EASEMENT FROM D. H. MOUNT TO DEPARTMENT OF TRANSPORTATION, DATED MAY 13, 1981, FILED FOR RECORD SEPTEMBER 23, 1981, AND RECORDED IN DEED BOOK 463, PAGE 184, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES A TEMPORARY CONSTRUCTION EASEMENT FOR THE CREATION OF SLOPES AND DRAINAGE DITCHES. SAID EASEMENT HAS SINCE EXPIRED. DOES NOT AFFECT THE SUBJECT PROPERTY.

22. TEMPORARY CONSTRUCTION EASEMENT FROM D. H. MOUNT TO DEPARTMENT OF TRANSPORTATION, DATED MAY 13, 1981, FILED FOR RECORD SEPTEMBER 23, 1981, AND RECORDED IN DEED BOOK 463, PAGE 186, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES A TEMPORARY CONSTRUCTION EASEMENT FOR THE CREATION OF SLOPES AND DRAINAGE DITCHES. SAID EASEMENT HAS SINCE EXPIRED. DOES NOT AFFECT THE SUBJECT PROPERTY.

23. EASEMENT FOR SEWER LINE FROM BILL MABROS TO CITY OF STOCKBRIDGE, A GEORGIA MUNICIPAL CORPORATION, DATED MAY 29, 1984, FILED FOR RECORD MAY 30, 1984, AND RECORDED IN DEED BOOK 574, PAGE 298, AFORESAID RECORDS. (SEE PLAT RECORDED IN

TITLE EXCEPTIONS (CONT.)

PLAT BOOK 10, PAGE 173, AFORESAID RECORDS) SAID DOCUMENT DESCRIBES A PERMANENT SANITARY SEWER EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT. SAID EASEMENTS DO NOT AFFECT THE SUBJECT PROPERTY.

24. EASEMENT FOR SEWER LINE FROM E. MICHAEL LALLINGER TO CITY OF STOCKBRIDGE, A GEORGIA MUNICIPAL CORPORATION, DATED JANUARY 23, 1986, FILED FOR RECORD JANUARY 28, 1986, AND RECORDED IN DEED BOOK 685, PAGE 121, AFORESAID RECORDS. (SEE JANUARY 23, 1986, FILED FOR RECORD JANUARY 28, 1986, AND RECORDED IN DEED BOOK 12, PAGE 12, AFORESAID RECORDS) SAID DOCUMENT DESCRIBES A PERMANENT SANITARY SEWER EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT. SAID EASEMENTS DO NOT AFFECT THE SUBJECT PROPERTY.

25. EASEMENT FOR SEWER LINE FROM E. MICHAEL LALLINGER TO CITY OF STOCKBRIDGE, A GEORGIA MUNICIPAL CORPORATION, DATED JANUARY 23, 1986, FILED FOR RECORD JANUARY 28, 1986, AND RECORDED IN DEED BOOK 685, PAGE 123, AFORESAID RECORDS. (SEE PLAT RECORDED IN PLAT BOOK 12, PAGE 23, AFORESAID RECORDS) SAID DOCUMENT DESCRIBES A PERMANENT 25-FOOT SANITARY SEWER EASEMENT AND A 20-FOOT TEMPORARY CONSTRUCTION EASEMENT. SAID EASEMENTS DO NOT AFFECT THE SUBJECT PROPERTY.

26. EASEMENT FOR SEWER LINE FROM D. H. MOUNT AND CYNELLE MOUNT TO CITY OF STOCKBRIDGE, A GEORGIA MUNICIPAL CORPORATION, DATED FEBRUARY 19, 1986, FILED FOR RECORD FEBRUARY 20, 1986, AND RECORDED IN DEED BOOK 691, PAGE 108, AFORESAID RECORDS. (SEE PLAT RECORDED IN PLAT BOOK 12, PAGE 60, AFORESAID RECORDS) SAID DOCUMENT DESCRIBES A PERMANENT SANITARY SEWER EASEMENT AND A 20-FOOT TEMPORARY CONSTRUCTION EASEMENT. SAID EASEMENTS DO NOT AFFECT THE SUBJECT PROPERTY.

27. CONVEYANCE OF ACCESS RIGHTS FROM ERNEST BLOUNT TO DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, DATED NOVEMBER 16, 1990, FILED FOR RECORD DECEMBER 1, 1990, AND RECORDED IN DEED BOOK 1240, PAGE 187, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES CONVEYANCE OF ACCESS RIGHTS ALONG SPOON ROAD. SAID CONVEYANCE DOES NOT AFFECT THE SUBJECT PROPERTY.

28. EASEMENT FROM BILL MABROS TO GEORGIA POWER COMPANY, DATED OCTOBER 21, 1992, FILED FOR RECORD NOVEMBER 2, 1992, AND RECORDED IN DEED BOOK 1532, PAGE 301, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. SAID EASEMENT AND RIGHTS DO NOT AFFECT THE SUBJECT PROPERTY.

29. EASEMENT FOR SEWER LINE FROM BILL MABROS AND MILLY MABROS TO CITY OF STOCKBRIDGE, A GEORGIA POLITICAL SUBDIVISION, DATED OCTOBER 16, 1992, FILED FOR RECORD NOVEMBER 24, 1992, AND RECORDED IN DEED BOOK 1545, PAGE 280, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES A PERMANENT 20-FOOT SANITARY SEWER EASEMENT. SAID EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY.

TITLE EXCEPTIONS (CONT.)

30. INDEMNITY AGREEMENT BY AND BETWEEN WILLIAM MABROS AND GEORGIA DEPARTMENT OF TRANSPORTATION, DATED FEBRUARY 23, 1993, FILED FOR RECORD FEBRUARY 28, 1993, AND RECORDED IN DEED BOOK 1613, PAGE 28, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES A STORM DRAINAGE ENCROACHMENT. SAID ENCROACHMENT DESCRIPTION IS VAGUE; UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY.

31. TERMS AND PROVISIONS OF EASEMENT FROM BILL MABROS TO NEW HENRY PARTNERS, A GENERAL PARTNERSHIP, DATED SEPTEMBER 12, 1994, FILED FOR RECORD SEPTEMBER 28, 1994, AND RECORDED IN DEED BOOK 1967, PAGE 295, AFORESAID RECORDS, AS AFFECTED BY EASEMENT AGREEMENT BY AND BETWEEN BILL MABROS, INDIVIDUALLY, AND BILL MABROS AND MILLY MABROS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND THE FIRST NATIONAL BANK OF HENRY COUNTY, A NATIONAL BANKING ASSOCIATION, DATED OCTOBER 28, 1994, FILED FOR RECORD NOVEMBER 7, 1994, AND RECORDED IN DEED BOOK 1991, PAGE 254, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES RESTRICTIONS ON USE AND DEVELOPMENT OF PROPERTY. ALSO INCLUDES EASEMENTS FOR INGRESS/EGRESS, UTILITIES, AND STORMWATER DRAINAGE. SAID RESTRICTIONS AND EASEMENTS BOTH AFFECT AND BENEFIT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.

32. TERMS AND PROVISIONS OF EASEMENT AND RESTRICTIVE COVENANT AGREEMENT BY AND BETWEEN WAL-MART STORES, INC., A DELAWARE CORPORATION AND BILL MABROS, INDIVIDUALLY, AND BILL MABROS AND MILLY MABROS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, DATED NOVEMBER 4, 1994, FILED FOR RECORD NOVEMBER 7, 1994, AND RECORDED IN DEED BOOK 1991, PAGE 294, AFORESAID RECORDS, AS AMENDED BY FIRST AMENDMENT TO EASEMENT AND RESTRICTIVE COVENANT AGREEMENT BY AND AMONG WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE BUSINESS TRUST, MOUNTAIN PARK PLACE ASSOCIATES, L.P., A GEORGIA LIMITED LIABILITY PARTNERSHIP AND STOCKBRIDGE CORNERS ASSOCIATES, L.P., A GEORGIA LIMITED PARTNERSHIP, DATED DECEMBER 13, 1998, FILED FOR RECORD JANUARY 28, 1999, AND RECORDED IN DEED BOOK 3177, PAGE 202, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES RESTRICTIONS ON USE AND DEVELOPMENT OF PROPERTY. ALSO INCLUDES EASEMENTS FOR INGRESS/EGRESS, UTILITIES, AND STORMWATER DRAINAGE. SAID RESTRICTIONS AND EASEMENTS BOTH AFFECT AND BENEFIT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.

33. EASEMENT FROM WAL-MART STORES, INC. TO GEORGIA POWER COMPANY, DATED DECEMBER 19, 1995, FILED FOR RECORD JANUARY 4, 1996, AND RECORDED IN DEED BOOK 2221, PAGE 119, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE AND THE RIGHT TO CLEAR ANY OBSTRUCTIONS THAT MIGHT INTERFERE WITH SAID LINE. SAID EASEMENT AND RIGHTS DO NOT AFFECT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.

34. ACCESS EASEMENT BY AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE BUSINESS TRUST AND TRAMMELL CROW BTS, INC., A DELAWARE CORPORATION, DATED AUGUST 20, 1999,

TITLE EXCEPTIONS (CONT.)

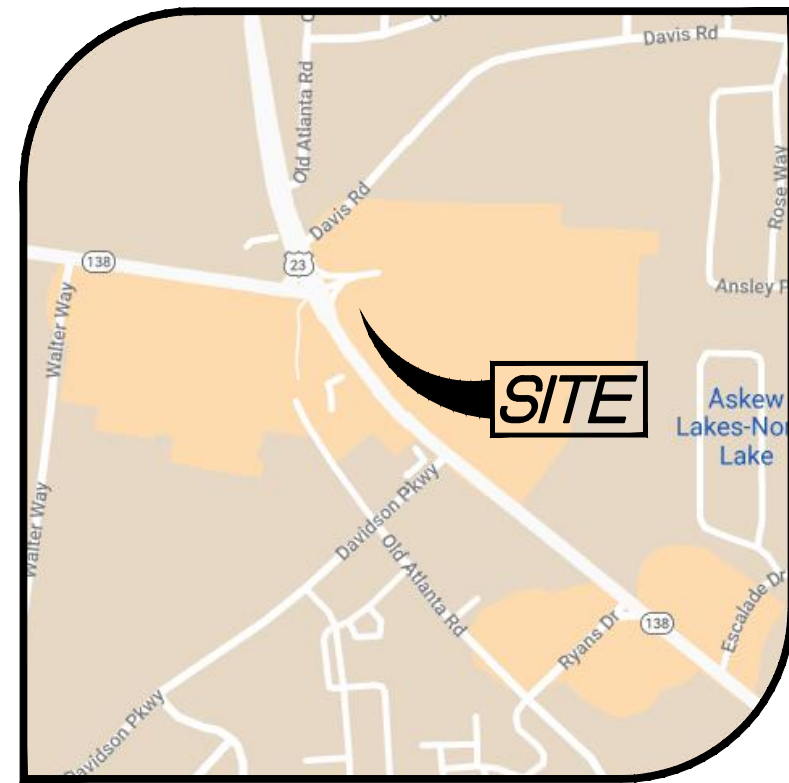
FILED FOR RECORD NOVEMBER 10, 1999, AND RECORDED IN DEED BOOK 3508, PAGE 158, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES RESTRICTIONS ON USE AND DEVELOPMENT OF PROPERTY. ALSO INCLUDES EASEMENTS FOR INGRESS/EGRESS, UTILITIES, AND STORMWATER DRAINAGE. SAID RESTRICTIONS AND EASEMENTS BOTH AFFECT AND BENEFIT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.

35. ACCESS EASEMENT WITH COVENANTS AND RESTRICTION BY AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST AND MAP DEVELOPMENT, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, DATED MAY 9, 2003, FILED FOR RECORD SEPTEMBER 19, 2003, AND RECORDED IN DEED BOOK 6385, PAGE 184, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES AN ACCESS EASEMENT. AFFECTS THE SUBJECT PROPERTY AS SHOWN.

36. UTILITY EASEMENT BY AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST AND MAP STOCKBRIDGE, LLC, DATED OCTOBER 23, 2003, FILED FOR RECORD JANUARY 31, 2005, AND RECORDED IN DEED BOOK 7809, PAGE 291, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES A 20-FOOT UTILITY EASEMENT. SAID EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY.

37. GENERAL SEWER LINE EASEMENT FROM WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST TO CITY OF STOCKBRIDGE, A GEORGIA POLITICAL SUBDIVISION, DATED DECEMBER 31, 2007, FILED FOR RECORD JANUARY 16, 2008, AND RECORDED IN DEED BOOK 10679, PAGE 280, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR A SANITARY SEWER LINE. SAID EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY.

38. EASEMENTS AND CONVEYANCE OF ACCESS RIGHTS GRANTED IN RIGHT OF WAY DEED FROM WAL-MART REAL ESTATE BUSINESS TRUST TO DEPARTMENT OF TRANSPORTATION, DATED SEPTEMBER 22, 2021, FILED FOR RECORD SEPTEMBER 27, 2021, AND RECORDED IN DEED BOOK 18608, PAGE 77, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES CONVEYANCE OF PROPERTY FOR THE WIDENING OF THE RIGHT OF WAY OF HENRY BOULEVARD, SAID CONVEYANCE ESTABLISHES CURRENT RIGHT OF WAY AND DOES NOT AFFECT THE SUBJECT PROPERTY. ALSO DESCRIBES A PERMANENT EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SLOPES, WALLS AND UTILITIES. SAID EASEMENT DOES AFFECT THE SUBJECT PROPERTY AS SHOWN. ALSO DESCRIBES A TEMPORARY EASEMENT FOR THE CONSTRUCTION OF A DRIVEWAY, SAID EASEMENT DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.



VICINITY MAP

SURVEY NOTES

- PROPERTY SHOWN HEREON WAS SURVEYED JANUARY 23, 2025.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 36,215' WITH AN ANGULAR ERROR OF 3.51 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- A SOKKIA IX TOTAL STATION, CARLSON BRX7 GPS RECEIVER, AND CARLSON SURVEYORS' DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- THIS PLAT HAS A MAP CLOSURE OF 1" IN 122,434'.
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 131510067D, WITH A DATE OF IDENTIFICATION OF OCTOBER 6, 2016 FOR COMMUNITY NUMBER 131008, IN HENRY COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- BEARING BASIS (NAD83(2011), GA WEST) AND VERTICAL DATUM (NAVD83, GEOID18) FOR THIS SURVEY WERE ESTABLISHED USING A CARLSON BRX7 GPS RECEIVER UTILIZING OPUS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .05 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- UTILITIES SHOWN PER MARKINGS PLACED BY UTILITY-MARKING, L.L.C. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. PROFESSIONAL LAND SURVEYORS MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
- NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.
- PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 3177, PAGE 199, HENRY COUNTY RECORDS.
- THIS DESCRIBES THE SAME PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1233532-ATL, DATED SEPTEMBER 10, 2024 AT 8:00AM.
- NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY.
- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- SUBJECT PROPERTY HAS IN-DIRECT ACCESS TO NORTH HENRY ROAD, BEING A PUBLICLY DEDICATED RIGHT OF WAY.
- SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND RIGHTS OF WAY. NO GAPS, GORES, OR OVERLAPS ARE KNOWN TO EXIST.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOT 71 OF THE 12TH DISTRICT, HENRY COUNTY, CITY OF STOCKBRIDGE, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY OF DAVIS ROAD (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY) AND THE NORTHEASTERLY RIGHT OF WAY OF NORTH HENRY ROAD (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY), THENCE LEAVING SAID RIGHT OF WAY OF DAVIS ROAD AND CONTINUING ALONG SAID RIGHT OF WAY OF NORTH HENRY ROAD THE FOLLOWING COURSES AND DISTANCES: WITH A CURVE TURNING TO THE LEFT WITH AN ARC DISTANCE OF 94.88 FEET, WITH A RADIUS OF 1420.00 FEET, WITH A CHORD BEARING OF SOUTH 18 DEGREES 35 MINUTES 27 SECONDS EAST, WITH A CHORD LENGTH OF 94.86 FEET TO A POINT; SOUTH 67 DEGREES 38 MINUTES 34 SECONDS EAST, A DISTANCE OF 27.45 FEET TO A POINT; SOUTH 26 DEGREES 06 MINUTES 46 SECONDS EAST A DISTANCE OF 112.04 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID RIGHT OF WAY OF NORTH HENRY ROAD NORTH 79 DEGREES 53 MINUTES 49 SECONDS EAST A DISTANCE OF 145.00 FEET TO A POINT; THENCE SOUTH 47 DEGREES 58 MINUTES 02 SECONDS EAST A DISTANCE OF 116.89 FEET TO A POINT; THENCE SOUTH 10 DEGREES 01 MINUTES 32 SECONDS EAST A DISTANCE OF 35.00 FEET TO A POINT; THENCE SOUTH 79 DEGREES 58 MINUTES 28 SECONDS WEST A DISTANCE OF 210.18 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF NORTH HENRY ROAD; THENCE CONTINUING ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: NORTH 26 DEGREES 11 MINUTES 39 SECONDS WEST A DISTANCE OF 60.13 FEET TO A POINT; NORTH 02 DEGREES 51 MINUTES 46 SECONDS EAST A DISTANCE OF 45.61 FEET TO A POINT; NORTH 26 DEGREES 06 MINUTES 46 SECONDS WEST A DISTANCE OF 19.37 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS (0.566 ACRES) 24,638 SQUARE FEET.

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES. ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

TO WAL-MART REAL ESTATE BUSINESS TRUST AND FIRST AMERICAN TITLE INSURANCE COMPANY:

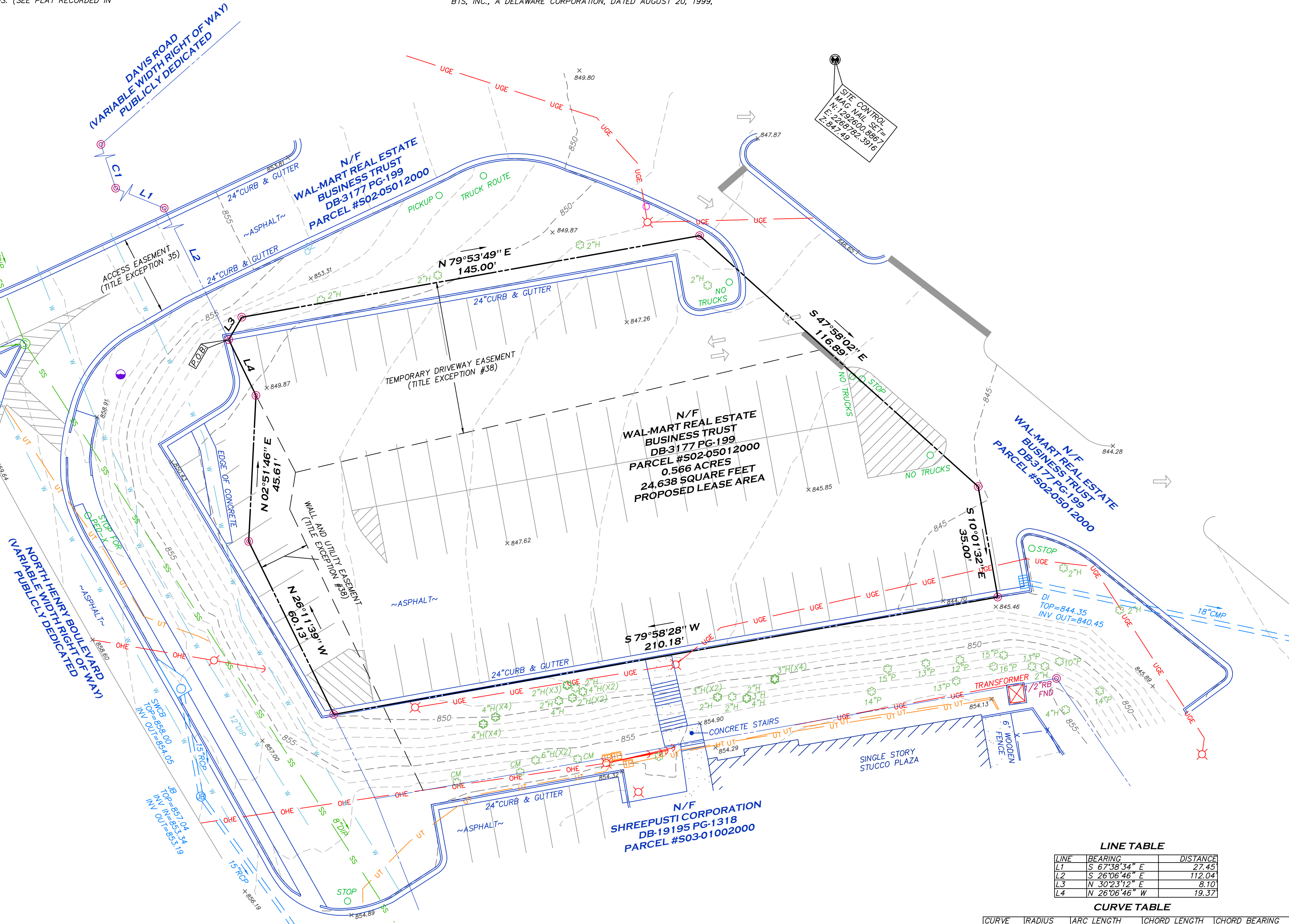
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(A)(B), 7(A)(B)(C), 8, 9, 10, 11(A)(B), 13, 14, AND 16-20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 23, 2025.

ADAM T. BRATTON
GEORGIA PLS# 3489

DATE OF PLAT OR MAP: FEBRUARY 12, 2025

UTILITY CONTACTS

WATER
HENRY COUNTY WATER AND SEWER
770-914-3699
CITY OF STOCKBRIDGE
470-420-4493
CLAYTON COUNTY WATER AUTHORITY
404-427-9131
GAS
ATLANTA GAS LIGHT CLAYTON
404-387-3164
POWER
GEORGIA POWER
404-506-6539
COMMUNICATION
AT&T
305-409-1542
CHARTER COMMUNICATION
762-219-2818
COMCAST
678-708-7112
CLAYTON COUNTY TRANSPORTATION
678-479-5120
GEORGIA DEPT OF TRANSPORTATION
404-635-2800
VERIZON BUSINESS
800-624-9675
ZAYO FIBER SOLUTIONS
800-961-6500



LINE TABLE

LINE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING
L1	S 67°38'34" E	27.45		
L2	S 26°06'46" E	112.04		
L3	N 02°51'46" E	45.61		
L4	N 26°06'46" W	19.37		

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1420.00'	94.88'	94.86'	S 18°36'27" E

LEGEND

- PROPERTY LINE
- OVERHANG/AWNING
- RECORD CALLS
- BUILDING SETBACK LINE
- BUILDING SETBACK LINE
- INDEX CONTOUR
- MINOR CONTOUR
- SPOT ELEVATION
- WATER LINE
- OVERHEAD UTILITY LINE
- GAS LINE
- SANITARY SEWER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- FENCE LINE
- STORM DRAIN PIPE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- POWER METER
- SANITARY SEWER MANHOLE
- DROP INLET
- SINGLE-WING CATCH BASIN
- JUNCTION BOX
- PROPERTY CORNER
- REBAR
- FOUND
- LIGHT POLE
- SIGNAL POLE
- SIGN
- TREE
- HARDWOOD
- PINE

PROFESSIONAL
LAND SURVEYORS, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30201
770-334-8186
WWW.PLS.US
INFO@PLS.US
GEORGIA C.O.A.: LSF001380

PREPARED FOR:
WAL-MART REAL ESTATE BUSINESS TRUST AND
FIRST AMERICAN TITLE INSURANCE COMPANY

ALTA/NSPS LAND TITLE SURVEY OF:
A PORTION OF PARCEL #502-05012000
STOCKBRIDGE, GA 30281
(CITY OF STOCKBRIDGE)

COUNTY: HENRY
DISTRICT: 12

STATE: GEORGIA
LAND LOT: 71

REVISIONS
DATE: DESCRIPTION

DATE: FEBRUARY 12, 2025
JOB #: 255144
SCALE: 1"=20'
DRAWN BY: D. HALL



Henry County Water Authority
Engineering Division

Thank you for your interest in Henry County, Georgia. This packet includes the necessary documents required for processing water/sewer availability letters.

Availability letters are required for rezoning(s), conditional use/exception, variance, and modifications to Zoning Conditions of properties that are heard by the Henry County Planning and Zoning Board and/or the Henry County Board of Commissioners (or respective cities that are within HCWA service area).

HCWA will verify that water and sewer service is, or will be, available to serve a particular development. The requested information in this package is used for determining the existing water/sewerage system capacity, planning for future water and sewerage system needs, and protection of Henry County water sources.

The HCWA charges an application fee for the preparation of a Water/Sewer Availability Letter. A deposit and additional costs may be required for proposed larger developments, industrial projects, or unusual cases that require a feasibility/basin study.

Payment of the fee(s) is due at the time of the submittal of the application for a Water/Sewer Availability Letter. This fee is non-refundable even if it is determined that water and/or sewer service is not available.

Water/Sewer Availability Letters are valid for twelve (12) months.

Should you need further assistance, please feel free to contact our office between 8:00AM to 5:00PM, Monday through Friday at (770) 914-3688.



Henry County Water Authority
Engineering Division

Availability Letter Checklist/Summary

Please complete this form when requesting water/sewer availability letters. Attach the checklist to the application and sign. (This does not apply to existing service verification letters or letters for conditional use/exception and some variances).

**ALL DOCUMENTS ARE REQUIRED IN ORDER TO CONSIDER AVAILABILITY;
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

REQUIRED ITEMS	COPIES	PROCEDURE	(INITIAL)
Application Form <i>(Originals only. No photocopies accepted.)</i>	01	1. Signed by owner and notarized . OR 2. Signed by owner's agent and notarized .	
Letter of Intent	01	The letter must clearly state the proposed use, development intent, and estimated time period for construction.	
Preliminary Site Plan/Layout (24 x 36 max.)	01	Preliminary Site Plan <u>drawn to scale</u> that clearly presents the following minimum details: • Location of Proposed Development (identify all adjacent roads used to access development) • Overall size of proposed development • Land Lot(s) and District(s) of the proposed development • Current and proposed zoning classification • Proposed improvement for the development, for subdivision, show proposed lot layout, identifying total # of lots • Topography – clearly label contour information • Existing water and sewer line sizes and locations. If an extension of the water/sewer system is required, site plan must be accompanied with a preliminary routing of the off-site extension. (<i>Preliminary profiles of the proposed sewer routing may be required.</i>) • Estimated sanitary sewer flow along with the method of calculation. • Buildings, road frontage, north arrow, • The plan/layout must be dated and correspond with the submittal to the County or respective City. • All plans/layouts must include a statement of whether or not the property is within a protected watershed district.	



Henry County Water Authority
Engineering Division

Additional site plan/layout requirements	01	If property is within a protected watershed, include proposed minimum lot sizes, estimate of impervious surface, required stream buffers, and statement of whether or not the property is within the Water Quality Critical Area.	
Payment \$300.00		Cash or check made payable to <i>Henry County Water Authority</i> for \$300.00 for Availability Letters. A deposit and additional costs will be required for developments requiring feasibility/basin studies.	
Letter from the Health Department (Only if property is not on sewer and located within a protected watershed district)	01	This letter is required only if the development is within a protected watershed district and the proposed minimum lot size is less than the requirements set forth in the Watershed Protection Ordinance. Letter must indicate that septic systems will be adequate for proposed lots and house/building sizes.	

The Engineering Manager may require additional information different from the above depending upon the type of development and/or system requirements. The terms and conditions of an availability letter are subject to all rules and regulations of Henry County Water Authority. This application is valid only for the real property referenced on this application. This application is not transferable or assignable to any party. Henry County Water Authority reserves the right to discontinue processing applications at any time without prior notice for any reason, including limited, diminished, or lack of supply and/or demand considerations.



Henry County Water Authority
Engineering Division

Application for Water/Sewer Availability Letter

Date: _____

Name of Applicant _____ Phone: _____ Mobile: _____

Address of Applicant: _____ Fax: _____

City: _____ State: _____ Zip: _____ E-mail: _____

Name of Agent _____ Phone: _____ Mobile: _____

Address of Agent: _____ Fax: _____

City: _____ State: _____ Zip: _____ E-mail: _____

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT FOR THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (PLEASE CHECK THE PURPOSE OF LETTER REQUEST AND FILL IN ALL APPLICABLE INFORMATION LEGIBLY AND COMPLETELY).

VERIFICATION OF SERVICE: ☐ Conditional Use/Exception ☐ Variance ☐ In-law Suite/Addition ☐ Bank Loan

AVAILABILITY: ☐ General Availability ☐ Rezoning

Availability letters will require a **minimum** of three weeks from the date of payment and application submittal.

Request from _____ to _____
(Present Zoning) (Requested Zoning)

For the Purpose of _____
(Type of Development)

Address of Property: _____ Nearest Intersection to Property _____
(Street Address, if Applicable, Nearest Intersection, Etc)

Size of Tract: _____ acre(s), Land Lot Number(s): _____, District(s): _____

Development Estimated Average Daily Sewer Flow (GPD): _____

Property Tax Parcel Number: _____ - _____ - _____ - _____ Proposed number of lots: _____

Information beyond this point is not required for service verifications.

(Below: For properties within protected watershed districts only)

Gross Density: _____ units per acre Net Density: _____ units per acre

Estimated amount of impervious surface: _____ Minimum Lot Size: _____

Witness

Signature of Owner(s)/Agent(s)

Printed Name of Witness

Printed Name of Owner/s

Notary

Signature of Agent