

STOCKBRIDGE CITY COUNCIL

Mayor Anthony S. Ford
At-Large

Mayor Pro Tem LaKeisha Gantt
Council District 1

Councilmember Alphonso Thomas
Council District 2

Councilmember Kyle D. Berry, Sr.
Council District 3

Councilmember Yolanda Barber
Council District 4

Councilmember Elton Alexander
Council District 5

CITY MANAGER

Vacant

CITY CLERK

Vanessa Holiday

CITY TREASURER

Frank Milazi

CITY ATTORNEY

Quinton G. Washington

Council Meeting Agenda May 12, 2025 6:00 PM



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

Fax: 770-389-7912

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



AGENDA COUNCIL MEETING CITY OF STOCKBRIDGE

MONDAY, MAY 12, 2025 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

CEREMONIAL REVIEW - Proclamations: Mother's Day, National Public Works Week, Public Service Week, National Asian-Pacific Islander Month, National Day of Prayer, Mental Health Awareness Month and Professional Municipal Clerks Week

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

ADOPTION OF THE MINUTES

- 1 Adoption of the April 14, 2025 Council Meeting Minutes
Adoption of the April 21, 2025 Special Called Meeting Minutes
Adoption of the April 29, 2025 Work Session Meeting Minutes

PUBLIC HEARING

- 2 SPECIAL USE PERMIT CASE #SP-2024-03. (Property is located in Council District 4.)
Consideration of a request for a Special Use Permit to allow a personal care home to operate on property at 270 Shields Road. Applicant/Agent: Shona John. The property is located in Land Lot 70 of District 12, and it contains 1.47 +/- acres.

- Presented by: Ryan Anderson

- 3 **COMPREHENSIVE PLAN AMENDMENT CASE #CP-2025-02.** (Property is located in Council District 4.)
Consideration of a Comprehensive Plan Amendment for Parcel #029-01011001, located between North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road, for the purpose of changing the property's future land use designation from "Low-Density Mixed-Use" to "High-Density Mixed-Use" to allow for the development of townhomes and office space. Applicant: Templar Development Group, LLC. Agent: Battle Law, P.C. The property is located in Land Lot 90 of District 12, and it contains 9.90 +/- acres. - Presented by: Ryan Anderson
- 4 **REZONING CASE #RZ-2025-03.** (Property is located in Council District 4.)
Consideration of a Rezoning for Parcel #029-01011001, located between North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road, for the purpose of rezoning the property from 'C-3' (Heavy Commercial) and 'PMU' (Parkway Mixed-Use) Overlay District to 'PUD' (Planned Unit Development) Master Plan and 'PMU' (Parkway Mixed-Use) Overlay District to allow for the development of townhomes and office space. Applicant: Templar Development Group, LLC. Agent: Battle Law, P.C. The property is located in Land Lot 90 of District 12, and it contains 9.90 +/- acres. - Presented by: Ryan Anderson

NEW BUSINESS

- 5 Council Consideration to adopt an Ordinance authorizing the Henry County Elections Board to conduct elections, and the City may request the Elections Board to perform any or all duties of a Superintendent of Elections as specified under Chapter of Title 21 of the Official Code of Georgia Annotated with the exception of the Qualification of Candidates. - Presented by: Vanessa Holiday
- 6 Council Consideration to approve an Intergovernmental Agreement (IGA) between Henry County, Georgia, the HenryCounty Elections Board of Elections and Registration and the City of Stockbridge, Georgia relating to Municipal Election Services. - Presented by: Vanessa Holiday
- 7 Council Consideration to approve the FY2024 Budget Amendment Ordinance. - Presented by: Frank Milazi

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

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

- **Citywide Development Authority Meeting 2nd Tuesday of Each Month at 6:00 p.m. – at City Hall in the Levi Meeting Room (May 13)**
- **Community Zoning Information Meeting – Wednesday, May 14th at 6:00 p.m. at City Hall in the Council Chamber (May 14)**
- **Downtown Development Authority Meeting, 3rd Tuesday of each month at 6:00 p.m. at the Downtown Connection Ctr 130 M L King, Sr. Heritage Trail (May 20)**

- Youth Council Advisory Committee Meeting, 3rd Tuesday of each month at 6:00 p.m. at City Hall in the Levi Meeting Room (May 20)
- Planning Commission Meeting, ****SPECIAL MEETING DATE**** Thursday, May 22nd at 6:30 p.m. - City Hall Council Chamber - (May 22)
- City Council Work Session Meeting held on the last Tuesday of the month at 6:00 p.m. - City Hall Council Chamber (May 27)

UPCOMING CITY EVENTS/INITIATIVES

- Food Truck Tasty Tuesdays are happening at Clark Park from 5:30 pm – 8pm. Join us for great food and lots of fun!
- Join Councilman Thomas & Councilman Berry in partnership for the monthly Bingo Bash on Wednesday, May 21st from 10am – noon at the Merle Manders Conference Center. Lots of fun to be had by all.
- Join Mayor Anthony Ford for the monthly Meet the Mayor - Monday, May 19th from 10am – noon at City Hall. Meetings are by appointment.
- Join the City of Stockbridge for the Annual Memorial March on Monday, May 26, 2025, from 9 am to 11 am. The Memorial March is FREE and OPEN to all. We encourage groups and organizations to join us as we honor those who have fallen. The march will begin at the Merle Manders Conference Center to Memorial Park and return to the Conference Center.
- Councilwoman Barber presents the Classic Father Annual Father's Day Luncheon on Sunday, June 8th from 3-5pm at the Merle Manders Conference Center. Nomination criteria: Must be a Father and reside in Henry County, cannot be an elected official or serve on a board/committee; actively contributes/volunteers his time and/or talents and efforts to positively impact others in Henry County; and must be available on Saturday, May 24th (10am-noon) and Sunday, June 8th (3-5pm). Please submit nomination for an extraordinary father to ybarber@stockbridgega.org. The deadline to submit is Monday, May 19th. Let's celebrate the heart and dedication of fathers who uplift our community.
- Councilman Thomas is honoring Veterans with a Continuous Salute all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service.
- Join Councilman Thomas for the *Don't Trash Stockbridge* initiative centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.
- Sign Up for real-time alerts about severe weather, road closures and emergencies on the Regroup App. Visit the city's website or social media pages for more information on how and where to sign up. Stay Safe!

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

2025 CONCERT SEASON SCHEDULE

- Saturday, May 24th – Memorial Day Weekend – Dirty South Yeek Crunk Fest featuring Pastor Troy, MC Shy'D, D J Raheem the Dream, Mook B Trillville, Eastside Boyz
- Saturday, June 14th – Ladies of the 80's- featuring Regina Belle, Karyn White, Deniece Williams, Evelyn "Champagne" King, Shanice and Beverly Crawford with Special Guest Appearance by: The Silver Fox Squad
- Sunday, June 15th – Anthony Hamilton & Friends
- Saturday, June 28th – Ledisi & Kindred The Family Soul
- Saturday, July 12th – The All-White party Tribute to Frankie Beverly featuring The Maze Band, Jubu Smith, Eric Benet, Dave Hollister, Christopher Williams, Mike Phillips & Vivian Green

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT



CITY COUNCIL MEETING SUMMARY MINUTES

MONDAY, APRIL 14, 2025 6:00 P.M.

Mayor & City Council

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

Administration

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

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

Invocation by Mayor Ford at 6:20 p.m.

Invocation by: Mr. Richard Ordonez

The Pledge of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All the members were present except Councilmember Thomas and Mayor Pro Tem Gantt who joined the meeting after the Roll Call.

Motion to amend the Agenda to add a Discussion of a 6-month moratorium on development in Northeast Council District 4 to conduct a Master Plan for infrastructure improvements and from Professional Services was made by Councilmember Barber; The motion failed for lack of a second.

Motion to amend the Agenda to add a Discussion to task Falcon Design to design a Beautification Project for GA Hwy. 138 and identify funding was made by Mayor Pro Tem Gantt; seconded by Councilmember Barber. The motion passed unanimously 4-0.

Motion to amend the Agenda to add a Discussion of a request from the Citizen Police Advisory Council to allow the installation of painted concrete tables for Checks/Chess at Clark and Memorial parks was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

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

CEREMONIAL REVIEW

Mayor Ford reviewed the ceremonial proclamations for Records Information & Management Month, Administrative Professionals Week, Autism Awareness Month, Child Abuse Prevention Month, Swearing In of Dr. Jacqueline Humphries to the Citywide Development Authority, and a Proclamation for Georgia Cities Week, noting the activities taking place during the week of April 21 – 26.

PUBLIC COMMENTS

Mr. Paul Turner raised questions about the VyStar Amphitheater Agreement; expressed concerns about the city being fiscally responsible and questioned the redaction of information of Open Records Requests.

Mayor Ford noted the VyStar Amphitheater Agreement was signed by the city's Amphitheater Representative, and the contract agreement was approved by the City Council members who were present during the January 8th Retreat meeting, noting Mayor Pro Tem Gantt and Councilmember Barber were not in attendance, and noted the agreement had been distributed to all members of the Governing Body earlier in the month of January, and that the contract is a legal document.

Councilmember Barber noted the Retreat Meeting Agenda was amended to add the VyStar Amphitheater Agreement, noting the Retreat Agenda was to discuss HB581, and that the full Council was not aware the Amphitheater Naming Rights Agreement was going to be presented at the January 8 Retreat; and noted for the record that she did not write the statement made by Mr. Turner.

Mayor Pro Tem Gantt noted the Retreat meetings are advertised and posted by the City Clerk to the public, noting she was not in attendance of the January 8 Retreat meeting, and noted the City Council attends Retreat meetings twice each year, and they have always been published and are open to the public.

ADOPTION OF THE MINUTES

1. Motion to approve the following Minutes was made by Councilmember Berry; seconded by Councilmember Alexander. The motion passed unanimously 4-0
Adoption of the City Council Meeting Minutes 3/3/2025
Adoption of the City Council Retreat Meeting Minutes 3/19/2025
Adoption of the City Council Retreat Meeting Minutes 3/20/2025
Adoption of the City Council Retreat Meeting Minutes 3/21/2025
Adoption of the City Council Work Session Meeting Minutes 3/25/2025

PRESENTATION

2. Financial Report as of December 31, 2024 (Unaudited)
Presented by: Frank Milazi, City Treasurer/CFO
Mr. Milazi presented an unaudited review of the FY2024 financials highlighting the Statement of Revenues for all funds, and Statement of Expenditures for all funds, noting there were several non-budgeted and non-funded expenses in FY2024 that need to be adjusted and cleaned up with budget amendments; and noted the Amphitheater was budgeted at \$2million and expenses were \$6 million.

Councilmember Alexander noted the full financial reports are available for review, and that in the essence of time, line by line discussion is not necessary, acknowledging that some of the numbers are alarming, however, in its totality, the overall financial position of the city is good.

Mr. Milazi agreed, noting during the City Council Retreat in March of this year, he and the city's Financial Advisor were tasked with building up the city's Fund Balance account, and thanked the City Council for approving the Finance Policy that will support those efforts.

Councilmember Alexander stated he is hopeful the FLOST will go on the November 2025 ballot to help generate funds and perhaps alleviate the city's millage.

Mr. Milazi noted his main concern is the non-budgeted and overspending of the budget, and the city needs to be more fiscally responsible, and to utilize TSPLOST and SPLOST funding which are better suited rather than the city's General Fund, noting the FY2024 Operating Budget was \$26 million, and \$28 million was spent.

Mayor Pro Tem Gantt noted city facilities, such as the Merle Manders Conference Center and the Amphitheater are capital projects and not going to make money, as was indicated in the LCI Study where anchor buildings are designed to bring economic development to the area and attract developers; and noted the next project slated is the Community Center.

PUBLIC HEARING (Mayor Ford read the Public Hearing Rules)

3. REZONING CASE #RZ-2025-02 FOR 4482 NORTH HENRY BOULEVARD.
(Property is located in Council District 4.)

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

Presented by: Ryan Anderson, Community Development Director

Mr. Anderson presented an overview of the city-initiated Rezoning Case #RZ-2025-02, noted the Planning Commission recommended approval.

Councilmember Barber noted the Rezoning Case is located in her Council District 4, and that she supports redevelopment of the downtown, and questioned the signed Rezoning Application and LOI (Letters of Intent), and noted her requests for months to receive appraisals that should be shared with all Councilmembers, especially considering she is the District Representative for the proposed Rezoning and development,

Mayor Ford noted he signed the Rezoning Application not the (LOI) Letter of Intent and noted there have been no closed-door meetings.

Mayor Pro Tem Gantt noted there is an LOI (Letter of Intent), however, there is no contract, and noted matters of real estate discussion needs to be reserved for Executive Session.

Mr. Anderson noted Mayor Ford signed the Rezoning Application in his capacity as Acting City Manager, and that rezoning the property will assist in moving the development forward.

PUBLIC HEARING OPENED

No Speakers in Favor

Speakers Opposed: Mr. Paul Turner, Mr. Kenneth Sands, Ms. Buquesha Perpall, Ms. Tira Brown, Ms. Brenda Callaway, and Mr. Richard Ordonez

PUBLIC HEARING CLOSED

Mayor Ford asked staff to address street lighting in the proposed area and along North Henry Blvd.

Mr. Aaron noted the developer would be required to submit a street lighting plan for approval.

Councilmember Alexander referenced the newly installed lighting along East Atlanta Rd., and noted the city has \$2 million dollars allocated in TSPLOST for the Rock Quarry Road Expansion, and that the city is seeking additional funding to complete the project.

Mr. Aaron noted monies are set aside for the design of the Rock Quarry Road Expansion that was approved by the voters, noting it will take several months for the design considering the wetlands and surrounding properties, and will take months of planning.

Councilmember Barber asked her colleagues to focus on the infrastructure of the downtown area before moving forward with more development, noting during the recent Retreat, the city's Financial Advisor advised the city's residential properties are approximately 69% of the city's tax base, and commercial is 31%, and that should be the opposite too much of the burden being placed on residential; and noted 99% of the (9) nine developments in Council District 4 have been outside of the downtown area, and that the city should seek commercial economic development opportunities throughout the entire city with retail and restaurants, not just at Jodeco, Eagles Landing Parkway and Walt Stephens Road.

Councilmember Alexander noted \$3 million dollars has been allocated to the downtown area and improvements with the Amphitheater spurring economic development; referenced the right turn lane that was added, noted Rock Quarry Road widening is out for bid that will become four lanes; and noted businesses

follow new construction, noting the average home in the downtown area in Old Stockbridge was built in 1966.

Councilmember Alexander noted Tim Horton's is coming to the proposed area, and noted businesses need to know there are new rooftops who will support their businesses; noted the city did a re-write of the Code to improve design standards, and that the overall theme is to bring young families in and bring life to the downtown area.

Mr. Anderson noted that the city needs to increase density in the downtown area to help promote businesses.

Mayor Ford noted the Rock Quarry Road Expansion will also benefit access to/from Piedmont Hospital and will be a much-improved route for emergencies.

Councilmember Barber referenced the Downtown Development Authority's Market Study prepared by Georgia Tech, noting the study calls for 1700 rooftops in the downtown area, however, the developments in Council District 4 have been along Davis Road, State Route 42 and Valley Hill Road, all outside of the downtown area, and respectfully asked her colleagues not approve any more developments until a Master Plan could be completed to show the infrastructure plan and improvements.

Mr. Sanders agreed with what has been said, noting businesses in the downtown area are struggling for business, and need customers; noted the daytime customers are not there, and that needs to change, and that the proposed 3-acre development across from city hall will include a residential component, and the businesses need homeowners patronizing their businesses regularly, not just visiting during the concert season, and expressed the importance of foot traffic in the downtown area.

Councilmember Barber agreed, noting her support to revitalize the downtown, and that 998 units have been approved outside of the downtown area with no commercial development.

Councilmember Alexander noted the city is focused on affordable housing, and noted the County chose Stockbridge for the new STEM School.

Mayor Pro Tem Gantt noted the conversations to expand Rock Quarry Road began prior to 2013, and that the city is trying to attract young urban professionals to the area with this development which is less than one mile away from the downtown; noting the city is requiring developments to have a commercial component as the vision is to make Stockbridge a Live, Work, Play community.

Mayor Ford noted the Amphitheater will be paid off this year in August, and the city will focus on the next project.

Mr. Anderson reviewed the Staff Recommended Conditions, noting the Planning Commission recommends changing the verbiage from Consider to Shall regarding Amenities. The Council agreed.

Additional Development Conditions include Ceresa Drive shall be accessible to the new Rock Quarry Rd. Expansion road, and the developer shall work in coordination with the project manager of the Rock Quarry Rd. Expansion project; Number of Townhomes shall be 42 or less; Number of Single-Family Detached Homes shall be 25 or less; Townhomes shall be 26'; Townhomes shall be a minimum of 1800 sq. feet.

STAFF CONDITIONS TO RZ-2025-02

1. **Conceptual Site Plan**—The conceptual site plan shall serve as the Master Plan for the proposed development (in terms of the numbers and types of residential units to be built, the site accesses, and the overall design of the project), thereby fulfilling the requirement for PUD zoning of the property.
2. **LDP Site Plan**—A more detailed site plan shall be developed once the City secures a developer for the project, and it shall be prepared in accordance with the requirements of the Downtown Village Overlay District to aid in stimulating and preserving Downtown Stockbridge, as follows:
 - a. **Project Size**—A maximum of 67 residential units shall be constructed, which would represent a density of 4.34 units per acre. No more than 42 townhomes and no more than 25 SF detached homes.
 - b. **Setbacks**—The building setbacks shall be a minimum of 14 feet from the curb for front yards; a minimum of 10 feet on the sides for single-family detached homes and end units of townhomes or other attached residences; and a minimum of 25 feet for the rears.
 - c. **Amenities**—The developer shall add a dog park, a walking trail, a playground, and/or a picnic/barbeque area.
 - d. **Trash Handling**—An enclosed dumpster shall be provided rather than individual trash cans.
 - e. **Internal Sidewalks**—Internal sidewalks shall be located on both sides of streets, and they shall be at least eight feet wide in the front yards of residences, including a six-foot-wide sodded landscape buffer between the street and the sidewalk.
 - f. **Parking Spaces**—A sufficient number of parking spaces shall be provided in relation to the number of bedrooms per residential unit, according to the UDC as well as for common-area guest parking.
 - g. **Parking Lot Design**—Parking lots shall have eight-foot-wide buffers adjacent to streets, eight-foot-wide islands between parking aisles, and four-foot-wide separations for every twelve parking spaces.
 - h. **Parcel Interconnectivity**—Provisions shall be made for pedestrian access to adjacent commercial parcels.
3. **Architectural Design**:
 - a. **Scale**—The project scale shall be compatible with the scale of surrounding developments.
 - b. **Maximum Height**—The buildings shall not exceed four stories or fifty-five feet.
 - c. **Building Façade Styles and Colors**—The building facades shall be compatible in style and color with the facades of surrounding buildings.
 - d. **Building Façade Materials**—The building facades shall be faced on three sides

with one hundred percent (100%) brick, and the front side shall be faced with fifty percent (50) brick, stone, or stucco.

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

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

4. External Considerations:

a. Utilities—The developer shall comply with all requirements of the City of Stockbridge's Public Works Department in providing sufficient water and sewer facilities to serve the proposed development, and these facilities shall be located underground.

b. Site Security—Whether or not the community is gated, flock cameras shall be provided at all site accesses.

c. Easements – No encroachments or other actions shall disturb the Georgia Power Company easement to the east.

d. Property Maintenance – An HOA or townhome association shall be established, or a property management company shall be secured, to maintain all common areas of the site.

ADDITIONAL CONDITIONS

1. The width of the townhomes shall be 26 feet and a minimum of 1,800 to 2,000 square feet.
2. Incorporate Rock Quarry Road extension to the site plan with the addition of a four lane with a median.
3. Ceresa Drive shall have access to the Rock Quarry Expansion Road
4. One entry unit shall be installed on Ceresa Drive.

Motion to approve the city-initiated Rezoning Case #RZ-2025-02 with the Staff Recommended Conditions and Additional Conditions was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed 3-1 (Alexander, Berry, Gantt Approved) (Barber Opposed, noting her opposition is because she supports smart growth and the city has not addressed the infrastructure needs, and the LOI has not been approved by the City Council or the URA, and she has been asking for the appraisals since October 2024, and has not received them.

Councilmember Alexander noted for the record that the law does not allow denial based on traffic, and that the city will be requesting funding in TSPLOST II for the Rock Quarry Road Expansion project; and noted the Hwy. 42 Road Widening project up to I-675 is currently underway.

NEW BUSINESS

4. DE-ANNEXATION CASE #DX-2024-05 for the Manderley Subdivision--Phase 5. Consideration of an Ordinance to de-annex from the Corporate Limits of the City of Stockbridge eight (8) parcels within the Manderley Subdivision, representing Phase 5, as are listed below. The request was made by the owners of the eight (8) parcels, which are located in Land Lot 8 of District 12. The parcels would become part of unincorporated Henry County.

The City Council previously approved De-Annexation Cases #DX-2024-01, #DX-2024-02, #DX-2024-03, and #DX-2024-04 for the Manderley Subdivision.

~ 610 Edgecombe (Parcel #013A01004000) ~ 620 Edgecombe (Parcel

#013A01005000) ~ 630 Edgecombe (Parcel #013A01006000)
~ 635 Edgecombe (Parcel #013A01011000) ~ 640 Edgecombe (Parcel
#013A01007000) ~ 645 Edgecombe (Parcel #013A01010000)
~ 650 Edgecombe (Parcel #013A01008000) ~ 655 Edgecombe (Parcel
#013A01009000)

Presented by: Ryan Anderson, Community Development Director

5. DE-ANNEXATION CASE #DX-2024-06 for the Manderley Subdivision-Phase 6. Consideration of an Ordinance to de-annex from the Corporate Limits of the City of Stockbridge two (2) parcels within the Manderley Subdivision, representing Phase 6, as are listed below. The request was made by the owners of the two (2) parcels, which are located in Land Lots 8 & 25 of District 12. The parcels would become part of unincorporated Henry County.

The City Council previously approved De-Annexation Cases #DX-2024-01, DX-2024-02, DX-2024-03, and #DX-2024-04 for the Manderley Subdivision.

~ 110 Jasper Drive (Parcel #013A01002000) ~ 120 Jasper Drive (Parcel #013A01003000)

Presented by: Ryan Anderson, Community Development Director

6. DE-ANNEXATION CASE #DX-2024-07 for the Manderley Subdivision-Phase 7. Consideration of an Ordinance to de-annex from the Corporate Limits of the City of Stockbridge three (3) parcels within the Manderley Subdivision, representing Phase 7, as listed below. The request was made by the owners of the three (3) parcels, which are located in Land Lots 8, 9, 24, & 25 of District 12. The parcels would become part of unincorporated Henry County. The City Council previously approved De-Annexation Cases #DX-2024-01, DX-2024-02, DX-2024-03, and #DX-2024-04 for the Manderley Subdivision.

~ 315 Kerrith Drive (Parcel #013A01024001), ~ 170 Jasper Drive (Parcel #013A01040000), ~ 175 Jasper Drive (Parcel #013A01045000)

Presented by: Ryan Anderson, Community Development Director

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

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

Presented by: Ryan Anderson, Community Development Director

Motion to combine approval of Item #4 DX-2024-05, #5 DX-2024-06, #6 DX-2024-07 & #7 DX-2024-08 with one vote was made by Mayor Pro Tem Gantt; seconded by Councilmember Berry. The motion passed unanimously 4-0.

8. Public Works Staff is requesting Council's approval to move forward with Prime Contractors demolishing the current 45'x280' maintenance shop and constructing a new 60'x300'x16' pre-engineered metal building at a cost of \$1,758,545.00. This will be Phase I. The funding source is SPLOST VI.
Presented by: Decius Aaron, Public Works Director

Councilmember Barber asked the item went through the competitive bidding process.

Mr. Milazi confirmed that it had.

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

Councilmember Alexander noted SPLOST VI funding has not yet been received.

Mr. Milazi noted the first receipts of SPLOST VI funds are expected in June 2025; and the initial funds would be borrowed from other funding sources and reimbursed from SPLOST VI.

9. Council consideration to approve Task Order No. 54 with Carter & Sloope – Willow Springs Force Main Replacement in the amount of \$180,900.00. The funding source is from SPLOST V.

Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted this action will improve the aging infrastructure in the area, and the city's Impact Fees will help to make continuous improvements.

Motion to approve was made by Councilmember Berry; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

10. Public Works Staff is requesting Council's approval to purchase eleven (11) trucks in the amount of \$620,725.00. The funding source is from SPLOST VI.
Presented by: Decius Aaron, Public Works Director, and Al Barnes, Public Works Operations Manager

Mr. Aaron noted the request is to approve funding for 11 much needed light duty vehicles in the Public Works Department.

Mayor Pro Tem Gantt asked if the purchase of 11 vehicles is an emergency, or could the purchase be held off.

Mr. Aaron noted Public Works staff is riding 2-3 employees per vehicle in some instances.

Councilmember Barber asked, other than meter reading, why 11 individual trucks, and noted that she is reluctant with purchase 11 vehicles at the same time, and asked if they could be purchased 3-4 at a time, opposed to 11.

Mr. Milazi noted the city approved the purchase of vehicles in the Capital Improvement Plan, and that the funds are being reallocated since the lease item was not approved.

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

11. Council consideration for Water Works Metrology, LLC to replace ±500 AMI water meters that are not functioning properly in the amount of \$194,608.75. The funding source is from SPLOST V.
Presented by: Decius Aaron, Public Works Director
Mr. Aaron noted the water meters were changed in 2017 and are specific to each system.

Councilmember Barber noted the Procurement Office confirmed the vendor was a Sole Source Supplier.

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

DISCUSSION

12. Discussion to task Falcon Design to design a Beautification Project for GA Hwy. 138 and identify funding.
Presented by: Decius Aaron, Public Works Director
Mr. Aaron noted the best way to proceed with the request is to bring the item to the City Council to identify funding and to task Falcon Design with preparing a beautification design.

Councilmember Barber asked what the cost of the Task Order would be. Mayor Pro Tem Gantt stated the cost would be brought to the Council for approval.

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

13. Discussion of a request from the Citizen Police Advisory Council to donate and install painted concrete tables for Checks/Chess at Clark and Memorial parks.
Presented by: Mayor Pro Tem Gantt member CPAC asked that the City allow the installation of painted concrete chess/checker boards at Clark and Memorial parks as a donation.

Mayor Ford asked how these concrete tables would fit into the city's Master Parks Plan design.

Mr. Aaron noted the approval would be contingent upon the Master Park Plan and does not conflict with the design.

Motion to approve with a contingency that the request is in alignment with the City's Master Park Plan was made by Mayor Pro Tem Gantt; seconded by Councilmember Berry. The motion passed unanimously 4-0.

UPCOMING MEETINGS & ANNOUNCEMENTS: Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change or

contact City Hall offices at 770-389-7900 or visit the website www.stockbridgega.org for updates.

- Youth Council Special Called Meeting – Tuesday, April 15th at 5:45 p.m. at City Hall in the Levi Meeting Room (Apr 15)
- Downtown Development Authority Meeting, 3rd Tuesday of each month at 6:00 pm at the Downtown Connection Ctr 130 M L King, Sr. Heritage Trail (Apr 15)
- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Apr 17)
- City Council Work Session Meeting held on the last Tuesday of the month at 6:00 p.m. - City Hall Council Chamber (Apr 29)

UPCOMING CITY EVENTS/INITIATIVES

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

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

2025 CONCERT SEASON SCHEDULE

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

MAYOR’S COMMENTS

Mayor Ford referenced the start of the Atlanta Braves season wishing the team much success and asked everyone to support the team in their quest for a bid at the World Series; and noted the tax deadline in Georgia has been extended from April 15th to May 1st due to Hurricane Helene.

EXECUTIVE SESSION

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

Motion to adjourn Executive Session and sign and Affidavit with no action was made by Councilmember Alexander; seconded by Councilmember Barber. The motion passed unanimously 4-0.

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

Motion to adjourn the meeting at 10:20 p.m. was made by Councilmember Barber; seconded by Councilmember Berry. The motion passed unanimously 4-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



CITY COUNCIL SPECIAL CALLED MEETING SUMMARY MINUTES

MONDAY, APRIL 21, 2025 3:00 P.M.

Mayor & City Council

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

Administration

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

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

Invocation by Mayor Ford at 3:06 p.m.

Invocation by: Councilmember Berry

The Pledge of Allegiance was recited by all in attendance.

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

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

NEW BUSINESS

1. Council Consideration to approve a Resolution for the Estimated 2025 Millage Rate in accordance with HB92 and HB581.
Presented by: Frank Milazi, City Treasurer/CFO, Ed Wall, Financial Advisor (online)
Mr. Milazi referenced HB581 which requires municipalities to provide an estimate of the rollback, noting the City did so, and provided to the County, and that Governor Kemp then approved an amendment HB92 which requires the municipal government to officially adopt the estimated rollback. Mr. Milazi noted the action taken today does not affect the tax process that takes place every year, and that the action today is to meet the requirements of HB581 and HB92; and noted the Resolution would give the City Treasurer the authority to send the estimated the

millage rate of 3.77 and submit to the County; and noted the city's Financial Advisor, Ed Wall, is available online for any questions, and reiterated this action does not affect the millage rate to be set in July based on the budget.

Mayor Ford noted the proposed millage of 3.77 is the same as it currently set and has been for two years.

Mr. Milazi confirmed, noting the actual millage rate would be set at a later date in July of 2025.

Councilmember Barber asked if the July public hearing dates have been set.

Mr. Milazi noted the County has not confirmed the city's Public Hearing Dates as yet.

Councilmember Alexander noted that if the millage rate remains the same, that is considered to be a tax increase and public hearings will be required, and the actions today are the result of new provisions by the State.

Mr. Milazi confirmed, noting the Governing Body is required to act by April 24, 2025.

Councilmember Barber noted for the record that she did not support the FY2025 Budget, and does support HB581 and HB92, and prefers a decrease in the millage rate.

Mayor Pro Tem Gantt joined the meeting at 3:19 p.m.

Motion to approve a Resolution for the Estimated 2025 Millage Rate of 3.77 in accordance with HB92 and HB581 was made Councilmember Barber; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

Motion to Adjourn the meeting at 3:20 p.m. was made by Councilmember Barber; seconded by Councilmember Berry. The motion passed unanimously 4-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



COUNCIL WORK SESSION MEETING SUMMARY MINUTES

April 29, 2025 6:00 P.M.

Mayor & City Council

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

Administration

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

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

The meeting was called to order by Mayor Ford at 6:03 p.m.

Invocation by: Mr. Decius Aaron

The Pledge of Allegiance was recited by all in attendance.

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

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

PUBLIC COMMENTS

Mr. Paul Turner called for an immediate suspension of Amphitheater activities and made comments regarding fiscal year 2024 payments to Amphitheater vendors.

REVIEW OF THE MINUTES

1. Review of the April 14, 2025 Council Meeting Minutes
Review of the April 21, 2025 Special Called Meeting Minutes
There was no action taken.

QUARTERLY REPORTS

2. First Quarter 2025 Report

Mayor Ford (Acting City Manager) gave an overview of the City Manager's Report for the First Quarter 2025, noting full reports have been included in the Council Agenda Books and online for review: Finance, Public Works, Human Resources, Community Development, Economic Development, Events, Municipal Court, Police Department, Governing Body, Clerk's Office, Information Technology, Downtown Development Authority, Citywide Development Authority and Youth Council; and highlighted information from various departments.

CONSENT AGENDA

3. A) Request for use of the Council Chamber and Patrick Henry Meeting Room for the Annual Youth Council Senior Ceremony and Banquet on May 13th, 2025.

B) Henry County's Hazard Mitigation Plan (2024 - 2029)

Mayor Pro Tem Gantt motioned to approve the Consent Agenda; seconded by Councilmember Berry. The motion passed unanimously 4-0.

NEW BUSINESS

4. Council consideration to approve the renewal of the term contract No. 2019-00022P, Facility Maintenance Solutions/Grounds Keeper Landscape, between CGL Facilities Management, LLC in the amount of \$400,000.00. Funding source is from Public Works Department budgeted funds.

Presented by Decius Aaron, Public Works Director

Mr. Aaron made a request to renew the contract through 12/31/2025, and that an RFP would be put out at the end of the year.

Motion to approve through 12/31/2025 was made by Councilmember Barber; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

5. Council consideration to approve authorization to establish a budget within the Traffic Camera Fund. On March 3, 2025, City Council approved Resolution OR-25-597, authorizing the transfer of Traffic Camera (RedSpeed) revenue from the General Fund to a dedicated Special Traffic Camera Fund. To move forward, Council approval is now required to establish a budget within this fund.

Presented by Frank Milazi, City Treasurer/CFO

Mr. Milazi noted the Council recently approved the transfer of RedSpeed funds to and to establish an account with the Police Department, and that this request from the Police Department is to establish a budget for those funds.

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

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

- Citizens Police Advisory Council Meeting, 1st Thursday of each month at 6:00 p.m. at the Police Department Community Room 4545 N. Henry Blvd. (May 1)
- Youth Council Meeting, 1st Monday of each month at 6:30 p.m. at City Hall in the Levi Meeting Room (May 5)

- Main Street Advisory Board Meeting, 2nd Friday of each month at 9:00 a.m. at the Downtown Connection Center, 130 M L King, Sr. Heritage Trail (May 9)
- City Council Meeting held on 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (May 12)
- Citywide Development Authority Meeting, 2nd Tuesday of each month at 6:00 p.m. at City Hall in the Levi Meeting Room (May 13)
- Downtown Development Authority Meeting, 3rd Tuesday of each month at 6:00 pm at the Downtown Connection Ctr 130 M L King, Sr. Heritage Trail (May 20)
- Youth Council Advisory Committee, 3rd Tuesday of each month at 6:30 p.m. at City Hall in the Levi Meeting Room (May 20)
- Planning Commission Meeting, SPECIAL DATE, May 22nd at 6:30 p.m. - City Hall Council Chamber - (May 22)
- City Council Work Session Meeting held on the last Tuesday of the month at 6:00 p.m. - City Hall Council Chamber (May 27)

UPCOMING CITY EVENTS/INITIATIVES

- Join Councilman Alexander for the State of District 5, Wednesday, April 30th at 7pm at Eagles Landing Country Club.
- Join Councilman Berry for the Annual National Day of Prayer, Thursday, May 1st on the steps of City Hall at 6:30 p.m.
- Join Councilwoman Barber for the Annual Mother's Day Tea, Sunday, May 4th at the Merle Manders Conference Center from 3pm – 5pm. Celebrating the Heart and Dedication of mothers who uplift our community.
- Food Truck Tasty Tuesdays will kick off on Tuesday, May 6th at Clark Park from 5:30 pm – 8pm and will feature Soul Cartel. Join us for great food and lots of fun!
- Councilman Thomas is honoring Veterans with a Continuous Salute all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service.
- Join Councilman Thomas for the *Don't Trash Stockbridge* initiative centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.
- Sign Up for real-time alerts about severe weather, road closures and emergencies on the Regroup App. Visit the city's website or social media pages for more information on how and where to sign up. Stay Safe!

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

2025 CONCERT SEASON SCHEDULE

- Saturday, May 3rd – My Girls Night featuring Xscape with special guests Total and 702
- Saturday, May 10th – Mother's Day Weekend Show featuring 112, Dru Hill, Silk and Carl Thomas
- Sunday, May 11th – Mother's Day Celebration featuring Beenie Man
- Saturday, May 24th – Memorial Day Weekend – Dirty South Yeek Crunk Fest featuring Pastor Troy, MC Shy'D, D J Raheem the Dream, Mook B Trillville, Eastside Boyz

- Saturday, June 14th – Ladies of the 80's- featuring Regina Belle, Karyn White, Deniece Williams, Evelyn "Champagne" King, Shanice, and Beverly Crawford with Special Guest Appearance by: The Silver Fox Squad
- Sunday, June 15th – Anthony Hamilton & Friends
- Saturday, June 28th – Ledisi & Kindred The Family Soul
- Saturday, July 12th – The All-White party Tribute to Frankie Beverly featuring The Maze Band, Jubu Smith, Eric Benet, Dave Hollister, Christopher Williams, Mike Phillips & Vivian Green

MAYOR'S COMMENTS

Mayor Ford referenced a proclamation issued to NE-YO in celebration of his inaugural OLOGO Golf tournament held at Eagles Landing Country Club, with the hopes that this event will occur annually; noted VyStar had a ribbon cutting as the Amphitheater Naming Rights Sponsor; and encouraged everyone to be safe and healthy.

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

Mayor Pro Tem Gantt exited the meeting following Executive Session.

Motion to adjourn Executive Session and sign an Affidavit was made by Councilmember Alexander; seconded by Councilmember Barber. The motion passed unanimously 3-0. (Alexander, Barber, and Berry).

Motion to reconvene the meeting was made by Councilmember (Alexander, Barber, and Berry). Alexander; seconded by Councilmember Barber. The motion passed unanimously 3-0.

Attorney Washington presented a motion to approve a contract as discussed for Police Chief Frank Trammer for a three-year contract which will be for one year with two renewals, and a 60-day termination clause by either side and eliminating the power and electricity language.

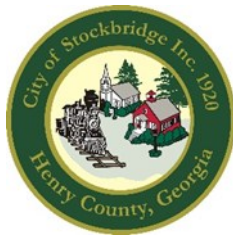
Motion to approve the contract for Chief Trammer as outlined by the City Attorney stating the importance of public safety and securing the Police Chief, and tasking staff with moving forward with changing the structure whereas the Police Chief reports to the Mayor & City Council was made by Councilmember Alexander; seconded by Councilmember Barber. The motion passed unanimously 3-0. (Alexander, Barber, and Berry).

Motion to adjourn the meeting at 7:30 p.m. was made by Councilmember Alexander; seconded by Councilmember Barber. The motion passed unanimously 3-0. (Alexander, Barber, and Berry).

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



City of Stockbridge

AGENDA ITEM

MEETING DATE

MAY 12, 2025

FUNDING SOURCE

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

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

SPECIAL USE PERMIT CASE #SP-2024-03 (Council District 4). Consideration of a Special Use Permit request to allow a personal care home on property at 270 Shields Road. Applicant/Agent/Owner: Shona John. The property contains 1.47 +/- acres. Ms. John seeks to care for six residents in her home, although her State personal care home license only allows three. She has submitted numerous documents and photographs to show that the home has the appropriate safety and security features to care for the residents. Driveway, parking, and screening improvements need to be made. The applicant is making diligent efforts to comply with all requirements.

BACKGROUND INFORMATION:

SP-2024-03 was deferred at the Planning Commission meeting on September 19, 2024 because the applicant did not have the required State license or medication certification at that time. She recently obtained them. Although the UDC allows personal care homes, Title 9 of Municode has no provision for them and no authorization to issue a business license (i.e., a conflict between the two parts of Municode). Personal care homes are not the same as group homes, day care centers, or family day cares, which were used as the basis for the denial of a business license. The Staff questions the appropriateness of personal care homes for residential districts, and continues to recommend denial. The Planning Commission also recommended denial at its meeting on April 17, 2025.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

SP-2024-03 FOR 270 SHIELDS ROAD.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

DENIAL.

Staff Signature_____

Shona John
270 Shields Road
Stockbridge, GA 30281

Frederick Gardiner
City Council Manager
4640 North Henry Blvd
Stockbridge, GA 30281

Dear Frederick Gardiner

I am writing to request an extension for submitting the state license. Due to limited funds, I needed to apply for a loan, as discussed in our recent meeting, to complete the necessary repairs on the property. Unfortunately, the loan approval process took longer than anticipated, delaying the entire project timeline. My husband is currently the only one able to work on the property, and the loan amount was insufficient to hire additional help, which has further extended our timeline.

I would be very grateful if you could grant an extension until the first week of January for me to submit the state license. Thank you for your understanding and consideration, and I look forward to your response.

Sincerely,
Shona John

HOME-BASED OCCUPATIONAL TAX APPLICATION

CITY OF STOCKBRIDGE

4640 North Henry Blvd

Stockbridge, GA 30281

(678) 833-3302 or (678) 833-3310 fax number (678) 302-9732

www.cityofstockbridge.com



HOME OCCUPATION REGULATIONS

A Home Occupation as defined by this chapter (8 36 170) is permitted subject to the following requirements.

1. Only residents of the dwelling may be engaged in the home occupation.
2. The home occupation shall be clearly incidental to the residential use of the dwelling and shall not change the residential character of the building.
3. No display of products shall be visible from the street except agricultural products grown on the premises in RA zoning district. Only products produced on the premises may be sold on the premises.
4. No business or advertisement signs of the home occupation shall be permitted on a tract of property that is zoned or used for residential purposes.
5. Use of a dwelling for a home occupation shall not exceed twenty five percent (25%) of one floor.
6. No internal or external alterations inconsistent with the residential use of the building is permitted.
7. The home occupation shall not constitute a nuisance.
8. No outside storage of materials to be used in connection with the home occupation is permitted.
9. No accessory building shall be used in connection with the home occupation, unless it is approved as a conditional use and then in the RA district only. The use of an accessory building shall comply with the following conditions:
10. Instruction in music and similar subjects shall be limited to two students at a time.
11. Only passenger vehicles may be used in connection with the management of a home occupation.
12. Beauty shops, barber shops, manicurists and similar services conducted as home occupations shall be limited to two chairs/stations and one shampoo chair/station.
13. No more than two non-transient guests may be boarded at any one time as a home occupation.
14. The following and similar uses shall be considered home occupations, provided they follow the minimum standards described in this section: attorney, addressing service, art institution, beauty and barber shop, dentist, doctor, drafting and surveying, dress making, insurance agent, manufacturer's representative, music teacher, notary public, photographer, real estate agent, and consultant.
15. All home occupations shall obtain a business license from the City of Stockbridge, and appear before the Mayor and Council for approval if required.
16. Conduct of a home occupation which involves clients coming to the residential structural shall only be allowable for service occupations, such as those listed in Paragraph 12 above. No home occupation shall be conducted as a retail or manufacturing concern where clients or customers come to the premises for the purchase of items sold on those premises.
17. All home occupations shall pay for sanitation services at a higher rate, and in a timely manner, or face revocation of a previously-issued occupation tax certificate, denial of the rights to engage in a home occupation in the future, or any other civil penalties authorized by law.
18. Approval from home owner's association and/or property manager, where applicable.
19. No more than one vehicle at the home occupation.

Signature [Signature]

Date 06-04-2024

Print Name SHONA JOHN

SUBSCRIBED AND SWORN

BEFORE ME ON THIS THE

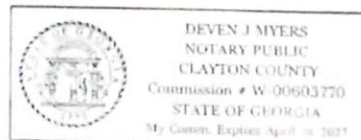
4 DAY OF June 2024

Executed in Fayetteville (City), GA (State)

[Signature] 4/20/2027

NOTARY PUBLIC Signature

My Commission Expires



HOME-BASED OCCUPATIONAL TAX APPLICATION
CITY OF STOCKBRIDGE
4640 North Henry Blvd
Stockbridge, GA 30281
(678) 833-3302 or (678) 833-3310 fax number (678) 302-9732
www.cityofstockbridge.com



Memorandum of Understanding Occupational Tax Certificate

I SHONA JOHN, am a business owner/operator of My SERENITY PERSONAL CARE HOME
(Business Owner Name—Please Print) (Business Name—Please print)

By executing and notarizing this Memorandum of Understanding, I agree, and accept responsibility for notifying the City of Stockbridge - Occupational Tax Department of all changes of information regarding my business (closure/non-closure). I also acknowledge that I am aware that non-submittal of the annual renewal application **will not** close the business, and that additional fees will be incurred as a result of non-compliance to all laws and ordinances set forth to operate within the City of Stockbridge.

Furthermore, I agree **not to hold the City of Stockbridge responsible**, after due process of time, they determine that I am no longer in business at my location.

I hereby declare under penalty of perjury that the foregoing is true and correct.

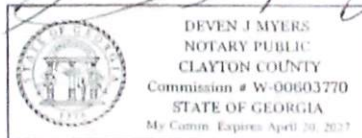
Executed on June, 04, 2024 in Fayetteville (city), GA (state).


Signature of Business Owner or Manager

SHONA JOHN
Printed Name of Business Owner or Manager

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 4 DAY OF June, 2024

4/20/2027
Notary Public My Commission Expires



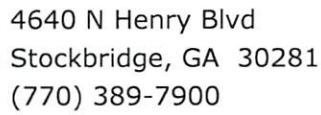
Office Use Only:

OTC _____

3.2.3 - Adult and child day care facilities.

The requirements of this section apply to child and adult day care facilities, nursery schools, and preschools.

- A. Family day care homes or group day care homes are not allowed in residential districts, nor are they allowed on any property which is used for residential purposes. The regulations which are listed below apply to commercially operated adult and child day care facilities only.
- B. Each adult and child day care center shall be subject to the following requirements when it is located within a commercial building or commercial zoning district:
 - 1. All regulated facilities shall comply with the State regulation and shall acquire applicable State licenses for operation.
 - 2. All facilities shall be located on properties having a minimum of one (1) acre and shall be located on a thoroughfare having a classification of a collector road or higher.
 - 3. All day care facilities must be located in freestanding buildings. They may not be located within a tenant space of a retail center, office building, or other type of building.
 - 4. Each child day care facility shall provide not less than thirty-five (35) square feet of indoor play area for each child, based on the maximum permissible enrollment.
 - 5. Each child day care facility shall provide not less than two hundred (200) square feet of outdoor play area for each child, based on the maximum permissible enrollment.
 - 6. All required outdoor play/recreation areas shall be enclosed by a solid decorative fence which is not less than four (4) feet in height.
 - 7. No day care home shall be located within one thousand five hundred (1,500) feet of another day care facility.
 - 8. All facilities must obtain a business license with the city and provide a copy of all State licenses and documentation.



Receipt Date: 6/5/2024 1:25:03 PM

VOIDED RECEIPT

Transaction Code: EG - Energov

Name: John, Shona (My Serenity Per:

\$150.60

Entity Name: John, Shona (My Serenity Perso Entity Account: INV-00029881

INV-00029881 150.60

- CAINVOICEFEE 80.6000

- CAINVOICEFEE 70.0000

Total Balance Due: **\$150.60**

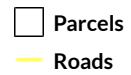
Payment Method: Credit Card	Payor: John, Shona (My Serenity Persc	Reference: Visa-Authorized	Amount:	\$150.60
-----------------------------	---------------------------------------	----------------------------	---------	----------

Total Payment Received:	\$150.60
--------------------------------	-----------------

Change: \$0.00

Cardmember acknowledges receipt of goods and/or services in the amount of the total shown hereon and agrees to perform the obligations set forth by the cardmember's agreement with the issuer.

X _____



Developed by  **Schneider**
GEOSPATIAL

Business Summary

Business Name: My Serenity Personal Care Home, LLC

Business Address: 270 Shields Rd, Stockbridge, GA 30281

Business Owner: Shona John

Date: April 7, 2025

Business Overview

Business Type: Personal Care Home

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

Admission Procedures

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

Business Operations

1. Operating Hours:

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

2. Staffing:

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

3. Security Measures:

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

4. Emergency Procedures:

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

Conclusion

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

Signature: _____

Date: _____

Owner's Name: Shona John

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

Shona John
270 Shields Road
Stockbridge, GA 30281

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

Dear Keedra Jackson,

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

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

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

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

Georgia Nurse Aide Registry



Certification Number – CN0028858298

Original Date: 04/20/2006

Expiration Date: 04/20/2026

SHONA JOHN
313 PLANTATION CIR
FAYETTEVILLE, GA 30214

Alive and Well Safety Training, Inc.

First Aid Training Course

SHONA JOHN

*Has successfully completed a two-hour First Aid Course approved
by the DHR, ORS and Alive & Well Safety Training, Inc.*

APR 09 2025

Issue Date

APR 09 2027

Expiration Date



Alive and Well Safety Training, Inc.

Cardiopulmonary Resuscitation and
Emergency Cardiac Care Provider

SHONA JOHN

*Has successfully participated in the current national standards for adult
cardiopulmonary resuscitation*

APR 09 2025

Issue Date

APR 09 2027

Expiration Date

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed

Secretary of State

Filing Date: 2/25/2025 4:14:02 PM

BUSINESS INFORMATION

CONTROL NUMBER	21016143
BUSINESS NAME	My Serenity Personal Care Home LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	02/25/2025
ANNUAL REGISTRATION PERIOD	2025, 2026

PRINCIPAL OFFICE ADDRESS

ADDRESS	270 Sheilds rd, Stockbridge, GA, 30281, USA
---------	---

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Shona John	270 Sheilds rd, Stockbridge, GA, 30281, USA	Henry

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Shona John
AUTHORIZER TITLE	Organizer



CERTIFICATE OF COMPLETION

Presented to

Shona John, CNA, CN0028858298

Upon Successful Completion of

Documentation: Accurate and Legal - 2.0 Online Contact Hours

Course Completed: **2025-03-20**

Provider approved by

Arkansas Board of Nursing #50-9351, California Board of Registered Nursing, Provider CEP #14777 for Contact Hours, District of Columbia Board of Nursing #50-9351, District of Columbia Board of Nursing Assistants #50-9351, Florida Board of Nursing #50-9351, Georgia Board of Nursing #50-9351, Kansas Board of Nursing #50-9351, Kentucky Board of Nursing #50-9351, Michigan Board of Nursing #50-9351, Mississippi Board of Nursing #50-9351, New Hampshire Board of Nursing #50-9351, New Mexico Board of Nursing #50-9351, North Dakota Board of Nursing #50-9351, South Carolina Board of Nursing #50-9351 Tennessee Board of Nursing #50-9351 and West Virginia Board of Registered Professional Nurses WV2006-0503RN #50-9351 RN ORG® Courses are Peer Board Reviewed. *This activity has been designed to meet the Minnesota Board of Nursing continuing education requirements. However, the nurse is responsible for determining whether this activity meets the requirements for acceptable continuing education.*

L Snyder RN

Calle Sierra Moreno 6, La Valvega de la Cala Casa 14, La Cala de Mijas, Málaga, España

This certificate must be kept for a minimum of 8 years.

1793851

Copyright © 1997-2025 RN org®, S.A. All Rights Reserved



CERTIFICATE OF COMPLETION

Presented to

Shona John, CNA, CN0028858298

Upon Successful Completion of

Tuberculosis - 2.0 Online Contact Hours

Course Completed: **2025-03-19**

Provider approved by

Arkansas Board of Nursing #50-9351, California Board of Registered Nursing, Provider CEP #14777 for Contact Hours, District of Columbia Board of Nursing #50-9351, District of Columbia Board of Nursing Assistants #50-9351, Florida Board of Nursing #50-9351, Georgia Board of Nursing #50-9351, Kansas Board of Nursing #50-9351, Kentucky Board of Nursing #50-9351, Michigan Board of Nursing #50-9351, Mississippi Board of Nursing #50-9351, New Hampshire Board of Nursing #50-9351, New Mexico Board of Nursing #50-9351, North Dakota Board of Nursing #50-9351, South Carolina Board of Nursing #50-9351 Tennessee Board of Nursing #50-9351 and West Virginia Board of Registered Professional Nurses WV2006-0503RN #50-9351 RN ORG® Courses are Peer Board Reviewed *This activity has been designed to meet the Minnesota Board of Nursing continuing education requirements. However, the nurse is responsible for determining whether this activity meets the requirements for acceptable continuing education.*

L Snyder RN

Calle Sierra Moreno 6, La Valvega de la Cala Casa 14, La Cala de Mijas, Málaga, España

This certificate must be kept for a minimum of 8 years
1793851

Copyright © 1997-2025 RN org®, S.A. All Rights Reserved.



CERTIFICATE OF COMPLETION

Presented to

Shona John, CNA, CN0028858298

Upon Successful Completion of

**Infection Control, Barrier Precautions and OSHA - 2.0 Online Contact
Hours**

Course Completed: **2025-03-18**

Provider approved by

Arkansas Board of Nursing #50-9351, California Board of Registered Nursing, Provider CEP #14777 for Contact Hours, District of Columbia Board of Nursing #50-9351, District of Colombia Board of Nursing Assistants #50-9351, Florida Board of Nursing #50-9351, Georgia Board of Nursing #50-9351, Kansas Board of Nursing #50-9351, Kentucky Board of Nursing #50-9351, Michigan Board of Nursing #50-9351, Mississippi Board of Nursing #50-9351, New Hampshire Board of Nursing #50-9351, New Mexico Board of Nursing #50-9351, North Dakota Board of Nursing #50-9351, South Carolina Board of Nursing #50-9351 Tennessee Board of Nursing #50-9351 and West Virginia Board of Registered Professional Nurses WV2006-0503RN #50-9351. RN.ORG® Courses are Peer Board Reviewed. *This activity has been designed to meet the Minnesota Board of Nursing continuing education requirements. However, the nurse is responsible for determining whether this activity meets the requirements for acceptable continuing education.*

L Snyder RN

Calle Sierra Moreno 6, La Valvega de la Cala Casa 14, La Cala de Mijas, Málaga, España

This certificate must be kept for a minimum of 8 years.

1793851

Copyright © 1997-2025 RN.org®, S.A. All Rights Reserved.



CERTIFICATE OF COMPLETION

Presented to

Shona John, CNA, CN0028858298

Upon Successful Completion of

Resident Rights - 1.0 Online Contact Hours

Course Completed: **2025-03-18**

Provider approved by

Arkansas Board of Nursing #50-9351, California Board of Registered Nursing, Provider CEP #14777 for Contact Hours, District of Columbia Board of Nursing #50-9351, District of Columbia Board of Nursing Assistants #50-9351, Florida Board of Nursing #50-9351, Georgia Board of Nursing #50-9351, Kansas Board of Nursing #50-9351, Kentucky Board of Nursing #50-9351, Michigan Board of Nursing #50-9351, Mississippi Board of Nursing #50-9351, New Hampshire Board of Nursing #50-9351, New Mexico Board of Nursing #50-9351, North Dakota Board of Nursing #50-9351, South Carolina Board of Nursing #50-9351 Tennessee Board of Nursing #50-9351 and West Virginia Board of Registered Professional Nurses WV2006-0503RN #50-9351 RN ORG® Courses are Peer Board Reviewed. *This activity has been designed to meet the Minnesota Board of Nursing continuing education requirements. However, the nurse is responsible for determining whether this activity meets the requirements for acceptable continuing education.*

L Snyder RN

Calle Sierra Moreno 6, La Valvega de la Cala Casa 14, La Cala de Mijas, Málaga, España

This certificate must be kept for a minimum of 8 years.

1793851

Copyright © 1997-2025 RN.org®, S.A. All Rights Reserved



CERTIFICATE OF COMPLETION

Presented to

Shona John, CNA, CN0028858298

Upon Successful Completion of

Alzheimer's Disease and Dementia - 3.0 Online Contact Hours

Course Completed: **2025-03-19**

Provider approved by

Arkansas Board of Nursing #50-9351, California Board of Registered Nursing, Provider CLP #14777 for Contact Hours, District of Columbia Board of Nursing #50-9351, District of Columbia Board of Nursing Assistants #50-9351, Florida Board of Nursing #50-9351, Georgia Board of Nursing #50-9351, Kansas Board of Nursing #50-9351, Kentucky Board of Nursing #50-9351, Michigan Board of Nursing #50-9351, Mississippi Board of Nursing #50-9351, New Hampshire Board of Nursing #50-9351, New Mexico Board of Nursing #50-9351, North Dakota Board of Nursing #50-9351, South Carolina Board of Nursing #50-9351 Tennessee Board of Nursing #50-9351 and West Virginia Board of Registered Professional Nurses WV2006-0501RN #50-9351 RN.ORG® Courses are Peer Board Reviewed. *This activity has been designed to meet the Minnesota Board of Nursing continuing education requirements. However the nurse is responsible for determining whether this activity meets the requirements for acceptable continuing education.*

L Snyder RN

Calle Sierra Moreno 6, La Valvega de la Cala Casa 14, La Cala de Mijas, Málaga, España

This certificate must be kept for a minimum of 8 years
1793851

Copyright © 1997-2025 RN.ORG®, S.A. All Rights Reserved



CERTIFICATE OF COMPLETION

Presented to

Shona John, CNA, CN0028858298

Upon Successful Completion of

End of Life including Hospice - 2.0 Online Contact Hours

Course Completed: **2025-03-19**

Provider approved by

Arkansas Board of Nursing #50-9351, California Board of Registered Nursing, Provider CEP #14777 for Contact Hours, District of Columbia Board of Nursing #50-9351, District of Columbia Board of Nursing Assistants #50-9351, Florida Board of Nursing #50-9351, Georgia Board of Nursing #50-9351, Kansas Board of Nursing #50-9351, Kentucky Board of Nursing #50-9351, Michigan Board of Nursing #50-9351, Mississippi Board of Nursing #50-9351, New Hampshire Board of Nursing #50-9351, New Mexico Board of Nursing #50-9351, North Dakota Board of Nursing #50-9351, South Carolina Board of Nursing #50-9351 Tennessee Board of Nursing #50-9351 and West Virginia Board of Registered Professional Nurses WV2006-0503RN #50-9351 RN ORG® Courses are Peer Board Reviewed. *This activity has been designed to meet the Minnesota Board of Nursing continuing education requirements. However, the nurse is responsible for determining whether this activity meets the requirements for acceptable continuing education.*

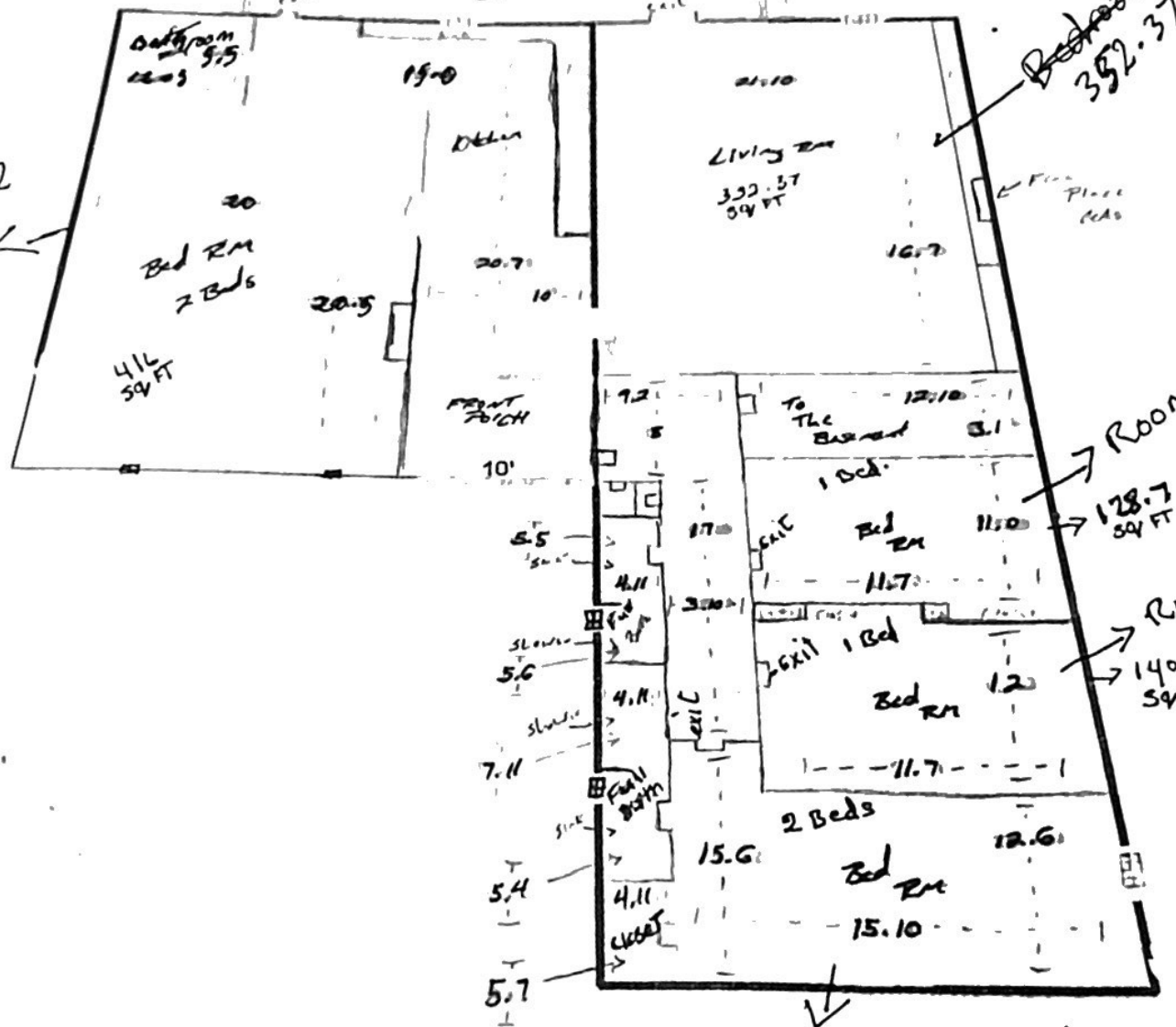
L Snyder RN

Calle Sierra Moreno 6, La Valvega de la Cala Casa 14, La Cala de Mijas, Málaga, España

This certificate must be kept for a minimum of 8 years
1793851

Copyright © 1997-2025 RN.org®, S.A. All Rights Reserved

Room For 2 Residents
416 sq ft



Room For 2 Residents
190.26 sq ft

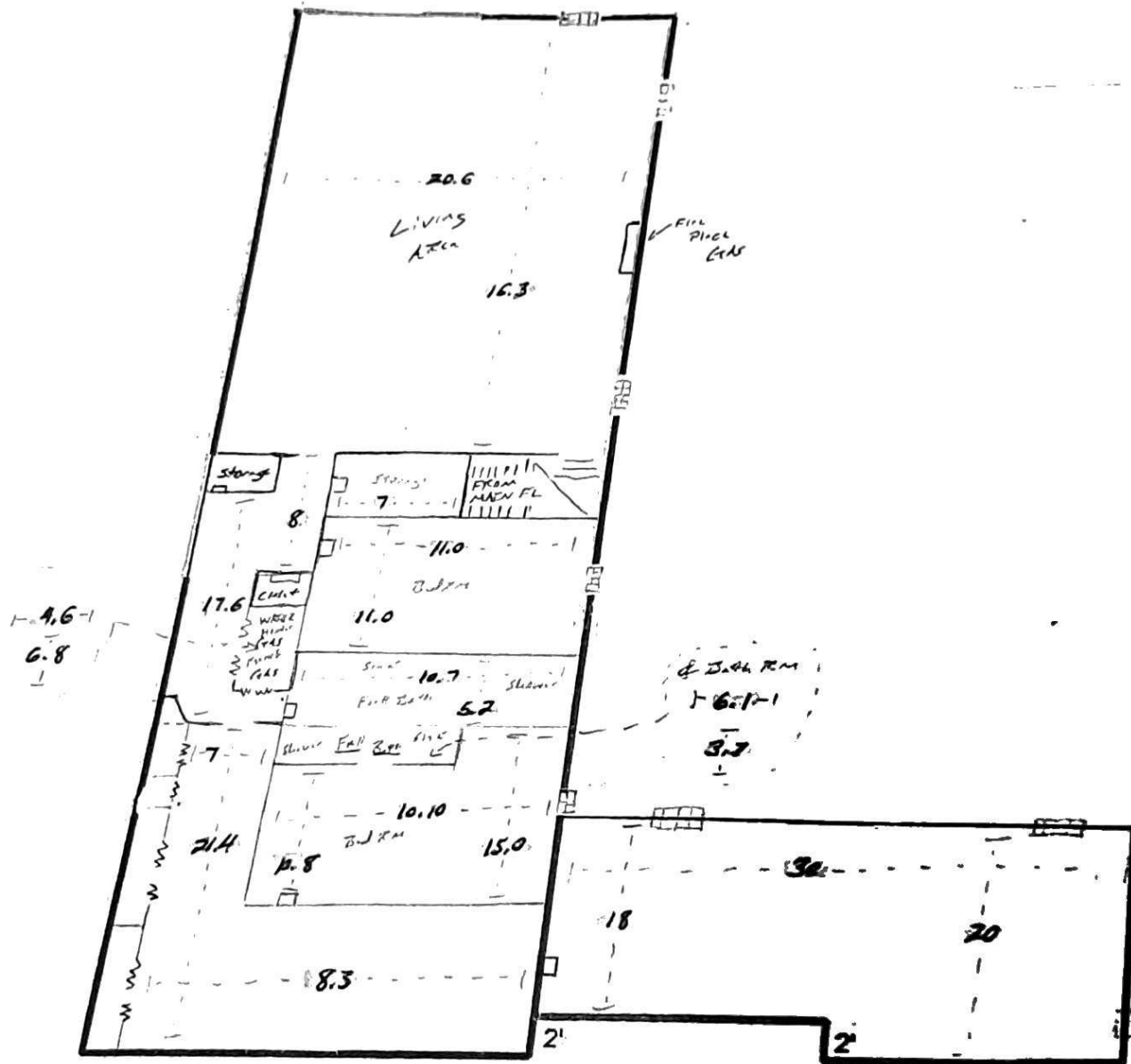
Basement +



[illegible]

Bedroom For 2 Clients
190.26 sq FT

Basement



HOME-BASED OCCUPATIONAL TAX APPLICATION

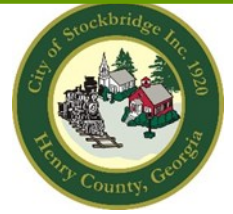
CITY OF STOCKBRIDGE

4640 North Henry Blvd

Stockbridge, GA 30281

(678) 833-3302 or (678) 833-3310 fax number (678) 302-9732

www.cityofstockbridge.com



Thank you for choosing the City of Stockbridge for your business!

Please DO NOT START YOUR BUSINESS until you have completed all steps necessary for your license (s).

Optional/ Additional Information

- Federal Tax ID - IRS (800) 829-4933
- GA Sales Tax ID- GA Dept. of Revenue (404) 724-7200
Forms- www.dor.georgia.gov
Registration- www.dor.georgia.gov
- Secretary of State- (404) 656-2881 or www.sos.ga.gov
- Small Business Administration <http://www.sba.gov>
(404) 331-0100

Important Information

- Department of Agriculture - (404) 656-3645
- Stockbridge Fire Department - (678) 833-3338
- Stockbridge Building Department - (678) 833-3338
- Stockbridge Planning and Zoning - (770) 692-8465
- Stockbridge Permits- (678) 833-3314

If you are operating a business within the city limits of Stockbridge, you are required to obtain an Occupational Tax Certificate.

This also applies to **ALL Home**

Occupations. All applicants are required to pay a **\$70** (non-refundable) Administrative Fee along with the tax based on estimated gross receipts

Occupational Tax Certificates are based on annual gross receipts **with the exception** of Professional Services. **See O.C.G.A. 48-13-9(c) for definition listing.**

****Contact our Occupational Tax Office to verify your location prior to submitting your application at: 678-833-3302 or 678-833-3310***

RENEWAL

- Occupational Tax Certificates are Renewed Annually
- Renewal notices are mailed in **July** and returned to the City of Stockbridge by **October 1**.
- Invoices are mailed in **November** and are due by **December 31st**

PLEASE NOTE:

Failure to receive correspondence regarding renewal or bill does not relieve obligation to pay occupational tax, penalty and/or interest. A 15% penalty + 1% per month interest fee will apply if late.

RENEWAL FEES ARE DUE BY DECEMBER 31ST OF EACH YEAR

HOME-BASED OCCUPATIONAL TAX APPLICATION

CITY OF STOCKBRIDGE

4640 North Henry Blvd

Stockbridge, GA 30281

(678) 833-3302 or (678) 833-3310 fax number (678) 302-9732

www.cityofstockbridge.com



This checklist comprises of the documentation needed initiate the application process and provides a brief summary of the application process. Please keep this checklist for your records, as it contains important information needed during the application process.

HOME-BASED BUSINESS APPLICATION CHECKLIST:

Please provide the following documents when submitting your application:

The following items are required for ALL businesses:

- ◇ Occupational Tax Application
- ◇ SAVE Public Benefits and Private Employer Affidavit Verifying Status
- ◇ Home-Based Regulations
- ◇ Current Government Issued Photo Identification (i.e.: Copy of Driver's License/ Passport)- Must match address of business on the application
- ◇ Addressed must be verified if it is in the City of Stockbridge
- ◇ If you are a non-profit organization please include a copy of your 501 (c) 3.

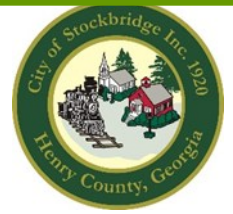
HOME-BASED OCCUPATIONAL TAX APPLICATION

CITY OF STOCKBRIDGE

4640 North Henry Blvd

Stockbridge, GA 30281

(678) 833-3302 or (678) 833-3310 fax number (678) 302-9732

www.cityofstockbridge.com**Section I- BUSINESS INFORMATION (Application must be completed in its' entirety for processing)**

Business Name:			
DBA:			
Business Address:	Street Address	Zip	
Mailing Address:	Street Address	City	State Zip
Business Tel #:			
E-Mail:			
FEIN or SS#:		State License #:(If applicable)	
# of Employees-Company			
# of Employees-City			
E-Verify #: (Only businesses with more than 10 employees.)			
Date Business Opened:			

Please fully describe the type of business that will be conducted:**Section II- TYPE OF OWNERSHIP**

- | | |
|---|--|
| ☐ Sole Ownership | ☐ Corporation |
| ☐ Partnership | ☐ Limited Liability Company |

Section III- OWNER'S / OFFICER'S INFORMATION

Name/ Title:	
Home Address:	
Tel # :	
E-Mail:	
Name/Title:	
Home Address:	
Tel # :	
E-mail:	

Section IV- OCCUPATIONAL TAX SCHEDULE

Estimated/ Actual Gross Receipts for this calendar year:	\$
--	----

ONLY FOR PROFESSIONAL PRACTITIONERS: Please contact the Business Services Department for fee schedule.

If applying for a non-profit/tax exempt organization, please include a copy of your 501(c) form or letter of approval. Your business will not be considered Non-Profit until we receive a copy of your 501(c)3 letter or a current letter of your exemption status from the Internal Revenue Service (IRS).

Signature:	Title:	Date:
------------	--------	-------

FOR OFFICE USE ONLY**PARCEL #:****NAICS CODE:****I.D. #:**



Private Employer Affidavit Pursuant To O.C.G.A. § 36-60-6(d)

By executing this affidavit under oath, the undersigned private employer verifies one of the following with respect to its application for a business license, occupational tax certificate, or other document required to operate a business as referenced in O.C.G.A. §36-60-6(d):

***** If you select SECTION 1 (A), please fill out SECTION 2 and then execute with signature below.*****

Section 1. Please check **ONLY ONE**:

(A) _____ On January 1st of the below signed year, the individual, firm, or corporation employed more than ten (10) employees.

*****If you select SECTION 1 (B), please skip SECTION 2 and execute with signature below.*****

(B) _____ On January 1st of the below signed year, the individual, firm, or corporation employed ten (10) or fewer employees.

Section 2.

The employer has registered with and utilizes the federal work authorization program in accordance with the applicable provisions and deadlines established in O.C.G.A. §36-60-6(d). The undersigned private employer also attests that its federal work authorization user identification number and date of authorization are as follows:

Name of Private Employer

Federal Work Authorization User I.D. #

Date of Authorization

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, _____, 20__ in _____(city), _____(state).

Signature of Authorized Officer or Agent (Owner or Manager)

Printed Name & Title of Authorized Officer or Agent (Owner or Manager)

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE _____ DAY OF _____, 20__.

Notary Public

My Commission Expires: _____

HOME-BASED OCCUPATIONAL TAX APPLICATION

CITY OF STOCKBRIDGE

4640 North Henry Blvd

Stockbridge, GA 30281

(678) 833-3302 or (678) 833-3310 fax number (678) 302-9732

www.cityofstockbridge.com



SAVE Public Benefits Affidavit

O.C.G.A § 50-36-1 (e) (2)

INSTRUCTIONS: As required by Georgia Security and Immigration Compliance Act of 2006, as amended, every agency administering or providing Public Benefits is responsible for requiring that applicants for public benefits execute a sworn affidavit verifying the applicant's lawful presence in the United States {Ga. Code 50-36-1(e) (2)}. By executing this affidavit under oath, as an applicant for the City of Stockbridge, Georgia public benefit as supplemented by resolution of the City Council, I am stating the following with respect to my application to the City of Stockbridge.

Name of natural person applying on behalf of individual, business, corporation, partnership or other private entity.

Address of applicant named above

Telephone Number

OCCUPATIONAL TAX CERTIFICATE

Name of business, corporation for whom application is being made.

Category of Public Benefit

1. _____ I am a United States citizen. **{REQUIRES VERIFICATION AT SUBMISSION}**
 2. _____ I am a legal permanent resident of the United States.
 3. _____ I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency.
- My alien number issued by the Department of Homeland Security or other federal immigration agency is:

The undersigned applicant has also hereby verifies that he or she is 18 years of age or older and has provided at least one source and verifiable document, as required by Georgia Law O.C.G.A § 50-36-1 (e) (1). A complete list of secure and verifiable documents is on the following page.

REQUIRES VERIFICATION AT SUBMISSION – Which type of secure and verifiable document was provided with this affidavit? : _____

In making the above representation under oath, I understand that any person who knowingly and willfully who makes a false, fictitious, or fraudulent statement or representation in this affidavit shall be guilty of a violation of O.C.G.A § 16-10-20, and face criminal penalties as allowed by such criminal statute.

MUST DISPLAY ORIGINAL NOTARY SEAL

I, _____ {representative for} _____

(Printed NAME of individual and natural person)

(Name of Business, corporation, partnership, etc.)

Signature of Applicant

Date

SUBSCRIBED AND SWORN

BEFORE ME ON THIS THE

_____ DAY OF _____, 20__

Executed in _____ (City), _____ (State)

NOTARY PUBLIC Signature

My Commission Expires

HOME-BASED OCCUPATIONAL TAX APPLICATION

CITY OF STOCKBRIDGE

4640 North Henry Blvd

Stockbridge, GA 30281

(678) 833-3302 or (678) 833-3310 fax number (678) 302-9732

www.cityofstockbridge.com



SECURE AND VERIFIABLE DOCUMENTS

The following list of secure and verifiable documents, published under the authority of O.C.G.A § 50-36-2 contains documents that are verifiable for identification purposes, and documents on this list may not necessarily be indicative of residency or immigration status.

A United States passport or passport card

A United States military identification card

A driver's license issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable identification of the bearer.

A identification card issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable identification of the bearer.

A tribal identification card of the federally recognized Native American tribe, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable identification of the bearer. A listing of the federally reorganized Native American tribes may be found at: <http://www.bia.gov/WhoWeAre/BIA/OIS/TribalGovernmentServices/TribalDirectory/index.htm>

A United States Permanent Resident Card or Alien Registration Receipt Card

An Employment Authorization Document that contains a photograph of the bearer

A passport issued by a foreign government, must have I-94 attached

A Merchant Mariner Document Mariner Credential issued by the United States Coast Guard

A Free and Secure Trade (FAST) card

A NEXUS card

A Secure Electronic Network for Travelers Rapid Inspection (SENTRI) card

A driver's license issued by a Canadian government

A Certificate of Citizenship issued by the United States Department of Citizenship

Immigration Services (USCIS) (Form N-560 or Form N-561)

A Certificate of Naturalization issued by the United States Department of Citizenship and Immigration Services (USCIS) (Form N-550 or Form N-570)

HOME-BASED OCCUPATIONAL TAX APPLICATION

CITY OF STOCKBRIDGE

4640 North Henry Blvd

Stockbridge, GA 30281

(678) 833-3302 or (678) 833-3310 fax number (678) 302-9732

www.cityofstockbridge.com



HOME OCCUPATION REGULATIONS

A Home Occupation as defined by this chapter (8.36.170) is permitted subject to the following requirements.

1. Only residents of the dwelling may be engaged in the home occupation.
2. The home occupation shall be clearly incidental to the residential use of the dwelling and shall not change the residential character of the building.
3. **No** display of products shall be visible from the street except agricultural products grown on the premises in RA zoning district. Only products produced on the premises may be sold on the premises.
4. **No** business or advertisement signs of the home occupation shall be permitted on a tract of property that is zoned or used for residential purposes.
5. Use of a dwelling for a home occupation shall not exceed twenty-five percent (25%) of one floor.
6. **No** internal or external alterations inconsistent with the residential use of the building is permitted.
7. The home occupation shall not constitute a nuisance.
8. **No outside storage of materials to be used in connection with the home occupation is permitted.**
9. **No** accessory building shall be used in connection with the home occupation, unless it is approved as a conditional use and then in the RA district only. The use of an accessory building shall comply with the following conditions:
 10. Instruction in music and similar subjects **shall be limited to two** students at a time.
 11. Only passenger vehicles may be used in connection with the management of a home occupation.
 12. Beauty shops, barber shops, manicurists and similar services conducted as home occupations **shall be limited to two** chairs/stations and one shampoo chair/station.
 13. **No more** than two non-transient guests may be boarded **at any one time** as a home occupation.
14. The following and similar uses shall be considered home occupations, provided they follow the minimum standards described in this section: attorney, addressing service, art institution, beauty and barber shop, dentist, doctor, drafting and surveying, dress making, insurance agent, manufacturer's representative, music teacher, notary public, photographer, real estate agent, and consultant.
15. All home occupations shall obtain a business license from the City of Stockbridge, and appear before the Mayor and Council for approval **if required**.
16. Conduct of a home occupation which involves clients coming to the residential structural shall only be allowable for service occupations, such as those listed in Paragraph 12 above. **No home occupation shall be conducted as a retail or manufacturing concern where clients or customers come to the premises for the purchase of items sold on those premises.**
17. All home occupations shall pay for sanitation services at a higher rate, and in a timely manner, or face revocation of a previously-issued occupation tax certificate, denial of the rights to engage in a home occupation in the future, or any other civil penalties authorized by law.
18. Approval from home owner's association and/or property manager, where applicable.
19. **No** more than one vehicle at the home occupation.

Signature _____

Date _____

Print Name _____

SUBSCRIBED AND SWORN

BEFORE ME ON THIS THE

_____ DAY OF _____, 20____

Executed in _____ (City), _____ (State)

NOTARY PUBLIC Signature

My Commission Expires



Memorandum of Understanding Occupational Tax Certificate

I _____, am a business owner/operator of _____.
(Business Owner Name—Please Print) (Business Name—Please print)

By executing and notarizing this Memorandum of Understanding, I agree, and accept responsibility for notifying the City of Stockbridge - Occupational Tax Department of all changes of information regarding my business (closure/non-closure). I also acknowledge that I am aware that non-submittal of the annual renewal application **will not** close the business, and that additional fees will be incurred as a result of non-compliance to all laws and ordinances set forth to operate within the City of Stockbridge.

Furthermore, I agree **not to hold the City of Stockbridge responsible**, after due process of time, they determine that I am no longer in business at my location.

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, _____, 20__ in _____ (city), _____ (state).

Signature of Business Owner or Manager

Printed Name of Business Owner or Manager

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE _____ DAY OF _____, 20__

Notary Public My Commission Expires

Office Use Only:

OTC _____

Certificate of Completion

Georgia Medication Aide

Written Competency Evaluation Certificate

This Certifies that

Shona John

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

Issuing Organization

 **ALLIANT**
HEALTH SOLUTIONS

Alliant Health Solutions

P O Box 105753, Atlanta, GA 30348

Certificate Number: CN0028858298

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

Georgia Nurse Aide Registry



Certification Number – CN0028858298

Original Date: 04/20/2006

Expiration Date: 04/20/2026

SHONA JOHN
313 PLANTATION CIR
FAYETTEVILLE, GA 30214

Alive and Well Safety Training, Inc.

First Aid Training Course

SHONA JOHN

*Has successfully completed a two-hour First Aid Course approved
by the DHR, ORS and Alive & Well Safety Training, Inc.*

APR 09 2025

Issue Date

APR 09 2027

Expiration Date



Alive and Well Safety Training, Inc.

Cardiopulmonary Resuscitation and
Emergency Cardiac Care Provider

SHONA JOHN

*Has successfully participated in the current national standards for adult
cardiopulmonary resuscitation*

APR 09 2025

Issue Date

APR 09 2027

Expiration Date

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed

Secretary of State

Filing Date: 2/25/2025 4:14:02 PM

BUSINESS INFORMATION

CONTROL NUMBER	21016143
BUSINESS NAME	My Serenity Personal Care Home LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	02/25/2025
ANNUAL REGISTRATION PERIOD	2025, 2026

PRINCIPAL OFFICE ADDRESS

ADDRESS	270 Sheilds rd, Stockbridge, GA, 30281, USA
---------	---

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Shona John	270 Sheilds rd, Stockbridge, GA, 30281, USA	Henry

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Shona John
AUTHORIZER TITLE	Organizer



CERTIFICATE OF COMPLETION

Presented to

Shona John, CNA, CN0028858298

Upon Successful Completion of

Documentation: Accurate and Legal - 2.0 Online Contact Hours

Course Completed: **2025-03-20**

Provider approved by

Arkansas Board of Nursing #50-9351, California Board of Registered Nursing, Provider CEP #14777 for Contact Hours, District of Columbia Board of Nursing #50-9351, District of Columbia Board of Nursing Assistants #50-9351, Florida Board of Nursing #50-9351, Georgia Board of Nursing #50-9351, Kansas Board of Nursing #50-9351, Kentucky Board of Nursing #50-9351, Michigan Board of Nursing #50-9351, Mississippi Board of Nursing #50-9351, New Hampshire Board of Nursing #50-9351, New Mexico Board of Nursing #50-9351, North Dakota Board of Nursing #50-9351, South Carolina Board of Nursing #50-9351 Tennessee Board of Nursing #50-9351 and West Virginia Board of Registered Professional Nurses WV2006-0503RN #50-9351 RN ORG® Courses are Peer Board Reviewed. *This activity has been designed to meet the Minnesota Board of Nursing continuing education requirements. However, the nurse is responsible for determining whether this activity meets the requirements for acceptable continuing education.*

L Snyder RN

Calle Sierra Moreno 6, La Valvega de la Cala Casa 14, La Cala de Mijas, Málaga, España

This certificate must be kept for a minimum of 8 years.

1793851

Copyright © 1997-2025 RN org®, S.A. All Rights Reserved



CERTIFICATE OF COMPLETION

Presented to

Shona John, CNA, CN0028858298

Upon Successful Completion of

Tuberculosis - 2.0 Online Contact Hours

Course Completed: **2025-03-19**

Provider approved by

Arkansas Board of Nursing #50-9351, California Board of Registered Nursing, Provider CEP #14777 for Contact Hours, District of Columbia Board of Nursing #50-9351, District of Columbia Board of Nursing Assistants #50-9351, Florida Board of Nursing #50-9351, Georgia Board of Nursing #50-9351, Kansas Board of Nursing #50-9351, Kentucky Board of Nursing #50-9351, Michigan Board of Nursing #50-9351, Mississippi Board of Nursing #50-9351, New Hampshire Board of Nursing #50-9351, New Mexico Board of Nursing #50-9351, North Dakota Board of Nursing #50-9351, South Carolina Board of Nursing #50-9351 Tennessee Board of Nursing #50-9351 and West Virginia Board of Registered Professional Nurses WV2006-0503RN #50-9351 RN ORG® Courses are Peer Board Reviewed *This activity has been designed to meet the Minnesota Board of Nursing continuing education requirements. However, the nurse is responsible for determining whether this activity meets the requirements for acceptable continuing education.*

L Snyder RN

Calle Sierra Moreno 6, La Valvega de la Cala Casa 14, La Cala de Mijas, Málaga, España

This certificate must be kept for a minimum of 8 years
1793851

Copyright © 1997-2025 RN.org®, S.A. All Rights Reserved.



CERTIFICATE OF COMPLETION

Presented to

Shona John, CNA, CN0028858298

Upon Successful Completion of

**Infection Control, Barrier Precautions and OSHA - 2.0 Online Contact
Hours**

Course Completed: **2025-03-18**

Provider approved by

Arkansas Board of Nursing #50-9351, California Board of Registered Nursing, Provider CEP #14777 for Contact Hours, District of Columbia Board of Nursing #50-9351, District of Colombia Board of Nursing Assistants #50-9351, Florida Board of Nursing #50-9351, Georgia Board of Nursing #50-9351, Kansas Board of Nursing #50-9351, Kentucky Board of Nursing #50-9351, Michigan Board of Nursing #50-9351, Mississippi Board of Nursing #50-9351, New Hampshire Board of Nursing #50-9351, New Mexico Board of Nursing #50-9351, North Dakota Board of Nursing #50-9351, South Carolina Board of Nursing #50-9351 Tennessee Board of Nursing #50-9351 and West Virginia Board of Registered Professional Nurses WV2006-0503RN #50-9351. RN.ORG® Courses are Peer Board Reviewed. *This activity has been designed to meet the Minnesota Board of Nursing continuing education requirements. However, the nurse is responsible for determining whether this activity meets the requirements for acceptable continuing education.*

L Snyder RN

Calle Sierra Moreno 6, La Valvega de la Cala Casa 14, La Cala de Mijas, Málaga, España

This certificate must be kept for a minimum of 8 years.

1793851

Copyright © 1997-2025 RN.org®, S.A. All Rights Reserved.



CERTIFICATE OF COMPLETION

Presented to

Shona John, CNA, CN0028858298

Upon Successful Completion of

Resident Rights - 1.0 Online Contact Hours

Course Completed: **2025-03-18**

Provider approved by

Arkansas Board of Nursing #50-9351, California Board of Registered Nursing, Provider CEP #14777 for Contact Hours, District of Columbia Board of Nursing #50-9351, District of Columbia Board of Nursing Assistants #50-9351, Florida Board of Nursing #50-9351, Georgia Board of Nursing #50-9351, Kansas Board of Nursing #50-9351, Kentucky Board of Nursing #50-9351, Michigan Board of Nursing #50-9351, Mississippi Board of Nursing #50-9351, New Hampshire Board of Nursing #50-9351, New Mexico Board of Nursing #50-9351, North Dakota Board of Nursing #50-9351, South Carolina Board of Nursing #50-9351 Tennessee Board of Nursing #50-9351 and West Virginia Board of Registered Professional Nurses WV2006-0503RN #50-9351 RN ORG® Courses are Peer Board Reviewed. *This activity has been designed to meet the Minnesota Board of Nursing continuing education requirements. However, the nurse is responsible for determining whether this activity meets the requirements for acceptable continuing education.*

L Snyder RN

Calle Sierra Moreno 6, La Valvega de la Cala Casa 14, La Cala de Mijas, Málaga, España

This certificate must be kept for a minimum of 8 years.

1793851

Copyright © 1997-2025 RN.org®, S.A. All Rights Reserved



CERTIFICATE OF COMPLETION

Presented to

Shona John, CNA, CN0028858298

Upon Successful Completion of

Alzheimer's Disease and Dementia - 3.0 Online Contact Hours

Course Completed: **2025-03-19**

Provider approved by

Arkansas Board of Nursing #50-9351, California Board of Registered Nursing, Provider CLP #14777 for Contact Hours, District of Columbia Board of Nursing #50-9351, District of Columbia Board of Nursing Assistants #50-9351, Florida Board of Nursing #50-9351, Georgia Board of Nursing #50-9351, Kansas Board of Nursing #50-9351, Kentucky Board of Nursing #50-9351, Michigan Board of Nursing #50-9351, Mississippi Board of Nursing #50-9351, New Hampshire Board of Nursing #50-9351, New Mexico Board of Nursing #50-9351, North Dakota Board of Nursing #50-9351, South Carolina Board of Nursing #50-9351 Tennessee Board of Nursing #50-9351 and West Virginia Board of Registered Professional Nurses WV2006-0501RN #50-9351 RN.ORG® Courses are Peer Board Reviewed. *This activity has been designed to meet the Minnesota Board of Nursing continuing education requirements. However the nurse is responsible for determining whether this activity meets the requirements for acceptable continuing education.*

L Snyder RN

Calle Sierra Moreno 6, La Valvega de la Cala Casa 14, La Cala de Mijas, Málaga, España

This certificate must be kept for a minimum of 8 years
1793851

Copyright © 1997-2025 RN.ORG®, S.A. All Rights Reserved



CERTIFICATE OF COMPLETION

Presented to

Shona John, CNA, CN0028858298

Upon Successful Completion of

End of Life including Hospice - 2.0 Online Contact Hours

Course Completed: **2025-03-19**

Provider approved by

Arkansas Board of Nursing #50-9351, California Board of Registered Nursing, Provider CEP #14777 for Contact Hours, District of Columbia Board of Nursing #50-9351, District of Columbia Board of Nursing Assistants #50-9351, Florida Board of Nursing #50-9351, Georgia Board of Nursing #50-9351, Kansas Board of Nursing #50-9351, Kentucky Board of Nursing #50-9351, Michigan Board of Nursing #50-9351, Mississippi Board of Nursing #50-9351, New Hampshire Board of Nursing #50-9351, New Mexico Board of Nursing #50-9351, North Dakota Board of Nursing #50-9351, South Carolina Board of Nursing #50-9351 Tennessee Board of Nursing #50-9351 and West Virginia Board of Registered Professional Nurses WV2006-0503RN #50-9351 RN ORG® Courses are Peer Board Reviewed. *This activity has been designed to meet the Minnesota Board of Nursing continuing education requirements. However, the nurse is responsible for determining whether this activity meets the requirements for acceptable continuing education.*

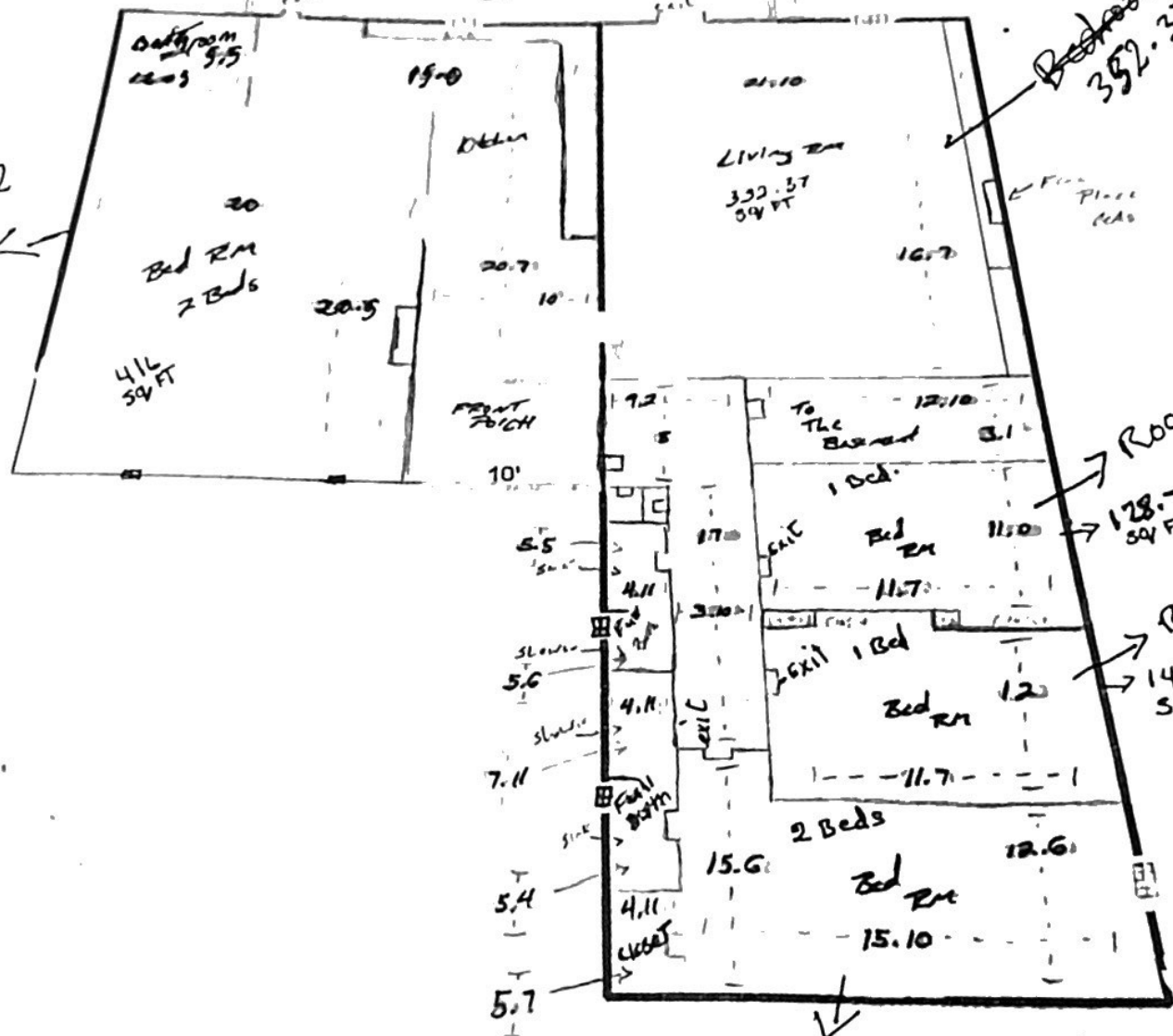
L Snyder RN

Calle Sierra Moreno 6, La Valvega de la Cala Casa 14, La Cala de Mijas, Málaga, España

This certificate must be kept for a minimum of 8 years
1793851

Copyright © 1997-2025 RN.org®, S.A. All Rights Reserved

Room for 2 Residents
416 sq ft



Room for 2 Residents
190.26 sq ft

Basement +





GEORGIA DEPARTMENT
OF COMMUNITY HEALTH

Nurse Aide Registry Verification

Applicant Information

Name : JOHN, SHONA

Certification Number : CN0028858298

Original Certification Date : 04/20/2006

Expiration Date : 04/20/2026

Status : Active

Adverse Findings : No

<u>Training Program</u>	<u>Program Date</u>
CENTER FOR PROGRESSIVE TRAINING INC	04/20/2006

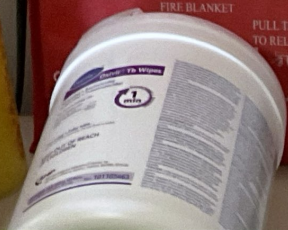
The Georgia Nurse Aide Program requires a minimum of 85 hours, which includes classroom, lab and clinical rotation, for all approved nurse aide training program courses in the State of Georgia. The third party test vendor has administered the Georgia Written/Oral and Skills examination since July 1,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



SECURED BY

ADT

(800) ADT-ASAP
ADT.COM



**PHOTOGRAPHS (43) OF 270 SHIELDS ROAD, FROM APPLICANT:
INTERIOR OF HOME AND EXTERIOR OF PROPERTY**

Submitted to Planning & Zoning on April 18 & 21, 2025









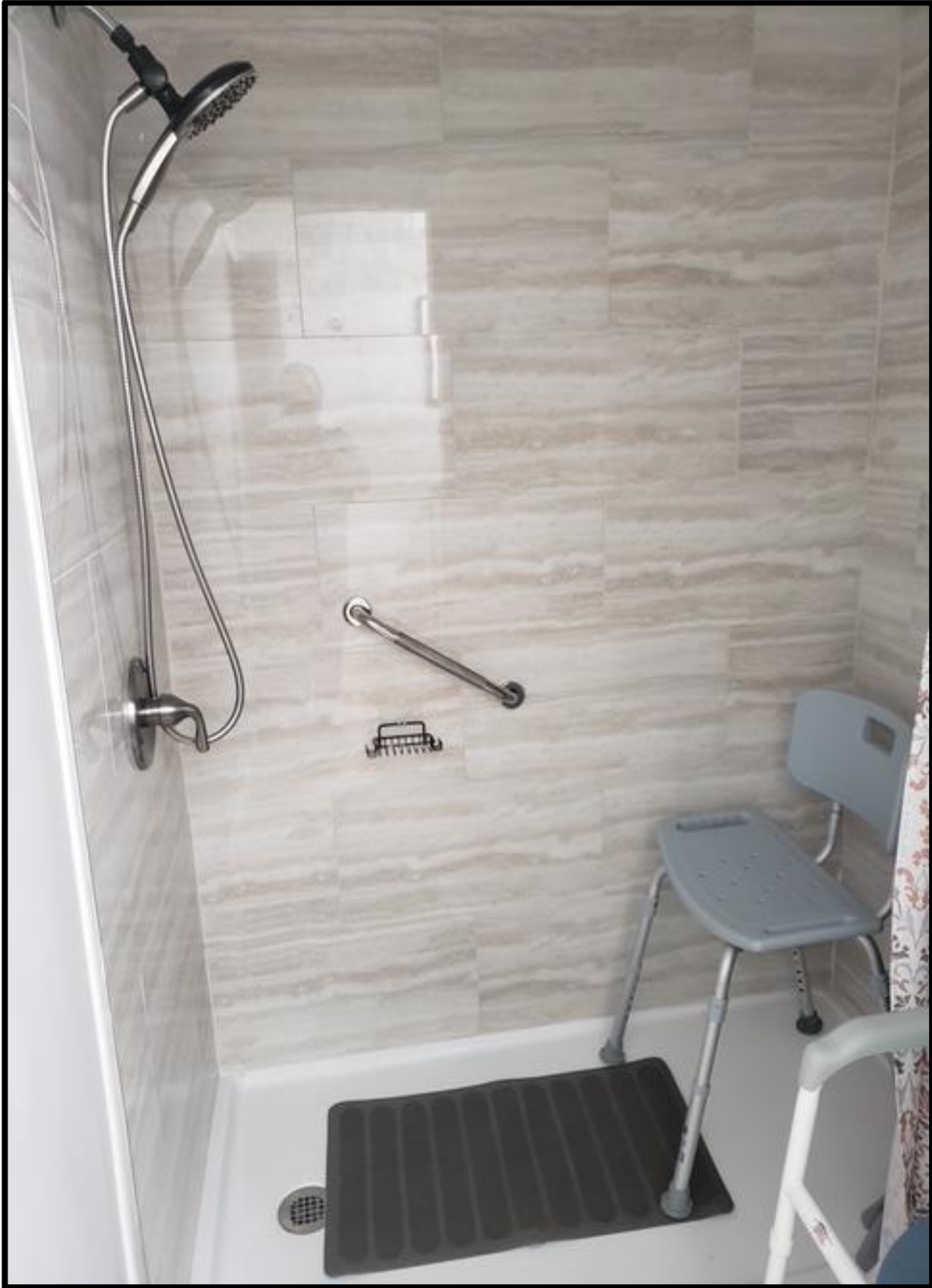


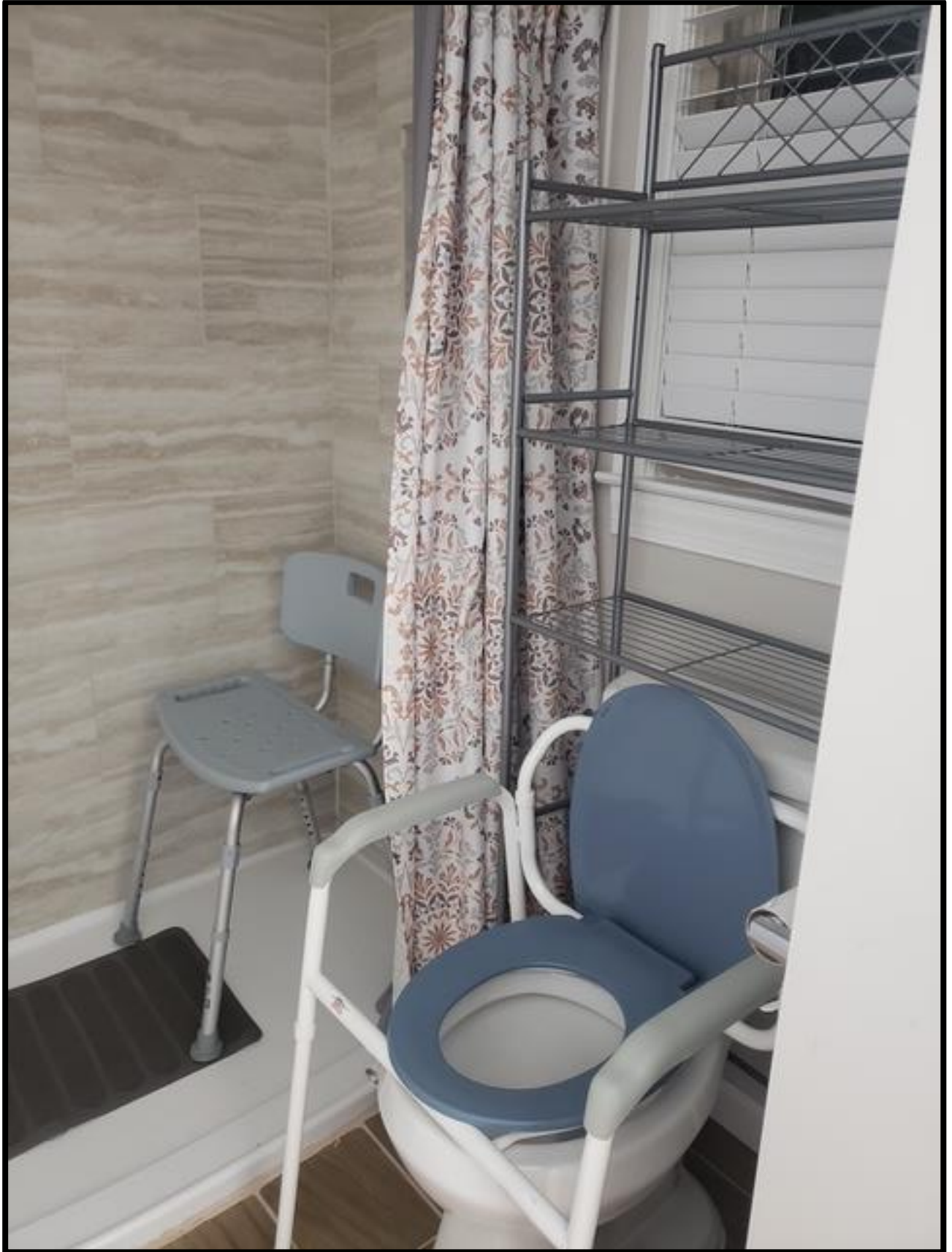












































































ADMISSIONS AGREEMENT

This agreement, made and entered into as of the _____ day of _____, 20____, by and between _____ and _____
Name of Facility

(Resident/Guardian/Responsible party/ Power of Attorney).

HEREBY AGREES:

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

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

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

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

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

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

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

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

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

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

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

Complaint and Grievance Procedures

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

Provider

Date

Resident/Guardian/Representative

Date

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

BY: _____
(SIGNATURE)

NAME: _____
(PRINTED NAME)

DISASTER PLAN
For
My Serenity Personal Care Home

TO REPORT A FIRE: DIAL 911!!!

Give Location: 270 Shields Road Stockbridge, Ga 30281

AND YOUR NAME _____

SPEAK SLOWLY AND CLEARLY!!

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

REMEMBER TO STAY CALM...

EMERGENCY SITUATIONS

DISASTER PLAN

PERSONS TO BE NOTIFIED IN THE FOLLOWING ORDER:

Fire department: 770-288-6600

Police: 911

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

Other contact person:

Temporary housing: 770-906-4045

PCH: My Serenity

Hospital: 678-604-1000

Ambulance: 678-565-6339

Poison Control: 1-800-222-1222

Disaster Preparedness Plan Overview

Facility Name: My SERENITY Personal Care Home LLC Address: 270 Shields Rd S
 City: STOCKBRIDGE County: HENRY Phone: 770-870-4552
 Facility email address: Shonda618@hotmail.com Fax: _____
 Licensed Capacity: _____ Number of Residents: 3
 Owner: Shonda JOHN Emergency Contact # 770-870-4552
 Admin/Manager: Shonda JOHN Emergency Contact # 770-870-4552
 Emergency Generator: _____ Yes ☒ No ☐
 Emergency Water Supply: 3 days Source: BOTTLE WATER.
 Emergency Food Supply: 3 days

Evacuation Plan

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

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

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

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

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

Current, signed transportation agreement: _____ Yes ☒ No ☐ If yes, please attach a copy.

Estimated travel time to receiving facility: 8 minutes

Will staff accompany residents during transfers? yes.

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

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

Shonda OWNER
 Signature and title of person completing form

Date

12-21-24



My Serenity Personal Care Home

Emergency Preparedness Drills and evacuation requirements.

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

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

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

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

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

How to implement the Disaster Preparedness Plan

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

Notification in change of plan

If changes are made to this plan, the Department

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

Emergency and procedures to follow:

Purpose:

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

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

Evacuation.

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

Evacuation of the Home (REMOVE):

The client will be evacuated via the primary means of escape, which is: THE Front Door.

If we can't use the primary means of escape, we will use this exit: USE Door in Sun room.

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

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

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

Once everyone is safely outside, we will meet at the following location: In front of the house, on the far left of the fence.

If circumstances prevent meeting there, we will meet outside at this location instead: ACROSS the Street.

Special Needs of Veteran:

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

Wheel Chair-bound.

Caregiver(s) and Staff:

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

If applicable, staff training has also included:

C.P.R and First Aid. CNA

Special Use Permit Application

City of Stockbridge, Georgia



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

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

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

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

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

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



Special Use Permit Application Form

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

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

Special Use Permit(s) being requested: TO OPEN A PERSONAL
CARE HOME AT ADDRESS 270 SHIELDS RD
STOCKBRIDGE, GA 30281. I AM ASKING
PERMISSION TO HELP CONTRIBUTE TO THE
CITY OF STOCKBRIDGE. I WOULD LIKE TO SERVE

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

Address of Property or Parcel Number: 270 SHIELDS RD STOCKBRIDGE

Nearest intersection to the property: _____

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

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

(Signature)

ANTONIO D. COPELANDO

Printed Name of Witness

(Signature)

Notary

(Signature)

SHONA JOHN

Printed Name of Applicant

Signature of Agent

NOTARY STAMP:

ANTWANETTE WHITE
 NOTARY PUBLIC
 FAYETTE COUNTY
 STATE OF GEORGIA

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

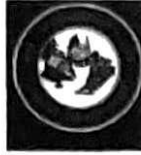
Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____



City of Stockbridge Planning and Zoning Division
Community Development Department

SPECIAL USE PERMIT APPLICATION –
LIST OF REQUIRED DOCUMENTS

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

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

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

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

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

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

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

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

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

Name(s) of Applicant(s): Shona John

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

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

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

[Signature]

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

7/30/24
Date

[Signature]

Signature of Notary Public

Antwanette White

Printed Name of Notary Public

07/30/2024
Date

Notary Public's Seal or Stamp.

ANTWANETTE WHITE
NOTARY PUBLIC
FAYETTE COUNTY
STATE OF GEORGIA
COMMISSION # W-00659038 EXP 06/27/2028

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

PROPERTY OWNER'S AUTHORIZATION FORM See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 270 Shields RD Stockbridge [address], with Parcel Number 510-02041000 which is the subject of this application.

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

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

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

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

Name(s) of Applicant(s): Shona John
Company/law firm (if applicable): N/A

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

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

[Signature]

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

7/30/24
Date

[Signature]

Signature of Notary Public

[Signature]

Printed Name of Notary Public

07/30/2024
Date

Notary Public's Seal or Stamp:

ANTWANETTE WHITE
NOTARY PUBLIC
FAYETTE COUNTY
STATE OF GEORGIA
COMMISSION # W-00656038 EXP 06/27/2028

Applicant Campaign Disclosure Form

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

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

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

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

We certify that the foregoing information is true and correct, this _____ day of July, 2024

SHONA JOHN

Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 30 day of July, 2024

[Signature]
Notary Public

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

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

Applicant Campaign Disclosure Form

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

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

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

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

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

July, 2024

SHONA John
Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 30 day of July, 2024

[Signature]
Notary Public

ANTWANETTE WHITE
NOTARY PUBLIC
FAYETTE COUNTY
STATE OF GEORGIA

COMMISSION # W-00659938 EXP 06/27/2028

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

Exhibit "A" legal description

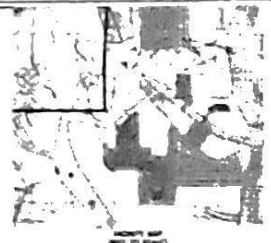
270 Shields Road, Stockbridge, Georgia

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

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

Parcel ID: S10-02041000

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



1ST IRON PIN FOUND
 1ST 300 PIN PROPOSED
 R/W RIGHT OF WAY
 R/W RIGHT OF WAY MARKER
 MAG MAGNETIC
 ROB POINT OF BEGINNING
 CO CLEAN CUT
 NW WATER WTER
 NW HARDWOOD TREE
 N/2 NW/4 FORMERLY
 LL LAND LOT
 1ST POWER POLE
 DRIVE ALLEY
 WATER VALVE
 MANHOLE
 1ST HYDRANT
 1ST HYDRANT POINT
 NW 1/4 1/4 CORNER
 1ST LINE

ULTRATEC PROTECTION CENTER
 Call FREE
 24 HOURS A DAY
 1-800-368-5888
 1-800-368-5888
 1-800-368-5888

PREPARED FOR: SHONA JOHN				ALL SURVEYS ON THIS SITE MUST BE APPROVED BY THE COUNTY ENGINEER. THE ENGINEER'S OFFICE IS 100 N. 10th St., Raleigh, NC 27601.	
270 Shields Road, Stockbridge, GA					
1.47 ACRES	LAND LOT. 70	DATE: 07/28/24			
	DISTRICT 12TH	SCALE: GRAPHIC			
	COUNTY: HENRY	JOB NO.: 2471			
SAWHNEY & ASSOCIATES 523 HASTINGS WAY, DUNESBORO GA 30238 PH: (878) 478-5657					

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

July 23, 2024

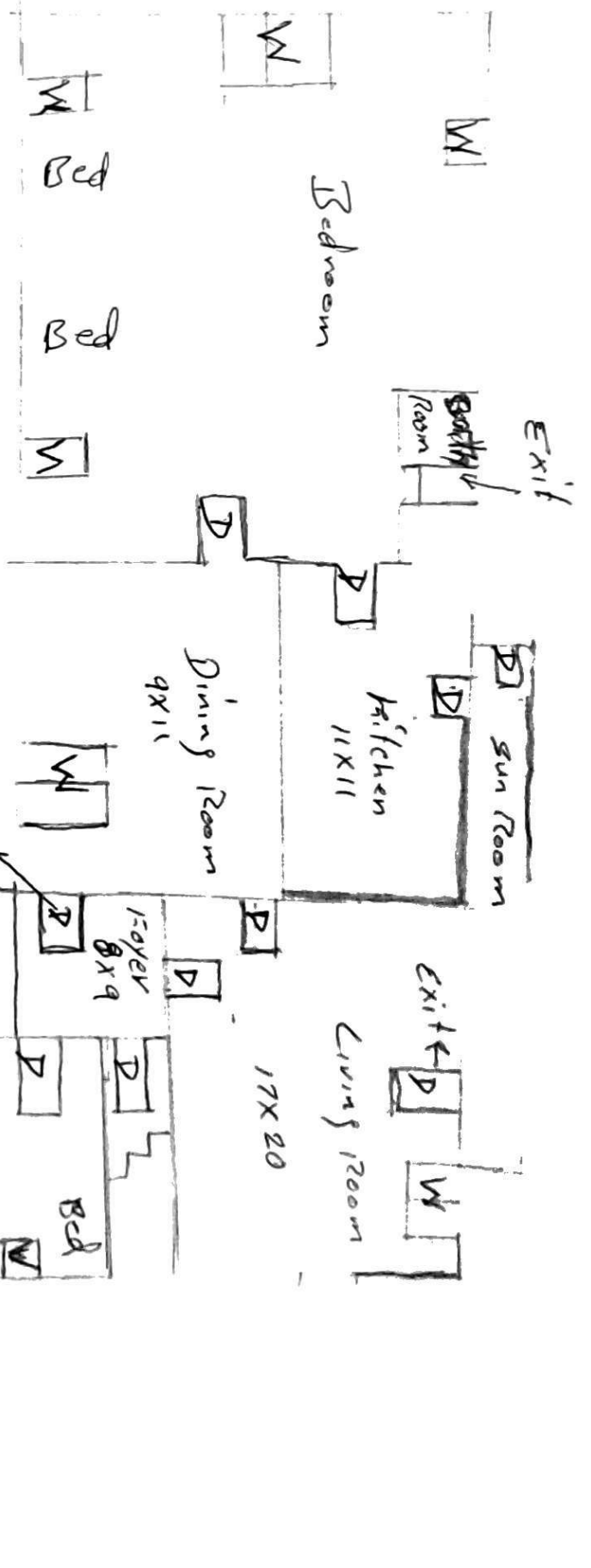
Shona John
270 Shield Road
Stockbridge, GA 30281

Dear Sir /Madam,

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

Sincerely,

Shona John



Conceptual Site Plan.

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

July 31, 2024

To Whom It May Concern:

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

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

Thank You

Kimberly Barnett
Utility Billing Supervisor



TO: Stockbridge Mayor and City Council
Stockbridge Planning Commission

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

CC: Ryan Anderson, Community Development Director

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

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

I. PURPOSE

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

II. DEFINITION AND DISTINCTIONS

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

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

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

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

III. CASE HISTORY

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

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

IV. TABLE OF CASE FACTS

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

V. ILLUSTRATIONS OF EXISTING CONDITIONS:

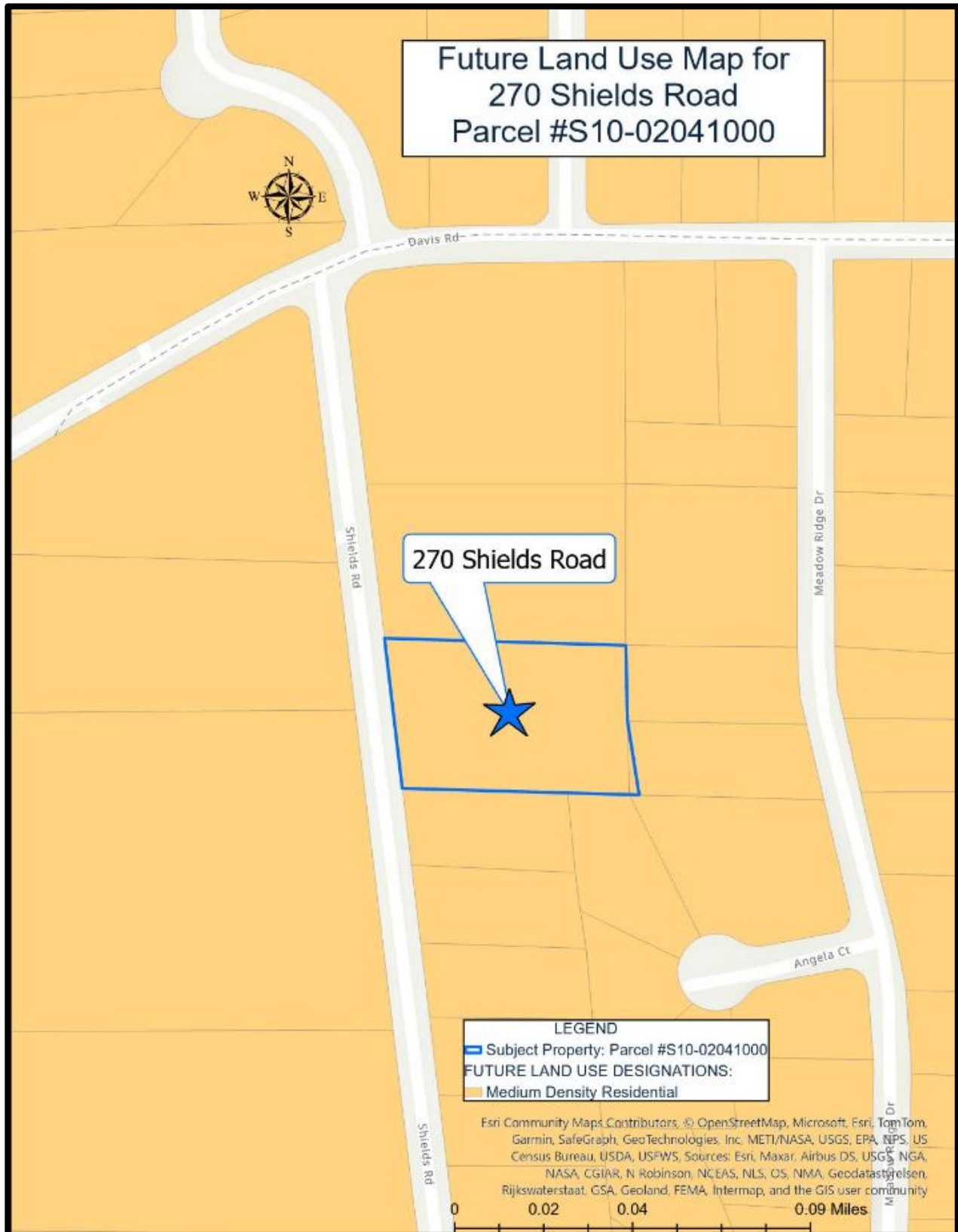
- A. Aerial Photo
 - B. Zoning Map
 - C. Future Land Use Map
 - D. Boundary Survey and Enlargement
-

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



ZONING MAP FOR 270 SHIELDS ROAD





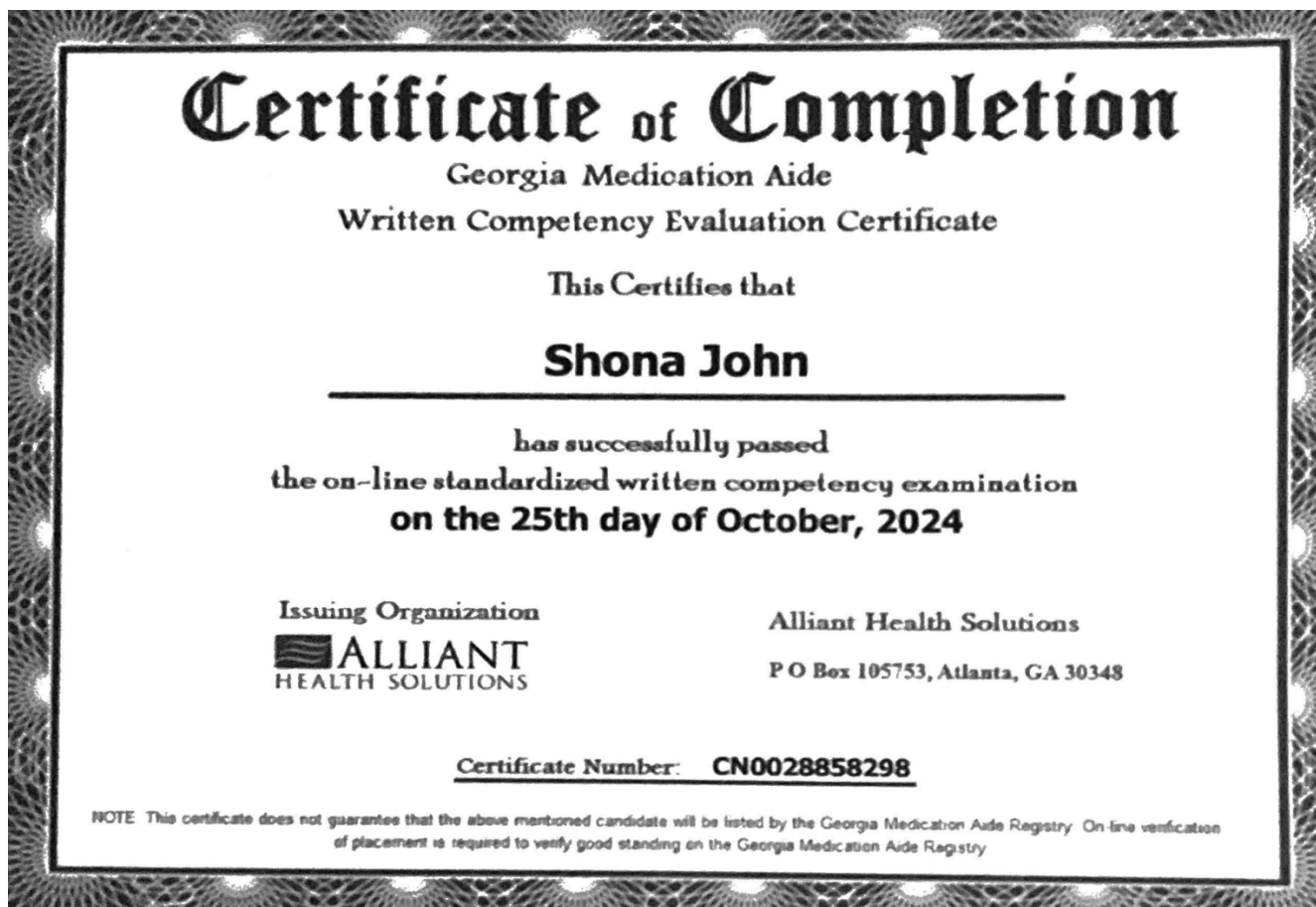
VI. PROPOSED DEVELOPMENT

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

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

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

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



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

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

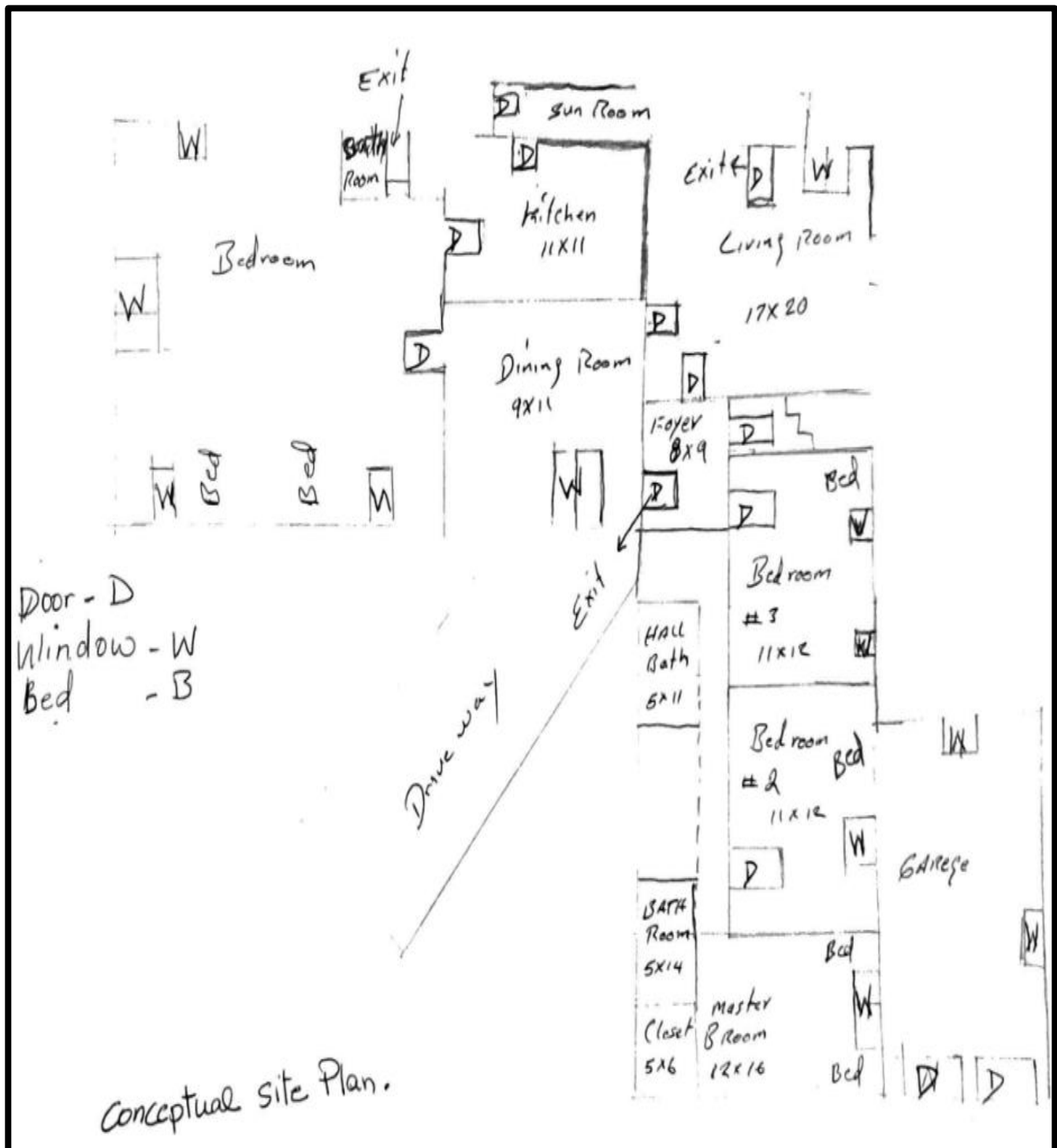
The submitted floor plan for the interior of the home shows the presence of a master bedroom and two other bedrooms on the main floor, plus another bedroom on the lower floor. Except

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

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

Planned Business Operations for Personal Care Home at 270 Shields Road	
Operating Hours	~ To operate 24 hours/day, 7 days/week. ~ Staff will work in shifts. ~ Business hours: 9 AM to 5PM (office, visitation, and deliveries)
Staffing	~ Initially, 2 full-time staff members for six (6) residents. ~ Employees would work in shifts to ensure 24-hour care.
Security Measures	~ <u>Facility Security</u> -- Structure has five (5) outdoor cameras, floodlights, smoke detectors, and an alarm system. ~ <u>Resident Security</u> -- Structure has security-coded entry doors and a monitored entry system to protect residents. ~ <u>Medication Storage</u> -- Locked boxes would restrict access. ~ <u>Accessibility Features</u> -- Would include grab bars and appropriate signs throughout the facility. ~ <u>Emergency Systems</u> -- Structure has emergency exits with exit signs. An emergency response plan would include evacuation routes, assembly areas, and emergency services procedures.
Emergency Procedures	~ Staff would assess the situation, contact 911, and transport residents to hospital, if necessary. ~ <u>Fire and Evacuation</u> -- All staff would be trained in fire safety and evacuation procedures, and regular fire drills would be conducted. ~ <u>Weather and Natural Disasters</u> -- Facility would have an emergency kit and a disaster preparedness plan to follow in case of severe weather or natural disasters.

PROPOSED SITE PLAN AND FLOOR PLAN



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

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

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

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

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

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

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

VIII. ANALYSIS #2: GRANTING OF SPECIAL USE PERMITS

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

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

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

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

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

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

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

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

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

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

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

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

IX. ANALYSIS #3—USE PERMIT CONSIDERATIONS

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

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

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

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

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

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

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

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

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

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

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

6. *The amount and location of open space;*

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

7. *Protective screening;*

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

8. *Hours and manner of operation;*

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

9. *Outdoor lighting; and*

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

10. *Ingress and egress to the property.*

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

X. STAFF CONCLUSIONS

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

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

3. Potential Adverse Impacts -- The applicant does not appear to have considered the potential adverse impacts of the proposed personal care home on adjacent properties or the surrounding neighborhood, in terms of the following:

- a. Access—**The existing access from Shields Road is a narrow, one-lane driveway which goes up a hill. This could cause a conflict between two vehicles that are moving at the same time.
- b. Parking –** There does not appear to be sufficient parking to accommodate additional vehicles from employees, deliveries, or family and friends, and the applicant has not indicated any plans to provide it.
- c. Protective Screening –** No protective screening is currently present on the property, and the applicant has not indicated any plans to provide it for the benefit of either the neighbors or the residents who would live on the property.

XI. STAFF RECOMMENDATIONS

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



TO: Stockbridge Mayor and City Council
Stockbridge Planning Commission

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

CC: Ryan Anderson, Community Development Director

DATE: May 12, 2025 for the City Council Meeting

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

I. PURPOSE

The applicant for Special Use Permit Case #SP-2024-03, Shona John, requests a special use permit to allow for the establishment and operation of a personal care home with six residents at 270 Shields Road (Parcel #S10-020410000). Ms. John signed the Property Owner's Authorization Form for SP-2024-03 on July 30, 2024. Section 3.2.29 of the Stockbridge Unified Development Code (UDC) requires a special use permit for personal care homes having three or more residents. Section 9.2.5 lists the requirements for special use permits, and they will be discussed in the Analysis section of this staff report.

II. DEFINITION AND DISTINCTIONS

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

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

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

Section 9.70.110 (A) - Prohibitions within Title 9 of Municode states as follows: “A. Family day care centers, as defined by this chapter, shall be strictly prohibited within the city of Stockbridge.” However, as was stated in the definitions paragraphs above, personal care homes are not the same as family dare care centers. Also, Section 3.2.3 for “Adult and child day care facilities” does not prohibit personal care homes. Instead, Section 3.2.28 (for two or less persons) and Section 3.2.29 (for three or less persons) of the UDC make provisions for the establishment of personal care homes.

III. CASE HISTORY

The table below provides the case history for SP-2024-03 for 270 Shields Road, as of April 25, 2025. A discussion of the actions follows the table.

DATE	ACTION
April 25, 2024	Shona John purchased the property at 270 Shields Road.
May 20, 2024	Shona John submitted an undated ZVL Application Request via e-mail, received by P & Z Staff on this date.
May 28, 2024	P & Z Staff completed a ZVL (letter) for Shona John.
June 4, 2024	Applicant applied for a business license as a home occupation to operate a personal care home.
June 5, 2024	The Business Services Staff voided / denied the applicant's business license application.
June 27, 2024	P & Z Staff held a pre-application meeting with Shona John to discuss the need for a special use permit to establish a personal care home on the property.
July 30, 2024	Shona John signed the Property Owner's Authorization Form with this date in her Special Use Permit Application (SP-2024-03), although the main application page has no date.
September 4, 2024	Applicant appeared at the CZIM meeting.
September 19, 2024	Applicant appeared at the Planning Commission meeting. P & Z Staff made a presentation and recommended the denial of SP-2024-03 due to the applicant's lack of a State license to operate a personal care home at 270 Shields Road. PC Board members deferred SP-2024-03 at applicant's request to allow her time to obtain her State license.

October 25, 2024	Applicant obtained her certification as a Georgia Medication Aide, allowing her to administer medication to others.
October 28, 2024	Applicant submitted an undated letter to City Manager Fred Gardiner to request an extension of time to January 2025 to obtain her State license.
October 29, 2024	P & Z Staff received an undated deferral letter from applicant, who requested time to obtain her State license.
January 28, 2025	Applicant obtained her State license.
March 14, 2025	P & Z Staff received a copy of applicant's State personal care home license and her Georgia Medication Aide certificate.
April 7, 2025	Applicant submitted a "Business Summary" to describe the proposed business operations of her personal care home.
April 9, 2025	Applicant completed first aide and emergency care courses.
April 10, 2025	Applicant submitted photos of the interior of her home, showing the presence of various safety and security features.
April 17, 2025	Applicant appeared at the Planning Commission meeting. P & Z Staff made a presentation and recommended denial for SP-2024-03. PC Board members voted to recommend denial.
April 18 & 21, 2025	Applicant submitted numerous photos of the interior of the home and the exterior of the property.

The applicant, Shona John, requested the preparation of a Zoning Verification Letter (ZVL) for the property on May 28, 2024. Her listed address on the application was 313 Plantation Circle, Fayetteville, GA, 30214. The Henry County property tax record for 270 Shields Road indicates that the last sale of the property occurred on April 25, 2024. **This means that Ms. John purchased the property before receiving the Zoning Verification Letter from the City of Stockbridge on May 28, 2024.**

The applicant applied for a business license on June 4, 2024. But her application for a business license was voided and denied on the next day (June 5, 2025) for three reasons: 1) the address that she listed on the application did not match the property's address; 2) personal care homes of three or more residents were not perceived as a home occupation under business license regulations; and 3) the applicant was not able to produce a license from the State of Georgia to operate a personal care home, nor a certification to administer medicine. **However, the reasoning for the denial was based on language in Section 3.2.3 which pertains to family day care homes and group day care homes, which differ from personal care homes, per the Definitions that were presented and compared above for "personal care homes" in Section 12.2 of the UDC versus "family day care homes" and "group day care homes" in Section 9.70.020 within Title 9 of Municode.**

At a pre-application meeting that was held on June 27, 2024, the Planning & Zoning Staff advised the applicant to apply for a special use permit. The applicant then submitted a special use permit application, with the date of 7/30/24 appearing on one of the application pages that was signed by Ms. John. The case number of SP-2024-03 was assigned to the application.

The applicant appeared at the CZIM (Community Zoning & Information Meeting) on

September 4, 2024, and again at the Planning Commission meeting on September 19, 2024. SP-2024-03 was deferred until the November 21, 2024 Planning Commission meeting, but Ms. John submitted an undated deferral letter, which the Planning & Zoning Office received on October 29, 2024. In her letter, Ms. John requested the deferral to allow time for her to obtain a state license to operate a personal care home. **On the previous day (October 28, 2024), she had submitted a letter to former City Manager Fred Gardiner to request an extension of time to January 2025 for her to obtain her State License.**

Ms. John appeared at the Planning Commission Meeting on April 17, 2025, where she distributed hard-copy pictures of her property to the Board members. The Board members subsequently voted to agree with the Staff's recommendation of denial for her case, SP-2024-03. After that, the applicant submitted numerous photographs of her home and property to demonstrate its suitability and readiness to operate as a personal care home. The photographs showed the presence of various ADA, safety, and security facilities for residents inside the home, exterior flood lights, and a chain-link fence around three sides of the property. Ms. John has stated in several e-mail messages her willingness to comply with all requirements, and to make driveway and parking improvements.

IV. TABLE OF CASE FACTS

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

Current Use:	Single-family residential dwelling.
Surrounding Land Uses:	The property is surrounded by single-family detached dwellings and some vacant parcels.
Future Land Use Designation:	Medium-Density Residential.

V. ILLUSTRATIONS OF EXISTING CONDITIONS:

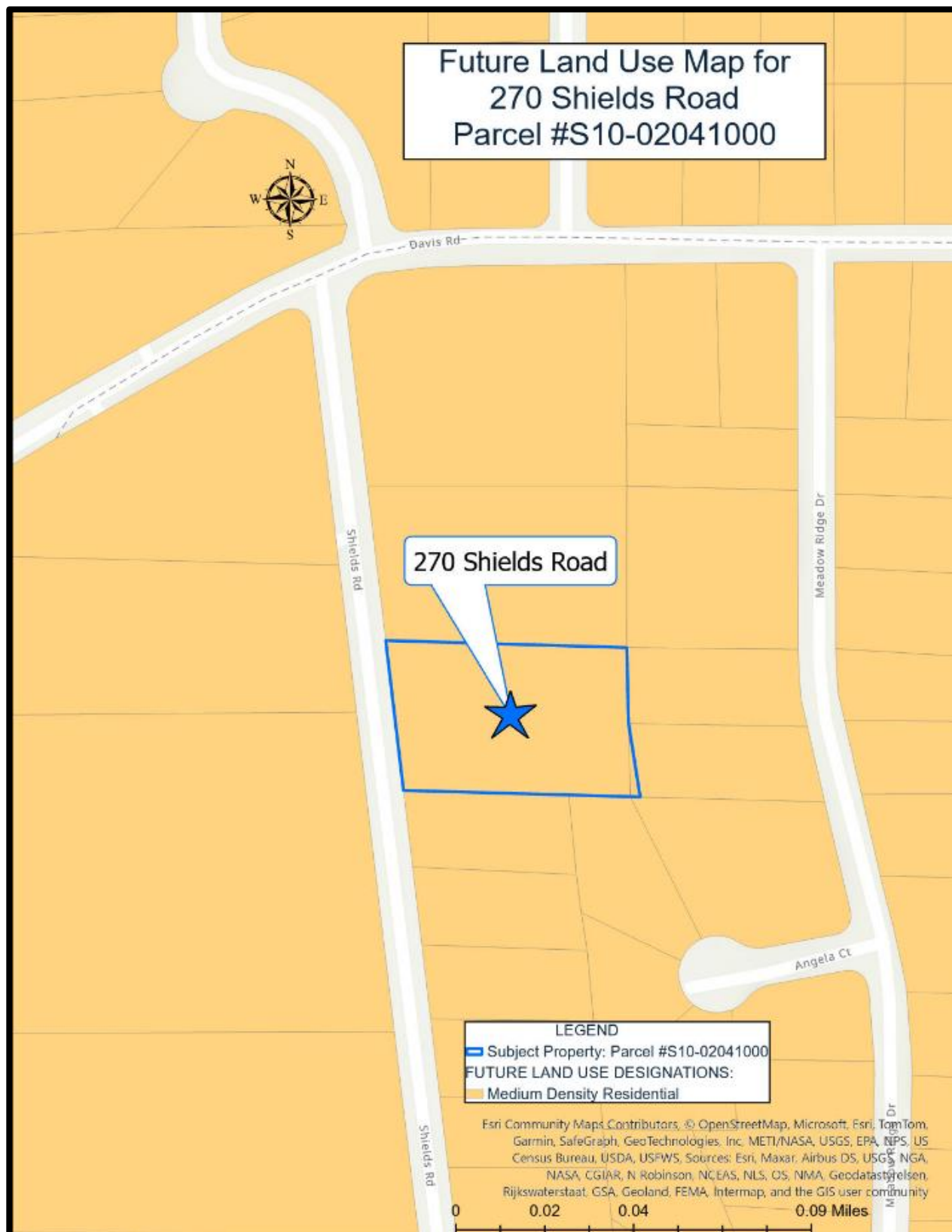
- A. Aerial Photo
 - B. Zoning Map
 - C. Future Land Use Map
 - D. Boundary Survey and Enlargement
-

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



ZONING MAP FOR 270 SHIELDS ROAD





VI. PROPOSED DEVELOPMENT

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

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

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

In addition, Ms. John obtained a Certificate of Completion from Alliant Health Solutions as a "Georgia Medication Aide" on October 25, 2024 (Certificate #CN0028858298). An online search of the Georgia Medication Aide Registry confirmed that Shona John is actively certified through the Georgia Nurse Aide Program by the Georgia Department of Community Health. Her certification began on April 20, 2006, and it expires on April 20, 2026. In addition, the applicant submitted documents which show that she recently completed first aid and emergency care training (on April 9, 2025) by Alive and Well Safety Training, Inc.



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

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

APPLICANT'S NURSE AIDE REGISTRY VERIFICATION

4/6/25, 3:16 PM	Georgia Nurse Aide Registry
 GEORGIA DEPARTMENT OF COMMUNITY HEALTH Nurse Aide Registry Verification	
<b style="color: red;">Applicant Information	
Name : JOHN, SHONA	
Certification Number : CN0028858298	
Original Certification Date : 04/20/2006	
Expiration Date : 04/20/2026	
Status : Active	
Adverse Findings : No	
<u>Training Program</u>	<u>Program Date</u>
CENTER FOR PROGRESSIVE TRAINING INC	04/20/2006

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

The applicant has submitted numerous photographs of the interior of the home, as well as the exterior of the property. They show the presence of ADA facilities, first aid supplies, emergency equipment, security facilities, and emergency food supplies inside the home. Photos of the exterior of the property show the presence of exterior lighting, a chain-link fence along the rear and sides of the property, a narrow driveway with some broken pavement, and a driveway turnaround area adjacent to the two-car garage.

The applicant submitted a “Business Summary” on April 7, 2025 to describe her proposed personal care home, admission procedures for residents, and business operations. The table below summarizes the planned business operations for the personal care home.

Planned Business Operations for Personal Care Home at 270 Shields Road	
Operating Hours	~ To operate 24 hours/day, 7 days/week. ~ Staff will work in shifts. ~ Business hours: 9 AM to 5PM (office, visitation, and deliveries)
Staffing	~ Initially, 2 full-time staff members for six (6) residents. ~ Employees would work in shifts to ensure 24-hour care.
Security Measures	~ <u>Facility Security</u> -- Structure has five (5) outdoor cameras, floodlights, smoke detectors, and an alarm system. ~ <u>Resident Security</u> -- Structure has security-coded entry doors and a monitored entry system to protect residents. ~ <u>Medication Storage</u> -- Locked boxes would restrict access. ~ <u>Accessibility Features</u> -- Would include grab bars and appropriate signs throughout the facility. ~ <u>Emergency Systems</u> -- Structure has emergency exits with exit signs. An emergency response plan would include evacuation routes, assembly areas, and emergency services procedures.
Emergency Procedures	~ Staff would assess the situation, contact 911, and transport residents to hospital, if necessary. ~ <u>Fire and Evacuation</u> -- All staff would be trained in fire safety and evacuation procedures, and regular fire drills would be conducted. ~ <u>Weather and Natural Disasters</u> -- Facility would have an emergency kit and a disaster preparedness plan to follow in case of severe weather or natural disasters.

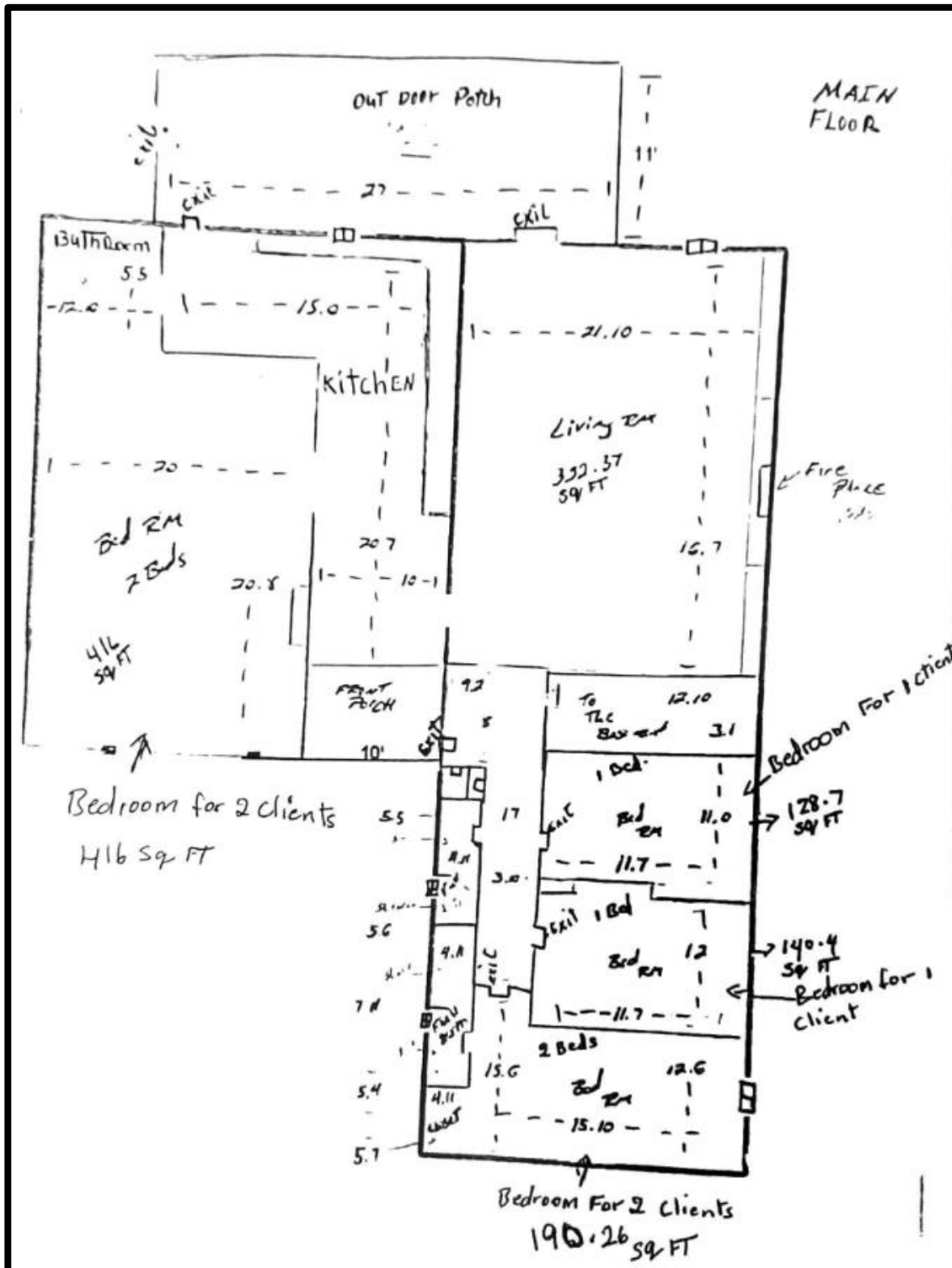
FRONT VIEW OF HOME AND DRIVEWAY AT 270 SHIELDS ROAD



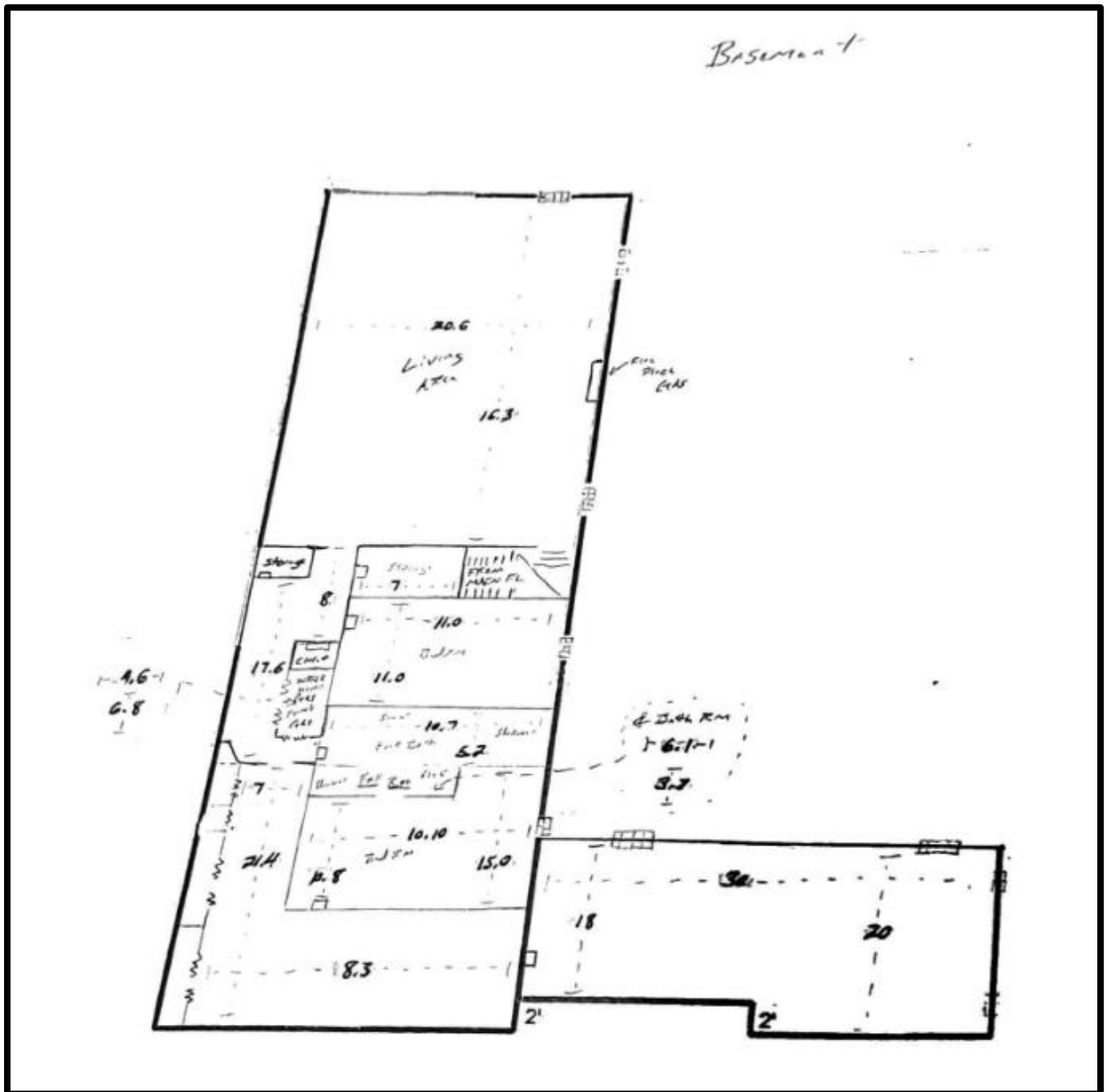
FENCE ALONG THREE SIDES OF THE PROPERTY



FLOOR PLAN FOR THE MAIN FLOOR



FLOOR PLAN FOR THE BASEMENT



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

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

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

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

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

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

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

VIII. ANALYSIS #2: GRANTING OF SPECIAL USE PERMITS

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

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

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

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

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

With six bedrooms, the existing dwelling has ample room to accommodate three residents. Whether there would be sufficient parking, though, is questionable. **The applicant has stated a willingness to make any needed driveway improvements, although she has not stated how that would be done.**

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

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

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

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

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

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

IX. ANALYSIS #3—USE PERMIT CONSIDERATIONS

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

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

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

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

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

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

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

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

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

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

The existing home has a narrow driveway leading up a hill to a two-car garage with a turnaround area. Some parts of the pavement are broken, according to photographs which the applicant has submitted. It may be difficult for vehicles to pass and to be able to park. **The applicant has stated a general willingness to make driveway improvements, although she has not provided any specific plans on how this would be done.**

6. The amount and location of open space;

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

7. Protective screening;

Photographs from the applicant show the presence of a chain-link fence along the rear and sides of the property. The fence could protect the residents' safety by preventing them from inadvertently walking off the property. **Additional screening would be desirable to shield the view of the property by neighbors so that they would not see any excessive comings and goings of visitors to the property.**

8. Hours and manner of operation;

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

9. Outdoor lighting; and

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

10. Ingress and egress to the property.

Ingress and egress into the property would continue to occur from the existing one-lane, narrow driveway off Shields Road. This could cause some difficulty with multiple vehicles, especially since the property is on a hill. **In addition, the driveway pavement is in poor condition, according to photographs from the applicant.**

X. STAFF CONCLUSIONS

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

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

3. **Potential Adverse Impacts** -- The applicant does not appear to have considered the potential adverse impacts of the proposed personal care home on adjacent properties or the surrounding neighborhood, in terms of the following:

- a. **Access**—The existing access from Shields Road is a narrow, one-lane driveway which goes up a hill. This could cause a conflict between two vehicles that are moving at the same time. In addition, the driveway pavement is in poor condition.
- b. **Parking** – There does not appear to be sufficient parking to accommodate additional vehicles from employees, deliveries, or family and friends. Although the applicant has stated a general willingness to make driveway improvements, she does not currently have any specific plans to do so.
- c. **Protective Screening** – Although a chain-link fence is present along three sides of the property, which would protect the safety of the residents, it is a see-through fence which does not provide any visual screening for the neighbors. A more solid, opaque-type of fence would be desirable.

XI. STAFF RECOMMENDATIONS

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



**POWERPOINT PRESENTATION
FOR SPECIAL USE PERMIT CASE #SP-2024-03
AT 270 SHIELDS ROAD**

CITY OF STOCKBRIDGE

**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION**

**PLANNING COMMISSION MEETING—APRIL 17, 2025
CITY COUNCIL MEETING—MAY 12, 2025**

AERIAL PHOTO OF THE PROPERTY AT 270 SHIELDS ROAD



FACTS ABOUT THE SUBJECT PROPERTY

Property Owner / Applicant: Shona John

Parcel Number: S10-02041000

Property Size: 1.47 +/- acres.

Property Location: East side of Shields Road, south of Davis Road, in Council District 4.

Property Characteristics: Single-family detached dwelling located on a hill, with a driveway leading to a side-entry, two-car garage and a turnaround area.

Current Use: Single-family dwelling with 2,296 square feet, including four bedrooms and two baths. The applicant has stated that there are two additional bedrooms in the basement.

Surrounding Uses: The property is surrounded by single-family detached dwellings and some vacant parcels.

Current Zoning: SR (Suburban Residential). This is an appropriate zoning district for a personal care home.

Surrounding Zoning: SR (Suburban Residential).

Future Land Use Designation: Medium-Density Residential. This is an appropriate future land use designation for a personal care home.

PURPOSE OF THE SPECIAL USE PERMIT REQUEST (Slide #1)

Applicant's Request: Special use permit to operate a personal care home with six (6) residents.

UDC Requirement: Section 3.2.29 of the Stockbridge Unified Development Code (UDC) requires a special use permit for personal care homes having three (3) or more residents.

UDC Definition of a Personal Care Home (Section 12.2):

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

PURPOSE OF THE SPECIAL USE PERMIT REQUEST (Slide #2)

Distinction Between Personal Care Homes and Similar Types of Facilities:

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

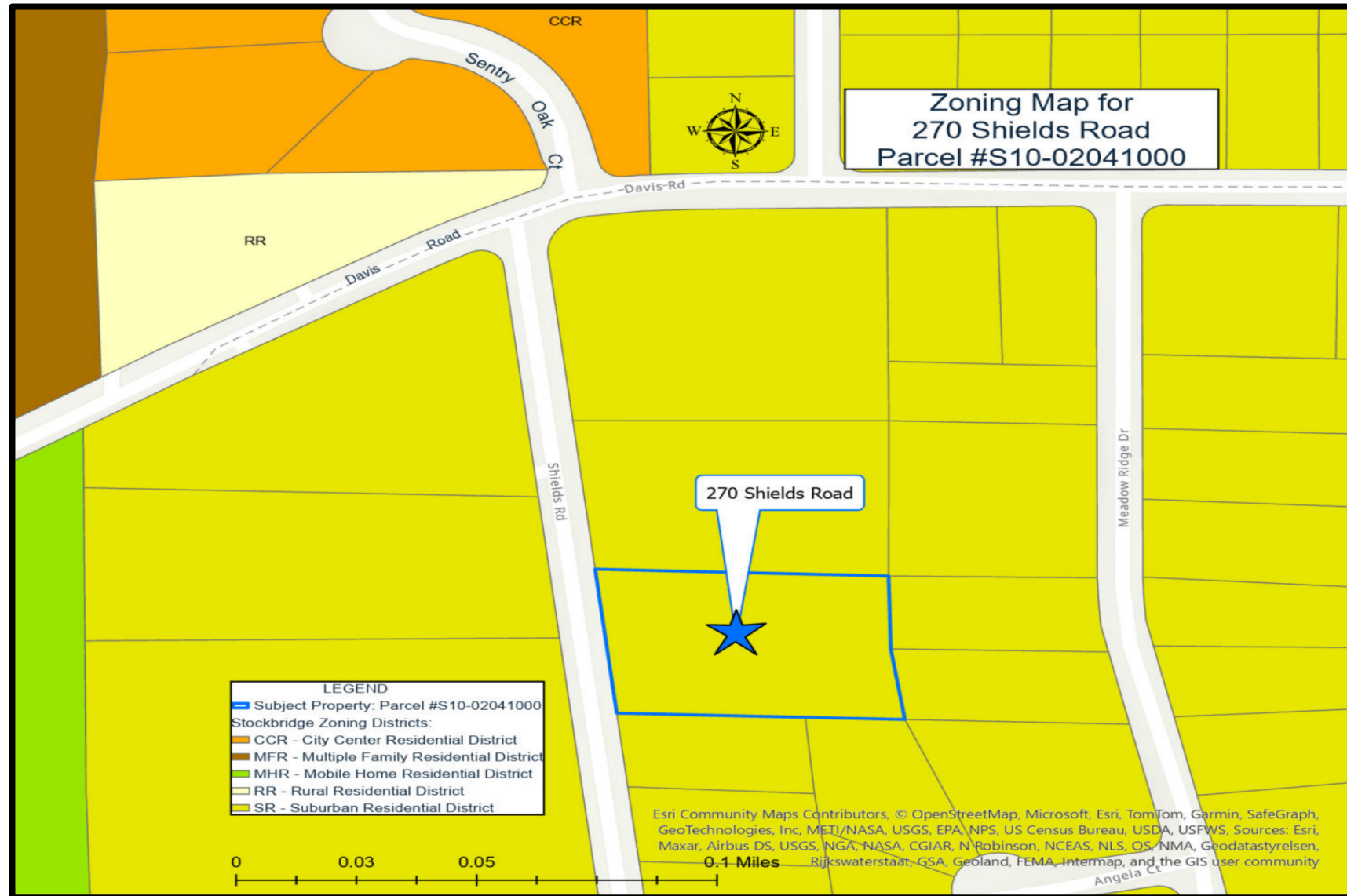
Section 9.70.110 (Prohibitions) states that family day care centers are strictly prohibited within the City of Stockbridge, but again, personal care homes are different from them. In the UDC, Section 3.2.23 states that family day care centers and group day care homes are not allowed in residential districts,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

CASE HISTORY

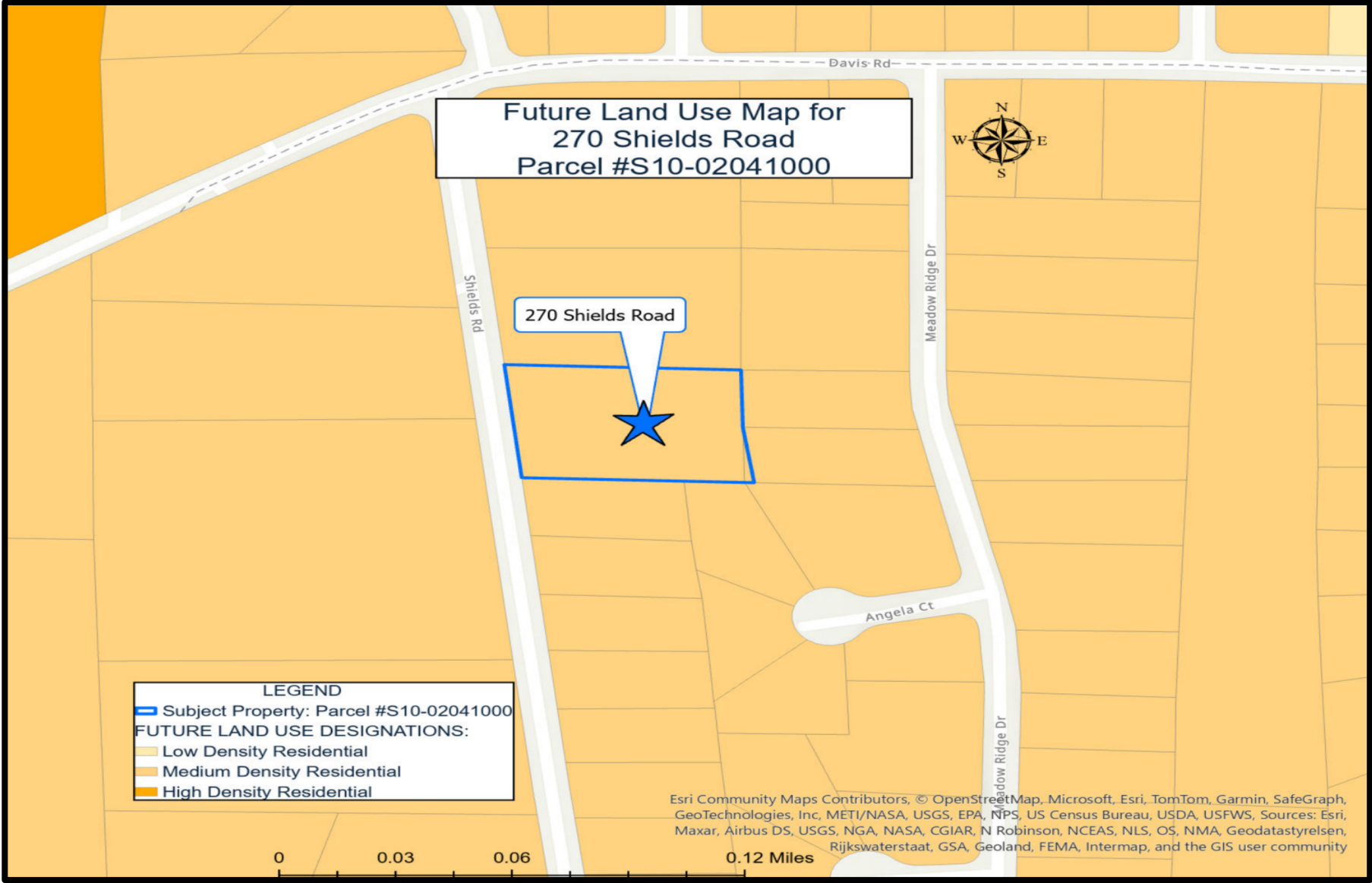
1. Property Purchase: By applicant on April 25, 2024.
2. Zoning Verification Letter: Requested by applicant on May 28, 2024.
3. Business License: Applied for by applicant but was denied due to 1) the applicant's address was different from the property address; 2) personal care homes of three (3) or more residents were not perceived as a home occupation under business license regulations; and 3) the applicant did not have a personal care home license from the State of Georgia, nor a certification to administer medicine.
4. CZIM Meeting: Applicant appeared at the CZIM meeting on September 4, 2024.
5. Planning Commission Meeting: Applicant appeared at the PC meeting on September 19, 2024, where SP-2024-03 was deferred until the November 21, 2024 PC meeting.
6. Deferral Letter: Received from applicant on October 29, 2024. Applicant requested a deferral until she could obtain a State license to operate a personal care home.
7. State License for Personal Care Home: Obtained by applicant on January 28, 2025.
8. Medication Certification: Obtained by applicant on October 25, 2024.
9. State Nurse Aid Program Certification: Began on April 20, 2006 and continues to April 20, 2026.

ZONING MAP OF THE PROPERTY

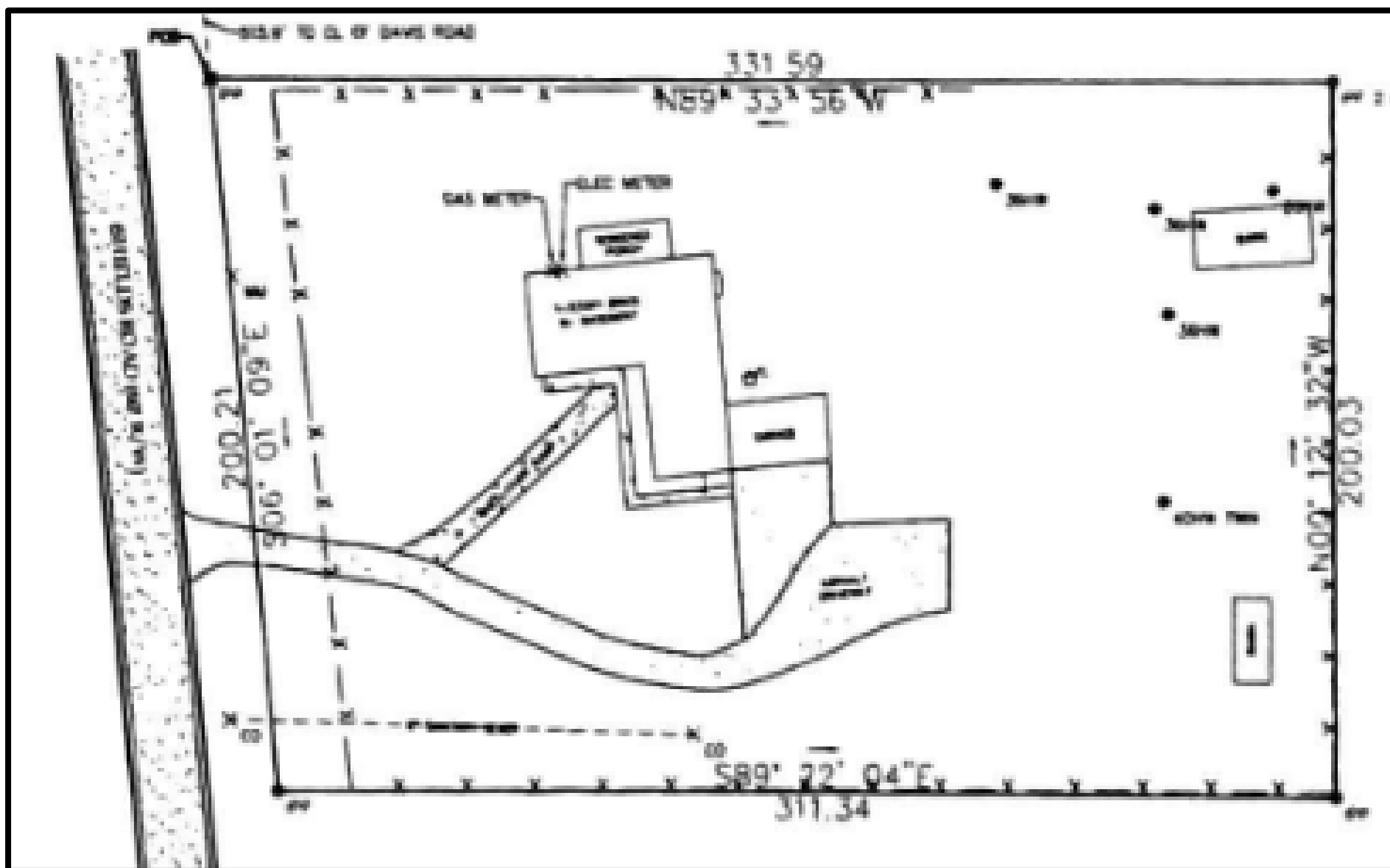
Base Zoning—SR (Suburban Residential)



FUTURE LAND USE MAP



SURVEY OF THE PROPERTY



PROPOSED DEVELOPMENT (Slide #1)

Type of Development: Personal Care Home with six (6) residents in the existing single-family dwelling. No changes to the interior of the existing home or the exterior of the property are currently being proposed.

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

Medication Certification: O.C.G.A. Rule 111-8-62.20(3)(6) (Medications) requires that the staff in a personal care home who provide medication to residents have completed “Basic Medication Training for Staff Assisting with Self-Administration” and have met the Certified Medication Aide Requirements. In addition, Ms. John obtained a Certificate of Completion from Alliant Health Solutions as a “Georgia Medication Aide” on October 25, 2024 (Certificate #CN0028858298). An online search of the Georgia Medication Aide Registry confirmed that Shona John is actively certified through the Georgia Nurse Aide Program by the Georgia Department of Community Health. Her certification began on April 20, 2006, and it expires on April 20, 2026.

APPLICANT'S STATE PERSONAL CARE HOME PERMIT LICENSE



STATE OF GEORGIA PERSONAL CARE HOME PERMIT

This is to certify that a permit is hereby granted to

My Serenity Personal Care Home

(Name of Governing Body)

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

Said facility and premises are located at 270 Shields Rd
(Street)

in Stockbridge 30281, County of Henry, Georgia.
(City or Town) (Zip Code)

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

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

THIS PERMIT IS NOT TRANSFERABLE

In Witness Whereof, we have hereunto set our hand this

GEORGIA DEPARTMENT OF COMMUNITY HEALTH

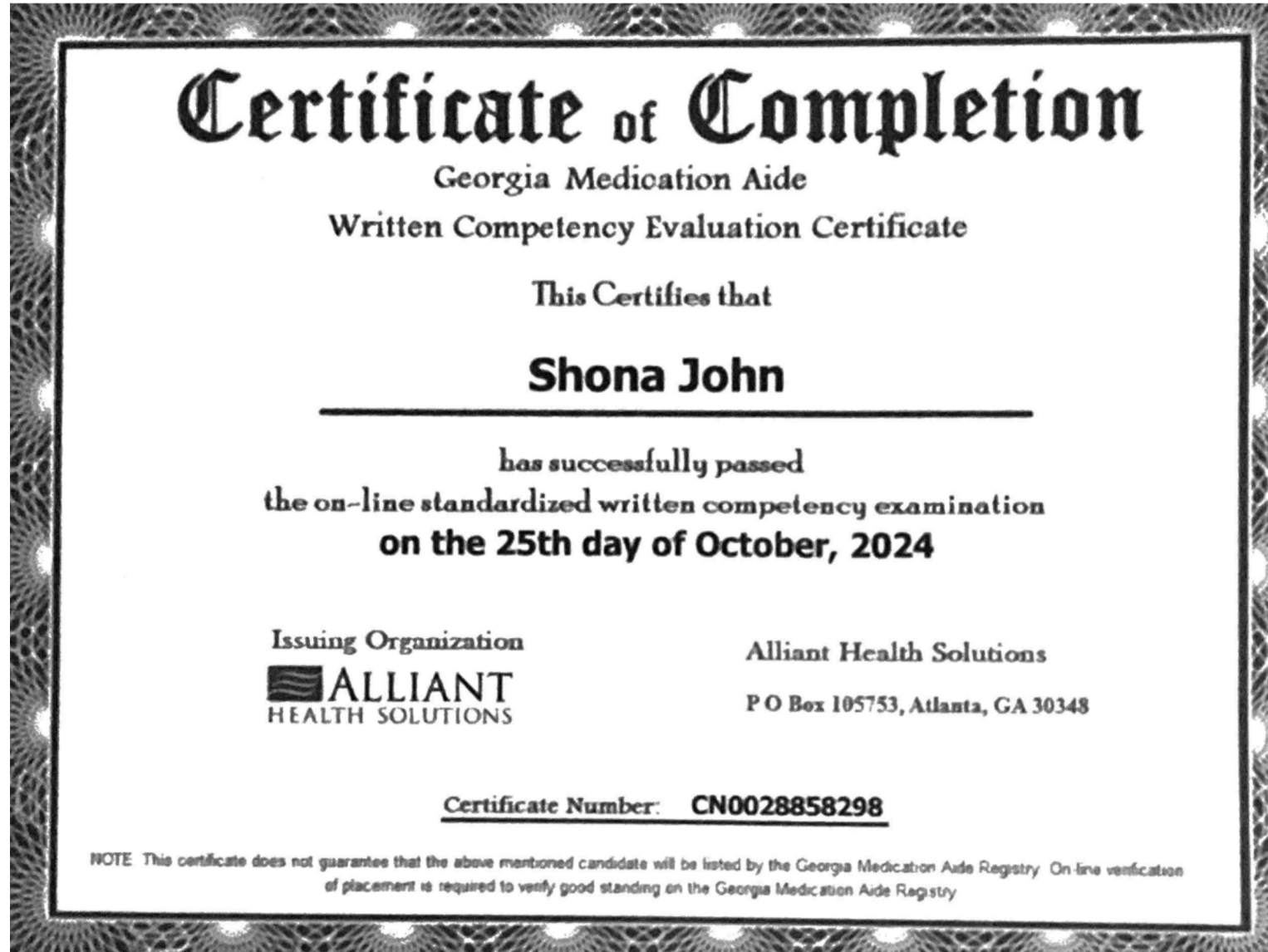
Permit No: PCH042564

13 th day of March, 2025.

HEALTHCARE FACILITY REGULATION DIVISION


Lisa C Davies, Executive Director

APPLICANT'S MEDICATION AIDE CERTIFICATE



04/20/2006

PROPOSED DEVELOPMENT (Slide #2)

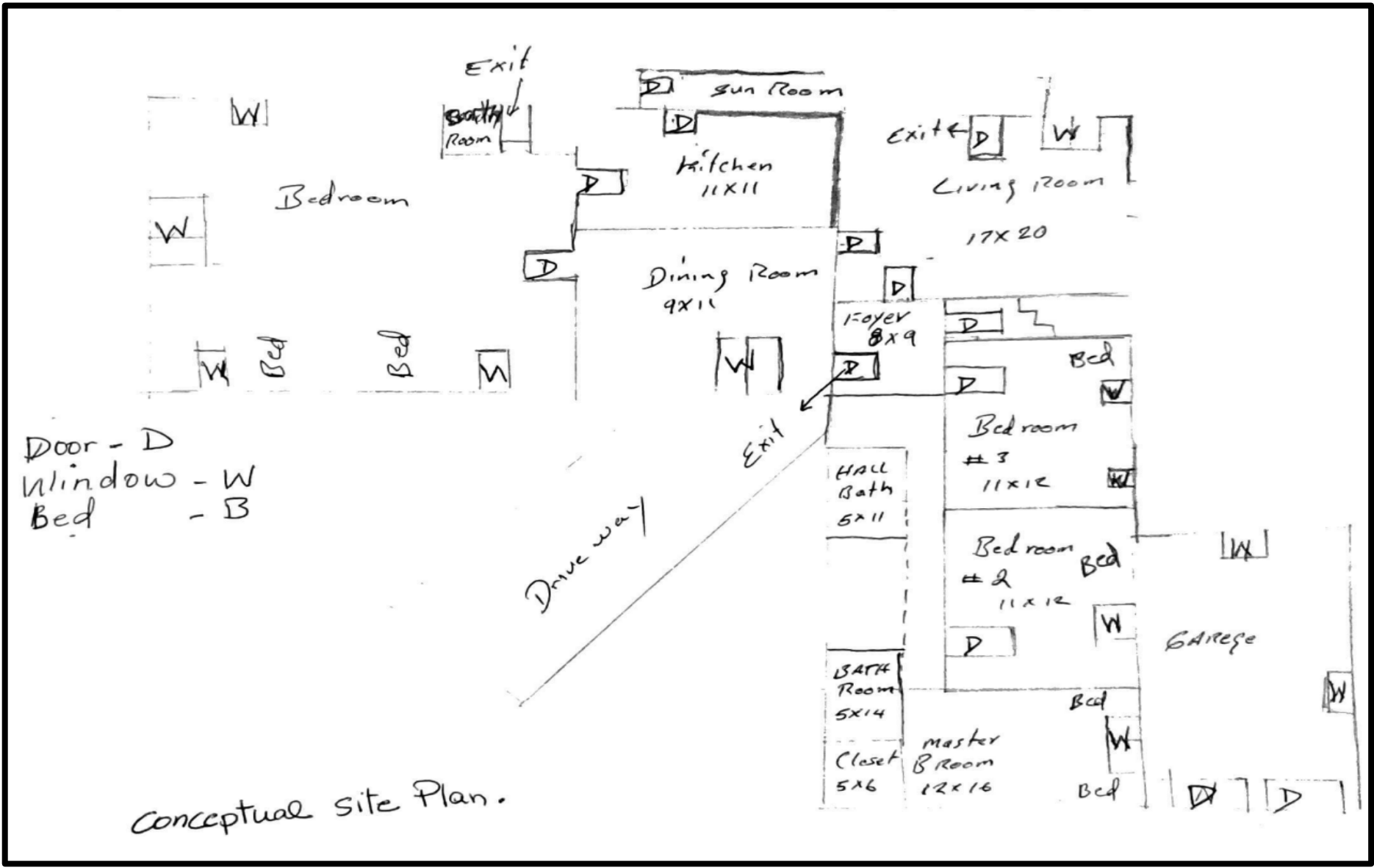
Interior of the Home: The submitted floor plan for the interior of the home shows the presence of a master bedroom and two other bedrooms on the main floor, plus another bedroom on the lower floor. Except for the master bedroom, two residents would occupy each bedroom. It is unclear from the floor plan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

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

PROPOSED DEVELOPMENT (Slide #3)

Planned Business Operations for Personal Care Home at 270 Shields Road	
Operating Hours	~ To operate 24 hours/day, 7 days/week. ~ Staff will work in shifts. ~ Business hours: 9 AM to 5PM (office, visitation, and deliveries)
Staffing	~ Initially, 2 full-time staff members for six (6) residents. ~ Employees would work in shifts to ensure 24-hour care.
Security Measures	~ <u>Facility Security</u> -- Structure has five (5) outdoor cameras, floodlights, smoke detectors, and an alarm system. ~ <u>Resident Security</u> -- Structure has security-coded entry doors and a monitored entry system to protect residents. ~ <u>Medication Storage</u> -- Locked boxes would restrict access. ~ <u>Accessibility Features</u> -- Would include grab bars and appropriate signs throughout the facility. ~ <u>Emergency Systems</u> -- Structure has emergency exits with exit signs. An emergency response plan would include evacuation routes, assembly areas, and emergency services procedures.
Emergency Procedures	~ Staff would assess the situation, contact 911, and transport residents to hospital, if necessary. ~ <u>Fire and Evacuation</u> -- All staff would be trained in fire safety and evacuation procedures, and regular fire drills would be conducted. ~ <u>Weather and Natural Disasters</u> -- Facility would have an emergency kit and a disaster preparedness plan to follow in case of severe weather or natural disasters.

FLOOR PLAN



ANALYSIS #1, SLIDE #1:

COMPLIANCE WITH REQUIREMENTS FOR PERSONAL CARE HOMES

UDC Requirements for Personal Care Homes with Three or More Residents (Section 3.2.29):

The applicant must obtain a special use permit and must comply with these regulations:

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

ANALYSIS #1, SLIDE #2: COMPLIANCE WITH REQUIREMENTS FOR PERSONAL CARE HOMES

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

DEVELOPMENT FEATURE	STANDARD
Minimum Lot Size	Residential—1 acre
Distance from similar facility	At least 1,500 feet
Building requirement	Must not be within a subdivision

- ~ **Applicant has complied with State laws by obtaining a state license to operate a personal care home, and obtaining certification to administer medicine to the residents.**
- ~ **Applicant has not suggested any plans to change the exterior of the home.**
- ~ **Building and fire code regulations would need to be met during the permitting process.**
- ~ **No specific parking standards could be found in the UDC for personal care homes.**
- ~ **The applicant would need to apply for a business license.**

ANALYSIS #2, SLIDE #1: REQUIREMENTS FOR GRANTING SPECIAL USE PERMITS

UDC Section 9.2.5 List Five Issues for the Granting of Special Use Permits:

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

- ~ Minimal traffic anticipated since only three new residents would live on the property, and since they are likely to be elderly, few of them are likely to drive cars.
- ~ Some increase in traffic expected from employees, deliveries, and visiting family / friends.
- ~ Applicant has not provided a parking plan to indicate how the driveway and parking pad would be used by visitors.

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

- ~ With six bedrooms, the existing dwelling has ample room to accommodate three residents.
- ~ Whether there would be sufficient parking, though, is questionable. Applicant has not offered to enlarge the parking area.

ANALYSIS #2, SLIDE #2: REQUIREMENTS FOR GRANTING SPECIAL USE PERMITS

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

- ~ Minimal traffic anticipated since only three new residents would live on the property, and since they are likely to be elderly, few of them are likely to drive cars.
- ~ Some increase in traffic expected from employees, deliveries, and visiting family / friends.
- ~ Applicant has not provided a parking plan to indicate how the driveway and parking pad would be used by visitors.

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

- ~ With six bedrooms, the existing dwelling has ample room to accommodate three residents.
- ~ Whether there would be sufficient parking, though, is questionable. Applicant has not offered to enlarge the parking area.

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

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

ANALYSIS #2, SLIDE #3: REQUIREMENTS FOR GRANTING SPECIAL USE PERMITS

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

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

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

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

ANALYSIS #3, SLIDE #1: USE PERMIT CONSIDERATIONS

Section 9.2.6(A) of the UDC requires the consideration of ten (10) issues for the granting of a “use” permit in general, and a special use permit in particular.

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

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

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

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

ANALYSIS #3, SLIDE #2: USE PERMIT CONSIDERATIONS

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

- ~ Although the applicant wishes to care for six (6) residents, her state license only gives her the permission to care for three (3) residents. Further, O.C.G.A. Rule 111-8-62.06(3) prohibits the operator of a personal care home from serving more residents than the State license allows.

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

- ~ A minimal amount of additional traffic may be expected from employees, deliveries being made, and family members and friends coming to visit.

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

- ~ The existing driveway is narrow and goes up a hill to a two-car garage with a turnaround area.
- ~ It may be difficult for vehicles to pass and to be able to park.
- ~ The applicant has not proposed enlarging the driveway or parking area.

ANALYSIS #3, SLIDE #3: USE PERMIT CONSIDERATIONS

6. The amount and location of open space;

- ~ The aerial photo shows ample open space is present on all four sides of the existing dwelling.

7. Protective screening;

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

8. Hours and manner of operation;

- ~ The applicant has submitted a "Business Summary" of proposed operations.
- ~ The personal care home would operate 24 hours a day and 7 days per week.
- ~ Initially, there would be two employees, who would work in shifts.
- ~ Business hours would be 9:00 AM to 5:00 PM for office, visitation, and deliveries.
- ~ Various security measures and emergency procedures have been proposed.

ANALYSIS #3, SLIDE #4: USE PERMIT CONSIDERATIONS

9. Outdoor lighting; and

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

10. Ingress and egress to the property.

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

STAFF CONCLUSIONS

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

1. **Number of Residents** – Although the applicant proposes to have six residents in the proposed personal care home, her state license only allows a capacity of three (3) residents.
2. **Type of Use** – The proposed personal care home is not the best use of the subject property in terms of its location in an established residential area.
3. **Potential Adverse Impacts** -- The applicant does not appear to have considered the potential adverse impacts of the proposed personal care home on adjacent properties or the surrounding neighborhood, in terms of the following:
 - a. **Access**—The existing access from Shields Road is a narrow, one-lane driveway which goes up a hill. This could cause a conflict between two vehicles that are moving at the same time.
 - b. **Parking** – There does not appear to be sufficient parking to accommodate additional vehicles from employees, deliveries, or family and friends, and the applicant has not indicated any plans to provide it.
 - c. **Protective Screening** – No protective screening is currently present on the property, and the applicant has not indicated any plans to provide it for the benefit of either the neighbors or the residents who would live on the property.

STAFF RECOMMENDATIONS

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



**POWERPOINT PRESENTATION
FOR SPECIAL USE PERMIT CASE #SP-2024-03
AT 270 SHIELDS ROAD**

CITY OF STOCKBRIDGE

**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION**

CITY COUNCIL MEETING—MAY 12, 2025

(Planning Commission Meeting was held on April 17, 2025)

AERIAL PHOTO OF THE PROPERTY AT 270 SHIELDS ROAD



FACTS ABOUT THE SUBJECT PROPERTY

Property Owner / Applicant: Shona John.

Parcel Number: S10-02041000.

Property Size: 1.47 +/- acres.

Property Location: East side of Shields Road, south of Davis Road, in Council District 4.

Property Characteristics: Single-family detached dwelling located on a hill. A driveway with broken pavement leads to a side-entry, two-car garage and a turnaround area. A chain-link fence is present along three sides of the property.

Current Use: Single-family dwelling with 2,296 square feet, including four bedrooms and two baths. The applicant has stated that there are two additional bedrooms in the basement.

Surrounding Uses: The property is surrounded by single-family detached dwellings and some vacant parcels. It is not in a subdivision.

Current Zoning: SR (Suburban Residential). This is an appropriate zoning district for a personal care home.

Surrounding Zoning: SR (Suburban Residential).

Future Land Use Designation: Medium-Density Residential. This is an appropriate future land use designation for a personal care home.

PURPOSE OF THE SPECIAL USE PERMIT REQUEST (Slide #1)

Applicant's Request: Special use permit to operate a personal care home with six (6) residents.

UDC Requirement: Section 3.2.29 of the Stockbridge Unified Development Code (UDC) requires a special use permit for personal care homes having three (3) or more residents.

UDC Definition of a Personal Care Home (Section 12.2):

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

PURPOSE OF THE SPECIAL USE PERMIT REQUEST (Slide #2)

Distinction Between Personal Care Homes and Similar Types of Facilities:

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

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

CASE HISTORY BY EVENTS—SLIDE #1

1. **Property Purchase:** By applicant on April 25, 2024.
2. **Zoning Verification Letter Request:** Applicant applied for a ZVL on May 20, 2024.
3. **Zoning Verification Letter Completion:** P & Z Staff completed the ZVL on May 28, 2024.
4. **Business License Application:** Applicant applied for a business license on June 4, 2024.
5. **Business License Voided/Denied:** Applicant's business license was voided/denied on June 5, 2024 due to 1) the applicant's address was different from the property address; 2) personal care homes of three (3) or more residents were not perceived as a home occupation under business license regulations; and 3) the applicant did not have a personal care home license from the State of Georgia, nor a certification to administer medicine.
6. **Pre-Application Meeting:** Held by P & Z Staff on June 27, 2024 to discuss the need for a special use permit.
7. **Special Use Permit Application:** Applicant signed Property Owner's Authorization Form on July 30, 2024.
8. **CZIM Meeting:** Applicant appeared at the CZIM meeting on September 4, 2024.
9. **Planning Commission Meeting:** Applicant appeared at the PC meeting on September 19, 2024, where SP-2024-03 was deferred until the November 21, 2024 PC meeting.

CASE HISTORY BY EVENTS—SLIDE #2

10. Applicant's Medication Certification: Applicant received her certification on October 25, 2024 to allow her to administer medicine to others.
11. Applicant's Letter to City Manager: Applicant sent a letter to Fred Gardiner on October 28, 2024 to request an extension of time to allow her to obtain her State personal care home license.
12. Deferral Letter: Applicant submitted an undated Deferral Letter, which was received by Staff on October 29, 2024, to allow her to obtain her State license to operate a personal care home.
13. State License for Personal Care Home: Obtained by applicant on March 13, 2025, although it became effective on January 28, 2025.
14. Staff Receipt of Applicant's State License: Received on March 14, 2025, along with the applicant's Medication Aide Certification.
15. Business Summary: Submitted by applicant on April 7, 2025 to describe the proposed operations of the personal care home.

CASE HISTORY BY EVENTS—SLIDE #3

16. Applicant's First Aid and Emergency Care Courses: Completed on April 9, 2025.
17. Staff Receipt of Applicant's Photos of Safety and Security Features: Occurred on April 10, 2025.
18. Planning Commission Meeting: Applicant appeared at the PC Meeting on April 17, 2025. P & Z Staff made a presentation and recommended denial for SP-2024-03, and PC Board members voted to recommend denial.
19. Staff Receipt of Applicant's Photos of Interior of Home and Exterior of Property: Staff received 43 photos.

CASE HISTORY BY DATES—SLIDE #1

DATE	ACTION
April 25, 2024	Shona John purchased the property at 270 Shields Road.
May 20, 2024	Shona John submitted an undated ZVL Application Request via e-mail, received by P & Z Staff on this date.
May 28, 2024	P & Z Staff completed a ZVL (letter) for Shona John.
June 4, 2024	Applicant applied for a business license as a home occupation to operate a personal care home.
June 5, 2024	The Business Services Staff voided / denied the applicant's business license application.
June 27, 2024	P & Z Staff held a pre-application meeting with Shona John to discuss the need for a special use permit to establish a personal care home on the property.
July 30, 2024	Shona John signed the Property Owner's Authorization Form with this date in her Special Use Permit Application (SP-2024-03), although the main application page has no date.
September 4, 2024	Applicant appeared at the CZIM meeting.

CASE HISTORY BY DATES—SLIDE #2

September 19, 2024	Applicant appeared at the Planning Commission meeting. P & Z Staff make a presentation and recommended the denial of SP-2024-03 due to the applicant's lack of a State license to operate a personal care home at 270 Shields Road. PC Board members deferred SP-2024-03 at applicant's request to allow her time to obtain her State license.
October 25, 2024	Applicant obtained her certification as a Georgia Medication Aide, allowing her to administer medication to others.
October 28, 2024	Applicant submitted an undated letter to City Manager Fred Gardiner to request an extension of time to January 2025 to obtain her State license, and to make home improvements.
October 29, 2024	P & Z Staff received an undated deferral letter from applicant, who requested time to obtain her State license.
January 28, 2025	Applicant's State personal care home license became effective.
March 13, 2025	Applicant obtained her State personal care home license.

CASE HISTORY BY DATES—SLIDE #3

March 14, 2025	P & Z Staff received a copy of applicant's State personal care home license, which became effective on January 28, 2025; and her Georgia Medication Aide certificate.
April 7, 2025	Applicant submitted a "Business Summary" to describe the proposed business operations of her personal care home.
April 9, 2025	Applicant completed first aide and emergency care courses.
April 10, 2025	Applicant submitted photos of the interior of her home, showing the presence of various safety and security features.
April 17, 2025	Applicant appeared at the Planning Commission meeting. P & Z Staff make a presentation and recommended denial for SP-2024-03. PC Board members voted to recommend denial.
April 18 & 21, 2025	Applicant submitted numerous photos of the interior of the home and the exterior of the property.

CASE HISTORY DISCUSSION—SLIDE #1

Zoning Verification Letter--The applicant, Shona John, requested the preparation of a Zoning Verification Letter (ZVL) for the property on May 28, 2024. Her listed address on the application was 313 Plantation Circle, Fayetteville, GA, 30214. The Henry County property tax record for 270 Shields Road indicates that the last sale of the property occurred on April 25, 2024. **This means that Ms. John purchased the property before receiving the Zoning Verification Letter from the City of Stockbridge on May 28, 2024.**

Business License--The applicant applied for a business license on June 4, 2024. But her application for a business license was voided and denied on the next day (June 5, 2025) for three reasons: 1) the address that she listed on the application did not match the property's address; 2) personal care homes of three or more residents were not perceived as a home occupation under business license regulations; and 3) the applicant was not able to produce a license from the State of Georgia to operate a personal care home, nor a certification to administer medicine.

However, the reasoning for the denial was based on language in Section 3.2.3 which pertains to family day care homes and group day care homes, which differ from personal care homes, per the Definitions that were presented and compared above for “personal care homes” in Section 12.2 of the UDC versus “family day care homes” and “group day care homes” in Section 9.70.020 within Title 9 of Municode.

CASE HISTORY DISCUSSION—SLIDE #2

Pre-Application Meeting--At a pre-application meeting that was held on June 27, 2024, the Planning & Zoning Staff advised the applicant to apply for a special use permit.

Special Use Permit Application--The applicant then submitted a special use permit application, with the date of 7/30/24 appearing on one of the application pages that was signed by Ms. John. The case number of SP-2024-03 was assigned to the application.

CZIM and Planning Commission Meetings in 2024--The applicant appeared at the CZIM (Community Zoning & Information Meeting) on September 4, 2024, and again at the Planning Commission meeting on September 19, 2024. SP-2024-03 was deferred until the November 21, 2024 Planning Commission meeting, but Ms. John submitted an undated deferral letter, which the Planning & Zoning Office received on October 29, 2024. In her letter, Ms. John requested the deferral to allow time for her to obtain a state license to operate a personal care home. **On the previous day (October 28, 2024), she had submitted a letter to former City Manager Fred Gardiner to request an extension of time to January 2025 for her to obtain her State License.**

CASE HISTORY DISCUSSION—SLIDE #3

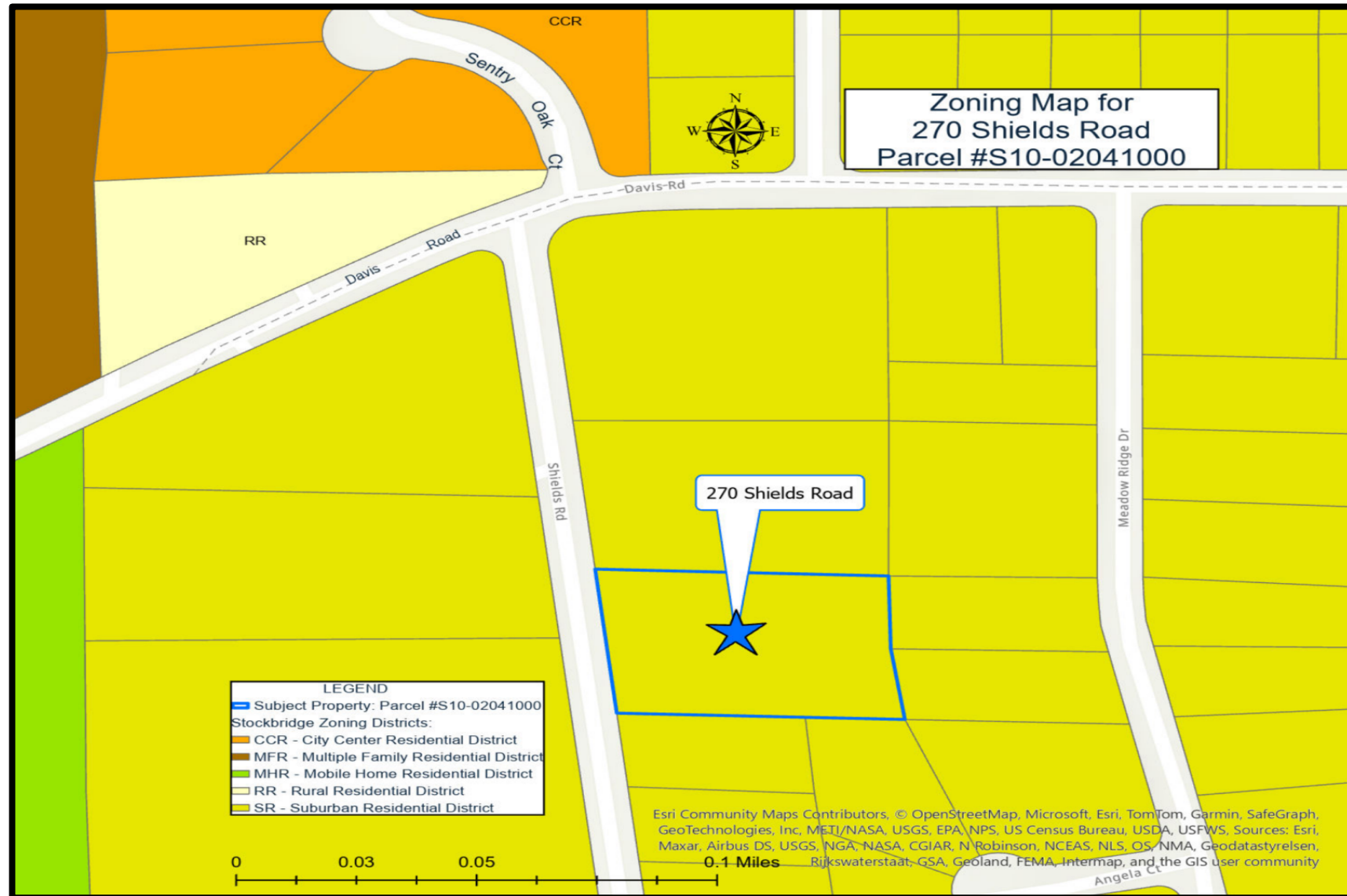
Planning Commission Meeting on April 17, 2025--Ms. John appeared at the PC Meeting on April 17, 2025, where she distributed hard-copy pictures of her property to the Board members. The Board members subsequently voted to agree with the Staff's recommendation of denial for her case, SP-2024-03.

Applicant's Photographs--After that, the applicant submitted numerous photographs of her home and property to demonstrate its suitability and readiness to operate as a personal care home. The photographs showed the presence of various ADA, safety, and security facilities for residents inside the home, exterior flood lights, and a chain-link fence around three sides of the property.

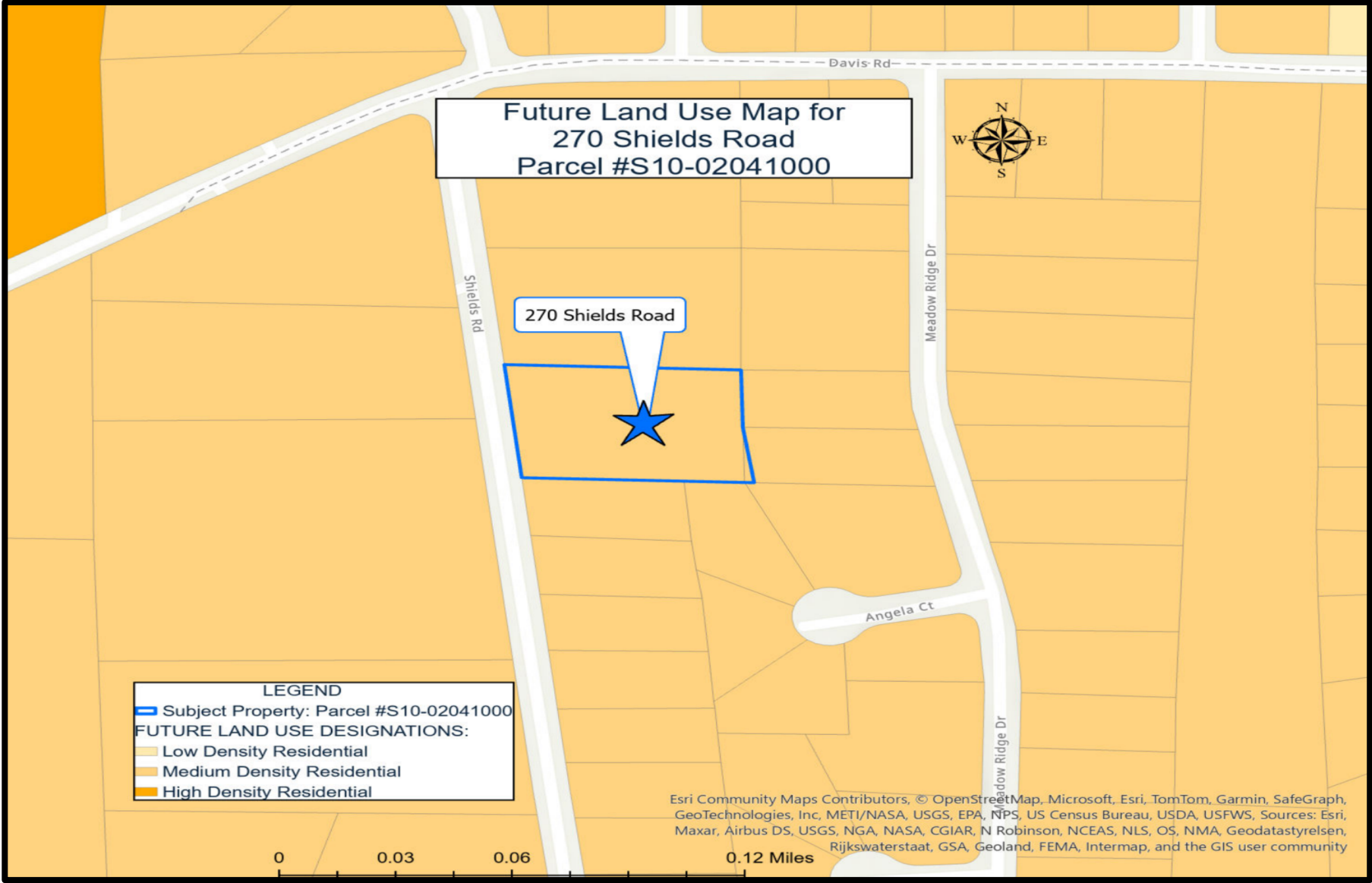
Applicant's Intent--Ms. John has stated in several e-mail messages her willingness to comply with all requirements, and to make driveway and parking improvements.

ZONING MAP OF THE PROPERTY

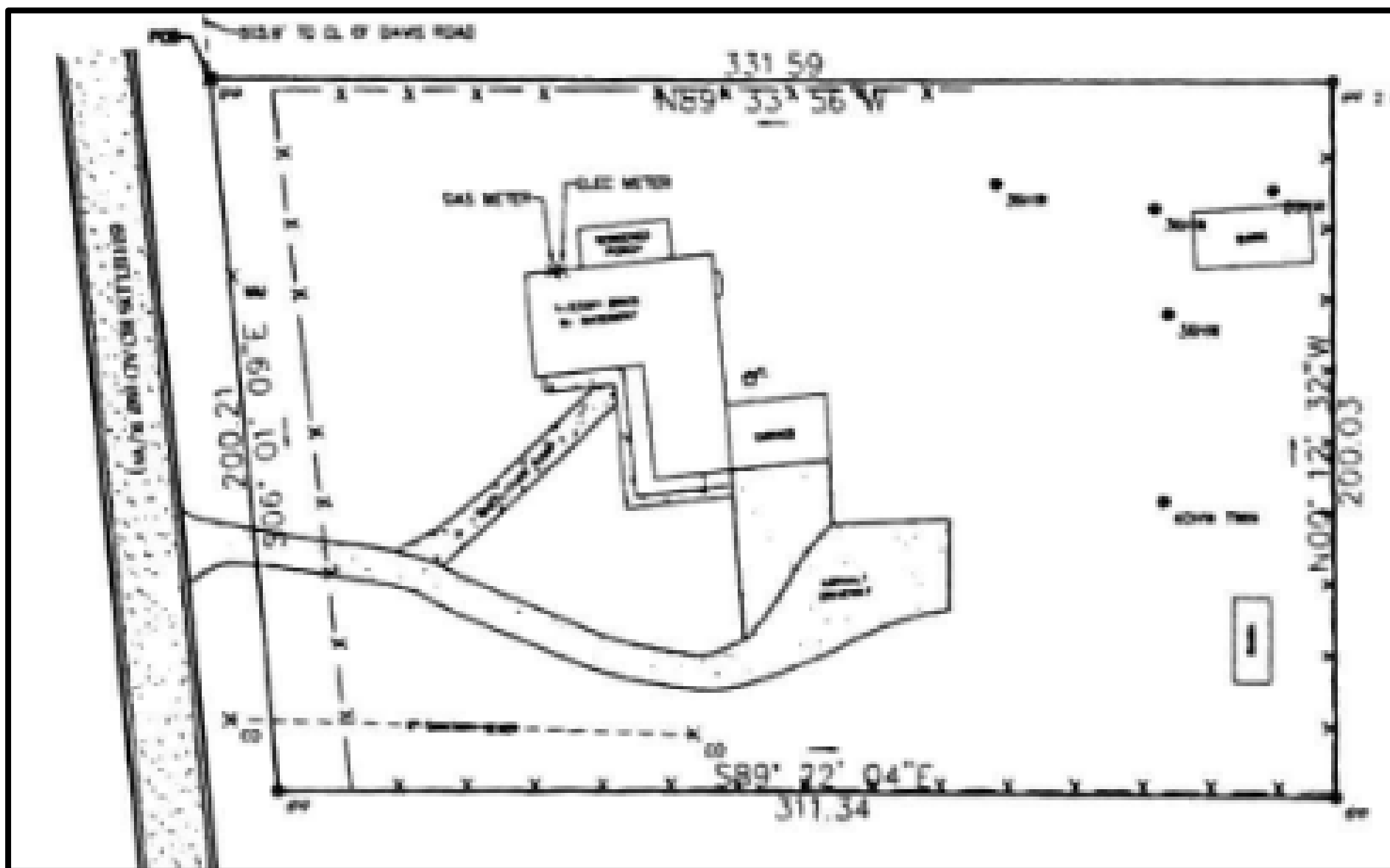
Base Zoning—SR (Suburban Residential)



FUTURE LAND USE MAP



SURVEY OF THE PROPERTY



PROPOSED DEVELOPMENT—SLIDE #1

Type of Development: Personal Care Home with six (6) residents in the existing single-family dwelling. No changes to the interior of the existing home or the exterior of the property are currently being proposed.

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

Medication Certification: O.C.G.A. Rule 111-8-62.20(3)(6) (Medications) requires that the staff in a personal care home who provide medication to residents have completed “Basic Medication Training for Staff Assisting with Self-Administration” and have met the Certified Medication Aide Requirements. In addition, Ms. John obtained a Certificate of Completion from Alliant Health Solutions as a “Georgia Medication Aide” on October 25, 2024 (Certificate #CN0028858298). An online search of the Georgia Medication Aide Registry confirmed that Shona John is actively certified through the Georgia Nurse Aide Program by the Georgia Department of Community Health. Her certification began on April 20, 2006, and it expires on April 20, 2026.

APPLICANT'S STATE PERSONAL CARE HOME PERMIT LICENSE



GEORGIA DEPARTMENT OF
COMMUNITY HEALTH

STATE OF GEORGIA PERSONAL CARE HOME PERMIT

This is to certify that a permit is hereby granted to

My Serenity Personal Care Home

(Name of Governing Body)

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

Said facility and premises are located at 270 Shields Rd
(Street)

in Stockbridge 30281, County of Henry, Georgia.
(City or Town) (Zip Code)

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

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

THIS PERMIT IS NOT TRANSFERABLE

In Witness Whereof, we have hereunto set our hand this

GEORGIA DEPARTMENT OF COMMUNITY HEALTH

Permit No: PCH042564

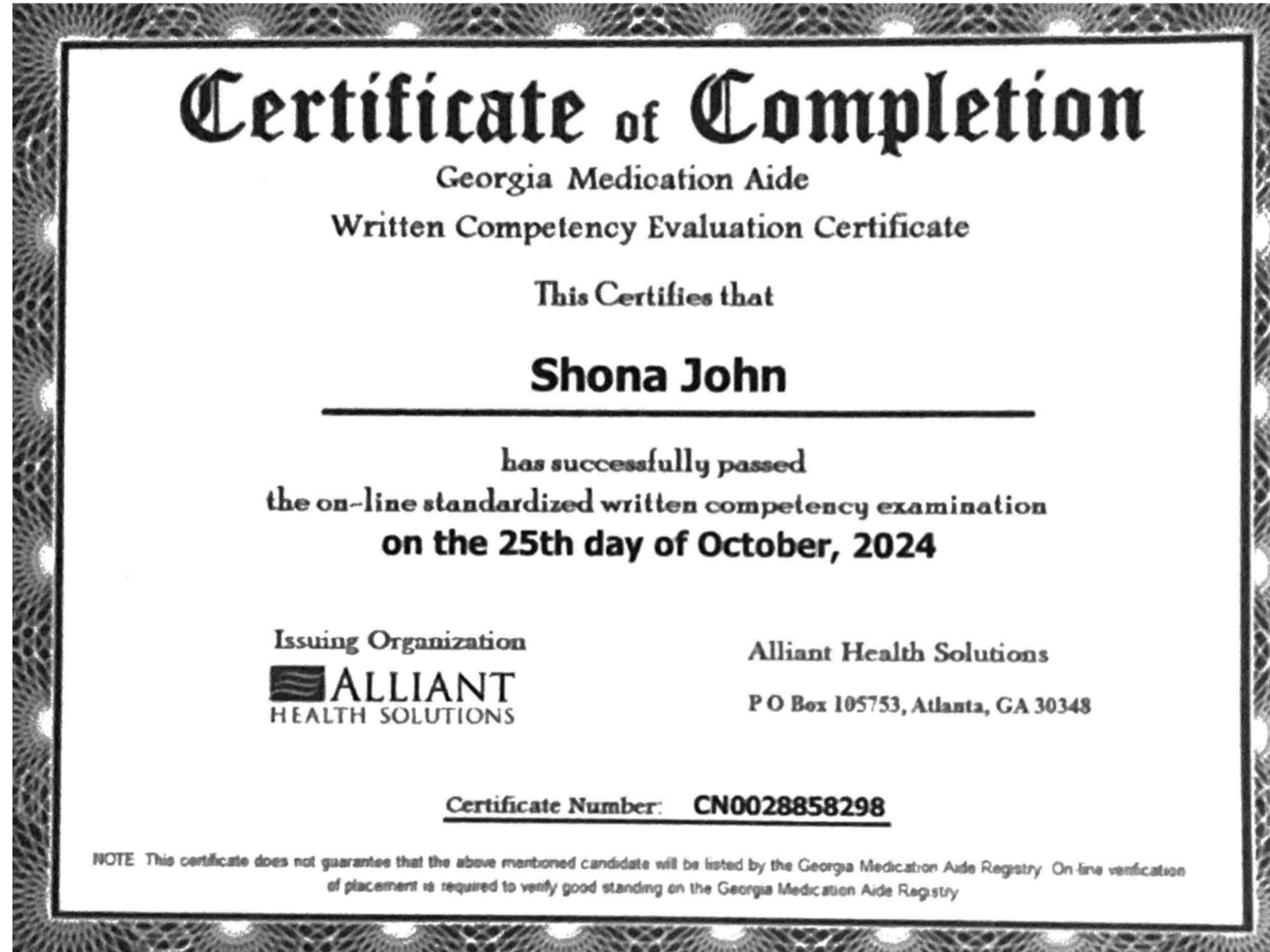
13 th day of March, 2025.

HEALTHCARE FACILITY REGULATION DIVISION

A handwritten signature in black ink, appearing to read "Lisa C Davies".

Lisa C Davies, Executive Director

APPLICANT'S MEDICATION AIDE CERTIFICATE



APPLICANT'S NURSE AIDE REGISTRY VERIFICATION

4/6/25, 3:16 PM	Georgia Nurse Aide Registry
	GEORGIA DEPARTMENT OF COMMUNITY HEALTH Nurse Aide Registry Verification
Applicant Information	
Name : JOHN, SHONA	
Certification Number : CN0028858298	
Original Certification Date : 04/20/2006	
Expiration Date : 04/20/2026	
Status : Active	
Adverse Findings : No	
<u>Training Program</u>	<u>Program Date</u>
CENTER FOR PROGRESSIVE TRAINING INC	04/20/2006

PROPOSED DEVELOPMENT—SLIDE #2

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

Photos of Interior—Show the presence of ADA facilities, first aid supplies, emergency equipment, security facilities, and emergency food supplies inside the home.

Photos of Exterior of Property—Show the presence of exterior lighting, a chain-link fence along the rear and sides of the property, a narrow driveway with some broken pavement, And a driveway turnaround area adjacent to the two-car garage.

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

PROPOSED DEVELOPMENT—SLIDE #3

Planned Business Operations for Personal Care Home at 270 Shields Road

Operating Hours

- ~ To operate 24 hours/day, 7 days/week.
- ~ Staff will work in shifts.
- ~ Business hours: 9 AM to 5PM (office, visitation, and deliveries)

Staffing

- ~ Initially, 2 full-time staff members for six (6) residents.
- ~ Employees would work in shifts to ensure 24-hour care.

Security Measures

- ~ Facility Security -- Structure has five (5) outdoor cameras, floodlights, smoke detectors, and an alarm system.
- ~ Resident Security -- Structure has security-coded entry doors and a monitored entry system to protect residents.
- ~ Medication Storage -- Locked boxes would restrict access.
- ~ Accessibility Features -- Would include grab bars and appropriate signs throughout the facility.
- ~ Emergency Systems -- Structure has emergency exits with exit signs. An emergency response plan would include evacuation routes, assembly areas, and emergency services procedures.

PROPOSED DEVELOPMENT—SLIDE #4

Planned Business Operations for Personal Care Home at 270 Shields Road

Emergency Procedures

- ~ Staff would assess the situation, contact 911, and transport residents to hospital, if necessary.
- ~ Fire and Evacuation -- All staff would be trained in fire safety and evacuation procedures, and regular fire drills would be conducted.
- ~ Weather and Natural Disasters – Facility would have an emergency kit and a disaster preparedness plan to follow in case of severe weather or natural disasters.

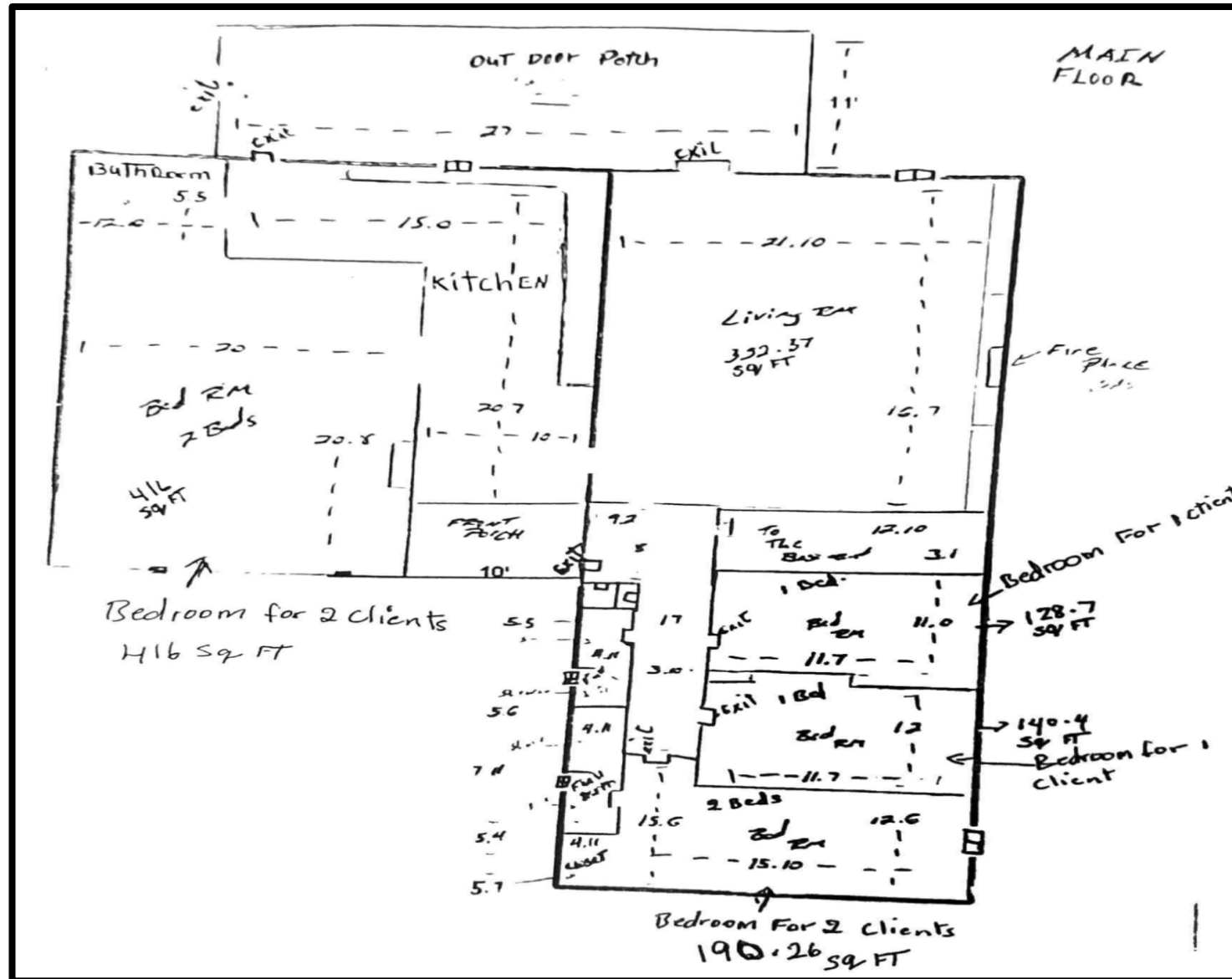
FRONT VIEW OF THE HOME



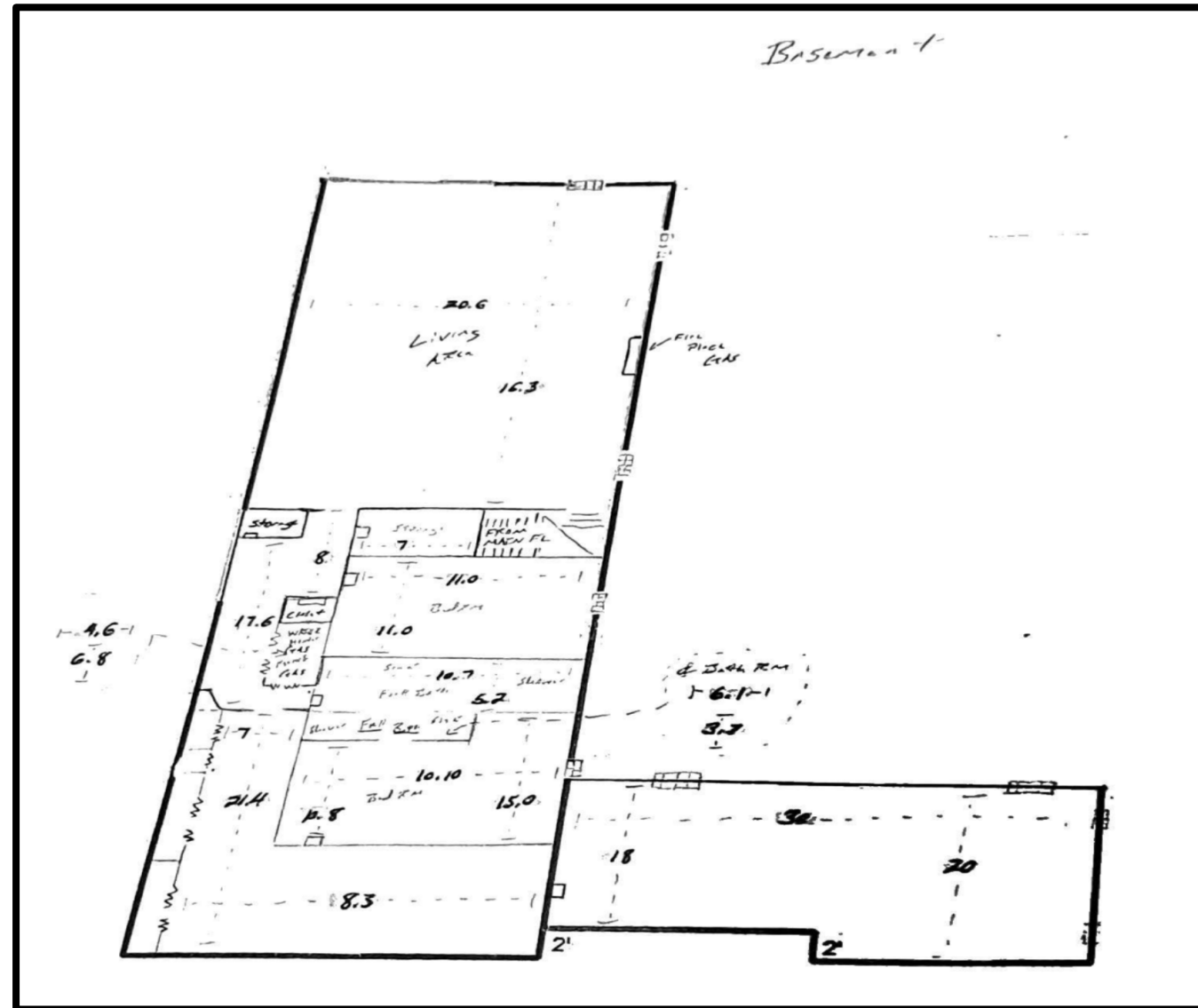
FENCE ALONG THREE SIDES OF PROPERTY



FLOOR PLAN FOR THE MAIN FLOOR



FLOOR PLAN OF THE BASEMENT



ANALYSIS #1--SLIDE #1:

COMPLIANCE WITH REQUIREMENTS FOR PERSONAL CARE HOMES

UDC Requirements for Personal Care Homes with Three or More Residents (Section 3.2.29):

The applicant must obtain a special use permit and must comply with these regulations:

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

ANALYSIS #1--SLIDE #2:

COMPLIANCE WITH REQUIREMENTS FOR PERSONAL CARE HOMES

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

DEVELOPMENT FEATURE	STANDARD
Minimum Lot Size	Residential—1 acre
Distance from similar facility	At least 1,500 feet
Building requirement	Must not be within a subdivision

- ~ Applicant has complied with State laws by obtaining a state license to operate a personal care home, and obtaining certification to administer medicine to the residents.
- ~ Applicant has not suggested any plans to change the exterior of the home.
- ~ Building and fire code regulations would need to be met during the permitting process.
- ~ No specific parking standards could be found in the UDC for personal care homes.
- ~ **The applicant would need to apply for a business license.**

ANALYSIS #2--SLIDE #1: REQUIREMENTS FOR GRANTING SPECIAL USE PERMITS

UDC Section 9.2.5 List Five Issues for the Granting of Special Use Permits:

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

- ~ Minimal traffic anticipated since only three new residents would live on the property, and since they are likely to be elderly, few of them are likely to drive cars.
- ~ Some increase in traffic expected from employees, deliveries, and visiting family / friends.
- ~ Applicant has not provided a parking plan to indicate how the driveway and parking pad would be used by visitors.

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

- ~ With six bedrooms, the existing dwelling has ample room to accommodate three residents.
- ~ Whether there would be sufficient parking, though, is questionable. Applicant has not offered to enlarge the parking area.

ANALYSIS #--SLIDE #2: REQUIREMENTS FOR GRANTING SPECIAL USE PERMITS

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

- ~ Minimal traffic anticipated since only three new residents would live on the property, and since they are likely to be elderly, few of them are likely to drive cars.
- ~ Some increase in traffic expected from employees, deliveries, and visiting family / friends.
- ~ Applicant has not provided a parking plan to indicate how the driveway and parking pad would be used by visitors.

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

- ~ With six bedrooms, the existing dwelling has ample room to accommodate three residents.
- ~ Whether there would be sufficient parking, though, is questionable. **The applicant has stated a willingness to make any needed driveway improvements, although she has not stated how that would be done.**

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

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

ANALYSIS #2--SLIDE #3: REQUIREMENTS FOR GRANTING SPECIAL USE PERMITS

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

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

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

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

ANALYSIS #3--SLIDE #1: USE PERMIT CONSIDERATIONS

Section 9.2.6(A) of the UDC requires the consideration of ten (10) issues for the granting of a “use” permit in general, and a special use permit in particular.

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

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

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

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

ANALYSIS #3--SLIDE #2: USE PERMIT CONSIDERATIONS

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

- ~ Although the applicant wishes to care for six (6) residents, her state license only gives her the permission to care for three (3) residents. Further, O.C.G.A. Rule 111-8-62.06(3) prohibits the operator of a personal care home from serving more residents than the State license allows.

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

- ~ A minimal amount of additional traffic may be expected from employees, deliveries being made, and family members and friends coming to visit.

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

- ~ The existing driveway is narrow and goes up a hill to a two-car garage with a turnaround area. Some parts of the pavement are broken.
- ~ It may be difficult for vehicles to pass and to be able to park. **The applicant has stated a general willingness to make driveway improvements, although she has not provided any specific plans on how this would be done.**

ANALYSIS #3--SLIDE #3: USE PERMIT CONSIDERATIONS

6. The amount and location of open space;

- ~ The aerial photo shows ample open space is present on all four sides of the existing dwelling.

7. Protective screening;

- ~ A chain-link fence is present along three sides of the property.
- ~ Additional screening would be desirable to shield the view of the property by neighbors so that they would not see any excessive comings and goings of visitors to the property.

8. Hours and manner of operation;

- ~ The applicant has submitted a “Business Summary” of proposed operations.
- ~ The personal care home would operate 24 hours a day and 7 days per week.
- ~ Initially, there would be two employees, who would work in shifts.
- ~ Business hours would be 9:00 AM to 5:00 PM for office, visitation, and deliveries.
- ~ Various security measures and emergency procedures have been proposed.

ANALYSIS #3--SLIDE #4: USE PERMIT CONSIDERATIONS

9. Outdoor lighting; and

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

10. Ingress and egress to the property.

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

•

STAFF CONCLUSIONS—SLIDE #1

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

1. **Number of Residents** – Although the applicant proposes to have six residents in the proposed personal care home, her state license only allows a capacity of three (3) residents.
2. **Type of Use** – The proposed personal care home is not the best use of the subject property in terms of its location in an established residential area.
3. **Potential Adverse Impacts** -- The applicant does not appear to have considered the potential adverse impacts of the proposed personal care home on adjacent properties or the surrounding neighborhood, in terms of the following:
 - a. **Access**—The existing access from Shields Road is a narrow, one-lane driveway which goes up a hill. This could cause a conflict between two vehicles that are moving at the same time.

STAFF CONCLUSIONS—SLIDE #2

- b. Parking –** There does not appear to be sufficient parking to accommodate additional vehicles from employees, deliveries, or family and friends. Although the applicant has stated a general willingness to make driveway improvements, she does not currently have any specific plans to do so.
- c. Protective Screening –** Although a chain-link fence is present along three sides of the property, which would protect the safety of the residents, it is a see-through fence which does not provide any visual screening for the neighbors. A more solid, opaque-type of fence would be desirable.

STAFF RECOMMENDATIONS

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



My Serenity Personal Care Home

STAFF FILE TABLE OF CONTENTS:

STAFF NAME: Shona JOHN DATE OF HIRE: _____

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

CONFISCANT



My Serenity Personal Care Home

PCH DIRECT CARE WORKER STAFF JOB DESCRIPTION

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

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

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

Staff Signature

Date

Facility Administrator Signature

Date



My Serenity Personal Care Home

EMPLOYEE APPLICATION

PLEASE TYPE OR PRINT. Complete the entire application.

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

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



My Serenity Personal Care Home

EDUCATION

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

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

WORK EXPERIENCE

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



My Serenity Personal Care Home

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

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



My Serenity Personal Care Home

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

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

Additional Comments:

Staff Signature: _____ Date: _____

Circle One: HIRE / NO HIRE



My Serenity Personal Care Home

RESIDENT COPY OF THE PERSONAL CARE HOME RESIDENTS' RIGHTS

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

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

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

(c) Each resident shall have the right to:

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

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

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



My Serenity Personal Care Home

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



My Serenity Personal Care Home

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

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

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

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

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

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



My Serenity Personal Care Home

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



My Serenity Personal Care Home

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

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

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

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

Staff Signature: _____ **Date:** _____



My Serenity Personal Care Home

STAFF ACKNOWLEDGEMENT

EVACUATION PLAN SHEET

I _____ have reviewed the emergency evacuation plan

for _____ and staff has discussed all exits in

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

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

Staff Signature: _____ Date: _____



My Serenity Personal Care Home

ACKNOWLEDGEMENT FORM REPORTING ABUSE OR EXPLOITATION OF RESIDENTS

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

Reporting abuse or exploitation; records.

(a) Any:

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

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

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

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

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

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



My Serenity Personal Care Home

STAFF SCHEDULE

MONTH: _____ YEAR: _____

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday

CONSCANT

Certificate of Completion

Georgia Medication Aide
Written Competency Evaluation Certificate

This Certifies that

Shona John

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

Issuing Organization

 **ALLIANT**
HEALTH SOLUTIONS

Alliant Health Solutions

P O Box 105753, Atlanta, GA 30348

Certificate Number: **CN0028858298**

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

BASIC PERSONAL CARE HOME MEDICATION TRAINING INFO

111-8-62-.20 Medications.

(1) Self-Administration of Medications.

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

(2) Assistance with Self-Administration.

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

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

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

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

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

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

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

(4) Medication Skills Competency Determinations.

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

(6) Maintaining Records on Medication Assistance and Administration.

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

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

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

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

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

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

(6) Orders Required for All Medications.

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

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

(8) Storage of Medications.

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

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

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

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

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

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

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

111-8-62-.20 MEDICATIONS

How the home supervises medications?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

h) Call 911, if not previously called.

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

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

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

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

Storage of Epinephrine Auto-Injectors:

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

Auto-injectors will not be refrigerated.

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

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

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

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

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

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

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

SELF-ADMINISTRATION OF MEDICATIONS.

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

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

ASSISTANCE WITH SELF-ADMINISTRATION.

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

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

The container and close the container in front of the resident.

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

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

Basic Medication Training for Staff Assisting with Self-administration.

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

Facility medication training will include:

Facilities medication policy and procedures & actions to take for resident concerns

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

Documentation of Medications

Staff will document whenever residents take medications.

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

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

Medications will not be shared with other residents.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(Pertaining to Hospice residents only)

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

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

Medication Skills Competency Determinations.

Unlicensed staff will be provided yearly refreshers for medication areas.

Maintaining Records on Medication Assistance and administration.

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

The MAR will include:

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

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

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

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

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

Orders Required for All Medications.

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

Timely Management of Medication Procurement.

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

Storage of Medications.

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

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

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

Disposal of Medications

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

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

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

1. The medication notification error form is then forwarded to the facility a.m.

2. The facility administrator will review and log the medication error sheet attached to the staff responsible for the error.

3. The staff responsible for the medication error will complete the medication error sheet.

1. The following information will be included on the medication error sheet.

a. Person responsible for the error.

b. Name of the resident, the date/time of the incident, and the date the incident was discovered, and who the error affected or involved.

c. The "Type" and the "Reason" of the error.

d. The Description of the incident.

e. The order as written.

f. If and in what way the resident was affected by the error, and what interventions were initiated.

g. Physician/Supervisor notified and by whom.

h. Signature/date/time of the person preparing the report.

2. When the medication error sheet is completed it will be forwarded to the facility Adm immediately.

3. The facility staff will record and file the completed medication error in the facility MAR Book

4. The facility Manager will follow up on the medication error and address with all staff accordingly.

5. The facility Adm will send a medication error copy in a corresponding email or fax to the resident's doctor immediately.

6. The facility Adm must notified the residents doctor and the next of kin/power of attorney or payee of resident.

Facility will ensure staff are aware of all points below:

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



Activities

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



Activities

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

ADMISSION/DISCHARGE LOG

NAME OF RESIDENT	DATE ADMITTED	DATE OF BIRTH OR SOC.SEC. #	PLACE ADMITTED FROM	SPECIAL NOTES*	DATE OF DISCHARGE	REASON FOR DISCHARGE	PLACE DISCHARGED TO

* Space to make special notes about condition of resident (i.e., admitted with stage 2, pressure sore; resident is a mental health resident (MHR), etc.).

DISASTER PLAN
For
My Serenity Personal Care Home

TO REPORT A FIRE: DIAL 911!!!

Give Location: 270 Shields Road Stockbridge, Ga 30281

AND YOUR NAME _____

SPEAK SLOWLY AND CLEARLY!!

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

REMEMBER TO STAY CALM...

EMERGENCY SITUATIONS

DISASTER PLAN

PERSONS TO BE NOTIFIED IN THE FOLLOWING ORDER:

Fire department: 770-288-6600

Police: 911

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

Other contact person:

Temporary housing: 770-906-4045

PCH: My Serenity

Hospital: 678-604-1000

Ambulance: 678-565-6339

Poison Control: 1-800-222-1222





STATE OF GEORGIA PERSONAL CARE HOME PERMIT

This is to certify that a permit is hereby granted to

My Serenity Personal Care Home

(Name of Governing Body)

to maintain and operate a Personal Care Home with a capacity of

3

named as

My Serenity Personal Care Home

(Name of Facility)

Said facility and premises are located at

270 Shields Rd

(Street)

in

Stockbridge

(City or Town)

30281

(Zip Code)

, County of

Henry

, Georgia.

This permit is effective

1/28/2025

, and remains in effect unless revoked or suspended.

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

THIS PERMIT IS NOT TRANSFERABLE

Permit No:

PCH042564

In Witness Whereof, we have hereunto set our hand this

13 th

day of

March , 2025 .

GEORGIA DEPARTMENT OF COMMUNITY HEALTH

HEALTHCARE FACILITY REGULATION DIVISION

A handwritten signature in black ink, reading "Lisa C Davies".

Lisa C Davies, Executive Director



Zoning Verification Letter Request

A Zoning Verification Letter (ZVL) is a statement from the Community Development Department – Planning, Zoning, & GIS Division located at 4602 North Henry Boulevard, Stockbridge, GA, 30281 that identifies and describes the zoning district in which a property is located and may include information about the permitted uses in the zoning districts. The letter is also used to submit to lenders for financing or for state/federal agencies.

The Community Development Department – Planning, Zoning, & GIS Division will assist you in verifying the zoning of a parcel or parcels of land. Your Zoning Verification Letter will be completed within seven (7) business days upon receipt of the following items:

- Completed ZVL application
- Payment by Credit Card Authorization Form or check for \$150 made payable to the City of Stockbridge.
- Survey or site plan of the property that identifies the property parcel size.

Applications can be emailed to planning@cityofstockbridge-ga.gov. Should you need copies of building records or Certificates of Occupancy you must file an Open Records Request with the office of the City Clerk.

Requestor <u>Shona John</u>			
Name (ZVL will be addressed and forwarded to this person)			
Company <u>My Serenity Personal Care Home LLC</u>			
E-mail Address <u>shonaj618@hotmail.com</u>		Phone <u>770-820-7800</u>	
Mailing Address <u>313 Plantation Cir</u>		City <u>Fayetteville</u>	State <u>GA</u> Zip <u>30214</u>
Subject Property			
Parcel ID(s) <u>S10-02041000</u>			
Address of Property <u>270 Shields Rd</u>		City <u>Stockbridge</u>	State <u>GA</u> Zip <u>30281</u>
Current Use <u>Residence</u>		Proposed Use <u>Personal Care Home</u>	
How would you like receive the ZVL? (check all that apply): ☒ E-mail ☒ Mail ☐ Pick-up			
Office Use Only			
City Staff _____		Date Completed _____	

Describe the proposed use of building or property in a complete descriptive narrative and add any other information that would be necessary.

This property is going to be a residence, but first and foremost a personal care home. I intended on having as many clients as allowed.



CITY OF STOCKBRIDGE
ZONING VERIFICATION LETTER
For 270 Shields Road
Parcel #S10-02041000

May 28, 2024

Shona John
313 Plantation Cir
Fayetteville, GA 30214
Cell: 770-820-7800
Email: shonaj618@hotmail.com

Re: **Zoning Verification Letter for 270 Shields Road, Stockbridge, Georgia 30281 (Parcel #S10-02041000)**

Dear Ms. John,

Please accept this letter in response to your request for verification of zoning at 270 Shields Road, Stockbridge, GA 30281 which is identified by Parcel ID #S10-02041000. Based on the City of Stockbridge's official zoning map, the subject property is zoned as [SR \(Suburban Residential\)](#). Further information about the SR District can be found on pages 28-29 of the Stockbridge Unified Development Code or at the link above.

Personal care homes are an allowable use in the SR District subject to conditional requirements. Personal care homes having two or less persons are subject to the requirements outlined in the [Stockbridge Unified Development Code section 3.2.28](#). Personal care homes having three or more persons must apply for and obtain a special use permit in addition to complying with the requirements found in [section 3.2.29](#).

This zoning verification excludes the following information which may apply to the subject property, such as, grandfathered uses without a City Council ruling, official interpretations by any entity or official other than the City Council, variances and interpretations and conditional uses granted by any entity or official other than the City Council, special restrictions on certain uses within the general zoning ordinance, setbacks, buffers and construction standards in the general zoning ordinance, and requirements and restrictions imposed in the general zoning ordinance by any overlay district.

If you have any questions concerning this matter or if I can be of any further assistance, please contact me at 678-833-3332 or jbucholtz@stockbridgega.org.

Sincerely,

Jordyn Bucholtz, GIS Analyst



City of Stockbridge

AGENDA ITEM

MEETING DATE

MAY 12, 2025

FUNDING SOURCE

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

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

CP-2025-02 for Parcel #029-01011001 at N. Henry Blvd. & Old Atlanta Rd., south of Valley Hill Rd. Applicant: Templar Development, LLC. Agent: Battle Law, P.C. Requested Comp. Plan Amendment: From Low-Density Mixed-Use to High-Density Mixed-Use to allow a mixed-use development with 98 townhomes and a small office building on 9.9 +/- acres. The applicant has also submitted RZ-2025-03 to request the rezoning of the property from C-3 & PMU to PUD Master Plan & PMU.

BACKGROUND INFORMATION:

Staff Recommendation: Approval. Planning Commission Actions on April 17, 2025: Denial of both CP-2025-02 and RZ-2025-03.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

CP-2025-02 for Parcel #029-01011001 at N. Henry Blvd. & Old Atlanta Rd., South of Valley Hill Rd.

BACKGROUND INFORMATION:

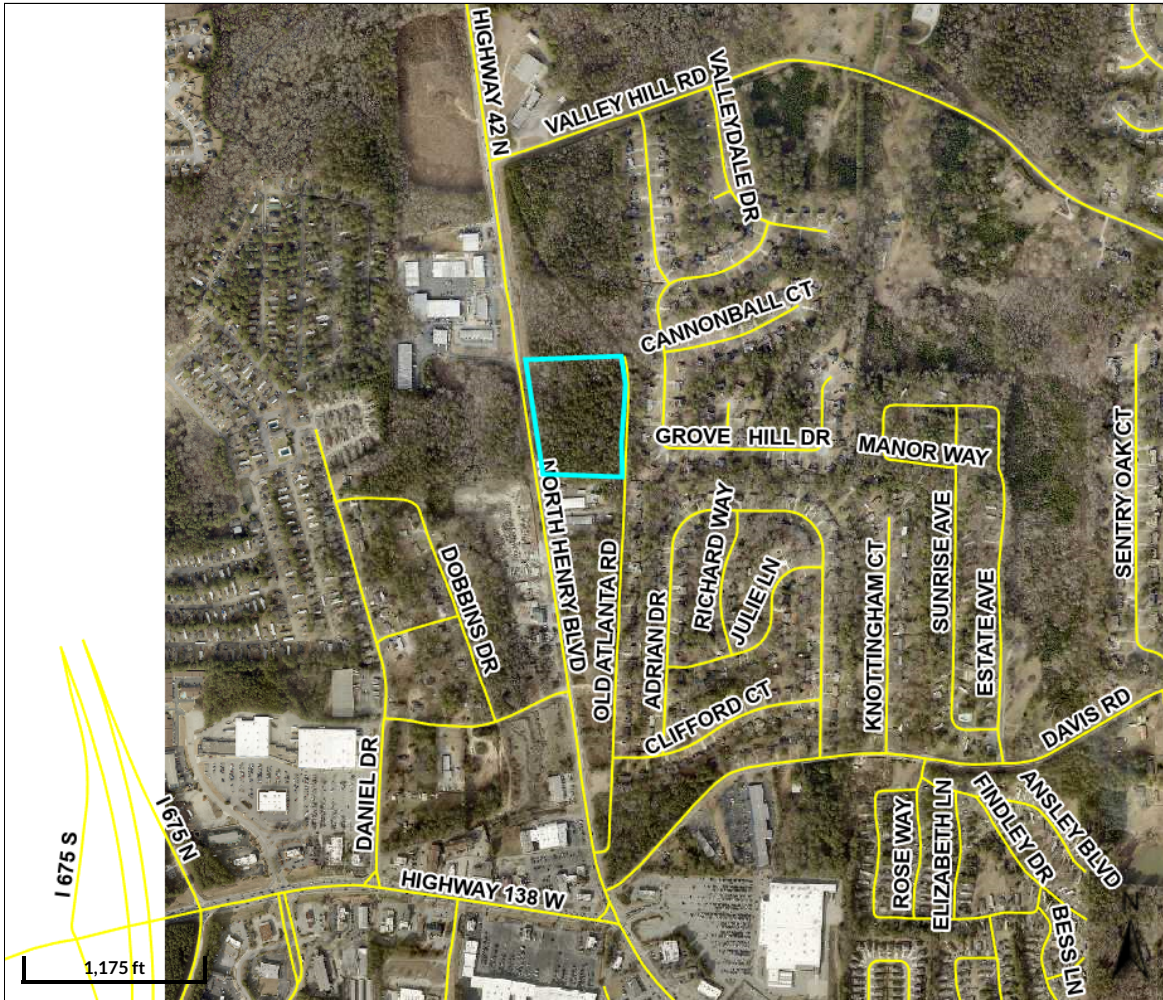
STAFF RECOMMENDATION:

APPROVAL.

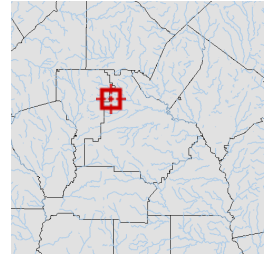
Staff Signature_____



Henry County, GA



Overview



Legend

- Parcels
- Roads

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

Last Data Uploaded: 4/4/2025 1:09:42 AM

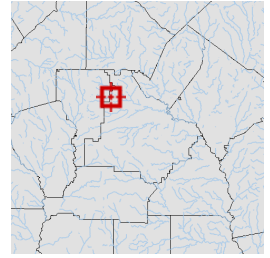
Developed by SCHNEIDER
GEOSPATIAL



Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	029-01011001	Class	Commercial	Owner	GILMORE WILLIAM B &	Land	\$295,200
Property		Acreage	9.23	Address	MIRIAM D M	Value:	
Address					8879 FOUNTAIN PALM	Building	\$0
District	City/Stockbridge				ALY	Value:	Last 2 Sales
					WINTER GARDEN, FL	Misc	Date Price Reason Qual
					34787	Value:	8/16/2017 \$0 VM U
						Total	12/8/1999 \$0 U U
						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: 3/26/2025

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

Developed by  **SCHNEIDER**
GEOSPATIAL

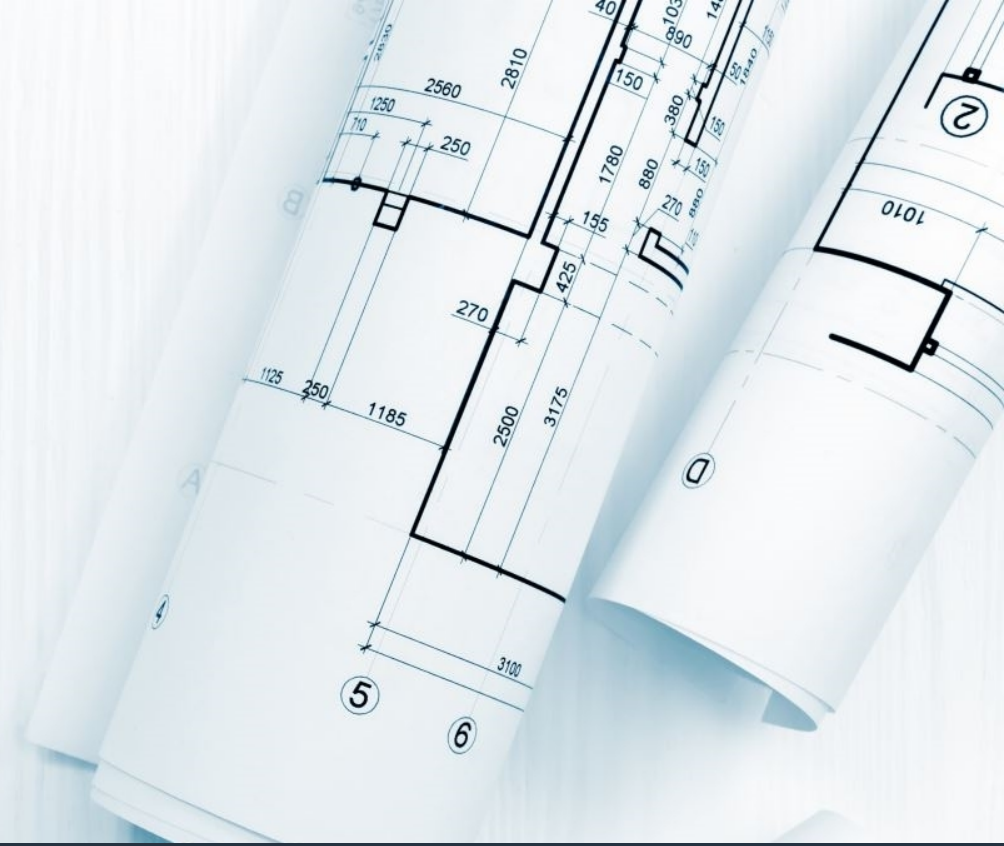


Battle Law

NORTH HENRY BLVD,
STOCKBRIDGE GA

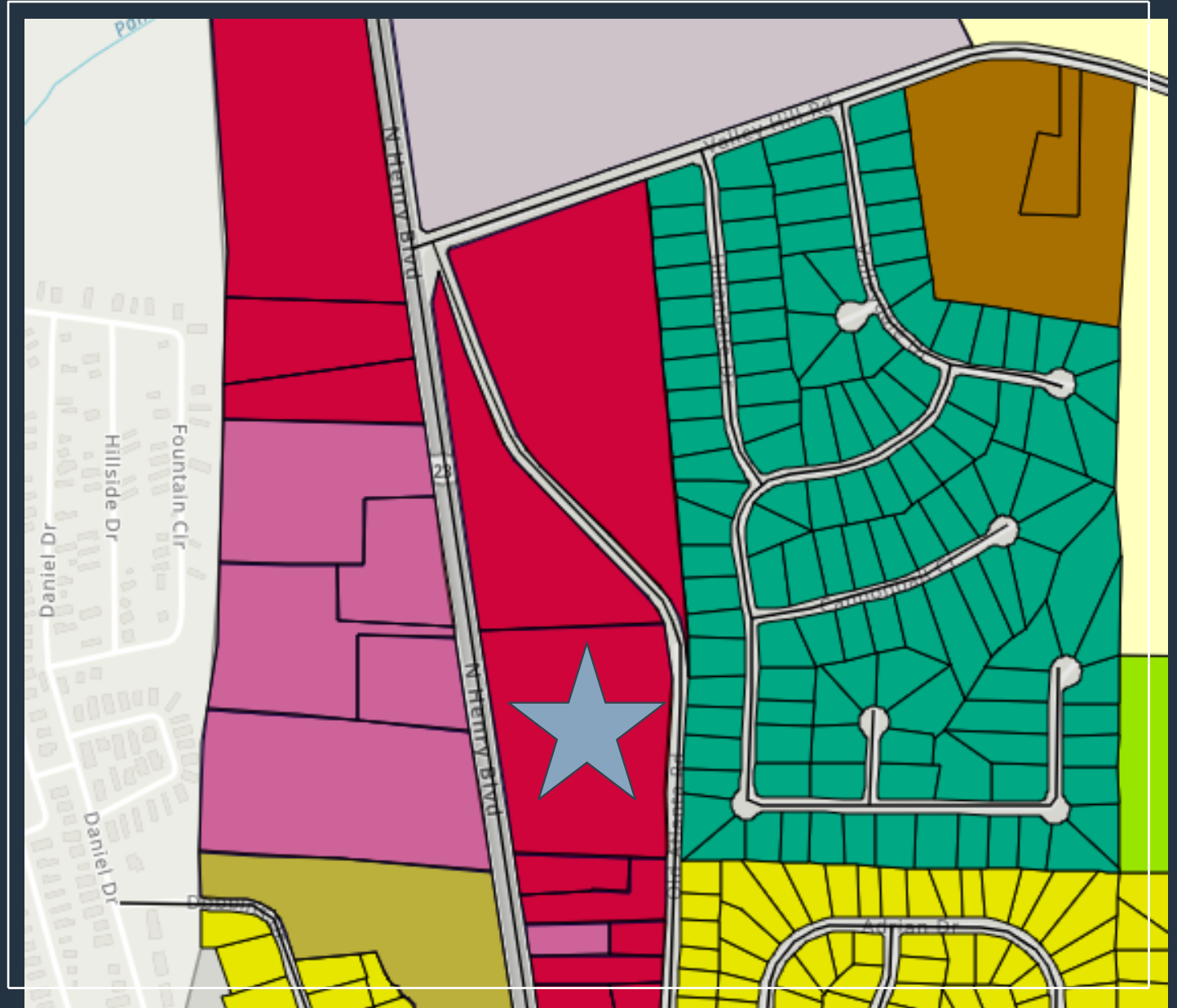
*Land Use Amendment from Low Density Mixed-Use
to High Density Mixed-Use*

*Rezoning from C3 & PMU to PUD & PMU to allow
for 98 for-sale townhomes and an office building.*



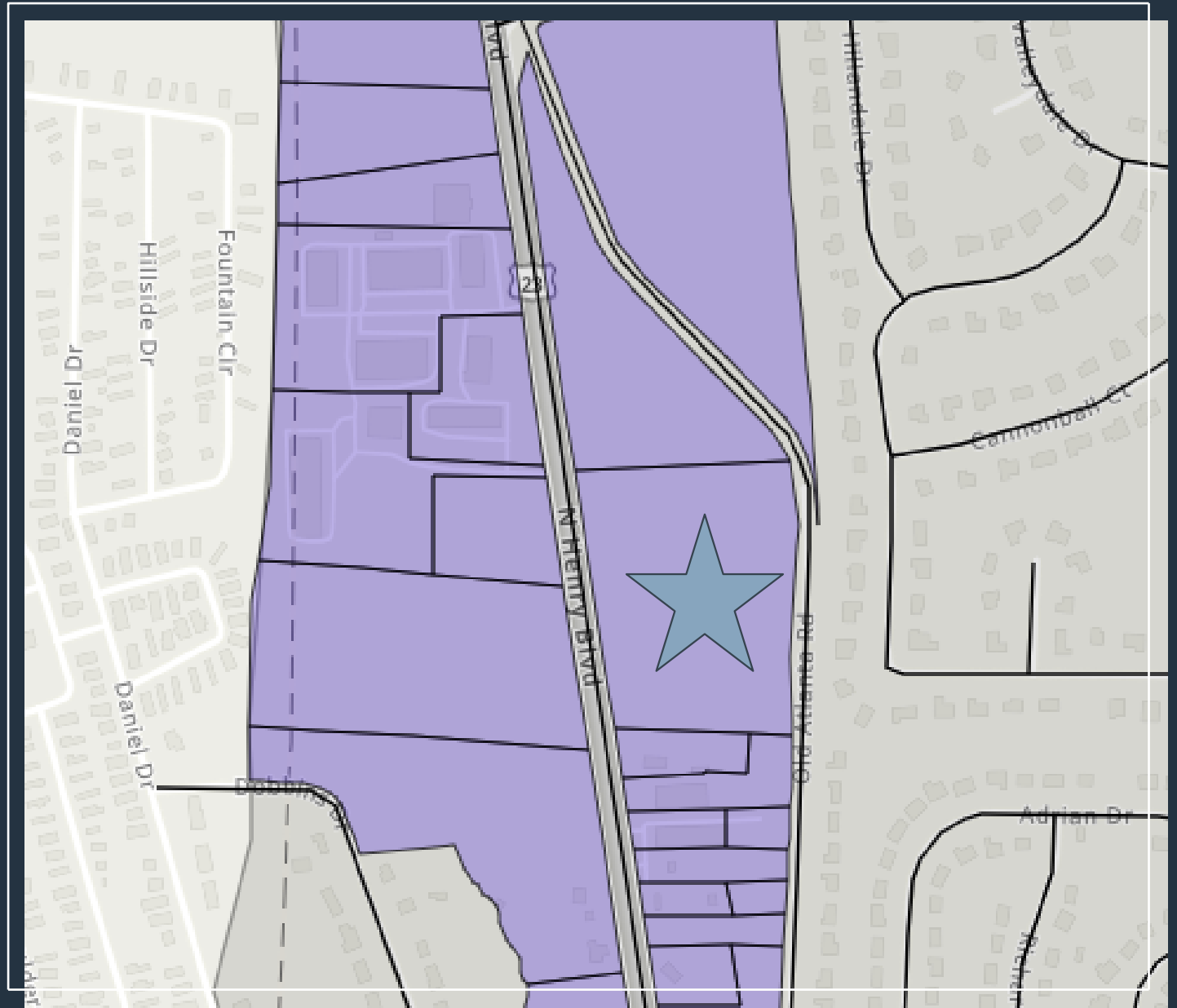
ZONING STATUS

- Property was recently annexed into the City of Stockbridge and is zoned C-3 as it was zoned in unincorporated Henry County



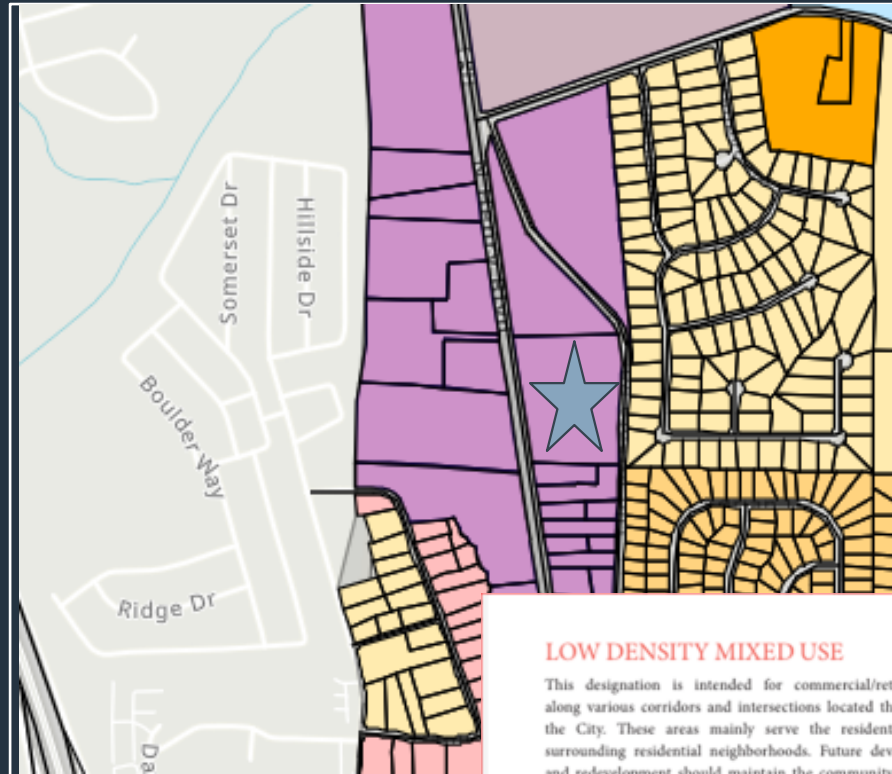
OVERLAY DISTRICT

- The property is also located within the Parkway Mixed Use Overlay District which allows up to 45 units per acre. The Applicant is seeking to develop 107 units at a density of 9.9 units per acre



FUTURE LAND USE MAP

- The Current Land Use for the property is Low Density Mixed-Use which according to the City's comprehensive plan, is not compatible with the Parkway Mixed Use District. Therefore, we are asking to amend the Land Use to High Density Mixed-Use which is compatible.



LOW DENSITY MIXED USE

This designation is intended for commercial/retail areas along various corridors and intersections located throughout the City. These areas mainly serve the residents of the surrounding residential neighborhoods. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining locally owned retail, low intensity office uses, and apartment/condo/loft uses in two story buildings in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them.

Compatible Zoning Districts

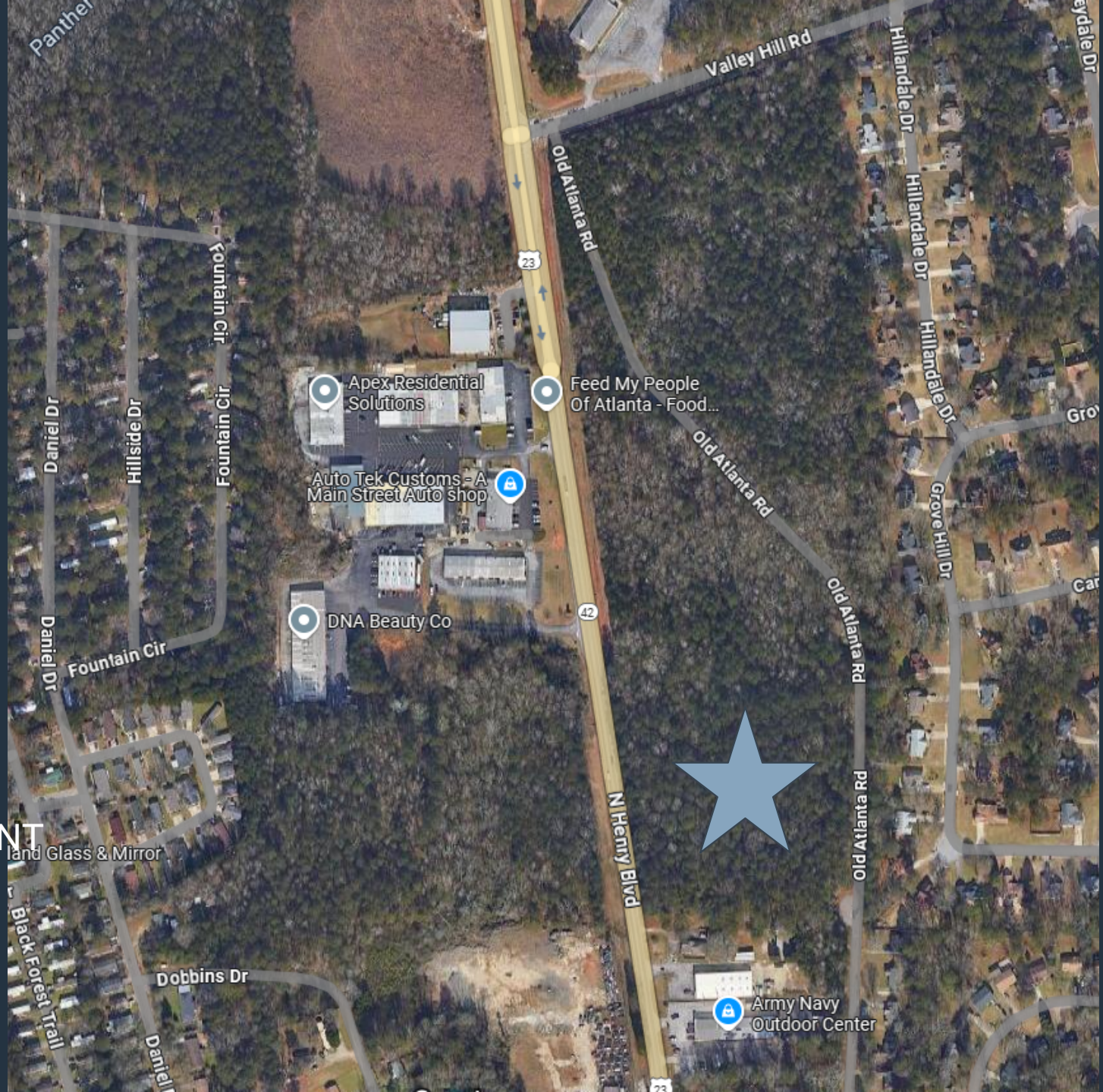
DTV, Downtown Village Overlay District
OI, Office Institutional
C1, Neighborhood Commercial



THE SITE IS LOCATED
SOUTH OF VALLEY HILL RD
ALONG NORTH HENRY BLVD

THE NORTH HENRY BLVD
CORRIDOR IN THIS AREA
HAS NOT SEEN ANY NEW
DEVELOPMENT IN YEARS

THE PROPOSED PROJECT
WILL BRING NEW HOMEOWNERS
AND BUSINESSES INTO THE AREA
TO SUPPORT THE REDEVELOPMENT
OF THE CORRIDOR





5834 N Henry Blvd

Stockbridge, Georgia



Google Street View

Mar 2025

[See more dates](#)



WITHIN 250 FEET
SOUTH OF THE SITE

← 6001 GA-42

Stockbridge, Georgia

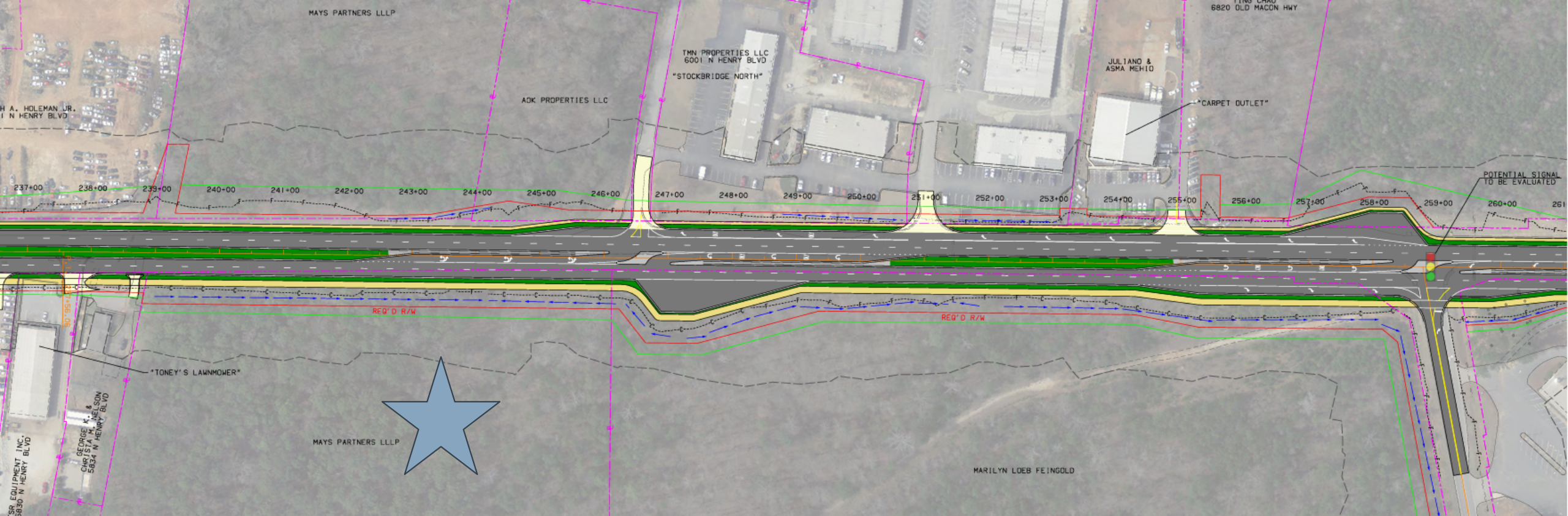


Google Street View

Mar 2025 See more dates



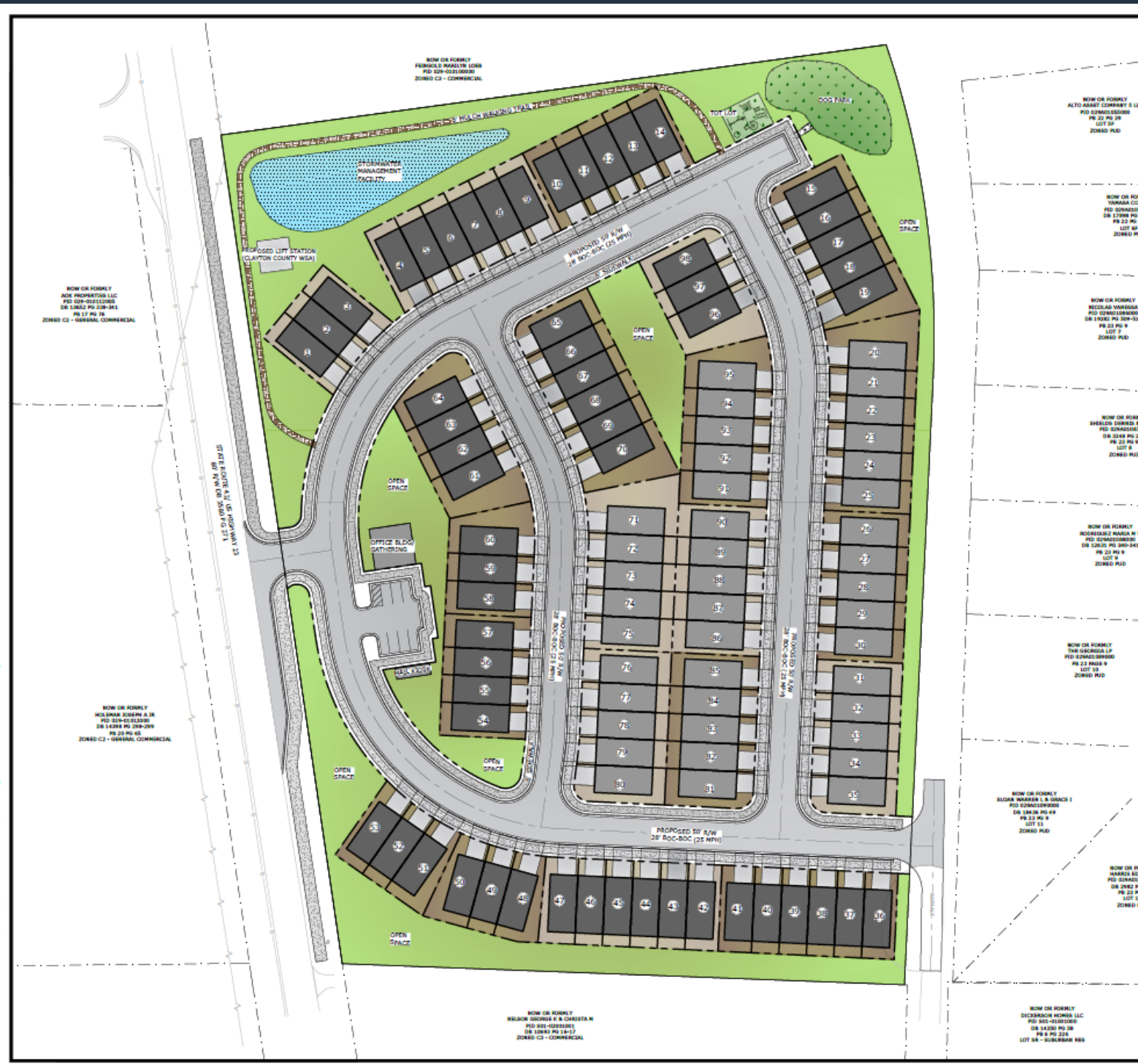
ACROSS FROM THE
SITE



GDOT ROAD WIDENING FOR SR 42

SITE PLAN

- 98 Fee Simple Townhome Units
- Minimum 1,296 sq. ft Office Space
- Two Point of Access from North Henry Blvd and Old Atlanta Road





LEGEND	
	BUILDINGS
	AMENITIES
	MULCH TRAIL
	OPEN SPACE
	OPEN SPACE IN LOTS
	ASPHALT
	CONCRETE SIDEWALK
	STORMWATER MANAGEMENT FACILITY

SITE DATA

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

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

TAX PARCEL **029-01011001**
 NUMBER:

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

TOPOGRAPHY: **CLAYTON COUNTY GIS**

SITE/DISTURBED **9.90 ACRES**
 AREA:

NUMBER OF **98**
 LOTS:

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

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

EXISTING **C3 COMMERCIAL**
 ZONING:

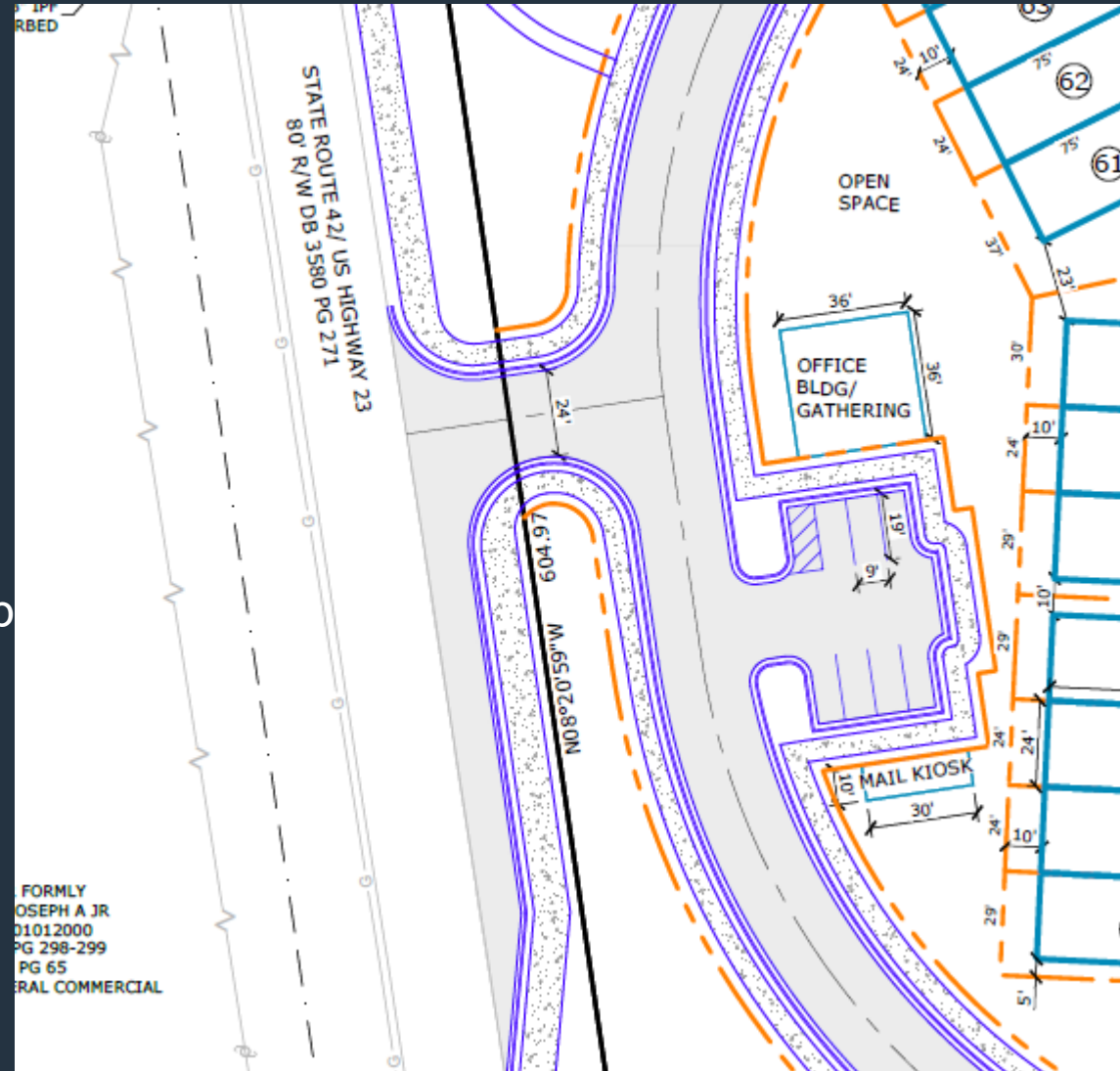
PROPOSED **PUD - PLANNED UNIT DEVELOPMENT AND**
PMU - PARKWAY MIXED USE
 ZONING: (USE = SINGLE FAMILY ATTACHED HOUSING)

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

Office space will be for small businesses that don't require a lot of parking

The units will be marketed to residents in the area.

The HOA will initially own the building and will not be allowed to occupy no more than 50% of the office space, if so desired. Otherwise, they will be able to rent out the entire building to tenants, or even sell the building to a third-party for office use.



SITE DATA

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

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

TAX PARCEL 029-01011001
NUMBER:

BOUNDARY: BOUNDARY SURVEY BY SEI, DATED OCTOBER 2024

TOPOGRAPHY: CLAYTON COUNTY GIS

SITE/DISTURBED
AREA: 9.90 ACRES

NUMBER OF
LOTS: 98

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

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

EXISTING
ZONING: C3 COMMERCIAL

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

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

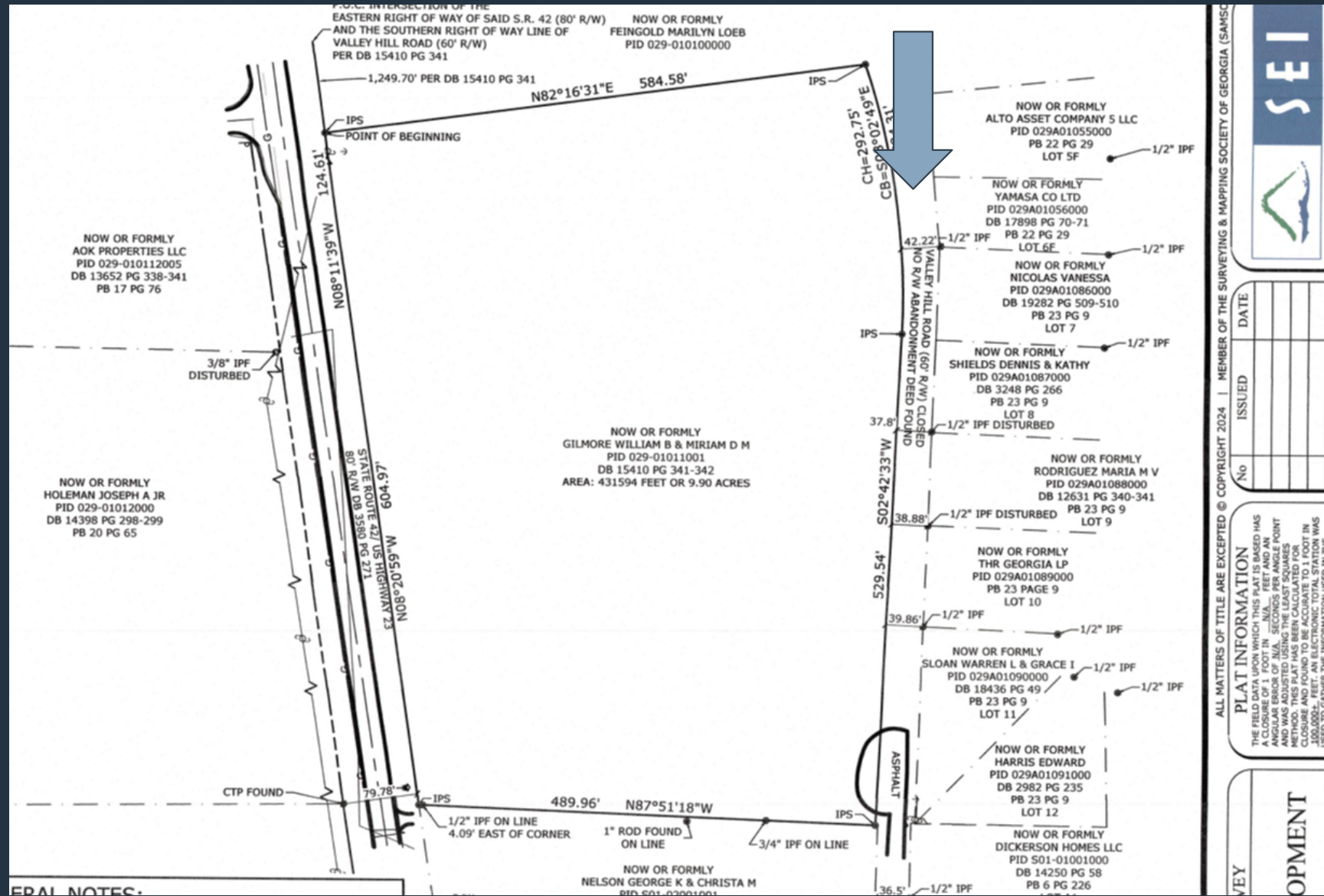
- Townhome Unit Information
- 1. Minimum Unit Size: 1,400 sq. ft
- 2. Number of bedrooms: 3 to 4
- 3. Parking Spaces Per Unit: 4, including
- 2 car garage and 2 car parking pad
- 4. Price Points: Low to mid \$300K

AMENITY AREA



Tot Lot, Dog Park, and Mulched Walking Trail that connects into the sidewalk system

UNOPENED PORTION OF OLD ATLANTA ROAD



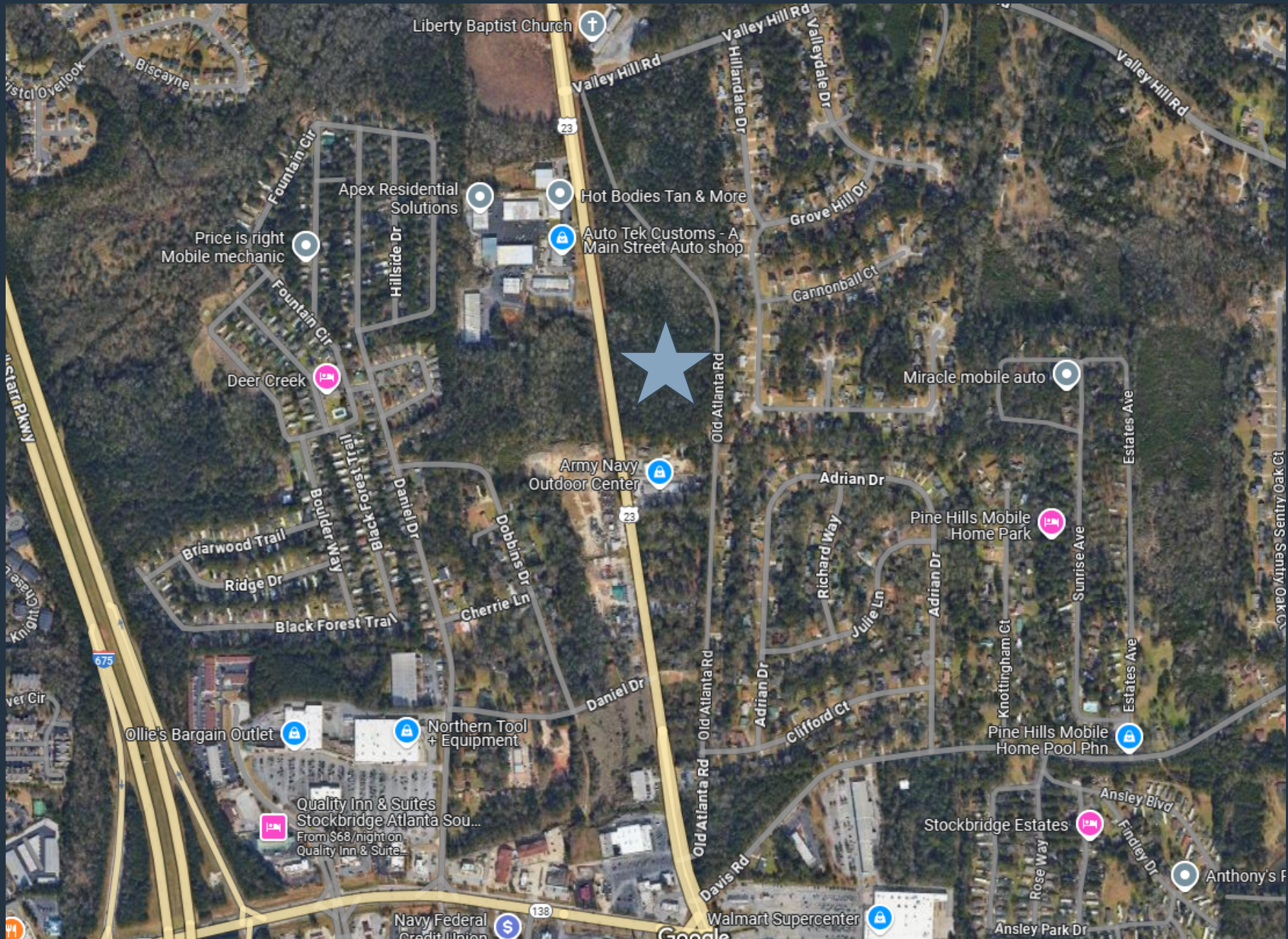
UPDATED ELEVATIONS











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

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

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

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

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

JM (Acknowledgement)

Property Address: 0 North Henry Boulevard

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

Size of Tract: 9.9 acre(s). Land Lot Number(s): _____ District(s): 4
Property Tax Parcel Number(s): 029-01011001 (Required)

Witness' Signature

Signature of Applicant

Jeremy Richardson

Amranda Knight-Statnam

Printed Name of Witness

Printed Name of Applicant

Notary

Signature of Agent

Notary Seal:

Henry County, GEORGIA

(For Office Use Only)

My Commission Expires 04/11/2025

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

Application checked by: _____ Date: _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

Mayor/City Council Decision: _____

Planning Director's Signature: _____ Date: _____

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

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

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

Name of Property Owner: Miriam Deborah Mays Gilmore

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

Telephone: 407.506.9923

E-mail: WBGILMORE@AOL.COM

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

Signature: Miriam Deborah Mays Gilmore

Date: 1/23/25

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

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

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

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

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

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

Miriam Deborah Mays Gilmore

Signature of Notary Public

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.

Brian Brunk

Printed Name of Notary Public

1-23-25

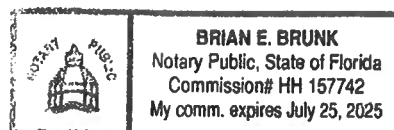
Date

1/23/25

Date

*Provided FCAL
AS ID*

Notary Public's Seal or Stamp:



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

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

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

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

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

Signature: William Brooks Gilmore Date: _____

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

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

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

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

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

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

William Brooks Gilmore

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

1/23/25
Date

*Provided FENC
95 ID*

Brian Brunk

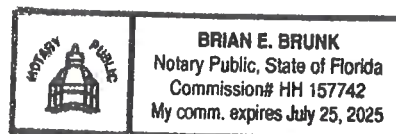
Signature of Notary Public

Brian Brunk

Printed Name of Notary Public

1/23/25
Date

Notary Public's Seal or Stamp:



Applicant Campaign Disclosure Form

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

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

Yes _____ No X

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

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

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

Miriam Deborah Mays Gilmore

Applicant's Name - Printed

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

N/A

Applicant's Attorney, if applicable - Printed

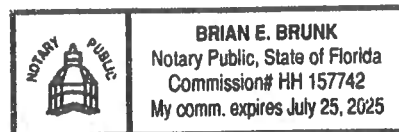
N/A

Signature of Applicant's Attorney, if applicable

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

[Signature]
Notary Public

Provided FLOW as ID



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

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 ~~Yes~~

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

Planning Commissioner and/or
City Council Member Name

Dollar Amount of
Campaign Contribution

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

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

William Brooks Gilmore

Applicant's Name - Printed

x William Brooks Gilmore

Signature of Applicant (Property Owner/Agent)

N/A

Applicant's Attorney, if applicable - Printed

N/A

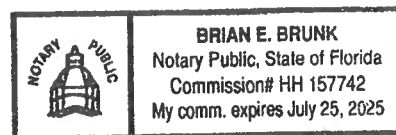
Signature of Applicant's Attorney, if applicable

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

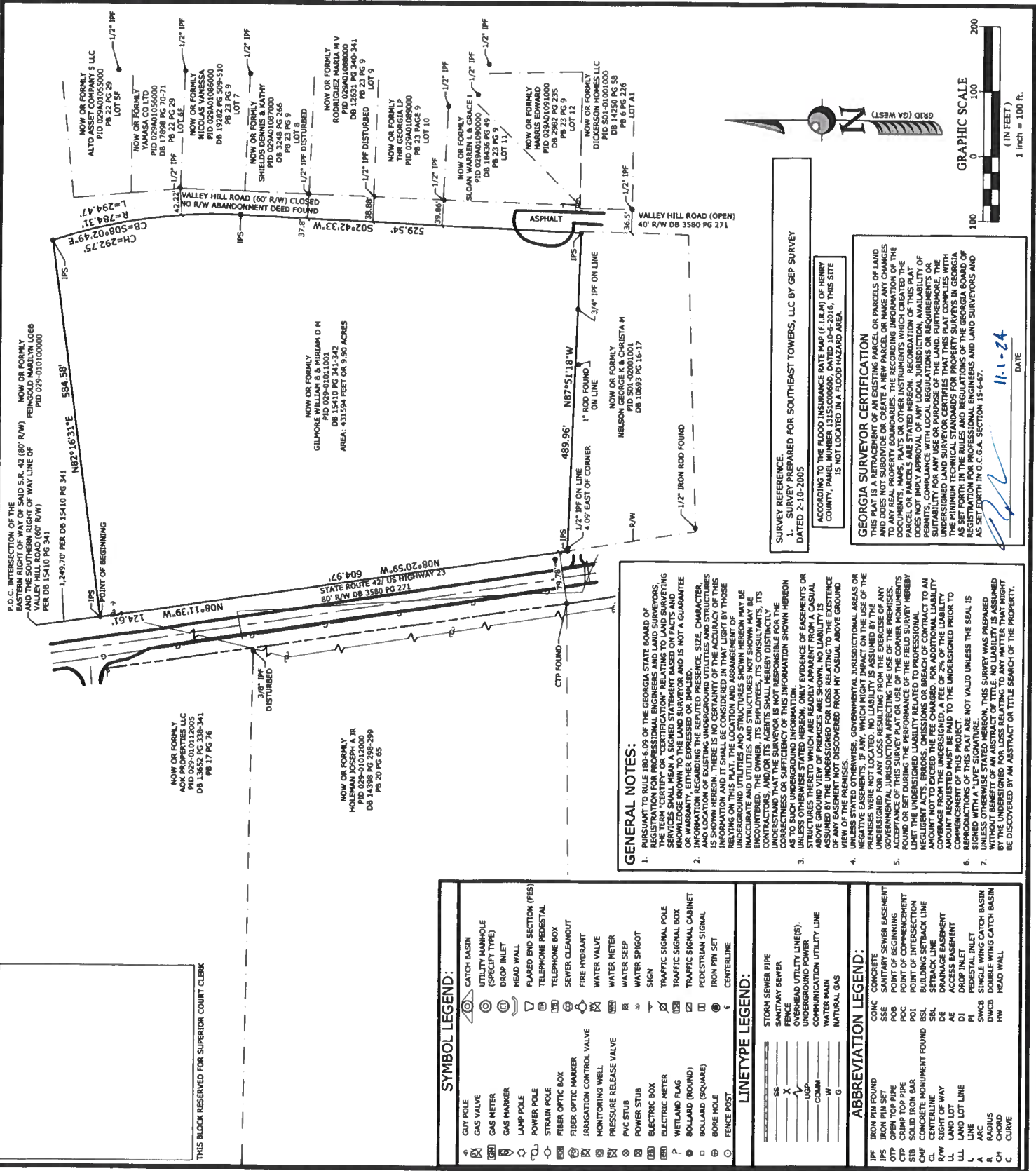
[Signature]

Notary Public

Provided FC DC as to



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



THE UNIVERSITY OF CHICAGO







Providing Quality Water and Quality Services to Our Community

January 27, 2025

Jay Knight
Templar Development

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

Mr. Knight,

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

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

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

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

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

Sincerely,

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

Catherine Samay
Plan Review Coordinator



Battle Law

STATEMENT OF INTENT

and

Other Material Required by
City of Stockbridge Zoning Ordinance
For

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

of

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

for

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

Submitted for Applicant by:

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



Battle Law

I. LETTER OF INTENT

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

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

II. CITY OF STOCKBRIDGE REZONING CRITERIA

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

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

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

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

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

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

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



Battle Law

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Battle Law

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

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

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

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

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

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

The integrity of the nearby residential neighborhoods shall be preserved.

III. CONCLUSION

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

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

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



Battle Law

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

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

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

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

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

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



Battle Law

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

Michele L. Battle, Esq.
Attorney for the Applicant



TO: Planning Commission; Mayor/Council

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

CC: R. Ryan Anderson, Community Development Director

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

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

I. PURPOSE

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

II. Background

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

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

SURROUNDING LAND USE DESIGNATION

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

SURROUNDING LAND USE DENSITIES

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

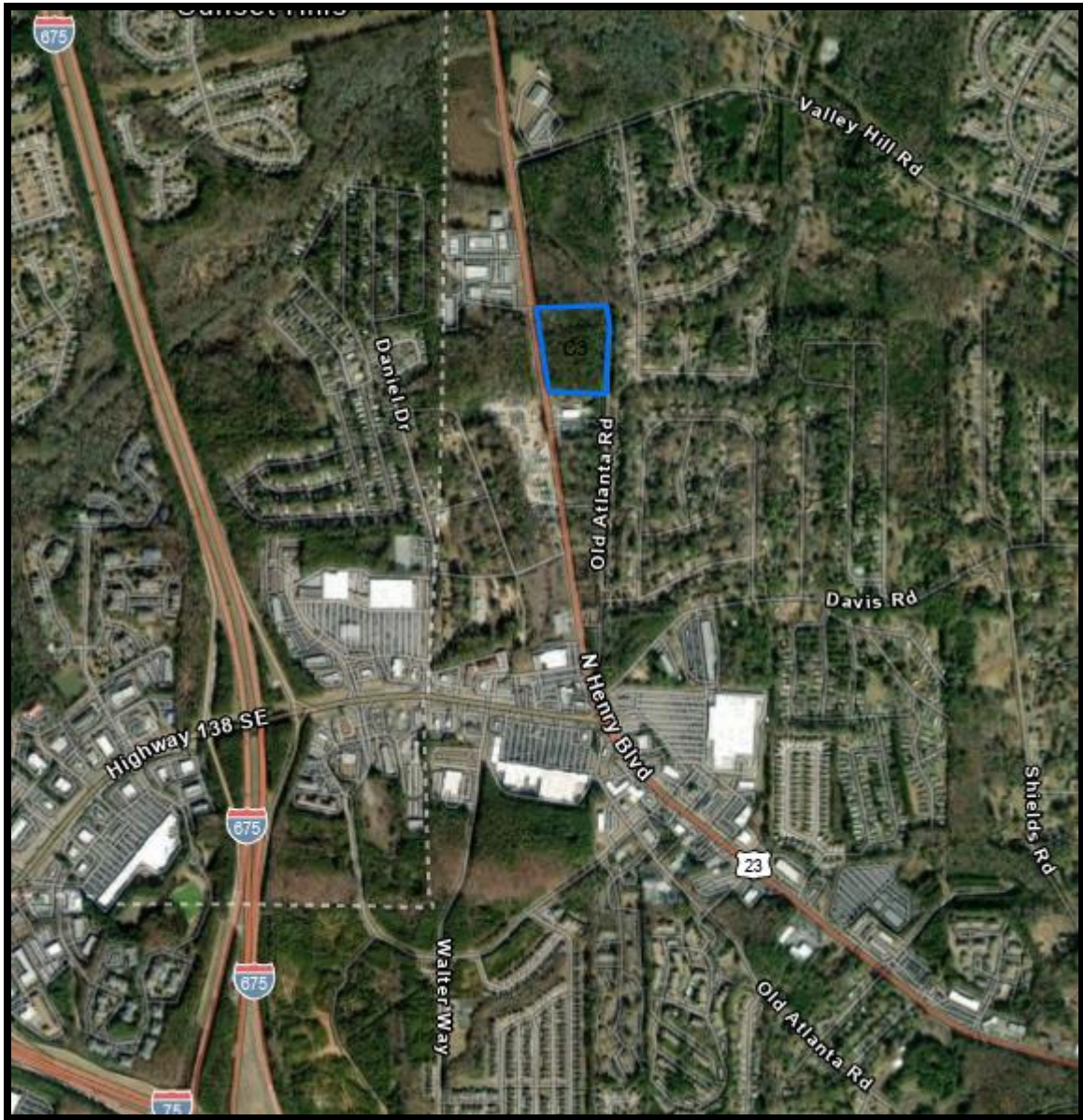
Sentry Oaks	30	1.93 units per acre
Springwood Valley	58	1 unit per acre
576 Davis Road	165	6 units per acre
Victory Worship Center	56	5.65 units per acre
JP Upchurch Properties	40	1 unit per acre

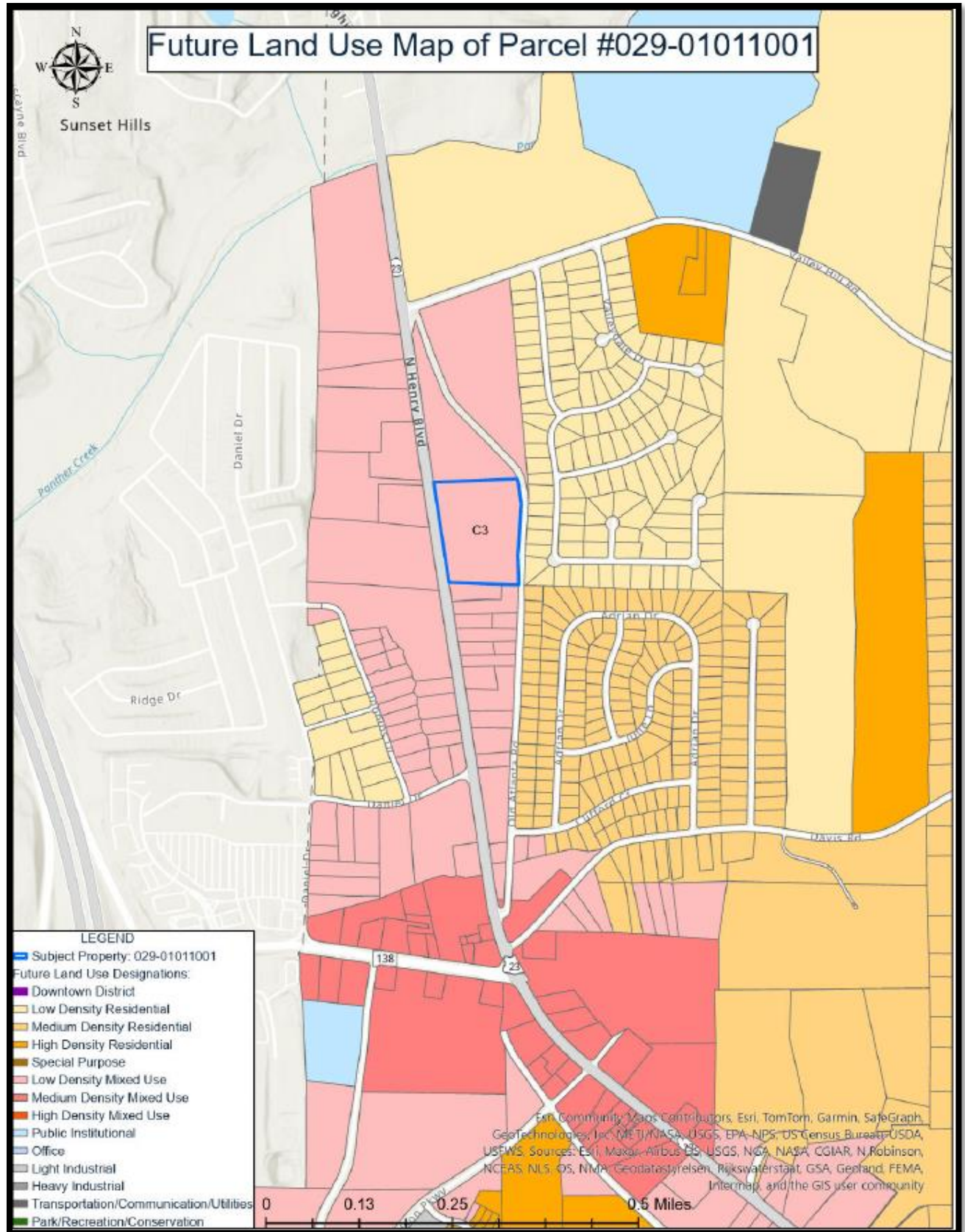
III. Findings of Fact

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

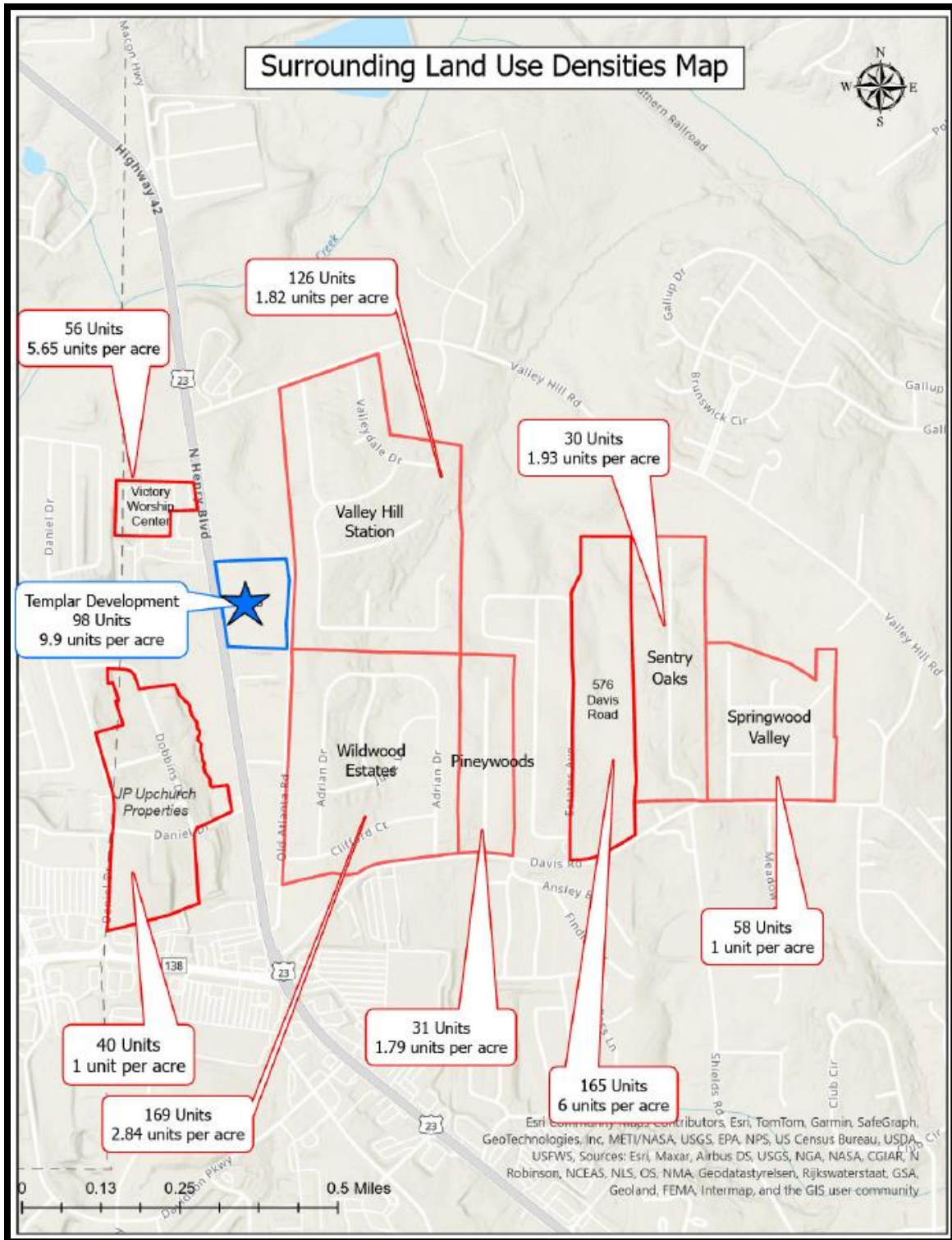
IV. Maps and Illustrations

Aerial Photo of Parcel #029-01011001

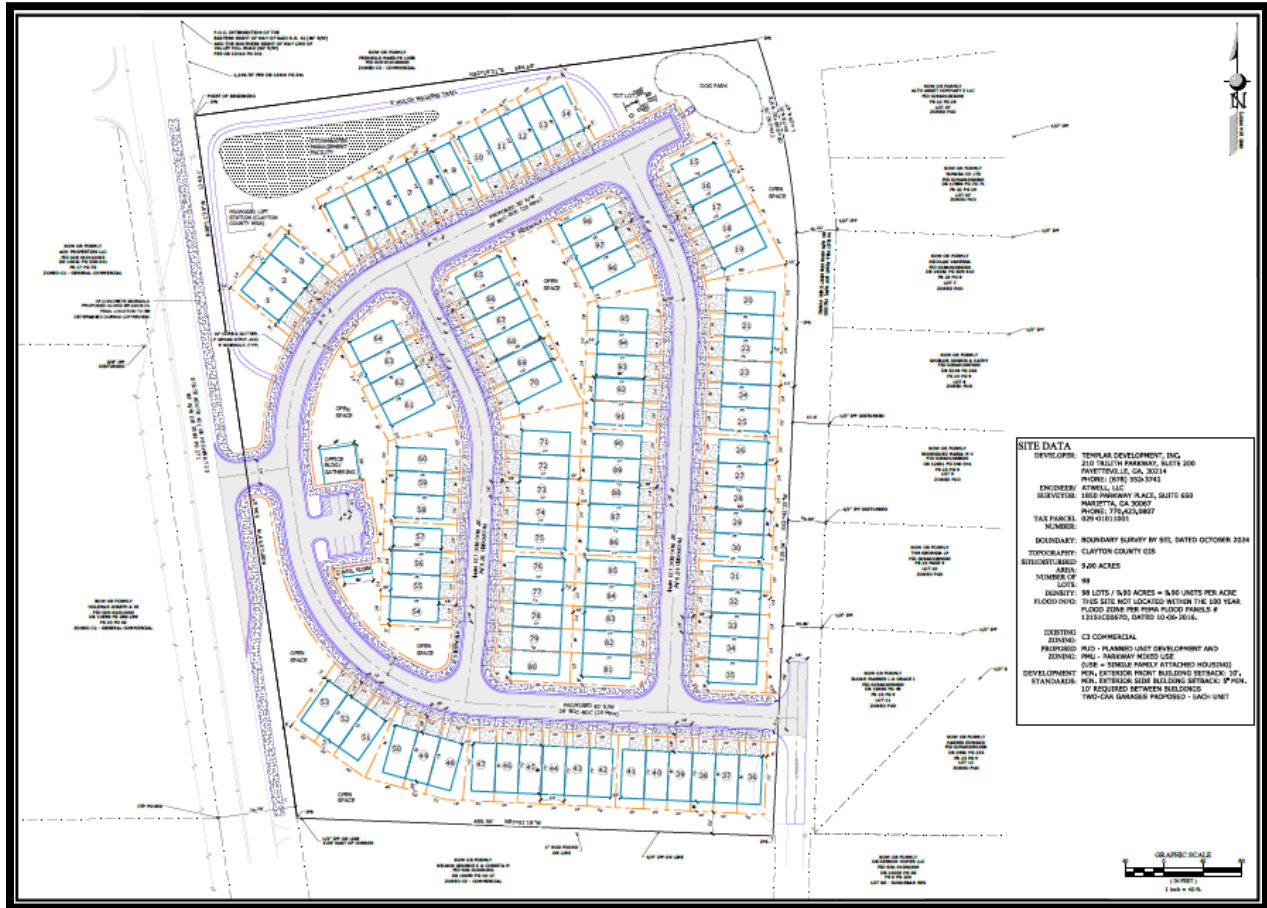




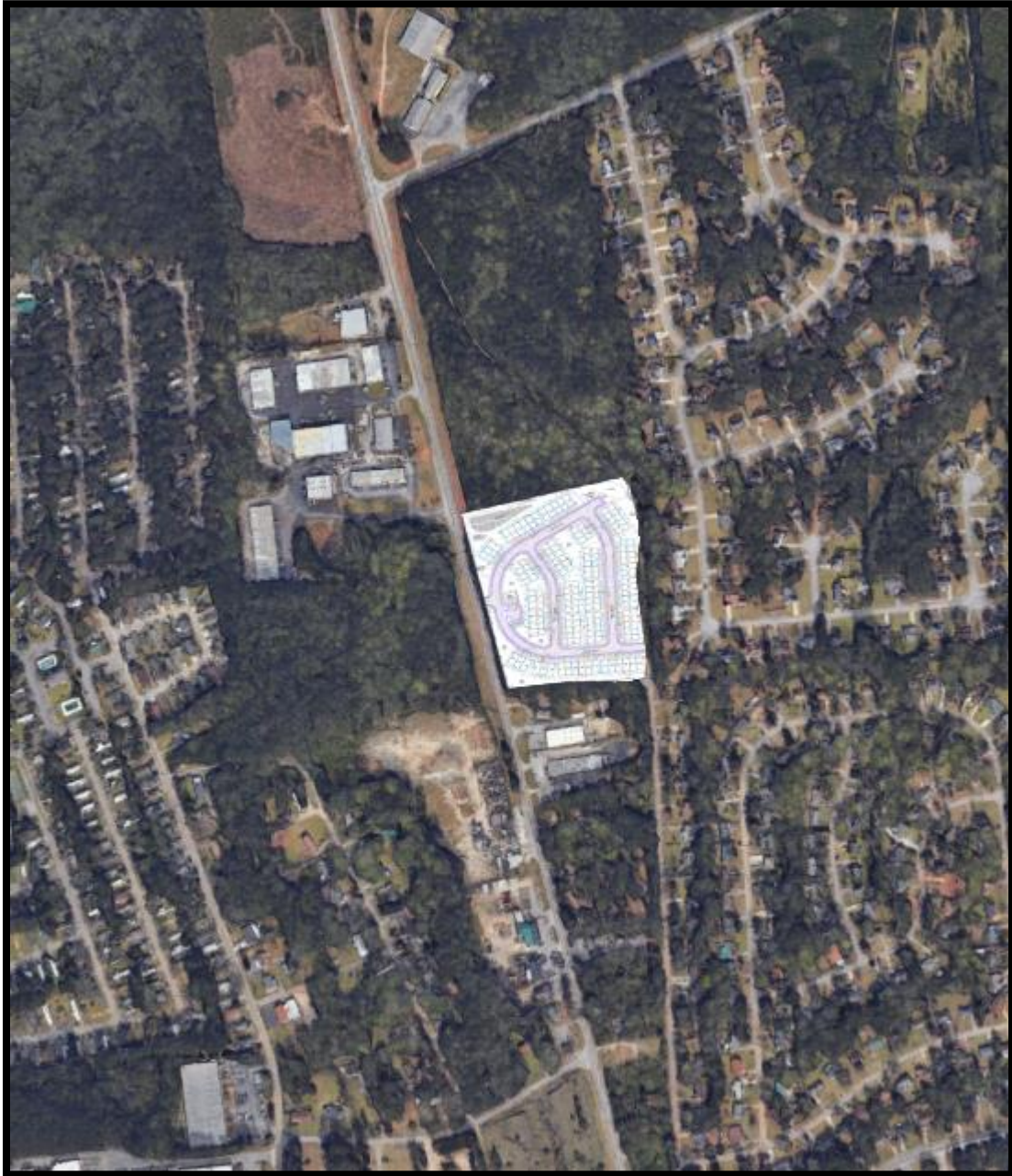
Surrounding Land Use Densities Map



Site Plan of Parcel #029-01011001



Aerial Site Plan of Parcel #029-01011001



Renderings of Proposed Development



V. Analysis

Project Description

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

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

Staff Analysis

The applicant requests a **Comprehensive Plan Amendment** under the City of Stockbridge Unified Development Code Section (**Sec. 9.2.7**):

ANALYSIS OF REQUEST

1. Consistency with the Comprehensive Plan.

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

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

	<u>Future Land Use Goals:</u> - To ensure that new developments promote a better sense of place and preserve valued elements of community character. - To establish land use designations that meet the needs of the City and are consistent with the new UDC. <u>Future Land Use Policies:</u> - Encourage development of a rational network of commercial nodes to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways. - Encourage mixed-use development to promote a live, work, play concept. - Support increases in density where community design standards, environmental constraints, and available infrastructure capacities can accommodate the increased density.
--	---

2. Relation to the Zoning of the Property.

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

The applicant's request of rezoning the subject property from C-3 (Heavy Commercial) to PUD (Planned Unit Development) is compatible with the other surrounding land use designations that are adjacent to the subject property, which includes the existing Valley Hill Station subdivision located to the east. Page 45 of the 2024 Comprehensive Plan identifies the PUD zoning district as being compatible with all the Future Land Use designations including the requested High-Density Mixed-Use designation. The applicant has requested the rezoning of the property to the PUD zoning district to accommodate the proposed mixed-use development.

3. Suitability of the Site's Location.

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

in the table on pages 2-3.

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

4. Maintaining the Current Land Use Designation.

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

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

VI. STAFF RECOMMENDATION

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



May 4, 2025

VIA Email (llogan@cityofstockbridge-ga.gov)

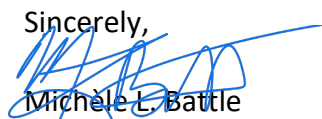
Linda M. Logan, Senior Planner
City of Stockbridge Planning & Zoning Division
4602 North Henry Boulevard
Stockbridge, GA 30281

Re: Templar Development Group, LLC Deferral Request
Applications: RZ-2025-03 & CP-2025-02

Dear Linda:

On behalf of Templar Development Group, LLC, I am hereby requesting that Applications RZ-2025-03 & CP=2025-02 be deferred to the June City Council meeting considering the ethics violation issues that are currently pending regarding Councilmember Barber speaking in opposition to the Applications at the April 17, 2025 Planning Commissioner hearing.

Sincerely,



Michele L. Battle
President/Senior Attorney



Battle Law

I. LETTER OF INTENT

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

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

II. CITY OF STOCKBRIDGE REZONING CRITERIA

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

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

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

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

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

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

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



Battle Law

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Battle Law

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

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

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

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

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

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

The integrity of the nearby residential neighborhoods shall be preserved.

III. CONCLUSION

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

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

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



Battle Law

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

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

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

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

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

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



Battle Law

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

Michele L. Battle, Esq.
Attorney for the Applicant

PowerPoint Presentations
For CP-2025-02 and RZ-2025-03

Parcel #029-01011001 Between
North Henry Boulevard and Old
Atlanta Road, South of Valley Hill
Road

April 17, 2025 (Planning
Commission)

May 12, 2025 (Mayor and Council)



Case Facts

- Applicant: Templar Development, LLC
- Agent: Battle Law, P.C.
- Owner: William B Gilmore & Miriam D M Gilmore
- Address of Property: The subject property is located between North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road.
- Parcel Identification: 029-01011001
- Parcel Acreage: 9.9
- Current Use: The property is vacant and heavily wooded
- Current Zoning of Property: C-3 (Heavy Commercial District)
- Current Future Land Use Designation: Low-Density Mixed Use
- Sign Posting: April 2, 2025
- Letters Residents Received From Applicant: April 2, 2025
- Date of CZIM Meeting: April 9, 2025

Aerial Photo

Legend

33°33'43.0"N 84°15'35.3"W

Liberty Baptist Church

Victory Worship Center

Stockbridge Plaza

Valley Hill Station

Army Navy Outdoor Center

DC Event Rentals



33°33'43.0"N 84°15'35.3"W

JP Upchurch Properties

Wildwood Estates

Pine Hills Mobile Home Park

576 Davis Road (Townhomes)

Walmart

Askew Lakes North Lake

2000 ft

N

Aerial Photo
with Site Plan



THIS BLOCK RESERVED FOR SUPERIOR COURT CLERK

SYMBOL LEGEND:

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

LINETYPE LEGEND:

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

ABBREVIATION LEGEND:

IPF	IRON PIN FOUND	CONC	CONCRETE
IPS	IRON PIN SET	SSE	SANITARY SEWER EASEMENT
OTF	OPEN TOP PIPE	POB	POINT OF BEGINNING
CTP	CRIMP TOP PIPE	POC	POINT OF COMMENCEMENT
SIB	SOLID IRON BAR	POI	POINT OF INTERSECTION
CMF	CONCRETE MONUMENT FOUND	BSL	BUILDING SETBACK LINE
CL	CENTERLINE	SKL	SETBACK LINE
R/W	RIGHT OF WAY	DE	DRAINAGE EASEMENT
LL	LAND LOT	AE	ACCESS EASEMENT
LLL	LAND LOT LINE	D1	DROP INLET
A	ARC	PI	PEDESTAL INLET
R	RADIUS	SWCB	SINGLE WING CATCH BASIN
CH	CHORD	DWCB	DOUBLE WING CATCH BASIN
C	CURVE	HW	HEAD WALL

GENERAL NOTES:

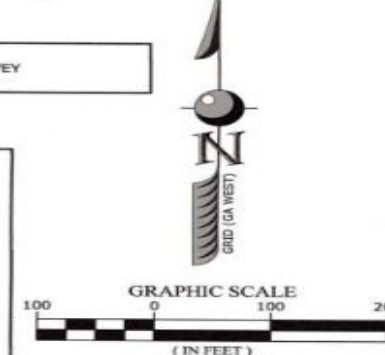
- PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- INFORMATION REGARDING THE 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 IN THAT LIGHT BY THOSE RELYING ON THIS PLAT. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, ITS EMPLOYEES, ITS CONSULTANTS, ITS CONTRACTORS, AND/OR ITS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- UNLESS OTHERWISE STATED HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE PREMISES.
- UNLESS STATED OTHERWISE, GOVERNMENT JURISDICTIONAL AREAS OR NEGATIVE EASEMENTS, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.
- ACCEPTANCE OF THIS SURVEY PLAT OR USE OF THE CORNER MONUMENTS FOUND OR SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMIT THE UNDERSIGNED LIABILITY RELATED TO PROFESSIONAL NEGLIGENCE ACTS, ERRORS, OMISSIONS OR BREACH OF CONTRACT TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED. FOR ADDITIONAL LIABILITY COVERAGE FROM THE UNDERSIGNED, A FEE OF 2% OF THE LIABILITY AMOUNT REQUESTED MUST BE PAID TO THE UNDERSIGNED PRIOR TO COMMENCEMENT OF THIS PROJECT.
- REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS THE SEAL IS SIGNED WITH A "LIVE" SIGNATURE.
- UNLESS OTHERWISE STATED HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

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

ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF HENRY COUNTY, PANEL NUMBER 13151C0060D, DATED 10-6-2016, THIS SITE IS NOT LOCATED IN A FLOOD HAZED AREA.

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

11-1-24
DATE



NO	ISSUED	DATE

PLAT INFORMATION
THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS A CLOSURE OF 7.10 FT IN ... AND ... FEET AND AN ... WAS ADJUSTED USING THE LEAST SQUARES ... METHOD. THIS PLAT HAS BEEN CALCULATED FOR ... CLOSURE AND FOUND TO BE ACCURATE TO 1.10 FT IN ... USED TO OBTAIN THE INFORMATION SHOWN IN THE ... RETRACEMENT OF THIS PLAT.
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF ... THE PERSON, PERSONS OR ENTITY NAMED HEREON ... PERSON, PERSONS OR ENTITY WITHOUT EXPRESS ... PERSON, PERSONS OR ENTITY.

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



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

SEI ENGINEERING, INC.
2410 John Platts Road Suite 400, Georgia 30066
417 Wilshire Way Suite 400, Georgia 30066
Tel: 770-321-3939
www.seiengineering.com

Network: Apr 2, 2025 at 2:41:34 PM EDT
Local: Apr 2, 2025 at 2:41:34 PM EDT
N 33° 33' 43.559", W 84° 15' 38.958"
5858–5952 N Henry Blvd
Stockbridge GA 30281
United States

 **CITY OF STOCKBRIDGE**
NOTICE OF PUBLIC HEARING 

PROPOSAL FOR THIS PROPERTY

☒ REZONING ☐ VARIANCE ☐ ANNEXATION ☐ SPECIAL USE PERMIT

☒ COMPREHENSIVE PLAN AMENDMENT ☐ ZONING MODIFICATION

APPLICANT: TEMPLAR DEVELOPMENT GROUP CASE NUMBER: CP-2025-02 OTHER
AZ-2025-03

PROPERTY LOCATION: BETWEEN NORTH HENRY BLVD & OLD HILLBURN RD

PLANNING COMMISSION PUBLIC HEARING: APRIL 17, 2025 AT 6:30 p.m.
CITY COUNCIL PUBLIC HEARING: MAY 12, 2025 AT 6:00 p.m.

PUBLIC HEARINGS WILL BE HELD AT STOCKBRIDGE CITY HALL, IN THE COUNCIL CHAMBER
FOR FURTHER INFO, PLEASE CALL THE CITY OF STOCKBRIDGE AT 770-389-7500.
REMOVAL OR DEFAACEMENT OF THIS SIGN IS PROHIBITED.

N 33 33 40.029 , W 84 15 37.555
5834 N Henry Blvd
Stockbridge GA 30281
United States

 **CITY OF STOCKBRIDGE**
NOTICE OF PUBLIC HEARING 

PROPOSAL FOR THIS PROPERTY

☒ REZONING ☐ VARIANCE ☐ ANNEXATION ☐ SPECIAL USE PERMIT
☒ COMPREHENSIVE PLAN AMENDMENT ☐ ZONING MODIFICATION

APPLICANT: TEMPLAR DEVELOPMENT GROUP CASE NUMBER(S): CP-2025-02
12-2025-03

PROPERTY LOCATION: NORTH HENRY BLVD AND OLD ATLANTA ROAD

CZIM MEETING: APRIL 9, 2025

PLANNING COMMISSION PUBLIC HEARING: APRIL 17, 2025 AT 6:00 P.M.
CITY COUNCIL PUBLIC HEARING: MAY 12, 2025 AT 6:30 P.M.
AT 6:00 P.M.

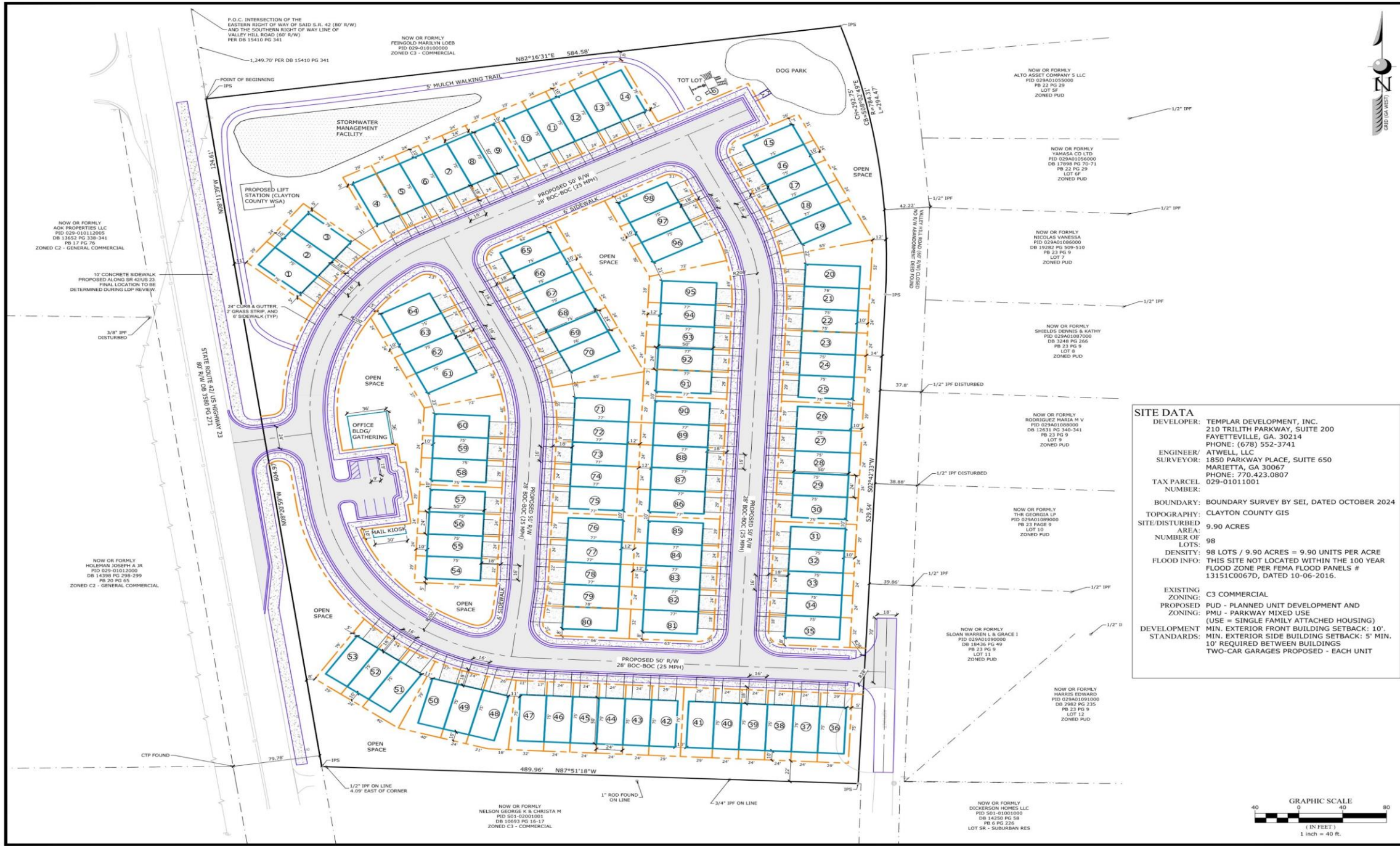
PUBLIC HEARINGS WILL BE HELD AT STOCKBRIDGE CITY HALL, IN THE COUNCIL CHAMBER
FOR FURTHER INFO, PLEASE CALL THE CITY OF STOCKBRIDGE AT 770-389-7900.
REMOVAL OR DEFAACEMENT OF THIS SIGN IS PROHIBITED.

PLANNING AND ZONING DIVISION
770-389-7900

Development Information

Development Information

- Templar Development LLC is proposing a thoughtfully designed mixed-use residential community located on the western side of North Henry Boulevard. Spanning 9.90 acres, this development is planned to include 98 two-story attached townhome units, achieving a residential density of approximately 9.90 units per acre. The project integrates essential infrastructure improvements, including a stormwater management facility and a lift station operated by Clayton County Water Authority, ensuring sustainable utility support. Additionally, the site incorporates a hammerhead turnaround to optimize traffic circulation and enhance emergency vehicle access. Open spaces and community amenities such as a 5' mulch walking trail, tot lot, and dog park are designed to foster an active and engaging residential environment. With a well-defined internal roadway network featuring a 50' right-of-way and 28' back-of-curb to back-of-curb width, the development supports efficient mobility while maintaining a pedestrian-friendly atmosphere, including a planned 10' concrete sidewalk along SR 42/US 23.
- Lot sizes within the development are expected to range from approximately 1,200 to 1,500 square feet per unit, ensuring efficient land use while providing adequate space for comfortable residential living. Setback requirements for the development include a 10-foot front yard setback along the exterior, a 5-foot side yard setback along the exterior, and a 10-foot distance between the buildings, providing adequate separation and privacy. Architecturally, the townhomes are designed with a cohesive aesthetic, featuring two-story elevations, two-car garages, and brick as the primary exterior material, ensuring both durability and an attractive streetscape throughout the development.



SITE DATA

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

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

TAX PARCEL NUMBER: 029-01011001

BOUNDARY: BOUNDARY SURVEY BY SEI, DATED OCTOBER 2024
TOPOGRAPHY: CLAYTON COUNTY GIS

SITE/DISTURBED AREA: 9.90 ACRES

NUMBER OF LOTS: 98

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

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

EXISTING ZONING: C3 COMMERCIAL

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

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

REZONING SITE PLAN

DAVENPORT
PROJECT LOCATED AT:
LL 901TH DISTRICT
CITY OF STOCKBRIDGE,
HENRY COUNTY, GA.

ATWELL
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA 30067
PHONE: 770.423.0807
029-01011001

DATE	ISSUED DESCRIPTION
No	

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

811
Call Before You Dig
1-800-4-A-DIG

Development Data of Proposed Development

SITE DATA

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

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

TAX PARCEL 029-01011001
NUMBER:

BOUNDARY: BOUNDARY SURVEY BY SEI, DATED OCTOBER 2024

TOPOGRAPHY: CLAYTON COUNTY GIS

SITE/DISTURBED
AREA: 9.90 ACRES

NUMBER OF
LOTS: 98

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

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

EXISTING
ZONING: C3 COMMERCIAL

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

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

Elevations of Proposed Development



Elevations of Proposed Development







PowerPoint Presentation For CP-2025-02



Applicant's Request

Change the future land use designation from 'Low-Density Mixed-Use' to 'High-Density Mixed-Use' to allow for a mixed-use development that will include 98 units and office space.



City of Stockbridge Comprehensive Plan (2024)

Compatible Zoning: Planned Unit Development (PUD) is compatible in all districts.

STOCKBRIDGE FUTURE LAND USE MAP

FUTURE LAND USE

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

0 0.75 1.5 3 Miles

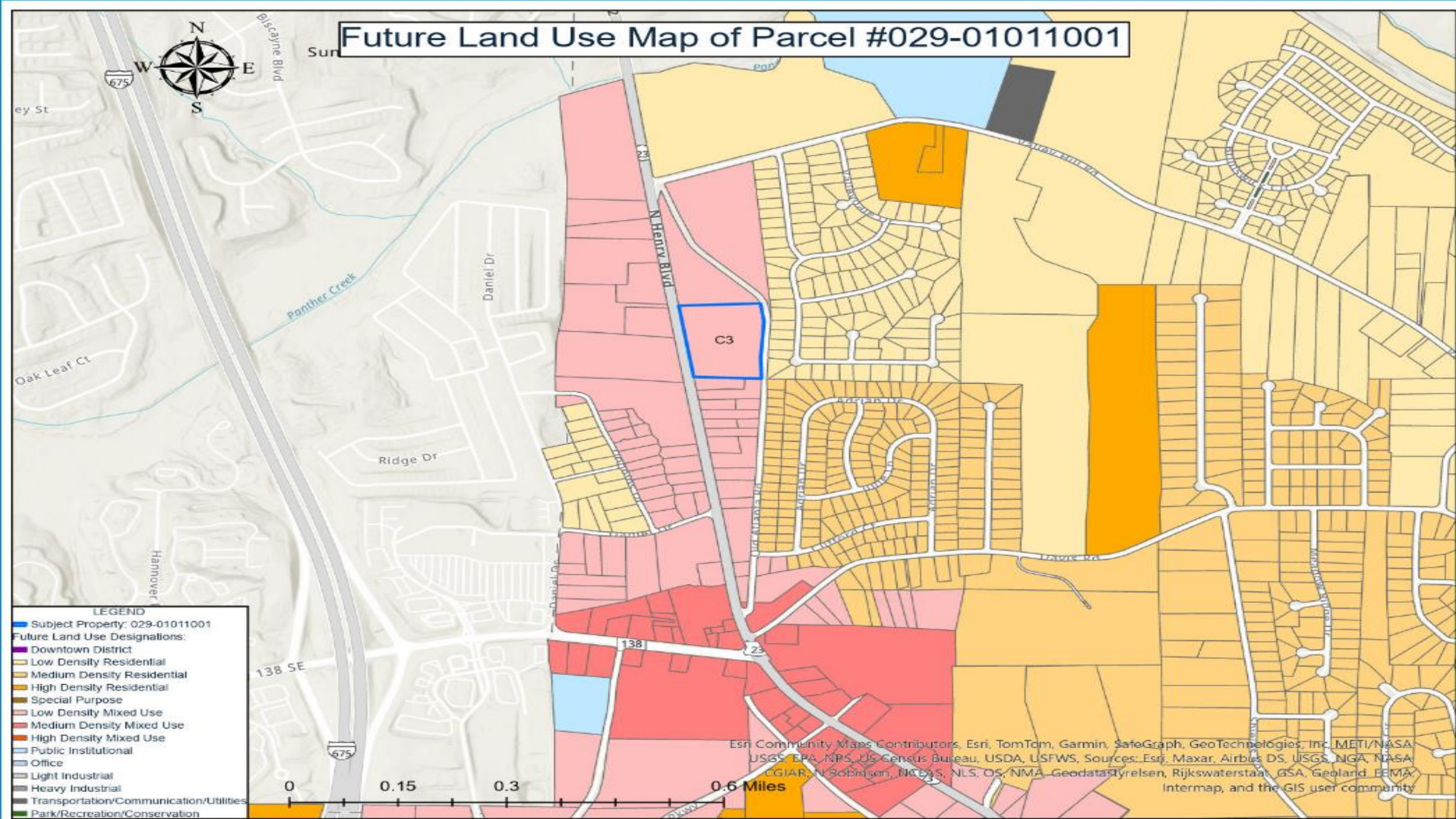
HIGH-DENSITY MIXED USE

This designation is intended for commercial areas located around major intersections. Future development and redevelopment should focus on making these areas more pedestrian oriented. This is characterized by mixed-use developments incorporating mostly commercial uses with some office tenants, and high density residential uses. This area would allow for larger than three story buildings, combining street-level commercial/retail/office uses with the other stories accommodating office or lofts/apartments/condominiums.

SURROUNDING LAND USE DESIGNATION

Location	Current Land Use	Current Future Land Use Designation
Property to the North	Vacant Liberty Baptist Church	Low Density Mixed Use Low-Density Residential
Property to the South	DC Event Rentals Army Navy Outdoor Center Vacant Land Wildwood Estates	Low-Density Mixed-Use Medium Density Residential
Property to the East	Valley Hill Station Victory Worship Center	Low-Density Residential High Density Residential
Property to the West	Vacant Land Stockbridge Plaza J.P. Upchurch Properties	Low Density Mixed Use Low Density Residential

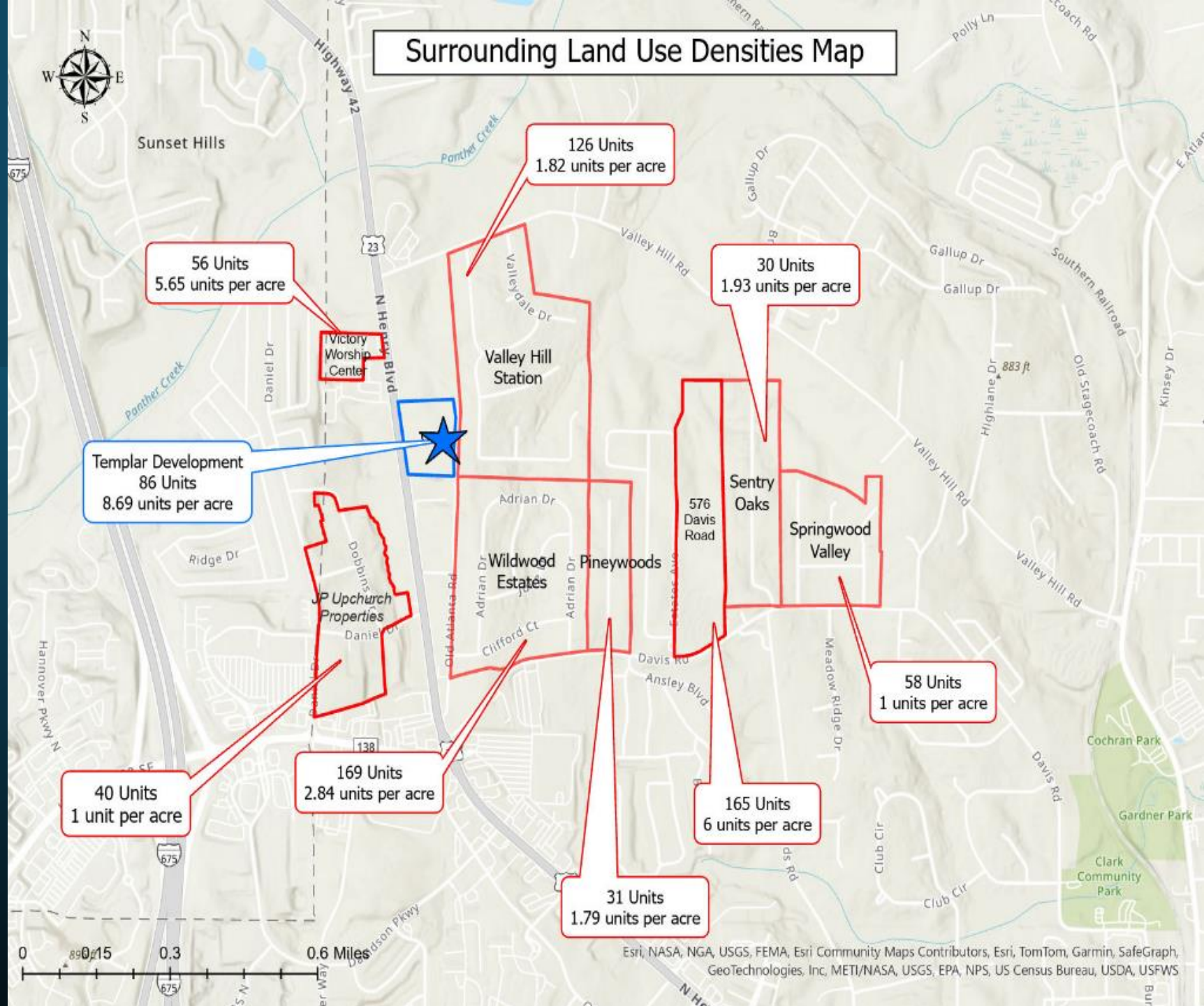
Future Land Use Map of Parcel #029-01011001



SURROUNDING LAND USE DENSITIES

Subdivision/Development	Units	Estimate Density Per Acre
Valley Hill Station	126	1.82 units per acre
Templar Development	98	9.9 units per acre
Wildwood Estates	169	2.84 units per acre
Pineywoods	31	1.79 units per acre
Sentry Oaks	30	1.93 units per acre
Springwood Valley	58	1 unit per acre
576 Davis Road	165	6 units per acre
Victory Worship Center	56	5.65 units per acre
JP Upchurch Properties	40	1 unit per acre

SURROUNDING LAND USE DENSITIES MAP



Staff Analysis
(Section 9.2.7 of The
Unified
Development Code)



Staff Analysis

(Section 9.2.7 of The Unified Development Code)

1. Consistency with the Comprehensive Plan.

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

Population Goals: To attract new, diverse residents.

Population Policies: Maintain a family friendly environment and focus on attracting and retaining young adults.

Housing Goals: To provide a variety of housing choices to suit the changing needs and lifestyles of City residents.

Housing Policies: Provide a mixture of housing options to attract young professionals, singles, and small families.

Future Land Use Goals:

To ensure that new developments promote a better sense of place and preserve valued elements of community character.

To establish land use designations that meet the needs of the City and are consistent with the new UDC.

Future Land Use Policies:

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

Encourage mixed-use development to promote a live, work, play concept.
Support increases in density where community design standards, environmental constraints, and available infrastructure capacities can accommodate the increased density.

Staff Analysis

(Section 9.2.7 of The Unified Development Code)

2. **Relation to the Zoning of the Property:** The subject property is currently zoned C-3 (Heavy Commercial). The zoning designation of C-3 provides areas for commercial activities that generate heavy traffic or require transportation of bulky materials. Typical developments in a C-3 District include automobile sales and repair, building supply establishments, parking garages, warehouses and storage buildings, and trade shops. The 2024 Comprehensive Plan identifies C-3 zoning districts as compatible with light and heavy industrial Future Land Use designations. The current zoning of C-3 is not compatible with the proposed use; therefore, the rezoning request from C-3 to PUD is necessary. The applicant's request of rezoning the subject property from C-3 (Heavy Commercial) to PUD (Planned Unit Development) is compatible with the other surrounding land use designations that are adjacent to the subject property, which includes the existing Valley Hill Station subdivision located to the east. Page 45 of the 2024 Comprehensive Plan identifies the PUD zoning district as being compatible with all the Future Land Use designations including the requested High-Density Mixed-Use designation. The applicant has requested the rezoning of the property to the PUD zoning district to accommodate the proposed mixed-use development.
3. **Suitability of the Site's Location:** The applicant is proposing 98 dwelling units on 9.9 total acres with a density of 9.9 dwelling units per acre. This proposed development has a higher density than most of the nearby residential areas. A proposed townhome development at 576 Davis Road will have a density of 6 units per acre. The remaining nearby residential areas are single family subdivisions with densities ranging from 1 unit per acre to 2.84 units per acre. The surrounding area also includes various commercial shopping areas, and Walmart is located less than a mile south. This mix of residential and commercial areas is compatible with the PUD zoning and High-Density Mixed-Use future land use designation. The requested 9.9 units per acre by the applicant is therefore consistent with the surrounding land use densities in the area.

Staff Analysis

(Section 9.2.7 of The Unified Development Code)

4. **Maintaining the Current Land Use Designation:** The current Future Land Use designation of Low-Density Mixed-Use only allows for densities under 3.99 units per acre according to the 2024 Comprehensive Plan. Given the proposed density of 9.9 units per acre, this Future Land Use designation would not be compatible. The 2024 Comprehensive Plan intends for the High-Density Mixed-Use Future Land Use designation to allow for commercial areas to be located around major intersections while incorporating high density residential uses. The proximity of the existing mixed-use development, retail shopping center, Walmart, a church, and several subdivisions make the requested High-Density Mixed-Use Future Land Use Designation an appropriate future land use for the subject property. Additionally, it is suitable for a mixed-use development to be located along a minor arterial road, such as Highway 42.

Staff Recommendation

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2025-02 would be necessary and desirable for the subject property in conjunction with the requested rezoning of RZ-2025-03 to rezone from 'C-3' (Heavy Commercial) to 'PUD' (Planned Unit Development). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

PowerPoint
Presentations
For RZ-2025-03



Applicant's Request

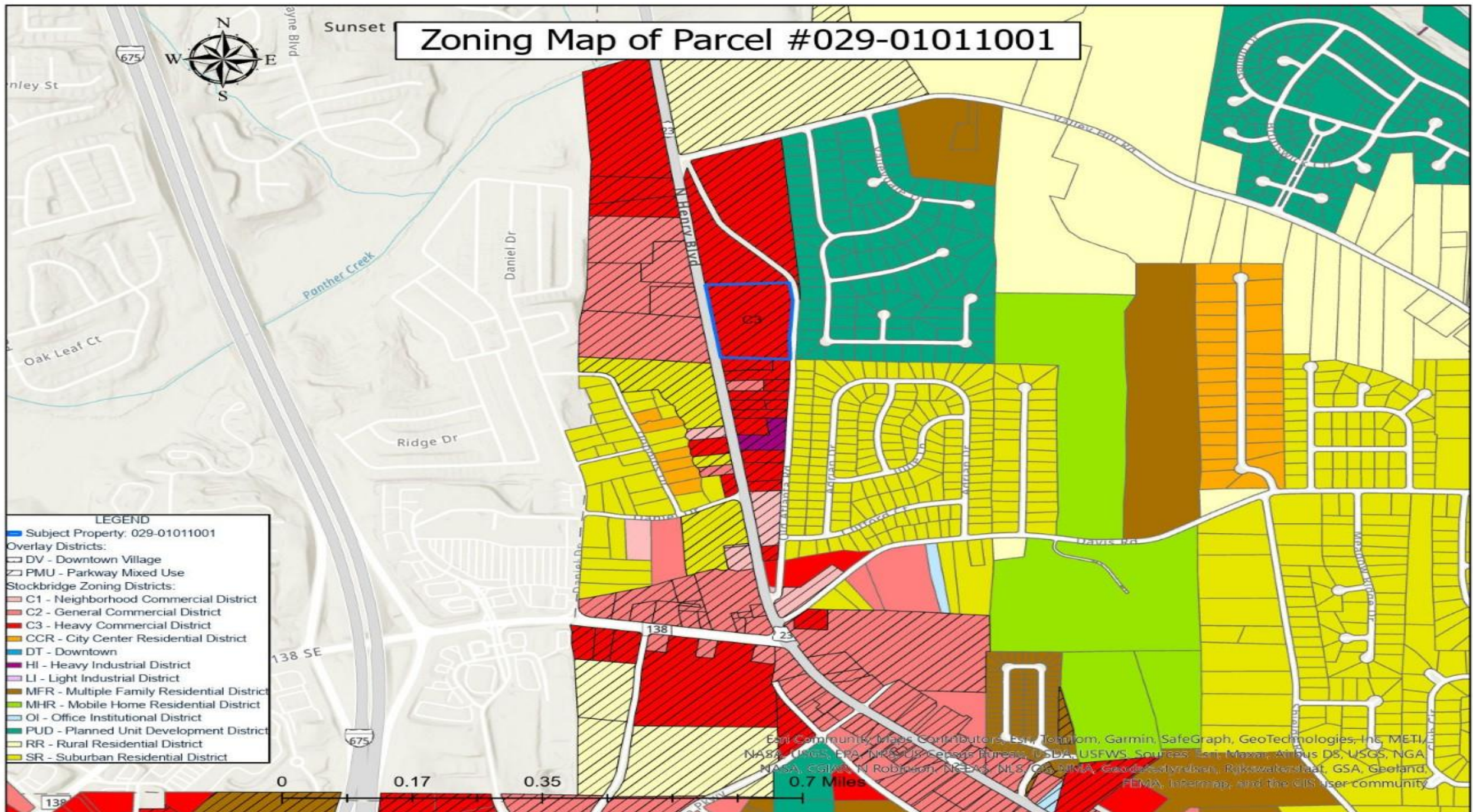


- Rezone from 'C-3' (Heavy Commercial) and 'PMU' (Parkway Mixed-Use) Overlay District to 'PUD' (Planned Unit Development) Master Plan and 'PMU' (Parkway Mixed-Use) Overlay District to allow for the development of townhomes and office space.

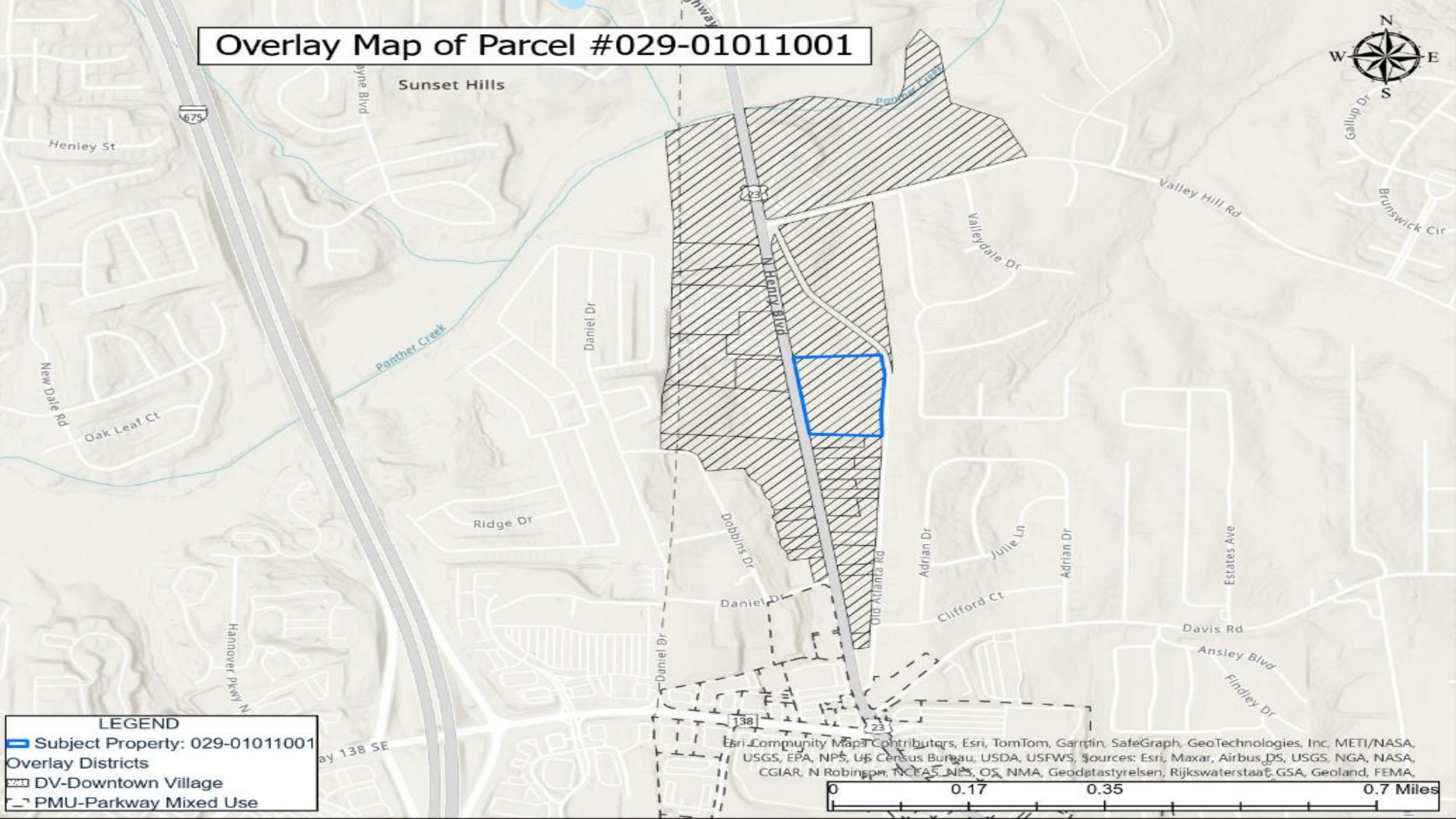
SURROUNDING ZONING PROPERTY INFORMATION

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

Zoning Map of Parcel #029-01011001



Overlay Map of Parcel #029-01011001



LEGEND

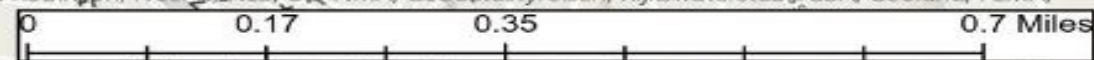
 Subject Property: 029-01011001

Overlay Districts

 DV-Downtown Village

 PMU-Parkway Mixed Use

Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NPS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA,



Staff Analysis (Section 9.2.1 C of The Unified Development Code)

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

1. **Consistency with the Comprehensive Plan:** The proposed 98-townhome development on 9.90 acres exceeds the current Low-Density Mixed Use designation, which only allows up to 3.99 units per acre. To align with the City's goals and accommodate the higher density, a change to High-Density Mixed Use is requested. This designation better supports the townhomes, planned office space, and walkable community design. Although nearby neighborhoods have lower densities (1–2.84 units/acre), recent developments like the Victory Worship Center townhomes (5.65 units/acre) show a shift toward higher-density housing in the area. The project supports several 2024 Comprehensive Plan goals, including increasing housing diversity, promoting economic development with an office component, using land efficiently, and encouraging innovative, mixed-use communities through PUD zoning.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

2. The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code. The rezoning to PUD allows townhomes, supports city growth, and fits the surrounding mix of residential and commercial areas. It includes green space to reduce conflicts and offers modern housing for families, professionals, and retirees. To manage traffic, the development has a three-lane entrance to a major highway, a well-designed internal road system, and sidewalks for pedestrians.
3. Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community: The rezoning from C-3 to PUD will create a balanced mix of commercial and residential uses, benefiting the community. The 98-townhome development offers diverse housing options, promotes walkability with sidewalks, and supports improved infrastructure. The mixed-use design, including office space, encourages a live-work environment, reducing commute times and traffic congestion. The PUD zoning fits well with surrounding residential and commercial areas, providing a smooth transition in density while enhancing community growth and connectivity.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

4. **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property:** The subject property exhibits physical conditions that support the proposed mixed-use development. The topography of the property is leveled, which reduces the need for extensive grading. The proposed site benefits from direct access to North Henry Boulevard, which is a major roadway that supports connectivity. In addition, the size and shape of the subject property accommodates the proposed 98 townhome units with efficient space for internal circulation and open area. Any additional concerns will be reviewed during the plan review process.
5. **The impact upon adjacent property owners should the request be granted:** The proposed mixed-use development will benefit the community by adding modern townhomes, providing diverse housing options for young professionals and families. It creates a balanced blend of residential spaces while improving infrastructure with a three-lane entrance and dedicated turning lanes to ease traffic congestion. A five-foot sidewalk enhances walkability, making the area more pedestrian-friendly. Additionally, the higher population density will boost local businesses, increasing demand for stores, salons, and major retailers, helping to strengthen the surrounding commercial area.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

6. **The potential impact of the rezoning on City infrastructure including water and sewage system:**
The proposed development will have an impact on the City's water and sewage infrastructure, but available capacity appears to be sufficient. According to the Clayton County Water Authority, which was received on January 27, 2025, a 6-inch water main located along North Henry Boulevard and an 8-inch sewer main located at Old Atlanta Road can provide services to the development, while the treatment facilities are operating well below its capacity. However, the capacity is not guaranteed until it is purchased, and its final approval depends on its compliance with Clayton County Water Authority, State EPD, and Federal EPA regulations. A stormwater pond will be installed to control potential runoff.
7. **The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.** The proposed mixed-use development includes a three-lane entrance connecting to State Route 42/U.S. Highway 23, helping to improve traffic flow. Based on the latest transportation data, the project is expected to generate 558 daily trips, with peak hours seeing 43 trips in the morning and 45 in the evening. A right-turn lane will ensure safe vehicle separation, and a hammerhead near Old Atlanta Road will improve maneuverability. Additionally, a gated entrance with a KnoxBox will restrict cut-through traffic, preserving local circulation and reducing congestion in surrounding neighborhoods.

Trip Generation Overview

Latest trip rates for townhomes: Trip Rate (per unit): 5.81 trips/unit/day

- $\{\text{Trip Rate}\} \times \{\text{Number of Units}\} = \{\text{Total Trips}\}$
- **5.81 X 98 units = 558 total daily trips**

Peak hour trip generation rates for townhome developments:

- AM Peak Hour: 0.44 trips per unit; **0.44 x 98 units = 43 trips**
- PM Peak Hour: 0.52 trips per unit; **0.52 x 98 units = 51 trips**

AM Peak Hour: $0.44 \times 98 = 43$ trips

- - **25% Inbound: 11 trips ($43 \times .25 = 11$ vehicles inbound)**
- - **75% Outbound: 32 trips ($43 \times .75 = 32$ vehicles outbound)**

PM Peak Hour: $0.52 \times 98 = 45$ trips

- - **63% Inbound: 28 trips ($45 \times .63 = 28$ vehicles inbound)**
- - **37% Outbound: 17 trips ($45 \times .37 = 17$ vehicles outbound)**

Time Period	Formula Used	Total Trips	Inbound Trips	Outbound Trips
Daily Trips	5.81×98	558 trips	-	-
AM Peak Hour	0.44×98	43 trips	11 trips (25%)	32 trips (75%)
PM Peak Hour	0.52×98	45 trips	28 trips (63%)	17 trips (37%)

Trip Generation Estimates Table

Trip Generation Summary (Residential Developments)

Development	Units	Daily Trips	AM Peak (In/Out)	PM Peak (In/Out)
Templar Development	98 (TH)	558	43 (11 / 32)	45 (28 / 17)
Valley Hill Station	126 (SF)	732	56 (15 / 41)	66 (42 / 24)
Wildwood Estates	169 (SF)	982	75 (20 / 55)	88 (56 / 32)
Pineywoods	31 (SF)	180	14 (4 / 10)	16 (10 / 6)
Sentry Oaks	30 (SF)	174	13 (4 / 9)	15 (9 / 6)
Springwood Valley	58 (SF)	337	26 (7 / 19)	30 (19 / 11)
576 Davis Road	165 (TH)	958	73 (18 / 55)	86 (54 / 32)
Victory Worship Center	56 (TH)	325	24 (6 / 18)	29 (18 / 11)
JP Upchurch Properties	40 (SF)	232	18 (5 / 13 est.)	21 (13 / 8 est.)

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

8. The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan: The rezoning from C-3 to PUD supports the City of Stockbridge's plan by adding housing options and creating a smooth transition between commercial areas and neighborhoods. The 98-townhome development expands residential choices near major roads and shopping centers while reducing traffic, noise, and environmental impact, making it a better fit for nearby communities.
9. The ability of the subject land to be developed as it is presently zoned: The area already has many auto-related businesses, and adding more would increase congestion with limited benefits. Rezoning to PUD would allow a mixed-use development that promotes walkability, reduces traffic, and supports the City's long-term economic goals.

STAFF RECOMMENDATION

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

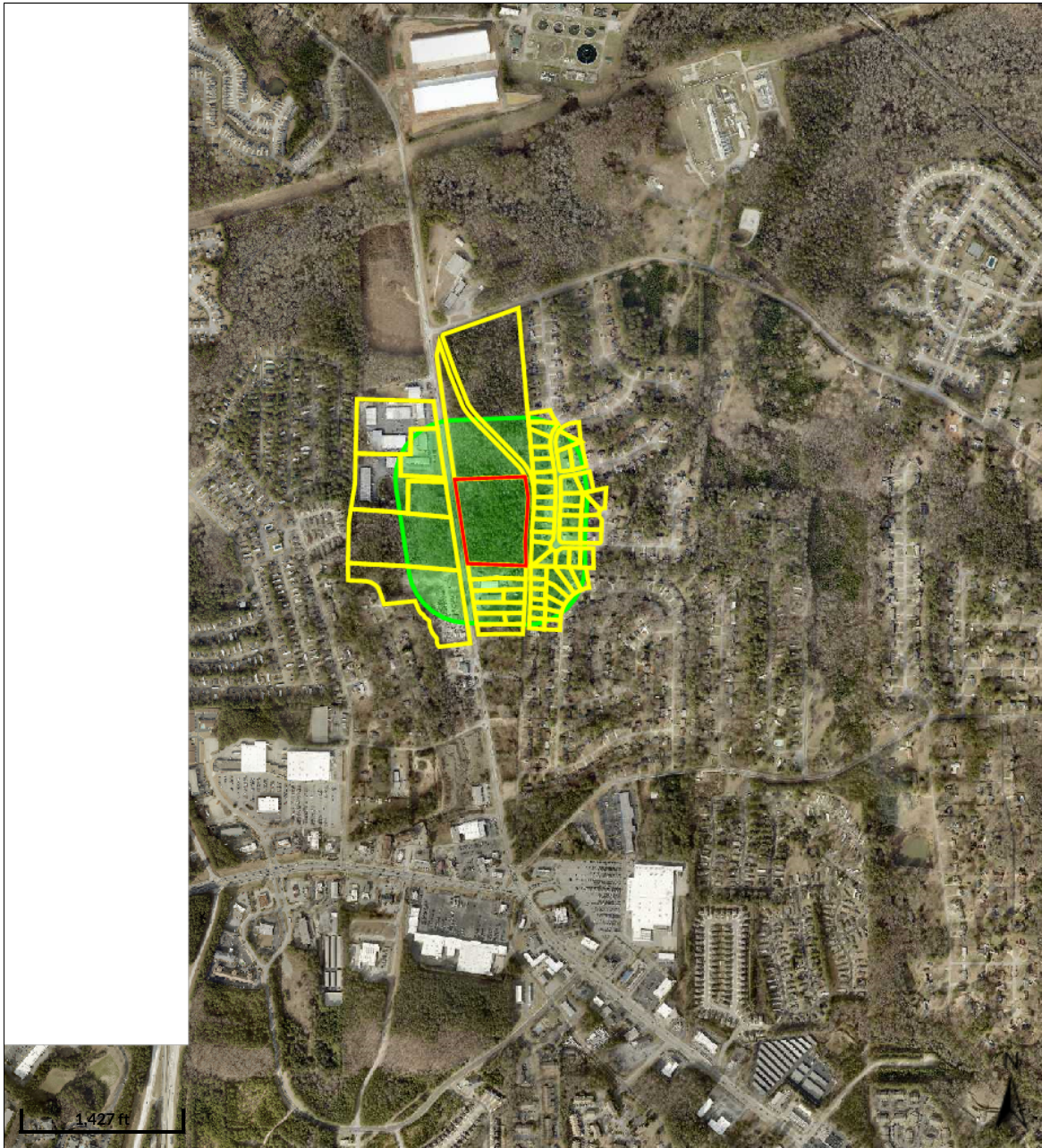
1. The subject property shall be developed according to a revised site plan which was prepared by Atwell, LLC. on April 7, 2025. The title is Rezoning Site Plan: North Henry Boulevard Tract.
2. The proposed mixed-used development shall adhere to the architectural renderings submitted with the application on March 10, 2025, including the use of brick as the exterior material.
3. The developer shall install black streetlight poles.
4. Decorative streetlights shall be installed along the frontage of North Henry Boulevard.
5. Flock cameras shall be installed at the entrance of the mixed-use development.

STAFF RECOMMENDATION

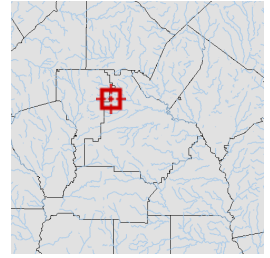
6. The developer shall adhere to the MFR (Multiple Family Residential District) development standards found in Section 2.4.4. of the Stockbridge Unified Development Code. In addition, the developer shall adhere to the PMU (Parkway Mixed Use Overlay District) found in Section 2.5.2 E of the Stockbridge Unified Development Code.
7. The developer shall include one or more central trash facility.
8. A mandatory townhome HOA shall be established.
9. The developer shall comply with all the Clayton County Water Authority, State EPD, and federal EPA requirements to provide water and sewer facilities for the mixed-used development.
10. Access to Old Atlanta Road shall be restricted to emergency vehicles only. A gate with a KnoxBox shall be installed to prevent general traffic flow while ensuring emergency access, as required by the Fire Marshal.
11. The HOA shall occupy no more than 50% of the office building.
12. A 25-foot buffer shall be established alongside the northern, southern, and eastern portion of the subject property.



Henry County, GA



Overview



Legend

- Parcels
- Roads

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

Date created: 4/9/2025

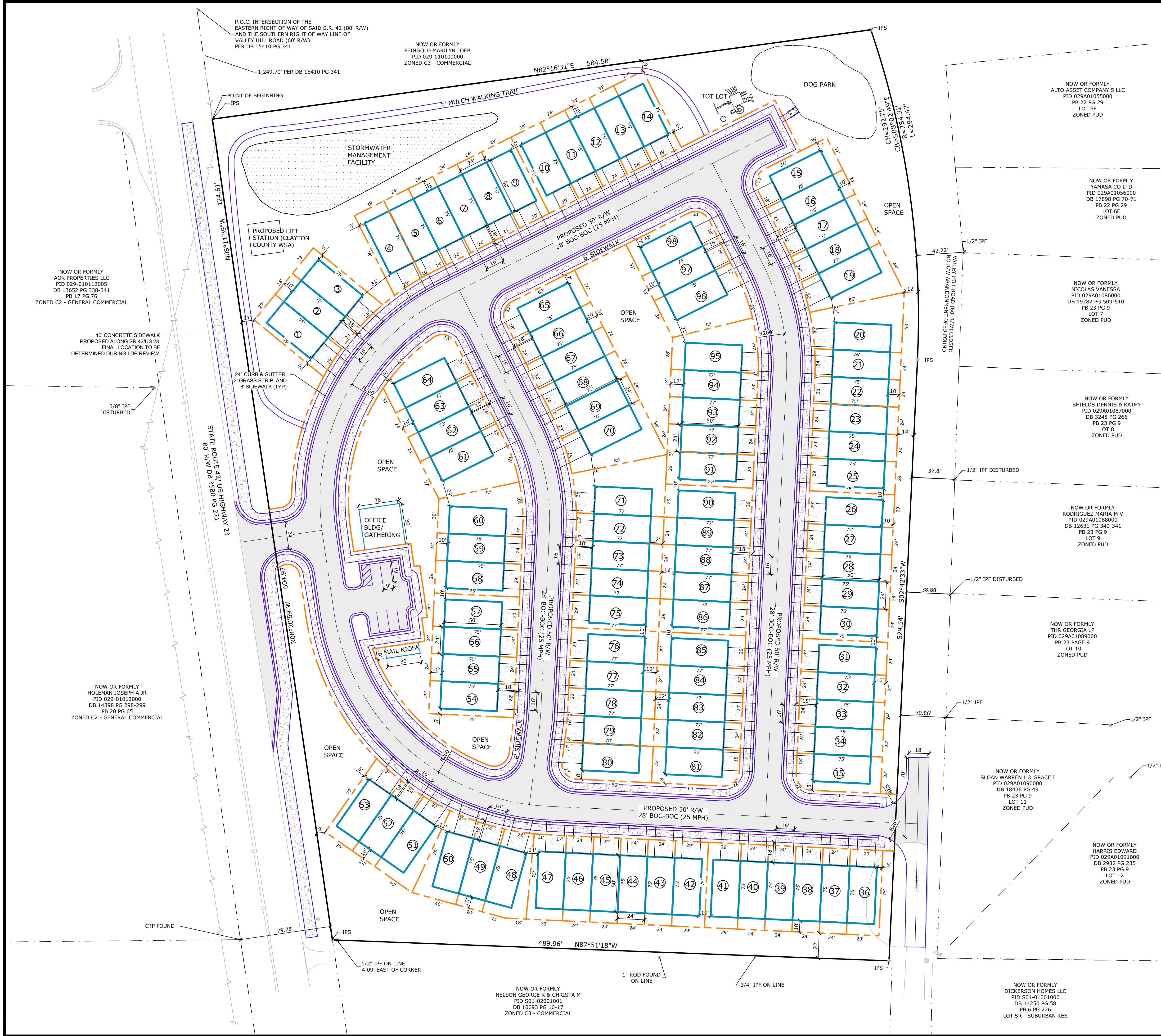
Last Data Uploaded: 4/9/2025 1:10:03 AM

Developed by  **SCHNEIDER**
GEOSPATIAL





FILE NAME: I:\CUSTOMERS_PROJECTS\1440 Templar Development\1440-24-109 North Henry Blvd Tract\Eng\1440-24-109 Prelim Site.dwg PLOT STYLE: PLOT DATE: 4/7/2025 USER: KELLSI ALTMAN



SITE DATA

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

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

TAX PARCEL
NUMBER:

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

TOPOGRAPHY: **CLAYTON COUNTY GIS**

SITE/DISTURBED
AREA: **9.90 ACRES**

NUMBER OF
LOTS: **98**

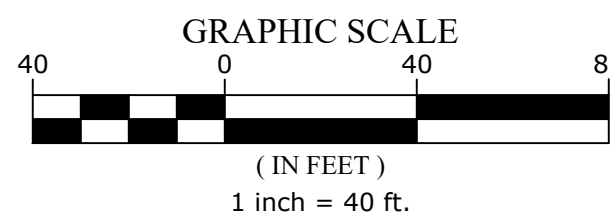
DENSITY: **98 LOTS / 9.90 ACRES = 9.90 UNITS PER ACRE**

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

EXISTING
ZONING: **C3 COMMERCIAL**

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

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



© COPYRIGHT 2025 | SOUTHEASTERN ENGINEERING, INC. THIS DRAWING AND ITS REPRODUCTION ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER.

TEMPLAR DEVELOPMENT

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

REZONING SITE PLAN

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



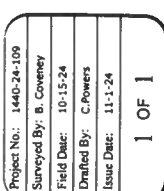
ISSUED FOR:
REVIEW

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

1



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





Providing Quality Water and Quality Services to Our Community

January 27, 2025

Jay Knight
Templar Development

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

Mr. Knight,

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

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

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

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

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

Sincerely,

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

Catherine Samay
Plan Review Coordinator



City of Stockbridge

AGENDA ITEM

MEETING DATE

MAY 12, 2025

FUNDING SOURCE

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

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

RZ-2025-03 for Parcel #029-01011001 at N. Henry Blvd. & Old Atlanta Rd., south of Valley Hill Rd. Applicant: Templar Development, LLC. Agent: Battle Law, P.C. Requested Rezoning: From C-3 & PMU to PUD Master Plan & PMU to allow a mixed-use development with 98 townhomes and a small office building on 9.9 +/- acres. The applicant has also submitted CP-2025-02 to request a Comp. Plan Amendment from Low-Density Mixed-Use to High-Density Mixed-Use.

BACKGROUND INFORMATION:

Staff Recommendation: Approval with Conditions. Planning Commission Actions on April 17, 2025: Denial of both CP-2025-02 and RZ-2025-03.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

RZ-2025-03 for Parcel #029-01011001 at N. Henry Blvd. & Old Atlanta Rd., South of Valley Hill Rd.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL WITH CONDITIONS.

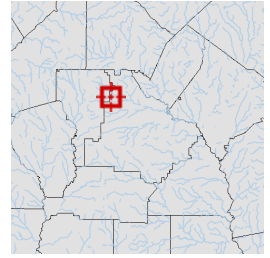
Staff Signature_____



Henry County, GA



Overview



Legend

- Parcels
- Roads

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

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

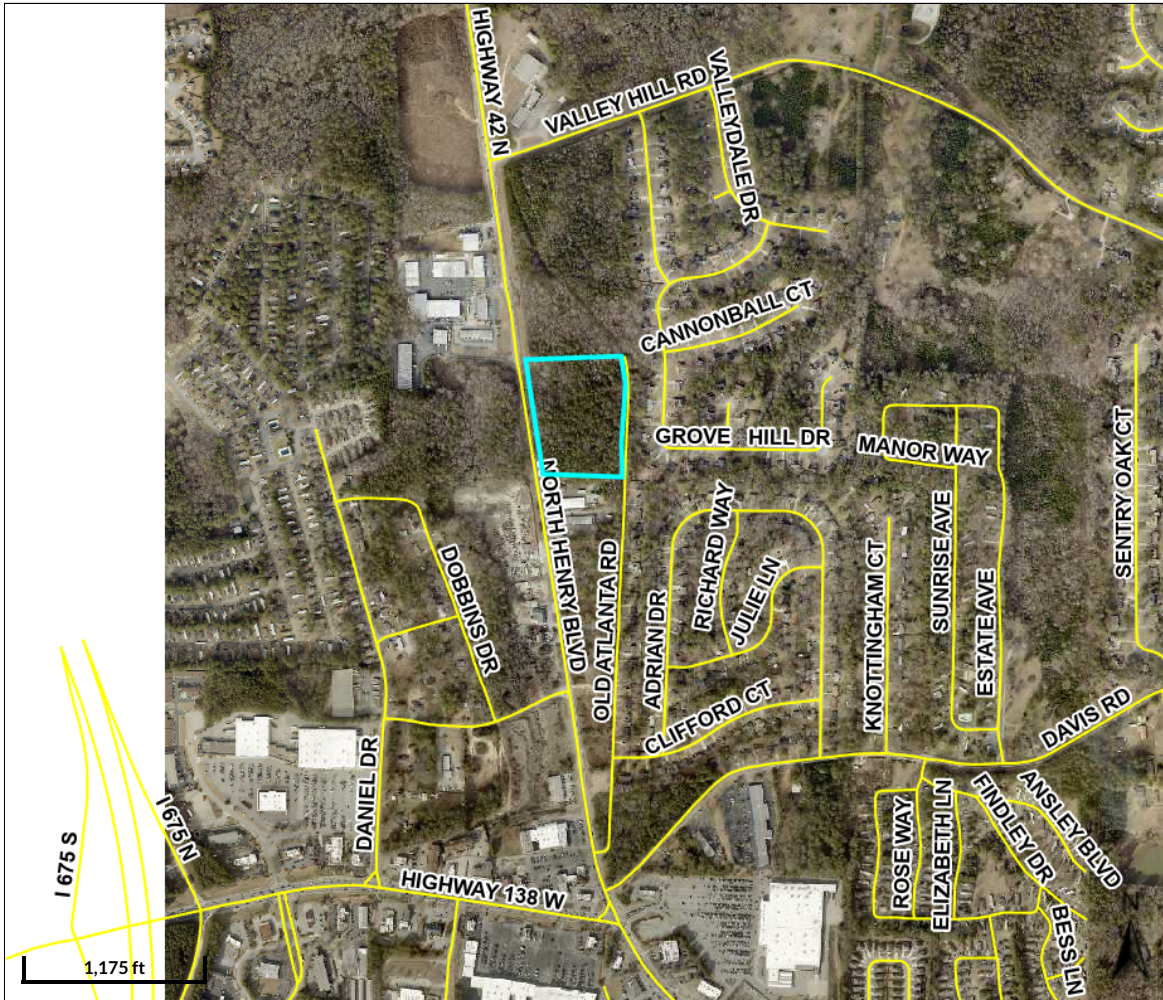
Date created: 3/26/2025

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

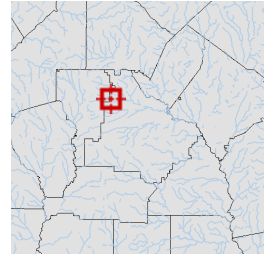
Developed by  **SCHNEIDER**
GEOSPATIAL



Henry County, GA



Overview



Legend

- Parcels
- Roads

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

Last Data Uploaded: 4/4/2025 1:09:42 AM

Developed by SCHNEIDER
GEOSPATIAL

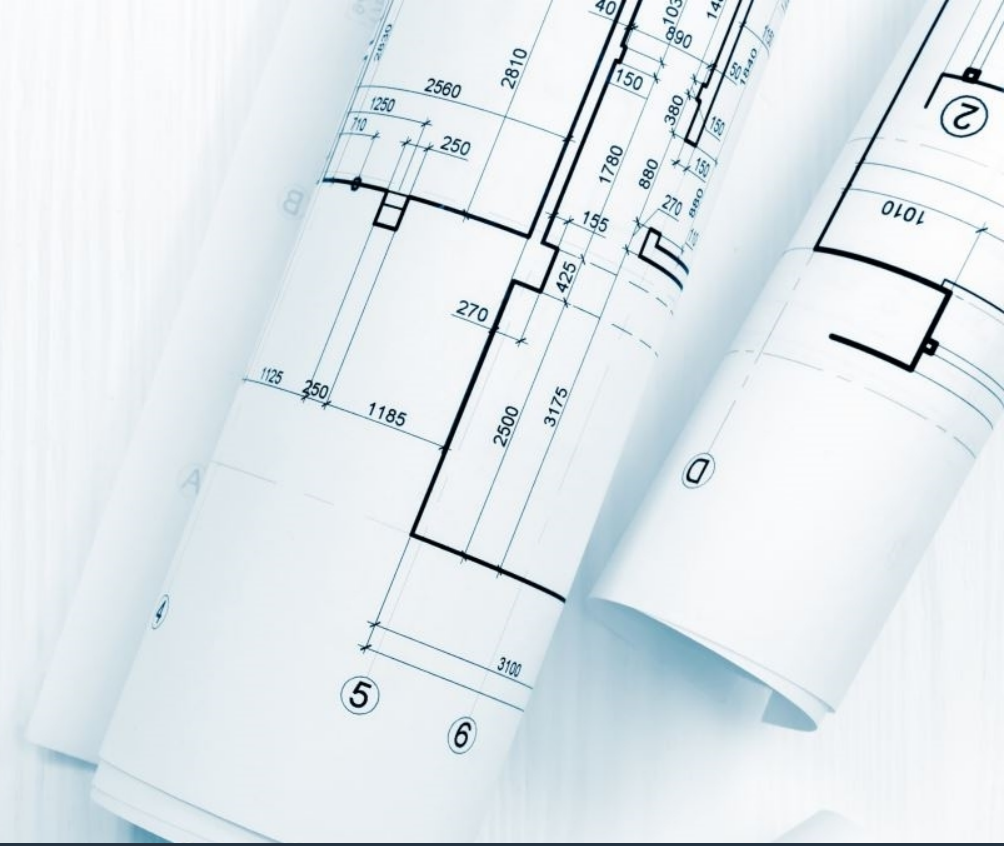


Battle Law

NORTH HENRY BLVD,
STOCKBRIDGE GA

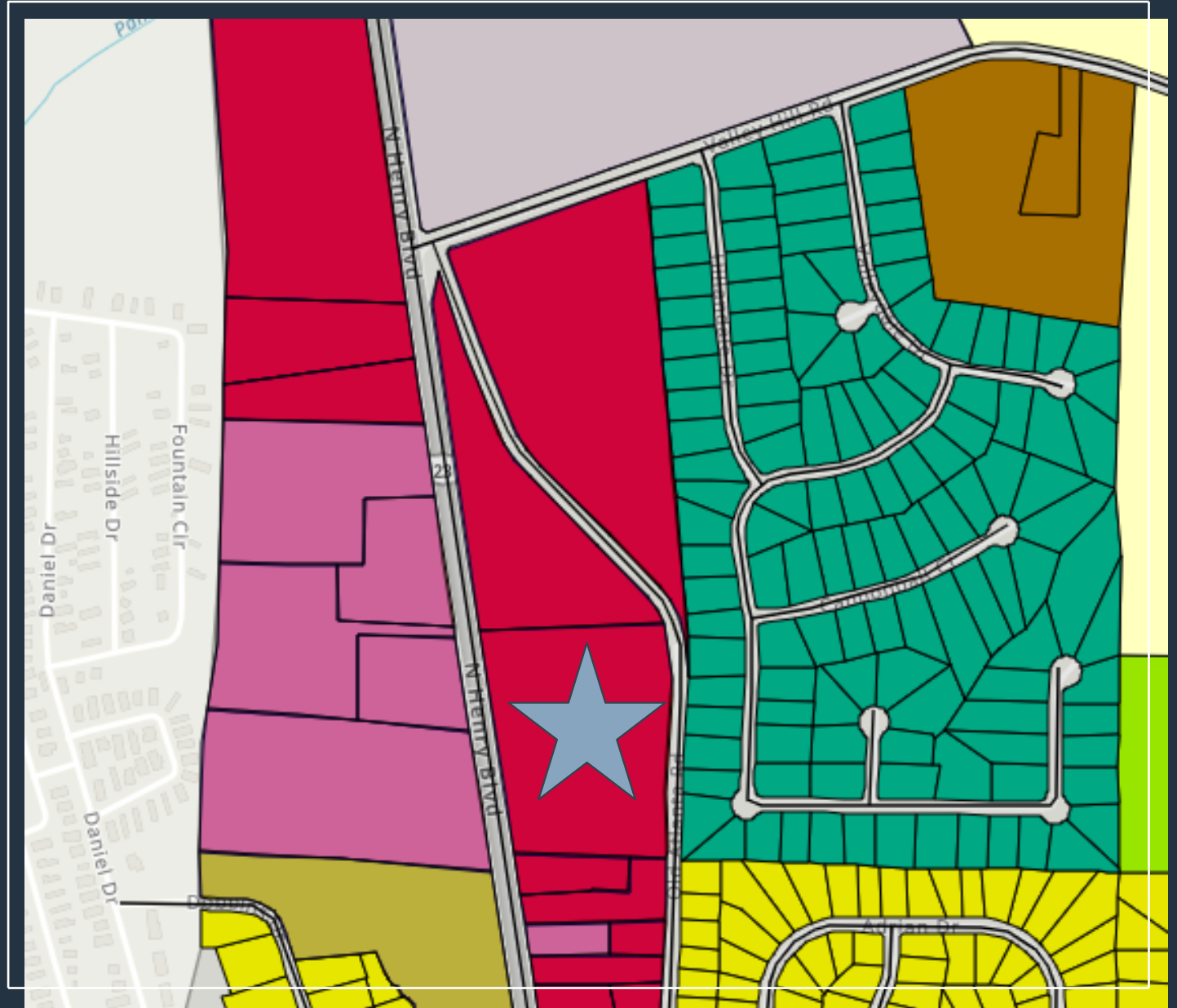
*Land Use Amendment from Low Density Mixed-Use
to High Density Mixed-Use*

*Rezoning from C3 & PMU to PUD & PMU to allow
for 98 for-sale townhomes and an office building.*



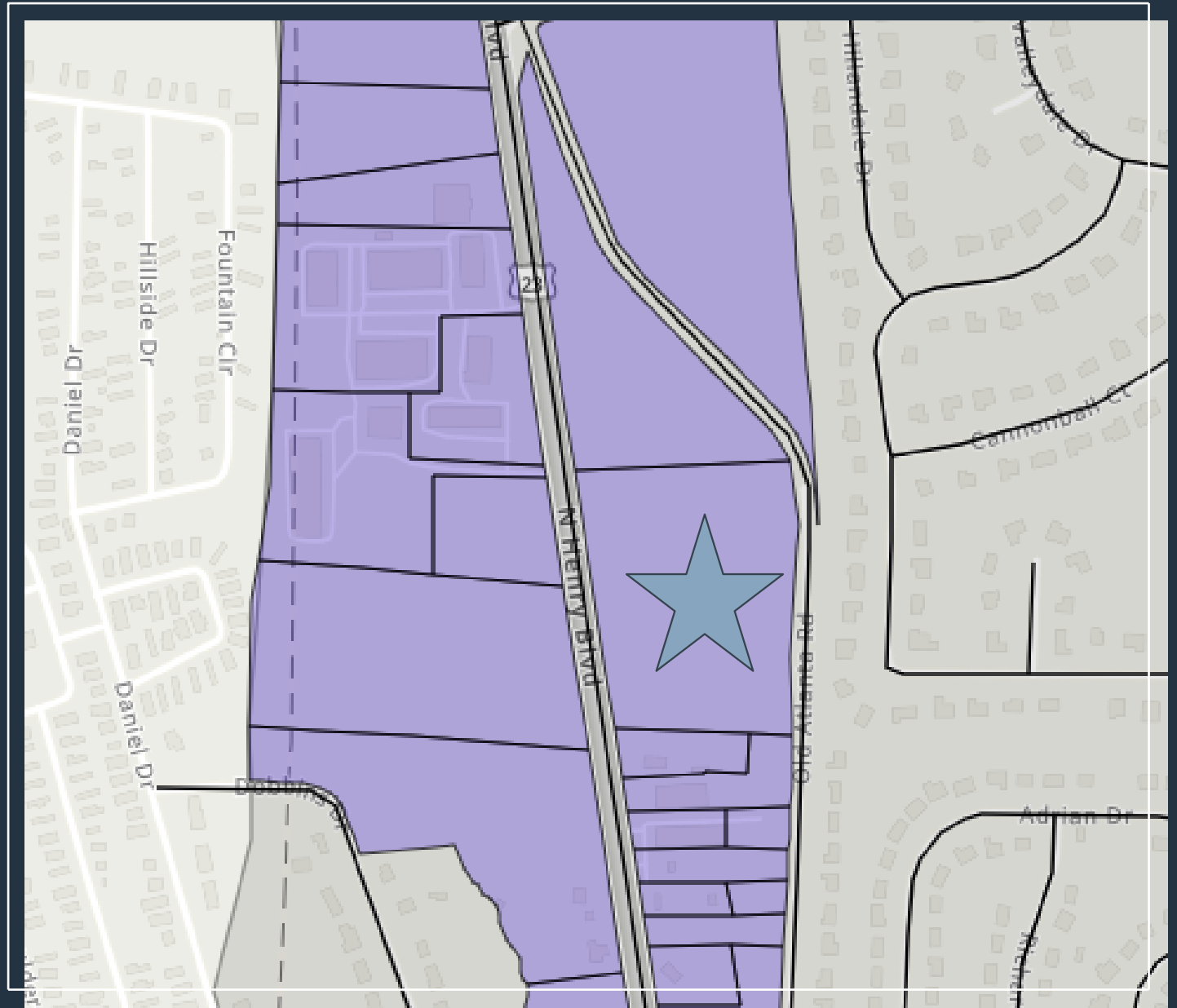
ZONING STATUS

- Property was recently annexed into the City of Stockbridge and is zoned C-3 as it was zoned in unincorporated Henry County



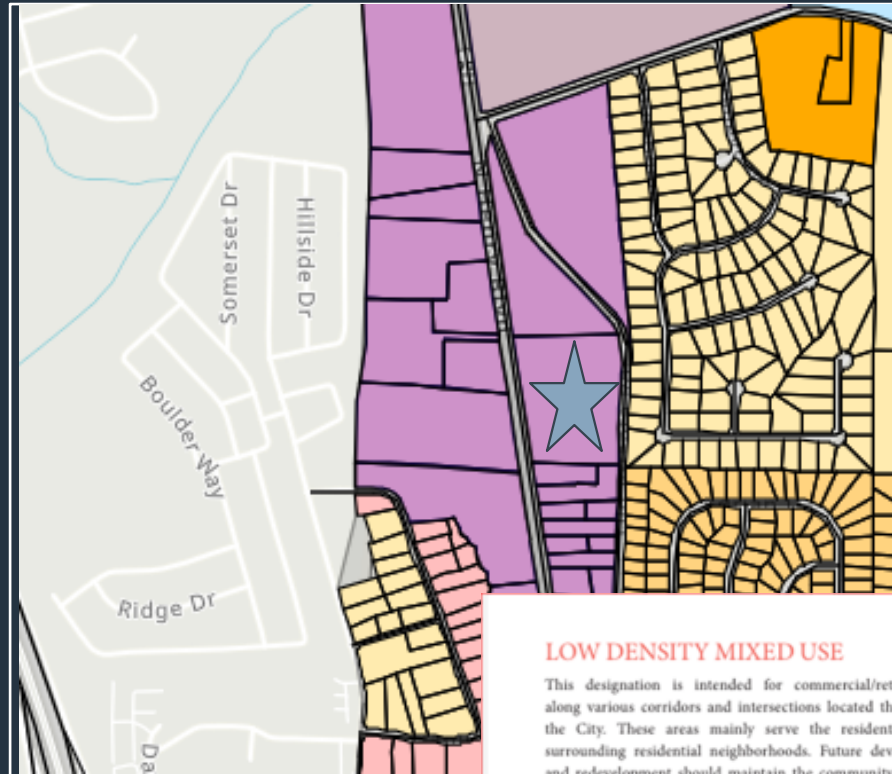
OVERLAY DISTRICT

- The property is also located within the Parkway Mixed Use Overlay District which allows up to 45 units per acre. The Applicant is seeking to develop 107 units at a density of 9.9 units per acre



FUTURE LAND USE MAP

- The Current Land Use for the property is Low Density Mixed-Use which according to the City's comprehensive plan, is not compatible with the Parkway Mixed Use District. Therefore, we are asking to amend the Land Use to High Density Mixed-Use which is compatible.



LOW DENSITY MIXED USE

This designation is intended for commercial/retail areas along various corridors and intersections located throughout the City. These areas mainly serve the residents of the surrounding residential neighborhoods. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining locally owned retail, low intensity office uses, and apartment/condo/loft uses in two story buildings in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them.

Compatible Zoning Districts

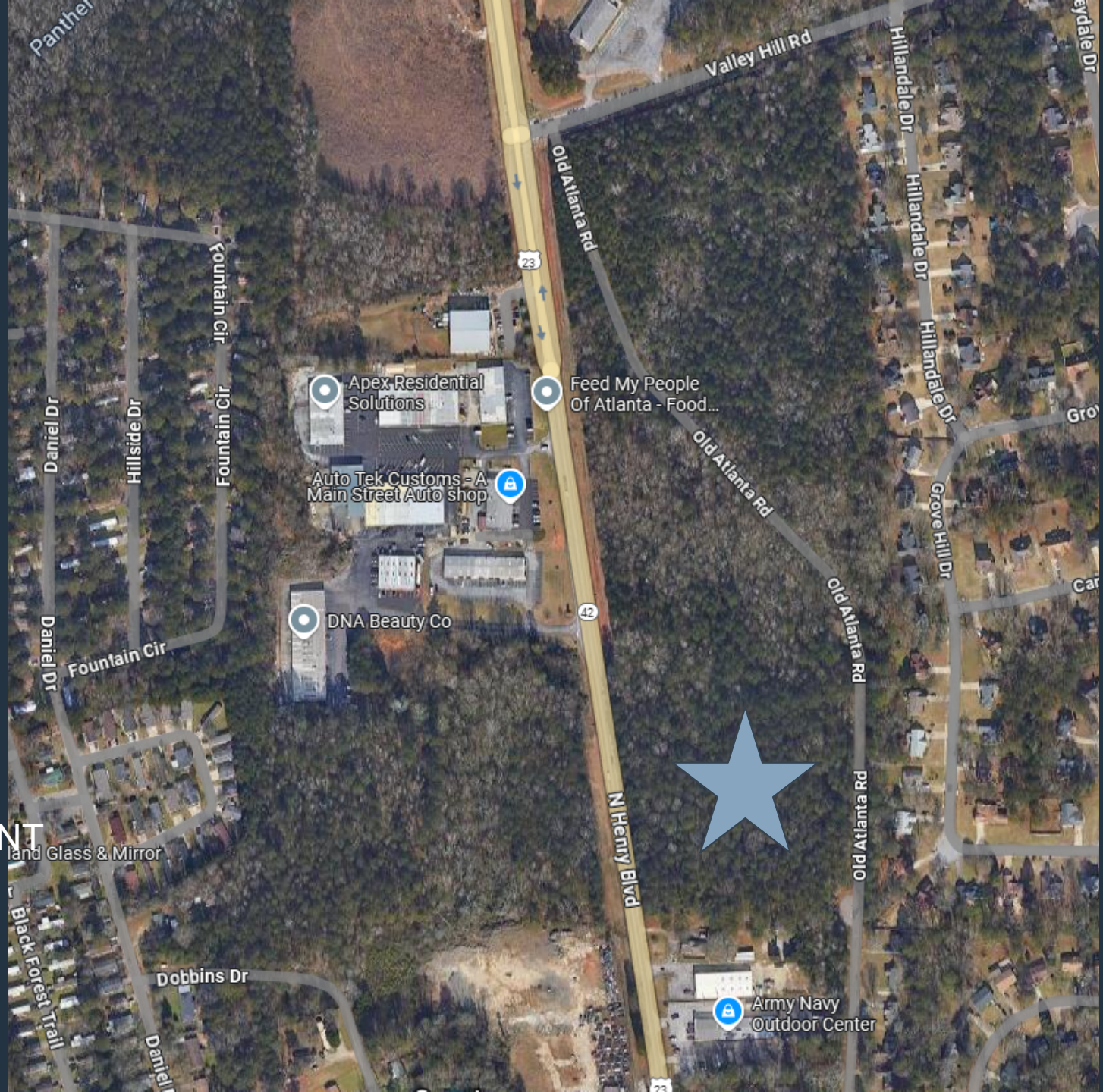
DTV, Downtown Village Overlay District
OI, Office Institutional
C1, Neighborhood Commercial



THE SITE IS LOCATED
SOUTH OF VALLEY HILL RD
ALONG NORTH HENRY BLVD

THE NORTH HENRY BLVD
CORRIDOR IN THIS AREA
HAS NOT SEEN ANY NEW
DEVELOPMENT IN YEARS

THE PROPOSED PROJECT
WILL BRING NEW HOMEOWNERS
AND BUSINESSES INTO THE AREA
TO SUPPORT THE REDEVELOPMENT
OF THE CORRIDOR





5834 N Henry Blvd

Stockbridge, Georgia

Google Street View

Mar 2025

See more dates

WITHIN 250 FEET
SOUTH OF THE SITE

← 6001 GA-42

Stockbridge, Georgia

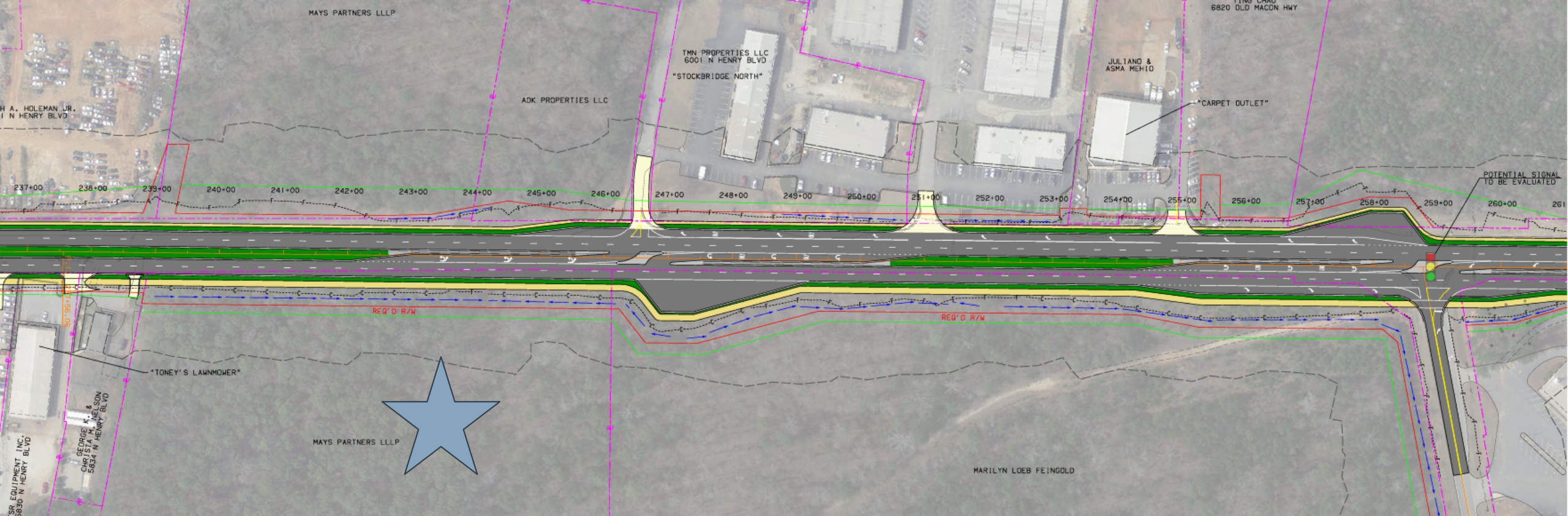


Google Street View

Mar 2025 See more dates



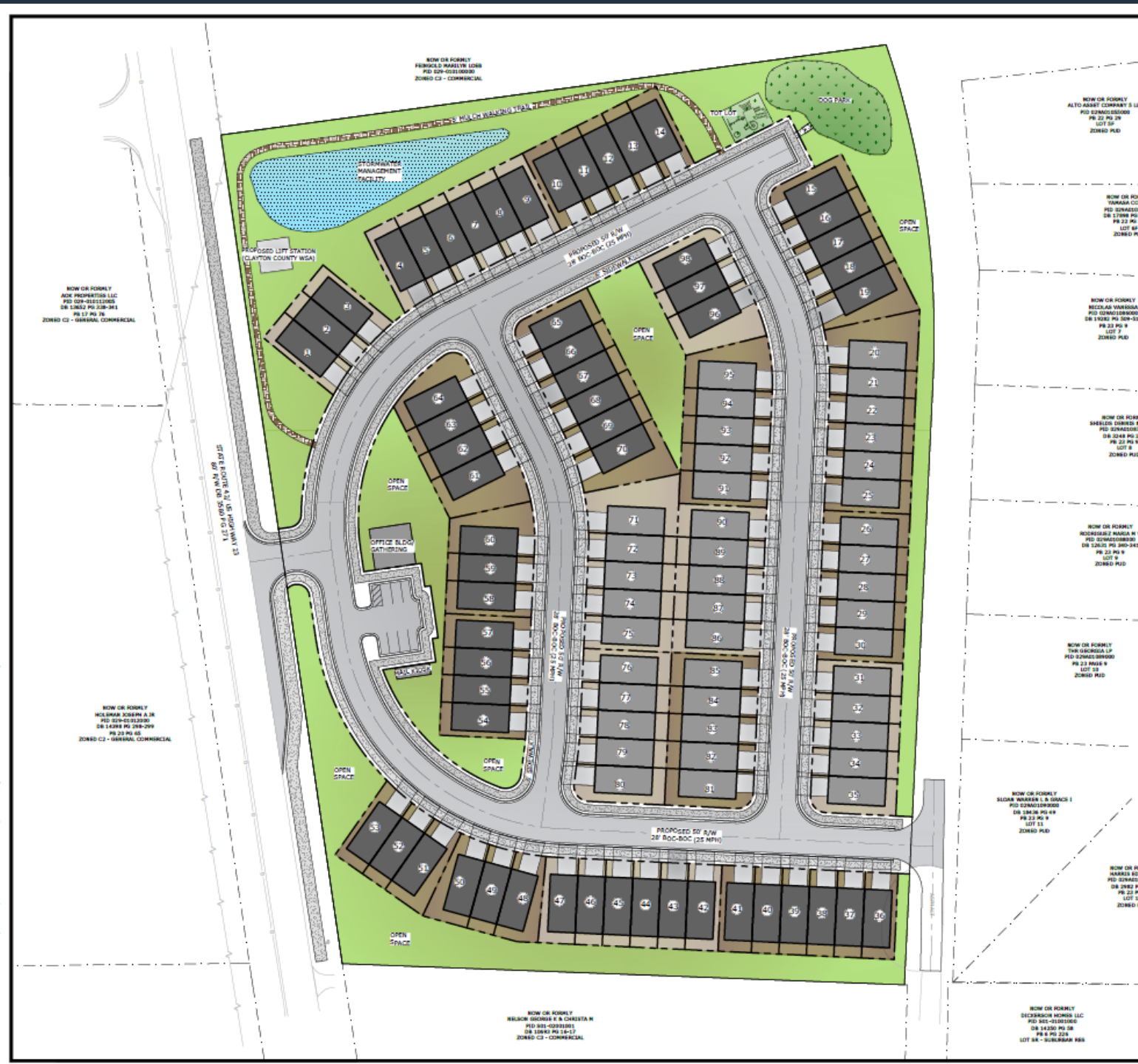
ACROSS FROM THE
SITE



GDOT ROAD WIDENING FOR SR 42

SITE PLAN

- 98 Fee Simple Townhome Units
- Minimum 1,296 sq. ft Office Space
- Two Point of Access from North Henry Blvd and Old Atlanta Road





LEGEND	
	BUILDINGS
	AMENITIES
	MULCH TRAIL
	OPEN SPACE
	OPEN SPACE IN LOTS
	ASPHALT
	CONCRETE SIDEWALK
	STORMWATER MANAGEMENT FACILITY

SITE DATA

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

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

TAX PARCEL **029-01011001**
 NUMBER:

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

TOPOGRAPHY: **CLAYTON COUNTY GIS**

SITE/DISTURBED **9.90 ACRES**
 AREA:

NUMBER OF **98**
 LOTS:

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

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

EXISTING **C3 COMMERCIAL**
 ZONING:

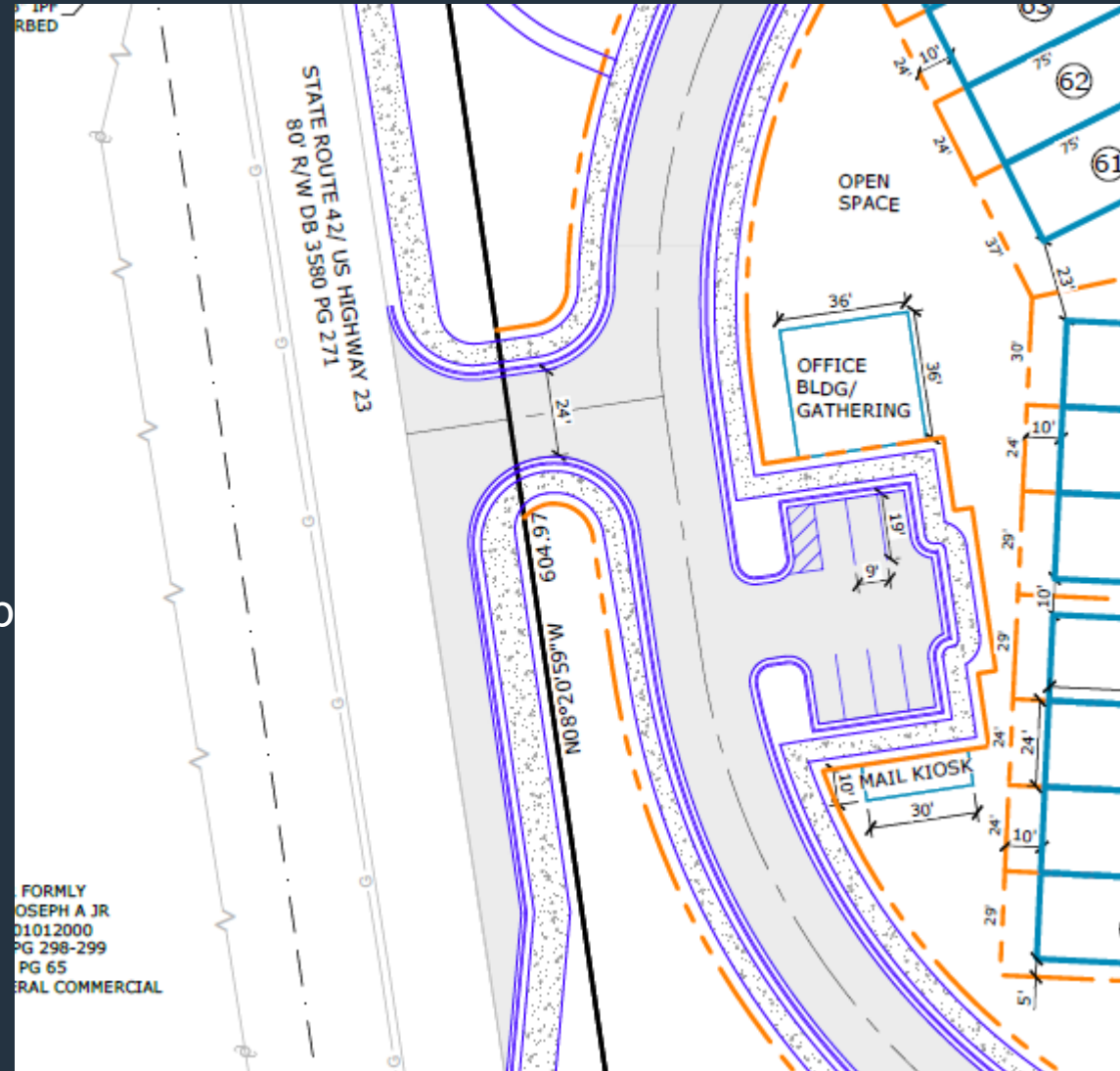
PROPOSED **PUD - PLANNED UNIT DEVELOPMENT AND**
PMU - PARKWAY MIXED USE
 ZONING: **(USE = SINGLE FAMILY ATTACHED HOUSING)**

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

Office space will be for small businesses that don't require a lot of parking

The units will be marketed to residents in the area.

The HOA will initially own the building and will not be allowed to occupy no more than 50% of the office space, if so desired. Otherwise, they will be able to rent out the entire building to tenants, or even sell the building to a third-party for office use.



SITE DATA

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

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

TAX PARCEL 029-01011001
NUMBER:

BOUNDARY: BOUNDARY SURVEY BY SEI, DATED OCTOBER 2024

TOPOGRAPHY: CLAYTON COUNTY GIS

SITE/DISTURBED
AREA: 9.90 ACRES

NUMBER OF
LOTS: 98

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

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

EXISTING
ZONING: C3 COMMERCIAL

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

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

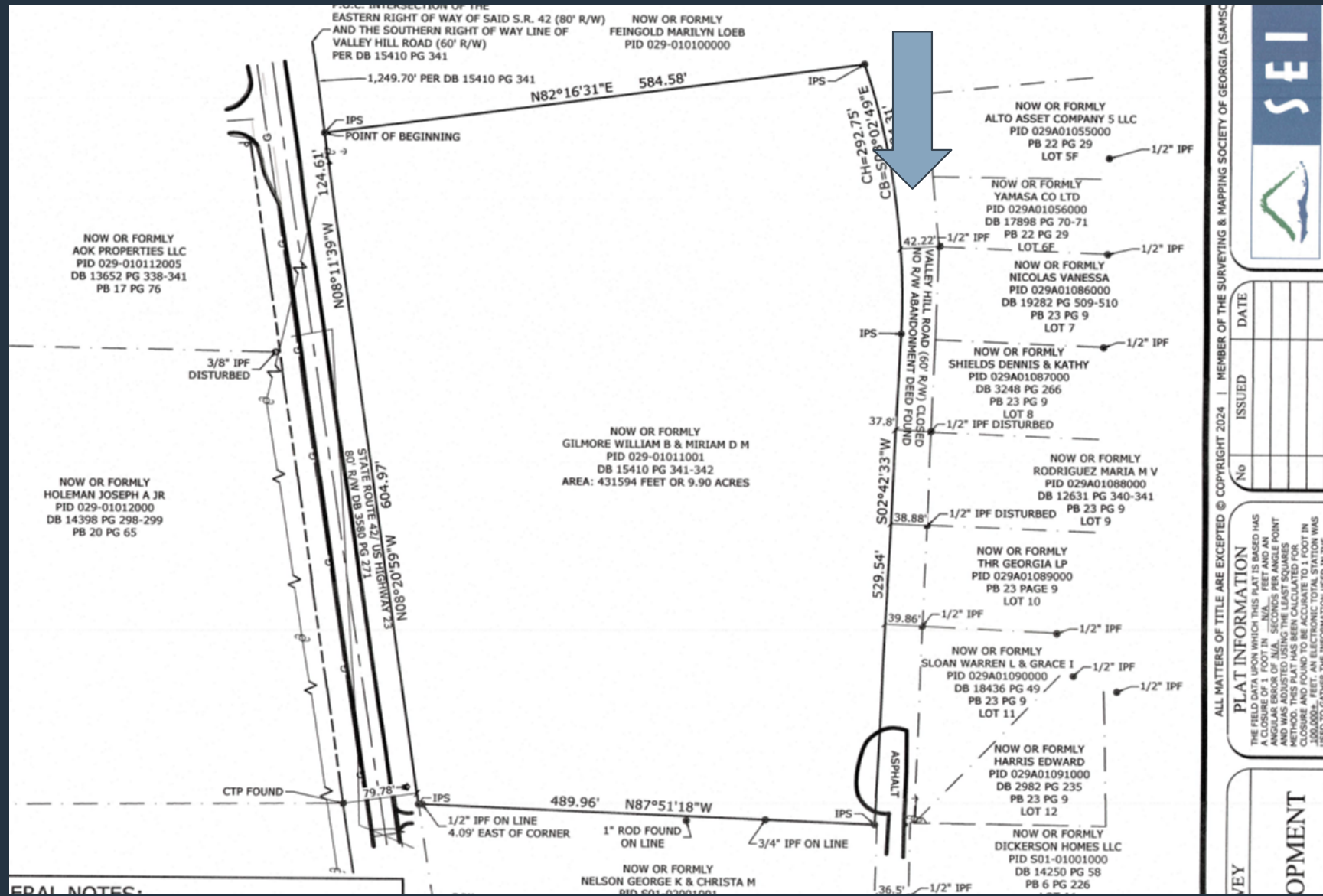
- Townhome Unit Information
- 1. Minimum Unit Size: 1,400 sq. ft
- 2. Number of bedrooms: 3 to 4
- 3. Parking Spaces Per Unit: 4, including
- 2 car garage and 2 car parking pad
- 4. Price Points: Low to mid \$300K

AMENITY AREA



Tot Lot, Dog Park, and Mulched Walking Trail that connects into the sidewalk system

UNOPENED PORTION OF OLD ATLANTA ROAD



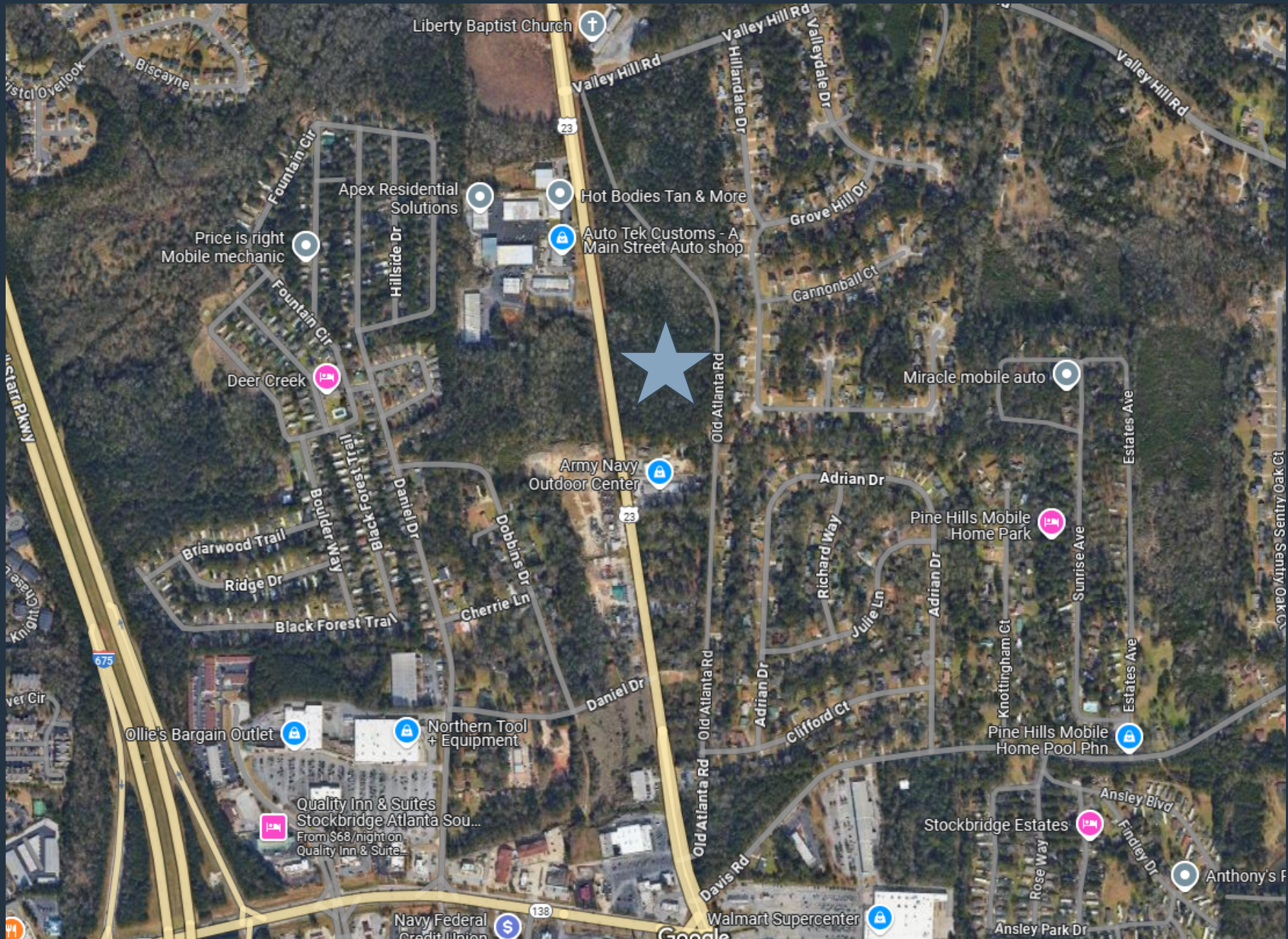
UPDATED ELEVATIONS













May 4, 2025

VIA Email (llogan@cityofstockbridge-ga.gov)

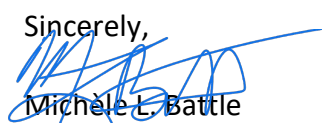
Linda M. Logan, Senior Planner
City of Stockbridge Planning & Zoning Division
4602 North Henry Boulevard
Stockbridge, GA 30281

Re: Templar Development Group, LLC Deferral Request
Applications: RZ-2025-03 & CP-2025-02

Dear Linda:

On behalf of Templar Development Group, LLC, I am hereby requesting that Applications RZ-2025-03 & CP=2025-02 be deferred to the June City Council meeting considering the ethics violation issues that are currently pending regarding Councilmember Barber speaking in opposition to the Applications at the April 17, 2025 Planning Commissioner hearing.

Sincerely,



Michele L. Battle
President/Senior Attorney



Battle Law

I. LETTER OF INTENT

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

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

II. CITY OF STOCKBRIDGE REZONING CRITERIA

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

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

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

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

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

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

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



Battle Law

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Battle Law

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

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

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

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

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

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

The integrity of the nearby residential neighborhoods shall be preserved.

III. CONCLUSION

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

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

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



Battle Law

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

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

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

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

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

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



Battle Law

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

Michele L. Battle, Esq.
Attorney for the Applicant

PowerPoint Presentations
For CP-2025-02 and RZ-2025-03

Parcel #029-01011001 Between
North Henry Boulevard and Old
Atlanta Road, South of Valley Hill
Road

April 17, 2025 (Planning
Commission)

May 12, 2025 (Mayor and Council)



Case Facts

- Applicant: Templar Development, LLC
- Agent: Battle Law, P.C.
- Owner: William B Gilmore & Miriam D M Gilmore
- Address of Property: The subject property is located between North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road.
- Parcel Identification: 029-01011001
- Parcel Acreage: 9.9
- Current Use: The property is vacant and heavily wooded
- Current Zoning of Property: C-3 (Heavy Commercial District)
- Current Future Land Use Designation: Low-Density Mixed Use
- Sign Posting: April 2, 2025
- Letters Residents Received From Applicant: April 2, 2025
- Date of CZIM Meeting: April 9, 2025

Aerial Photo

Legend

33°33'43.0"N 84°15'35.3"W

Liberty Baptist Church

Victory Worship Center

Stockbridge Plaza

Valley Hill Station

Army Navy Outdoor Center

DC Event Rentals



33°33'43.0"N 84°15'35.3"W

JP Upchurch Properties

Wildwood Estates

Pine Hills Mobile Home Park

576 Davis Road (Townhomes)

Walmart

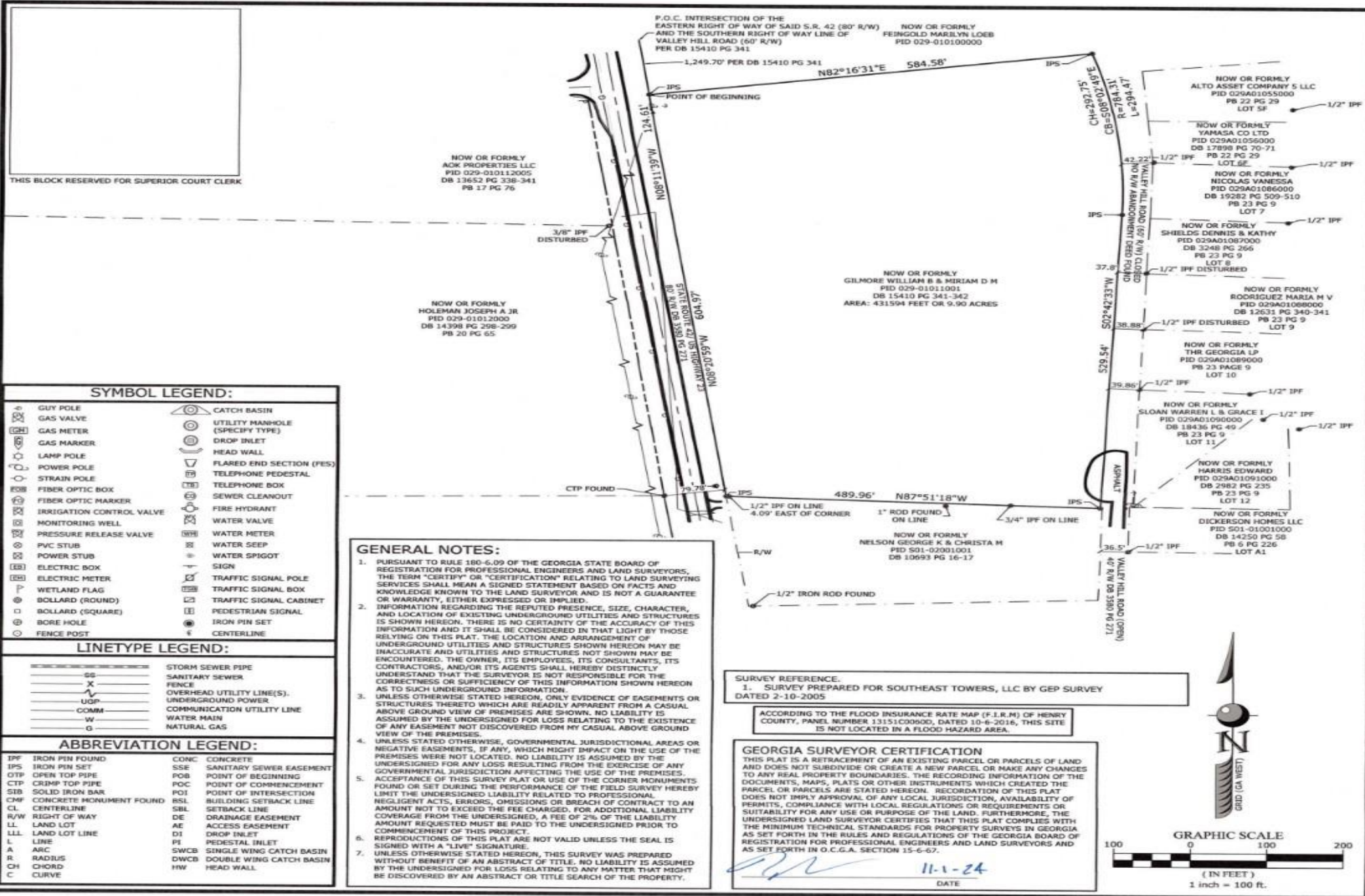
Askew Lakes North Lake

2000 ft

N

Aerial Photo
with Site Plan







2410 John Platts Road Suite 4 Marietta, Georgia 30066
417 Wilshire Way Suite 4 Marietta, Georgia 30066
Tel: 770-321-9318
www.seiengineering.com

No.	ISSUED	DATE

PLAT INFORMATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS A CLOSURE OF 7.10 FT IN ... AND ... FEET AND AN ... WAS ADJUSTED USING THE LEAST SQUARES ... METHOD. THIS PLAT HAS BEEN CALCULATED FOR ... CLOSURE AND FOUND TO BE ACCURATE TO 1.00 FT IN ... USED TO DEFINE THE INFORMATION USED IN THE ... PREPARATION OF THIS PLAT.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF ... THE PERSON, PERSONS OR ENTITY NAMED HEREON ... PERSON, PERSONS OR ENTITY WITHOUT EXPRESS ... PERSON, PERSONS OR ENTITY.

BOUNDARY SURVEY

TEMPLAR DEVELOPMENT

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



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

1 OF 1

Network: Apr 2, 2025 at 2:41:34 PM EDT
Local: Apr 2, 2025 at 2:41:34 PM EDT
N 33° 33' 43.559", W 84° 15' 38.958"
5858–5952 N Henry Blvd
Stockbridge GA 30281
United States

 **CITY OF STOCKBRIDGE**
NOTICE OF PUBLIC HEARING 

PROPOSAL FOR THIS PROPERTY

☒ REZONING ☐ VARIANCE ☐ ANNEXATION ☐ SPECIAL USE PERMIT

☒ COMPREHENSIVE PLAN AMENDMENT ☐ ZONING MODIFICATION

APPLICANT: TEMPLAR DEVELOPMENT GROUP CASE NUMBER: CP-2025-02 OTHER
AZ-2025-03

PROPERTY LOCATION: BETWEEN NORTH HENRY BLVD & OLD HILLBURN RD

PLANNING COMMISSION PUBLIC HEARING: APRIL 17, 2025 AT 6:30 p.m.
CITY COUNCIL PUBLIC HEARING: MAY 12, 2025 AT 6:00 p.m.

PUBLIC HEARINGS WILL BE HELD AT STOCKBRIDGE CITY HALL, IN THE COUNCIL CHAMBER
FOR FURTHER INFO, PLEASE CALL THE CITY OF STOCKBRIDGE AT 770-389-7500.
REMOVAL OR DEFACTION OF THIS SIGN IS PROHIBITED.

N 33° 35' 40.029", W 84° 15' 37.555"
5834 N Henry Blvd
Stockbridge GA 30281
United States

 **CITY OF STOCKBRIDGE**
NOTICE OF PUBLIC HEARING 

PROPOSAL FOR THIS PROPERTY

☒ REZONING ☐ VARIANCE ☐ ANNEXATION ☐ SPECIAL USE PERMIT
☒ COMPREHENSIVE PLAN AMENDMENT ☐ ZONING MODIFICATION

APPLICANT: TEMPLAR DEVELOPMENT GROUP CASE NUMBER(S): CP-2025-02
12-2025-03

PROPERTY LOCATION: NORTH HENRY BLVD AND OLD ATLANTA ROAD

CZIM MEETING: APRIL 9, 2025

PLANNING COMMISSION PUBLIC HEARING: APRIL 17, 2025 AT 6:00 P.M.
CITY COUNCIL PUBLIC HEARING: MAY 12, 2025 AT 6:30 P.M.
AT 6:00 P.M.

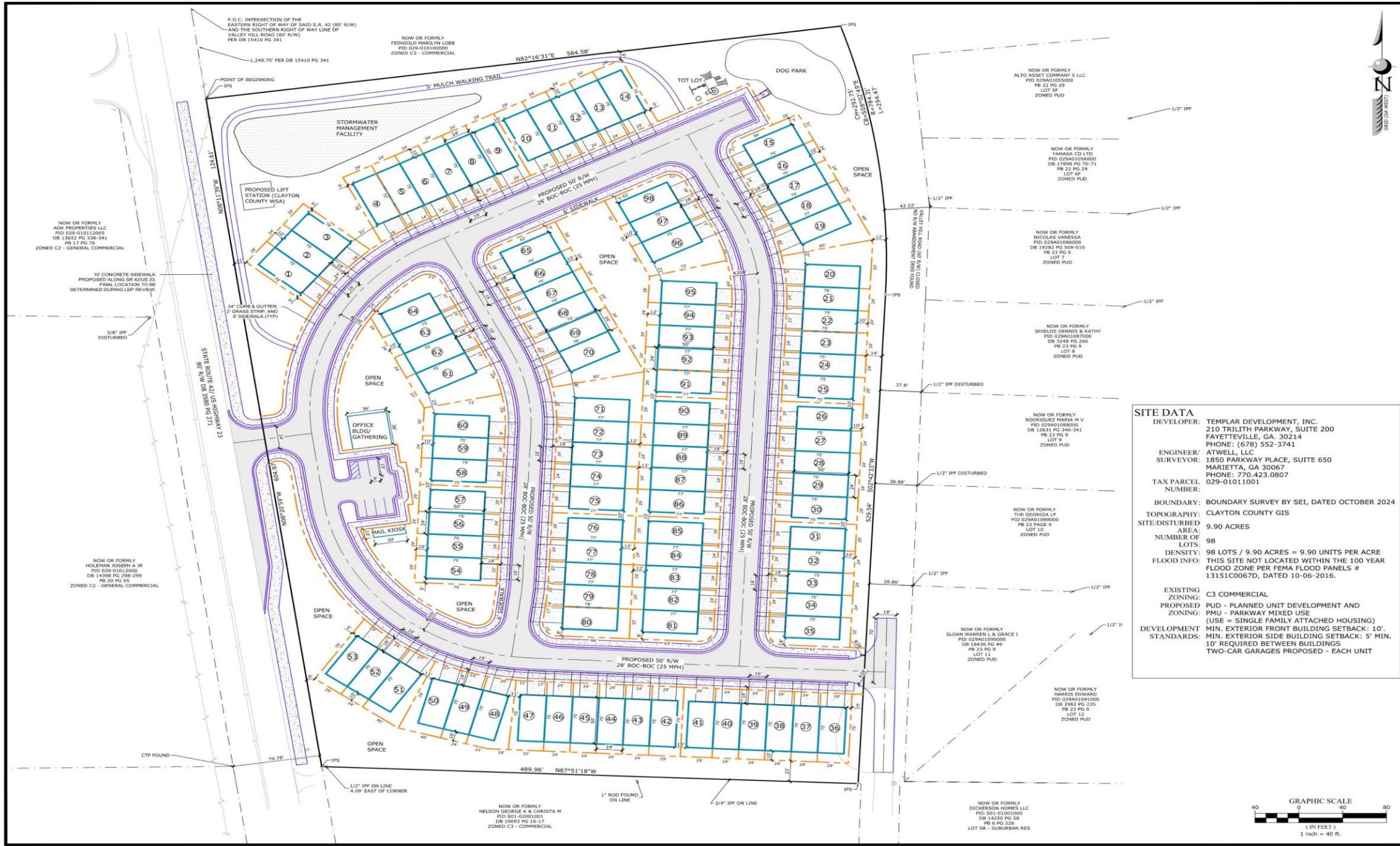
PUBLIC HEARINGS WILL BE HELD AT STOCKBRIDGE CITY HALL, IN THE COUNCIL CHAMBER
FOR FURTHER INFO, PLEASE CALL THE CITY OF STOCKBRIDGE AT 770-389-7900.
REMOVAL OR DEFAACEMENT OF THIS SIGN IS PROHIBITED.

PLANNING AND ZONING DIVISION
770-389-7900

Development Information

Development Information

- Templar Development LLC is proposing a thoughtfully designed mixed-use residential community located on the western side of North Henry Boulevard. Spanning 9.90 acres, this development is planned to include 98 two-story attached townhome units, achieving a residential density of approximately 9.90 units per acre. The project integrates essential infrastructure improvements, including a stormwater management facility and a lift station operated by Clayton County Water Authority, ensuring sustainable utility support. Additionally, the site incorporates a hammerhead turnaround to optimize traffic circulation and enhance emergency vehicle access. Open spaces and community amenities such as a 5' mulch walking trail, tot lot, and dog park are designed to foster an active and engaging residential environment. With a well-defined internal roadway network featuring a 50' right-of-way and 28' back-of-curb to back-of-curb width, the development supports efficient mobility while maintaining a pedestrian-friendly atmosphere, including a planned 10' concrete sidewalk along SR 42/US 23.
- Lot sizes within the development are expected to range from approximately 1,200 to 1,500 square feet per unit, ensuring efficient land use while providing adequate space for comfortable residential living. Setback requirements for the development include a 10-foot front yard setback along the exterior, a 5-foot side yard setback along the exterior, and a 10-foot distance between the buildings, providing adequate separation and privacy. Architecturally, the townhomes are designed with a cohesive aesthetic, featuring two-story elevations, two-car garages, and brick as the primary exterior material, ensuring both durability and an attractive streetscape throughout the development.



SITE DATA

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

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

TAX PARCEL NUMBER: 029-01011001

BOUNDARY: BOUNDARY SURVEY BY SEI, DATED OCTOBER 2024
TOPOGRAPHY: CLAYTON COUNTY GIS

SITE/DISTURBED AREA: 9.90 ACRES

NUMBER OF LOTS: 98

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

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

EXISTING ZONING: C3 COMMERCIAL

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

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

REZONING SITE PLAN

DAVENPORT
PROJECT LOCATED AT:
LL 901TH DISTRICT
CITY OF STOCKBRIDGE,
HENRY COUNTY, GA.

ATWELL
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA 30067
PHONE: 770.423.0807
029-01011001

DATE	ISSUED DESCRIPTION
No	

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

811
Call Before You Dig

Development Data of Proposed Development

SITE DATA

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

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

TAX PARCEL 029-01011001
NUMBER:

BOUNDARY: BOUNDARY SURVEY BY SEI, DATED OCTOBER 2024

TOPOGRAPHY: CLAYTON COUNTY GIS

SITE/DISTURBED
AREA: 9.90 ACRES

NUMBER OF
LOTS: 98

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

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

EXISTING
ZONING: C3 COMMERCIAL

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

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

Elevations of Proposed Development



Elevations of Proposed Development







PowerPoint Presentation For CP-2025-02



Applicant's Request

Change the future land use designation from 'Low-Density Mixed-Use' to 'High-Density Mixed-Use' to allow for a mixed-use development that will include 98 units and office space.



City of Stockbridge Comprehensive Plan (2024)

Compatible Zoning: Planned Unit Development (PUD) is compatible in all districts.

STOCKBRIDGE FUTURE LAND USE MAP



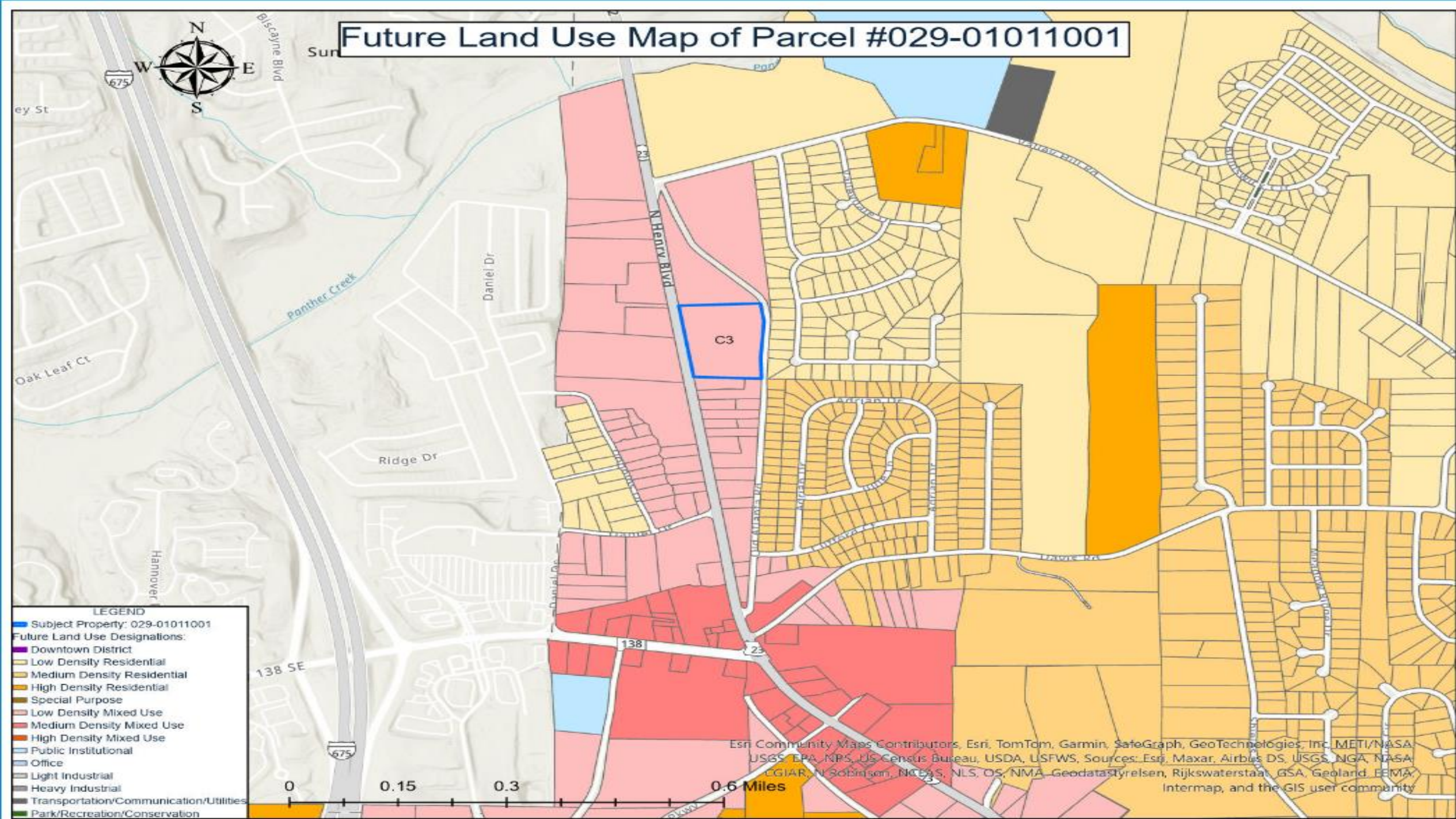
HIGH-DENSITY MIXED USE

This designation is intended for commercial areas located around major intersections. Future development and redevelopment should focus on making these areas more pedestrian oriented. This is characterized by mixed-use developments incorporating mostly commercial uses with some office tenants, and high density residential uses. This area would allow for larger than three story buildings, combining street-level commercial/retail/office uses with the other stories accommodating office or lofts/apartments/condominiums.

SURROUNDING LAND USE DESIGNATION

Location	Current Land Use	Current Future Land Use Designation
Property to the North	Vacant Liberty Baptist Church	Low Density Mixed Use Low-Density Residential
Property to the South	DC Event Rentals Army Navy Outdoor Center Vacant Land Wildwood Estates	Low-Density Mixed-Use Medium Density Residential
Property to the East	Valley Hill Station Victory Worship Center	Low-Density Residential High Density Residential
Property to the West	Vacant Land Stockbridge Plaza J.P. Upchurch Properties	Low Density Mixed Use Low Density Residential

Future Land Use Map of Parcel #029-01011001



LEGEND

Subject Property: 029-01011001

Future Land Use Designations:

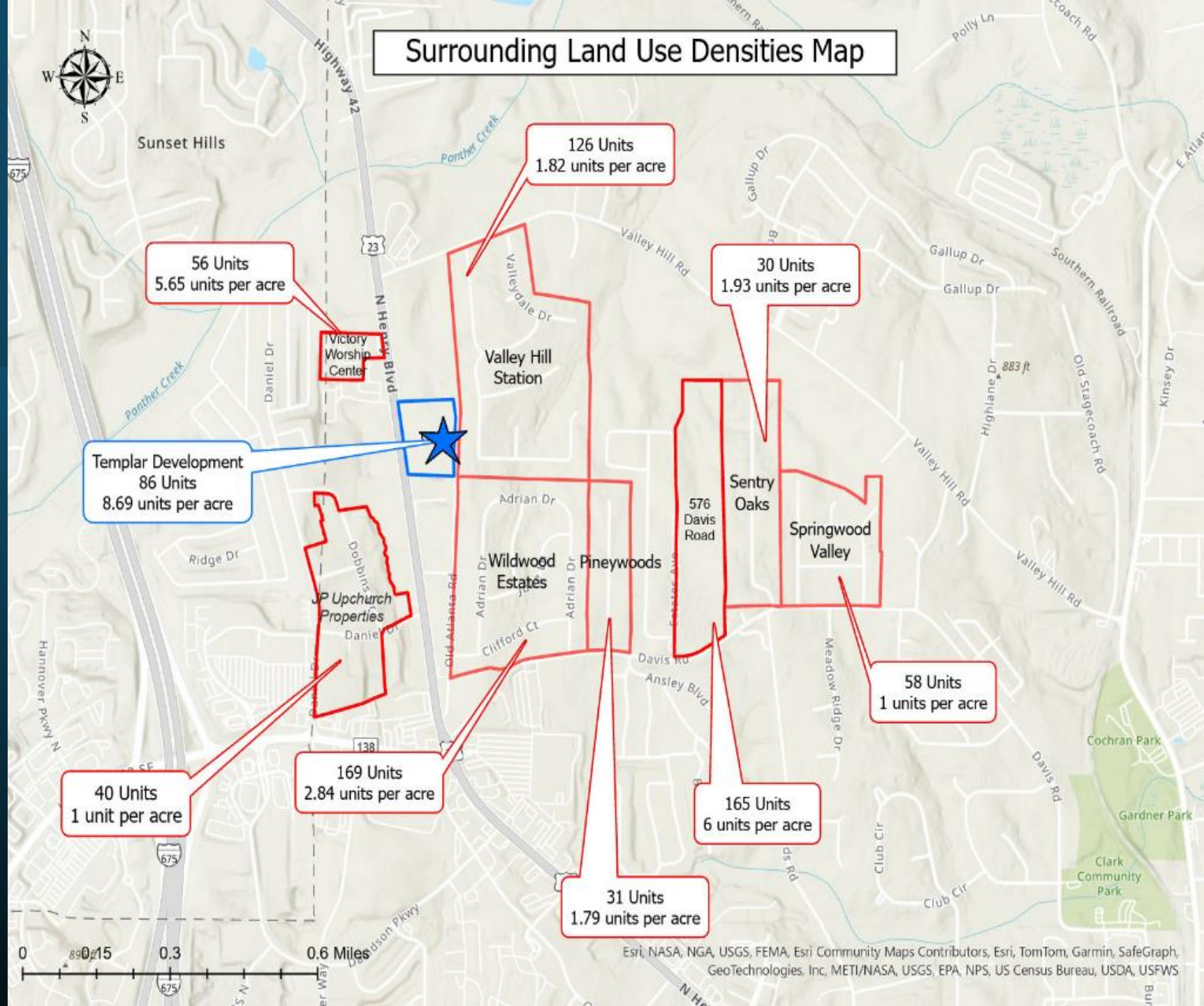
- Downtown District
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Special Purpose
- Low Density Mixed Use
- Medium Density Mixed Use
- High Density Mixed Use
- Public Institutional
- Office
- Light Industrial
- Heavy Industrial
- Transportation/Communication/Utilities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

Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

SURROUNDING LAND USE DENSITIES

Subdivision/Development	Units	Estimate Density Per Acre
Valley Hill Station	126	1.82 units per acre
Templar Development	98	9.9 units per acre
Wildwood Estates	169	2.84 units per acre
Pineywoods	31	1.79 units per acre
Sentry Oaks	30	1.93 units per acre
Springwood Valley	58	1 unit per acre
576 Davis Road	165	6 units per acre
Victory Worship Center	56	5.65 units per acre
JP Upchurch Properties	40	1 unit per acre

SURROUNDING LAND USE DENSITIES MAP



Staff Analysis
(Section 9.2.7 of The
Unified
Development Code)



Staff Analysis

(Section 9.2.7 of The Unified Development Code)

1. Consistency with the Comprehensive Plan.

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

Population Goals: To attract new, diverse residents.

Population Policies: Maintain a family friendly environment and focus on attracting and retaining young adults.

Housing Goals: To provide a variety of housing choices to suit the changing needs and lifestyles of City residents.

Housing Policies: Provide a mixture of housing options to attract young professionals, singles, and small families.

Future Land Use Goals:

To ensure that new developments promote a better sense of place and preserve valued elements of community character.

To establish land use designations that meet the needs of the City and are consistent with the new UDC.

Future Land Use Policies:

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

Encourage mixed-use development to promote a live, work, play concept.
Support increases in density where community design standards, environmental constraints, and available infrastructure capacities can accommodate the increased density.

Staff Analysis

(Section 9.2.7 of The Unified Development Code)

2. **Relation to the Zoning of the Property:** The subject property is currently zoned C-3 (Heavy Commercial). The zoning designation of C-3 provides areas for commercial activities that generate heavy traffic or require transportation of bulky materials. Typical developments in a C-3 District include automobile sales and repair, building supply establishments, parking garages, warehouses and storage buildings, and trade shops. The 2024 Comprehensive Plan identifies C-3 zoning districts as compatible with light and heavy industrial Future Land Use designations. The current zoning of C-3 is not compatible with the proposed use; therefore, the rezoning request from C-3 to PUD is necessary. The applicant's request of rezoning the subject property from C-3 (Heavy Commercial) to PUD (Planned Unit Development) is compatible with the other surrounding land use designations that are adjacent to the subject property, which includes the existing Valley Hill Station subdivision located to the east. Page 45 of the 2024 Comprehensive Plan identifies the PUD zoning district as being compatible with all the Future Land Use designations including the requested High-Density Mixed-Use designation. The applicant has requested the rezoning of the property to the PUD zoning district to accommodate the proposed mixed-use development.
3. **Suitability of the Site's Location:** The applicant is proposing 98 dwelling units on 9.9 total acres with a density of 9.9 dwelling units per acre. This proposed development has a higher density than most of the nearby residential areas. A proposed townhome development at 576 Davis Road will have a density of 6 units per acre. The remaining nearby residential areas are single family subdivisions with densities ranging from 1 unit per acre to 2.84 units per acre. The surrounding area also includes various commercial shopping areas, and Walmart is located less than a mile south. This mix of residential and commercial areas is compatible with the PUD zoning and High-Density Mixed-Use future land use designation. The requested 9.9 units per acre by the applicant is therefore consistent with the surrounding land use densities in the area.

Staff Analysis

(Section 9.2.7 of The Unified Development Code)

- 4. Maintaining the Current Land Use Designation:** The current Future Land Use designation of Low-Density Mixed-Use only allows for densities under 3.99 units per acre according to the 2024 Comprehensive Plan. Given the proposed density of 9.9 units per acre, this Future Land Use designation would not be compatible. The 2024 Comprehensive Plan intends for the High-Density Mixed-Use Future Land Use designation to allow for commercial areas to be located around major intersections while incorporating high density residential uses. The proximity of the existing mixed-use development, retail shopping center, Walmart, a church, and several subdivisions make the requested High-Density Mixed-Use Future Land Use Designation an appropriate future land use for the subject property. Additionally, it is suitable for a mixed-use development to be located along a minor arterial road, such as Highway 42.

Staff Recommendation

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2025-02 would be necessary and desirable for the subject property in conjunction with the requested rezoning of RZ-2025-03 to rezone from 'C-3' (Heavy Commercial) to 'PUD' (Planned Unit Development). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

PowerPoint
Presentations
For RZ-2025-03



Applicant's Request

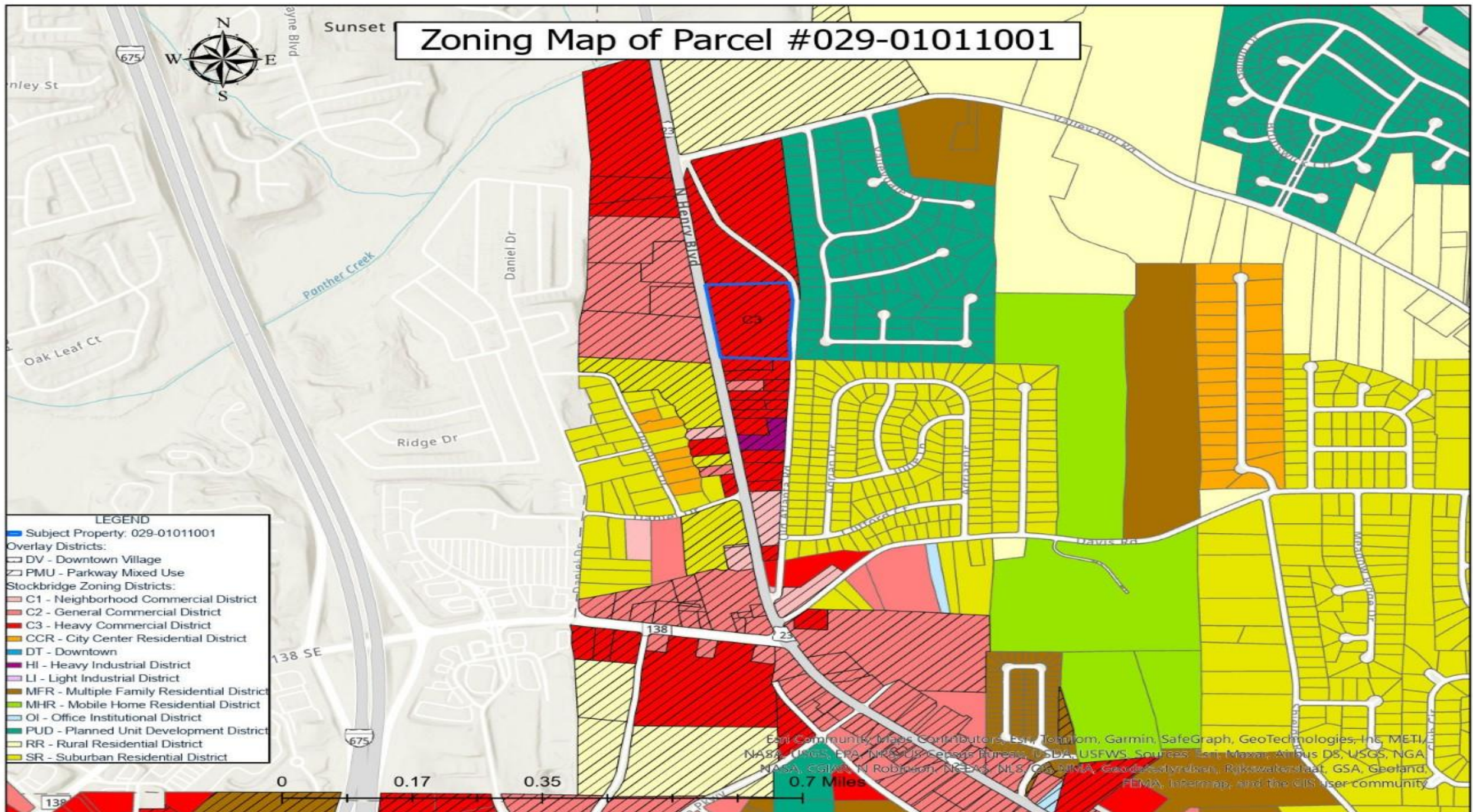


- Rezone from 'C-3' (Heavy Commercial) and 'PMU' (Parkway Mixed-Use) Overlay District to 'PUD' (Planned Unit Development) Master Plan and 'PMU' (Parkway Mixed-Use) Overlay District to allow for the development of townhomes and office space.

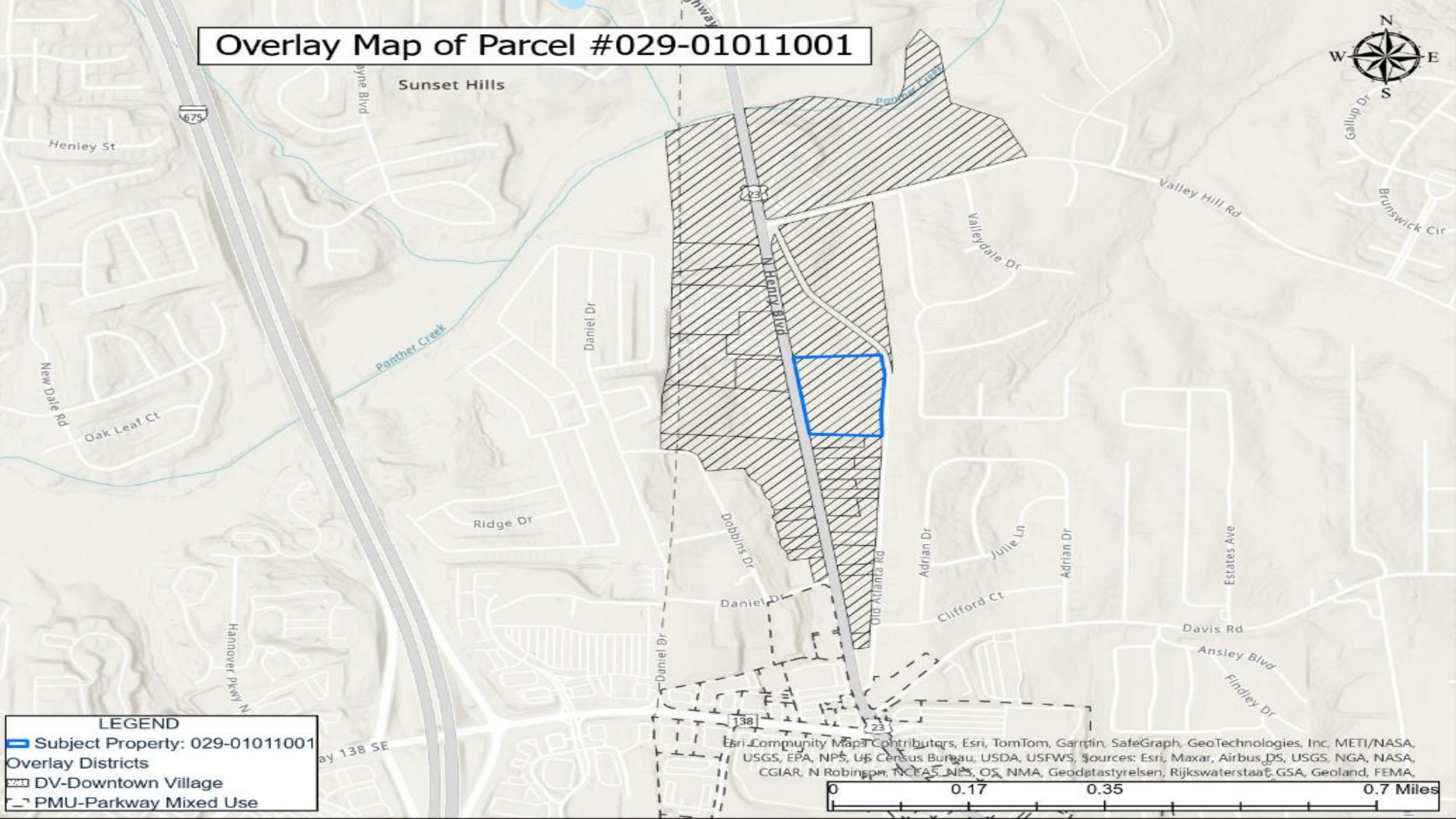
SURROUNDING ZONING PROPERTY INFORMATION

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

Zoning Map of Parcel #029-01011001



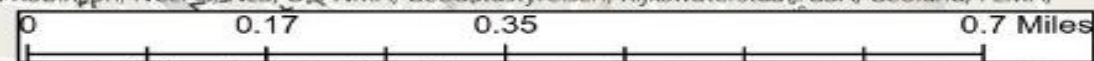
Overlay Map of Parcel #029-01011001



LEGEND

- Subject Property: 029-01011001
- Overlay Districts
- DV-Downtown Village
- PMU-Parkway Mixed Use

Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NPS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA,



Staff Analysis (Section 9.2.1 C of The Unified Development Code)

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

1. **Consistency with the Comprehensive Plan:** The proposed 98-townhome development on 9.90 acres exceeds the current Low-Density Mixed Use designation, which only allows up to 3.99 units per acre. To align with the City's goals and accommodate the higher density, a change to High-Density Mixed Use is requested. This designation better supports the townhomes, planned office space, and walkable community design. Although nearby neighborhoods have lower densities (1–2.84 units/acre), recent developments like the Victory Worship Center townhomes (5.65 units/acre) show a shift toward higher-density housing in the area. The project supports several 2024 Comprehensive Plan goals, including increasing housing diversity, promoting economic development with an office component, using land efficiently, and encouraging innovative, mixed-use communities through PUD zoning.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

2. The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code. The rezoning to PUD allows townhomes, supports city growth, and fits the surrounding mix of residential and commercial areas. It includes green space to reduce conflicts and offers modern housing for families, professionals, and retirees. To manage traffic, the development has a three-lane entrance to a major highway, a well-designed internal road system, and sidewalks for pedestrians.
3. Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community: The rezoning from C-3 to PUD will create a balanced mix of commercial and residential uses, benefiting the community. The 98-townhome development offers diverse housing options, promotes walkability with sidewalks, and supports improved infrastructure. The mixed-use design, including office space, encourages a live-work environment, reducing commute times and traffic congestion. The PUD zoning fits well with surrounding residential and commercial areas, providing a smooth transition in density while enhancing community growth and connectivity.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

4. **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property:** The subject property exhibits physical conditions that support the proposed mixed-use development. The topography of the property is leveled, which reduces the need for extensive grading. The proposed site benefits from direct access to North Henry Boulevard, which is a major roadway that supports connectivity. In addition, the size and shape of the subject property accommodates the proposed 98 townhome units with efficient space for internal circulation and open area. Any additional concerns will be reviewed during the plan review process.
5. **The impact upon adjacent property owners should the request be granted:** The proposed mixed-use development will benefit the community by adding modern townhomes, providing diverse housing options for young professionals and families. It creates a balanced blend of residential spaces while improving infrastructure with a three-lane entrance and dedicated turning lanes to ease traffic congestion. A five-foot sidewalk enhances walkability, making the area more pedestrian-friendly. Additionally, the higher population density will boost local businesses, increasing demand for stores, salons, and major retailers, helping to strengthen the surrounding commercial area.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

6. **The potential impact of the rezoning on City infrastructure including water and sewage system:**
The proposed development will have an impact on the City's water and sewage infrastructure, but available capacity appears to be sufficient. According to the Clayton County Water Authority, which was received on January 27, 2025, a 6-inch water main located along North Henry Boulevard and an 8-inch sewer main located at Old Atlanta Road can provide services to the development, while the treatment facilities are operating well below its capacity. However, the capacity is not guaranteed until it is purchased, and its final approval depends on its compliance with Clayton County Water Authority, State EPD, and Federal EPA regulations. A stormwater pond will be installed to control potential runoff.
7. **The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.** The proposed mixed-use development includes a three-lane entrance connecting to State Route 42/U.S. Highway 23, helping to improve traffic flow. Based on the latest transportation data, the project is expected to generate 558 daily trips, with peak hours seeing 43 trips in the morning and 45 in the evening. A right-turn lane will ensure safe vehicle separation, and a hammerhead near Old Atlanta Road will improve maneuverability. Additionally, a gated entrance with a KnoxBox will restrict cut-through traffic, preserving local circulation and reducing congestion in surrounding neighborhoods.

Trip Generation Overview

Latest trip rates for townhomes: Trip Rate (per unit): 5.81 trips/unit/day

- {Trip Rate} X {Number of Units} = {Total Trips}
- **5.81 X 98 units = 558 total daily trips**

Peak hour trip generation rates for townhome developments:

- AM Peak Hour: 0.44 trips per unit; **0.44 x 98 units = 43 trips**
- PM Peak Hour: 0.52 trips per unit; **0.52 x 98 units = 51 trips**

AM Peak Hour: 0.44 × 98 = 43 trips

- - **25% Inbound: 11 trips (43 x .25 = 11 vehicles inbound)**
- - **75% Outbound: 32 trips (43 x .75 = 32 vehicles outbound)**

PM Peak Hour: 0.52 × 98 = 45 trips

- - **63% Inbound: 28 trips (45 x .63 = 28 vehicles inbound)**
- - **37% Outbound: 17 trips (45 x .37 = 17 vehicles outbound)**

Time Period	Formula Used	Total Trips	Inbound Trips	Outbound Trips
Daily Trips	5.81×98	558 trips	-	-
AM Peak Hour	0.44×98	43 trips	11 trips (25%)	32 trips (75%)
PM Peak Hour	0.52×98	45 trips	28 trips (63%)	17 trips (37%)

Trip Generation Estimates Table

Trip Generation Summary (Residential Developments)

Development	Units	Daily Trips	AM Peak (In/Out)	PM Peak (In/Out)
Templar Development	98 (TH)	558	43 (11 / 32)	45 (28 / 17)
Valley Hill Station	126 (SF)	732	56 (15 / 41)	66 (42 / 24)
Wildwood Estates	169 (SF)	982	75 (20 / 55)	88 (56 / 32)
Pineywoods	31 (SF)	180	14 (4 / 10)	16 (10 / 6)
Sentry Oaks	30 (SF)	174	13 (4 / 9)	15 (9 / 6)
Springwood Valley	58 (SF)	337	26 (7 / 19)	30 (19 / 11)
576 Davis Road	165 (TH)	958	73 (18 / 55)	86 (54 / 32)
Victory Worship Center	56 (TH)	325	24 (6 / 18)	29 (18 / 11)
JP Upchurch Properties	40 (SF)	232	18 (5 / 13 est.)	21 (13 / 8 est.)

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

8. The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan: The rezoning from C-3 to PUD supports the City of Stockbridge's plan by adding housing options and creating a smooth transition between commercial areas and neighborhoods. The 98-townhome development expands residential choices near major roads and shopping centers while reducing traffic, noise, and environmental impact, making it a better fit for nearby communities.
9. The ability of the subject land to be developed as it is presently zoned: The area already has many auto-related businesses, and adding more would increase congestion with limited benefits. Rezoning to PUD would allow a mixed-use development that promotes walkability, reduces traffic, and supports the City's long-term economic goals.

STAFF RECOMMENDATION

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

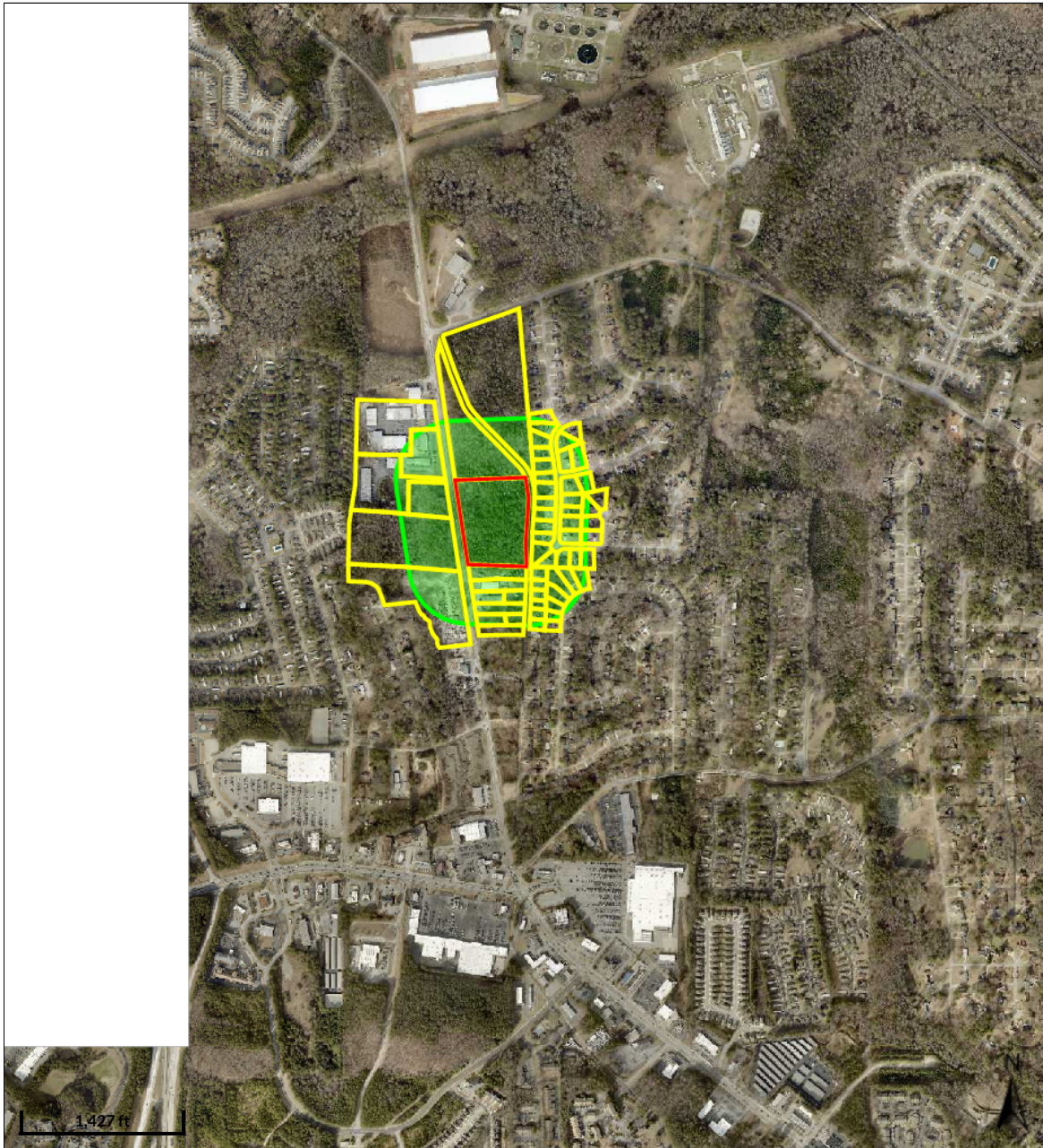
1. The subject property shall be developed according to a revised site plan which was prepared by Atwell, LLC. on April 7, 2025. The title is Rezoning Site Plan: North Henry Boulevard Tract.
2. The proposed mixed-used development shall adhere to the architectural renderings submitted with the application on March 10, 2025, including the use of brick as the exterior material.
3. The developer shall install black streetlight poles.
4. Decorative streetlights shall be installed along the frontage of North Henry Boulevard.
5. Flock cameras shall be installed at the entrance of the mixed-use development.

STAFF RECOMMENDATION

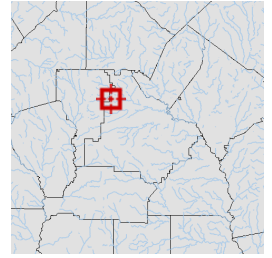
6. The developer shall adhere to the MFR (Multiple Family Residential District) development standards found in Section 2.4.4. of the Stockbridge Unified Development Code. In addition, the developer shall adhere to the PMU (Parkway Mixed Use Overlay District) found in Section 2.5.2 E of the Stockbridge Unified Development Code.
7. The developer shall include one or more central trash facility.
8. A mandatory townhome HOA shall be established.
9. The developer shall comply with all the Clayton County Water Authority, State EPD, and federal EPA requirements to provide water and sewer facilities for the mixed-used development.
10. Access to Old Atlanta Road shall be restricted to emergency vehicles only. A gate with a KnoxBox shall be installed to prevent general traffic flow while ensuring emergency access, as required by the Fire Marshal.
11. The HOA shall occupy no more than 50% of the office building.
12. A 25-foot buffer shall be established alongside the northern, southern, and eastern portion of the subject property.



Henry County, GA



Overview



Legend

- Parcels
- Roads

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

Date created: 4/9/2025

Last Data Uploaded: 4/9/2025 1:10:03 AM

Developed by  **SCHNEIDER**
GEOSPATIAL





Rezoning Application

City of Stockbridge, Georgia



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

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

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

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

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

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

[Form revised on 1/19/22.]

City of Stockbridge Planning and Zoning Division
Rezoning Application

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

City: Fayetteville State: GA Zip: 30214 E-mail: jay@templar-dev.com
Name of Agent: Michele Battle & Joshua Mahoney Phone: 404.601.7616 / 470.7 Date: 01/16/2025
Address Agent: 3562 Habersham at Northlake, Bldg. J Fax: _____ Cell # 404.723.6266
City: Tucker State: GA Zip: 30084 E-mail: mlb@battlelawpc.com & jsm@bat

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

Rezoning being requested PUD

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

Address of Property: 0 North Henry Blvd.

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

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

Property Tax Parcel Number(s): 029-01011001

(Required)

Witness Signature:

Jeremy Richardson
Printed Name of Witness

Signature of Applicant:

Amanda Knight Stetman
Printed Name of Applicant

Notary

NOTARY STAMP:

Sandra Winfree

NOTARY PUBLIC

Henry County, GEORGIA

My Commission Expires 04/11/2025

(Rear Office Use Only)

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

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

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____

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

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

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

Name of Property Owner: Miriam Deborah Mays Gilmore

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

Telephone: 407.506.9923

E-mail: WBGILMORE@AOL.COM

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

Signature: Miriam Deborah Mays Gilmore

Date: 1/23/25

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

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

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

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

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

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

Miriam Deborah Mays Gilmore

Signature of Notary Public

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.

Brian Brunk

Printed Name of Notary Public

1-23-25

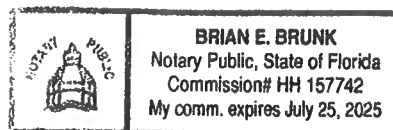
Date

1/23/25

Date

*Provided FLAL
as ID*

Notary Public's Seal or Stamp:



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

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

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

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

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

Signature: William Brooks Gilmore Date: _____

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

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

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

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

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

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

William Brooks Gilmore

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

1/23/25
Date

*Provided FCL
95 ID*

Brian Brunk

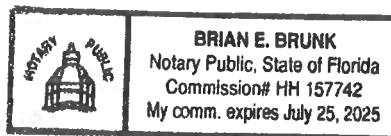
Signature of Notary Public

Brian Brunk

Printed Name of Notary Public

1/23/25
Date

Notary Public's Seal or Stamp:



Applicant Campaign Disclosure Form

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

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

Yes _____ No X

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

Planning Commissioner and/or
City Council Member Name

Dollar Amount of
Campaign Contribution

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

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

William Brooks Gilmore

Applicant's Name - Printed

x William Brooks Gilmore

Signature of Applicant/Property Owner/Agent

N/A

Applicant's Attorney, if applicable - Printed

N/A

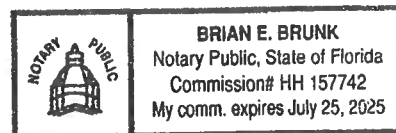
Signature of Applicant's Attorney, if applicable

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

Brian E. Brunk

Notary Public

Provided FC DC as to



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

Applicant Campaign Disclosure Form

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

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

Yes _____ No X _____

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

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

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

Miriam Deborah Mays Gilmore

Applicant's Name - Printed

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

N/A

Applicant's Attorney, if applicable - Printed

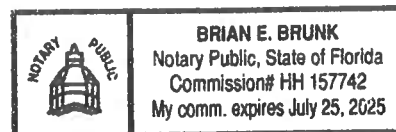
N/A

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 23 day of January, 2025

[Signature]
Notary Public

Provided FCL as ID



* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

ALL TRACT OR PARCEL OF LAND LYING AND BEING IN Land Lot 90, 12th. District, Henry County, Georgia, containing 9.90 acres or 431,594 square feet in accordance with a plat of boundary survey for Templar Development by SEI Engineering, Wayne A. Powers Georgia Registered Land Surveyor #2891, dated November 1, 2024, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at a point on the eastern right-of-way of State Route 42 and US Highway 23 (80-foot right-of-way width) and the southerly right-of-way of Valley Hill Road (60-foot right-of-way width)

THENCE, following the easterly right-of-way of S.R. 42 in the southerly direction for a distance of 1,279.70 feet to a one-half (1/2) inch rebar set and the POINT OF BEGINNING.

THENCE, NORTH 82 degrees 16 minutes 31 seconds EAST along the southerly boundary line of property owned by Marilyn Feingold for a distance of 584.58 feet to a one-half (1/2) inch rebar;

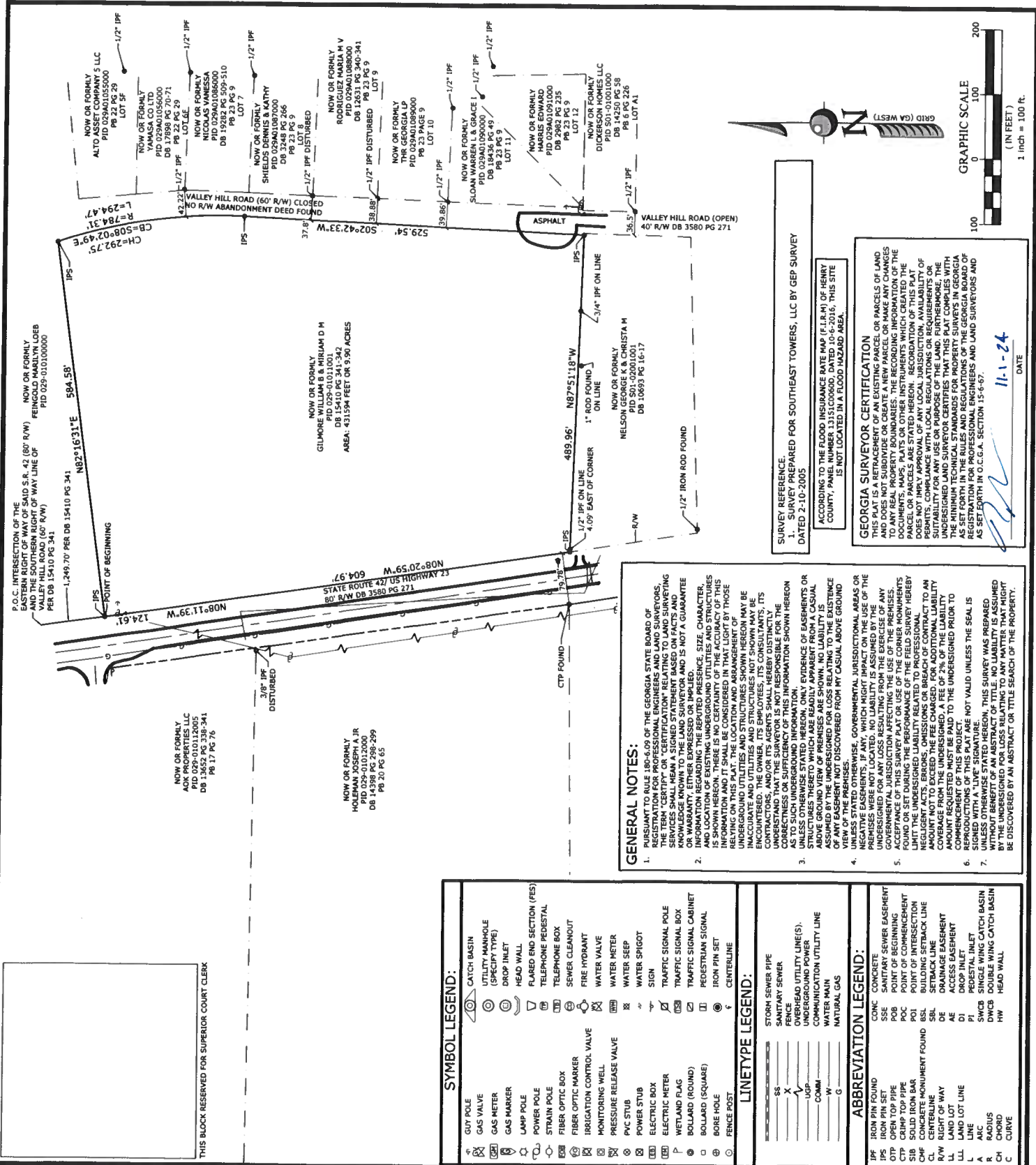
THENCE, alongside the westerly right-of-way of Valley Hill Road (60-foot right-of-way width) along a curve to the right for a distance of 294.47 feet, said curve being subtended by a chord of SOUTH 08 degrees 02 minutes 49 seconds EAST for a chord distance of 292.75 feet with a radius of 784.31 feet to a one-half (1/2) inch rebar set;

THENCE, SOUTH 02 degrees 42 minutes 33 seconds WEST alongside the westerly right-of-way of Valley Hill Road for a distance of 529.54 feet to a one-half (1/2) inch rebar set;

THENCE, NORTH 87 degrees 51 minutes 18 seconds WEST along the northerly boundary line of property owned by Nelson G . and Christa M. Nelson (said property being described in Deed Book 10693 Page 16-17 in the Office of the Clerk of the Superior Court of Henry County, Georgia) for a distance 489.96 feet to a one-half (1/2) inch rebar set;

THENCE, NORTH 08 degrees 20 minutes 59 seconds WEST along easterly right-of-way of the State Route 42 and US Highway 23 for a distance of 604.97 feet to a point;

THENCE, NORTH 08 degrees 11 minutes 39 seconds WEST along easterly right-of-way of the State Route 42 and US Highway 23 for a distance of 124.61 feet to the POINT OF BEGINNING.



SEI
ENGINEERING, INC.
417 Sandy Plains Road Suite A Marietta, Georgia 30066
Tel: 770-321-1936
www.seiengineering.com

[illegible]

PLAT INFORMATION

THE PLAT DATA UPON WHICH THIS PLAT IS BASED IS A CLOSURE OF 1 FOOT IN AREA, FEET AND AN ANGLE OF 1/4 INCH PER 100 FEET. THE AREA WAS ADJUSTED USING THE LEAST SQUARES METHOD AND FOUND TO BE 100.0000 FEET. THE AREA WAS ADJUSTED TO 100.0000 FEET. THE INFORMATION USED IN THE PREPARATION OF THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THIS PLAT DOES NOT EXTEND TO ANY OTHER REASON. PERSONS, PERSONS OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR MAKING SAID PERSON, PERSONS OR ENTITY.

BOUNDARY SURVEY

TEMPLEAR DEVELOPMENT

LOCATED IN:
LAND LOT 90 OF THE 12TH DISTRICT CITY OF
STOCKBRIDGE, HENRY COUNTY, GEORGIA

Project No.: 1440-24-109
Surveyed By: B. Coveney
Field Date: 10-15-24
Drafted By: C. Powers
Issue Date: 11-1-24
1 OF 1

SEI

ENGINEERING, INC.

1125 N. W. 10th Ave., Suite 1000
Fort Lauderdale, FL 33304
Tel: (954) 571-1111
Fax: (954) 571-1112
www.sei-engineering.com

No.	ISSUED DESCRIPTION	DATE
1		
2		
3		

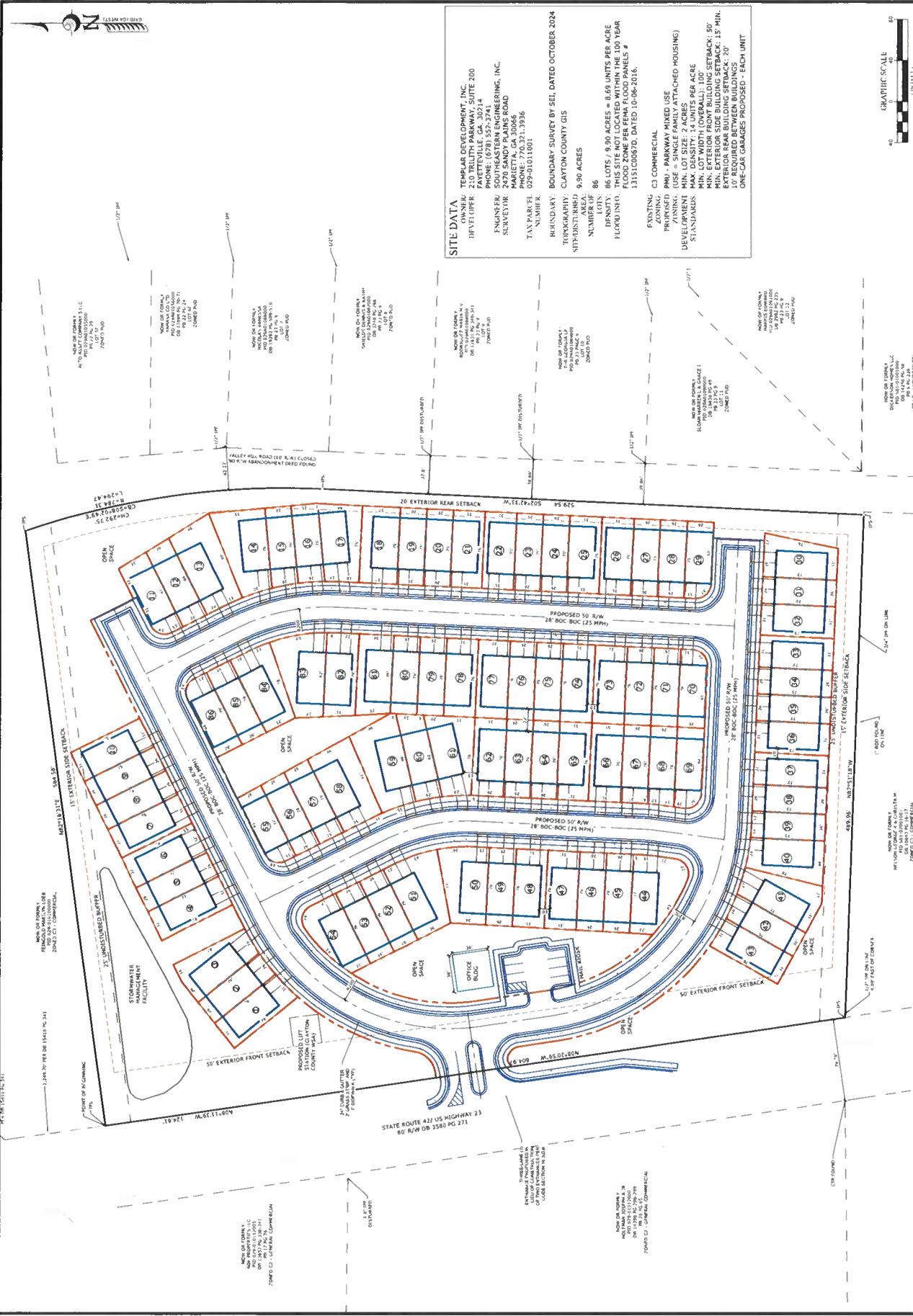
210 TRILLIUM PARKWAY
SUITE 200
FAYETTEVILLE, GA 30214
PHONE: (678) 552-3741
FAX: (678) 552-3742

TEMPLE DEVELOPMENT, INC.
10000 TRILLIUM PARKWAY
SUITE 200
FAYETTEVILLE, GA 30214
PHONE: (678) 552-3741
FAX: (678) 552-3742

REZONING SITE PLAN
NORTH HENRY BOULEVARD TRACT
CITY OF FAYETTEVILLE, GA
PROJECT NO. 11000-24-1100
Prepared By: [Signature]
Issue Date: 12-20-24

REVIEW

APPROVED



SITE DATA

OWNER: TEMPLE DEVELOPMENT, INC.
DEVELOPER: TEMPLE DEVELOPMENT, INC.
PROJECT: 10000 TRILLIUM PARKWAY
FAYETTEVILLE, GA 30214
PHONE: (678) 552-3741
FAX: (678) 552-3742

ENGINEER: SOUTHEASTERN ENGINEERING, INC.
SUNVIEW
MARKETTA, GA 30066
PHONE: 770.321.3936
TAX MAP ID: 029-00101001

BOUNDARY SURVEY BY SET DATED OCTOBER 2024

TITLE: NORTH HENRY BOULEVARD TRACT
CITY OF FAYETTEVILLE, GA

PROPERTY: CLAYTON COUNTY GIS

NUMBER OF LOTS: 100

AREA: 9.90 ACRES

DENSITY: 86 LOTS / 9.90 ACRES = 8.69 UNITS PER ACRE

FLOOD ZONE: PER FEMA FLOOD PANELS # 131510007D, DATED 10-06-2018.

THIS SITE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE.

EXISTING: C3 COMMERCIAL

PROPOSED: PARKWAY MIXED USE

MIN. LOT SIZE: 2 ACRES

MAX. DENSITY: 14 UNITS PER ACRE

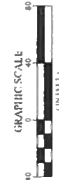
MIN. EXTERIOR FRONT SETBACK: 50'

MIN. EXTERIOR SIDE SETBACK: 15'

MIN. EXTERIOR REAR SETBACK: 20'

1.0' REQUIRED BETWEEN BUILDINGS

ONE-CAR GARAGES PROPOSED - EACH UNIT









Providing Quality Water and Quality Services to Our Community

January 27, 2025

Jay Knight
Templar Development

Re: Parcel ID 029-01011001
0 North Henry Blvd (Hwy 42)
Stockbridge/Henry County, GA

Mr. Knight,

Clayton County Water Authority owns and maintains a 6-inch water main running along the east side of North Henry Blvd/Hwy 42. The Authority has a treatment capacity of 42 MGD and is currently producing an average of 26.73 MGD.

The Authority also owns and maintains an 8-inch sanitary sewer main at the cul-de-sac of Old Atlanta Rd. Wastewater generated from your development would receive treatment at the Northeast Clayton WRF. This facility has a design capacity of 10 MGD and is presently treating 4.692 MGD.

The Authority does not guarantee capacity of plant or infrastructure until capacity is purchased through the payment of connection fees.

The data contained in this letter is for informational purposes only indicating location and size. A survey, by the property owner, may be necessary to determine connection to the Authority's system.

Potable water and sanitary sewer service to this property is subject to the existing and future policies of the Clayton County Water Authority, State EPD and Federal EPA.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Samay", is written over a horizontal line.

Catherine Samay
Plan Review Coordinator



Battle Law

STATEMENT OF INTENT

and

Other Material Required by
City of Stockbridge Zoning Ordinance

For

A Rezoning from C-3 to PUD and a Future Land Use Amendment from Low Density Mixed Use
to High Density Mixed-Use to Allow
A Mixed-Use Development Including Townhomes and Office Space

of

Templar Development Group, LLC
c/o Battle Law, P.C.

for

+/-9.9 Acres of Land
Fronting on North Henry Boulevard
City of Stockbridge, Georgia and
Parcel Nos. 029-01011001

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com



Battle Law

I. LETTER OF INTENT

Templar Development Group, LLC (the “Applicant”) is seeking to develop on +/- 9.9 acres of land being Tax Parcel No(s). 029-01011001 having frontage on North Henry Boulevard (the “Subject Property”) with a mixed-use development containing townhomes and office space.

This document serves as a statement of intent, analysis of the criteria under the City of Stockbridge Code of Ordinances and contains notice of constitutional allegations as a reservation of the Applicant’s rights.

II. CITY OF STOCKBRIDGE REZONING CRITERIA

In ruling upon any application for a zoning map amendment, or any other zoning decision, the mayor and council shall act in the best interest of the health, safety, morals, and general welfare of the city, in doing so, they will consider one or more of the following standards of review which are relevant to the application:

1. *Whether the proposal is consistent and/or compatible with the city’s plans, goals, and objectives reflected in the city’s comprehensive plan;*

The zoning proposal includes both a rezoning and future land use amendment. Combined, the zoning proposal is consistent with the city’s plans, goals, and objectives reflected in the comprehensive plan.

2. *How the proposal impacts the purposes of the overall zoning scheme, and whether the proposed change furthers the purposes of these zoning regulations. Applications for zoning amendments that do not contain specific site plans carry a rebuttable presumption that the proposed change shall adversely affect the zoning scheme;*

The zoning proposal fits in well with the overall zoning scheme. The property to the east of the Subject Property is zoned PUD and allow for residential uses. The zoning proposal also seeks PUD and will allow for residential uses but will add an office use fronting North Henry Boulevard. This is a much more desirable configuration than having commercial immediately against residential, which is what would be permitted under the zoning scheme as it is today.

3. *How the proposal impacts the character of the zoning district, the particular piece of property, neighborhoods, or the community;*

The zoning proposal would be an improvement over the current zoning scheme in the area. Today, the zoning scheme allows for commercial uses to exist immediately adjacent to residential uses. The zoning proposal would improve upon this by putting residential next to residential but also incorporating office uses. The impact on the area would be minimal because the zoning proposal would continue the pattern of residential development while acting as a



Battle Law

transition from the lower density residential to the east, to higher intensity uses along North Henry Boulevard.

4. *Whether the proposal creates an isolated district unrelated to adjacent properties and nearby districts;*

The proposal does not create an isolated district. The property to the east is zoned PUD. So, the zoning proposal will not introduce a new zoning district to the area.

5. *How the proposal impacts the aesthetic character of existing and future uses of the property and the surrounding area;*

The zoning proposal will have minimal impact on the aesthetic character of existing and future uses of the property and surrounding area.

6. *Whether the proposal is consistent with adjacent development densities and the density patterns reflected in the comprehensive plan;*

The zoning proposal includes density that is higher than nearby property, but the Subject Property is fronting directly on North Henry Boulevard where other properties nearby do not. This difference calls for higher density development.

7. *How the proposal impacts the public health, safety, and general welfare;*

The proposal will have minimal impact on public health, safety, and general welfare.

8. *How the proposal impacts water, sewerage, other public facilities, or public services, and how the proposed amendment impacts expenditures of public funds;*

The zoning proposal will have minimal impact on water, sewerage, and other public facilities and services.

9. *How the proposal impacts traffic safety and congestion;*

The zoning proposal will have minimal impact on traffic safety and congestion.

10. *How the proposal impacts environmental conditions, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality, water quality and quantity;*

There are no environmental assets on the Subject Property. Therefore, the zoning proposal will not adversely affect environmental conditions. The zoning proposal will include a stormwater management facility which will improve stormwater runoff.

11. *How the proposal impacts the provision of adequate light and air;*



Battle Law

The proposal will have minimal impact on the provision of adequate light and air. The proposed townhomes will not be so tall as to block light or airflow.

12. How the proposal impacts the value of adjacent property;

The zoning proposal will not adversely impact the values of adjacent property. Changing the zoning of the Subject Property from commercial to residential may improve values for adjacent properties.

13. Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;

The Applicant is not aware of any substantial reasons why the property can or cannot be use in accordance with existing regulations. However, no commercial developer or operator has taken the opportunity to use the Subject Property in accordance with the C-3 zoning.

14. Preservation of integrity of residential neighborhoods shall carry greater weight than other factors. Where property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall carry greater weight.

The integrity of the nearby residential neighborhoods shall be preserved.

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a rezoning and future land use amendment to allow a mixed-use development be approved. The Applicant welcomes any questions and feedback from the planning staff.

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of the City of Stockbridge Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.



Battle Law

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the City of Stockbridge Mayor and Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Henry County demanding just and adequate compensation under Georgia law for the



Battle Law

taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant



TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Senior Planner

CC: R. Ryan Anderson, Community Development Director

DATE: April 17, 2025 (Planning Commission)
May 12, 2025 (Mayor and Council)

Subject: RZ-2025-03 For Parcel #029-01011001 (North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road)

I. Purpose

Consider a request to rezone Parcel #029-01011001, located between North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road, from 'C-3' (Heavy Commercial) and 'PMU' (Parkway Mixed-Use) Overlay District to 'PUD' (Planned Unit Development) Master Plan and 'PMU' (Parkway Mixed-Use) Overlay District to allow for the development of townhomes and office space.

II. Project Information

Proposed Development	Mixed-use development that will include 98 units and office space
Site Address	The subject property is located between North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road.
Parcel Identification	029-01011001
Parcel Acreage	9.23

Applicant	Templar Development, LLC
Agent:	Battle Law, P.C.
Owner:	William B Gilmore & Miriam D M Gilmore
Current Zoning of Property:	C-3 (Heavy Commercial District)
Requested Zoning of Property:	PUD (Planned Unit Development)
Current Use of Property:	Vacant and heavily wooded

SURROUNDING ZONING PROPERTY INFORMATION

Location	Existing Zoning	Existing Land Use
Property to the North	Vacant Land Liberty Baptist Church	C-3 (Heavy Commercial District) RR (Rural Residential)
Property to the South	DC Event Rentals Army Navy Outdoor Center Vacant Land Wildwood Estates	C-3 (Heavy Commercial District) C-2 (General Commercial) C-3 (Heavy Commercial District) SR (Suburban Residential)
Property to the East	Valley Hill Station Victory Worship Center	PUD (Planned Unit Development) MFR (Multi-Family Residential)

Property to the West	Vacant Land	C-2 (General Commercial)
	Stockbridge Plaza	C-2 (General Commercial)
	J.P. Upchurch Properties	SR (Suburban Residential) CCR (City Center Residential)

III. Finding of Facts

1. The applicant has also applied for a Comprehensive Plan Amendment to change the future land use designation from Low Density Mixed Use to High Density Mixed Use.
2. The vicinity of the proposed development is mostly residential and commercial with the following zoning districts: PUD (Planned Unit Development), MFR (Multi-Family Residential), C-3 (Heavy Commercial District), C-2 (General Commercial), RR (Rural Residential), SR (Suburban Residential), and CCR (City Center Residential).
3. The proposed development has frontage on North Henry Boulevard (State Route 42/U.S. Highway 23), which is classified as a minor arterial road by the Georgia Department of Transportation State Functional Classification Map.
4. The proposed development is surrounded by the following developments: Valley Hill Station, Victory Worship Center, Wildwood Estates, Pine Hills Mobile Home Park, 576 Davis Road (Townhomes), J.P. Upchurch Properties, Sentry Oaks, and Springwood Valley.

IV. Maps, Site Plan, and Renderings

Aerial Photo of Proposed Development on North Henry Boulevard

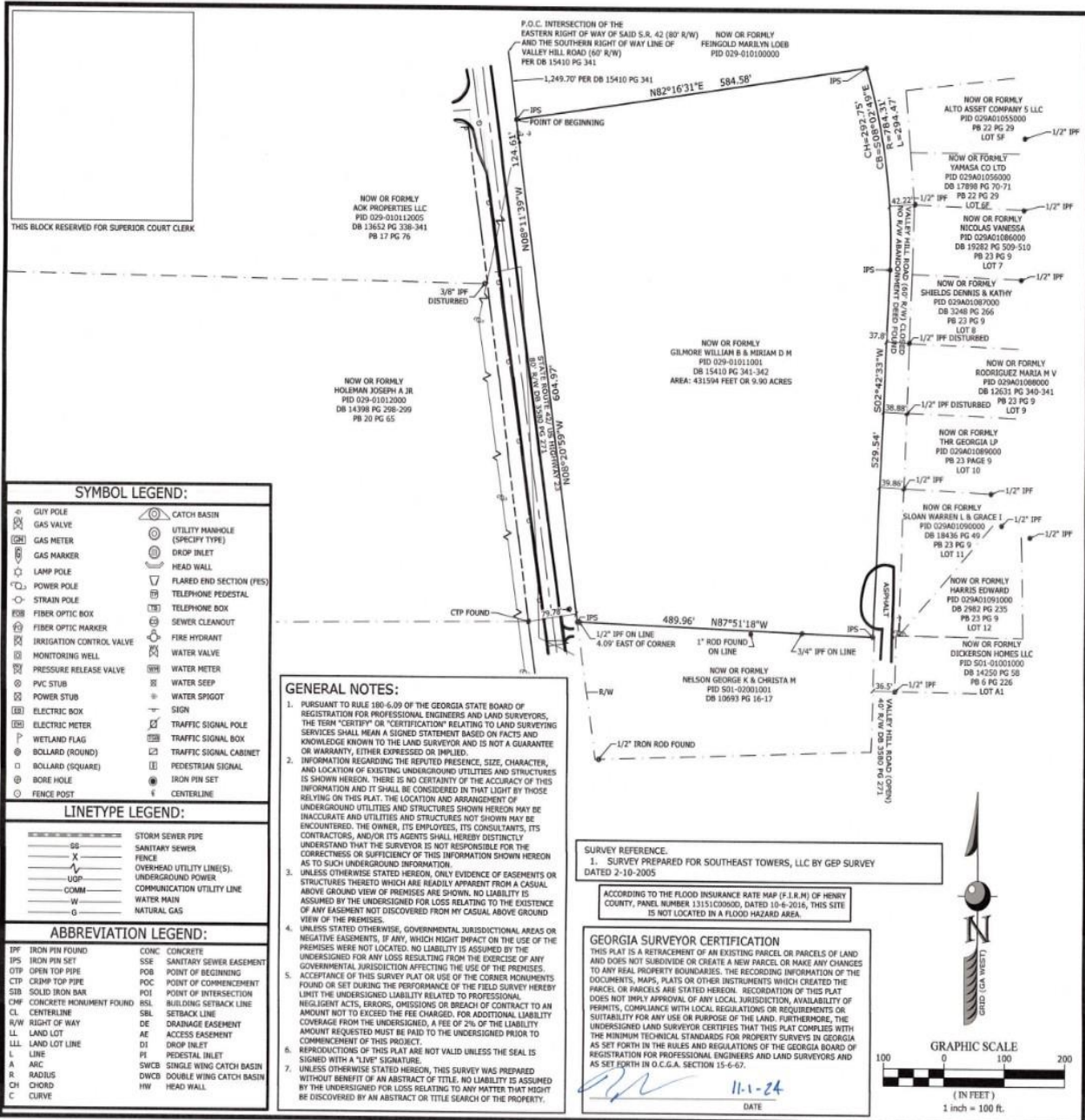


Aerial Photo with Site Plan

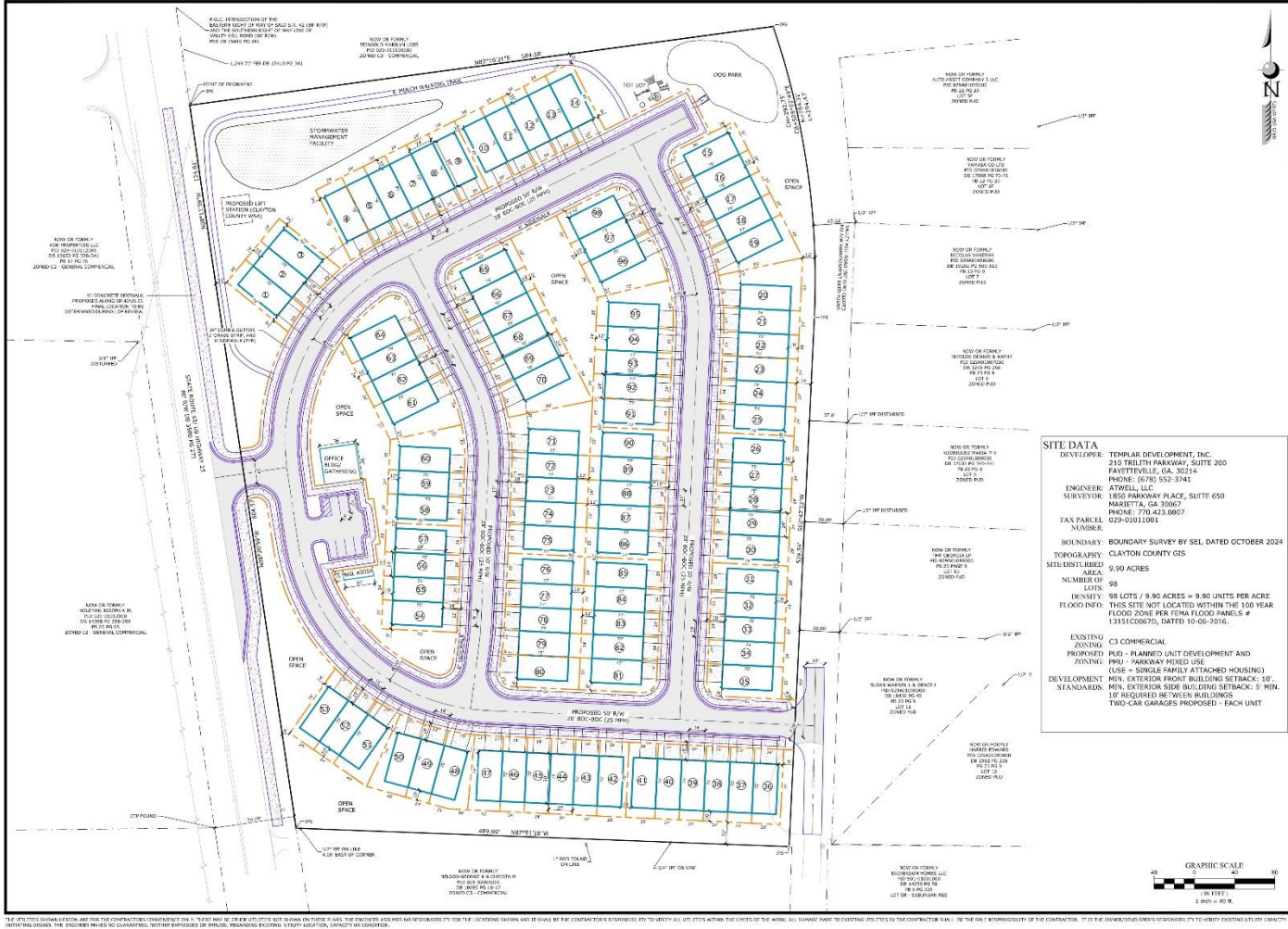


Survey of Parcel #029-01011001

FILE NAME: I:\CUSTOMERS_PROJECTS\1440-24-109 North Henry Blvd Tract\Survey\Working\1440-24-109 Boundary.dwg PLOT DATE: 11/17/2024 USER: CARSON POWERS



Site Plan of Proposed Development



Development Data of Proposed Development

SITE DATA

DEVELOPER: TEMPLAR DEVELOPMENT, INC.
210 TRILITH PARKWAY, SUITE 200
FAYETTEVILLE, GA. 30214
PHONE: (678) 552-3741

ENGINEER/ ATWELL, LLC
SURVEYOR: 1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA 30067
PHONE: 770.423.0807

TAX PARCEL 029-01011001
NUMBER:

BOUNDARY: BOUNDARY SURVEY BY SEI, DATED OCTOBER 2024

TOPOGRAPHY: CLAYTON COUNTY GIS

SITE/DISTURBED 9.90 ACRES
AREA:

NUMBER OF 98
LOTS:

DENSITY: 98 LOTS / 9.90 ACRES = 9.90 UNITS PER ACRE

FLOOD INFO: THIS SITE NOT LOCATED WITHIN THE 100 YEAR
FLOOD ZONE PER FEMA FLOOD PANELS #
13151C0067D, DATED 10-06-2016.

EXISTING
ZONING: C3 COMMERCIAL

PROPOSED PUD - PLANNED UNIT DEVELOPMENT AND
ZONING: PMU - PARKWAY MIXED USE
(USE = SINGLE FAMILY ATTACHED HOUSING)

DEVELOPMENT MIN. EXTERIOR FRONT BUILDING SETBACK: 10'.
STANDARDS: MIN. EXTERIOR SIDE BUILDING SETBACK: 5' MIN.
10' REQUIRED BETWEEN BUILDINGS
TWO-CAR GARAGES PROPOSED - EACH UNIT

Elevations of Proposed Development



V. Analysis

Project Description

Templar Development LLC is proposing a thoughtfully designed mixed-use residential community located on the western side of North Henry Boulevard. Spanning 9.90 acres, this development is planned to include 98 two-story attached townhome units, achieving a residential density of approximately 9.90 units per acre. The project integrates essential infrastructure improvements, including a stormwater management facility and a lift station operated by Clayton County Water Authority, ensuring sustainable utility support. Additionally, the site incorporates a hammerhead turnaround to optimize traffic circulation and enhance emergency vehicle access.

Open spaces and community amenities such as a 5' mulch walking trail, tot lot, and dog park are designed to foster an active and engaging residential environment. With a well-defined internal roadway network featuring a 50' right-of-way and 28' back-of-curb to back-of-curb width, the development supports efficient mobility while maintaining a pedestrian-friendly atmosphere, including a planned 10' concrete sidewalk along SR 42/US 23.

Lot sizes within the development are expected to range from approximately 1,200 to 1,500 square feet per unit, ensuring efficient land use while providing adequate space for comfortable residential living. Setback requirements for the development include a 10-foot front yard setback along the exterior, a 5-foot side yard setback along the exterior, and a 10-foot distance between the buildings, providing adequate separation and privacy.

Architecturally, the townhomes are designed with a cohesive aesthetic, featuring two-story elevations, two-car garages, and brick as the primary exterior material, ensuring both durability and an attractive streetscape throughout the development.

Staff Analysis

The applicant requests a **Rezoning** under the City of Stockbridge Unified Development Code Section (**Sec. 9.2.1 C**):

The Planning Commission and the City Council shall consider the following standards in considering any proposal that would result in a change to the text or map of this UDC, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal.

ANALYSIS OF REQUEST

1. Consistency with the Comprehensive Plan.

The subject property is currently designated as Low-Density Mixed Use, which allows for a mixture of both residential and limited non-residential uses at a low intensity. However, the proposed development, which features 98 townhomes at 9.90 units per acre exceeds the required density of the Low-Density Mixed Use which is 1 to 3.99 units per acre. Thus, the requested change to High Density Mixed Use better aligns with the Comprehensive Plan's goal for accommodating higher-density residential development with commercial use, fostering a more walkable community. The proposed development includes internal open space, appropriate buffers and promotes mixed-use character development through the addition of office space, which supports the overall intent of the High-Density Mixed-Use designation.

The surrounding areas are currently designated as Low-Density Mixed Use, Low Density Residential, and Medium Density Residential. The proposed density of 9.90 units per acre is higher than the nearby subdivisions, which are Valley Hill Station (1.82 units per acre), Wildwood Estates (2.84 units per acre), Pineywoods (1.79 units per acre), Sentry Oaks (1.93 units per acre), Springwood Valley (1 unit per acre), and J.P. Upchurch Properties (1 unit per acre). It is also higher than the incoming townhomes located at Victory Worship Center, which has a modest density of 5.65 units per acre and 576 Davis Road which is 6 units per acre. The addition of the incoming Victory Worship Center townhomes shows that high-density development already exists in the surrounding area, making the proposed development an appropriate transition toward higher-intensity land uses.

In terms of the goals of the 2024 City of Stockbridge Comprehensive Plan, the proposed development fulfills several policy objectives. First, it supports the Plan's goal of expanding housing diversity by including townhome units, which provides an alternative to the nearby subdivisions of Valley Hill Station, Wildwood Estates, Pineywoods, Sentry Oaks, J.P. Upchurch Properties, and Springwood Valley. Second, the addition of the 1,296-square-foot office building addresses the city goals of fostering economic vitality by creating employment opportunities and integrating commercial services within the surrounding neighborhoods. Third, the development reflects the Comprehensive Plan's focus on efficient land use since it maximizes the 9.90-acre parcel of land by multiple uses in a manner that supports both residential and commercial growth. In addition, the requested PUD zoning adheres to the Comprehensive Plan's goal of encouraging flexible, innovative development that adapts to the unique characteristics of the development and its surrounding area.

2. The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code.

The requested rezoning of the subject property to PUD is necessary because the proposed townhomes are not permitted under the property's current C-3 (Heavy Commercial District). Moreover, the requested rezoning is consistent with and supports the goals outlined in the City of Stockbridge Unified Development Code. The overall goal of the Stockbridge Unified Development Code is promoting the growth of the City of Stockbridge, ensuring that the land use patterns are compatible with the surrounding area while fostering economic development, enhancing the quality of life for residents, and protecting the public health, safety, and welfare. The rezoning to PUD aligns with the objectives of the Stockbridge Unified Development Code by offering a more flexible and integrated developed approach that addresses the needs of the surrounding areas.

The proposed development is surrounded by a mixture of residential and commercial uses including the PUD (Planned Unit Development), MFR (Multi-Family Residential), C-3 (Heavy Commercial District), C-2 (General Commercial), RR (Rural Residential), and SR (Suburban Residential) zoning districts. The requested PUD zoning provides a thoughtful transition between the commercial uses (C-3 (Heavy Commercial District), C-2 (General Commercial) and the low-residential areas (MFR (Multi-Family Residential), RR (Rural Residential), SR (Suburban Residential), and CCR (City Center Residential) incorporating both buffers and green space to reduce conflict. In addition, the proposed townhomes will provide modern high quality housing options that can increase homeownership opportunities and accommodate various demographics including younger families, professionals, and retirees.

The proposed development aligns with the goals outlined in the Stockbridge Unified Development Code by minimizing traffic congestion by incorporating a well-planned access system. The proposed development includes a proposed three-lane entrance connecting to State Route 42/ U.S. Highway 23, a major roadway with significant traffic volume. The proposed entrance will facilitate smooth egress and ingress and will ensure that future residents entering or exiting the community do not disrupt traffic flow. The proposed internal road network, which is designed with 50 foot right of ways and 28-foot-wide streets will accommodate residential traffic while maintaining a safe and efficient flow. The five-foot internal sidewalk promotes pedestrian movement and reduces unnecessary trips for short distances. As a result, the proposed development will disperse traffic, alleviate traffic congestion, and enhance the overall transportation efficiency within the vicinity of the area.

3. Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.

The proposed rezoning of the subject property from C-3 (Heavy Commercial District) to PUD (Planned Unit Development) is expected to generate positive effects on the surrounding properties and the overall community. By transitioning from heavy commercial to a well-planned mixed-use development, the requested rezoning will create a balanced land use pattern that fosters a relationship between the commercial and residential uses. The 98-townhome development will provide various housing options for individuals or families who are looking into moving to the city. With a higher density of 9.90 units per acre, the surrounding area may benefit from improved infrastructure such as roads and an additional sidewalk can improve the walkability in the area in various ways. The installation of sidewalks will help create walking routes for residents living in the vicinity of the area.

The combination of residential and office building within the proposed mixed-use development fosters a live-work environment that enhances the community by reducing commute times and supporting local economic growth. With the addition of the office space within the proposed mixed-use development, residents can work from home, which can lead to less traffic congestion and improve the quality of work-life balance.

The requested PUD (Planned Unit Development) complements the existing mixture of residential and commercial uses that are in the vicinity of the area. The diverse zoning districts in the surrounding area, such as PUD (Planned Unit Development), MFR (Multi-Family Residential), C-3 (Heavy Commercial District), C-2 (General Commercial), RR (Rural Residential), SR (Suburban Residential), and CCR (City Center Residential), provides a complementary blend of uses that can promote a balanced community with a mixture of housing types and green spaces. The proposed density of 9.90 units per acre integrates well with the surrounding residential areas while maintaining a low to moderate density in contrast to either intense commercial or heavy industrial uses. This proposed development is thoughtfully designed to act as a seamless transition between the single-family detached neighborhoods of Valley Hill Station, Wildwood Estates, J.P. Upchurch Properties, and the Pine Hills Mobile Home Park, as well as the townhomes at 576 Davis Road and Victory Worship Center, and the surrounding higher-intensity commercial areas, facilitating a gradual shift in density and scale.

4. The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.

The subject property exhibits physical conditions that support the proposed mixed-use development. The topography of the property is leveled, which reduces the need for extensive grading. The proposed site benefits from direct access to North Henry Boulevard, which is a major roadway that supports connectivity. In addition, the size and shape of the subject property accommodates the proposed 98 townhome units with efficient space for internal circulation and open area. Any additional concerns will be reviewed during the plan review process.

5. The impact upon adjacent property owners should the request be granted.

The proposed mixed-use development is poised to bring several benefits to adjacent property owners. By introducing modern townhomes, the project diversifies housing options in the area, appealing to young professionals and families seeking alternatives to traditional single-family homes. This blend of townhomes and single-family residences fosters a balanced and sustainable community.

Additionally, the development includes a three-lane entrance with direct access to State Route 42/U.S. Highway 23, which may facilitate roadway improvements such as dedicated turning lanes, ultimately reducing traffic congestion. The inclusion of a five-foot sidewalk within the community enhances walkability, promoting a pedestrian-friendly environment for residents.

The increased population density can also stimulate local economic activity by driving demand for nearby businesses along North Henry Boulevard. Small businesses, including convenience stores, salons, and major retailers such as Walmart, may experience heightened patronage. The addition of 98 townhome units is expected to generate a positive economic impact on shopping centers such as Stockbridge North Shopping Plaza, Mays Corner, Mays Crossing, and Walmart Shopping Center, further contributing to the vitality of the surrounding commercial area.

6. The potential impact of the rezoning on City infrastructure including water and sewage system.

The proposed development will have an impact on the City's water and sewage infrastructure, but available capacity appears to be sufficient.

According to the Clayton County Water Authority, which was received on January 27, 2025, a 6-inch water main located along North Henry Boulevard and an 8-inch sewer main located at Old Atlanta Road can provide services to the development, while the treatment facilities are operating well below its capacity. However, the capacity is not guaranteed until it is purchased, and its final approval depends on its compliance with Clayton County Water Authority, State EPD, and Federal EPA regulations. A stormwater pond will be installed to control potential runoff.

7. The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

The proposed mixed-use development will include a three-lane entrance directly connecting to State Route 42/U.S. Highway Route 23, ensuring smoother traffic in and out of the community. Based on the estimated trip generation from utilizing the latest version of the Institute of

#RZ-2025-03 For Parcel #029-01011001 (North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road)

Transportation Engineers (ITE) Trip Generation Manual (11th edition) released in 2021, the proposed development is estimated to add 558 total daily trips with a peak hour of 43 trips in the morning and 45 trips in the evening.

The trip generation estimates for the Templar Development (98 townhomes) are calculated using the following formula:

- Latest trip rates for townhomes: Trip Rate (per unit): **5.81 trips/unit/day**
- {Trip Rate} X {Number of Units} = {Total Trips}
- $5.81 \times 98 \text{ units} = \textbf{558 total daily trips}$
- Peak hour trip generation rates for townhome developments:
 - **AM Peak Hour: 0.44 trips per unit; $0.44 \times 98 \text{ units} = \textbf{43 trips}$**
 - **PM Peak Hour: 0.52 trips per unit; $0.52 \times 98 \text{ units} = \textbf{51 trips}$**

ITE's Observed Directional Splits

- Based on national traffic studies in suburban areas, typical directional splits for townhomes are:
- Total Trips: $98 \times 0.44 = \textbf{43 trips}$ in the AM Peak Hour
 - **AM Peak Hour: 25% inbound, 75% outbound;**
 - $43 \times .25 = \textbf{11 vehicles inbound.}$
 - $43 \times .75 = \textbf{32 vehicles outbound.}$
- Total Trips: $98 \times 0.52 = \textbf{45 trips}$ in the PM Peak Hour
 - **PM Peak Hour: 63% inbound, 37% outbound**
 - $45 \times .63 = \textbf{28 vehicles inbound}$
 - $45 \times .37 = \textbf{17 vehicles outbound}$

The table below provides a detailed breakdown of trip generation estimates for the proposed Templar Mixed-Used Development (98 townhomes):

Templar Development Trip Generation Estimates

Time Period	Formula Used	Total Trips	Inbound Trips	Outbound Trips
Daily Trips	(5.81×98)	558 trips	-	-
AM Peak Hour	(0.44×98)	43 trips	11 trips (25%)	32 trips (75%)

PM Peak Hour	(0.52 \times 98)	45 trips	28 trips (63%)	17 trips (37%)
---------------------	------------------	-----------------	-----------------------	-----------------------

Based on the trip generation estimates from the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th edition), the table above indicates that the proposed mixed-used development is projected to result in a moderate increase in traffic on State Route 42 /US. Highway 23. Section 16.3.D 6 of the Stockbridge Unified Development Code states that subdivisions with a single access point must have a three-lane entrance including a right turn lane with a 75-foot radius for safer vehicle separation. Thus, the addition of the three-lane entrance with a right turn lane will ensure smoother transition onto State Route 42 and US. Highway 23 while supporting both vehicle and pedestrian circulation.

The site plan also features a hammerhead near the existing cul-de-sac on Old Atlanta Road, adjacent to the Valley Hill Station subdivision, designed to improve vehicle maneuverability and enhance traffic control. This hammerhead provides a designated space for vehicles to turn around efficiently, reducing congestion and improving overall circulation within the area.

Additionally, a gate with a KnoxBox will be installed to regulate traffic flow and prevent cut-through traffic from entering the Valley Hill Station subdivision. This measure will help maintain the integrity of local traffic patterns by restricting unauthorized vehicular movement, ensuring that neighborhood streets remain primarily accessible to residents and approved visitors.

8. The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan.

The requested rezoning from C-3 (Heavy Commercial District) to PUD (Planned Unit Development) aligns with the overall intent of the 2024 City of Stockbridge Comprehensive Plan by promoting housing diversity while creating a transition between the commercial areas and existing neighborhoods. The proposed mixed-use development, which includes 98 townhomes, introduces a moderate-density housing option, which aligns with the City's goals of expanding its residential choices near major roadways like State Route 42 and US. Highway 23 and commercial centers such as Stockbridge North Shopping Plaza, Mays Corner, Mays Crossing, and Walmart Shopping Center. In addition, the transition from commercial to residential reduces the possibility of high-traffic business, noise, and the environmental making the development more compatible with the nearby subdivisions.

9. The ability of the subject land to be developed as it is presently zoned.

Currently, the subject property is zoned C-3 (Heavy Commercial), which allows heavy commercial uses, such as automotive services, tire shops, and gas stations, and self-storage facilities. However, rezoning the subject property to PUD (Planned Unit Development) makes sense because the area is already saturated with automotive related businesses including Greenway Auto Parts (5801 North Henry Boulevard), Auto Tek Customs - a Main Street Auto Shop (6041 North Henry Boulevard Suite A), Tire Solutions (6043 North Henry Boulevard Suite E), and Fabulous Used Car (6075 North Henry Boulevard). Another addition of a gas station, auto shop, or self-storage facility would increase traffic congestion and would offer limited economic growth. On the other hand, a mixed-used development would support walkability, potentially mitigate traffic congestion, foster a "live-work play" environment and would support the long-term economic goals of the City.

VI. STAFF RECOMMENDATION

The Planning and Zoning staff recommends **approval** to rezone the subject property from C-3 (Heavy Commercial) to PUD (Planned Unit Development) under the following conditions:

1. The subject property shall be developed according to a revised site plan which was prepared by Atwell, LLC. on April 7, 2025. The title is Rezoning Site Plan: North Henry Boulevard Tract.
2. The proposed mixed-used development shall adhere to the architectural renderings submitted with the application on March 10, 2025, including the use of brick as the exterior material.
3. The developer shall install black streetlight poles.
4. Decorative streetlights shall be installed along the frontage of North Henry Boulevard.
5. Flock cameras shall be installed at the entrance of the mixed-use development.
6. The developer shall adhere to the MFR (Multiple Family Residential District) development standards found in Section 2.4.4. of the Stockbridge Unified Development Code. In addition, the developer shall adhere to the PMU (Parkway Mixed Use Overlay District) found in Section 2.5.2 E of the Stockbridge Unified Development Code.
7. The developer shall include one or more central trash facility.
8. A mandatory townhome HOA shall be established.
9. The developer shall comply with all the Clayton County Water Authority, State EPD, and federal EPA requirements to provide water and sewer facilities for the mixed-used development.
10. Access to Old Atlanta Road shall be restricted to emergency vehicles only. A gate with a KnoxBox should be installed to prevent general traffic flow while ensuring emergency access, as required by the Fire Marshal.
11. The HOA shall occupy no more than 50% of the office building to meet the PUD zoning requirements of two types of uses (residential and office) for this property.
12. A 25-foot buffer shall be established alongside the northern, southern, and eastern portion of the subject property.

FILE NAME: I:\CUSTOMERS_PROJECTS\1440 Templar Development\1440-24-109 North Henry Blvd Tract\Eng\1440-24-109 Prelim Site.dwg PLOT STYLE: PLOT DATE: 4/7/2025 USER: KELSI ALTMAN



SITE DATA

DEVELOPER: TEMPLAR DEVELOPMENT, INC.
210 TRILITH PARKWAY, SUITE 200
FAYETTEVILLE, GA. 30214
PHONE: (678) 552-3741

ENGINEER/ SURVEYOR: ATWELL, LLC
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA 30067
PHONE: 770.423.0807
029-01011001

TAX PARCEL NUMBER: 029-01011001

BOUNDARY: BOUNDARY SURVEY BY SEI, DATED OCTOBER 2024

TOPOGRAPHY: CLAYTON COUNTY GIS

SITE/DISTURBED AREA: 9.90 ACRES

NUMBER OF LOTS: 98

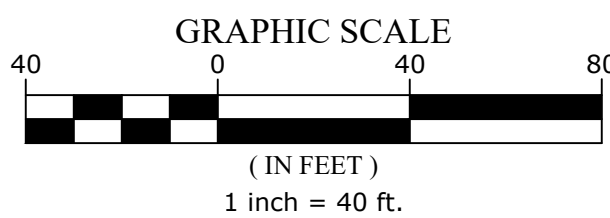
DENSITY: 98 LOTS / 9.90 ACRES = 9.90 UNITS PER ACRE

FLOOD INFO: THIS SITE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANELS # 13151C0067D, DATED 10-06-2016.

EXISTING ZONING: C3 COMMERCIAL

PROPOSED ZONING: PUD - PLANNED UNIT DEVELOPMENT AND PMU - PARKWAY MIXED USE (USE = SINGLE FAMILY ATTACHED HOUSING)

DEVELOPMENT STANDARDS: MIN. EXTERIOR FRONT BUILDING SETBACK: 10'. MIN. EXTERIOR SIDE BUILDING SETBACK: 5' MIN. 10' REQUIRED BETWEEN BUILDINGS TWO-CAR GARAGES PROPOSED - EACH UNIT



REZONING SITE PLAN

DAVENPORT
PROJECT LOCATED AT:
LL 90 12TH DISTRICT
CITY OF STOCKBRIDGE,
HENRY COUNTY, GA.

ATWELL
866.850.4200 www.atwell.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA 30067
770.423.0807

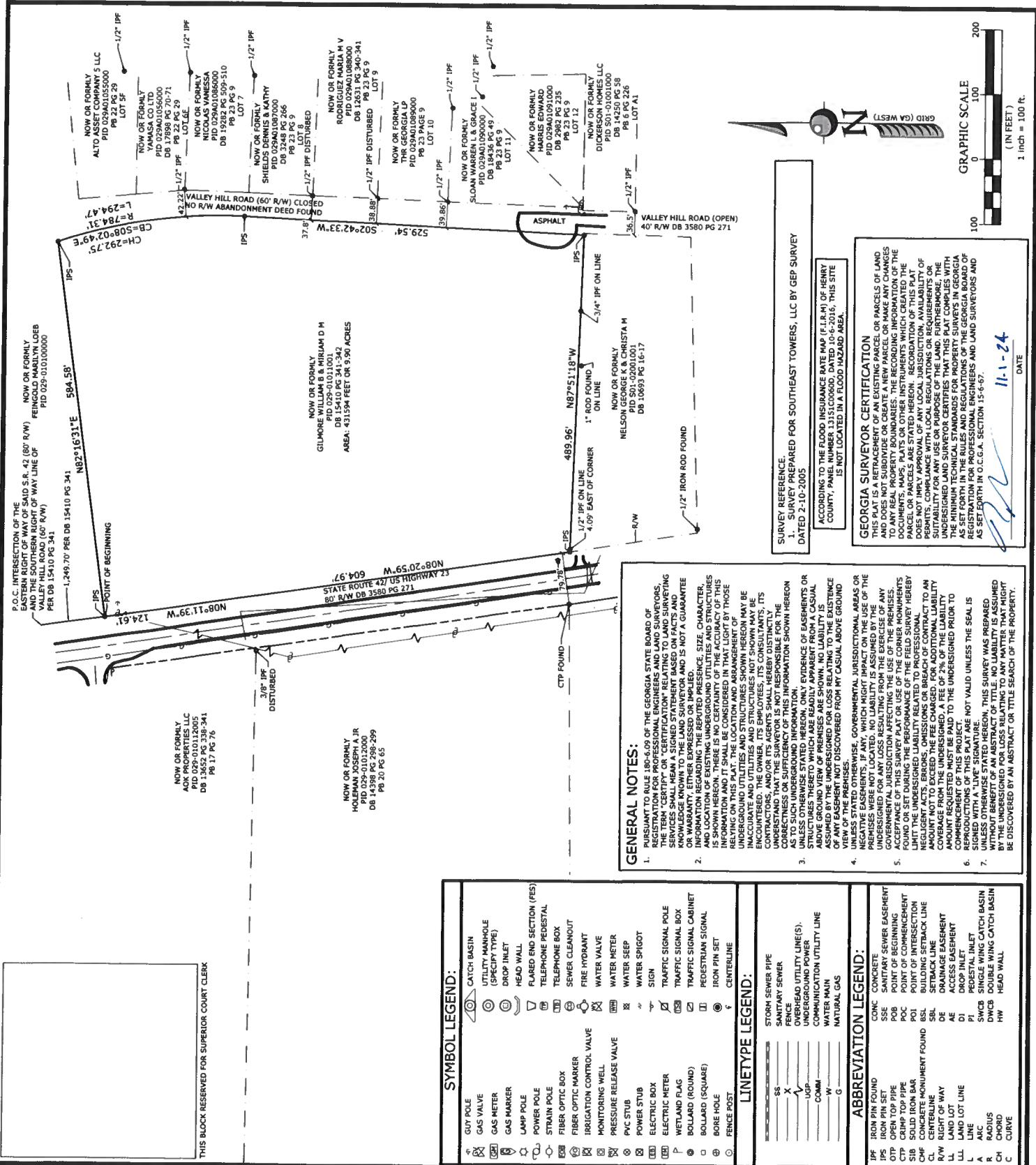
ISSUED FOR:
REVIEW

Project No.: 1440-24-109
Designed By: JJS
Issue Date: 4/7/2025

1

811
Know what's below.
Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.



2470 Sandy Plains Road, Suite A Marietta, Georgia 30066
477-3840 Fax 477-3936
www.sereengineering.com

[illegible]

PLAY INFORMATION

THE FIELD DATA UPON WHICH THIS PLAY IS BASED HAS A CLOSURE OF 1 FOOT IN 100,000 FEET AND AN ANNUAL BRUSH OF 100,000 FEET AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. CLOSURE AND FOUND TO BE 100,000 FEET AND AN ANNUAL BRUSH OF 100,000 FEET. THE INFORMATION USED IN THE PREPARATION OF THIS PLAY.

THIS PLAY WAS PREPARED FOR THE EXCLUSIVE USE OF PERSONS, PERSONS ON ENTRY.

THIS PLAY DOES NOT COVER ANY UNLAWFUL ACTS OR RECREATION BY THE SUPERVISOR MAKING SAID PERSON, PERSONS ON ENTRY.

BOUNDARY SURVEY

TEMPLAR DEVELOPMENT

LOCALITY IN
LAND LOT 90 OF THE 12TH DISTRICT CITY OF
STOCKBRIDGE, HENRY COUNTY, GEORGIA

Project No.: 1440-24-109
Surveyed By: B. Coveney
Field Date: 10-15-24
Drafted By: C. Powers
Issue Date: 11-1-24
1 OF 1



Providing Quality Water and Quality Services to Our Community

January 27, 2025

Jay Knight
Templar Development

Re: Parcel ID 029-01011001
0 North Henry Blvd (Hwy 42)
Stockbridge/Henry County, GA

Mr. Knight,

Clayton County Water Authority owns and maintains a 6-inch water main running along the east side of North Henry Blvd/Hwy 42. The Authority has a treatment capacity of 42 MGD and is currently producing an average of 26.73 MGD.

The Authority also owns and maintains an 8-inch sanitary sewer main at the cul-de-sac of Old Atlanta Rd. Wastewater generated from your development would receive treatment at the Northeast Clayton WRF. This facility has a design capacity of 10 MGD and is presently treating 4.692 MGD.

The Authority does not guarantee capacity of plant or infrastructure until capacity is purchased through the payment of connection fees.

The data contained in this letter is for informational purposes only indicating location and size. A survey, by the property owner, may be necessary to determine connection to the Authority's system.

Potable water and sanitary sewer service to this property is subject to the existing and future policies of the Clayton County Water Authority, State EPD and Federal EPA.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Samay", is written over a horizontal line.

Catherine Samay
Plan Review Coordinator



City of Stockbridge

AGENDA ITEM

MEETING DATE

May 12, 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 IV
- ☐ TSPLOST
- ☐ CDBG
- ☐ GRANT FUNDING
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Vanessa Holiday, City Clerk

DEPARTMENT: Office of the City Clerk

ITEM/PROJECT/EVENT: INTERGOVERNMENTAL AGREEMENT FOR MUNICIPAL ELECTIONS

The City shall adopt an ordinance authorizing the Elections Board to conduct elections, and the City may request the Elections Board to perform any or all duties of a superintendent of elections as specified under Chapter 2 of Title 21 of the Official Code of Georgia Annotated with the exception of the qualification of candidates.

PER SECTION 4 OF THE IGA

BACKGROUND INFORMATION:

SIGNATURES:

CITY MANAGER

CITY TREASURER

CITY ATTORNEY

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT:

ATTACHMENTS:

**INTERGOVERNMENTAL AGREEMENT BETWEEN HENRY COUNTY,
GEORGIA, THE HENRY COUNTY ELECTIONS BOARD OF ELECTIONS AND
REGISTRATION AND THE CITY OF _____, GEORGIA
RELATING TO MUNICIPAL ELECTION SERVICES**

This Intergovernmental Agreement ("Agreement"), is made and entered into this _____ day of _____, 2025, by and between Henry County, Georgia, a political subdivision of the State of Georgia, acting by and through its Elections Board of Commissioners (hereinafter the "County"), and the City of _____, Georgia, a municipal corporation chartered and existing under the laws of the State of Georgia, acting by and through its Mayor and Council (hereinafter the "City").

WITNESSETH:

WHEREAS, in 2006, the Georgia General Assembly enacted Ga. L. 2006, p. 4062, creating the Henry County Elections Board of Elections and Registration (hereinafter "Elections Board") to conduct primaries and elections in Henry County, Georgia; and

WHEREAS, the City has requested that the County enter into an Agreement with the City, to provide the services of the Elections Board to properly conduct municipal elections pursuant to the applicable laws of the State of Georgia; and

WHEREAS, the corporate limits of the City of [_____] are located within the County; and

WHEREAS, the City is required to conduct municipal elections from time to time for the purposes of electing individuals to serve on the City Council of said City, as Mayor of said City, special referenda, bond issues, or called special elections, and the Elections Board is authorized to provide services to the City under O.C.G.A. § 21-2-40 (b); and

WHEREAS, O.C.G.A. § 21-2-45 (c) authorizes the governing authority of any municipality of the County within which that municipality wholly or partially lies to conduct any or all elections; and

WHEREAS, in consideration of the mutual benefits and consideration accruing to each of the parties hereto and for the use of and benefit of the citizens of the entire County, which benefits are hereby expressly acknowledged, and has determined that it is in the best interests of the citizens of the City of [_____] to enter into an Agreement with the County for the services of the Elections Board, as authorized by Art. IX, Sec. III, Para. I, of the Constitution of the State of Georgia, for the purposes set forth herein.

NOW, THEREFORE, the parties hereto mutually agree as follows:

Section 1. Representations of the Parties. Each party hereto makes the following representations and warranties, which are specifically relied upon by all of the other parties as a basis for entering into this Agreement:

- (a) The City is a municipal corporation that has validly adopted a resolution to authorize the city to enter into this Agreement at a public meeting held pursuant to the Open Meetings Act, O.C.G.A. § 50-14-1 et seq.; and
- (b) The County has duly adopted a resolution to authorize the County to enter into this Agreement for the services of the Elections Board at a public meeting held pursuant to the Open Meetings Act, O.C.G.A § 50-14-1 et seq.

Section 2. Term of Agreement. The term of this Agreement shall commence on the [] day of [], 202__ and shall terminate on [], 202__. This Agreement shall automatically renew for ten successive annual terms, unless terminated as outlined in Section 3.

Section 3. Termination. This Agreement may be terminated at any time, with or without cause, by either party upon the provision of one hundred and eighty (180) days written notice. If a notice to terminate is given, the Elections Board will continue to provide the contracted services to the City through the effective date of termination stated in said notice of termination.

Section 4. Prerequisites to Performance. The City shall adopt an ordinance authorizing the Elections Board to conduct elections, and the City may request the Elections Board to perform any or all duties of a superintendent of elections as specified under Chapter 2 of Title 21 of the Official Code of Georgia Annotated with the exception of the qualification of candidates.

Section 5. Scope of Services. After adopting the appropriate ordinance set forth in Section 4, the Elections Board acting as the superintendent of elections shall provide any and all services reasonably required to conduct, manage, and supervise all municipal elections for the City in accordance with all applicable federal, state and local laws, including the following services:

- (a) Receiving and acting upon petitions, determining the sufficiency of nomination petitions of candidates, filing notice of candidacy in accordance with state law, preparing and publishing all notices and advertisements relating to the conducting of elections, selecting and equipping polling places, securing and maintaining election equipment, appointing poll officers to serve in primaries and elections, ensuring compliance with the State Election Elections Board rules and general laws, instructing poll officers in their duties, receiving poll returns, certifying and announcing the results, and guaranteeing the secrecy of the ballot;
- (b) At a mutually agreed upon time, calling for an election, to be held in all applicable voting precincts in the City;

- (c) Setting the date of such election as provided by law, opening the polls of each election district of the City at 7:00 a.m. and closing at 7:00 p.m., ensuring that the election is held in accordance with the election laws of the State of Georgia, and counting the votes of said election in the manner required by law;
- (d) Publishing the Notice of Election as authorized by law, and prior to the date of any election, appointing a proper Election Manager and Clerks to supervise and hold the municipal election;
- (e) In the event that a special unscheduled election is necessary, conferring with the City and reaching a mutually convenient date to conduct said election;
- (f) Being Providing for absentee ballots and designating the location to vote absentee; and
- (g) Performing any other duties required for the conduction of a municipal election as required by Georgia law.

Neither the County nor the Elections Board shall be responsible for calling for or conducting qualifying for candidates for municipal offices.

Section 6. Compensation. The City shall reimburse the County all costs incurred in performing those functions which the municipality has requested the Elections Board to perform, including, but not limited to, all usual, standard costs incurred by the County and the Elections Board during a given election other than when the election is conducted on the same day as a County election. By way of example, such costs may include the cost of poll workers, the printing of ballots, and the publishing of legal notices.

- (a) In the event the County and the City conduct an election on the same date, the City shall be responsible for one-half (1/2) of the total expense of said election within its jurisdiction, unless otherwise agreed to by the parties.
- (b) Within ninety (90) days after the date of the election or any run-off election related thereto, whichever is last to occur, the County shall furnish the City with a complete statement showing all costs and expenses incurred from the election(s). The City shall remit reimbursement for all expenses and costs in connection with the election to the County within thirty (30) days after receipt of the invoice that provides said expenses and costs.

Furthermore, in addition to these costs, the City shall pay the County a fee of **[\$100]** per election conducted as further consideration for the performance of said services.

Section 7. Indemnity and Defense. To the extent allowed by applicable law, the City shall indemnify and hold the County, the Elections Board, and their respective employees, agents and assigns harmless from any and all claims made concerning or resulting from any election conducted pursuant to the terms of this Agreement including, but not limited to, all claims made contesting any aspect of a given election, except claims alleging the intentional or willful acts of

agents or employees of the County or the Elections Board in connection with any election held pursuant to this Agreement. All legal services and defenses of litigation required by the Elections Board or the County or one acting on behalf of the Elections Board or County, arising from the municipal election held pursuant to this Agreement shall be furnished by the County Attorney unless the Elections Board and City agree that the City Attorney shall provide the required legal services. The expenses for any legal services provided referred to in this paragraph shall be borne by the City.

Section 8. Modification. The parties may modify this Agreement in writing by having a modification signed by all parties and adopted by resolution pursuant to the Open Meetings Act, O.C.G.A. 50-14-1 et seq.

Section 9. Entire Agreement. This intergovernmental contract is a full and complete statement of the agreement of the parties as to the subject matter hereof and has been authorized by proper action of the respective parties.

Section 10. Jurisdiction. The parties hereby agree to the jurisdiction and venue of the Henry County Superior Court.

Section 11. Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which together shall constitute the same instrument.

Section 12. Governing Law. This Agreement and all transactions contemplated hereby, shall be governed by, construed and enforced according to the laws of the State of Georgia.

Section 13. Severability. Should any provision of this Agreement or application thereof to any person or circumstance be held invalid or unenforceable, the remainder of this Agreement, or the application of such provision, to any person or circumstance, other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the full extent permitted by law.

Section 14. Notices. All notices, consents, waivers, directions, requests or other instruments or communications which may be or are required to be given under this Agreement shall be deemed properly given only if made in writing and sent by (a) hand delivery, or (b) registered or certified United States mail, return receipt requested or (c) a nationally recognized overnight delivery service (such as Federal Express, UPS Next Day Air, or DHL), or (d) electronic mail (provided that a copy of such electronic mail notice is also delivered within twenty-four (24) hours to the party by one of the other methods listed herein), with all postage and delivery charges paid by the sender and addressed to the other party(ies) as applicable as follows:

If to Henry County:

Henry County Government
140 Henry Parkway
McDonough, Georgia 30253
Attn: Carlotta Harrell, Chair
charrell@co.henry.ga.us

If to the City of [_____]:

[_____]
[_____]
[_____]
[_____]

All notices shall be sent to the successors in office to any of the foregoing.

Section 15. No Consent to Breach. No consent or waiver, express or implied, by any party to this Agreement, to any breach of any covenant, condition or duty of another party shall be construed as a consent to or waiver of any future breach of the same.

[SIGNATURE PAGES FOLLOW]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties acting through their duly authorized agents have caused this Agreement to be signed, sealed and delivered on the date indicated in the preamble above.

HENRY COUNTY BOARD OF
COMMISSIONERS

By: _____
Carlotta Harrell, Chair

Attest:

Stephanie Braun,
County Clerk

(SEAL)

Approved as to Substance:

HENRY COUNTY BOARD OF
ELECTIONS AND REGISTRATION

By: _____
Deidrea Collins, Chair

CITY OF [_____] , GEORGIA

By: _____
Mayor

Attest:

[_____] ,
City Clerk

(SEAL)



City of Stockbridge

AGENDA ITEM

MEETING DATE

May 12, 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 IV
- ☐ TSPLOST
- ☐ CDBG
- ☐ GRANT FUNDING
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Vanessa Holiday, City Clerk

DEPARTMENT: Office of the City Clerk

ITEM/PROJECT/EVENT: INTERGOVERNMENTAL AGREEMENT FOR MUNICIPAL ELECTIONS

INTERGOVERNMENTAL AGREEMENT BETWEEN HENRY COUNTY, GEORGIA, THE HENRY COUNTY ELECTIONS BOARD OF ELECTIONS AND REGISTRATION AND THE CITY OF STOCKBRIDGE, GEORGIA RELATING TO MUNICIPAL ELECTION SERVICES

BACKGROUND INFORMATION:

In 2006, the Georgia General Assembly enacted Ga. L. 2006, p. 4062, creating the Henry County Elections Board of Elections and Registration (hereinafter "Elections Board") to conduct primaries and elections in Henry County, Georgia; The City has requested that the County enter into an Agreement with the City of Stockbridge, to provide the services of the Elections Board to properly conduct municipal elections pursuant to the applicable laws of the State of Georgia.

SIGNATURES:

CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT:

ATTACHMENTS:

ITEM/PROJECT/EVENT: (Continued)

Prerequisites to Performance. The City shall adopt an ordinance authorizing the Elections Board to conduct elections, and the City may request the Elections Board to perform any or all duties of a superintendent of elections as specified under Chapter 2 of Title 21 of the Official Code of Georgia Annotated with the exception of the qualification of candidates.

BACKGROUND INFORMATION:

Scope of Services. After adopting the appropriate ordinance set forth in Section 4, the Elections Board acting as the superintendent of elections shall provide any and all services reasonably required to conduct, manage, and supervise all municipal elections for the City in accordance with all applicable federal, state and local laws, including the following services: Receiving and acting upon petitions, determining the sufficiency of nomination petitions of candidates, filing notice of candidacy in accordance with state law, preparing and publishing all notices and advertisements relating to the conducting of elections, selecting and equipping polling places, securing and maintaining election equipment, appointing poll officers to serve in primaries and elections, ensuring compliance with the State Election Elections Board rules and general laws, instructing poll officers in their duties, receiving poll returns, certifying and announcing the results, and guaranteeing the secrecy of the ballot; At a mutually agreed upon time, calling for an election, to be held in all applicable voting precincts in the City; Setting the date of such election as provided by law, opening the polls of each election district of the City at 7:00 a.m. and closing at 7:00 p.m., ensuring that the election is held in accordance with the election laws of the State of Georgia, and counting the votes of said election in the manner required by law; Publishing the Notice of Election as authorized by law, and prior to the date of any election, appointing a proper Election Manager and Clerks to supervise and hold the municipal election; In the event that a special unscheduled election is necessary, conferring with the City and reaching a mutually convenient date to conduct said election; Being Providing for absentee ballots and designating the location to vote absentee; and Performing any other duties required for the conduction of a municipal election as required by Georgia law.

Neither the County nor the Elections Board shall be responsible for calling for or conducting qualifying for candidates for municipal offices.

Compensation. The City shall reimburse the County all costs incurred in performing those functions which the municipality has requested the Elections Board to perform, including, but not limited to, all usual, standard costs incurred by the County and the Elections Board during a given election other than when the election is conducted on the same day as a County election. By way of example, such costs may include the cost of poll workers, the printing of ballots, and the publishing of legal notices.

In the event the County and the City conduct an election on the same date, the City shall be responsible for one-half (1/2) of the total expense of said election within its jurisdiction, unless otherwise agreed to by the parties.

Within ninety (90) days after the date of the election or any run-off election related thereto, whichever is last to occur, the County shall furnish the City with a complete statement showing all costs and expenses incurred from the election(s). The City shall remit reimbursement for all expenses and costs in connection with the election to the County within thirty (30) days after receipt of the invoice that provides said expenses and costs.

Furthermore, in addition to these costs, the City shall pay the County a fee of [\$100] per election conducted as further consideration for the performance of said services.

Indemnity and Defense. To the extent allowed by applicable law, the City shall indemnify and hold the County, the Elections Board, and their respective employees, agents and assigns harmless from any and all claims made concerning or resulting from any election conducted pursuant to the terms of this Agreement including, but not limited to, all claims made contesting any aspect of a given election, except claims alleging the intentional or willful acts of agents or employees of the County or the Elections Board in connection with any election held pursuant to this Agreement. All legal services and defenses of litigation required by the Elections Board or the County or one acting on behalf of the Elections Board or County, arising from the municipal election held pursuant to this Agreement shall be furnished by the County Attorney unless the Elections Board and City agree that the City Attorney shall provide the required legal services. The expenses for any legal services provided referred to in this paragraph shall be borne by the City.

ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

Modification. The parties may modify this Agreement in writing by having a modification signed by all parties and adopted by resolution pursuant to the Open Meetings Act, O.C.G.A. 50-14-1 et seq.

Entire Agreement. This intergovernmental contract is a full and complete statement of the agreement of the parties as to the subject matter hereof and has been authorized by proper action of the respective parties.

Jurisdiction. The parties hereby agree to the jurisdiction and venue of the Henry County Superior Court.

Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which together shall constitute the same instrument.

Governing Law. This Agreement and all transactions contemplated hereby, shall be governed by, construed and enforced according to the laws of the State of Georgia.

Severability. Should any provision of this Agreement or application thereof to any person or circumstance be held invalid or unenforceable, the remainder of this Agreement, or the application of such provision, to any person or circumstance, other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the full extent permitted by law.

Notices. All notices, consents, waivers, directions, requests or other instruments or communications which may be or are required to be given under this Agreement shall be deemed properly given only if made in writing and sent by (a) hand delivery, or (b) registered or certified United States mail, return receipt requested or (c) a nationally recognized overnight delivery service (such as Federal Express, UPS Next Day Air, or DHL), or (d) electronic mail (provided that a copy of such electronic mail notice is also delivered within twenty-four (24) hours to the party by one of the other methods listed herein), with all postage and delivery charges paid by the sender and addressed to the other party(ies) as applicable as follows:

If to Henry County:

Henry County Government

140 Henry Parkway

McDonough, Georgia 30253

Attn: Carlotta Harrell, Chair

charrell@co.henry.ga.us

**INTERGOVERNMENTAL AGREEMENT BETWEEN HENRY COUNTY,
GEORGIA, THE HENRY COUNTY ELECTIONS BOARD OF ELECTIONS AND
REGISTRATION AND THE CITY OF _____, GEORGIA
RELATING TO MUNICIPAL ELECTION SERVICES**

This Intergovernmental Agreement ("Agreement"), is made and entered into this _____ day of _____, 2025, by and between Henry County, Georgia, a political subdivision of the State of Georgia, acting by and through its Elections Board of Commissioners (hereinafter the "County"), and the City of _____, Georgia, a municipal corporation chartered and existing under the laws of the State of Georgia, acting by and through its Mayor and Council (hereinafter the "City").

WITNESSETH:

WHEREAS, in 2006, the Georgia General Assembly enacted Ga. L. 2006, p. 4062, creating the Henry County Elections Board of Elections and Registration (hereinafter "Elections Board") to conduct primaries and elections in Henry County, Georgia; and

WHEREAS, the City has requested that the County enter into an Agreement with the City, to provide the services of the Elections Board to properly conduct municipal elections pursuant to the applicable laws of the State of Georgia; and

WHEREAS, the corporate limits of the City of [_____] are located within the County; and

WHEREAS, the City is required to conduct municipal elections from time to time for the purposes of electing individuals to serve on the City Council of said City, as Mayor of said City, special referenda, bond issues, or called special elections, and the Elections Board is authorized to provide services to the City under O.C.G.A. § 21-2-40 (b); and

WHEREAS, O.C.G.A. § 21-2-45 (c) authorizes the governing authority of any municipality of the County within which that municipality wholly or partially lies to conduct any or all elections; and

WHEREAS, in consideration of the mutual benefits and consideration accruing to each of the parties hereto and for the use of and benefit of the citizens of the entire County, which benefits are hereby expressly acknowledged, and has determined that it is in the best interests of the citizens of the City of [_____] to enter into an Agreement with the County for the services of the Elections Board, as authorized by Art. IX, Sec. III, Para. I, of the Constitution of the State of Georgia, for the purposes set forth herein.

NOW, THEREFORE, the parties hereto mutually agree as follows:

Section 1. Representations of the Parties. Each party hereto makes the following representations and warranties, which are specifically relied upon by all of the other parties as a basis for entering into this Agreement:

- (a) The City is a municipal corporation that has validly adopted a resolution to authorize the city to enter into this Agreement at a public meeting held pursuant to the Open Meetings Act, O.C.G.A. § 50-14-1 et seq.; and
- (b) The County has duly adopted a resolution to authorize the County to enter into this Agreement for the services of the Elections Board at a public meeting held pursuant to the Open Meetings Act, O.C.G.A § 50-14-1 et seq.

Section 2. Term of Agreement. The term of this Agreement shall commence on the [] day of [], 202__ and shall terminate on [], 202__. This Agreement shall automatically renew for ten successive annual terms, unless terminated as outlined in Section 3.

Section 3. Termination. This Agreement may be terminated at any time, with or without cause, by either party upon the provision of one hundred and eighty (180) days written notice. If a notice to terminate is given, the Elections Board will continue to provide the contracted services to the City through the effective date of termination stated in said notice of termination.

Section 4. Prerequisites to Performance. The City shall adopt an ordinance authorizing the Elections Board to conduct elections, and the City may request the Elections Board to perform any or all duties of a superintendent of elections as specified under Chapter 2 of Title 21 of the Official Code of Georgia Annotated with the exception of the qualification of candidates.

Section 5. Scope of Services. After adopting the appropriate ordinance set forth in Section 4, the Elections Board acting as the superintendent of elections shall provide any and all services reasonably required to conduct, manage, and supervise all municipal elections for the City in accordance with all applicable federal, state and local laws, including the following services:

- (a) Receiving and acting upon petitions, determining the sufficiency of nomination petitions of candidates, filing notice of candidacy in accordance with state law, preparing and publishing all notices and advertisements relating to the conducting of elections, selecting and equipping polling places, securing and maintaining election equipment, appointing poll officers to serve in primaries and elections, ensuring compliance with the State Election Elections Board rules and general laws, instructing poll officers in their duties, receiving poll returns, certifying and announcing the results, and guaranteeing the secrecy of the ballot;
- (b) At a mutually agreed upon time, calling for an election, to be held in all applicable voting precincts in the City;

- (c) Setting the date of such election as provided by law, opening the polls of each election district of the City at 7:00 a.m. and closing at 7:00 p.m., ensuring that the election is held in accordance with the election laws of the State of Georgia, and counting the votes of said election in the manner required by law;
- (d) Publishing the Notice of Election as authorized by law, and prior to the date of any election, appointing a proper Election Manager and Clerks to supervise and hold the municipal election;
- (e) In the event that a special unscheduled election is necessary, conferring with the City and reaching a mutually convenient date to conduct said election;
- (f) Being Providing for absentee ballots and designating the location to vote absentee; and
- (g) Performing any other duties required for the conduction of a municipal election as required by Georgia law.

Neither the County nor the Elections Board shall be responsible for calling for or conducting qualifying for candidates for municipal offices.

Section 6. Compensation. The City shall reimburse the County all costs incurred in performing those functions which the municipality has requested the Elections Board to perform, including, but not limited to, all usual, standard costs incurred by the County and the Elections Board during a given election other than when the election is conducted on the same day as a County election. By way of example, such costs may include the cost of poll workers, the printing of ballots, and the publishing of legal notices.

- (a) In the event the County and the City conduct an election on the same date, the City shall be responsible for one-half (1/2) of the total expense of said election within its jurisdiction, unless otherwise agreed to by the parties.
- (b) Within ninety (90) days after the date of the election or any run-off election related thereto, whichever is last to occur, the County shall furnish the City with a complete statement showing all costs and expenses incurred from the election(s). The City shall remit reimbursement for all expenses and costs in connection with the election to the County within thirty (30) days after receipt of the invoice that provides said expenses and costs.

Furthermore, in addition to these costs, the City shall pay the County a fee of **\$100** per election conducted as further consideration for the performance of said services.

Section 7. Indemnity and Defense. To the extent allowed by applicable law, the City shall indemnify and hold the County, the Elections Board, and their respective employees, agents and assigns harmless from any and all claims made concerning or resulting from any election conducted pursuant to the terms of this Agreement including, but not limited to, all claims made contesting any aspect of a given election, except claims alleging the intentional or willful acts of

agents or employees of the County or the Elections Board in connection with any election held pursuant to this Agreement. All legal services and defenses of litigation required by the Elections Board or the County or one acting on behalf of the Elections Board or County, arising from the municipal election held pursuant to this Agreement shall be furnished by the County Attorney unless the Elections Board and City agree that the City Attorney shall provide the required legal services. The expenses for any legal services provided referred to in this paragraph shall be borne by the City.

Section 8. Modification. The parties may modify this Agreement in writing by having a modification signed by all parties and adopted by resolution pursuant to the Open Meetings Act, O.C.G.A. 50-14-1 et seq.

Section 9. Entire Agreement. This intergovernmental contract is a full and complete statement of the agreement of the parties as to the subject matter hereof and has been authorized by proper action of the respective parties.

Section 10. Jurisdiction. The parties hereby agree to the jurisdiction and venue of the Henry County Superior Court.

Section 11. Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which together shall constitute the same instrument.

Section 12. Governing Law. This Agreement and all transactions contemplated hereby, shall be governed by, construed and enforced according to the laws of the State of Georgia.

Section 13. Severability. Should any provision of this Agreement or application thereof to any person or circumstance be held invalid or unenforceable, the remainder of this Agreement, or the application of such provision, to any person or circumstance, other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the full extent permitted by law.

Section 14. Notices. All notices, consents, waivers, directions, requests or other instruments or communications which may be or are required to be given under this Agreement shall be deemed properly given only if made in writing and sent by (a) hand delivery, or (b) registered or certified United States mail, return receipt requested or (c) a nationally recognized overnight delivery service (such as Federal Express, UPS Next Day Air, or DHL), or (d) electronic mail (provided that a copy of such electronic mail notice is also delivered within twenty-four (24) hours to the party by one of the other methods listed herein), with all postage and delivery charges paid by the sender and addressed to the other party(ies) as applicable as follows:

If to Henry County:

Henry County Government
140 Henry Parkway
McDonough, Georgia 30253
Attn: Carlotta Harrell, Chair
charrell@co.henry.ga.us

If to the City of [_____]:

All notices shall be sent to the successors in office to any of the foregoing.

Section 15. No Consent to Breach. No consent or waiver, express or implied, by any party to this Agreement, to any breach of any covenant, condition or duty of another party shall be construed as a consent to or waiver of any future breach of the same.

[SIGNATURE PAGES FOLLOW]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties acting through their duly authorized agents have caused this Agreement to be signed, sealed and delivered on the date indicated in the preamble above.

HENRY COUNTY BOARD OF
COMMISSIONERS

By: _____
Carlotta Harrell, Chair

Attest:

Stephanie Braun,
County Clerk

(SEAL)

Approved as to Substance:

HENRY COUNTY BOARD OF
ELECTIONS AND REGISTRATION

By: _____
Deidrea Collins, Chair

CITY OF [_____] , GEORGIA

By: _____
Mayor

Attest:

[_____] ,
City Clerk

(SEAL)



City of Stockbridge

AGENDA ITEM

MEETING DATE

May 12, 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:

Frank S. Milazi

DEPARTMENT:

Finance

ITEM/PROJECT/EVENT:

Council consideration for an adoption of the 2024 Budget Amendment Ordinance.

BACKGROUND INFORMATION:

The 2024 original Budget both General Fund and other Funds did not have amounts budgeted in revenues as well as in expenditures, but revenues and expenditures took place in various line items. That, brought in unbudgeted receipts and unbudgeted spending. In addition to that, spending over the budget were way out of normal that calls for a FY2024 budget amendment.

APPROVALS: CITY MANAGER

CITY TREASURER

CITY ATTORNEY

GRANTS ADMIN.

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

FY2024 GENERAL FUND
REVENUES SUMMARY

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 ADOPTED	FY 2024 AMENDED	FY 2024 ACTUAL
100-00000-311500	INTANGIBLE RECORDING TAX	86,854.09	98,203.57	108,553.00	59,515.83	100,000.00	138,000.00	137,281.36
100-00000-311600	REAL ESTATE TRANSFER	30,792.30	58,166.88	55,120.00	25,974.31	55,000.00	55,000.00	55,284.96
100-00000-311710	FRANCHISE TAX-ELECTRIC	1,165,000.00	1,175,906.01	1,165,000.00	1,333,435.89	1,200,000.00	0.00	0.00
100-00000-311715	FRANCHISE TAX - EMC	2,850.46	68,877.16	32,638.00	36,798.03	1,500.00	1,500.00	1,539.32
100-00000-311720	FRANCHISE TAX-COLLEGE PK.	12,214.13	5,727.91	5,816.00	816.89	5,800.00	7,000.00	6,587.31
100-00000-311730	FRANCHISE TAX-GAS	179,898.94	140,838.45	175,445.00	198,529.14	150,000.00	165,000.00	163,183.23
100-00000-311750	FRANCHISE TAX-TELV CABLE	237,001.19	176,886.63	227,700.00	194,991.41	150,000.00	85,000.00	85,534.79
100-00000-311760	FRANCHISE TAX-TELEPHONE	27,664.71	44,450.85	30,400.00	41,403.57	30,000.00	20,000.00	19,252.01
100-00000-311790	FRANCHISE TAX-OTHER	732.92	1,484.73	1,000.00	1,487.00	1,000.00	1,800.00	1,895.41
100-00000-313100	LOCAL OPTION SALES/USE TX	5,369,181.00	6,540,225.40	7,400,000.00	7,814,282.46	8,907,511.92	8,092,000.00	8,091,150.48
100-00000-313110	ICTC - AVT TAX	632,873.47	767,848.99	600,000.00	739,535.24	718,000.00	780,000.00	775,864.16
100-00000-314201	BEER TAX	277,122.05	367,296.94	300,000.00	358,371.09	340,000.00	330,000.00	328,234.01
100-00000-314202	LIQUOR TAX-PACKAGE SALES	206,279.72	260,249.33	246,000.00	244,581.31	300,000.00	220,000.00	214,496.48
100-00000-314203	WINE TAX	146,963.63	125,803.94	146,000.00	124,300.36	180,000.00	115,000.00	112,641.43
100-00000-314204	CONSUMPTION TAX - LIQUOR	64,541.27	97,973.83	84,000.00	114,411.29	100,000.00	125,000.00	124,060.17
100-00000-316100	OCCUPATIONAL TAX	900,000.00	1,002,402.21	1,100,000.00	1,288,980.72	1,200,000.00	2,622,504.00	2,622,503.73
100-00000-316112	GA MUNICIPAL LICENSE FEE	115,416.00	49,680.62	60,000.00	51,720.00	60,000.00	65,700.00	65,720.00
100-00000-316113	MISC BUSINESS TAX	5,276.15	2,741.80	20,000.00	4,367.87	20,000.00	15,000.00	15,049.53
100-00000-316150	OCCUPATIONAL TAX ADMIN.	99,487.50	105,773.10	95,000.00	133,161.73	110,000.00	128,000.00	127,848.12
100-00000-316200	INSURANCE PREMIUM TAX	2,300,000.00	2,389,695.96	2,225,000.00	2,568,811.15	2,225,000.00	50.00	50.00
100-00000-316300	Financial Institution Taxes	175,925.40	105,427.00	105,000.00	106,815.00	105,000.00	128,000.00	127,734.00
100-00000-318000	CITY PROPERTY TAX	2,000,000.00	0.00	1,200,000.00	7,425,035.92	6,760,998.00	6,875,000.00	6,874,959.24
100-00000-318001	CITY MOBILE HOME TAX	0.00	0.00	0.00	0.00	0.00	8,000.00	7,662.35
100-00000-318002	CITY PROPERTY TAX N.O.D.	0.00	0.00	0.00	0.00	0.00	5,000.00	5,694.55
100-00000-318003	MOBILE HOME PENALTY	0.00	0.00	0.00	0.00	0.00	400.00	431.41
100-00000-319110	PEN & INT-REAL PROP	0.00	0.00	0.00	191.47	0.00	15,000.00	14,335.84
100-00000-319111	FORECLOSED/VACANT-REG FEE	630.00	3,176.20	2,000.00	1,700.00	2,000.00	1,500.00	1,500.00
100-00000-321110	OT ALCOHOLIC BEV-BEER	81,618.08	41,250.00	42,000.00	58,125.00	42,000.00	120,000.00	109,568.30
100-00000-321120	OT ALCOHOLIC BEV-WINE	76,893.08	39,750.00	50,000.00	54,585.00	50,000.00	100,000.00	103,945.00
100-00000-321130	OT ALCOHOLIC BEV-LIQUOR	224,171.85	110,000.00	120,000.00	145,000.00	120,000.00	170,000.00	265,000.00
100-00000-321140	ALCOHOLIC BEV-SPEC. EVENT	0.00	11,662.09	3,500.00	26,309.46	5,000.00	500.00	508.37
100-00000-321200	OT REGULATORY FEE	32,823.00	22,011.50	22,000.00	35,755.00	22,000.00	85,000.00	84,182.09
100-00000-322200	BSD - BUILDING PERMIT FEES - COMMERCIAL	72,737.57	362,793.59	420,000.00	601,201.55	405,000.00	1,200,000.00	1,190,761.33
100-00000-322201	BSD - MECH, ELEC, PLUMBING PERMIT FEES - COMMERCIAL	8,767.50	4,833.20	70,000.00	17,284.05	50,000.00	15,000.00	14,907.00
100-00000-322203	BSD - OTHER PERMIT FEES - COMMERCIAL	0.00	650.00	10,000.00	46,319.08	5,000.00	410,000.00	406,403.06
100-00000-322204	BSD - BUILDING PERMIT FEES RESIDENTIAL	182,440.10	30,889.80	370,000.00	330,876.98	290,000.00	155,000.00	154,247.86
100-00000-322205	BSD - MECH,ELEC,PLUMBING - PERMIT FEES RESIDENT.	12,285.00	8,798.00	80,000.00	14,231.71	70,000.00	20,000.00	18,411.62
100-00000-322207	BSD - OTHER PERMIT FEES RESIDENTIAL	5,775.00	5,510.00	10,000.00	9,296.33	5,000.00	11,000.00	11,040.92
100-00000-322215	ZONING VERIFICATION FEES	17,323.07	18,490.00	14,000.00	47,328.00	14,000.00	35,000.00	33,340.00
100-00000-322900	FILM REVENUE	14,700.00	0.00	10,000.00	2,600.00	5,000.00	15,000.00	17,800.00
100-00000-323100	OCCUPATIONAL TAX PENALTY	62,396.27	47,612.64	45,000.00	39,084.57	45,000.00	105,000.00	104,207.64
100-00000-323101	ENG - PERMITS	19,897.50	25,899.60	30,000.00	43,299.40	30,000.00	75,000.00	73,355.00
100-00000-323902	ENG - PLAN REVIEW	7,035.00	30,397.50	21,000.00	17,680.50	21,000.00	20,000.00	18,762.50
100-00000-323904	ESPC - INSPECTIONS	13,209.00	185.00	7,000.00	205.00	7,000.00	0.00	0.00
100-00000-324210	BSD PENALTY	2,257.50	675.00	1,332.50	857.92	1,000.00	1,000.00	1,000.00
100-00000-324311	GRANTS FOR STREETS	300,000.00	281,848.94	1,212,067.74	0.00	288,000.00	0.00	0.00
100-00000-341300	BSD - PLAN CHECK FEES - COMMERCIAL	59,316.92	172,122.77	100,000.00	249,556.78	100,000.00	490,000.00	487,459.51
100-00000-341301	BSD - PLAN CHECK FEES - RESIDENTIAL	18,740.55	14,968.89	37,821.23	47,926.55	30,000.00	60,000.00	58,634.93
100-00000-341302	PZ - REZONING APP FEE - SINGLE FAMILY RES	0.00	12,504.60	10,000.00	229,987.40	5,000.00	330,000.00	324,953.28
100-00000-341304	PZ - REZONING APP FEE - COMMERCIAL INDUSTRIAL	0.00	3,750.00	3,280.00	16,275.00	500.00	20,000.00	19,997.00
100-00000-341305	PZ - REZONING APP FEE - DRI	0.00	17,122.63	1,000.00	19,730.20	1,000.00	15,000.00	14,622.68
100-00000-341306	PZ - ZONING CERTIFICATION FEE	0.00	0.00	500.00	3,600.00	500.00	700.00	750.00
100-00000-341400	PRINTING & DUPLICAT SRVCS	0.00	87.22	153.75	2,599.68	100.00	1,500.00	1,549.88
100-00000-342120	REPORTS - POLICE DEPT	0.00	1,800.00	0.00	9,703.56	3,000.00	30,000.00	28,768.22
100-00000-342201	FIRE - OPERATIONAL PERMITS	2,992.50	2,225.00	5,125.00	1,150.00	5,000.00	10,000.00	10,625.00
100-00000-342202	FIRE - CONSTRUCTION PERMITS	11,130.00	18,640.00	20,000.00	13,025.00	20,000.00	55,000.00	53,150.00
100-00000-342203	FIRE - INSPECTION FEES	24,381.00	27,107.73	20,000.00	23,572.05	20,000.00	55,000.00	52,275.00
100-00000-342900	OTHER SERVICE FEES	0.00	0.00	150,000.00	0.00	150,000.00	5,000.00	4,350.00
100-00000-342950	TRAFFIC CAMERAS	0.00	0.00	0.00	568,008.35	0.00	2,275.00	2,275.00
100-00000-343400	RIGHT OF WAY PERMIT FEE	2,520.00	1,950.00	3,000.00	1,050.00	3,000.00	500.00	450.00
100-00000-343410	STREET LIGHT FEES	0.00	0.00	0.00	0.00	0.00	490,000.00	478,586.71
100-00000-343900	BAD CHECK FEES	367.50	725.00	500.00	675.00	500.00	700.00	700.00
100-00000-349400	OPENED/REMERCHANT FEE	11,310.05	7,118.86	5,000.00	21,757.81	5,000.00	20,500.00	20,482.49
100-00000-351140	FINES & FORFEITURES	827,948.00	239,639.19	900,000.00	849,386.51	900,000.00	1,300,000.00	1,294,267.06
100-00000-351145	CODE ENFORCEMENT FINES	210.00	16,846.00	10,000.00	22,789.00	10,000.00	0.00	0.00
100-00000-361000	INTEREST REVENUES	1,722.85	1,256.07	1,893.00	208.35	1,800.00	200.00	219.22
100-00000-381100	SPRINT COM - RENT	107,389.23	5,700.00	45,437.00	0.00	45,000.00	5,000.00	4,635.00
100-00000-381200	PARK PAVILION RENTAL	15,907.73	48,320.63	21,175.00	52,315.70	22,000.00	45,000.00	44,350.00
100-00000-381300	T-MOBILE TOWER LEASE	48,002.09	94,608.83	41,906.00	99,042.42	54,000.00	105,000.00	102,304.00
100-00000-383000	INS.REIM.DAM./STOLEN PROP	0.00	5,112.27	14,000.00	146,589.72	10,000.00	115,000.00	113,376.10
100-00000-389011	Misc Revenue	0.00	2,287.19	0.00	0.00	1,000.00	700.00	720.00
100-00000-389012	YOUTH COUNCIL FUNDRAISER	0.00	1,100.00	820.00	95.32	800.00	100.00	92.00
100-00000-389013	CITY EVENTS REVENUE	12,915.00	27,280.00	14,000.00	83,945.00	14,000.00	600.00	480.00
100-00000-389014	BRIDGEFEST SPONSORSHIP	10,000.00	11,925.00	2,460.00	10,132.66	2,400.00	15,000.00	13,680.00
100-00000-389015	TASTY TUESDAY/FOOD TRUCK SPONSORSHIP	6,000.00	9,340.00	7,000.00	13,920.00	7,000.00	6,000.00	6,040.00
100-00000-389018	HOLIDAY FESTIVAL SPONSORSHIP	800.00	1,830.00	800.00	3,185.00	800.00	2,000.00	2,220.00
100-00000-389019	VETERAN'S DAY SPONSORSHIP	1,000.00	300.00	1,000.00	1,250.00	1,000.00	2,500.00	2,750.00
100-00000-389020	PRETTY IN PINK SPONSORSHIP	1,000.00	630.00	1,000.00	850.00	1,000.00	10,000.00	9,130.00
100-00000-389021	SOUNDS OF SUMMER SPONSORSHIP	3,400.00	0.00	2,500.00	0.00	0.00	0.00	0.00
100-00000-389022	MEMORIAL DAY MARCH SPONSORSHIP	700.00	300.00	1,230.00	0.00	1,230.00	0.00	0.00
100-00000-389025	COMMUNITY DONATIONS - POLICE	0.00	16,035.00	0.00	10,274.00	20,000.00	7,000.00	6,800.00
100-00000-389026	DISTRICT 1 SPONSORSHIP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100-00000-389027	DISTRICT 2 SPONSORSHIP	0.00	0.00	0.00	0.00	0.00	0.00	5,200.00
100-00000-389028	DISTRICT 3 SPONSORSHIP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100-00000-389029	DISTRICT 4 SPONSORSHIP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100-00000-389030	MISCELLANEOUS	28,197.39	(68,398.73)	61,696.00	3,121,242.38	61,696.00	3,689,555.19	3,689,555.19
100-00000-389031	DISTRICT 5 SPONSORSHIP	0.00	0.00	0.00	0.00	0.00	0.00	12,750.00
100-00000-389033	9/11 EVENT SPONSORSHIP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100-00000-389034	JUNETEENTH EVENT SPONSORSHIP	0.00	0.00	0.00	0.00	0.00	1,000.00	870.00
100-00000-389035	NEWLETTERS ADS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100-00000-389036	AWARDS/GRANTS GMA	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100-00000-389038	MAIN STREET/ECONOMIC DEV SPONSORS	0.00	2,500.00	0.00	5,325.25	2,500.00	620.00	620.00
100-00000-389040	FROM RESERVES	3,550,025.02	0.00	4,507,000.00	0.00	0.00	0.00	0.00
100-00000-389041	BOND RESERVES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100-00000-391100	OPERATING TRANSFER IN	121,259.80	121,259.80	215,000.00	120,000.00	215,000.00	0.	

GENERAL FUND SUMMARY
FOR FY2024

DIVISION	DEPARTMENT	FY 2024	FY 24	FY 24 ACTUAL
		ADOPTED	AMENDED	
11100	Governing Body	592,880.00	626,699.52	580,672.82
11300	City Clerk	364,369.98	391,364.49	350,537.76
13000	Executive	784,581.99	1,103,003.83	1,001,873.22
15100	Finance	1,053,689.29	1,485,078.65	1,306,009.57
15110	Non-Departmental	736,200.00	755,000.00	739,625.38
15160	Business Services	236,711.30	232,950.00	226,005.99
15350	Information Technology	1,119,936.41	735,700.00	637,334.07
15400	Human Resources	612,480.65	936,622.48	919,631.31
15650	Government Buildings	673,944.67	1,010,297.48	975,163.28
25000	Municipal Court	678,195.07	887,723.00	814,711.31
32100	Police Department	8,200,000.00	7,806,947.00	7,707,812.00
42200	Public Services	4,696,100.00	3,973,142.33	3,785,635.58
61900	City Events	590,000.00	653,800.00	637,474.55
62200	Parks	181,000.00	205,250.00	202,437.26
72000	Permitting	618,575.39	756,735.01	611,108.69
74100	Planning	614,199.92	578,760.54	515,758.31
75100	Economic Development	353,709.07	214,100.00	204,379.47
75500	Main Street	238,612.89	230,717.89	197,234.08
75700	GIS	117,880.55	105,293.00	103,489.94
90000	Other Financing Uses	4,248,568.76	6,775,193.97	6,848,601.16
Total Projected GF Expenses		26,711,635.94	29,464,379.19	28,365,495.75