Stockbridge

Where Community Connects

STOCKBRIDGE

PLANNING COMMISSION

BOARD MEMBERS

Jayden Williams, Chair

Trameka Walker, Vice-Chair

Stanley Dumas

David Planchon

Anthony Mitten

Harold Thibodeaux

ADMINISTRATION

Ryan Anderson

Community Development Director

Vacant

Chief Planner

Linda Logan

Senior Planner, Secretary

Gordon Linton, Senior Planner

Valerie Ross, Attorney

Planning Commission Meeting Agenda May 22, 2025 6:30 PM

STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

Fax: 770-389-7912

Stockbridge
Where Community Connects

AGENDA
PLANNING COMMISSION MEETING
CITY OF STOCKBRIDGE

THURSDAY, MAY 22, 2025 6:30 PM

I. Call to Order

II. Invocation

III. Pledge of Allegiance

IV. Roll Call

V. Adoption of the Agenda

VI. Approval of Minutes April 17, 2025

Planning Commission Minutes for April 17, 2025

VII. PUBLIC HEARING

Item # 1 - <u>COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-10.</u> (Property is located in Council District 3.)
Consideration of a request for a <u>Comprehensive Plan Amendment</u> for <u>Parcel #032-01030012 on the west side of Rock Quarry Road, across from Hospital Drive,</u> to change the property's future land use designation from "High-Density Residential" to "Low-Density Mixed-Use." Purpose: To allow for the development of a convenience store with fuel sales, a retail center, and a hotel. Property Owner / Applicant: GMI, 2 Inc. (Bhasti Mehta). Agent: Harold Buckley, Jr., Esq., from the Law Firm of Wilson, Brock & Irby. The property is located in Land Lot 13 of District 6, and it contains 4.26 +/- acres.
Presented by: Linda Logan

Item # 2 - <u>SPECIAL USE PERMIT APPLICATION #SP-2024-01.</u> (Property is located in Council District 3.)
Consideration of a request for a <u>Special Use Permit</u> on <u>Parcel #032-01030012 on the west side of Rock Quarry Road, across from Hospital Drive.</u> Purpose: To allow the construction and operation of a convenience store with fuel sales (along with a retail center and a hotel). Property Owner / Applicant: GMI, 2 Inc. (Bhasti Mehta). Agent: Harold Buckley, Jr., Esq. of the Law Firm of Wilson, Brock & Irby. The property is located in Land Lot 13 of District 6, and it contains 4.26 +/- acres.
Presented by: Linda Logan

Item # 3 - <u>ANNEXATION CASE #AX-2024-03. (Property is to be located in Council District 5.)</u>
Consideration of a request for the <u>annexation,</u> using the 100 percent annexation method, of the property at <u>2251 Highway 42 North</u> from unincorporated Henry County into the Stockbridge City Limits. Purpose: To allow the existing building

to be used as a private school. Property Owner: Brightstar Homes and Services Inc., a Georgia Corporation. Applicant / Agent: Alexa Hilbert. The property is located in Land Lot 31 of District 7, and it contains 3.4341 +/- acres.
Presented by: Gordon Linton

Item # 4 - COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-11. (Property is to be located in Council District 5.)
Consideration of a request for a Comprehensive Plan Amendment for the property at 2251 Highway 42 North, after the property is annexed into the Stockbridge City Limits. The property currently has the Henry County future land use designation of "High-Density Suburban", and the applicant requests that it be assigned the City of Stockbridge's future land use designation of "Low-Density Mixed-Use." Purpose: To allow the existing building to be used as a private school. Property Owner: Brightstar Homes and Services Inc., a Georgia Corporation. Applicant / Agent: Alexa Hilbert. The property is located in Land Lot 31 of District 7, and it contains 3.4341 +/- acres.
Presented by: Gordon Linton

Item # 5 - REZONING CASE #RZ-2024-12. (Property is to be located in Council District 5.) Consideration of a request for the Rezoning of the property at 2251 Highway 42 North, after the property is annexed into the Stockbridge City Limits. The property's current Henry County zoning districts are 'M-1' (Light Manufacturing) District and "Henry County Highway Corridor Overlay District." The applicant requests that the property be assigned the City of Stockbridge's zoning districts of 'O-I' (Office-Institutional) District and 'PMU' ("Parkway Mixed-Use Overlay") District. Purpose: To allow the existing building to be used as a private school. Property Owner: Brightstar Homes and Services Inc., a Georgia Corporation. Applicant / Agent: Alexa Hilbert. The property is located in Land Lot 31 of District 7, and it contains 3.4341 +/- acres.
Presented by: Gordon Linton

Item # 6 - ANNEXATION CASE #AX-2025-01. (Property is to be located in Council District 5.)
Consideration of a request for the annexation, using the 100 percent annexation method, of the property at 1448 and 1468 Flippen Road from unincorporated Henry County into the Stockbridge City Limits. Purpose: To allow for the construction of a mixed residential development with townhomes and single-family detached homes. Property Owners of 1448 Flippen Road: William K. Reichert and Brenda A. Reichert. Property Owner of 1468 Flippen Road: Willard D. Gilreath. Applicant: Land Buyers of America, LLC. Agent: Michael Kaner. The property is located in Land Lots 11 and 12 of District 6, and it contains 21.771 +/- acres.
Presented by:

Item # 7 - COMPREHENSIVE PLAN AMENDMENT CASE #CP-2025-01. (Property is to be located in Council District 5.)
Consideration of a request for a Comprehensive Plan Amendment for property

at 1448 and 1468 Flippen Road, after the property is annexed into the Stockbridge City Limits. The property currently has the Henry County future land use designation of "Medium-Density Suburban", and the applicant requests that it be assigned the City of Stockbridge's future land use designation of "Medium-Density Residential." Purpose: To allow for the construction of a mixed residential development with townhomes and single-family detached homes. Property Owners of 1448 Flippen Road: William K. Reichert and Brenda A. Reichert. Property Owner of 1468 Flippen Road: Willard D. Gilreath. Applicant: Land Buyers of America, LLC. Agent: Michael Kaner. The property is located in Land Lots 11 and 12 of District 6, and it contains 21.771 +/- acres.
Presented by: Linda Logan

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

Item # 9 - SPECIAL USE PERMIT APPLICATION #SP-2025-01. (Property is located in Council District 2.)
Consideration of a request for a special use permit for a tract of land on the west side of the property at 5600 North Henry Boulevard. Purpose: To allow the development and operation of a quick-serve restaurant with drive-through windows. Property Owner: Wal-Mart Real Estate Business Trust. Applicant: Ryan Gagnon, Permit Coordinator. Proposed Business: Motley 7 Brew, a coffee store. The tract is located in Land Lot 71 of District 12, and it contains 0.566 +/- acres.
Presented by: Gordon Linton

VIII. PROJECT UPDATES

IX. STAFF COMMENTS

X. BOARD COMMENTS

XI. ADJOURN

City of Stockbridge

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

SUMMARY MINUTES
PLANNING COMMISSION
THURSDAY, APRIL 17, 2025 AT 6:30 p.m.

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

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

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

II. INVOCATION – Led by Trameka Walker.

III. PLEDGE OF ALLEGIANCE – Done in unison.

IV. ROLL CALL: (By Linda Logan)

	Present:	Absent:
~ Jayden Williams	X	
~ Trameka Walker	X	
~ Stanley Dumas	X	
~ Harold Thibodeaux	X	
~ David Planchon	X	
~ Anthony Mitten	X	

A quorum of members was achieved.

V. ADOPTION OF THE AGENDA

A motion was made by Stanley Dumas to adopt the agenda, and David Planchon seconded the motion. A vote was taken, and the agenda was unanimously adopted.

VI. APPROVAL OF MINUTES – March 20, 2025 Summary Minutes.

David Planchon made a motion to approve the March 20, 2025 Summary Minutes, as written, and Harold Thibodeaux seconded the motion. But Stanley Dumas said that before they vote, he had a correction for RZ-2025-02. For the Board Action, the last paragraph was inaccurate. It says that RZ-2025-02 was approved by a vote of 3-2 without any conditions, but that is not correct. He said that there were two motions. The first motion was made to deny the request, and it failed. The second motion was made to approve with conditions. Those were the only two motions on the floor. The confusion was on the vote count, not on the motion itself. Mr. Williams said that was correct. So, the motion was approved, 3-2, with conditions. Chairman Williams said that was correct. He asked Mr. Planchon to withdraw his motion to approve so that the Staff could get this fixed. But Linda Logan said that she played back the tape of the meeting and listened very carefully to what was said. Mr. Williams said that he agreed with Mr. Dumas, because there were some conditions which he brought forth, and which were discussed and approved. Mr. Dumas asked Ms. Logan whether she could listen to the recording to see exactly what it said. Ms. Logan replied that that was what she did when she was preparing the minutes. She said that she played it back multiple times to ensure accuracy. But Mr. Dumas said that the Board had not heard the tape, and he wondered whether they could listen to it.

Anthony Mitten then suggested that the Board members look at the bottom of Page 4 of the minutes. Mr. Dumas said that he was clear on the conditions. But he was concerned with the final paragraph for RZ-2025-02, which says that there was a 3-2 vote without any conditions, and that was not accurate. Trameka Walker asked whether there could be a motion to deny the minutes until the Board members could review the minutes. Chairman Williams asked Mr. Planchon to rescind his motion to approve, so that the Board members could further review. Mr. Planchon agreed. Ms. Walker made that motion, and Harold Thibodeaux seconded the motion. A vote was taken, and it was a 4-1 vote to deny, with Mr. Dumas opposed. Ryan Anderson said that changes could be made to the minutes during the meeting, without going through that procedure. But Chairman Williams said that the Board members wanted a chance to watch the video themselves.

VII. <u>SPECIAL USE PERMIT CASE #SP-2024-03.</u> (To be located in Council District 4.)

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

To be presented by the Community Development Staff.

<u>Staff Presentation –</u> Made by Linda Logan. Ms. Logan stated that this case was deferred from the September 19, 2025 Planning Commission meeting to allow the applicant time to obtain her personal care home license from the State of Georgia. She said that a special use permit is required to operate a personal care home, and that the applicant requested to care for six (6) residents in her home at 270 Shields Road. Ms. Logan explained that 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 operating fewer than twenty-four (24) hours per day.

Ms. Logan read through a case history for SP-2024 by events, as well as a case history by dates. She said that the applicant, Shona John, purchased the subject property on April 25, 2024, then applied for a Zoning Verification Letter on May 20, 2024, which the Planning & Zoning Staff completed on May 28, 2024. Ms. Logan noted that the applicant had purchased the property before receiving the completed Zoning Verification Letter from the Staff.

The applicant subsequently applied for a required business license on June 4, 2024, but it was voided and denied by the Business Services Staff because 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. Ms. Logan explained that 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.

Thereafter, the Planning & Zoning Staff held a pre-application meeting with Ms. John to discuss her need to apply for a special use permit, and she submitted her application with the date of July 30, 2024. The applicant appeared at the CZIM meeting on September 4, 2024, then again at the Planning Commission meeting on September 19, 2024. The Staff had recommended the denial of this case, but the Board members voted to defer it. The applicant sent a letter to the former City Manager, Fred Gardiner, on October 28, 2024 to request additional time to obtain her State personal care home license, and then submitted a deferral request letter

to the Staff on the next day (October 29, 2024). Meanwhile, the applicant had received her State medication certification on October 25, 2025.

Ms. Logan stated that Ms. John finally obtained her State personal care home license, effective on January 28, 2025, and the Staff received a copy of it on March 14, 2025, along with a copy of her State Medication Aide certification. However, Ms. John's State license only allowed her to care for three (3) residents, whereas she had requested in her special use permit applicant that she be allowed to care for six (6) residents. Further, State law prohibited a personal care home from serving more residents than the State license allowed. In April 2025, the applicant completed a first aid course and submitted to the Staff her proposed Business Summary for operating the personal care home, along with numerous photos of the interior of the home and the exterior of the property. Ms. John also expressed her intent, via phone and e-mail, to comply with all regulations, and her willingness to make driveway and parking improvements to her property.

Ms. Logan stated that the Staff had made three conclusions for SP-2024-03 for the proposed personal care home, as follows: 1) the applicant requested to care for six residents, but her State license only allowed her to care for three (3) residents; 2) a personal care home is not the best use of the subject property in an established residential area; and 3) potential adverse effects could occur on the surrounding neighborhood, including a poor access to the property, insufficient parking, and the lack of appropriate screening of the property to shield it from the neighbors. The Staff therefore recommended the denial of this case. But if the City Council chose to approve SP-2024-03, then the Staff recommended the following conditions: 1) that no more than three (3) residents be served by the personal care home; 2) that driveway and parking improvements be made; and 3) that appropriate screening be installed on the property.

Applicant's Comments – Shona John responded to questions from the Board, and she stated her willingness to comply with all regulations and the Staff's requirements. She submitted about twenty copies of pictures of the property and the interior of the house, which Ms. Logan handed to the Board members for their viewing.

Public Hearing:

1. **Robert Schuhl of 253 Shields Road—**Mr. Schuhl spoke in opposition to SP-2024-03. He was concerned about the 24-hour service of the proposed personal care home. He was also concerned about traffic congestion, speeding, and ambulances coming to the property at all hours.

2. **Councilmember Yolanda Barber from Council District 4—**Ms. Barber said that she has spoken with both the applicant and some of the neighbors about this case. She was concerned about the requirements for personal care homes.

Board Comments – The Board members agreed with the Staff's analysis and recommendations. They stated that a personal care home did not seem to be an appropriate use for the existing residential neighborhood.

Board Action – Anthony Mitten made a motion to deny SP-2024-03, and David Planchon seconded the motion. A vote was taken, and the motion to deny was approved by a vote of 4-1, with Trameka Walker being against the motion. Therefore, the Board vote was denial. (No one made a motion to approve this case.)

VIII. 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.

To be presented by the Community Development Staff.

CP-2025-02 and RZ-2025-03 were presented jointly by Gordon Linton, and a joint public hearing was held for both cases. A separate vote was taken for each case.

Staff Presentation – Gordon Linton gave the combined Staff presentation for CP-2025-02 and RZ-2025-03. He stated that the applicant proposed to building 98 townhomes, plus a small office building. The Staff's recommendation was Approval for CP-2025-02, and Approval with Conditions for RZ-2025-03. Mr. Linton read the Staff conditions, which were listed in the staff report. Ryan Anderson stated that the zoning conditions would include a requirement that the minimum unit size would be 1,800 square feet, and that a rear fence shall be installed abutting the single-family residential units.

Board Questions – Jayden Williams asked the following questions: 1) What factors led to the Staff's recommendations; and 2) How did the Staff conclude that infrastructure requirements would be met. Ryan Anderson responded that the Staff looked at the UDC requirements, as well as the letter from the Henry County Water Authority. Trameka Walker asked about the future land use and density. Why couldn't the applicant stay with Low-Density Mixed-Use? Mr. Anderson replied that the project probably wouldn't be feasible with Low-Density Mixed-Use.

Applicant's Presentation – Attorney Michele Battle gave a PowerPoint presentation for both CP-2025-02 and RZ-2025-03. She said that the property was annexed into the City in 2022. The PMU (Parkway Mixed-Use Overlay) District allows up to 45 units per acre, and the proposed density would only be nine-plus (9+) units per acre. The existing Low-Density Mixed-Use designation is not consistent with the PMU Overlay District, nor with the C-3 zoning. This corridor has not seen much new development in quite some time, and it could use a facelift.

Ms. Battle further stated that there would be no left turn into the property; just a right-in and right-out. The applicant proposes to build 98 townhomes and a small office building, at a density of 9.9 units per acre. She believed that the proposed fee-simple townhomes would be desirable for the corridor, and single-family detached homes would be unlikely to locate on a four-land State road. The HOA would own the office building, occupying no more than 50 percent of the total space. Ms. Battle asked that this be made as one of the conditions of approval. The remainder of the office space would be either rented out to the tenants or other businesses.

The townhomes would sell for the low- to mid-$200s, and they would have 1,400 square feet each. The townhomes would be good for empty-nesters. The proposed amenities would include a dog park and a walking trail. A knox-box would be located at Old Atlanta Road for emergency vehicles at the Old Atlanta Road access, with a locked gate. A 40-foot buffer would be provided at the rear, adjacent to the existing single-family homes.

Ms. Battle said that this would be a quality development, by Jay Knight of Knight Homes, which is now known as Templar Development.

Jay Knight stated that Trameka Walker had asked about the timeframe for the proposed development. He replied that it would be about four months before he could apply for a land disturbance permit after the rezoning of the property, and then about a year before construction, which would take about six months. The complete project buildout would take about six years.

Board Questions and Comments:

David Planchon – Mr. Planchon asked about buffers and green space at the rear of the property. Michele Battle responded that there would be a continuous green strip.

Anthony Mitten – Mr. Mitten asked whether there was any consideration for future expansion of the development to the north. Jay Knight said that he approached those property owners, but they have no plans to sell their properties. He also said that the proposed parking would meet the parking standards. Michele Battle stated that the PMU Overlay District encourages higher-density, yet the proposed development would still be walkable. She believed that the proposed uses would

be appropriate for a four-lane highway. Mr Mitten also asked whether there would be any controls over leasing. Ms. Battle responded that the developer would be open to that by allowing 10 percent of the units to be leased.

Jayden Williams—Mr. Williams said that the proposed density of 9.9 units per acre would exceed the density of the adjacent lower-density neighborhoods. Ms. Battle responded that buffers would be provided, and that the proposed townhomes would provide a transition between the adjacent single-family homes and the commercial uses along North Henry Boulevard. There would be no access into the single-family communities. Mr. Williams observed that this property is located across from an existing junkyard. Ms. Battle stated that the area is in transition, and that the proposed townhomes could jump-start the process of revitalizing this corridor. There is an opportunity to establish cafes, for instance. The PMU Overlay District should be used to transition the area. Ms. Williams asked about sidewalks. Ms. Battle, then Ryan Anderson, said that 10-foot sidewalks would be required along the front of the property. Mr. asked whether this would go against the Code requirements, but Mr. Anderson replied that it would not.

Public Hearing:

1. Gwen Mack of 377 Grove Hill Drive – Ms. Mack said that she lives in the Valley Hill Station Subdivision, and that she moved there to be in an older, quieter area. There is a church and another townhome development coming to Valley Hill Road, and that there is too much going on. The subject property abuts her neighborhood.

2. Councilmember Yolanda Barber of 197 Talon Place (Council District 4 representative) – Ms. Barber said that she was withholding her decision because this proposal was going to be presented to the City Council. She said that she was speaking on behalf of the homeowners who live in this area. She said that she is not opposed to development. The homeowners' properties were recently annexed into the Stockbridge City Limits, yet most of those homeowners were opposed to the annexation. Ms. Barber said that the homeowners are not opposed to development. She said that she has explained to the homeowners the vision for the City. The area is a gateway into the City. S.R. 42 is a State route, where commercial development is wanted. No residential developments are currently located in that area.

Ms. Barber asked Chairman Williams whether the Planning Commission receives the housing inventory that the Planning & Zoning Office is responsible for compiling. Chairman Williams replied, "No", but that he did request it at the last Planning Commission meeting. Ms. Barber said that it was important that the Planning Commission help to plan the City. The Board members should know that nine (9) residential developments have been approved in City Council District 4 in the last two years; that 998 residential units had been approved. Council District 4 is being overly saturated with townhomes. The Board members should be able to look at the housing inventory to see what the housing needs of each

Council district are.

Already, three townhome developments have been approved along Valley Hill Road, and another one is under construction on Davis Road. It, too, is high density. Ms. Barber said that she was concerned because it seems that this particular area is being targeted. There needs to be master plan for this area to identify what can be done to revitalize the entire area.

Ms. Barber mentioned another issue regarding the letter that was mailed to the homeowners. She said that she knew that the City's Code required developers to mail letters to homeowners who lived within 500 feet of the proposed development, so only a select few homeowners who live in the Valley Station Subdivision received the letter. The letter was mailed on April 1st, and it said that the community zoning meeting was scheduled for April 2nd. When she looked at the City's website, it showed that the community zoning meeting was scheduled for April 7th, and she showed up for the meeting. Ms. Barber read the same statement that she read at the community zoning meeting. It said:

> "During this Council's recent retreat, our City's financial advisor advised us that our tax digest was imbalanced. He stated, currently, our tax digest shows 70 / 30 or 60 / 40 percent of our taxes are being shouldered by homeowners. It should be reversed. It should be more commercial. He mentioned also that we need more commercial businesses. That means more commercial; not more townhomes; not more residential. The Council has approved nine (9) separate development proposals within City Council District 4."

Ms. Barber was concerned because most of the newly-annexed residents came from this area. This proposal is disrupting the peace of the people in this area; and they are calling her about this. There needs to be smart, responsible growth. Currently, there are no current plans for infrastructure improvements in this area other than the widening of State Route 42. She stated her hope that the Board members would consider that in their decision. This is a request by the applicant to amend the Comprehensive Plan. Not only is this parcel available for development, but there are multiple parcels along that stretch of road available. That means it might be piece-mealed over the next year or two as those property owners come forward. Ms. Barber wanted to master-plan the entire area first to apply the appropriate zoning that would best fit what is needed in the community. The current proposal does not mention anything about a clubhouse or a pool, which is something to consider since this is a gateway into the City.

Board Comments -- Harold Thibodeaux said that he had a concern about some of the questions which Councilmember Barber mentioned. He said that, in reality, it does not matter what this Board says or does. City Council has the responsibility of either turning down the Board's decision or passing the decisions which the Board members make. It's really the Council's responsibility regarding planning.

The Board follows the Council's lead. It has no solid responsibility regarding decision-making because the Council can change everything that the Board says and does.

Ms. Barber thanked Mr. Thibodeaux for his sentiment. Said that he was absolutely right, which is why that she was there. She shares in his concerns. She said that the Board members were sworn in, just like she was, to protect the community; to be fair; honest; transparent; to do its due diligence; to ask for the housing inventory. These are all basic planning tasks. Ms. Barber said that Mr. Anderson would be more than willing to provide the Board members with more details. She knows that the decisions which the Board members make are just recommendations for the Council. But she just wants to make sure that the Board members do their full due diligence before making decisions. She does not take any decisions lightly. She knows that her decisions are impacting the lives of the people who live here. Everybody doesn't want the growth. But a happy medium has to be found, and they have to be responsible with the decisions that are being made. She wants to do her best to do what's right and to do the best that she can to represent the people and their interests.

Board Comments:

Harold Thibodeaux—Mr. Thibodeaux stated that he would love for the Board to have a lot of input into the planning of communities and commercial property. But why are there employees in Planning & Zoning if the Board doesn't have meetings with them, and with the City Council, to set forth the future development of the City?

Jayden Williams—Chairman Williams stated that, while he agreed with Mr. Thibodeaux, if three Board or more members were in the room to discuss this, and there was a quorum, that would be an official public meeting. If there is a way around that, he would be in favor of such meetings.

Anthony Mitten—Mr. Mitten asked about how many letters were sent to property owners within 500 feet of the subject property by the applicant. Mr. Anderson responded, but his response could not be heard.

Board Action – Trameka Walker made a motion to deny CP-2025-02, and Stanley Dumas seconded the motion. The vote was 3-2, and the case was denied. Chairman Williams asked whether a vote was still needed on RZ-2025-03 since CP-2025-02 was denied, or was it automatic. Zoning Attorney Valerie Ross stated that a vote was still needed for the record. David Planchon made a motion to accept the rezoning of the property to conform with the land use plan, and Harold Thibodeaux seconded the motion. The motion was denied, 2-3. Mr. Anderson said that a motion to deny RZ-2025-03 was needed, per Ms. Ross. Ms. Walker made a motion to deny, and Stanley Dumas seconded the motion. The motion passed, 3-2. Therefore, the Board members

voted to recommend the denial of both cases.

IX. <u>REZONING CASE #RZ-2025-03.</u> (Property is located in Council District 4.) Consideration of a <u>Rezoning</u> for **<u>Parcel #029-01011001, located between North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road,</u>** 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.

To be presented by the Community Development Staff.

RZ-2025-03 and CP-2025-02 were presented jointly by Gordon Linton, and a joint public hearing was held for both cases. A separate vote was taken for each case.

Per the minutes above, the Board members voted to deny RZ-2025-03 by a vote of 3-2.

X. PROJECT UPDATES – None.

XI. STAFF COMMENTS – None.

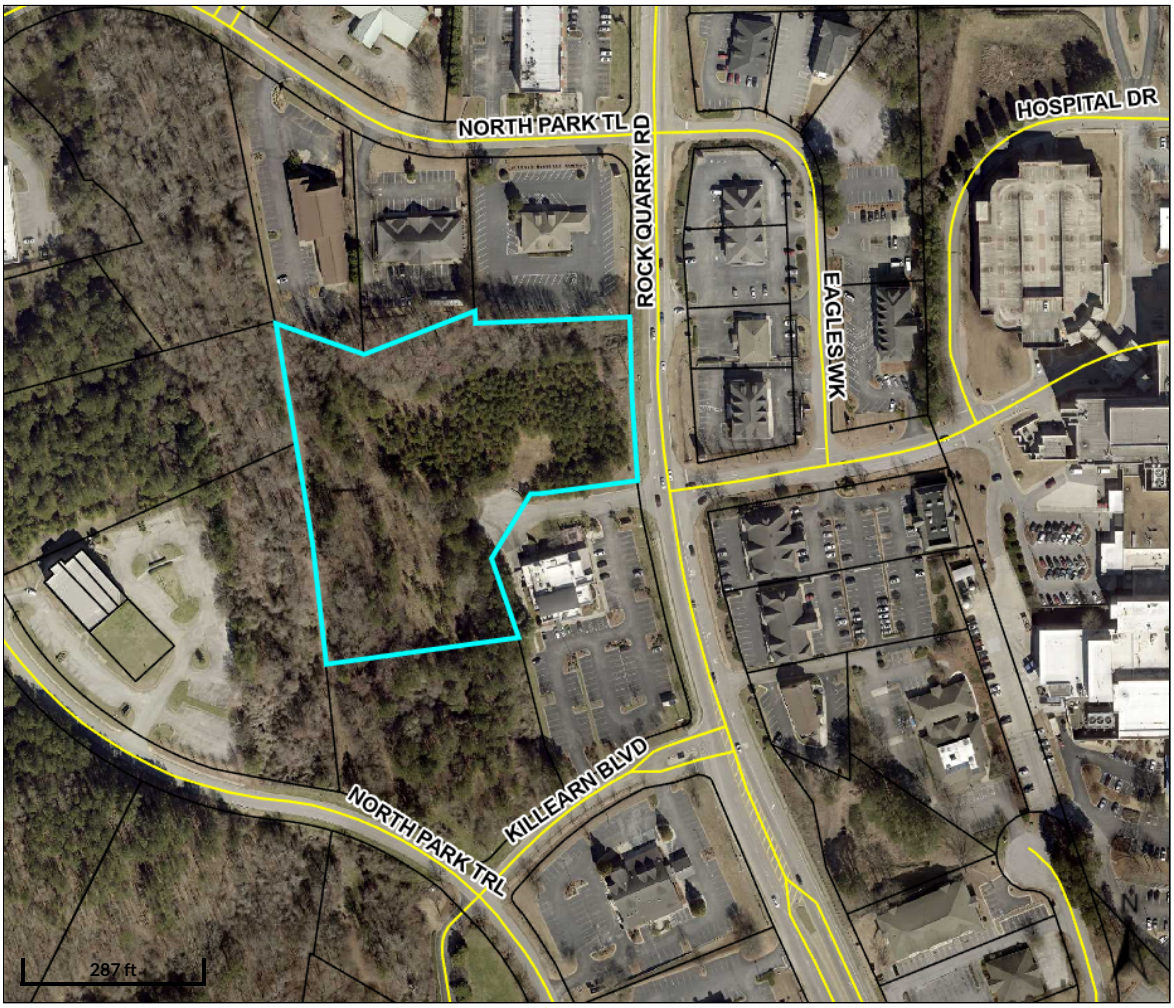
XII. BOARD COMMENTS

Chairman Jayden Williams wished everyone a great holiday and a Happy Easter.

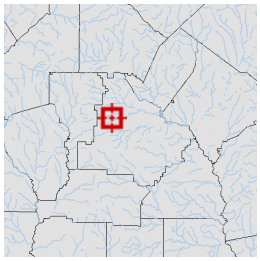
XIII. ADJOURNMENT

David Planchon made a motion to adjourn the meeting, and Stanley Dumas seconded the motion. A vote was taken, and the meeting was unanimously adjourned. Chairman Williams stated that the meeting was adjourned at 8:24 p.m.

Henry County, GA



Overview



Legend

- Parcels
- Roads

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

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

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

Developed by Schneider GEOSPATIAL

City of Stockbridge Planning and Zoning Division

Application for an Amendment to the Comprehensive Plan

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

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

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

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

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

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

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

FROM: High-density residential

TO: Low-density mixed-use

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

_____ **(Acknowledgement)**

Property Address: 0 Rock Quarry Road

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

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

Property Tax Parcel Number(s):

032-10130012 **(Required)**

Witness' Signature

B.A. mehta

Signature of Applicant

Adriana Guerrero

Printed Name of Witness

Bharti Mehta

Printed Name of Applicant

Cedric Wesley

Notary

Signature of Agent

Notary Seal:

CEDRIC WESLEY NOTARY EXPIRES GEORGIA October 7, 2025 PUBLIC GWINNETT COUNTY, GA

(For Office Use Only)

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

Application checked by: _____ Date: _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

Mayor/City Council Decision: _____

Planning Director's Signature: _____ Date: _____

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

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

NO AUTHORIZATION REQUIRED – APPLICANT IS THE PROPERTY OWNER

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 0 Rock Quarry Rd [address], with Parcel Number 032-10130012, which is the subject of this application.

Name of Property Owner: GMI 2 Inc

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

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

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

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

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

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

Company/law firm (if applicable):

Telephone, E-Mail, & Address: 1876 Independence Square Suite D Dunwoody GA 30338

678-458-5185 sunnyomsai@yahoo.com

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

B.A. mehta

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

11/4/24

Date

Cedric Wesley

Signature of Notary Public

Cedric Wesley

Printed Name of Notary Public

11/4/24

Date

Notary Public's Seal or Stamp:

CEDRIC WESLEY NOTARY EXPIRES GEORGIA October 7, 2025 PUBLIC GWINNETT COUNTY, GA

Applicant Campaign Disclosure Form

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

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

Yes_____ **No** _X_

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

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

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

Bharti Mehta
Applicant's Name - Printed

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

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

Signature of Applicant's Attorney, if applicable

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

CEDRIC WESLEY NOTARY EXPIRES GEORGIA October 7, 2025 PUBLIC GWINNETT COUNTY, GA

Cedric Wesley
Notary Public

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

GMI 2, Inc.
1876 Independence Square, Suite D
Dunwoody, GA 30338

122

64-489/611

DATE 11/4/24

PAY TO THE ORDER OF City of Stockbridge $ 600.00

Six hundred dollars only DOLLARS

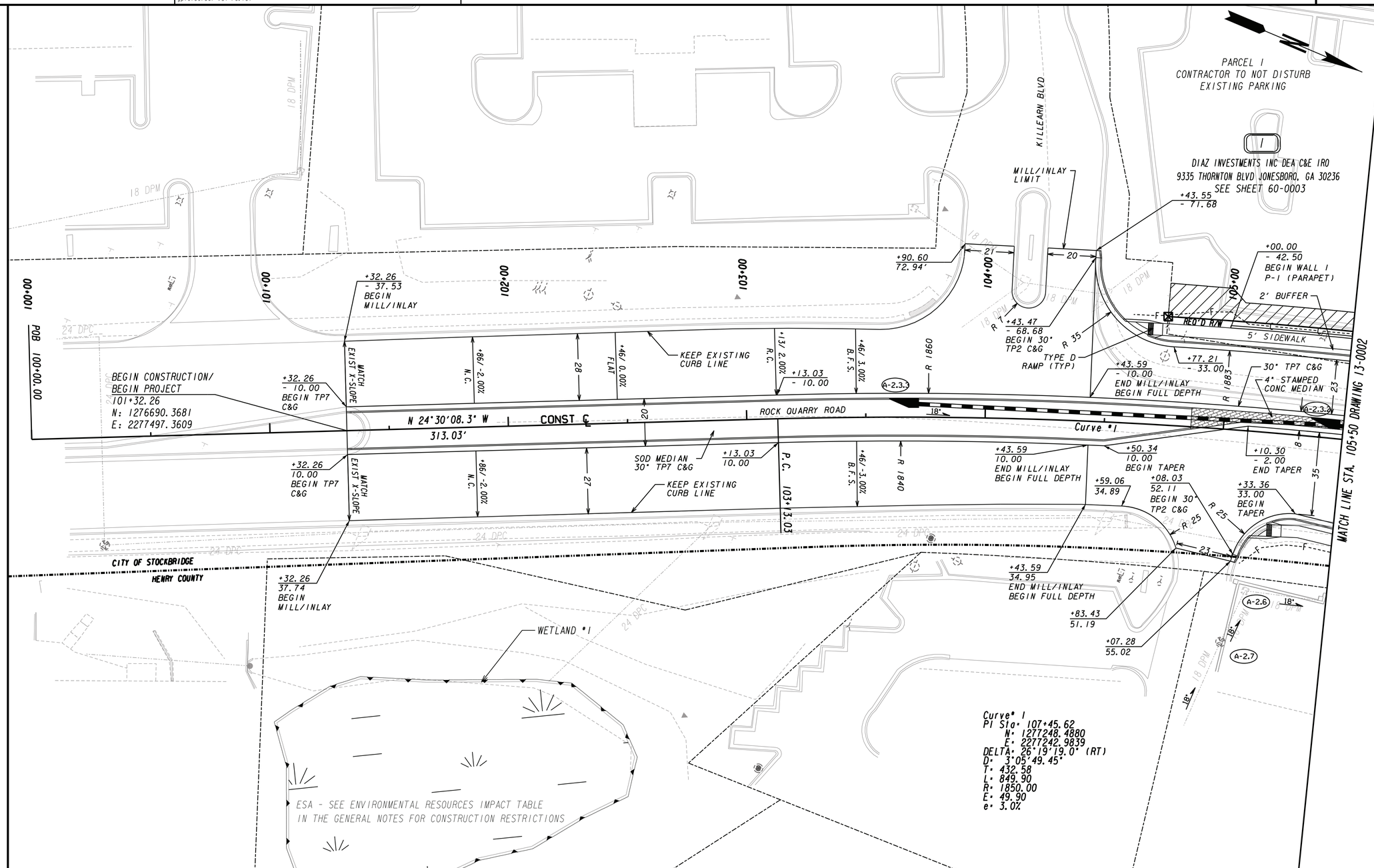
Photo Safe Deposit® Details on back

Quantum National Bank

FOR Parcel No: 032-10130012 Comp Plan Amdmt Fees

MP

⑈000122⑈ ⑆061104893⑆ 85366⑈



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)

CROY
200 NORTH COBB PARKWAY, BLDG. 400, SUITE 413
MARIETTA, GA 30062
PHONE: (770) 971-5407 FAX: (770) 971-0620

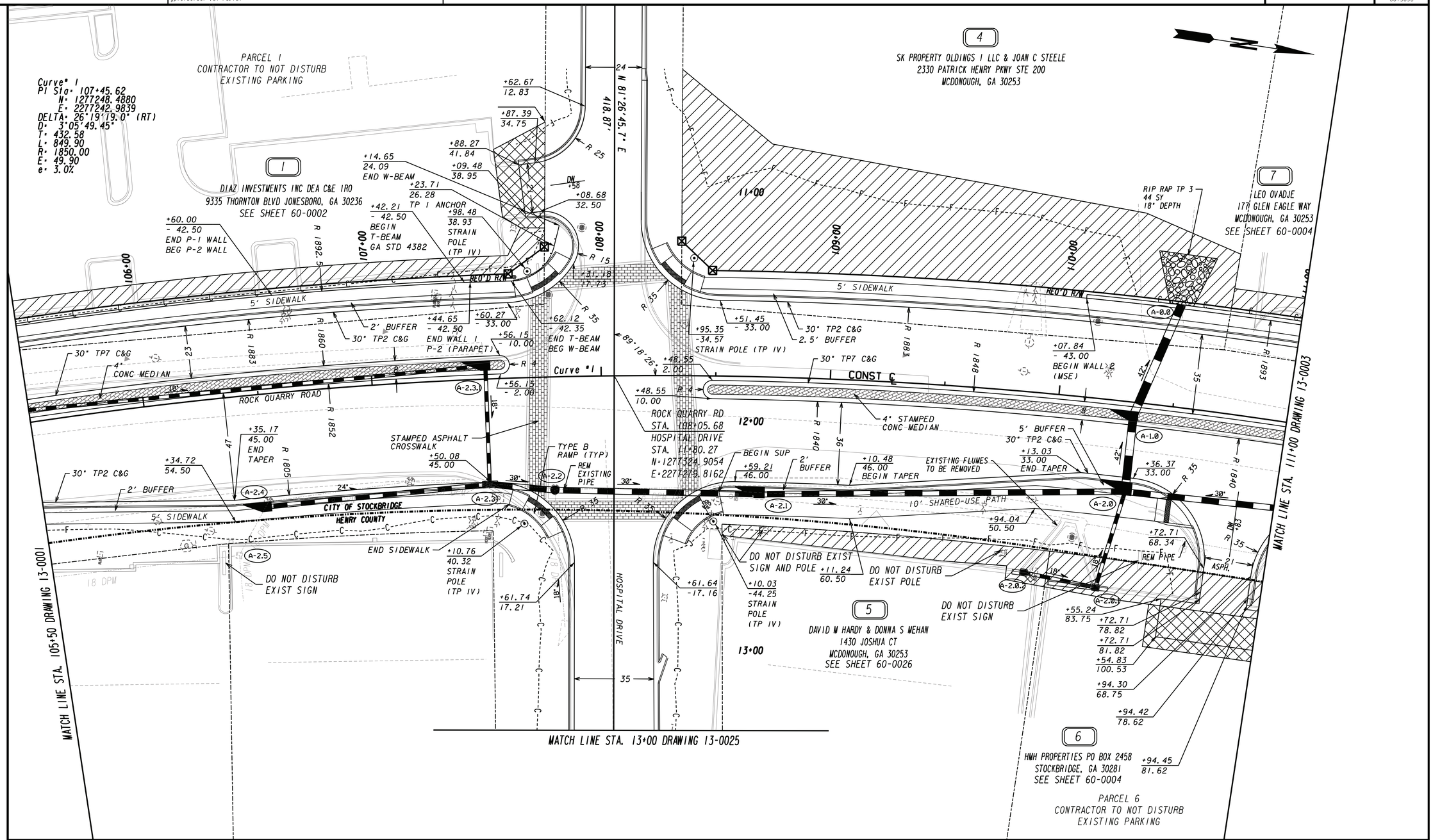
SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
ROCK QUARRY ROAD

CHECKED: DATE:
BACKCHECKED: DATE:
CORRECTED: DATE:
VERIFIED: DATE:

DRAWING No. 13-0001



PROPERTY AND EXISTING R/W LINE	
REQUIRED R/W LINE	
CONSTRUCTION LIMITS	
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	

BEGIN LIMIT OF ACCESS	BLA
END LIMIT OF ACCESS	ELA
LIMIT OF ACCESS	
REQ'D R/W & LIMIT OF ACCESS	
ORANGE BARRIER FENCE	
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)	

CROY
200 NORTH COBB PARKWAY, BLDG. 400, SUITE 413
MARIETTA, GA 30062
PHONE: (770) 971-5407 FAX: (770) 971-0620

SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
ROCK QUARRY ROAD

CHECKED:		DATE:	
BACKCHECKED:		DATE:	
CORRECTED:		DATE:	
VERIFIED:		DATE:	

DRAWING No. 13-0002

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		QTY
TREES							
	ACE AMS	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG FREEMAN MAPLE	2.5" CAL.	B&B		5
	CER CAN	CERCIS CANADENSIS VAR. TEXENSIS	TEXAS REDBUD	2.5" CAL.	B&B		1
	COR FLO	CORNUS KOUSA	KOUSA DOGWOOD	2.5" CAL.	B&B		1
	CUP XCN	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	6` HT.	B&B		10
	LAG WHI	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE MULTI-TRUNK	6` HT.	B&B		1
	QUE PHE	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.	B&B		1
SHRUBS							
	DIS VTJ	DISTYLIUM X 'VINTAGE JADE'	FIRST EDITIONS® VINTAGE JADE DISTYLIUM	3 GAL.	POT		39
	LOR R38	LOROPETALUM CHINENSE RUBRUM 'RUBY'	RUBY FRINGE FLOWER	3 GAL.	POT		29
	PAN SMN	PANICUM VIRGATUM 'SHAWNEE'	SHAWNEE SWITCH GRASS	2` HT.	POT		25

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
GROUND COVERS							
	HEM HAP	HEMEROCALLIS X 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL.	POT	18" o.c.	57
	OPH JAP	OPHIOPOGON JAPONICUS	MONDO GRASS	FLAT	PLUG	4" o.c.	5,247

LJA
130 E. MAIN STREET, STE 204
CANTON, GA 30114
404-863-1070

NO	DATE	DESCRIPTION	BY	CHK	APV

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

GMI2, INC
1876 INDEPENDENCE SQ, SUITE D, DUNWOODY, GA 30338
MEHTA BHARTI 678.458.5185

ISSUE DATE
08/01/24

DRAWING NUMBER

PROJECT NUMBER
2024-033

SHEET TITLE
LANDSCAPE RENDERING

SHEET NUMBER

Plot Date: Thursday, August 1, 2024 8:31:05 AM
File Location: s:\landarchive_01-civil_projects\03-projects_canton_ga_office_assigned_lja\2024-033 rock quarry road retail stockbridge ga\cad\by_others\landscape rendering\landscape rendering

WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

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

HAROLD BUCKLEY, JR.

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

TELEPHONE
(404) 853-5050

FACSIMILE
(404) 853-1812

April 8, 2025

VIA HAND DELIVERY

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

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

Dear Ryan:

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

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

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

General Background

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

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

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

Conditional Use Permit Approval Standards

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

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

[1] Comprehensive Plan, p. 44.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6. The Proposed Use Will Have Appropriate Open Space

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

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

7. The Proposed Use Will Have Appropriate Protective Screening

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

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

8. Hours and Manner of Operation

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

9. The Proposed Use Will Have Exceptional Outdoor Lighting

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

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

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

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

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

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

11. Constitutional Objections and Conclusion.

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

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

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

Sincerely,

WILSON BROCK & IRBY, L.L.C.

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

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

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

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

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

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

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

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

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

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

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

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

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

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

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

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

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

ANTHONY S. FORD, Mayor

SO ORDAINED this 10th day of February, 2025.

ATTEST:

VANESSA HOLIDAY, City Clerk (SEAL)

APPROVED AS TO FORM:

QUINTON G. WASHINGTON, City Attorney

City of Stockbridge

AGENDA ITEM

MEETING DATE

FEBRUARY 10, 2025

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

FUNDING SOURCE

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Ryan Anderson, Director of Community Development

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

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

BACKGROUND INFORMATION:

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

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

- [ ] FINANCIAL IMPACT
- [ ] N/A

AMOUNT $

ATTACHMENTS: [ ]

ITEM/PROJECT/EVENT:

TX-2024-06 FOR GAS STATION DISTANCE REQUIREMENT.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Approval.

Staff Signature_____

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. _____

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

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

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

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

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

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

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

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

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

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

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

_____
ANTHONY S. FORD, Mayor

SO ORDAINED this ___ day of _____, 2025.

ATTEST:

_____ (SEAL)
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:

_____
QUINTON G. WASHINGTON, City Attorney

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. _____

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

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

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

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

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

_____
ANTHONY S. FORD, Mayor

SO ORDAINED this ___ day of _____, 2025.

ATTEST:

_____ (SEAL)
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:

_____
QUINTON G. WASHINGTON, City Attorney

PowerPoint Presentation For TX-2024-06

Mayor and Council Work Session

February 10, 2025

Purpose

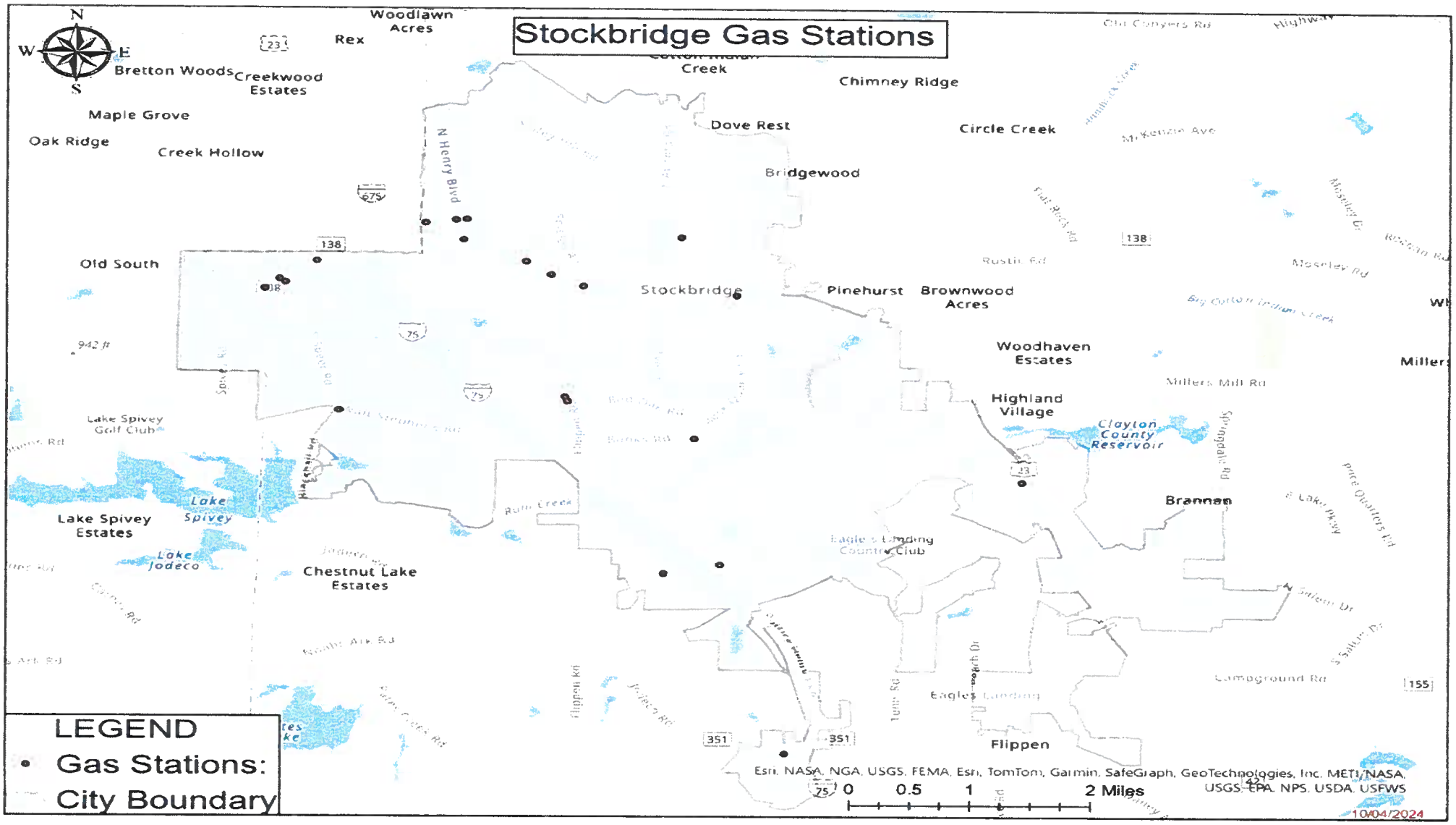
Amend the distance requirement for gas stations from 4,500 feet to 800 feet (Section 3.2.14 (C))

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

Background

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

Stockbridge Gas Stations



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

3.2.14 Gasoline service stations.

A. Gasoline service stations are permitted in the C-3 district and are a special use in the C-2 district, subject to the site design standards for the district, and the specific site design standards in this section.

B. Gasoline service stations may include the following activities: sale of fuel, oil, lubricants, and similar products; minor repair; sale of small automotive accessories; sale of food and sundries; convenience store; restaurant drive-up windows; inspection stations for emissions; or car washes. Gasoline service stations shall not include game rooms, game arcades, major repair shops, body shops, paint shops, or paint booths.

C. Gasoline service stations shall maintain a separation distance of four thousand five hundred (4,500) feet. This distance requirements shall be measured from property line to property line of another gasoline service station.

D. Design standards for gasoline service stations are shown in the table below.

Standards for Gasoline Service Stations

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

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

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

Requirements added to Section 3.2.14 of the Stockbridge Unified Development Code

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

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

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

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

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

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

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

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

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

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

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

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

P. All gas stations must meet the other related codes of Ordinances.

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. _____

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

_____
ANTHONY S. FORD, Mayor

SO ORDAINED this ___ day of _____, 2024.

ATTEST:

_____ (SEAL)
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:

_____
QUINTON G. WASHINGTON, City Attorney

Staff Recommendation

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

Q&A

Henry County, GA

Overview

Legend

- Parcels
- Roads

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

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

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

Developed by Schneider GEOSPATIAL

VICINITY MAP

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

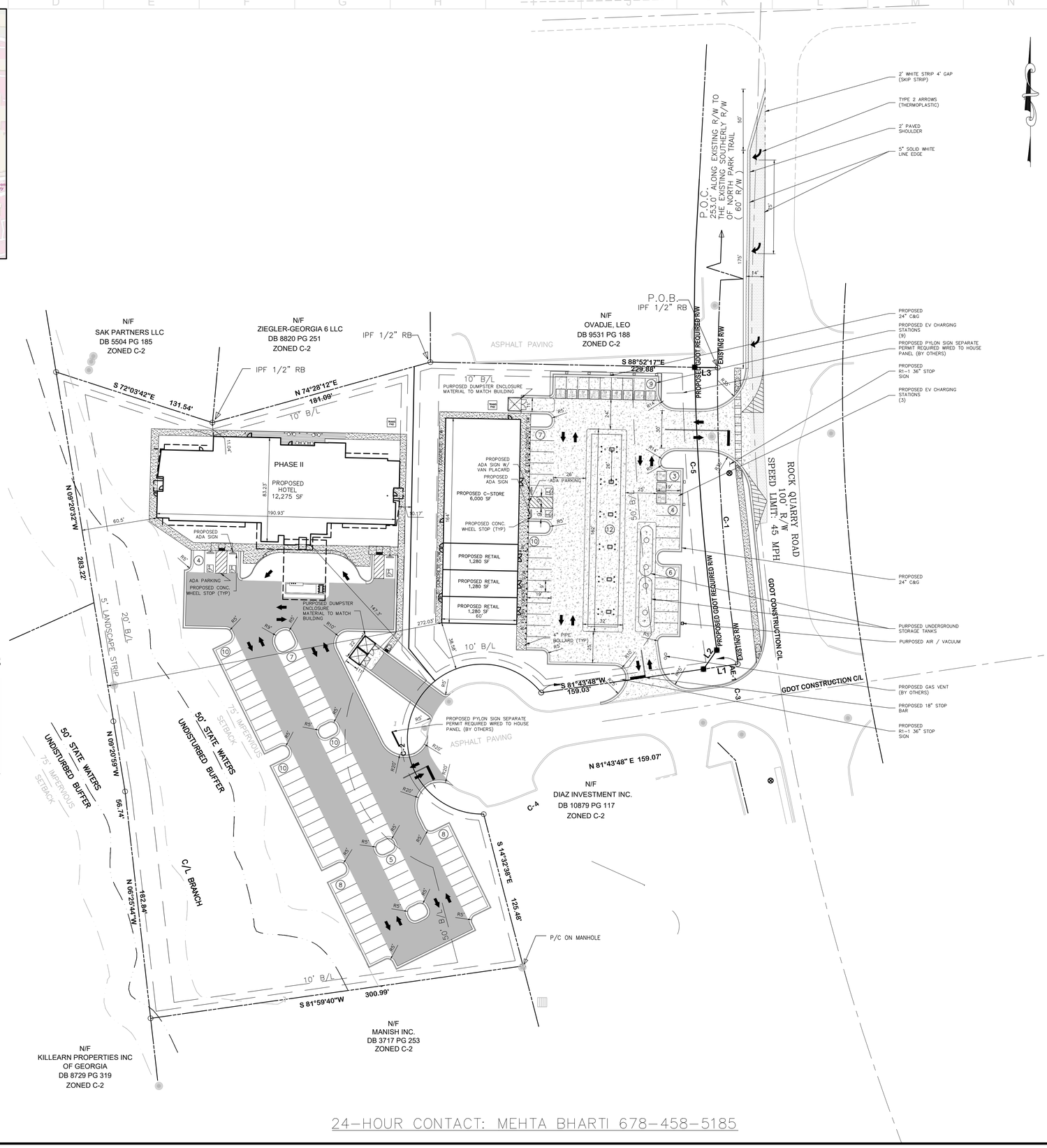
CORNER SIGHT DISTANCE FOR COMMERCIAL SITE

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

SIGNED F. Bremer DATE 07/15/2024

PROPOSED LEGEND

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



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

SITE DATA

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

BUILDING DATA

BUILDING AREA C-STORE

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

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

BUILDING AREA HOTEL

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

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

PROPOSED PARKING DATA

FOOD MART WITH FUEL SALES (5,035 SF)
RETAIL UPPER LEVEL (4,800 SF)

5 SPACE FOR EACH 1,000 SQUARE	50 SPACES
TOTAL PARKING REQUIRED	50 SPACES
PROVIDED PARKING	
STANDARD SPACES 9'x19'	25 SPACES
FUEL PUMP SPACES	12 SPACES
E.V. CHARGING SPACES	12 SPACES
ACCESSIBLE SPACES 9'x19' (REQUIRED)	2 SPACES
TOTAL PARKING PROVIDED	51 SPACES

CITY PARKING REQUIRED:

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

SITE NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.

2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.

3. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY: IRONSTONE SURVEYING

4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.

5. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.

6. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA.

7. ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.

8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.

9 SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES, FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.

10. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.

11. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.

12. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.

13. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.

14. ALL CONCRETE SHALL BE 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.

15. PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

16. ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.

17. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE FOR WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).

18. ALL TRAFFIC MARKINGS SHALL BE THERMOPLASTIC AND MEET GDOT SPECIFICATIONS.

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

NO.	DATE	DESCRIPTION	BY	CHK	APV

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

GMIZ, INC
1876 INDEPENDENCE SQ, SUITE D, DUNWOODY, GA 30338
MEHTA BHARTI 678.458.5185

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

ISSUE DATE
03/18/2025

PROJECT NUMBER
2024-033

SHEET TITLE
SITE PLAN

SHEET NUMBER
C1

Plot Date: Tuesday, March 18, 2025 1:58:04 PM
File Location: s:\sedfactive_01\civil_projects\03-projects_canton_ga_office\on hold_archive_backlog\2024-033 rock quarry road retail stockbridge ga\cad\proj\ rock quarry road hotel

VICINITY MAP

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PROPOSED ZONING CLASSIFICATION:	C-2 GENERAL COMMERCIAL DISTRICT
OVERLAY DISTRICT	PMU PARKWAY MIXED USE
CURRENT LOCAL JURISDICTION:	CITY OF STOCK BRIDGE
FLOOD ZONE CLASSIFICATION:	X
SPECIAL USE REQUEST TO ALLOW FOOD MARTS WITH FUEL PUMPS	

BUILDING DATA

BUILDING AREA C-STORE

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

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
FRONT (EAST)	50 FEET	157.08'
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5 SPACE FOR EACH 1,000 SQUARE	50 SPACES
TOTAL PARKING REQUIRED	50 SPACES
PROVIDED PARKING	
STANDARD SPACES 9'x19'	25 SPACES
FUEL PUMP SPACES	12 SPACES
E.V. CHARGING SPACES	12 SPACES
ACCESSIBLE SPACES 9'x19' (REQUIRED)	2 SPACES
TOTAL PARKING PROVIDED	51 SPACES

CITY PARKING REQUIRED:

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

SITE NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.

2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.

3. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY: IRONSTONE SURVEYING

4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.

5. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.

6. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA.

7. ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.

8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.

9 SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES, FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.

10. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.

11. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.

12. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.

13. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.

14. ALL CONCRETE SHALL BE 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.

15. PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

16. ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.

17. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE FOR WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).

18. ALL TRAFFIC MARKINGS SHALL BE THERMOPLASTIC AND MEET GDOT SPECIFICATIONS.

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 27020 JERRY S. BOOMER
07/11/2024
ENGINEER OF RECORD

NO.	DATE	DESCRIPTION	BY	CHK.	APV.

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

GMI2, INC
1876 INDEPENDENCE SQ., SUITE D, DUNWOODY, GA 30338
MEHTA, BHARTI 678.458.5185

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

ISSUE DATE
06-26-2024

PROJECT NUMBER
2024-033

SHEET TITLE
SITE PLAN

SHEET NUMBER
C1

Plot Date: Friday, March 28, 2025 4:09:30 PM
File Location: s:\sadarchive_01-civil_projects\03-projects_canton_ga_officition hold_archive_backlog\2024-033 rock quary road retail stockbridge ga\cad\landscape rendering\proj\ rock quary road hotel rendering

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

BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

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

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

SANITARY SEWER CHART

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

STORM DRAINAGE CHART

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

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

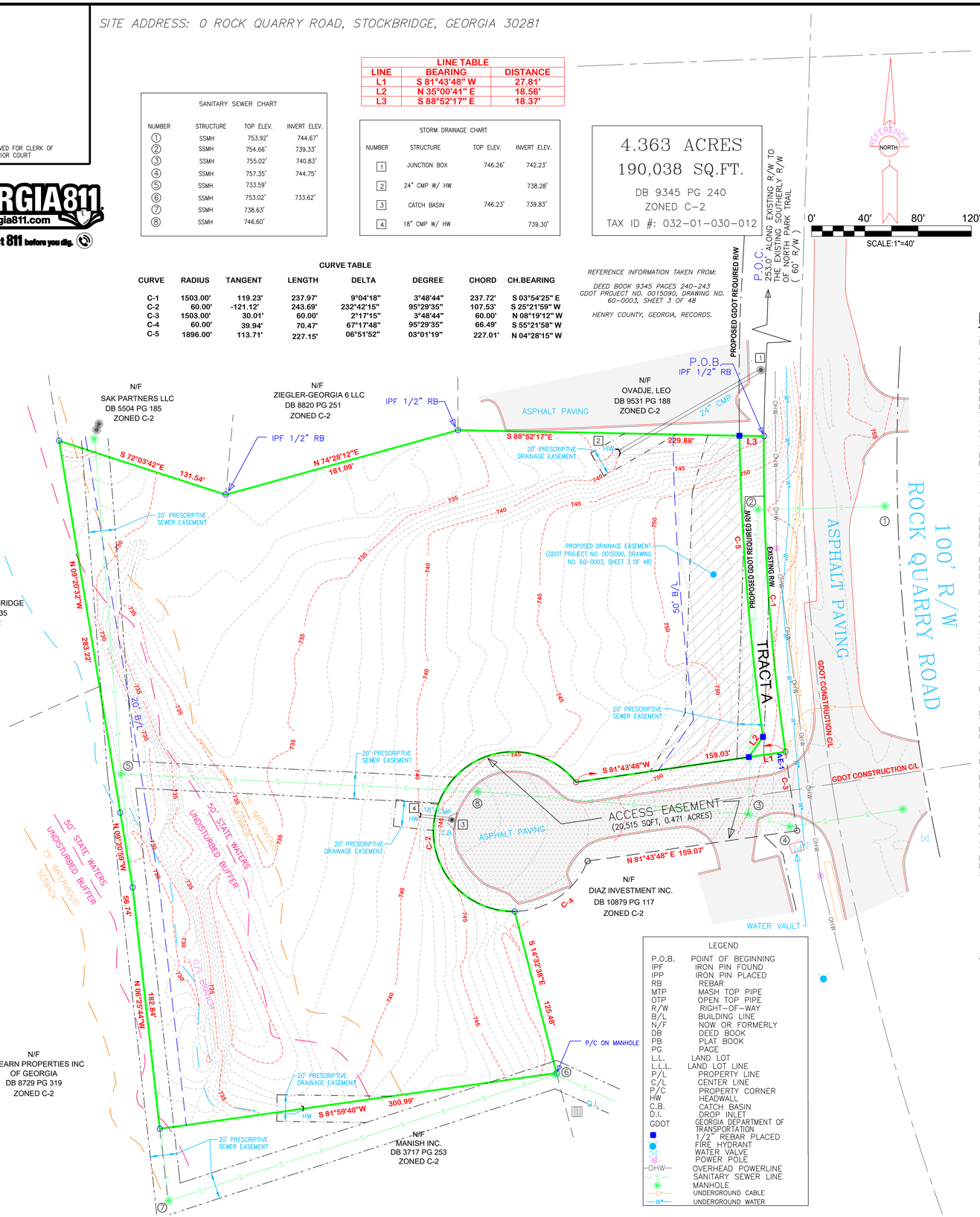
CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	1503.00'	119.23'	237.97'	9°04'18"	3°48'44"	237.72'	S 03°54'25" E
C-2	60.00'	-121.12'	243.69'	232°42'15"	95°29'35"	107.53'	S 25°21'59" W
C-3	1503.00'	30.01'	60.00'	2°17'15"	3°48'44"	60.00'	N 08°19'12" W
C-4	60.00'	39.94'	70.47'	67°17'48"	95°29'35"	66.49'	S 55°21'58" W
C-5	1896.00'	113.71'	227.15'	06°51'52"	03°01'19"	227.01'	N 04°28'15" W

REFERENCE INFORMATION TAKEN FROM:

DEED BOOK 9345 PAGES 240–243
GDOT PROJECT NO. 0015090, DRAWING NO. 60–0003, SHEET 3 OF 48

HENRY COUNTY, GEORGIA, RECORDS.



LEGEND

P.O.B.	POINT OF BEGINNING
IPF	IRON PIN FOUND
IPP	IRON PIN PLACED
RB	REBAR
MTP	MASH TOP PIPE
OTP	OPEN TOP PIPE
R/W	RIGHT–OF–WAY
B/L	BUILDING LINE
N/F	NOW OR FORMERLY
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
L.L.	LAND LOT
L.L.L.	LAND LOT LINE
P/L	PROPERTY LINE
C/L	CENTER LINE
P/C	PROPERTY CORNER
HW	HEADWALL
C.B.	CATCH BASIN
D.I.	DROP INLET
GDOT	GEORGIA DEPARTMENT OF TRANSPORTATION
■	1/2" REBAR PLACED
●	FIRE HYDRANT
⊠	WATER VALVE
⊗	POWER POLE
—OHW—	OVERHEAD POWERLINE
—S—	SANITARY SEWER LINE
◉	MANHOLE
—C—	UNDERGROUND CABLE
—W—	UNDERGROUND WATER

LEGAL DESCRIPTION (AS PER TITLE COMMITMENT)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA, CONTAINING 4.3664 ACRES, MORE OR LESS, AS SHOWN AND DELINEATED ON A PLAT OF SURVEY PREPARED BY FOR EAGLES LANDING FAMILY PRACTICE, BY ROLAND MCCANN, GEORGIA REGISTERED LAND SURVEYOR, DATED 5/14/02, REVISED MAY 16, 2002, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIN LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD, 253.1 FEET SOUTHERLY AS MEASURED ALONG SAID RIGHT-OF-WAY LINE FROM THE POINT FORMED BY THE INTERSECTION OF SAID RIGHT-OF-WAY WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH PARK TRAIL; THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD AND FOLLOWING THE CURVATURE THEREOF, 237.97 FEET TO AN IRON PIN; THENCE SOUTH 81 DEGREES 43 MINUTES 48 SECONDS WEST, 159.03 FEET TO AN IRON PIN; THENCE ALONG AN ARC A DISTANCE OF 243.68 FEET WITH SAID ARC HAVING A RADIUS OF 60.00 ALONG A BEARING OF SOUTH 25 DEGREES 21 MINUTES 59 SECONDS WEST AND A CHORD DISTANCE OF 107.53 FEET TO AN IRON PIN; THENCE SOUTH 14 DEGREES 32 MINUTES 38 SECONDS EAST, 125.48 FEET TO AN IRON PIN; THENCE SOUTH 81 DEGREES 59 MINUTES 40 SECONDS WEST, 300.99 FEET TO AN IRON PIN; THENCE NORTH 06 DEGREES 25 MINUTES 44 SECONDS WEST, 182.84 FEET TO AN IRON PIN; THENCE NORTH 09 DEGREES 20 MINUTES 32 SECONDS WEST, 283.22 FEET TO AN IRON PIN; THENCE SOUTH 72 DEGREES 03 MINUTES 42 SECONDS EAST, 131.54 FEET TO AN IRON PIN; THENCE NORTH 74 DEGREES 28 MINUTES 12 SECONDS EAST, 181.09 FEET TO AN IRON PIN; THENCE SOUTH 88 DEGREES 53 MINUTES 25 SECONDS EAST, 229.64 FEET TO AN IRON PIN LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD AND THE POINT OF BEGINNING.

TOGETHER WITH:
AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA, BEING DESIGNATED AS ACCESS EASEMENT CONTAINING 0.4 710 ACRES, MORE OR LESS, AS SHOWN AND DELINEATED ON A PLAT OF SURVEY PREPARED FOR EAGLES LANDING FAMILY PRACTICE BY ROLAND MCCANN, REGISTERED LAND SURVEYOR, DATED 5/14/02, REVISED 5/16/02 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIN LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD, 491.07 FEET SOUTHERLY AS MEASURED ALONG SAID RIGHT-OF-WAY LINE FROM THE POINT FORMED BY THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH PARK TRAIL; THENCE CONTINUING SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD AND FOLLOWING THE CURVATURE THEREOF, 60.00 FEET TO AN IRON PIN; THENCE SOUTH 81 DEGREES 43 MINUTES 48 SECONDS WEST 159.07 FEET TO AN IRON PIN; THENCE ALONG AN ARC A DISTANCE OF 314.16 FEET WITH SAID ARC HAVING A RADIUS OF 60.00 TO A POINT; THENCE NORTH 81 DEGREES 43 MINUTES 48 SECONDS EAST 159.03 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (AS SURVEYED)

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

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

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

BEGINNING AT A POINT PREVIOUSLY DESCRIBED AS "AE-1", LOCATED ON THE EXISTING WESTERLY RIGHT-OF-WAY OF ROCK QUARRY ROAD, 490.97 FEET SOUTHERLY AS MEASURED ALONG SAID RIGHT-OF-WAY LINE FROM THE POINT FORMED BY THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH PARK TRAIL; THENCE DEPARTING SAID RIGHT-OF-WAY S81°43'48"W A DISTANCE OF 159.03 FEET TO A POINT FEET TO A POINT; THENCE ALONG A CURVE PREVIOUSLY DESCRIBED AS "C-2", TURNING TO THE LEFT, WITH AN ARC LENGTH OF 243.69', WITH A RADIUS OF 60.00', BEING SUBTENDED BY A CHORD BEARING OF S25°21'59"W, WITH A CHORD LENGTH OF 107.53' TO A POINT; THENCE ALONG A COMPOUND CURVE HEREBY KNOWN AS "C-4", TURNING TO THE LEFT, WITH AN ARC LENGTH OF 70.47', WITH A RADIUS OF 60.00', BEING SUBTENDED BY A CHORD BEARING OF N55°21'58"E, WITH A CHORD LENGTH OF 66.49' TO A POINT; THENCE N81°43'48"E A DISTANCE OF 159.07' FEET TO A POINT ON THE EXISTING RIGHT-OF-WAY OF ROCK QUARRY ROAD; THENCE NORTHWESTERLY ALONG A CURVE HEREBY KNOWN AS "C-3", TURNING TO THE RIGHT WITH AN ARC LENGTH OF 60.00', WITH A RADIUS OF 1503.00', BEING SUBTENDED BY A CHORD BEARING OF N08°19'12"W, WITH A CHORD LENGTH OF 60.00', TO A POINT, WHICH IS THE POINT OF BEGINNING. SAID LAND HAVING AN AREA OF 0.471 ACRES, MORE OR LESS.

LESS "TRACT A"

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

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

SCHEDULE B-II EXCEPTIONS

1–6 – STANDARD EXCEPTIONS. NOT ADDRESSED.

7 – DECLARATION OF COVENANTS AND RESTRICTIONS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM KILLEARN, INC. TO ARCHWAY HOMES, INC., DATED MARCH 3, 2000, FILED MARCH 16, 2000, AND RECORDED IN DEED BOOK 3639, PAGE 253, RECORDS OF HENRY COUNTY, GEORGIA.
AFFECTS THE PROPERTY. INCLUDES A BLANKET STATEMENT OF EASEMENT FOR UTILITIES, DRAINAGE, AND ACCESS AND A RESERVATION FOR A FUTURE 10' EASEMENT "...ALONG ONE SIDE OF EACH LOT". NOTHING HEREIN WAS PLOTTABLE BY DESCRIPTION. A PRESCRIPTIVE 20' EASEMENT IS SHOWN HEREON ALONG ALL SURVEYED SEWER LINES AND DRAINAGE LINES CENTERED ON THE CENTER OF EACH STRUCTURE.

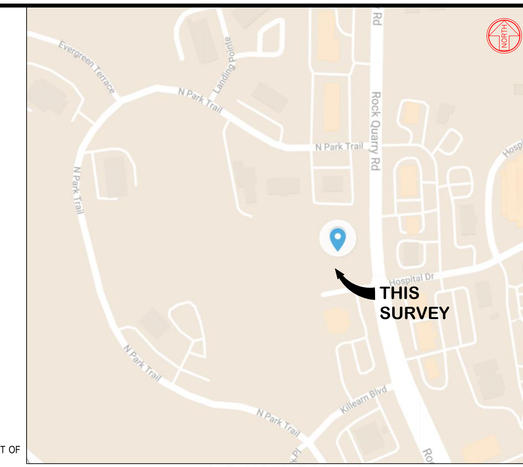
8– EASEMENTS IN FAVOR OF GEORGIA POWER COMPANY RECORDED IN THE FOLLOWING RECORDS OF HENRY COUNTY, GEORGIA:
(A) FROM MRS. NELLIE STEWART DEAN, DATED DECEMBER 18, 1947, AND RECORDED IN DEED BOOK 39, PAGE 330;
(B) FROM H.E. DEAN, JR.; DATED JULY XX, 1963, AND RECORDED IN DEED BOOK 76, PAGE 542;
(C) FROM MRS. NELLIE STEWART DEAN AND H.E. DEAN, JR., DATED OCTOBER 4, 1951, AND RECORDED IN DEED BOOK 45, PAGE 467; AND
(D) FROM MRS. NELLIE STEWART DEAN AND H.E. DEAN, JR., DATED OCTOBER 4, 1951, AND RECORDED IN DEED BOOK 45, PAGE 469.
AFFECTS THE PROPERTY. EASEMENTS ARE BLANKET IN NATURE AND NOT PLOTTABLE. ALL VISIBLE ELECTRICAL UTILITIES AND SERVICES WERE FIELD LOCATED AND ARE SHOWN ON THE SURVEY.

9 – RIGHT OF WAY DEED FORM SK PROPERTY HOLDINGS I, LLC N/K/A CNW PROPERTY HOLDINGS I, LLC AND JOAN C. STEELE TO HENRY COUNTY, GEORGIA, DATED MARCH 28, 2022, FILED APRIL 4, 2022, AND RECORDED IN DEED BOOK 19014, PAGE 31, AFORESAID RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THE SURVEY.

10 – PERMANENT CONSTRUCTION AND MAINTENANCE EASEMENT FROM SK PROPERTY HOLDINGS I, LLC N/K/A CNW PROPERTY HOLDINGS I, LLC AND JOAN C. STEELE TO HENRY COUNTY, GEORGIA, DATED MARCH 28, 2022, FILED APRIL 4, 2022, AND RECORDED IN DEED BOOK 19014, PAGE 35, AFORESAID RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THE SURVEY.

11 – THE POLICY OF TITLE INSURANCE TO BE ISSUED IN CONNECTION WITH THIS COMMITMENT WILL AFFORD ASSURANCES AS TO THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY, BUT WILL NOT ENSURE THE ENGINEERING CALCULATIONS IN COMPUTING THE EXACT AMOUNT OF ACREAGE CONTAINED THEREIN.
ALL FOUND AND SET MONUMENTS ALONG THE BOUNDARY OF SUBJECT PROPERTY ARE SHOWN HEREON.

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



LOCATION MAP

NOT TO SCALE

NOTES:

- BEARINGS HEREIN ARE BASED ON NAD83/GEORGIA WEST STATE PLANE COORDINATES.
- NO ZONING REPORT WAS PROVIDED BY THE CLIENT. THIS FIRM RECOMMENDS THAT THE CLIENT OBTAIN A CERTIFIED ZONING VERIFICATION LETTER FROM THE CITY, COUNTY OR AGENCY RESPONSIBLE FOR ZONING CLASSIFICATION FOR THE PARCEL.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.
- LEGAL DESCRIPTION AS PER FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT NO. 72112–2601(REVISED) WITH AN EFFECTIVE DATE OF 04/06/2022. NO CLAIMS AS TO OWNERSHIP ARE MADE OR IMPLIED.
- SITE CONTAINS NO MARKED REGULAR PARKING SPACES & NO HANDICAPPED SPACES.
- ALL ADJOINING OWNER INFORMATION IS TAKEN FROM THE HENRY COUNTY TAX ASSESSOR'S WEBSITE.
- LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY: OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.IV. PER ALTA/NSPS.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT–OF–WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.
- BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA, PANEL #13151C0088C EFFECTIVE DATE: 05/16/2006
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 714,807 FEET.
- THE EQUIPMENT USED TO MAKE THIS SURVEY WAS A TOPCON GPT–3005LW TOTAL STATION.
- THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,441 FEET AND ANGULAR ERROR OF 00°00'03" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES RULE.
- THE CURRENT PROPERTY OWNER IS JOAN C. STEELE AND SK PROPERTY HOLDINGS I, LLC PER DEED BOOK 9345, PAGE 240 OF HENRY COUNTY, GEORGIA RECORDS.
- PROPERTY IS LOCATED IN THE BIG COTTON/LITTLE COTTON INDIAN CREEK WATER SHED PROTECTION DISTRICT.
- PROPERTY IS NOT PART OF A SUBDIVISION.
- A PORTION OF THIS PROPERTY IS LOCATED IN A WETLAND AREA.
- PROPERTY IS SERVED BY COUNTY WATER.
- THIS PROPERTY DOES INCLUDE BODIES OF WATER ON THE PROPERTY.
- PROPERTY IS LOCATED ON A PAVED ASPHALT ROAD.
- 1/2" REBAR IRON PINS PLACED AT ALL CORNERS UNLESS OTHERWISE NOTED.
- NO BUILDINGS PRESENT ON SITE AT TIME OF SURVEY.

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

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

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

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

05/02/2022
DATE

GEORGIA REGISTERED LAND SURVEYOR NO. 3244 JONATHAN B. PRINCE

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

No.	JOB No.	DESCRIPTION OF REVISION	DATE
2	210145	REVISED TITLE COMMITMENT	5/2/22
1	210145	UPDATE SURVEY FOR ALTA	1/10/22

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

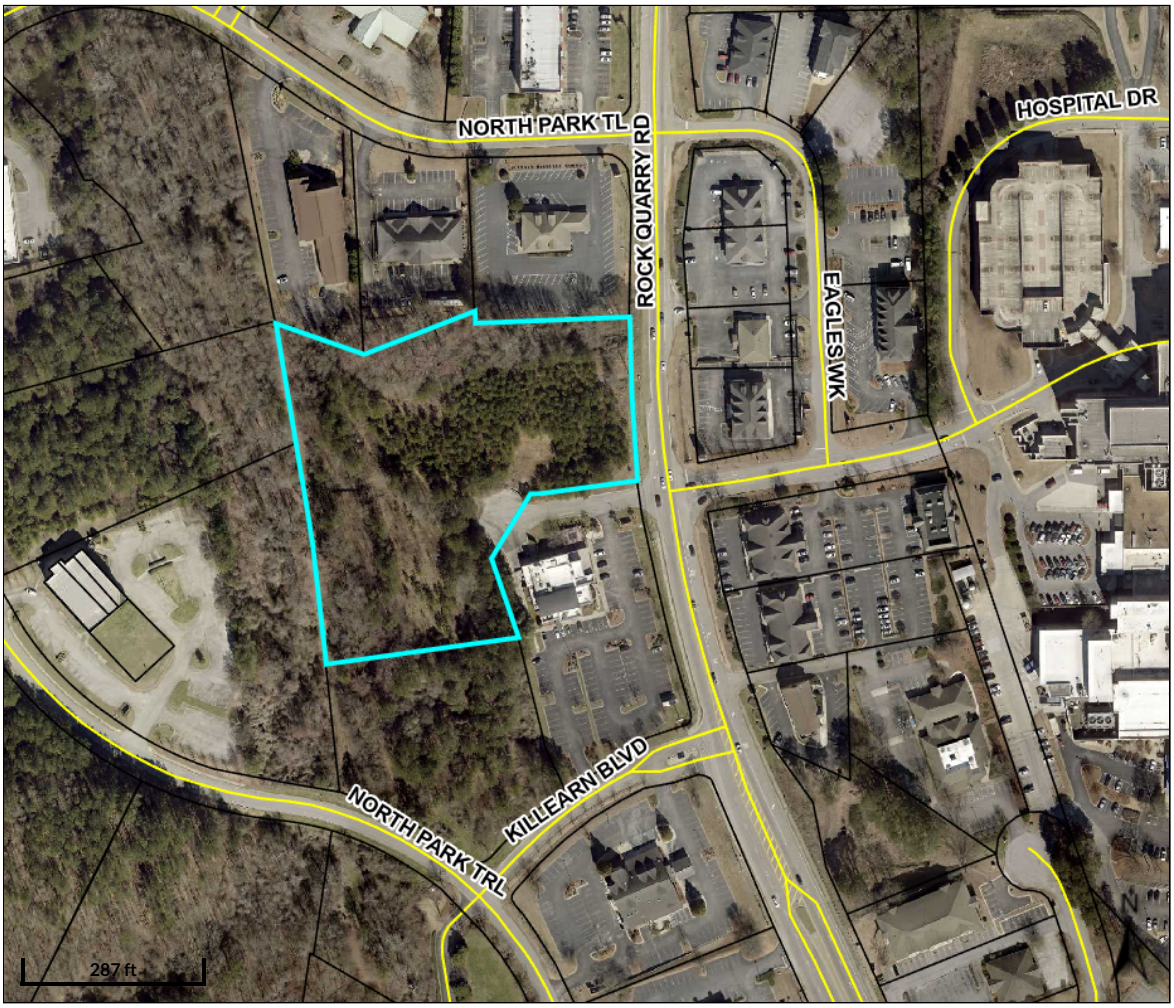
ALTA/NSPS LAND TITLE SURVEY

FOR GMI 2, INC.

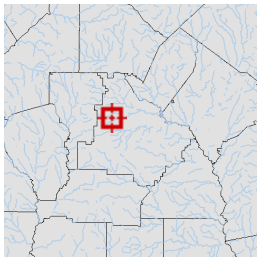
IN LAND LOT 13, DISTRICT 6, HENRY COUNTY, GEORGIA

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

Henry County, GA



Overview



Legend

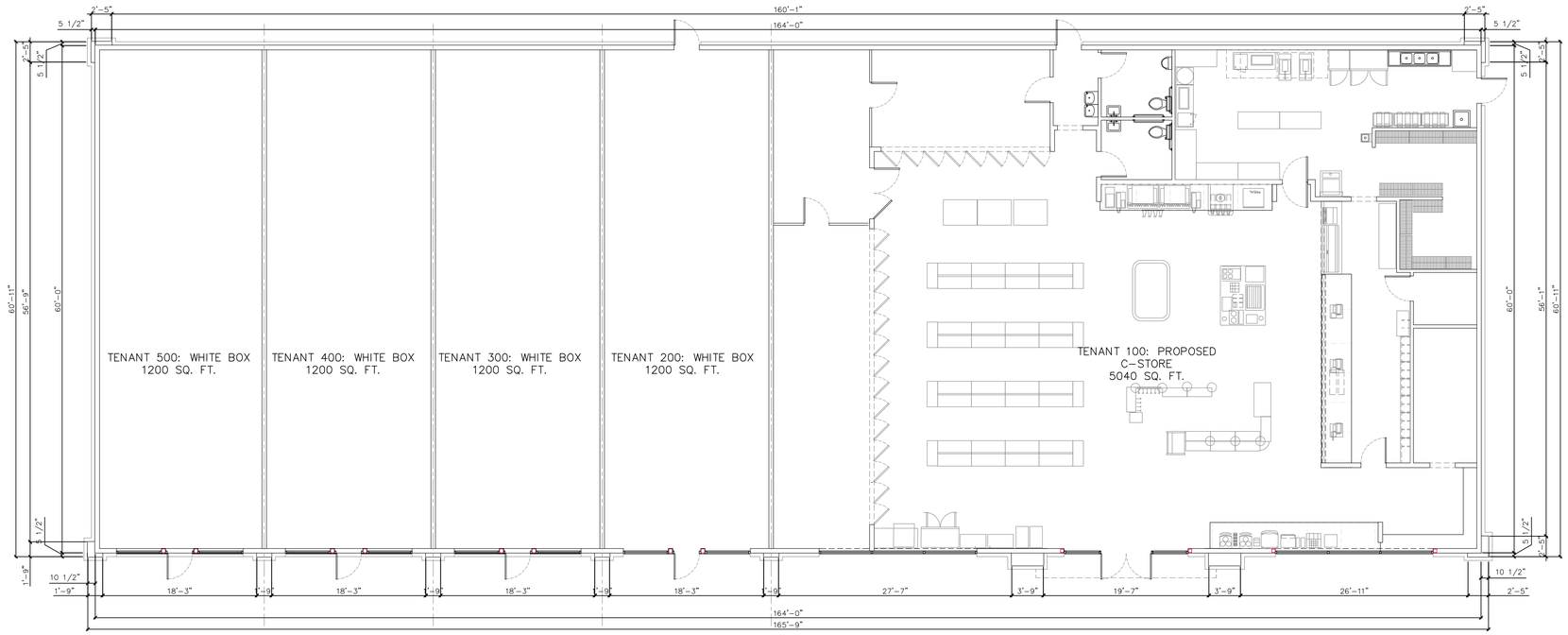
- Parcels
- Roads

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

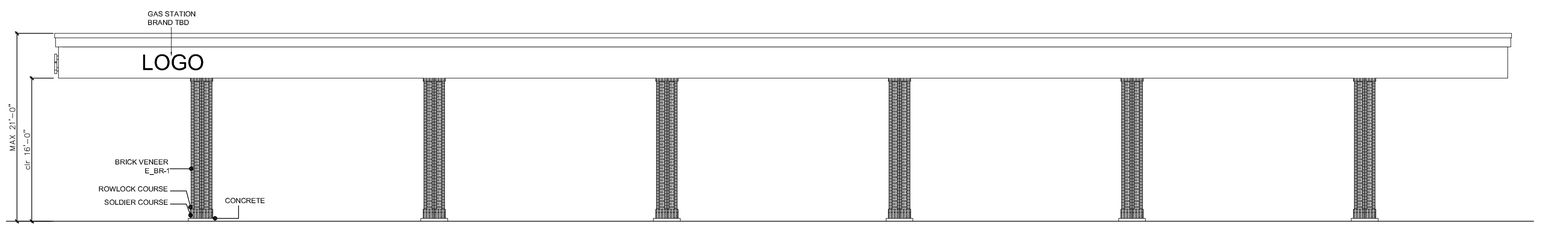
Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed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

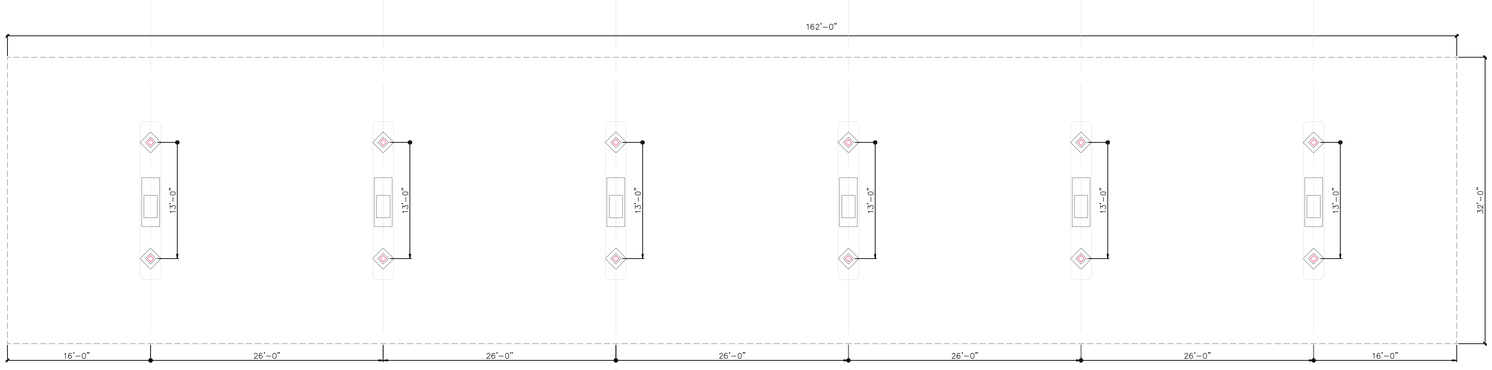
Date created: 8/28/2024
Last Data Uploaded: 8/28/2024 11:54:39 AM

Developed by Schneider GEOSPATIAL

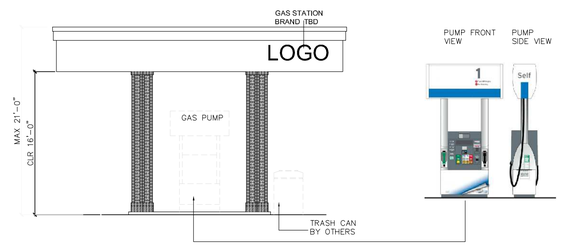


1 PROPOSED BUILDING PLAN SCALE: 1/4"=1'-0"





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



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

EXTERIOR FINISHES

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

E_PT-1

E_BR-1

E_BR-2

4 EXTERIOR FINISHES

DESIGN TODAY
2035 SUGAR PINE RD
WOODSTOCK, GA
30188
PH. 404-954-1866
DT@THINSPACE.COM
WWW.DT@THINS.COM

PLAN NORTH

ROCK QUARRY RD C-STORE SPECIAL USE

ROCK QUARRY RD, STOCKBRIDGE GEORGIA 30281

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

:REVISIONS:

STATE OF GEORGIA
DARIA TREINIS
CERTIFICATE NO. RA025455
REGISTERED ARCHITECT

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DESIGN TODAY 2005

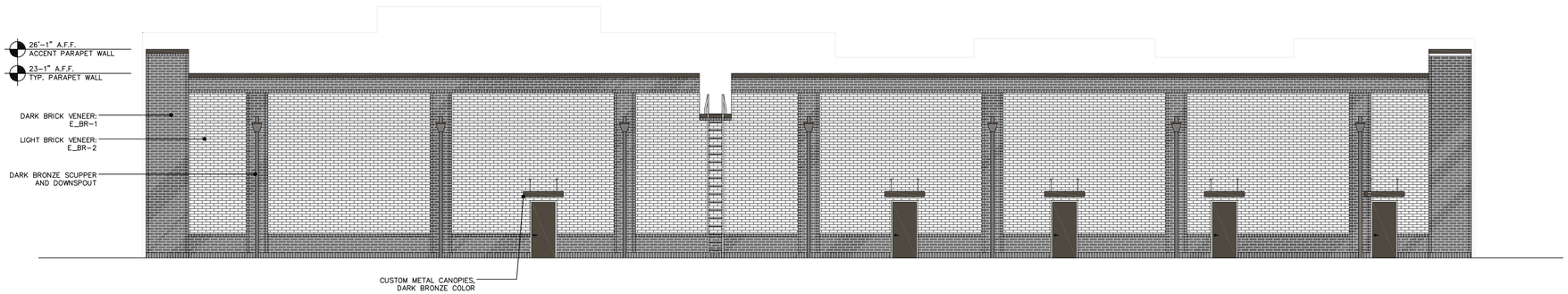
:DRAWING TITLE:
PROPOSED BUILDING PLAN AND GAS CANOPY DETAILS

:ISSUE DATE:

:DRAWN BY:
DT

:SHEET NUMBER:
A1.00

1 PROPOSED FRONT BUILDING ELEVATION SCALE: 1/4"=1'-0"



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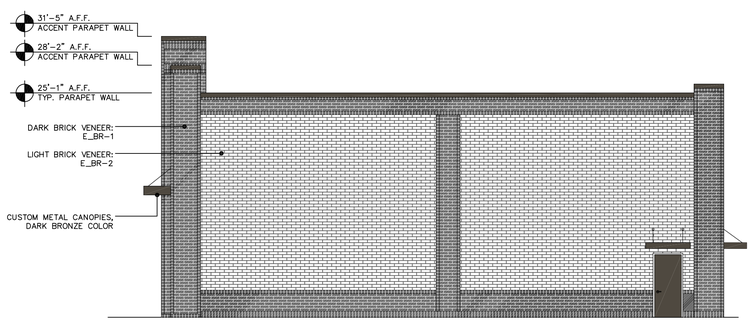

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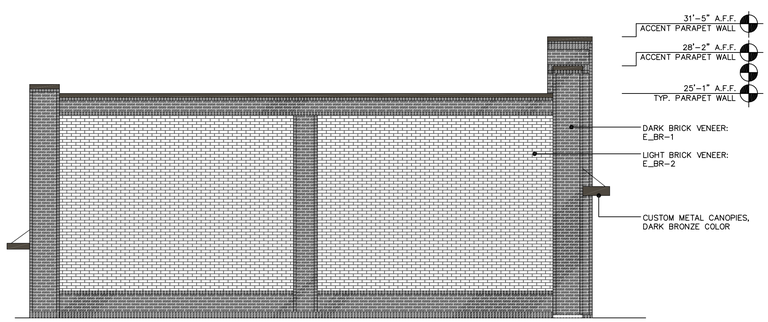

4 PROPOSED LEFT BUILDING ELEVATION SCALE: 1/8"=1'-0"

EXTERIOR FINISHES

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

E_PT-1

E_BR-1

E_BR-2

5 EXTERIOR FINISHES

DESIGN TODAY
2035 SUGAR PINE RD
WOODSTOCK, GA
30188
PH: 404-954-1866
DARTHUSGRAHAM.COM
WWW.DARTHUS.COM

PLAN NORTH

ROCK QUARRY RD C-STORE SPECIAL USE

ROCK QUARRY RD, STOCKBRIDGE GEORGIA 30281

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

:REVISIONS:

STATE OF GEORGIA
DARIA TREINIS
CERTIFICATE NO. 5501234
REGISTERED ARCHITECT

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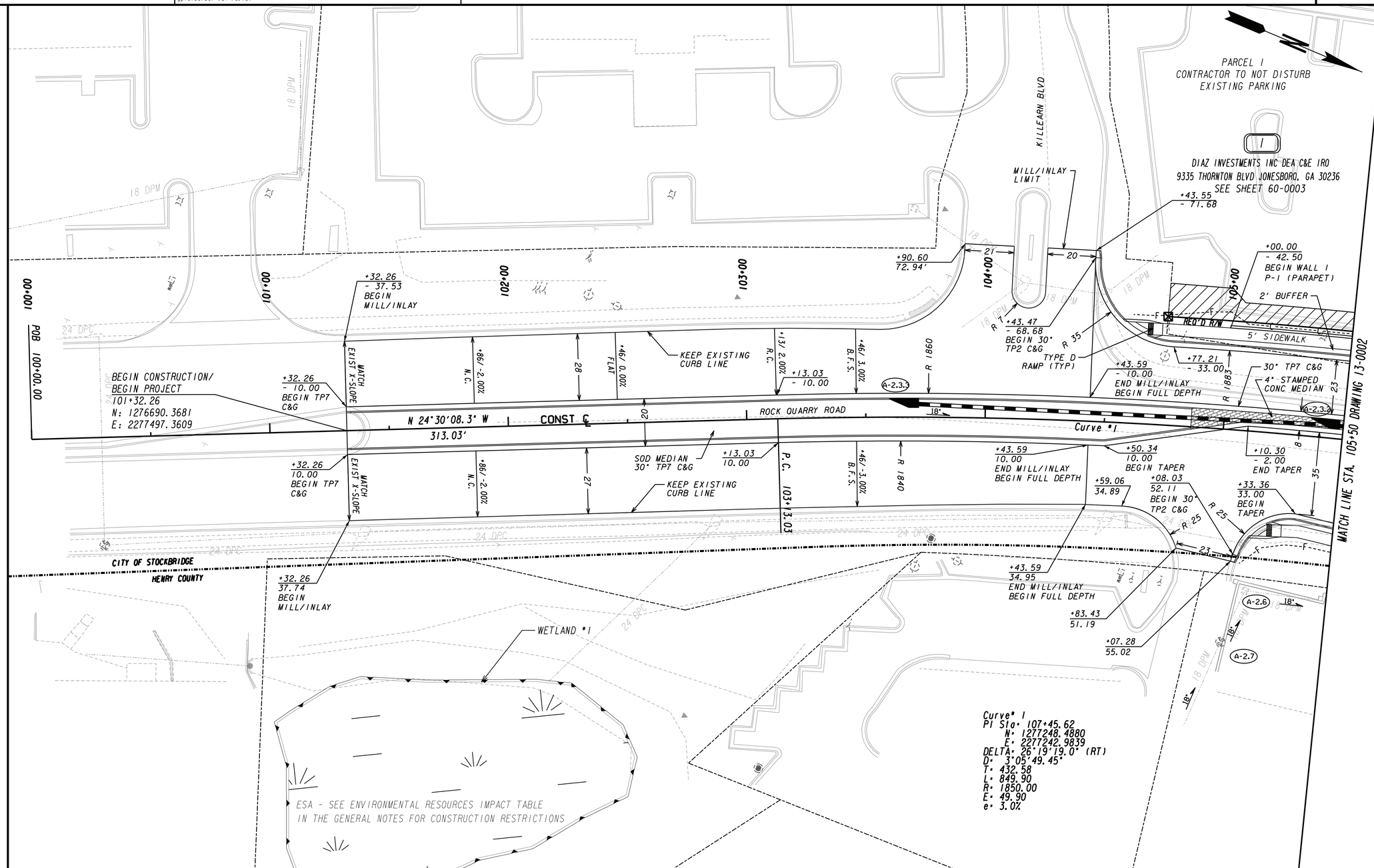
DESIGN TODAY 2005

:DRAWING TITLE:
PROPOSED BUILDING EXTERIOR ELEVATIONS

:ISSUE DATE:

:DRAWN BY:
DT

:SHEET NUMBER:
A1.01



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)

CROY
200 NORTH COBB PARKWAY, BLDG. 400, SUITE 413
MARIETTA, GA 30062
PHONE: (770) 971-5407 FAX: (770) 971-0620

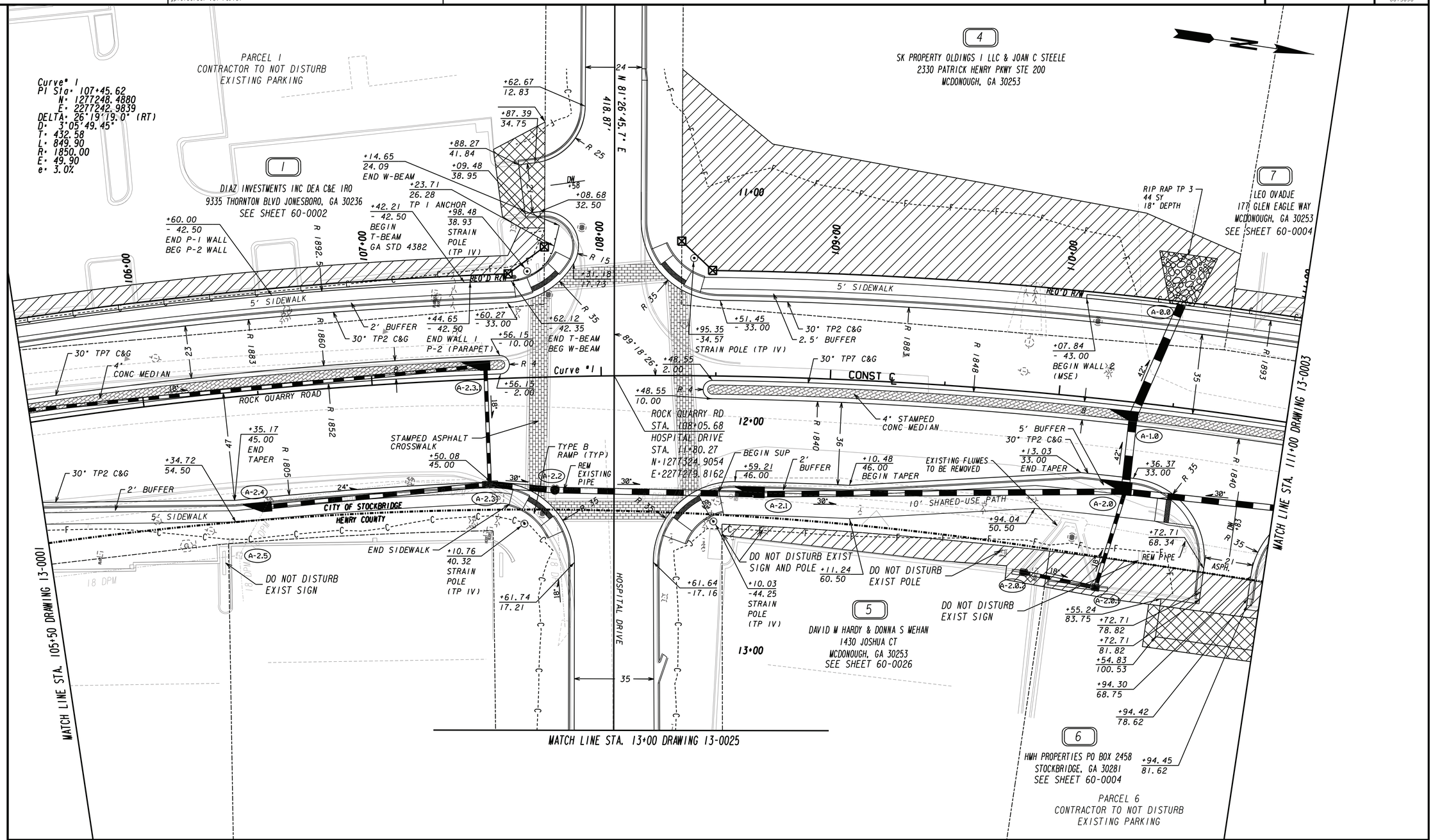
SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
ROCK QUARRY ROAD

CHECKED: DATE:
BACKCHECKED: DATE:
CORRECTED: DATE:
VERIFIED: DATE:

DRAWING No. 13-0001



PROPERTY AND EXISTING R/W LINE	
REQUIRED R/W LINE	
CONSTRUCTION LIMITS	
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	

BEGIN LIMIT OF ACCESS	BLA
END LIMIT OF ACCESS	ELA
LIMIT OF ACCESS	
REQ'D R/W & LIMIT OF ACCESS	
ORANGE BARRIER FENCE	
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)	

CROY
200 NORTH COBB PARKWAY, BLDG. 400, SUITE 413
MARIETTA, GA 30062
PHONE: (770) 971-5407 FAX: (770) 971-0620

SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
ROCK QUARRY ROAD

CHECKED:		DATE:	
BACKCHECKED:		DATE:	
CORRECTED:		DATE:	
VERIFIED:		DATE:	

DRAWING No. 13-0002

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		QTY
TREES							
	ACE AMS	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG FREEMAN MAPLE	2.5" CAL.	B&B		5
	CER CAN	CERCIS CANADENSIS VAR. TEXENSIS	TEXAS REDBUD	2.5" CAL.	B&B		1
	COR FLO	CORNUS KOUSA	KOUSA DOGWOOD	2.5" CAL.	B&B		1
	CUP XCN	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	6` HT.	B&B		10
	LAG WHI	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE MULTI-TRUNK	6` HT.	B&B		1
	QUE PHE	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.	B&B		1
SHRUBS							
	DIS VTJ	DISTYLIUM X 'VINTAGE JADE'	FIRST EDITIONS® VINTAGE JADE DISTYLIUM	3 GAL.	POT		39
	LOR R38	LOROPETALUM CHINENSE RUBRUM 'RUBY'	RUBY FRINGE FLOWER	3 GAL.	POT		29
	PAN SMN	PANICUM VIRGATUM 'SHAWNEE'	SHAWNEE SWITCH GRASS	2` HT.	POT		25

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
GROUND COVERS							
	HEM HAP	HEMEROCALLIS X 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL.	POT	18" o.c.	57
	OPH JAP	OPHIOPOGON JAPONICUS	MONDO GRASS	FLAT	PLUG	4" o.c.	5,247

LJA
130 E. MAIN STREET, STE 204
CANTON, GA 30114
404-863-1070

NO	DATE	DESCRIPTION	BY	CHK	APV

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

GMI2, INC
1876 INDEPENDENCE SQ, SUITE D, DUNWOODY, GA 30338
MEHTA BHARTI 678.458.5185

ISSUE DATE
08/01/24

DRAWING NUMBER

PROJECT NUMBER
2024-033

SHEET TITLE
LANDSCAPE RENDERING

SHEET NUMBER

Plot Date: Thursday, August 1, 2024 8:31:05 AM
File Location: s:\landarchive_01-civil_projects\03-projects_canton_ga_office_assigned_lja\2024-033 rock quarry road retail stockbridge ga\cad\by_others\landscape rendering\landscape rendering

WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

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

HAROLD BUCKLEY, JR.

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

TELEPHONE
(404) 853-5050

FACSIMILE
(404) 853-1812

April 8, 2025

VIA HAND DELIVERY

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

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

Dear Ryan:

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

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

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

General Background

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

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

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

Conditional Use Permit Approval Standards

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

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

[1] Comprehensive Plan, p. 44.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6. The Proposed Use Will Have Appropriate Open Space

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

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

7. The Proposed Use Will Have Appropriate Protective Screening

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

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

8. Hours and Manner of Operation

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

9. The Proposed Use Will Have Exceptional Outdoor Lighting

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

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

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

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

---

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

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

11. Constitutional Objections and Conclusion.

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

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

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

Sincerely,

WILSON BROCK & IRBY, L.L.C.

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

---

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

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

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

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

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

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

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

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

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

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

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

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

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

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

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

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

ANTHONY S. FORD, Mayor

SO ORDAINED this 10th day of February, 2025.

ATTEST:

VANESSA HOLIDAY, City Clerk (SEAL)

APPROVED AS TO FORM:

QUINTON G. WASHINGTON, City Attorney

City of Stockbridge

AGENDA ITEM

MEETING DATE

FEBRUARY 10, 2025

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

FUNDING SOURCE

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Ryan Anderson, Director of Community Development

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

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

BACKGROUND INFORMATION:

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

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

- [ ] FINANCIAL IMPACT
- [ ] N/A

AMOUNT $

ATTACHMENTS: [ ]

ITEM/PROJECT/EVENT:

TX-2024-06 FOR GAS STATION DISTANCE REQUIREMENT.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Approval.

Staff Signature_____

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. _____

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

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

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

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

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

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

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

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

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

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

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

_____
ANTHONY S. FORD, Mayor

SO ORDAINED this ___ day of _____, 2025.

ATTEST:

_____ (SEAL)
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:

_____
QUINTON G. WASHINGTON, City Attorney

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. _____

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L. The required buffers of the base zoning district must be provided.
M. The square footage of a gasoline must be at least 5,000 square feet
N. The gasoline service station must have suites to accommodate two sub-tenants.

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

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

_____
ANTHONY S. FORD, Mayor

SO ORDAINED this ___ day of _____, 2025.

ATTEST:

_____ (SEAL)
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:

_____
QUINTON G. WASHINGTON, City Attorney

PowerPoint Presentation For TX-2024-06

Mayor and Council Work Session

February 10, 2025

Purpose

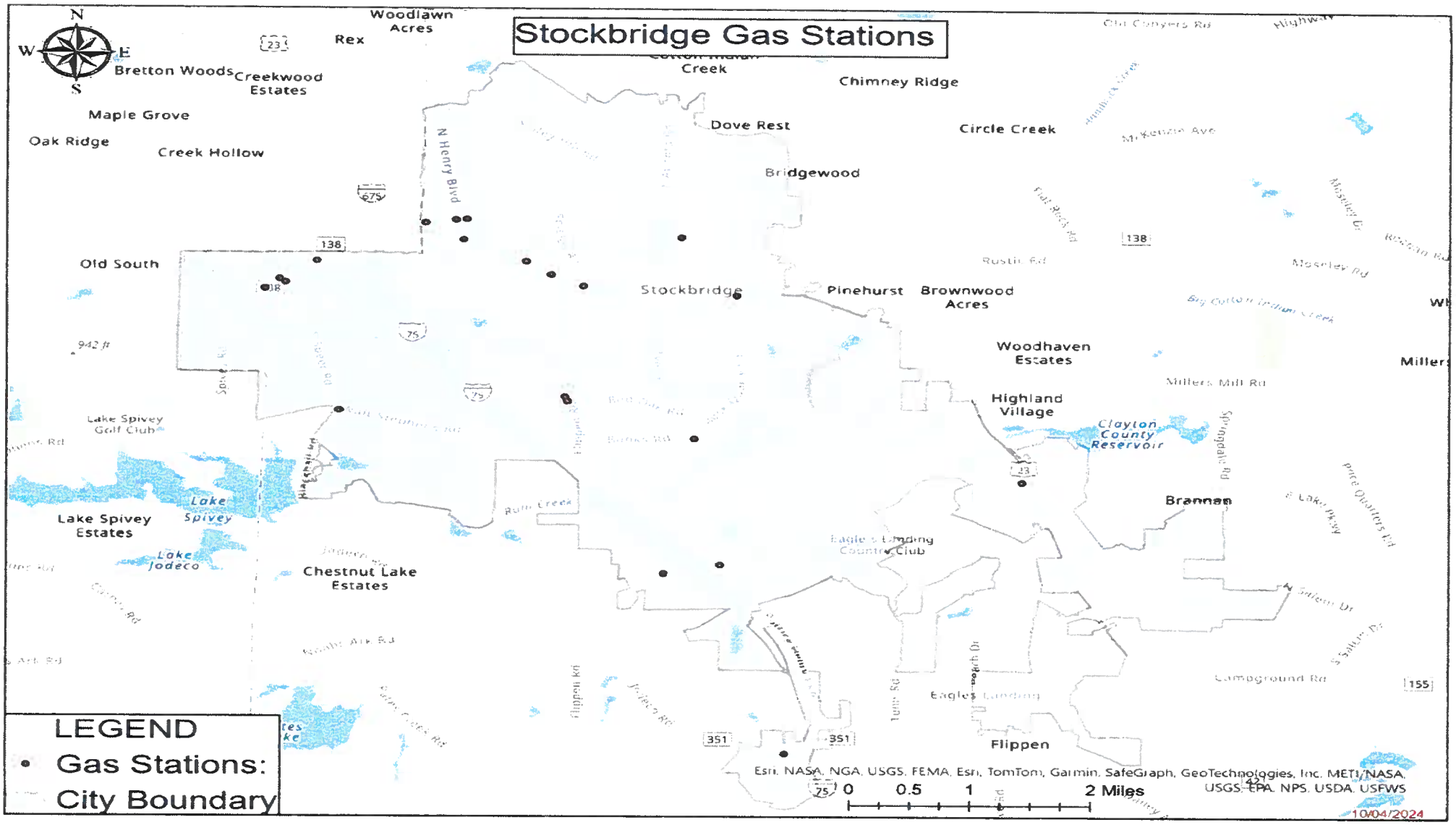
Amend the distance requirement for gas stations from 4,500 feet to 800 feet (Section 3.2.14 (C))

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

Background

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

Stockbridge Gas Stations



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

3.2.14 Gasoline service stations.

A. Gasoline service stations are permitted in the C-3 district and are a special use in the C-2 district, subject to the site design standards for the district, and the specific site design standards in this section.

B. Gasoline service stations may include the following activities: sale of fuel, oil, lubricants, and similar products; minor repair; sale of small automotive accessories; sale of food and sundries; convenience store; restaurant drive-up windows; inspection stations for emissions; or car washes. Gasoline service stations shall not include game rooms, game arcades, major repair shops, body shops, paint shops, or paint booths.

C. Gasoline service stations shall maintain a separation distance of four thousand five hundred (4,500) feet. This distance requirements shall be measured from property line to property line of another gasoline service station.

D. Design standards for gasoline service stations are shown in the table below.

Standards for Gasoline Service Stations

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

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

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

Requirements added to Section 3.2.14 of the Stockbridge Unified Development Code

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

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

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

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

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

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

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

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

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

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

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

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

P. All gas stations must meet the other related codes of Ordinances.

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. _____

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

_____
ANTHONY S. FORD, Mayor

SO ORDAINED this ___ day of _____, 2024.

ATTEST:

_____ (SEAL)
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:

_____
QUINTON G. WASHINGTON, City Attorney

Staff Recommendation

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

Q&A

Henry County, GA

Overview

Legend

- Parcels
- Roads

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

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

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

Developed by Schneider GEOSPATIAL

VICINITY MAP

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

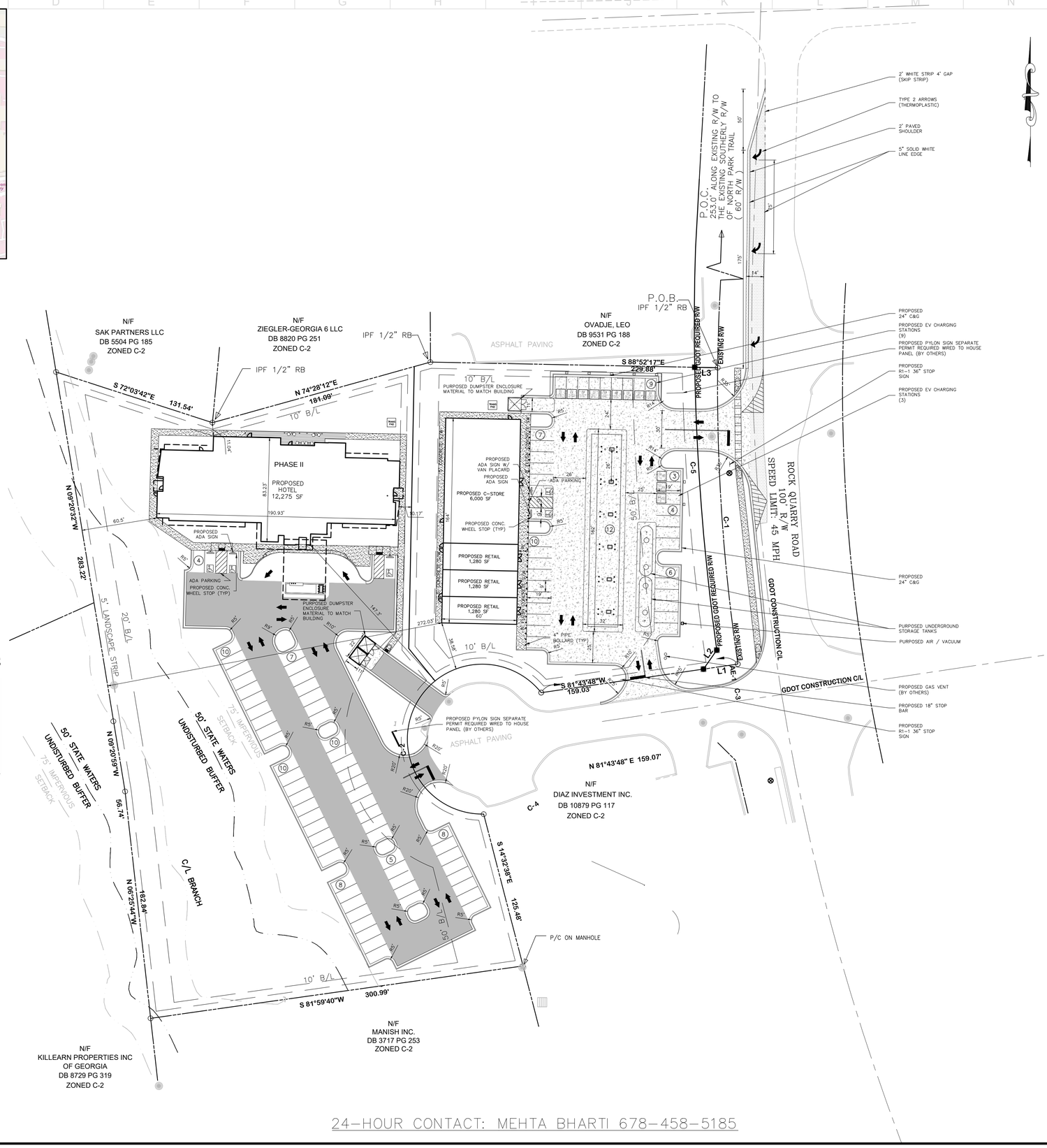
CORNER SIGHT DISTANCE FOR COMMERCIAL SITE

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

SIGNED F. Bremer DATE 07/15/2024

PROPOSED LEGEND

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



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

SITE DATA

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

BUILDING DATA

BUILDING AREA C-STORE

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

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

BUILDING AREA HOTEL

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

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

PROPOSED PARKING DATA

FOOD MART WITH FUEL SALES (5,035 SF)
RETAIL UPPER LEVEL (4,800 SF)

5 SPACE FOR EACH 1,000 SQUARE	50 SPACES
TOTAL PARKING REQUIRED	50 SPACES
PROVIDED PARKING	
STANDARD SPACES 9'x19'	25 SPACES
FUEL PUMP SPACES	12 SPACES
E.V. CHARGING SPACES	12 SPACES
ACCESSIBLE SPACES 9'x19' (REQUIRED)	2 SPACES
TOTAL PARKING PROVIDED	51 SPACES

CITY PARKING REQUIRED:

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

SITE NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.

2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.

3. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY: IRONSTONE SURVEYING

4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.

5. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.

6. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA.

7. ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.

8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.

9 SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES, FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.

10. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.

11. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.

12. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.

13. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.

14. ALL CONCRETE SHALL BE 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.

15. PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

16. ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.

17. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE FOR WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).

18. ALL TRAFFIC MARKINGS SHALL BE THERMOPLASTIC AND MEET GDOT SPECIFICATIONS.

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

NO.	DATE	DESCRIPTION	BY	CHK	APV

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

GMIZ, INC
1876 INDEPENDENCE SQ, SUITE D, DUNWOODY, GA 30338
MEHTA BHARTI 678.458.5185

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

ISSUE DATE
03/18/2025

PROJECT NUMBER
2024-033

SHEET TITLE
SITE PLAN

SHEET NUMBER
C1

Plot Date: Tuesday, March 18, 2025 1:58:04 PM
File Location: s:\sedfactive_01\civil_projects\03-projects_canton_ga_office\on hold_archive_backlog\2024-033 rock quarry road retail stockbridge ga\cad\proj\ rock quarry road hotel

VICINITY MAP

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

SITE DATA

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

BUILDING DATA

BUILDING AREA C-STORE

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

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

BUILDING AREA HOTEL

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

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

PROPOSED PARKING DATA

FOOD MART WITH FUEL SALES (5,035 SF)
RETAIL UPPER LEVEL (4,800 SF)

5 SPACE FOR EACH 1,000 SQUARE	50 SPACES
TOTAL PARKING REQUIRED	50 SPACES
PROVIDED PARKING	
STANDARD SPACES 9'x19'	25 SPACES
FUEL PUMP SPACES	12 SPACES
E.V. CHARGING SPACES	12 SPACES
ACCESSIBLE SPACES 9'x19' (REQUIRED)	2 SPACES
TOTAL PARKING PROVIDED	51 SPACES

CITY PARKING REQUIRED:

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

SITE NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.

2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.

3. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY: IRONSTONE SURVEYING

4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.

5. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.

6. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA.

7. ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.

8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.

9 SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES, FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.

10. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.

11. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.

12. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.

13. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.

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18. ALL TRAFFIC MARKINGS SHALL BE THERMOPLASTIC AND MEET GDOT SPECIFICATIONS.

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 27020 JERRY S. BOOMER
07/11/2024
ENGINEER OF RECORD

NO.	DATE	DESCRIPTION	BY	CHK.	APV.

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

GMI2, INC
1876 INDEPENDENCE SQ., SUITE D, DUNWOODY, GA 30338
MEHTA, BHARTI 678.458.5185

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

ISSUE DATE
06-26-2024

PROJECT NUMBER
2024-033

SHEET TITLE
SITE PLAN

SHEET NUMBER
C1

Plot Date: Friday, March 28, 2025 4:09:30 PM
File Location: s:\sadarchive_01-civil_projects\03-projects_canton_ga_officition hold_archive_backlog\2024-033 rock quary road retail stockbridge ga\cad\landscape rendering\proj\ rock quary road hotel rendering

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 J'HE CITY OF STOCKBRIDGE PLANNING COMMISSION AND CITY COUNCIL.

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

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

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

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

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

City of Stockbridge Planning and Zoning Division
Conditional Use Permit Application

Name of Applicant: GMI 2, Inc. Phone: 678-457-5185 Date: _____

Address Applicant: 1876 Independence Square, Ste B Fax: N/A Cell #: _____

City: Dunwoody State: GA Zip: 3030338 E-mail: sunnyomsai@yahoo.com

Name of Agent: Harold Buckley, Jr., Esq. Phone: 770-803-3707 Date: 6/28/24

Address Agent: 2849 Paces Ferry Rd, Suite 700 Fax: 404-853-1812 Cell #: _____

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

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

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

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

Address of Property: 0 Rock Quarry Road

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

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

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

Witness' Signature: _____ Signature of Applicant: B.A. mehta

Printed Name of Witness: Sung Lee Printed Name of Applicant: Bhasti. mehta -

Notary: _____ Signature of Agent: _____

NOTARY STAMP:

KEMI ZHU
COMMISSION EXPIRES
NOTARY
PUBLIC
JULY 17, 2027
GWINNETT COUNTY, GEORGIA

(For Office Use Only)

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

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

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____

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

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

THE APPLICANT IS THE PROPRRTY OWNER

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

Name of Property Owner: _____

Property Owner's Address: _____

Telephone: _____ E-mail: _____

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

Signature: _____ Date: _____

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

Name(s) of Applicant(s): _____

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: _____

_____

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

B. A. mehta

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

6/26/24

Date

Signature of Notary Public

Mimi Zhu

Printed Name of Notary Public

6/26/2024

Date

Notary Public's Seal or Stamp:

KIMI ZHU NOTARY PUBLIC GWINNETT COUNTY, GEORGIA COMMISSION EXPIRES JULY 17, 2027

Applicant Campaign Disclosure Form

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

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

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

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

We certify that the foregoing information is true and correct, this_____day of_____, _____

Bhasti mehta
Applicant's Name - Printed

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

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

Signature of Applicant's Attorney, if applicable

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

Notary Public

GRICELDA MEDRANO NOTARY PUBLIC GEORGIA EXPIRES February 5, 2027 GWINNETT COUNTY, GA

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

WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

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

HAROLD BUCKLEY, JR.

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

TELEPHONE
(404) 853-5050

FACSIMILE
(404) 853-1812

August 2, 2024

VIA HAND DELIVERY

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

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

Dear Keedra:

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

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

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

General Background

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

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

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

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

Conditional Use Permit Approval Standards

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

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

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

[1] Comprehensive Plan, p. 44.

roadways.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6. The Proposed Use Will Have Appropriate Open Space

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

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

7. The Proposed Use Will Have Appropriate Protective Screening

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

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

8. Hours and Manner of Operation

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

9. The Proposed Use Will Have Exceptional Outdoor Lighting

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

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

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

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

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

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

11. Constitutional Objections and Conclusion.

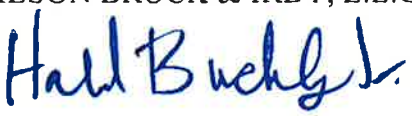
Georgia courts have long held that a zoning applicant must present any potential constitutional objections to the local government during the zoning review process. Applicants who fail to do so substantially deprive themselves of a legal basis to appeal adverse zoning decisions. [3] Therefore, GMI respectfully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

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

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

Sincerely,

WILSON BROCK & IRBY, L.L.C.



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

---

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

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

EXHIBIT "A"

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

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

TOGETHER WITH:

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

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

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

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]

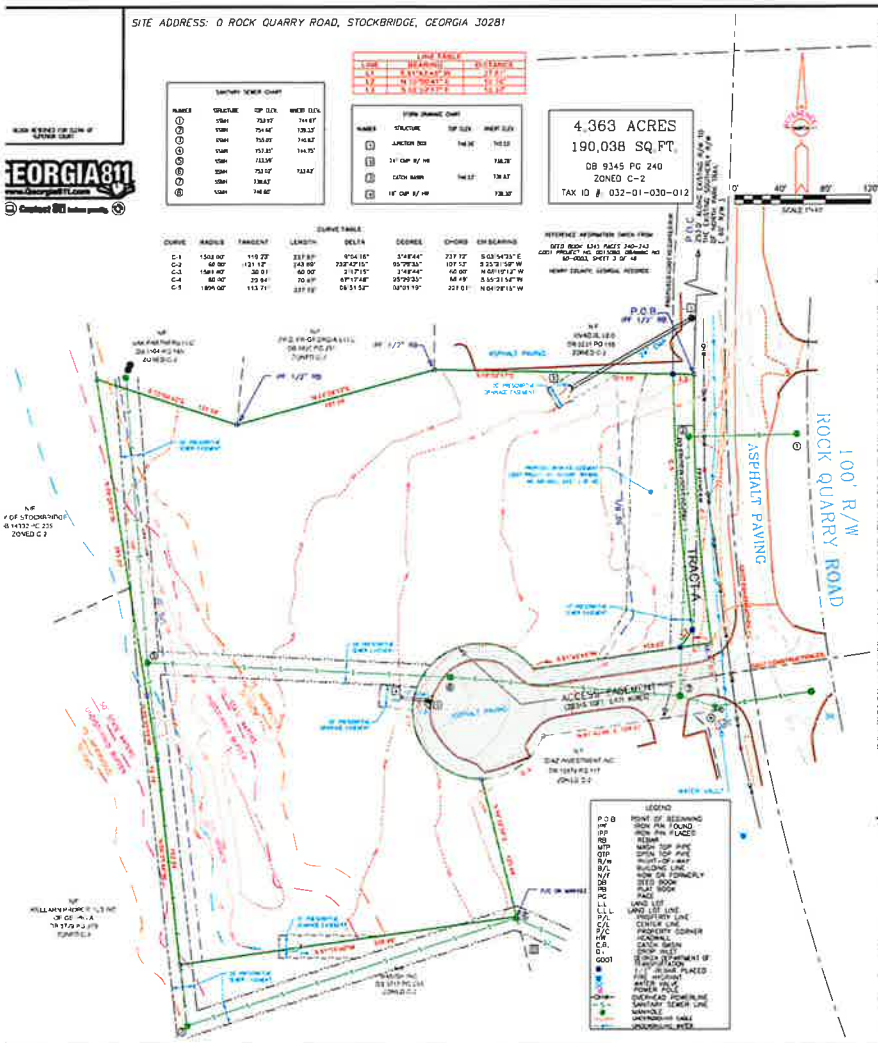
SANITARY SEWER CHART			
NUMBER	STRUCTURE	TOP ELEV.	INVERT ELEV.
1	STUB	753.93'	744.83'
2	STUB	754.66'	739.33'
3	STUB	755.05'	740.83'
4	STUB	753.83'	744.95'
5	STUB	753.99'	
6	STUB	753.93'	743.83'
7	STUB	738.83'	
8	STUB	740.83'	

STORM DRAINAGE CHART			
NUMBER	STRUCTURE	TOP ELEV.	INVERT ELEV.
1	JUNCTION BOX	746.00'	740.00'
2	24" CMP W/ HW		738.28'
3	CATCH BASIN	746.33'	739.83'
4	18" CMP W/ HW		738.30'

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

REFERENCE INFORMATION TAKEN FROM:
DEED BOOK 9345 PAGES 240-242
GDOT PROJECT NO. 0013050 (BRIDGE NO. 60-0001, SHEET 3 OF 48
HENRY COUNTY, GENERAL RESOURCE

CURVE TABLE							
CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREES	CHORD	CH BEARING
C-1	1502.00'	119.22'	237.83'	9°04'18"	3°48'44"	237.73'	S 63°54'33" E
C-2	60.00'	121.12'	243.99'	232°42'15"	95°39'35"	107.12'	S 33°31'58" W
C-3	1541.00'	30.01'	60.00'	2°13'15"	3°48'44"	60.00'	N 64°19'12" W
C-4	60.00'	20.84'	70.49'	67°17'48"	95°39'35"	66.49'	S 35°31'54" W
C-5	1604.00'	113.71'	227.02'	8°06'51"	3°57'19"	226.83'	N 66°28'18" W



LEGAL DESCRIPTION (AS PER TITLE COMMITMENT)

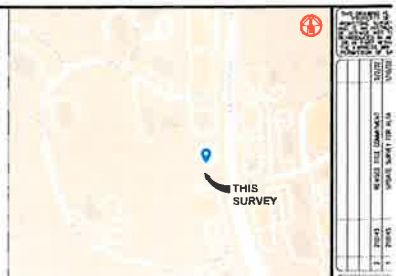
[illegible]

LEGAL DESCRIPTION (AS SURVEYED)

[illegible]

SCHEDULE B-II EXCEPTIONS

[illegible]



LOCATION MAP

NOT TO SCALE

NOTES:

[illegible]

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

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 13, 14, 16, 17, 18, AND 20 OF TABLE A THEREOF.

THE ORIGINAL FIELDWORK WAS COMPLETED ON 04/27/2021
FIELD WORK WAS LAST UPDATED ON 1/10/2022
DATE OF PLAT OR MAP: 05/02/2021

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

05/02/2022
DATE

IRONSTONE SURVEYING
[illegible]

ALTA/NSPS LAND TITLE SURVEY
FOR GMI 2, INC.

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
TREES						
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	LAGWIN	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE MULTI TRUNK	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
SHRUBS						
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
GROUND COVERS							
	[illegible]	[illegible]	[illegible]	1 GAL	POT	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]	[illegible]	PLUG	[illegible]	[illegible]

LANDSCAPE RENDERING
ROCK QUARRY ROAD C-STORE SPECIAL USE
ROCK QUARRY RD SLOCKBRIDGE, GA 30281
13 - DISTRICT 6, PARCEL # 052 01050012

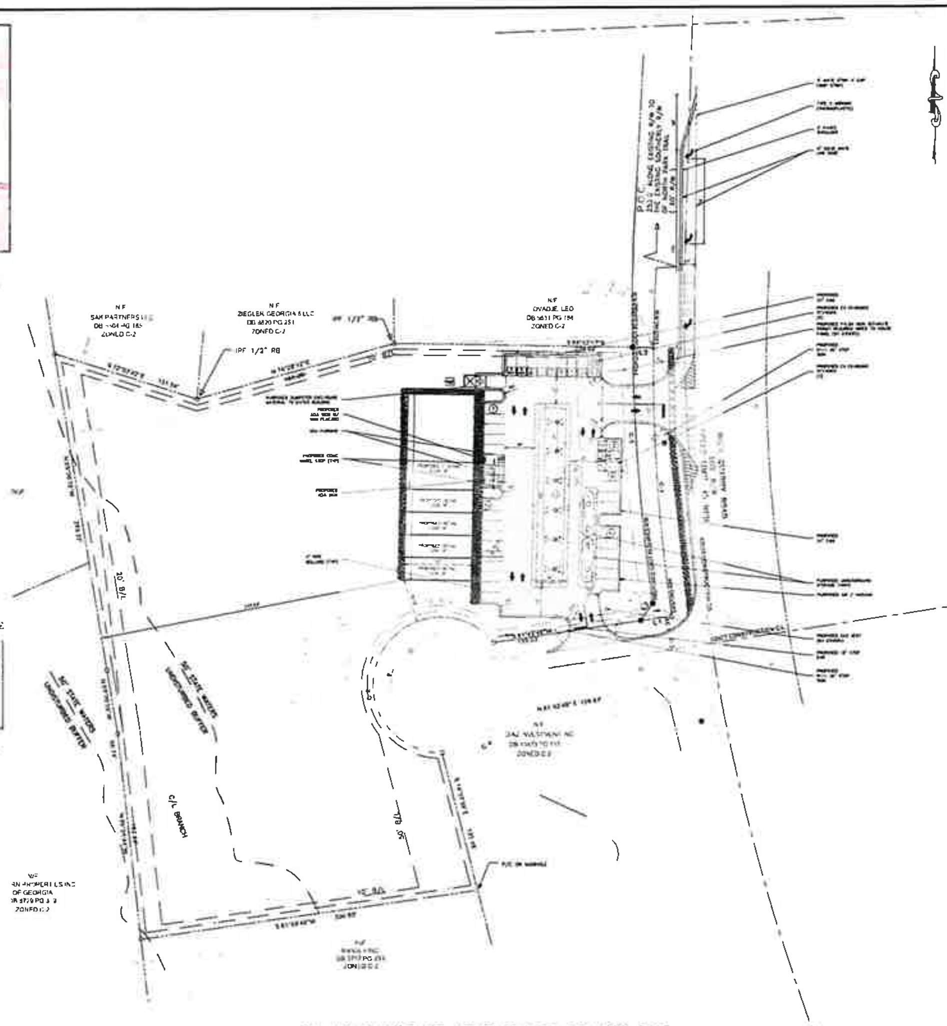
08/01/2

2024-01-

LANDSC
RENDERI

VICINITY MAP

THIS PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD (X) AS SHOWN ON F.I.R.M. COMMUNITY PANEL NUMBER [illegible], DATED 10-08-2018



CORNER SIGHT DISTANCE FOR COMMERCIAL SITE

[illegible]

LEGEND PROPOSED

[illegible]

SITE AREA CALCULATIONS

	SQUARE FOOTAGE	ACRES	PERCENTAGE
TOTAL SITE AREA	[illegible]	4.27	100.0
EXISTING ONSITE IMPERVIOUS AREA	0	0.00	0.0
EXISTING PERVIOUS AREA	[illegible]	4.27	100.0
PROPOSED ONSITE IMPERVIOUS AREA	40,240	1.22	28.6
BUILDING(S)	[illegible]	[illegible]	[illegible]
SIDEWALK	[illegible]	[illegible]	[illegible]
PAVEMENT/DRIVEWAYS/GRAVEL	26,865	[illegible]	[illegible]
PROPOSED PERVIOUS AREA	[illegible]	[illegible]	[illegible]
TOTAL DISTURBED AREA	[illegible]	[illegible]	N/A
PROPOSED OFFSITE IMP	[illegible]	[illegible]	N/A

SITE DATA

PARCEL ID (REFERENCE)	[illegible]
EXISTING LAND USE	VACANT
PROPOSED LAND USE	CONVENIENCE STORE WITH FUEL SALES AND RETAIL
CURRENT ZONING CLASSIFICATION	C-1 GENERAL COMMERCIAL DISTRICT
PROPOSED ZONING CLASSIFICATION	C-1 GENERAL COMMERCIAL DISTRICT
OVERLAY DISTRICT	[illegible] PARKWAY MIXED USE
CURRENT LOCAL JURISDICTION	CITY OF STOCKBRIDGE
FLOOD ZONE CLASSIFICATION	X

SPECIAL USE REQUEST TO ALLOW FOOD MARTS WITH FUEL PUMPS

BUILDING DATA

BUILDING AREA	
GROSS FLOOR AREA	[illegible] SQ. FT.
BUILDING COVERAGE	[illegible]
MAX BUILDING HEIGHT (BY CODE)	35 FEET

SETBACK	REQUIRED SETBACK	PROVIDED SETBACK
FRONT (EAST)	[illegible]	[illegible]
REAR (WEST)	[illegible]	[illegible]
SIDE (NORTH)	[illegible]	[illegible]
SIDE (SOUTH)	[illegible]	[illegible]

PROPOSED PARKING DATA

CITY PARKING REQUIRED	
FOOD MART WITH FUEL SALES (5,0[illegible] SF) RETAIL UPPER LEVEL (4,[illegible] SF)	
5 SPACE FOR EACH 1,000 SQUARE	50 SPACES
TOTAL PARKING REQUIRED	50 SPACES
PROVIDED PARKING	
STANDARD SPACES 9'x18'	25 SPACES
FUEL PUMP SPACES	12 SPACES
E.V. CHARGING SPACES	12 SPACES
ACCESSIBLE SPACES 9'x18' (REQUIRED)	2 SPACES
TOTAL PARKING PROVIDED	5[illegible] SPACES

SITE NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.

2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.

3. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, [illegible] PHYSICAL FEATURES [illegible] PROVIDED BY THE FOLLOWING COMPANY: [illegible] SURVEYING

4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.

5. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.

6. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA.

7. [illegible]

8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.

9. SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES, FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.

10. [illegible]

11. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.

12. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.

13. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.

14. [illegible]

15. PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

16. ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.

17. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE FOR WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).

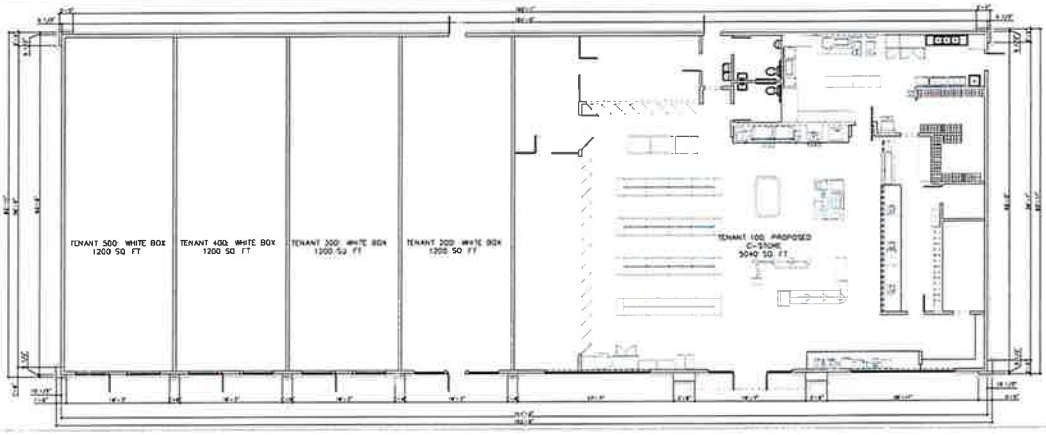
18. ALL TRAFFIC MARKINGS SHALL BE THERMOPLASTIC AND MEET GDOT SPECIFICATIONS.

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

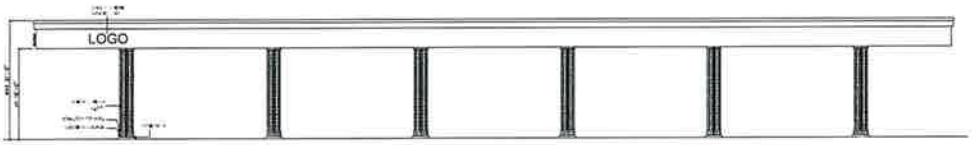
CIVIL PLANS
ROCK QUARRY ROAD C-STORE SPECIAL USE
ROCK QUARRY RD STOCKBRIDGE, GA 30281
13 - DISTRICT 6, PARCEL # [illegible]

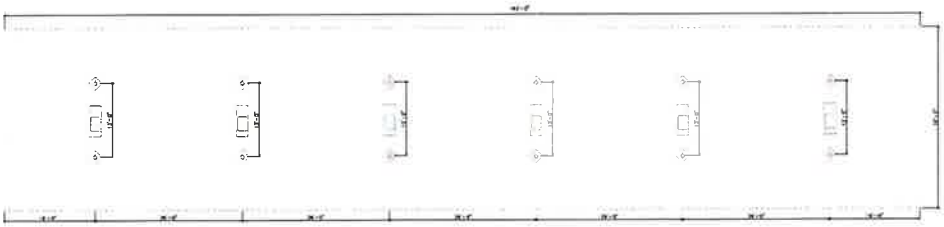
SITE PLAN

C1

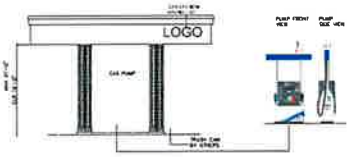


1 PROPOSED BUILDING PLAN SCALE: 1/4"=1'-0"





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



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

EXTERIOR FINISHES

SYMB.	DESCRIPTION	MANUFACTURER	SPECS
E_PT-1	Sherwin Williams SW 6991 Black Magic	Sherwin Williams	Pro-Mix A ACT MAGIC BLACK TINT
E_BR-2	Brick Veneer Quarry size light color	CO. INDIAN BRICK	MAGNOLIA SAP WHITE GROUT
E_BR-1	Brick Veneer Quarry size Dark color	CENTRAL STAIR	WISINGHAM SP WHITE GROUT

E_PT-1 E_BR-1 E_BR-2

4 EXTERIOR FINISHES

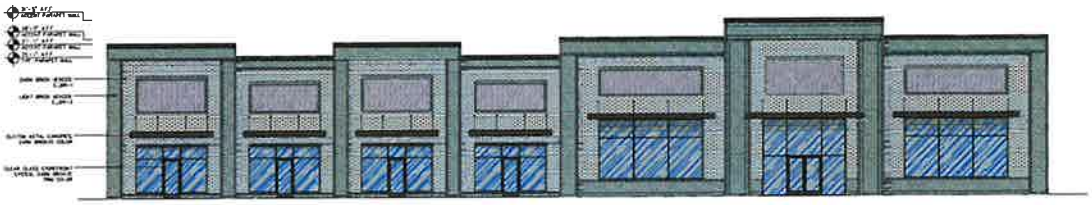
PLAN NORTH

ROCK QUARRY R
C-STORE SPECIA
USE

ROCK QUARRY R
STOCKBRIDGE
GEORGIA 30281

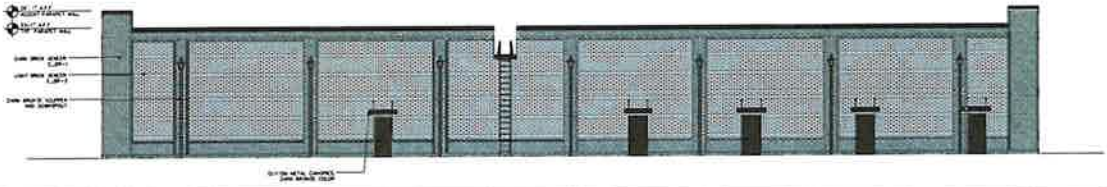
PROPOSED BUILDING PLAN AND GAS CANOPY DETAILS

A1.00



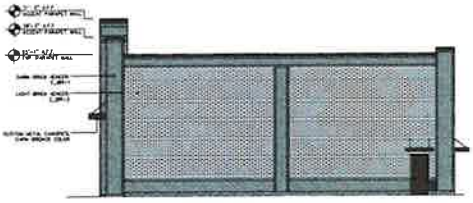
1 PROPOSED FRONT BUILDING ELEVATION

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



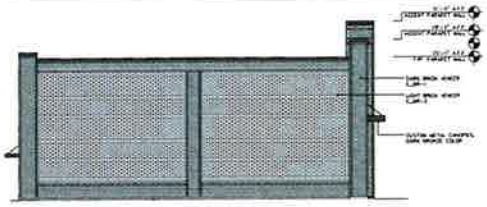
2 PROPOSED BACK BUILDING ELEVATION

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



3 PROPOSED FRONT BUILDING ELEVATION

SCALE 1/8"=1'-0"



4 PROPOSED LEFT BUILDING ELEVATION

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

5 EXTERIOR FINISHES

PLAN NORTH

ROCK QUARRY R
C-STORE SPECIA
USE

ROCK QUARRY R
STOCKBRIDGE
GEORGIA 30281

PROPOSED BUILDING
EXTERIOR
ELEVATIONS

A1.01

LOGO LOGO

Henry County Water Authority
Engineering Division

July 12, 2024

Re: Water and Sewer Services - Availability

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

TO WHOM IT MAY CONCERN:

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

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

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

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

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

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

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

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

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

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

Linda Logan

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

All,

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

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

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

Terry Boomer PE | Director Site / Civil
Land Development
C: 678-462-4072
130 East Main Street, Suite 204
Canton, GA 30114

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Top Workplaces USA | 2023

-----Original Appointment-----
From: Gordon Linton <Glinton@stockbridgega.org>
Sent: Thursday, June 6, 2024 11:01 AM
To: Gordon Linton; Terry Boomer; Terry A. Boomer; Marissa Bridges; Ryan Anderson; Keedra Jackson; Linda Logan; James Price; Mark Whitley
Subject: Gas Station Development Discussion on Rock Quarry Road
When: Thursday, June 6, 2024 11:00 AM-12:00 PM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

[EXTERNAL EMAIL]

-----Original Appointment-----
From: Gordon Linton <Glinton@stockbridgega.org>
Sent: Tuesday, June 4, 2024 4:32 PM
To: Gordon Linton; Terry A. Boomer; Marissa Bridges; Ryan Anderson; Keedra Jackson; Linda Logan; James Price; Mark Whitley
Subject: Gas Station Development Discussion on Rock Quarry Road
When: Thursday, June 6, 2024 11:00 AM-12:00 PM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

[EXTERNAL EMAIL]

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

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

The site plan is attached.

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 288 001 393 930

Passcode: 55eNwo

For organizers: Meeting options

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

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

Stockbridge Ga pre app notes

Text amendment to allow special use for convenience stores

4 sided brick

Equal number of electric number pumps

Charging stations will not affect parking count

Face a major arterial road which it does

Run off reduction

5,000 sqft cstore

6,400 retail

July 1st submittal dead line

August 5th submittal dead line

Jordan Edwards

THE GALLOWAY LAW GROUP

4062 Peachtree Road NE, Suite A 330 | Atlanta, GA 30319
O (404) 965-3680 | D (404) 965-3682
Associate | jordan@glawgp.com
www.glawgp.com

March 14, 2023

VIA ELECTRONIC MAIL

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

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

Ms. Carter,

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

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

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

Sincerely,

THE GALLOWAY LAW GROUP, LLC

Jordan Edwards

cc: Ryan Anderson
Erick Garcia Salas
William Woodson Galloway

Timeline Schedule of Events

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

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

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

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

BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

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

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

SANITARY SEWER CHART

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

STORM DRAINAGE CHART

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

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

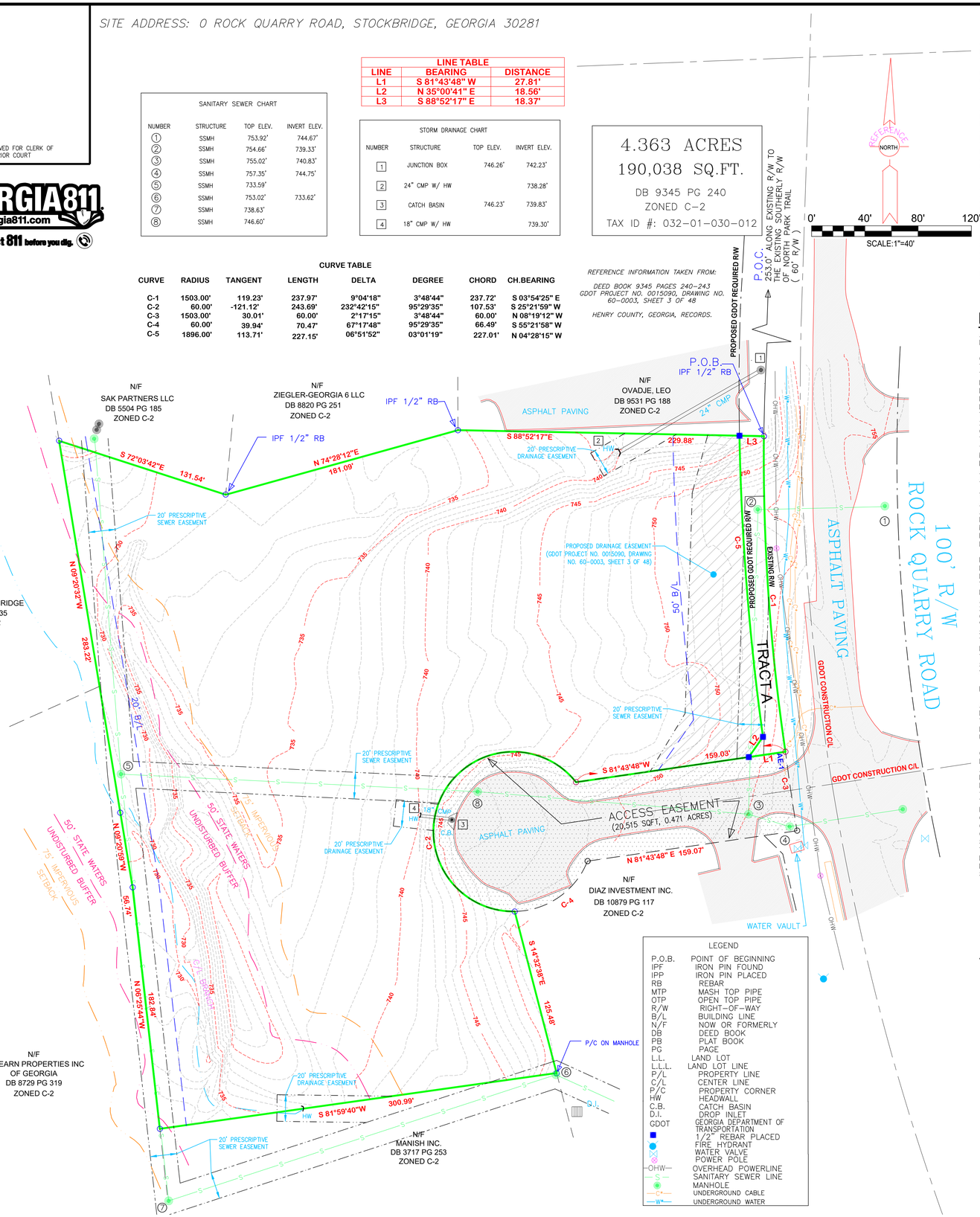
CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	1503.00'	119.23'	237.97'	9°04'18"	3°48'44"	237.72'	S 03°54'25" E
C-2	60.00'	-121.12'	243.69'	232°42'15"	95°29'35"	107.53'	S 25°21'59" W
C-3	1503.00'	30.01'	60.00'	2°17'15"	3°48'44"	60.00'	N 08°19'12" W
C-4	60.00'	39.94'	70.47'	67°17'48"	95°29'35"	66.49'	S 55°21'58" W
C-5	1896.00'	113.71'	227.15'	06°51'52"	03°01'19"	227.01'	N 04°28'15" W

REFERENCE INFORMATION TAKEN FROM:

DEED BOOK 9345 PAGES 240–243
GDOT PROJECT NO. 0015090, DRAWING NO. 60–0003, SHEET 3 OF 48

HENRY COUNTY, GEORGIA, RECORDS.



LEGEND

P.O.B.	POINT OF BEGINNING
IPF	IRON PIN FOUND
IPP	IRON PIN PLACED
RB	REBAR
MTP	MASH TOP PIPE
OTP	OPEN TOP PIPE
R/W	RIGHT–OF–WAY
B/L	BUILDING LINE
N/F	NOW OR FORMERLY
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
L.L.	LAND LOT
L.L.L.	LAND LOT LINE
P/L	PROPERTY LINE
C/L	CENTER LINE
P/C	PROPERTY CORNER
HW	HEADWALL
C.B.	CATCH BASIN
D.I.	DROP INLET
GDOT	GEORGIA DEPARTMENT OF TRANSPORTATION
■	1/2" REBAR PLACED
●	FIRE HYDRANT
⊠	WATER VALVE
⊗	POWER POLE
—OHW—	OVERHEAD POWERLINE
—S—	SANITARY SEWER LINE
◉	MANHOLE
—C—	UNDERGROUND CABLE
—W—	UNDERGROUND WATER

LEGAL DESCRIPTION (AS PER TITLE COMMITMENT)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA, CONTAINING 4.3664 ACRES, MORE OR LESS, AS SHOWN AND DELINEATED ON A PLAT OF SURVEY PREPARED BY FOR EAGLES LANDING FAMILY PRACTICE, BY ROLAND MCCANN, GEORGIA REGISTERED LAND SURVEYOR, DATED 5/14/02, REVISED MAY 16, 2002, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIN LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD, 253.1 FEET SOUTHERLY AS MEASURED ALONG SAID RIGHT-OF-WAY LINE FROM THE POINT FORMED BY THE INTERSECTION OF SAID RIGHT-OF-WAY WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH PARK TRAIL; THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD AND FOLLOWING THE CURVATURE THEREOF, 237.97 FEET TO AN IRON PIN; THENCE SOUTH 81 DEGREES 43 MINUTES 48 SECONDS WEST, 159.03 FEET TO AN IRON PIN; THENCE ALONG AN ARC A DISTANCE OF 243.68 FEET WITH SAID ARC HAVING A RADIUS OF 60.00 ALONG A BEARING OF SOUTH 25 DEGREES 21 MINUTES 59 SECONDS WEST AND A CHORD DISTANCE OF 107.53 FEET TO AN IRON PIN; THENCE SOUTH 14 DEGREES 32 MINUTES 38 SECONDS EAST, 125.48 FEET TO AN IRON PIN; THENCE SOUTH 81 DEGREES 59 MINUTES 40 SECONDS WEST, 300.99 FEET TO AN IRON PIN; THENCE NORTH 06 DEGREES 25 MINUTES 44 SECONDS WEST, 182.84 FEET TO AN IRON PIN; THENCE NORTH 09 DEGREES 20 MINUTES 32 SECONDS WEST, 283.22 FEET TO AN IRON PIN; THENCE SOUTH 72 DEGREES 03 MINUTES 42 SECONDS EAST, 131.54 FEET TO AN IRON PIN; THENCE NORTH 74 DEGREES 28 MINUTES 12 SECONDS EAST, 181.09 FEET TO AN IRON PIN; THENCE SOUTH 88 DEGREES 53 MINUTES 25 SECONDS EAST, 229.64 FEET TO AN IRON PIN LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD AND THE POINT OF BEGINNING.

TOGETHER WITH:
AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA, BEING DESIGNATED AS ACCESS EASEMENT CONTAINING 0.4 710 ACRES, MORE OR LESS, AS SHOWN AND DELINEATED ON A PLAT OF SURVEY PREPARED FOR EAGLES LANDING FAMILY PRACTICE BY ROLAND MCCANN, REGISTERED LAND SURVEYOR, DATED 5/14/02, REVISED 5/16/02 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIN LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD, 491.07 FEET SOUTHERLY AS MEASURED ALONG SAID RIGHT-OF-WAY LINE FROM THE POINT FORMED BY THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH PARK TRAIL; THENCE CONTINUING SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD AND FOLLOWING THE CURVATURE THEREOF, 60.00 FEET TO AN IRON PIN; THENCE SOUTH 81 DEGREES 43 MINUTES 48 SECONDS WEST 159.07 FEET TO AN IRON PIN; THENCE ALONG AN ARC A DISTANCE OF 314.16 FEET WITH SAID ARC HAVING A RADIUS OF 60.00 TO A POINT; THENCE NORTH 81 DEGREES 43 MINUTES 48 SECONDS EAST 159.03 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (AS SURVEYED)

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

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

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

BEGINNING AT A POINT PREVIOUSLY DESCRIBED AS "AE-1", LOCATED ON THE EXISTING WESTERLY RIGHT-OF-WAY OF ROCK QUARRY ROAD, 490.97 FEET SOUTHERLY AS MEASURED ALONG SAID RIGHT-OF-WAY LINE FROM THE POINT FORMED BY THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH PARK TRAIL; THENCE DEPARTING SAID RIGHT-OF-WAY S81°43'48"W A DISTANCE OF 159.03 FEET TO A POINT FEET TO A POINT; THENCE ALONG A CURVE PREVIOUSLY DESCRIBED AS "C-2", TURNING TO THE LEFT, WITH AN ARC LENGTH OF 243.69', WITH A RADIUS OF 60.00', BEING SUBTENDED BY A CHORD BEARING OF S25°21'59"W, WITH A CHORD LENGTH OF 107.53' TO A POINT; THENCE ALONG A COMPOUND CURVE HEREBY KNOWN AS "C-4", TURNING TO THE LEFT, WITH AN ARC LENGTH OF 70.47', WITH A RADIUS OF 60.00', BEING SUBTENDED BY A CHORD BEARING OF N55°21'58"E, WITH A CHORD LENGTH OF 66.49' TO A POINT; THENCE N81°43'48"E A DISTANCE OF 159.07' FEET TO A POINT ON THE EXISTING RIGHT-OF-WAY OF ROCK QUARRY ROAD; THENCE NORTHWESTERLY ALONG A CURVE HEREBY KNOWN AS "C-3", TURNING TO THE RIGHT WITH AN ARC LENGTH OF 60.00', WITH A RADIUS OF 1503.00', BEING SUBTENDED BY A CHORD BEARING OF N08°19'12"W, WITH A CHORD LENGTH OF 60.00', TO A POINT, WHICH IS THE POINT OF BEGINNING. SAID LAND HAVING AN AREA OF 0.471 ACRES, MORE OR LESS.

LESS "TRACT A"

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

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

SCHEDULE B-II EXCEPTIONS

1–6 – STANDARD EXCEPTIONS. NOT ADDRESSED.

7 – DECLARATION OF COVENANTS AND RESTRICTIONS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM KILLEARN, INC. TO ARCHWAY HOMES, INC., DATED MARCH 3, 2000, FILED MARCH 16, 2000, AND RECORDED IN DEED BOOK 3639, PAGE 253, RECORDS OF HENRY COUNTY, GEORGIA.
AFFECTS THE PROPERTY. INCLUDES A BLANKET STATEMENT OF EASEMENT FOR UTILITIES, DRAINAGE, AND ACCESS AND A RESERVATION FOR A FUTURE 10' EASEMENT "...ALONG ONE SIDE OF EACH LOT". NOTHING HEREIN WAS PLOTTABLE BY DESCRIPTION. A PRESCRIPTIVE 20' EASEMENT IS SHOWN HEREON ALONG ALL SURVEYED SEWER LINES AND DRAINAGE LINES CENTERED ON THE CENTER OF EACH STRUCTURE.

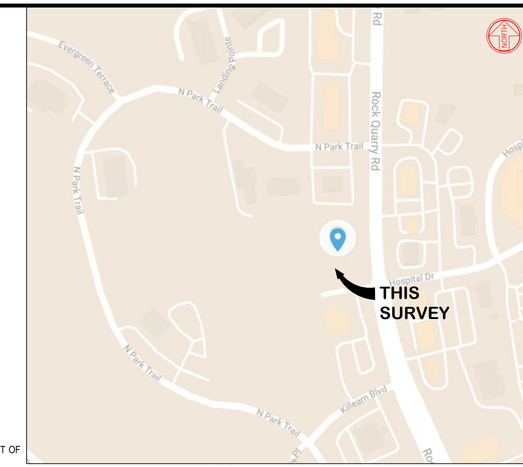
8– EASEMENTS IN FAVOR OF GEORGIA POWER COMPANY RECORDED IN THE FOLLOWING RECORDS OF HENRY COUNTY, GEORGIA:
(A) FROM MRS. NELLIE STEWART DEAN, DATED DECEMBER 18, 1947, AND RECORDED IN DEED BOOK 39, PAGE 330;
(B) FROM H.E. DEAN, JR.; DATED JULY XX, 1963, AND RECORDED IN DEED BOOK 76, PAGE 542;
(C) FROM MRS. NELLIE STEWART DEAN AND H.E. DEAN, JR., DATED OCTOBER 4, 1951, AND RECORDED IN DEED BOOK 45, PAGE 467; AND
(D) FROM MRS. NELLIE STEWART DEAN AND H.E. DEAN, JR., DATED OCTOBER 4, 1951, AND RECORDED IN DEED BOOK 45, PAGE 469.
AFFECTS THE PROPERTY. EASEMENTS ARE BLANKET IN NATURE AND NOT PLOTTABLE. ALL VISIBLE ELECTRICAL UTILITIES AND SERVICES WERE FIELD LOCATED AND ARE SHOWN ON THE SURVEY.

9 – RIGHT OF WAY DEED FORM SK PROPERTY HOLDINGS I, LLC N/K/A CNW PROPERTY HOLDINGS I, LLC AND JOAN C. STEELE TO HENRY COUNTY, GEORGIA, DATED MARCH 28, 2022, FILED APRIL 4, 2022, AND RECORDED IN DEED BOOK 19014, PAGE 31, AFORESAID RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THE SURVEY.

10 – PERMANENT CONSTRUCTION AND MAINTENANCE EASEMENT FROM SK PROPERTY HOLDINGS I, LLC N/K/A CNW PROPERTY HOLDINGS I, LLC AND JOAN C. STEELE TO HENRY COUNTY, GEORGIA, DATED MARCH 28, 2022, FILED APRIL 4, 2022, AND RECORDED IN DEED BOOK 19014, PAGE 35, AFORESAID RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THE SURVEY.

11 – THE POLICY OF TITLE INSURANCE TO BE ISSUED IN CONNECTION WITH THIS COMMITMENT WILL AFFORD ASSURANCES AS TO THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY, BUT WILL NOT ENSURE THE ENGINEERING CALCULATIONS IN COMPUTING THE EXACT AMOUNT OF ACREAGE CONTAINED THEREIN.
ALL FOUND AND SET MONUMENTS ALONG THE BOUNDARY OF SUBJECT PROPERTY ARE SHOWN HEREON.

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



LOCATION MAP

NOT TO SCALE

NOTES:

- BEARINGS HEREIN ARE BASED ON NAD83/GEORGIA WEST STATE PLANE COORDINATES.
- NO ZONING REPORT WAS PROVIDED BY THE CLIENT. THIS FIRM RECOMMENDS THAT THE CLIENT OBTAIN A CERTIFIED ZONING VERIFICATION LETTER FROM THE CITY, COUNTY OR AGENCY RESPONSIBLE FOR ZONING CLASSIFICATION FOR THE PARCEL.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.
- LEGAL DESCRIPTION AS PER FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT NO. 72112–2601(REVISED) WITH AN EFFECTIVE DATE OF 04/06/2022. NO CLAIMS AS TO OWNERSHIP ARE MADE OR IMPLIED.
- SITE CONTAINS NO MARKED REGULAR PARKING SPACES & NO HANDICAPPED SPACES.
- ALL ADJOINING OWNER INFORMATION IS TAKEN FROM THE HENRY COUNTY TAX ASSESSOR'S WEBSITE.
- LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY: OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.IV. PER ALTA/NSPS.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT–OF–WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.
- BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA, PANEL #13151C0088C EFFECTIVE DATE: 05/16/2006
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 714,807 FEET.
- THE EQUIPMENT USED TO MAKE THIS SURVEY WAS A TOPCON GPT–3005LW TOTAL STATION.
- THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,441 FEET AND ANGULAR ERROR OF 00°00'03" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES RULE.
- THE CURRENT PROPERTY OWNER IS JOAN C. STEELE AND SK PROPERTY HOLDINGS I, LLC PER DEED BOOK 9345, PAGE 240 OF HENRY COUNTY, GEORGIA RECORDS.
- PROPERTY IS LOCATED IN THE BIG COTTON/LITTLE COTTON INDIAN CREEK WATER SHED PROTECTION DISTRICT.
- PROPERTY IS NOT PART OF A SUBDIVISION.
- A PORTION OF THIS PROPERTY IS LOCATED IN A WETLAND AREA.
- PROPERTY IS SERVED BY COUNTY WATER.
- THIS PROPERTY DOES INCLUDE BODIES OF WATER ON THE PROPERTY.
- PROPERTY IS LOCATED ON A PAVED ASPHALT ROAD.
- 1/2" REBAR IRON PINS PLACED AT ALL CORNERS UNLESS OTHERWISE NOTED.
- NO BUILDINGS PRESENT ON SITE AT TIME OF SURVEY.

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

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

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

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

05/02/2022
DATE

GEORGIA REGISTERED LAND SURVEYOR NO. 3244 JONATHAN B. PRINCE

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

No.	JOB No.	DESCRIPTION OF REVISION	DATE
2	210145	REVISED TITLE COMMITMENT	5/2/22
1	210145	UPDATE SURVEY FOR ALTA	1/10/22

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

ALTA/NSPS LAND TITLE SURVEY

FOR GMI 2, INC.

IN LAND LOT 13, DISTRICT 6, HENRY COUNTY, GEORGIA

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

Henry County Water Authority
Engineering Division

July 12, 2024

Re: Water and Sewer Services - Availability

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

TO WHOM IT MAY CONCERN:

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

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

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

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

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

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

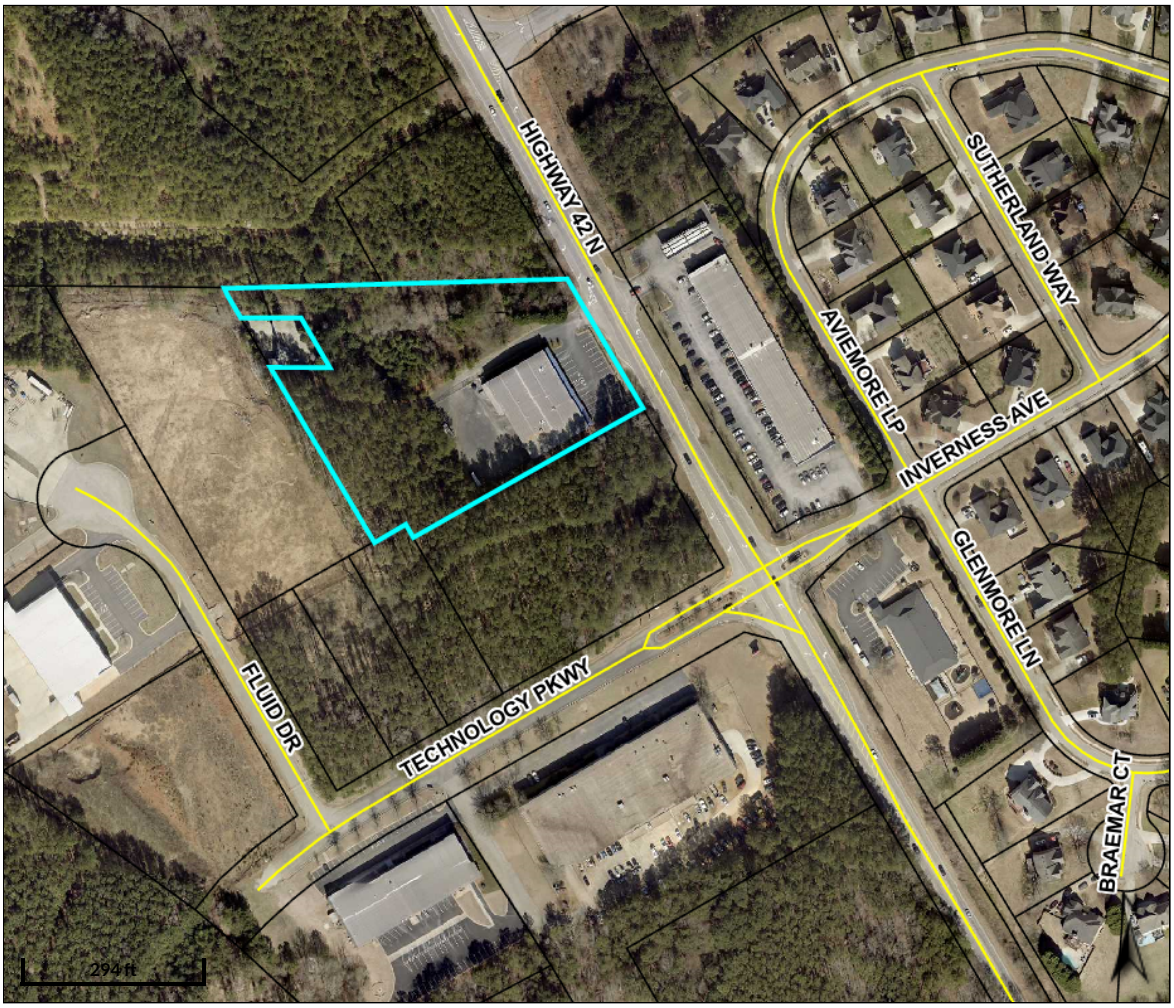
The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

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

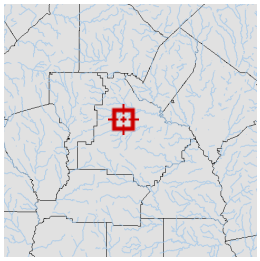
Digitally signed
by Scott Sage, P.E.
Date: 2024.07.12
13:35:04 -04'00'

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

Henry County, GA



Overview



Legend

- Parcels
- Roads

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

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

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

Developed by SCHNEIDER GEOSPATIAL

CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

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

Annexation No: _____ Date: _____

Received by: _____

TYPE OF ANNEXATION

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

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

Property Address: 2251 Highway 42 N McDonough, GA 30253

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

LAND USE AND ZONING

County: _____ County Zoning Classification: _____

Present Land Use: _____ Requested Zoning Classification: _____

PROPERTY OWNER

Name: Alexa Hilbert

Mailing Address: 308 Broadmoor Way McDonough, GA 30253

Telephone: (678) 491-1561 Email: alexahilbert@aol.com

Signature: _____ Date: 12/12/2024

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

APPLICANT

Name: Alexa Hilbert

Mailing Address: 308 Broadmoor Way McDonough, GA 30253

Telephone: (678) 491-1561 Email: alexahilbert@aol.com

Signature: _____ Date: 12/12/2024

PLEASE DO NOT WRITE BELOW THIS LINE – OFFICE USE ONLY

Signature: _____ Date: 12/12/2024

CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

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

Name: Alexa Hilbert

Property Address: 2251 Highway 42 N McDonough,GA 30253

Telephone: (678) 491-1561 Email: alexahilbert@aol.com

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

Signature: _____ Date: 12/12/2024

Personally appeared before me

Alexa Hilbert

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

Notary Public

12 December 2024

Date

KAYLA CALLENDER NOTARY PUBLIC Exp. June 5, 2028 HENRY COUNTY, GA

(Affix Seal Here)

Print

CITY OF STOCKBRIDGE | ANNEXATION CHECKLIST

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

☑ **NON-REFUNDABLE APPLICATION FEE - $50.00**

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

☐ **APPLICATION FORM 1**

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

☐ **PETITION FOR ANNEXATION**

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

☐ **CONSENT OF OWNER(S)**

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

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

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

☐ **VERIFIED LEGAL DESCRIPTION FORM**

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

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

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

Property Tax Parcel Identification no. 070-01012001

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Henry

File #: **22435218**

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

WITNESSETH That: the said party of the first part, for and in consideration of the sum of **TEN AND 00/100 DOLLARS ($10.00)** and other goods and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, the following described property:

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

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

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever, in FEE SIMPLE.

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

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

Signed, sealed and delivered in the presence of:

Susan Clowdus
Witness

Notary Public

ALBERT G BANTLEY
COMMISSION EXPIRES
NOTARY
PUBLIC
MAY 11, 2025
HENRY COUNTY, GEORGIA

Lindavid Investment Properties, LLC

by: Linda Clark, Manager

EXHIBIT "A"

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

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

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

LESS & EXCEPT:

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

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

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

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

Return recording to:

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

Loan No: **File No. 22435218**

COVER SHEET TO SECURITY DEED

Date of Instrument: **November 25, 2024**

Signatories to Instrument: **Brightstar Homes and Services Inc.**

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

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

MAP and PARCEL ID Number: 070-01012001

Initial Maturity Date: December 1, 2054

Intangible Recording Tax: $2,751.00

Citation to Intangible Recording Tax Authority (if applicable):

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

Tax Parcel Identification Number:
070-01012001

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

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

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

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

1. Deed to Secure Debt, Obligations and Future Advances

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

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

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

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

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

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

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

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All rights reserved.

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

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

Property Tax Parcel Identification no. 070-01012001

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Henry

File #: **22435218**

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

WITNESSETH That: the said party of the first part, for and in consideration of the sum of **TEN AND 00/100 DOLLARS ($10.00)** and other goods and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, the following described property:

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

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

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever, in FEE SIMPLE.

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

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

Signed, sealed and delivered in the presence of:

Susan H Clowdus
Witness

Notary Public

ALBERT G BANTLEY
COMMISSION EXPIRES
NOTARY
PUBLIC
MAY 11, 2025
HENRY COUNTY, GEORGIA

Lindavid Investment Properties, LLC

by: Linda Clark, Manager

EXHIBIT "A"

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

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

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

LESS & EXCEPT:

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

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

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

EXHIBIT "A"

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

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

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

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

December 19, 2024

To Whom It May Concern:

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

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

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

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

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

Thank you in advance for your consideration.

Regards,
Alexa Hilbert,
Brightstar Homes & Services

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

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

EQUIPMENT USED CTS 220

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

FLOOD NOTES

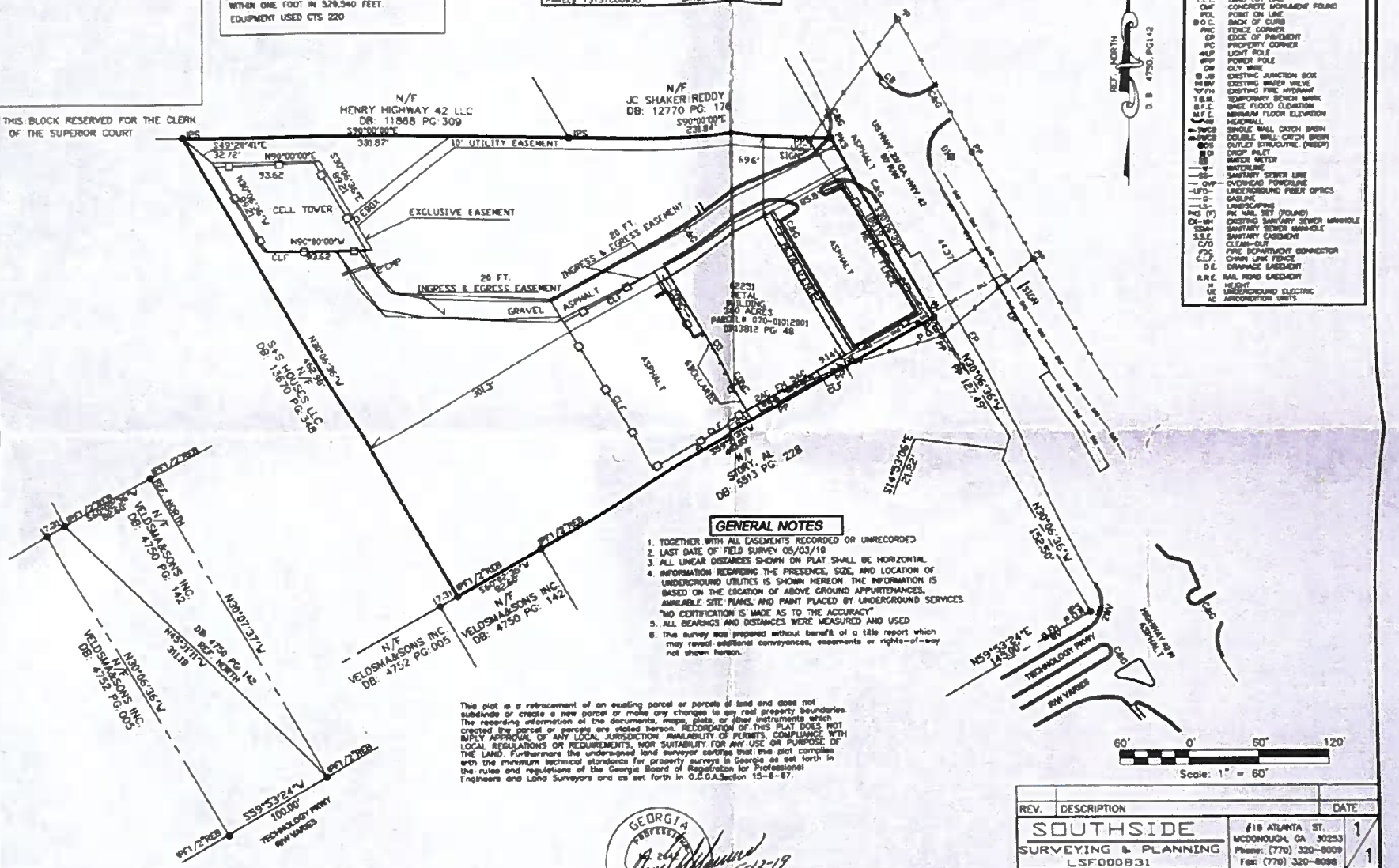
BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA.

PANEL # 13151C0083D DATED 10/05/2016

SURVEY ORDERED BY:
NAME: ERIC GRATZER
678-897-4230

LEGENDS OF SYMBOLS

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
GM	GAS MARKER/GAS METER
OOTP	OPEN TOP PIPE
OIPF	IRON PIN FOUND
OIPS	IRON PIN SET 1/2"ø REBAR w/ CAP
C/G	CURB AND GUTTER
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
L.L.L.	LAND LOT LINE
CMF	CONCRETE MONUMENT FOUND
POL	POINT ON LINE
B.O.C.	BACK OF CURB
FNC	FENCE CORNER
EP	EDGE OF PAVEMENT
PC	PROPERTY CORNER
LP	LIGHT POLE
PP	POWER POLE
OW	OLY WIRE
JB	DISTINC JUNCTION BOX
WV	EXISTING WATER VALVE
FH	DISTINC FIRE HYDRANT
T.B.M.	TEMPORARY BENCH MARK
B.F.E.	BASE FLOOD ELEVATION
M.F.E.	MINIMUM FLOOR ELEVATION
HW	HEADWALL
SWCB	SINGLE WALL CATCH BASIN
DWCB	DOUBLE WALL CATCH BASIN
OCS	OUTLET STRUCUTRE (RISER)
DI	DROP INLET
	WATER METER
—W—	WATERLINE
—SS—	SANITARY SEWER LINE
—OHP—	OVERHEAD POWERLINE
—UFO—	UNDERGROUND FIBER OPTICS
—G—	GASLINE
—LS—	LANDSCAPING
PKS (F)	PK NAIL SET (FOUND)
EX-MH	EXISTING SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
S.S.E.	SANITARY EASEMENT
C/O	CLEAN-OUT
FDC	FIRE DEPARTMENT CONNECTOR
C.L.F.	CHAIN LINK FENCE
D.E.	DRAINAGE EASEMENT
R.R.E.	RAIL ROAD EASEMENT
H	HEIGHT
UE	UNDERGROUND ELECTRIC
AC	AIRCONDITION UNITS



GENERAL NOTES

1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED
2. LAST DATE OF FIELD SURVEY 05/03/19
3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES. "NO CERTIFICATION IS MADE AS TO THE ACCURACY"
5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED
6. The survey was prepared without benefit of a title report which may reveal additional conveyances, easements or rights-of-way not shown hereon.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A.Section 15-6-67.

GEORGIA PROFESSIONAL LAND SURVEYOR ANGEL M. MARRERO

5-12-19

ANGEL M MARRERO P.L.S. #2642
Certified Design Professional # 4478

** PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

REV.	DESCRIPTION	DATE

SOUTHSIDE SURVEYING & PLANNING
LSF000831

118 ATLANTA ST.
MCDONOUGH, GA 30253
Phone: (770) 320-8009
Fax: (770) 320-8096

1/1

RETRACEMENT SURVEY FOR:

OURWORLDS SCHOOL

Land Lot 031 7TH Dist. Henry County, GA

Drawn By: AMM | Scale: 1"=60'

Dwg No: 2-190427A | Date: 05/12/19

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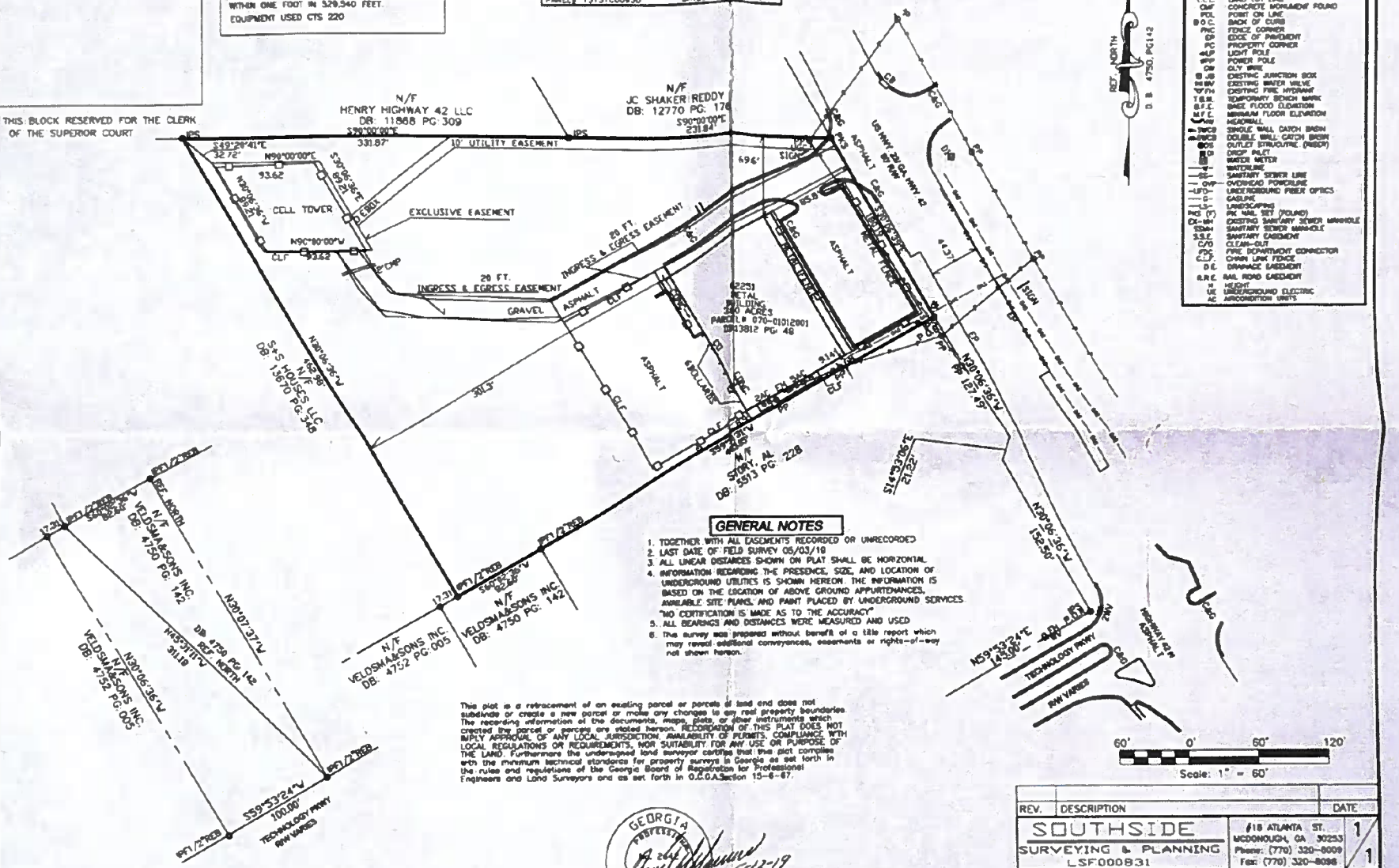

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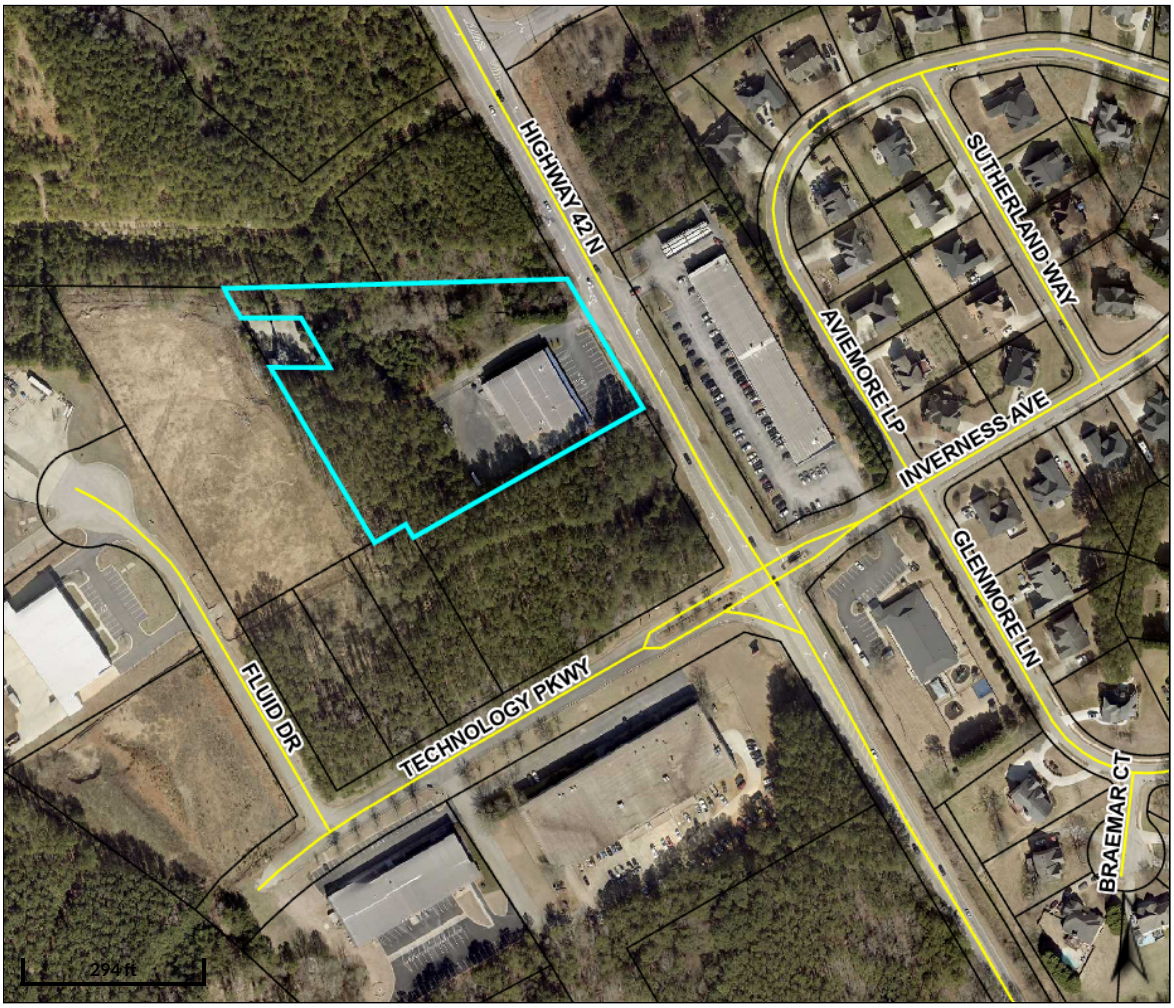
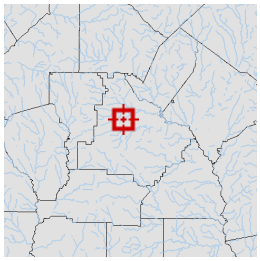


Overview



Legend

- Parcels
- Roads

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

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

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

Developed by SCHNEIDER GEOSPATIAL

Amendment to the Comprehensive Plan Application

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

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

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

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

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

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

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

CITY OF STOCKBRIDGE Planning and Zoning Division

Application Checklist for Requesting an Amendment to the Comprehensive Plan

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

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT AN APPLICATION.

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

City of Stockbridge Planning and Zoning Division

Application for an Amendment to the Comprehensive Plan

Name of Applicant Alexa Hilbert Phone: 678-491-1561 Date: 12/12/24

Address of Applicant: 2251 Highway 42 N Cell # 678-491-1561

City: McDonough State: GA Zip: 30253 E-mail: alexahilbert@AOL.com

Name of Agent Alexa Hilbert Phone: 678-491-1561 Date: 12/12/24

Address of Agent: 2251 Highway 42 N Cell # 678-491-1561

City: McDonough State: GA Zip: 30253 E-mail: alexahilbert@AOL.com

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

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

_____ **(Acknowledgement)**

FROM: Light Industry

TO: Low and Mix Use

Property Address: 2251 Highway 42 N

Nearest intersection to the property: Eagles Landing Parkway

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

Property Tax Parcel Number(s): 131 5 1C 009 3D **(Required)**

Witness' Signature Signature of Applicant

Printed Name of Witness Printed Name of Applicant

Notary Signature of Agent

Notary Seal:

(For Office Use Only)

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

Application checked by: _____ Date: _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

Mayor/City Council Decision: _____

Planning Director's Signature: _____ Date: _____

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 2251 Highway 42 McDonough 30253 [address], with Parcel Number 13151C0093D which is the subject of this application.

Name of Property Owner: Alexa Hilbert
Property Owner's Address: 308 Broadmoor Way McDonough GA 30253
Telephone: 678-491-1594 E-mail: alexahilbert@AOL.Com

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

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

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

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

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

Telephone, E-Mail, & Address: 678-565-9007, Bstarhomes@gmail.com
2251 Highway 42 N McDonough, GA 30253

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

[signature]

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

12/12/24
Date

Signature of Notary Public

Printed Name of Notary Public

Date

Notary Public's Seal or Stamp:

Applicant Campaign Disclosure Form

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

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

Yes _____ **No** ✓

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

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

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

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this _____ day of _____

Notary Public

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

Henry County Water Authority
Availability Letter Checklist/Summary

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

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

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

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

Henry County Water Authority

Engineering Division
100 Westridge Industrial Blvd.
McDonough, GA 30253

Application for Water/Sewer Availability Letter

Date: 12/12/24

Name of Applicant: Alex Hilber Phone: 678-491-156 Mobile: None
Address of Applicant: 2251 Highway 42 N Fax:
City: McDonough State: GA Zip: 30253 E-mail: Alexander.hilber@ap-pl.com
Name of Agent: Brightstar Homes and Service Phone: 678-565-9017 Mobile:
Address of Agent: 2251 Highway 42 N Fax:
City: McDonough State: GA Zip: 30253 E-mail: Bstarhomes@gmail.com

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

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

AVAILABILITY: ☐ **General Availability** ☑ **Rezoning**

Availability letters will require a minimum of four weeks from the date of payment and application [illegible]

Request from M1 (Present Zoning) to OI (Requested Zoning).

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

Address of Property: 2251 Highway 42 N (Street Address, if Applicable/Nearest Intersection, Etc.) Nearest intersection to the property: Eagles Landing Pa

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

Development Estimated Average Daily Sewer Flow (GPD):

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

Information beyond this point is not required for service verifications.

(Below: For properties within protected watershed districts only)

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

Estimated amount of impervious surface _____ Minimum Lot Size: _____

Witness | Signature of Owner(s)/Agent(s)

Printed Name of Witness | Printed Name of Owner/s

Notary | Signature of Agent

City of Stockbridge

Planning and Zoning Office

Septic System Information for Zoning Requests

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

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

Name of Applicant: Alexa Hilbert Phone: 678-991-1561 Mobile: 678-991-1561

Applicant Address: 2251 Highway 42 N City, State: McDonough GA Zip: 30253

Name of Agent: Brightstar Homes and Services Phone: 678-565-9007 Mobile: _____

Agent Address: 2251 Highway 42N City, State: McDonough GA Zip: 30253

Request (Check one):

Rezoning (Current Zoning ✓ Requested Zoning ____) Conditional Use ____ Variance ____ Zoning Modification ____

For the Purpose of: Day Service Program - C1

Property Address: 2251 Highway 42N Nearest Intersection to property: Eagles Landing Pkwy

Size of Tract: 3.6 acres Land Lot(s): 031 District(s): 7th

Property Tax Parcel Number(s): 131S1C0093D Proposed Number of Lots: _____

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

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

---

(To be Completed by Henry County Environmental Health)

Check all that apply

_____ There are suitable soils for the installation of a septic system on the subject property

_____ There are **not** suitable soils for the installation of a septic system on the subject property.

_____ There is an existing septic system on the subject property

_____ The existing septic system will support the proposed development and/or use

_____ The existing septic system will **not** support the proposed development and/or use.

Comments: _____

Name of Person Completing: _____ Title: _____

Signature: _____ Date: _____

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

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

Property Tax Parcel Identification no. 070-01012001

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Henry

File #: **22435218**

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

WITNESSETH That: the said party of the first part, for and in consideration of the sum of **TEN AND 00/100 DOLLARS ($10.00)** and other goods and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, the following described property:

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

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

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever, in FEE SIMPLE.

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

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

Signed, sealed and delivered in the presence of:

Susan Clowdus
Witness

Notary Public

ALBERT G BANTLEY
COMMISSION EXPIRES
NOTARY
PUBLIC
MAY 11, 2025
HENRY COUNTY, GEORGIA

Lindavid Investment Properties, LLC

by: Linda Clark, Manager

EXHIBIT "A"

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

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

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

LESS & EXCEPT:

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

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

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

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

Return recording to:

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

Loan No: **File No. 22435218**

COVER SHEET TO SECURITY DEED

Date of Instrument: **November 25, 2024**

Signatories to Instrument: **Brightstar Homes and Services Inc.**

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

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

MAP and PARCEL ID Number: 070-01012001

Initial Maturity Date: December 1, 2054

Intangible Recording Tax: $2,751.00

Citation to Intangible Recording Tax Authority (if applicable):

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

Tax Parcel Identification Number:
070-01012001

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

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

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

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

1. Deed to Secure Debt, Obligations and Future Advances

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

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

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

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

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

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

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

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All rights reserved.

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

Return Recorded Document to:
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827 Fairways Court, Suite 100
Stockbridge, GA 30281

Property Tax Parcel Identification no. 070-01012001

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Henry

File #: **22435218**

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

WITNESSETH That: the said party of the first part, for and in consideration of the sum of **TEN AND 00/100 DOLLARS ($10.00)** and other goods and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, the following described property:

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

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

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever, in FEE SIMPLE.

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

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

Signed, sealed and delivered in the presence of:

Susan H Clowdus
Witness

Notary Public

ALBERT G BANTLEY
COMMISSION EXPIRES
NOTARY
PUBLIC
MAY 11, 2025
HENRY COUNTY, GEORGIA

Lindavid Investment Properties, LLC

by: Linda Clark, Manager

EXHIBIT "A"

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

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

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

December 19, 2024

To Whom It May Concern:

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

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

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

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

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

Thank you in advance for your consideration.

Regards,
Alexa Hilbert,
Brightstar Homes & Services

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

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

EQUIPMENT USED CTS 220

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

FLOOD NOTES

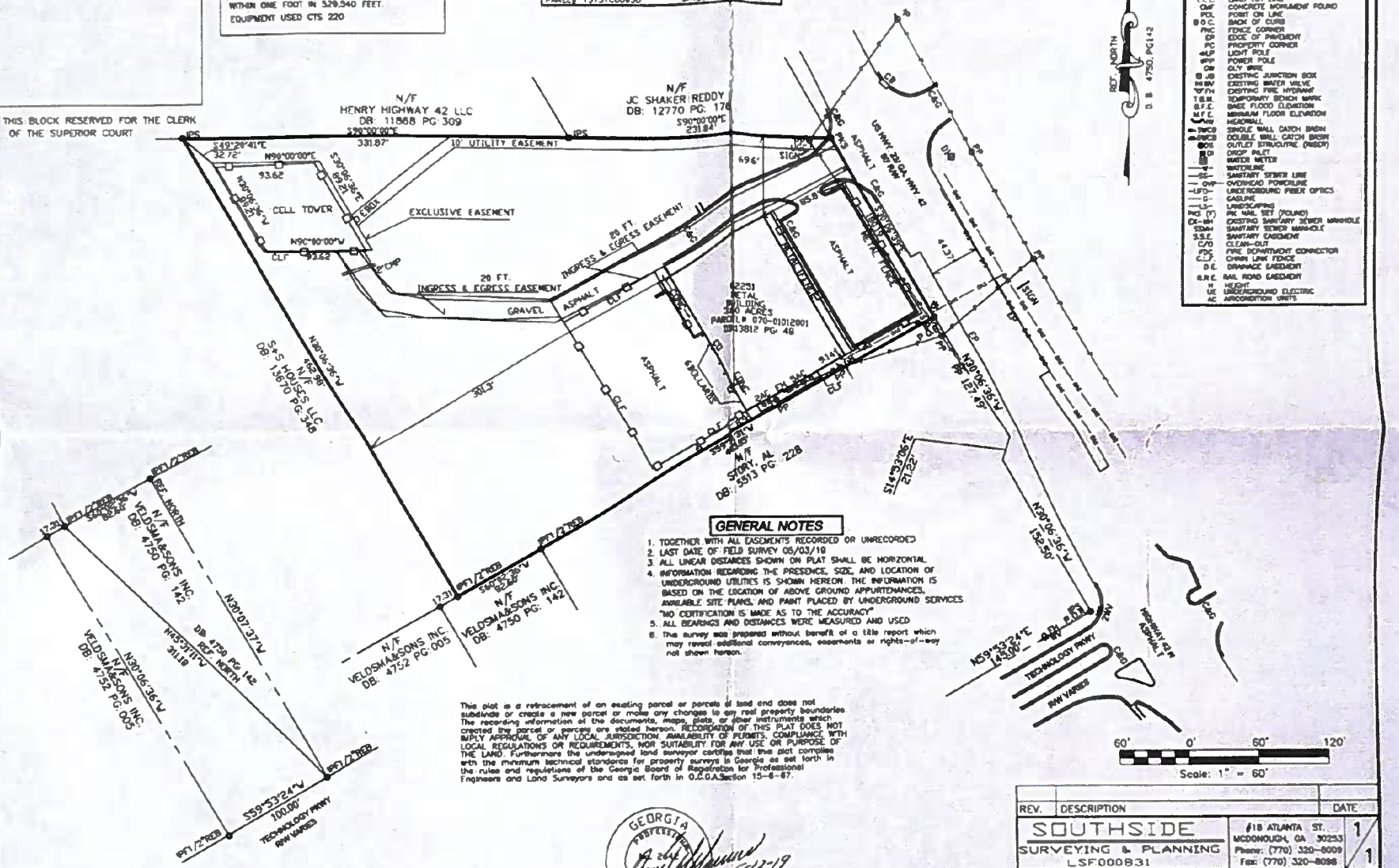
BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA.

PANEL # 13151C0083D DATED 10/05/2016

SURVEY ORDERED BY:
NAME: ERIC GRATZER
678-897-4230

LEGENDS OF SYMBOLS

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
GM	GAS MARKER/GAS METER
OOTP	OPEN TOP PIPE
OIPF	IRON PIN FOUND
OIPS	IRON PIN SET 1/2"ø REBAR w/ CAP
C/G	CURB AND GUTTER
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
L.L.L.	LAND LOT LINE
CMF	CONCRETE MONUMENT FOUND
POL	POINT ON LINE
B.O.C.	BACK OF CURB
FNC	FENCE CORNER
EP	EDGE OF PAVEMENT
PC	PROPERTY CORNER
LP	LIGHT POLE
PP	POWER POLE
OW	OLY WIRE
JB	DISTINC JUNCTION BOX
WV	EXISTING WATER VALVE
FH	DISTINC FIRE HYDRANT
T.B.M.	TEMPORARY BENCH MARK
B.F.E.	BASE FLOOD ELEVATION
M.F.E.	MINIMUM FLOOR ELEVATION
HW	HEADWALL
SWCB	SINGLE WALL CATCH BASIN
DWCB	DOUBLE WALL CATCH BASIN
OCS	OUTLET STRUCUTRE (RISER)
DI	DROP INLET
	WATER METER
—W—	WATERLINE
—SS—	SANITARY SEWER LINE
—OHP—	OVERHEAD POWERLINE
—UFO—	UNDERGROUND FIBER OPTICS
—G—	GASLINE
—LS—	LANDSCAPING
PKS (F)	PK NAIL SET (FOUND)
EX-MH	EXISTING SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
S.S.E.	SANITARY EASEMENT
C/O	CLEAN-OUT
FDC	FIRE DEPARTMENT CONNECTOR
C.L.F.	CHAIN LINK FENCE
D.E.	DRAINAGE EASEMENT
R.R.E.	RAIL ROAD EASEMENT
H	HEIGHT
UE	UNDERGROUND ELECTRIC
AC	AIRCONDITION UNITS



GENERAL NOTES

1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED
2. LAST DATE OF FIELD SURVEY 05/03/19
3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES. "NO CERTIFICATION IS MADE AS TO THE ACCURACY"
5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED
6. The survey was prepared without benefit of a title report which may reveal additional conveyances, easements or rights-of-way not shown hereon.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A.Section 15-6-67.

GEORGIA PROFESSIONAL LAND SURVEYOR ANGEL M. MARRERO

5-12-19

ANGEL M MARRERO P.L.S. #2642
Certified Design Professional # 4478

** PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

REV.	DESCRIPTION	DATE

SOUTHSIDE SURVEYING & PLANNING
LSF000831

118 ATLANTA ST.
MCDONOUGH, GA 30253
Phone: (770) 320-8009
Fax: (770) 320-8096

1/1

RETRACEMENT SURVEY FOR:

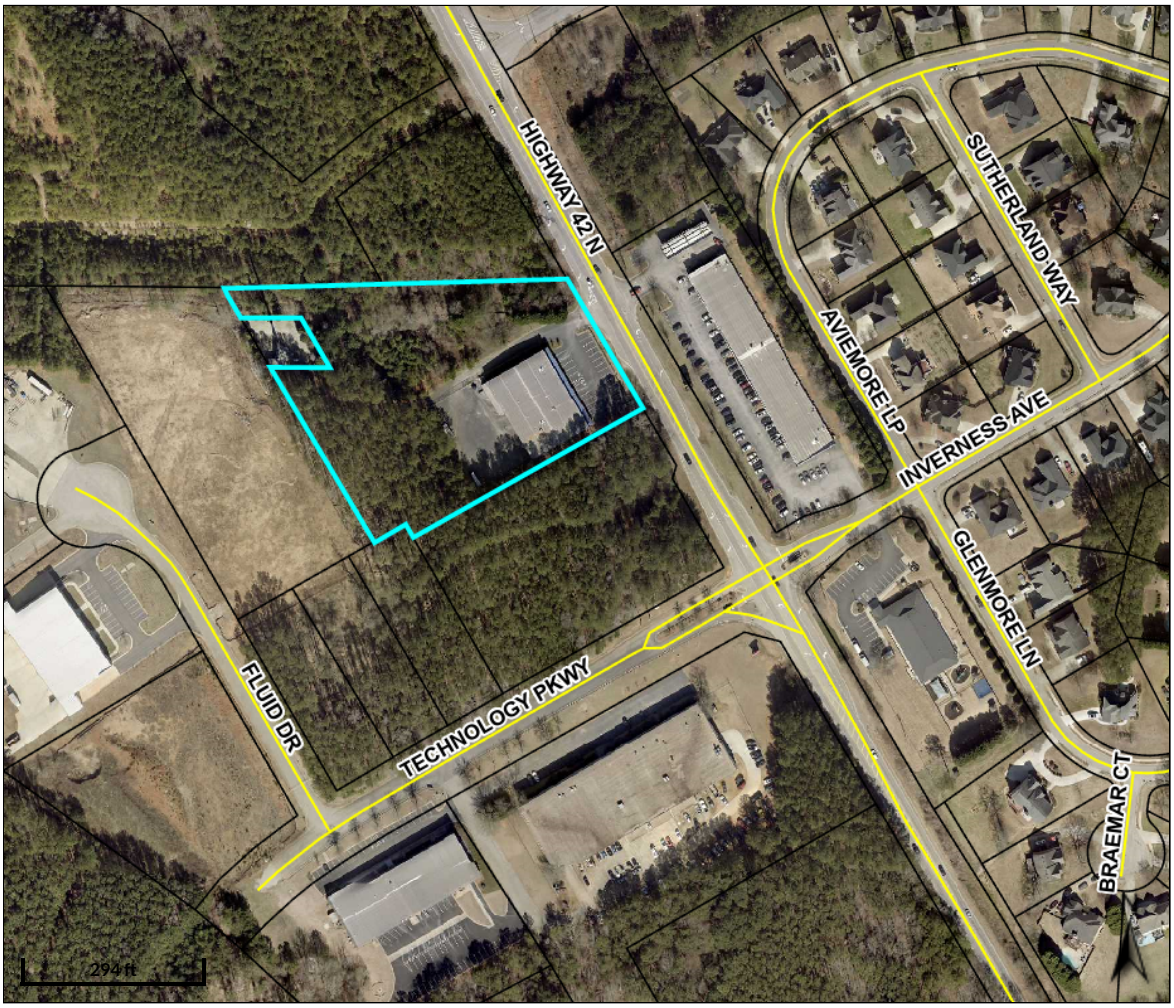
OURWORLDS SCHOOL

Land Lot 031 7TH Dist. Henry County, GA

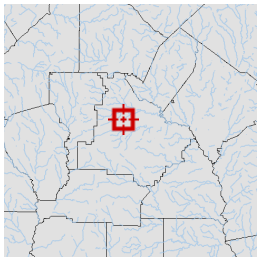
Drawn By: AMM | Scale: 1"=60'

Dwg No: 2-190427A | Date: 05/12/19

Henry County, GA



Overview



Legend

- Parcels
- Roads

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

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

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

Developed by SCHNEIDER GEOSPATIAL

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

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

Property Tax Parcel Identification no. 070-01012001

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Henry

File #: **22435218**

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

WITNESSETH That: the said party of the first part, for and in consideration of the sum of **TEN AND 00/100 DOLLARS ($10.00)** and other goods and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, the following described property:

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

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

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever, in FEE SIMPLE.

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

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

Signed, sealed and delivered in the presence of:

Susan Clowdus
Witness

Notary Public

ALBERT G BANTLEY
COMMISSION EXPIRES
NOTARY
PUBLIC
MAY 11, 2025
HENRY COUNTY, GEORGIA

Lindavid Investment Properties, LLC

by: Linda Clark, Manager

EXHIBIT "A"

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

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

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

LESS & EXCEPT:

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

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

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

Return recording to:

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

Loan No: **File No. 22435218**

COVER SHEET TO SECURITY DEED

Date of Instrument: **November 25, 2024**

Signatories to Instrument: **Brightstar Homes and Services Inc.**

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

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

MAP and PARCEL ID Number: 070-01012001

Initial Maturity Date: December 1, 2054

Intangible Recording Tax: $2,751.00

Citation to Intangible Recording Tax Authority (if applicable):

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

Tax Parcel Identification Number:
070-01012001

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

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

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

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

1. Deed to Secure Debt, Obligations and Future Advances

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

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

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

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

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

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

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

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All rights reserved.

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

Return Recorded Document to:
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827 Fairways Court, Suite 100
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Property Tax Parcel Identification no. 070-01012001

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Henry

File #: **22435218**

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WITNESSETH That: the said party of the first part, for and in consideration of the sum of **TEN AND 00/100 DOLLARS ($10.00)** and other goods and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, the following described property:

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TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever, in FEE SIMPLE.

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

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

Signed, sealed and delivered in the presence of:

Susan H Clowdus
Witness

Notary Public

ALBERT G BANTLEY
COMMISSION EXPIRES
NOTARY
PUBLIC
MAY 11, 2025
HENRY COUNTY, GEORGIA

Lindavid Investment Properties, LLC

by: Linda Clark, Manager

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

December 19, 2024

To Whom It May Concern:

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

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

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

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

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

Thank you in advance for your consideration.

Regards,
Alexa Hilbert,
Brightstar Homes & Services

Rezoning Application

City of Stockbridge, Georgia

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

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

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

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

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

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

[Form revised on 1/19/22.]

Procedures

A pre-application meeting with one of the staff planners before submission of any application is required. A scheduled appointment is required. *(No opinions or guidance can be given over the phone)*. Staff will review the request and discuss all necessary code requirements that affect the request. Staff may also need to consult other City departments before accepting the application. The request will then be advertised in the *Henry Daily Herald* and a sign will be posted at least 15 days prior to the scheduled public meeting date.

No application will be accepted unless all necessary documentation is complete and a pre-application meeting has been held (there will be no exceptions.)

The City of Stockbridge Planning Commission meets on the 4th Thursday of each month (except for holidays) to hear requests. Please contact the Planning and Zoning Office to obtain a copy of the schedule.

Notes

Contacts

City of Stockbridge Planning and Zoning Division
Community Development Department
4602 North Henry Boulevard
Stockbridge, GA 30281
tel. (770) 389-7900

City of Stockbridge Building Services
Municipal Court Building
4602 North Henry Boulevard
Stockbridge, GA 30281
tel. (678) 833-3314

City of Stockbridge Business Services Office
Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, GA 30281
Tel. (678) 833-3302

City of Stockbridge Code Enforcement Office
Municipal Court Building
4602 North Henry Boulevard
Stockbridge, GA 30281
tel (678) 833-3321

City of Stockbridge Public Works Department >>>>>>>>>>>>>>Water Department tel.: (770) 474-1232
Stockbridge Public Works Building
321 Taylor Drive
Stockbridge, GA 30281

Sewer Department tel.: (678) 833-3301

Henry County Water and Sewer Authority
1695 Highway 20 West
McDonough, GA 30253
tel. (770) 957-6659

Henry County Health Department
Environmental Health Section
137 Henry Parkway
McDonough, GA 30253
tel. (770) 954-2078

Henry County Fire Department
664 Industrial Boulevard
McDonough, GA 30253
tel. (770) 288-6600

Henry County Police Department
100 Henry Parkway
McDonough, GA 30253
tel. (770) 288-8200

Henry County Environmental Compliance
And Plan Review
140 Henry Parkway
McDonough, GA 30253
tel. (770) 288-6064

Henry County Board of Education
33 North Zach Hinton Parkway
McDonough, GA 30253
tel. (770) 957-6601

City of Stockbridge Planning and Zoning Division
Community Development Department

REZONING APPLICATION CHECKLIST

PLEASE COMPLETE THIS FORM WHEN ACCEPTING ALL REZONING APPLICATIONS.
ATTACH THE CHECKLIST TO THE APPLICATION AND SIGN.

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK INITIAL
Pre-Application Review Form (Meeting Notes)	1	Must be obtained from a current planner, prior to submitting your application. **(by appointment only)**	
Application Form	1	1. Signed and **notarized** by owner. Original signature 2. In lieu of owner's signature, applicant has signed and **notarized** a copy of a "Contract", "Power of Attorney" or "Lease."	
Applicant Disclosure Form	1	Required for all property owners, applicants, and agents filed with an application, and must be **notarized.**	
Letter of Ownership	one for each owner	Letter stating that the owner is aware of the rezoning request and owns the property in question.	
Letter of Intent	1	Must clearly state the proposed use and development intent.	
Site Plans (24 x 36) and (11 x 17)	1	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, north arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers, and the proposed lot layout.	
Survey Plat (8 ½ x 11) Or (11 x 17)	1	Subject Property, prepared and sealed ***within the last five years*** by a professional engineer, landscape architect, or land surveyor who is registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) Include a notation as to whether or not any portion of the subject property is within the boundaries of the 100-year floodplain, and 3) include a notation as to the total acreage or square footage of the subject property.	
Water and sewer availability letter	1	This letter must accompany the application at the time of submittal. It should state that water and sewer are available to serve the property, or such services can be extended to the site. Please obtain the letter from the appropriate office which serves the property, such as Henry County Water Authority, City of Stockbridge Public Works Department, or a Clayton County office.	
Form from the Health Department	1	This letter must accompany the application at the time of submittal ***(Only needed if property is not on sewer).***	

APPLICATION CHECKLIST

DOCUMENTS AND QUANTITIES REQUIRED

ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
NO INCOMPLETE APPLICATION WILL BE ACCEPTED.

ITEM #	REQUIRED ITEM	NUMBER OF COPIES	CHECK √
1.	PRE-APPLICATION REVIEW FORM	1 Digital, 1 Hard Copy	
2.	APPLICATION FORM	1 Digital, 1 Hard Copy	
3.	LEGAL DESCRIPTIONS	1 Digital, 1 Hard Copy	
4.	SITE PLAN & SURVEY	1 Digital Copy – 4 hard Copies	
5.	DEVELOPMENT RENDERINGS AND ELEVATIONS	1 Digital Copy – 1 Hard Copy	
6.	LETTERS OF INTENT	1 Digital, 1 Hard Copy	
7.	ADJACENT PROPERTY OWNERS/NEIGHBORHOOD ASSOCIATION LETTERS	1 Digital, 1 Hard Copy	
8.	DEPARTMENTAL SIGN-OFF LETTERS	1 Digital, 1 Hard Copy	
9.	DISCLOSURE FORM	1 Digital, 1 Hard Copy	

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant: Alexa Hilbert Phone: 678-491-1561 Date: 12/12/24
Address Applicant: 2251 Highway 42 N Fax Cell # 678-491-1561
City: McDonough State: GA Zip: 30253 E-mail: alexahilbert@AOL.Com
Name of Agent: Brightstar Homes and Services Phone: 678-565-9007 Date: 12/12/24
Address Agent: 2251 Highway 42N Fax
City: McDonough State: GA Zip: 30253 E-mail: Bstarhomes@gmail.com

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

Rezoning being requested: Wincorp Henry Co. M1 to City of Stockbridge ~~C1~~ OI (KM)

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

Address of Property: 2251 Highway 42 N McDonough, GA 30253

Nearest intersection to the property: Eagles Landing Parkway
(Street Address)

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

Property Tax Parcel Number(s): 131S1C0093D **(Required)**

Alexa Hilbert
Signature of Applicant

Notary Signature

NOTARY STAMP:

(For Office Use Only)

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

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

Pre-application meeting: ____ Date: ____

Planning Commission Decision: ____

City Council Decision: ____

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 2251 Highway 42 McDonough 30253 [address], with Parcel Number 13151 C0093D which is the subject of this application.

Name of Property Owner: Alexa Hilbert
Property Owner's Address: 308 Broadmoor Way McDonough GA 30253
Telephone: 678-441-1844 E-mail: Alexahilbert@AOL.Com

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

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

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

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

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

Telephone, E-Mail, & Address: 678-565-9007, Bstarhomes@gmail.com
2251 Highway 42 N McDonough, GA 30253

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

[signature]

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

12/12/24
Date

Signature of Notary Public

Printed Name of Notary Public

Date

Notary Public's Seal or Stamp:

Applicant Campaign Disclosure Form

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

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

Yes_____**No** ✓

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

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

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

Alexy Hilbert
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this _____day of _____

Notary Public

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

[NOTE: Some properties receive water and sewer service through the City of Stockbridge Public Works Office or from Clayton County. For those properties, please obtain a letter from the appropriate office in lieu of obtaining one from Henry County.]

Application for Water/Sewer Availability Letter

Thank you for your interest in Henry County, Georgia. This packet includes the necessary documents required for processing water/sewer availability letters.

Availability letters are required for rezoning(s), conditional use/exception, variance, and modifications to Zoning Conditions of properties that are heard by the City of Stockbridge Planning Commission and/or the Stockbridge City Council that are within the HCWA service area).

HCWA will verify that water and sewer service is, or will be, available to serve a particular development. The requested information in this package is used for determining the existing water/sewerage system capacity, planning for future water and sewerage system needs, and protection of Henry County water sources.

Please note: All fees are non-refundable. There are no exceptions.

Should you need further assistance, please feel free to contact our office between 8:00AM to 5:00PM, Monday through Friday at (770) 914-3688.

Henry County Water Authority

Engineering Division
100 Westridge Industrial Blvd.
McDonough, GA 30253

Application for Water/Sewer Availability Letter

Date: 12/13/24

Name of Applicant: Alex Hilbert Phone: 678-491-156 Mobile: None
Address of Applicant: 2251 Highway 42 N Fax:
City: McDonough State: GA Zip: 30253 E-mail: alexahilbert@AOL.com
Name of Agent: Bright Star Homes and Service Phone: 678-505-9117 Mobile:
Address of Agent: 2251 Highway 42 N Fax:
City: McDonough State: GA Zip: 30253 E-mail: Bstarhomes@gmail.com

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

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

AVAILABILITY: ☐ **General Availability** ☑ **Rezoning**

Availability letters will require a minimum of three weeks from the date of payment and application submittal

Request from M1 (Present Zoning)) to OI (Requested Zoning).

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

Address of Property: 2251 Highway 42 N (Street Address, if Applicable/Nearest Intersection, Etc.) Nearest intersection to the property: Eagle Landing Pa

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

Development Estimated Average Daily Sewer Flow (GPD):

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

Information beyond this point is not required for service verifications.

(Below: For properties within protected watershed districts only)

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

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

Witness **Signature of Owner(s)/Agent(s)**

Printed Name of Witness **Printed Name of Owner/s**

Notary **Signature of Agent**

Henry County Water Authority
Availability Letter Checklist/Summary

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

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

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

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

City of Stockbridge

Planning and Zoning Office

Septic System Information for Zoning Requests

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

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

Name of Applicant: Alexa Hilbert Phone: 678-491-1561 Mobile: 678-491-1561

Applicant Address: 2251 Highway 42 N City, State: McDonough, GA Zip: 30253

Name of Agent: Brightstar Homes and Services Phone: 678-565-9007 Mobile:

Agent Address: 2251 Highway 42N City, State: McDonough, GA Zip: 30253

Request (Check one):

Rezoning (Current Zoning ✓ Requested Zoning ____) Conditional Use ____ Variance ____ Zoning Modification ____

For the Purpose of: Day Service Program - C1

Property Address: 2251 Highway 42N Nearest Intersection to property: Eagles Landing Pkwy

Size of Tract: 36 acres Land Lot(s): 031 District(s): 7th

Property Tax Parcel Number(s): 131S1C0093D Proposed Number of Lots: ____

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

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

---

(To be Completed by Henry County Environmental Health)

Check all that apply

_____ There are suitable soils for the installation of a septic system on the subject property

_____ There are **not** suitable soils for the installation of a septic system on the subject property.

_____ There is an existing septic system on the subject property.

_____ The existing septic system will support the proposed development and/or use.

_____ The existing septic system will **not** support the proposed development and/or use.

Comments: _____

Name of Person Completing: _____ Title: _____

Signature: _____ Date: _____

E-mail Address: _____ Phone Number: _____

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

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

EQUIPMENT USED CTS 220

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

FLOOD NOTES

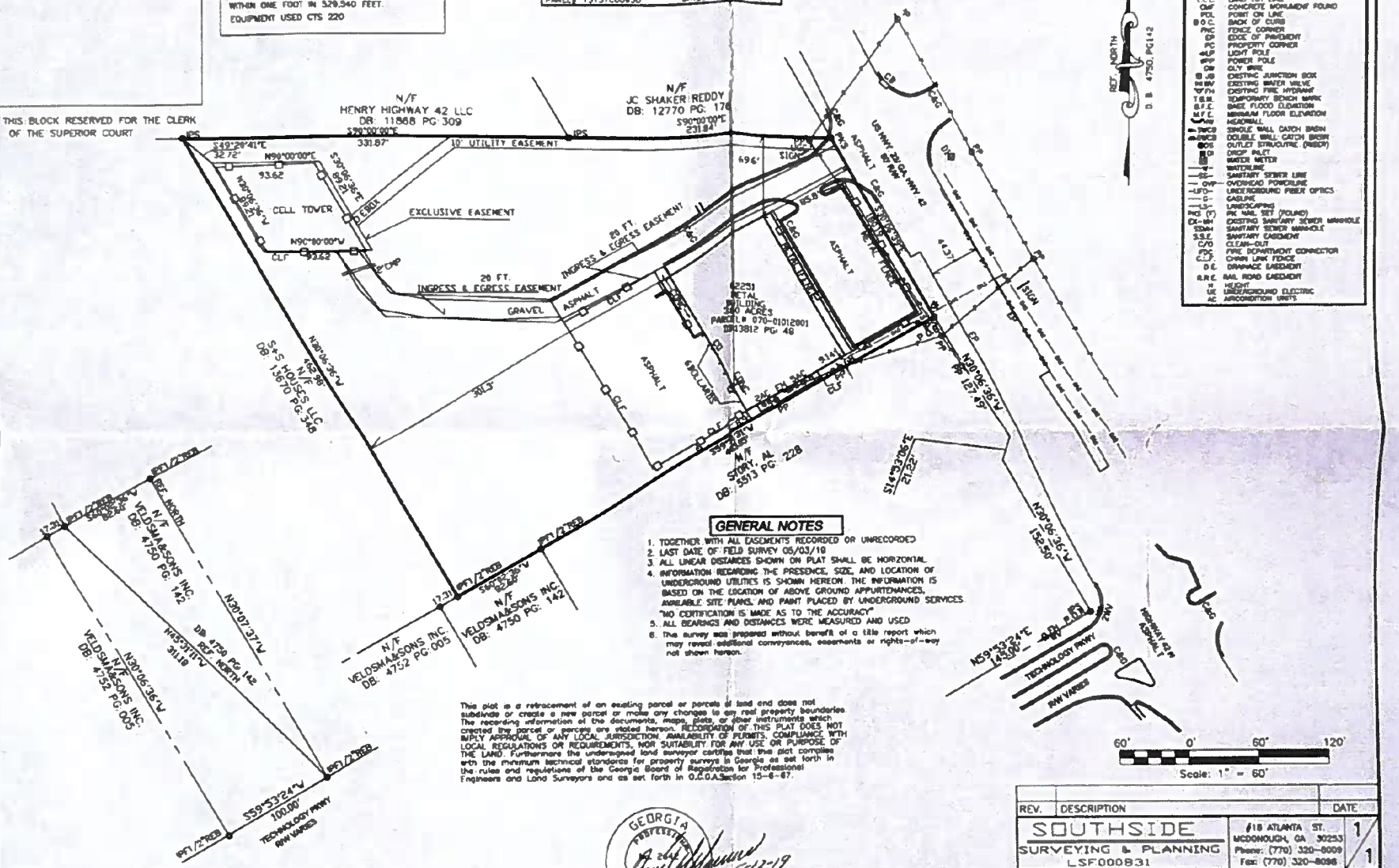
BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA.

PANEL # 13151C0083D DATED 10/05/2016

SURVEY ORDERED BY:
NAME: ERIC GRATZER
678-897-4230

LEGENDS OF SYMBOLS

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
GM	GAS MARKER/GAS METER
OOTP	OPEN TOP PIPE
OIPF	IRON PIN FOUND
OIPS	IRON PIN SET 1/2"ø REBAR w/ CAP
C/G	CURB AND GUTTER
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
L.L.L.	LAND LOT LINE
CMF	CONCRETE MONUMENT FOUND
POL	POINT ON LINE
B.O.C.	BACK OF CURB
FNC	FENCE CORNER
EP	EDGE OF PAVEMENT
PC	PROPERTY CORNER
LP	LIGHT POLE
PP	POWER POLE
OW	OLY WIRE
JB	DISTINC JUNCTION BOX
WV	EXISTING WATER VALVE
FH	DISTINC FIRE HYDRANT
T.B.M.	TEMPORARY BENCH MARK
B.F.E.	BASE FLOOD ELEVATION
M.F.E.	MINIMUM FLOOR ELEVATION
HW	HEADWALL
SWCB	SINGLE WALL CATCH BASIN
DWCB	DOUBLE WALL CATCH BASIN
OCS	OUTLET STRUCUTRE (RISER)
DI	DROP INLET
	WATER METER
—W—	WATERLINE
—SS—	SANITARY SEWER LINE
—OHP—	OVERHEAD POWERLINE
—UFO—	UNDERGROUND FIBER OPTICS
—G—	GASLINE
—LS—	LANDSCAPING
PKS (F)	PK NAIL SET (FOUND)
EX-MH	EXISTING SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
S.S.E.	SANITARY EASEMENT
C/O	CLEAN-OUT
FDC	FIRE DEPARTMENT CONNECTOR
C.L.F.	CHAIN LINK FENCE
D.E.	DRAINAGE EASEMENT
R.R.E.	RAIL ROAD EASEMENT
H	HEIGHT
UE	UNDERGROUND ELECTRIC
AC	AIRCONDITION UNITS



GENERAL NOTES

1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED
2. LAST DATE OF FIELD SURVEY 05/03/19
3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES. "NO CERTIFICATION IS MADE AS TO THE ACCURACY"
5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED
6. The survey was prepared without benefit of a title report which may reveal additional conveyances, easements or rights-of-way not shown hereon.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A.Section 15-6-67.

GEORGIA PROFESSIONAL LAND SURVEYOR ANGEL M. MARRERO

5-12-19

ANGEL M MARRERO P.L.S. #2642
Certified Design Professional # 4478

** PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

REV.	DESCRIPTION	DATE

SOUTHSIDE SURVEYING & PLANNING
LSF000831

118 ATLANTA ST.
MCDONOUGH, GA 30253
Phone: (770) 320-8009
Fax: (770) 320-8096

1/1

RETRACEMENT SURVEY FOR:

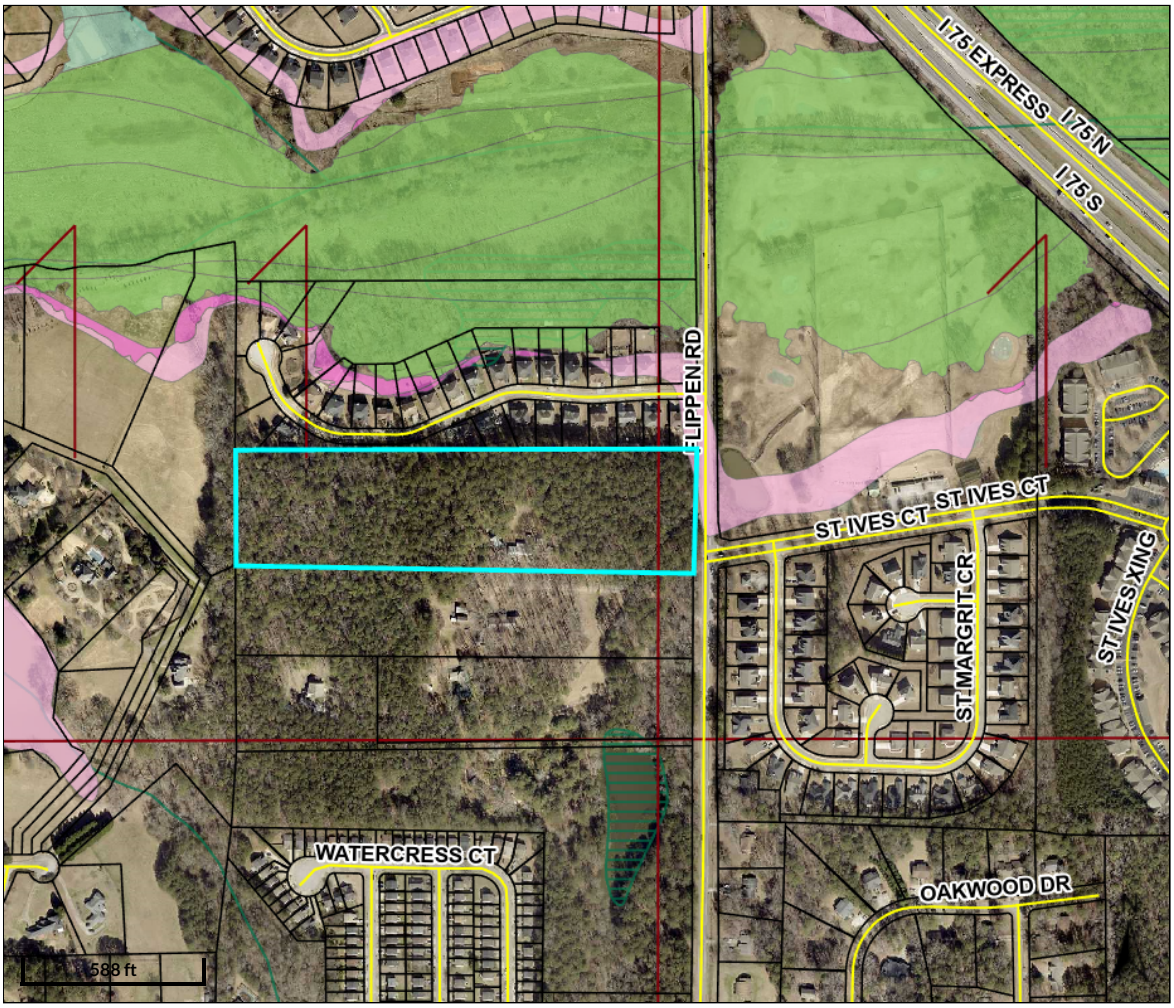
OURWORLDS SCHOOL

Land Lot 031 7TH Dist. Henry County, GA

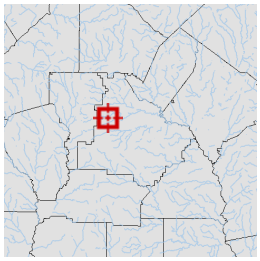
Drawn By: AMM | Scale: 1"=60'

Dwg No: 2-190427A | Date: 05/12/19

Henry County, GA



Overview



Legend

- Parcels
- Roads
- Land Lots

Flood Map

- X - 500 Year Flood
- 0.2 - Areas of 0.2% annual chance flood
- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE -100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- AO - Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet
- Lakes
- Wetlands

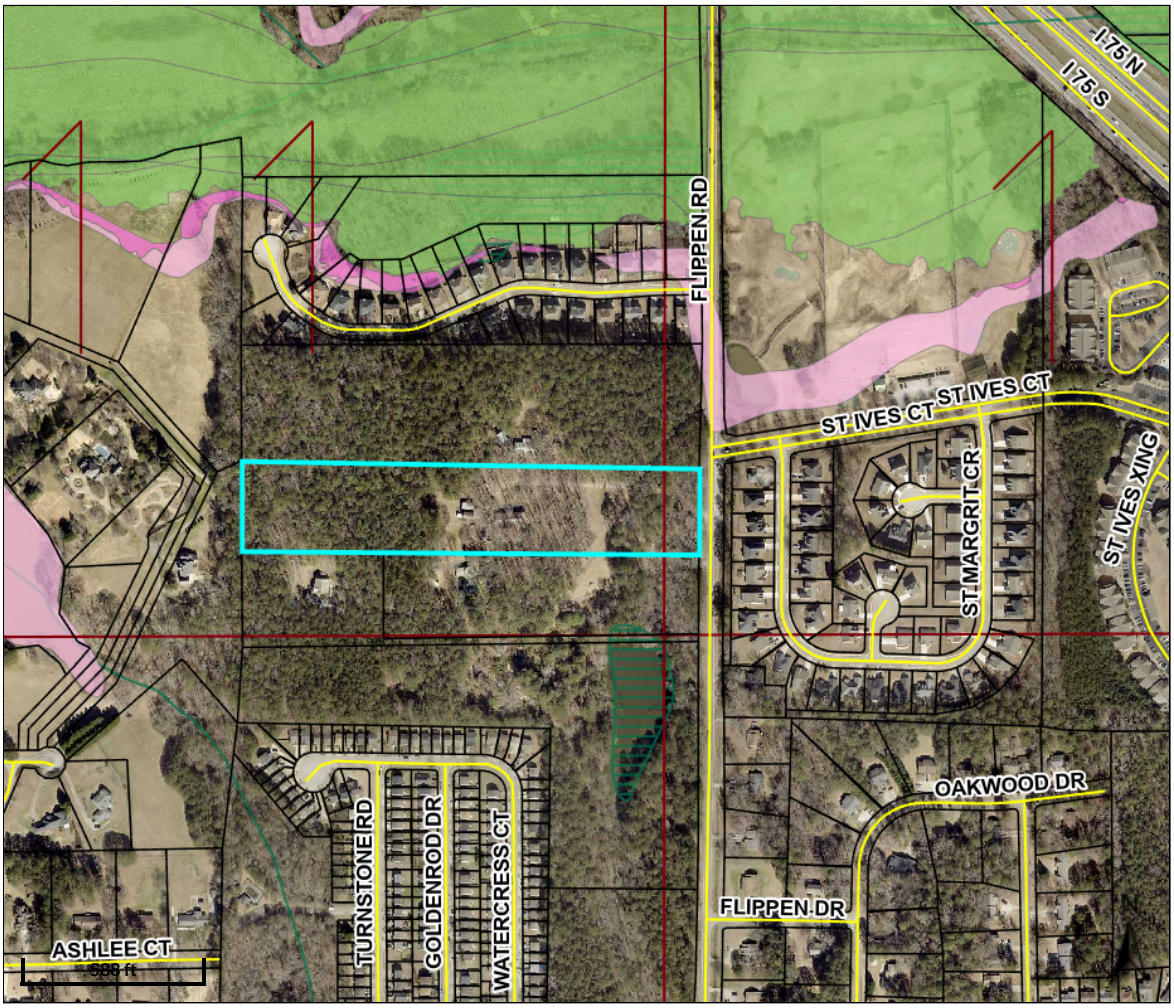
Parcel ID	032-02006000	**Class**	Consv Use	**Owner Address**	REICHERT WILLIAM K & BRENDA A 1448 FLIPPEN RD STOCKBRIDGE, GA 30281	**Land Value:**	$182,500				
Property Address	1448 FLIPPEN RD	**Acreage**	14.21			**Building Value:**	$292,100	**Last 2 Sales**			
District	Henry County							**Date**	**Price**	**Reason**	**Qual**
						Misc Value:	$840	10/1/1983	$22,900	LM	Q
								n/a	$	n/a	n/a
						Total Value:	$427,800				

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

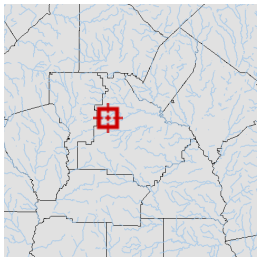
Date created: 2/18/2025
Last Data Uploaded: 2/18/2025 1:09:42 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



Overview



Legend

- Parcels
- Roads
- Land Lots

Flood Map

- X - 500 Year Flood
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- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE -100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- AO - Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet
- Lakes
- Wetlands

Parcel ID	032-02005001	**Class**	Residential	**Owner**	GILREATH WILLARD D	**Land Value:**	$95,500				
Property Address	1468 FLIPPEN RD	**Acreage**	7.63	**Address**	1468 FLIPPEN RD STOCKBRIDGE, GA 30281	**Building Value:**	$347,300	**Last 2 Sales**			
District	Henry County							**Date**	**Price**	**Reason**	**Qual**
						Misc Value:	$12,200	1/8/2014	$0	VF	U
								6/1/1984	$13,400	U	U
						Total Value:	$364,500				

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

Date created: 2/18/2025
Last Data Uploaded: 2/18/2025 1:09:42 AM

Developed by SCHNEIDER GEOSPATIAL

CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

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

Annexation No: _____ Date: _____

Received by: _____

TYPE OF ANNEXATION

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

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

Property Address: 1448 FLIPPEN ROAD. STOCKBRIDGE, GA 30281 &
1468 FLIPPEN ROAD. STOCKBRIDGE, GA 30281

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

LAND USE AND ZONING

County: HENRY

Present Land Use: RESIDENTIAL

County Zoning Classification: RA (RESIDENTIAL-AGRICULTURAL)

Requested Zoning Classification: PUD (PLANNED UNIT DEVELOPMENT)

PROPERTY OWNER

Name: 1468 FLIPPEN ROAD: WILLIAM GILREATH
1448 FLIPPEN ROAD: WILLIAM & BRENDA A. REICHERT
APPLICANT: LAND BUYERS OF AMERICA LLC / AGENT: Michael KANER

Mailing Address: 2500 CLEAN WATER COURT BUFORD, GA 30519

Telephone: (404) 422-6806

Email: MoneyforyourdirtGmail.com

Signature: [signature]

Date: 12-24-24

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

APPLICANT

Name: LAND BUYERS OF AMERICA GA LLC AGENT: MICHAEL KANER

Mailing Address: 2500 CLEAN WATER COURT BUFORD, GA 30281

Telephone: (404) 422-6806 Email: MONEYFOR YOUR DIRT@gmail.com

Signature: Date: 12-24-24

PLEASE DO NOT WRITE BELOW THIS LINE – OFFICE USE ONLY

Signature: _____ Date: _____

LAND BUYERS OF AMERICA GA

Letter of Intent

To: City of Stockbridge

We are proposing to combine 1448 Flippen Road Stockbridge, GA (Parcel # 032-02006000 containing 14.210 acres) 1468 Flippen Road Stockbridge, GA (Parcel #032-02005001 containing 7.561 acres) into a single parcel containing 21.77Acres. We are seeking an Annexation into the City of Stockbridge with a Zoning of PUD (Planned Unit Development).

The proposed development will contain 159 Units. There will be 23 Single Detached Units and 136 Townhouse Units. All Units will have a minimum of 3 bedrooms and 2 Bathrooms with double-car garages. The square footage will be 1600sf-2000sf. The exterior will be constructed utilizing brick and Hardy Board. The amenities will include a pool with a clubhouse, a putting green, tot lot, tennis or pickle ball courts and a community sports field.

Variance Request: We will be seeking a Variance, for Lot 85, into the stream buffer, but not State Buffer, to be able to construct the Unit.

Respectfully yours,

Michael Kaner Agent

Land Buyers of America GA LLC

2500 Clean Water Court
Buford • GA • 30519
moneyforyourdirt@gmail.com
404-422-6806

Parcel(s)
Information

The 2 parcels will be combined and developed as 1 parcel. The combined parcels will have a total acreage of 21.77 acres. Proposed Density is 7.304 Units Per Acre.

1. 1448 Flippen Road. Tax Assessors Parcel Number is 032 0200 6000. (14.21 acres).
2. 1468 Flippen Road. Tax Assessors Parcel Number is 032 0200 5001. (7.561 acres).
3. Land Lots 11 & 12 of the 6th District located in Henry County, GA.
4. 1448 Property Owners. William K and Brenda A. Reichert.
5. 1468 Property Owner. Willard D. Gilreath.
6. Owners' Agent. Land Buyers of America GA LLC. 2500 Clean Water Court Buford, GA. 30519. c/o Michael Kaner 404-422-6806. moneyforyourdirt@gmail.com.

There will be 159 units: 23 SFH units and 136 Townhouses units. All units will have 3 bedrooms.

The estimated daily sewer flow is 63,600 gpd per Henry County Regulations There is a sewer manhole in the NE corner of the property.

It is estimated it will take 3.5 years to develop and build the units.

Agent/Applicant for the owners:

Land Buyers of America GA LLC

Michael Kaner

Agent/Applicant Authorized Individual

404.422.6806

moneyforyourdirt@gmail.com

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1448 Flippen Road, Stockbridge Ga 30281 [address], with Parcel Number 032-02006000, which is the subject of this application. William K ~~and Brenda A.~~ Reichert

Name of Property Owner: James Reichert Conservator

Property Owner's Address: 1448 Flippen Road, Stockbridge, Ga 30281

Telephone: 404-323-4361 E-mail: jhasveyr@~~yahoo.com~~ gmail.com

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

Signature: _____ Date: 12-6-2024

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

Name(s) of Applicant(s): Land Buyers of America GA — AGENT Michael Kaner

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

Telephone, E-Mail, & Address: 404-422-6806. moneyforyourdirt@gmail.com

2500 Clean Water Court Buford, GA 30519

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

_____ _____

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

Signature of Notary Public

M. LYNN QUEEN

Printed Name of Notary Public

12-6-2024

Date

12. 6. 24

Date

Notary Public's Seal or Stamp:

M. LYNN QUEEN
MY COMMISSION EXPIRES
NOTARY
PUBLIC
08/12/2027
HENRY COUNTY, GEORGIA

NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

James Reichert, Conservator
TYPE OR PRINT OWNER'S NAME

1448 Flippen Rd
ADDRESS

Stockbridge, GA
CITY & STATE ZIP CODE

OWNER OF PROPERTY (SIGNATURE)

404-323-4361
PHONE NUMBER

jharveyra@yahoo.com gmail
EMAIL ADDRESS

Sworn to and subscribed before me this 6 day of Dec 2024

NOTARY PUBLIC

M LYNN QUEEN
MY COMMISSION EXPIRES
NOTARY PUBLIC
08/12/2027
HENRY COUNTY, GEORGIA

SECTION IV: Applicant, if different from the Owner, states under oath that:

1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; *or*

2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or

3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

Michael Kaner – AGENT
LAND BUYERS OF AMERICA GA LLC
APPLICANT (SIGNATURE)

MICHAEL KANER – AGENT
TYPE/PRINT NAME OF APPLICANT

2500 CLEAN WATER COURT
ADDRESS

BUFORD, GA 30519
CITY & STATE ZIP CODE

404-422-6806
PHONE NUMBER

moneyforyourdirt@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this 22 day of Dec 2024

NOTARY PUBLIC

M LYNN QUEEN
MY COMMISSION EXPIRES
NOTARY PUBLIC
08/12/2027
HENRY COUNTY, GEORGIA

Indicate which of the above is applicable: 1____ 2 ✓ or 3 ____

MICHAEL KANER — AGENT
C/O LAND BUYERS OF AMERICA GA LLC — APPLICANT

SECTION V: Attorney or Agent, if different from the applicant and/or owner

SIGNATURE OF ~~ATTORNEY~~/AGENT

CHECK ONE: [ ] ATTORNEY [✓] AGENT

2500 GLEN WATER COURT
ADDRESS

BUFORD, GA 30519
CITY & STATE ZIP CODE

404-422-6806
PHONE NUMBER

FOR OFFICIAL USE:

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

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

Pre-application meeting:_____ Date:_____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature:_____ Date: _____

Applicant Campaign Disclosure Form

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

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

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

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

We certify that the foregoing information is true and correct, this_____day of_____, _____

James Reichert, Conservator
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

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

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

Sworn to and subscribed before me this 6th day of December, 2024.

M. Lynn Queen
Notary Public

M. LYNN QUEEN
MY COMMISSION EXPIRES
NOTARY
PUBLIC
08/12/2027
HENRY COUNTY, GEORGIA

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

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1448 Flippen Road, Stockbridge [address], with Parcel Number 032-02006000 which is the subject of this application. GA 30281

Name of Property Owner: Brenda Reichert
Property Owner's Address: 1448 Flippen Road, Stockbridge, GA 30281
Telephone: 404-323-4360 E-mail: brendann2003@yahoo.com

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

Signature: Brenda Reichert Date: 12/8/24

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

Name(s) of Applicant(s): ~~LA Michael Kaner~~ AGENT: MICHAEL KANER

Company/law firm (if applicable): LAND BUYERS OF AMERICA GA LLC

Telephone, E-Mail, & Address: 404-422-6806 moneyforyourdirt@gmail.com
2500 CLEAN WATER COURT BUFORD, GA 30519

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

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

12/8/24
Date

M. Lynn Queen
Signature of Notary Public

M. LYNN QUEEN
Printed Name of Notary Public

12.8.24
Date

Notary Public's Seal or Stamp

M. LYNN QUEEN
MY COMMISSION EXPIRES
NOTARY
PUBLIC
08/12/2027
HENRY COUNTY, GEORGIA

NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Brenda Reichert
TYPE OR PRINT OWNER'S NAME

1498 Flippen Road
ADDRESS

Stockbridge, GA 30281
CITY & STATE ZIP CODE

Brenda Reichert
OWNER OF PROPERTY (SIGNATURE)

404-323-4360
PHONE NUMBER

brendann2033@yahoo.com
EMAIL ADDRESS

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

M Lynn Queen
NOTARY PUBLIC

M LYNN QUEEN
MY COMMISSION EXPIRES
NOTARY PUBLIC
08/12/2027
HENRY COUNTY, GEORGIA

SECTION IV: Applicant, if different from the Owner, states under oath that:

1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; *or*

2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or

3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

LAND BUYERS OF AMERICA GA LLC
APPLICANT (SIGNATURE)

MICHAEL KANER - AGENT
TYPE/PRINT NAME OF APPLICANT

ADDRESS
2500 CLEAN WATER COURT

CITY & STATE ZIP CODE
BUFORD, GA 30519

PHONE NUMBER
~~MONEYFOR YOUR EFFORTS~~ MK

EMAIL ADDRESS
moneyforyourdirt@gmail.com

Sworn to and subscribed before me this 22 day of Dec 2024

M Lynn Queen
NOTARY PUBLIC

M LYNN QUEEN
MY COMMISSION EXPIRES
NOTARY PUBLIC
08/12/2027
HENRY COUNTY, GEORGIA

Indicate which of the above is applicable: 1____ 2 ✓ or 3____

MICHAEL KANER — AGENT

SECTION V: ~~Attorney or Agent~~, if different from the applicant and/or owner

C/o LAND BUYERS OF AMERICA GA LLC — APPLICANT

SIGNATURE OF ~~ATTORNEY~~/AGENT

CHECK ONE: [ ] ATTORNEY [✓] AGENT

2500 CLEAN WATER COURT

ADDRESS

BUFORD, GA 30519

CITY & STATE ZIP CODE

404-422-6806

PHONE NUMBER

FOR OFFICIAL USE:

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

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

Pre-application meeting:_____ Date:_____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature:_____ Date: _____

Applicant Campaign Disclosure Form

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

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

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

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

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

BRENDA Reichert
~~Applicant~~'s Name - Printed
OWNER'S

x Brenda Reichert
Signature of ~~Applicant~~/Property Owner/~~Agent~~

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

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

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

M Lynn Queen
Notary Public

M LYNN QUEEN
MY COMMISSION EXPIRES
NOTARY
PUBLIC
08/12/2027
HENRY COUNTY, GEORGIA

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

1448 Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) from said right of way intersection South 00 degrees 19 minutes 49 seconds West along Flippen Road for 128.11 for feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to a point; THEN leaving said right of way North 89 degrees 14 minutes 40 seconds West for 1444.91 feet to a point; THEN North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THEN North 01 degree 29 minutes 26 seconds East for 199.98 feet to a point on the City of Stockbridge City Limits; THEN along said City Limits South 89 degrees 13 minutes 32 seconds East for 1435.93 feet to a point on the westerly side of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 14.210 Acres of land more or less and is shown as Parcel "A" on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

GEORGIA
REGISTERED
No. 2535
PROFESSIONAL
LAND SURVEYOR
DOUGLAS R. BENTLEY

1448

STATE OF GEORGIA

County.

THIS INDENTURE, Made this 6th **day of** October, 1983, **between**

WILLIAM K. REICHERT and BRENDA A. REICHERT

of County, State

of Georgia (hereinafter called the "Borrower"), and

ESTATE OF D. C. BURDETTE (Trust Company Bank and Alma H. Burdette as Co-Executors), DALE B. SCHNEIDER, and EIGHT-SEVENTY CORPORATION, a corporation of the state of Georgia.

of **County, State of** Georgia **, (hereinafter called the "Lender"),**

WITNESSETH: Borrower is indebted to Lender in the sum of Seventeen Thousand Eight Hundred Thirty and 00/100 ---------- $17,830.00 **Dollars evidenced by principal note signed by Borrower, dated this day, payable to Lender or order.**

As security for payment of said indebtedness Borrower hereby grants, bargains, sells and conveys unto the Lender all that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County, Georgia, as shown on a plat by W. R. Franks, dated September 15, 1983, and being more particularly described as follows:

To find the True Point of Beginning, start at the common corner of Land Lots 11, 12, 21 and 22, said corner being in the middle of Flippen Road, having an 80 foot right of way; thence North along the center line of Flippen Road a distance of [illegible] feet to a point; thence West 40 feet to an iron pin located on the West right of way line of Flippen Road, said pin being the True Point of Beginning; thence North 89 degrees 2 minutes 41 seconds West a distance of 1,444.28 feet to an iron pin; thence North 1 degree 35 minutes 51 seconds East a distnace of 230.0 feet to an iron pin; thence South 89 degrees 2 minutes 42 seconds East a distance of 1,439.81 feet to an iron pin located on the West right of way line of Flippen Road; thence South 0 degrees 29 minutes West a distance of 230 feet along the West right of way line of Flippen Road to an iron pin, said pin being the True Point of Beginning. Said tract containing 7.61 acres.

This deed is subject to a right of way easement in favor of W. V. Highsmith to use a dirt road or drive going across said property from Flippen Road to property owned by W. V. Highsmith. Said easement is not of record, however Grantees acknowledge that said easement shall be effective for a period of 12 months from the date of this deed.

This deed is also subject to all easements of record.

GEORGIA INTANGIBLE TAX PAID
$ 54.00
10-12-83
Ondra Pipkin
Tax Commissioner

[illegible]

1448

Form 10-8

WARRANTY DEED

85-RE-542

STATE OF GEORGIA **COUNTY OF** HENRY

THIS INDENTURE, Made the 13th **day of** September **, in the year one thousand nine hundred** eighty-five **, between**

DALE B. SCHNEIDER AND EIGHT-SEVENTY CORPORATION

of the County of **, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and**

WILLIAM K. REICHERT AND BRENDA A. REICHERT,
AS Joint Tenants with right of wurvivorship

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION----------($10.00) **DOLLARS** in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby **acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,**

All that tract or parcel of land lying and being in Land Lot 11 of the 6th Distirct of Henry County Georgia, as per plat prepared by W R Franks and dated August 28, 1985, and being more particularly described as follows:

To ascertain the True Point of Beginning commence at a reference point being the intersection of the Western right of way line of Flippen Road and the Southern line of Land Lot 11; thence from said reference point in a Northerly direction along the Western right of way line of Flippen Road a distance of 989.32 feet to an iron pin and the True Point of Beginning; thence North 89 degrees 02 minutes 42 seconds West a distance of 1,439.81 feet to an iron pin; thence North 01 degrees 55 minutes 51 seconds East a distance of 200 feet to an iron pin placed; thence South 89 degrees 02 minutes 42 seconds East a distance of 1,435.92 feet to an iron pin placed on the Western right of way line of Flippen Road; thence South 00 degrees 29 minutes West a distance of 200 feet to an iron pin and the TRUE POINT OF BEGINNING. said tract containing 6.599 acres.

17.00
10-14-85

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1468 Hyppen Rd, Stockbridge GA 30281 (address), with Parcel Number 032 0200 5001 which is the subject of this application.

Name of Property Owner: William J. Gilreath

Property Owner's Address: 204 Sanders Rd, Milner, Ga 30257

Telephone: 678-588-0113 E-mail: lmgjones13@gmail.com

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

Signature: x Michelle Jones, executor Date: 12/6/24

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

Name(s) of Applicant(s): Michael Kaner c/o Land Buyers of America GA LLC (AGENT / APPLICANT)

Company/law firm (if applicable): Land Buyers of America GA LLC

Telephone, E-Mail, & Address: 404-422-6806 moneyforyourdirt@gmail.com

2500 Clean Water Court Buford, GA 30519

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

Michelle Jones, executor

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

12/6/24

Date

Signature of Notary Public

Kimberly Gates

Printed Name of Notary Public

12/6/2024

Date

Notary Public's Seal or Stamp:

Kimberly Gates
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires

1468

NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Michelle Jones executor
TYPE OR PRINT OWNER'S NAME

204 Sanders Road
ADDRESS

Milner GA 30257
CITY & STATE ZIP CODE

Michelle Jones, executor
OWNER OF PROPERTY (SIGNATURE)

678-588-0113
PHONE NUMBER

lmgjones13@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this 16th day of December 2024

NOTARY PUBLIC

Kimberly Gates
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires
August 31, 2025

SECTION IV: Applicant, if different from the Owner, states under oath that:

1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; *or*

2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or

3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

LAND BUYERS OF AMERICA-GA LLC
APPLICANT (SIGNATURE)

MICHAEL KANER – AGENT
TYPE/PRINT NAME OF APPLICANT

2500 CLEGAN WATER COURT
ADDRESS

BUFORD 30519
CITY & STATE ZIP CODE

404-422-6806
PHONE NUMBER

moneyforyourdirt@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this 22nd day of Dec 2024

NOTARY PUBLIC

M LYNN QUEEN
MY COMMISSION EXPIRES
NOTARY PUBLIC
08/12/2027
HENRY COUNTY, GEORGIA

Indicate which of the above is applicable: 1 ____ 2 ✓ or 3 ____

MICHAEL KANER — AGENT

C/o LAND BUYERS OF AMERICA GA LLC — APPLICANT

SECTION V: Attorney or Agent, if different from the applicant and/or owner

SIGNATURE OF ~~ATTORNEY~~/AGENT

CHECK ONE: [ ] ATTORNEY [✓] AGENT

2500 CLEARWATER COURT

ADDRESS

BUFORD, GA 30519

CITY & STATE / ZIP CODE

404-422-6206

PHONE NUMBER

FOR OFFICIAL USE:

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

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

Pre-application meeting:_____ Date:_____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature:_____ Date: _____

Applicant Campaign Disclosure Form

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

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

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

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

We certify that the foregoing information is true and correct, this_____day of_____, _____

Michelle JONES
Applicant's Name - Printed
OWNER

Michelle Jones, executor
Signature of Applicant/Property Owner/Agent

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

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

Sworn to and subscribed before me this 6th day of December 2024

Notary Public

Kimberly Gates
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires
August 31, 2025

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

Applicant Campaign Disclosure Form

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

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

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

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

We certify that the foregoing information is true and correct, this 22 day of Dec, 2024

LAND BUYERS OF AMERICA GA
Applicant's Name - Printed

Signature of Applicant/~~Property Owner~~/Agent
MICHAEL KANER

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

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

Sworn to and subscribed before me this 22 day of Dec 24.

Notary Public

M LYNN QUEEN
MY COMMISSION EXPIRES
NOTARY
PUBLIC
08/12/2027
HENRY COUNTY, GEORGIA

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

1468 Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) from said right of way intersection South 00 degrees 19 minutes 49 seconds West along Flippen Road for 128.11 for feet to a point; THEN continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degrees 24 minutes 31 seconds West for 230.19 feet to a point; THEN leaving said right of way North 89 degrees 12 minutes 23 seconds West for 647.50 feet to a point; THEN North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point; THEN South 45 degrees 43 minutes 42 seconds West for 42.47 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 656.38 feet to a point; THEN North 01 degree 19 minutes 55 seconds East for 230.10 feet to a point; THEN South 89 degrees 14 minutes 40 seconds East for 1444.91 feet to a point on the westerly right of way of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 7.561 acres of land more or less and is shown as Parcel "B" on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

Form 10-0

WARRANTY DEED

STATE OF Georgia COUNTY OF Henry

THIS INDENTURE, Made the day of , in the year one thousand nine hundred eighty four , between

DALE B. SCHNEIDER AND EIGHT-SEVENTY CORPORATION

of the County of Henry , and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLARD D. GILREATH AND BRENDA R. GILREATH,
AS JOINT TENTANTS WITH RIGHT OF SURVIVORSHIP

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS---------- ($10.00 __) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County, Georgia, consisting of 6.66 acres as shown on a plat prepared by Joe Rowan, Jr., dated May 1, 1984, and being more particularly described as follows:

To find the True Point of Beginning, begin at the Southeast corner of land lot 11, said corner being located in the center of Flippen Road (having an 80 foot right of way); thence North along the center line of Flippen Road a distance of 329.32 feet to a point: thence North 89 degrees 02 minutes 39 seconds West a distance of 40 feet to an iron pin located on the West right of way line of Flippen Road and being the True Point of Beginning; thence North 89 degrees 02 minutes 39 seconds West a distance of 1,452.20 feet to an iron pin; thence North 01 degrees 35 minutes 51 seconds East a distance of 200 feet to an iron pin; thence South 89 degrees 02 minutes 40 seconds East a distance of 1,448.75 feet to an iron pin on the West right of way line of Flippen Road; thence South 00 degrees 36 minutes 37 seconds West along the West right of way line of Flippen Road a distance of 200 feet to an iron pin and the True Point of Beginning.

HENRY COUNTY GEORGIA
REAL ESTATE TRANSFER TAX
PAID $ 13.40
DATE 6-13-84
Clerk of Superior Court

FILED IN OFFICE
CLERK OF SUPERIOR COURT
HENRY CO., GA.
JUN 13 3 16 PM '84
RECD IN BK 577
PAGE 115
DATE 6-20-84
EXTRA

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

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

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

Eight-Seventy Corporation

By: _____ (Seal)

Dale B. Schneider _____ (Seal)

Notary Public, Henry County, Georgia State of Georgia
My Commission Expires 5-22-87

Dale B. Schneider _____ (Seal)

Form 10-8

WARRANTY DEED

STATE OF GEORGIA COUNTY OF

THIS INDENTURE, Made the 6th day of October, in the year one thousand nine hundred eighty-three, between

DALE B. SCHNEIDER and EIGHT-SEVENTY CORPORATION

of the County of , and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLIAM K. REICHERT and BRENDA A. REICHERT,
as Joint Tenants with right of survivorship,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other valuable considerations ---------- ($10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County, Georgia, as shown on a plat by W. R. Franks, dated September 15, 1983, and being more particularly described as follows:

To find the True Point of Beginning, start at the common corner of Land Lots 11, 12, 21 and 22, said corner being in the middle of Flippen Road, having an 80 foot right of way; thence North along the center line of Flippen Road a distance of 759.32 feet to a point; thence West 40 feet to an iron pin located on the West right of way line of Flippen Road, said pin being the Ture Point of Beginning; thence North 89 degrees 2 minutes 41 seconds West a distance of 1,444.28 feet to an iron pin; thence North 1 degree 35 minutes 51 seconds East a distance of 230.0 feet to an iron pin; thence South 89 degrees 2 minutes 42 seconds East a distance of 1,439.81 feet to an iron pin located on the West right of way line of Flippen Road; thence South 0 degrees 29 minutes West a distance of 230 feet along the West right of way line of Flippen road to an iron pin, said pin being the True Point of Beginning. Said tract containing 7.61 acres.

This deed is subject ot a right of way easement in favor of W. V. Highsmith to use a dirt road or drive going across said property from Flippen Road to property owned by W. V. Highsmith. Said easement is not of record, however Grantees acknowledge that said easement shall be effective for a period of 12 months from the date of this deed.

This deed is also subject to all easements of record.

HENRY COUNTY GEORGIA
REAL ESTATE TRANSFER TAX
PAID $ 22.90
DATE 10-13-83
Clerk of Superior Court

FILED IN OFFICE
CLERK OF SUPERIOR COURT
OCT 13 11 33 AM '83
BOOK 540
PAGE 293
DATE 10-14-83
Clerk of Superior Court

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

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

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

EIGHT-SEVENTY CORPORATION

BY: (Seal)

(Seal)

DALE B. SCHNEIDER

(Seal)

1468/1448 Combined Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) then South 00 degree 19 minutes 49 seconds West along said right of way for 128.11 feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degree 14 minutes 50 seconds West for 429.47 feet to a point; THEN South 00 degree 24 minutes 31 seconds West for 230.19 feet to a point; THEN leaving said road right of way North 89 degrees 12 minutes 23 seconds West for 647.50 feet to a point; THEN North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point; THEN South 45 degrees 43 minutes 42 seconds East for 42.47 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 656.38 feet to a point; THEN North 01 degrees 19 minutes 55 seconds East for 230.10 feet to a point; THEN North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THEN North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City Limits of Stockbridge; THEN along said City Limits boundary South 89 degrees 13 minutes 32 seconds East for 1435.93 feet to the westerly right of way of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 21.771 Acres of land more or less and is shown on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

Retracement Survey For
Land Buyers of America GA, LLC
Located in Land Lot 11 and 12
6th District,
Henry County, Georgia

Plat Date: November 26, 2024 **Scale: 1" = 60'**
Field Date: November 13, 2024

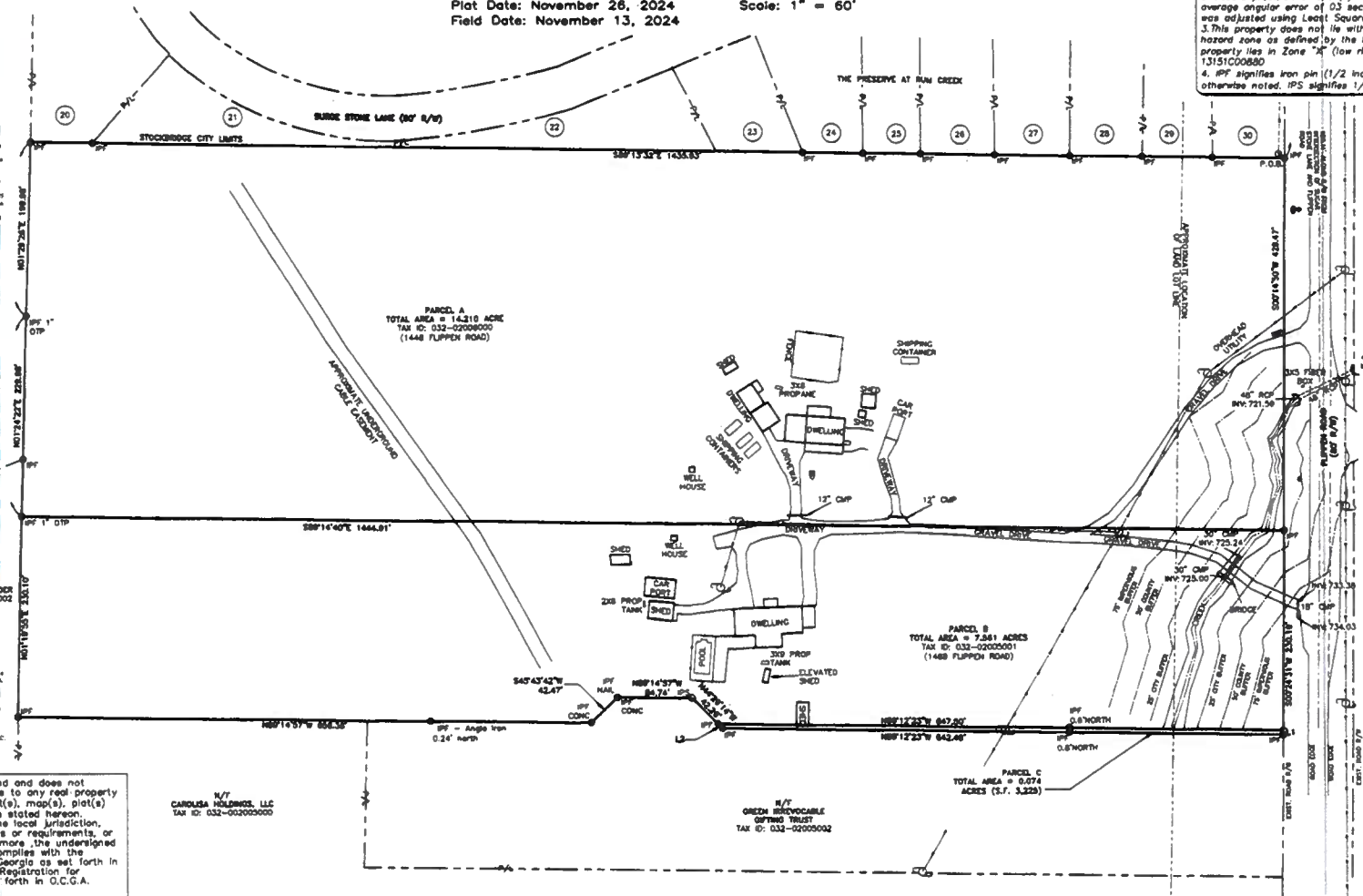
RECORDING INFORMATION

N
W E
S
GRID
GA WEST

NOTE : Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his/her employees, his/her consultants and his/her contractors shall hereby distinctly understand that the engineer / surveyor is not responsible for the correctness or sufficiency of this information.

SURVEY NOTES

1. Total Area: See individual parcels
2. This map or plat has been calculated for closure and is found to be accurate within 1 foot in 438,158 feet(Min).
Data used to prepare this plat was gathered using a Geomax 5" Robotic Total Station for angle and distance measurements.
The field data upon which this map or plat is based has a closure precision of one (1) foot in 52,496 feet and an average angular error of 03 seconds per angle point, and was adjusted using Least Squares.
3. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance. This property lies in Zone "X" (low risk) per FEMA FIRM Panel 13151C00880
4. IPF signifies iron pin (1/2 inch re-bar) found unless otherwise noted. IPS signifies 1/2" re-bar set.



This plat is a retracement of an existing parcel of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the document(s), map(s), plat(s) or other instrument(s) which created the parcel(s) are stated hereon. Recordation of this plat does not imply approval of the local jurisdiction, availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore ,the undersigned Land Surveyor certifies that this map, plat, or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Douglas R. Bentley 12/3/24
Douglas R. Bentley, Registered Land Surveyor #2535 Date

NO.	DATE	DESCRIPTION	BY
1.	12/3/24	added legal descriptions	drb

GEORGIA REGISTERED PROFESSIONAL No. 2535 DOUGLAS R. BENTLEY

Course	Bearing	Distance
L1	S 00°26'31" W	3.00'
L2	N 44°28'16" W	7.10'

LEGEND

○	IRON PIN SET		FIRE HYDRANT
	TRANSFORMER		SANITARY SEWER
	LIGHT POLE		WATER VALVE
	WATER METER		POWER POLE
	RAMP		NEIGHBORHOOD SIGN
	AC UNIT		GATE COLUMN
	AT&T SERVICE		IRON PIN FOUND
	POWER DISTRIBUTION		TRANSMISSION TOWER
	POWER METER		GUY WIRE
			SANITARY CLEANOUT

NOTE : This boundary survey was performed without the benefit of an Abstract of Title. Therefore this surveyor does not warrant this information to be totally accurate as other legal documents may exist that were not uncovered by this surveyor. It should be understood by those parties using this information that other matters of title may or may not exist.

LL 11 LL 12
APPROXIMATE LOCATION OF LAND LOT LINE
LL 22 LL 21

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

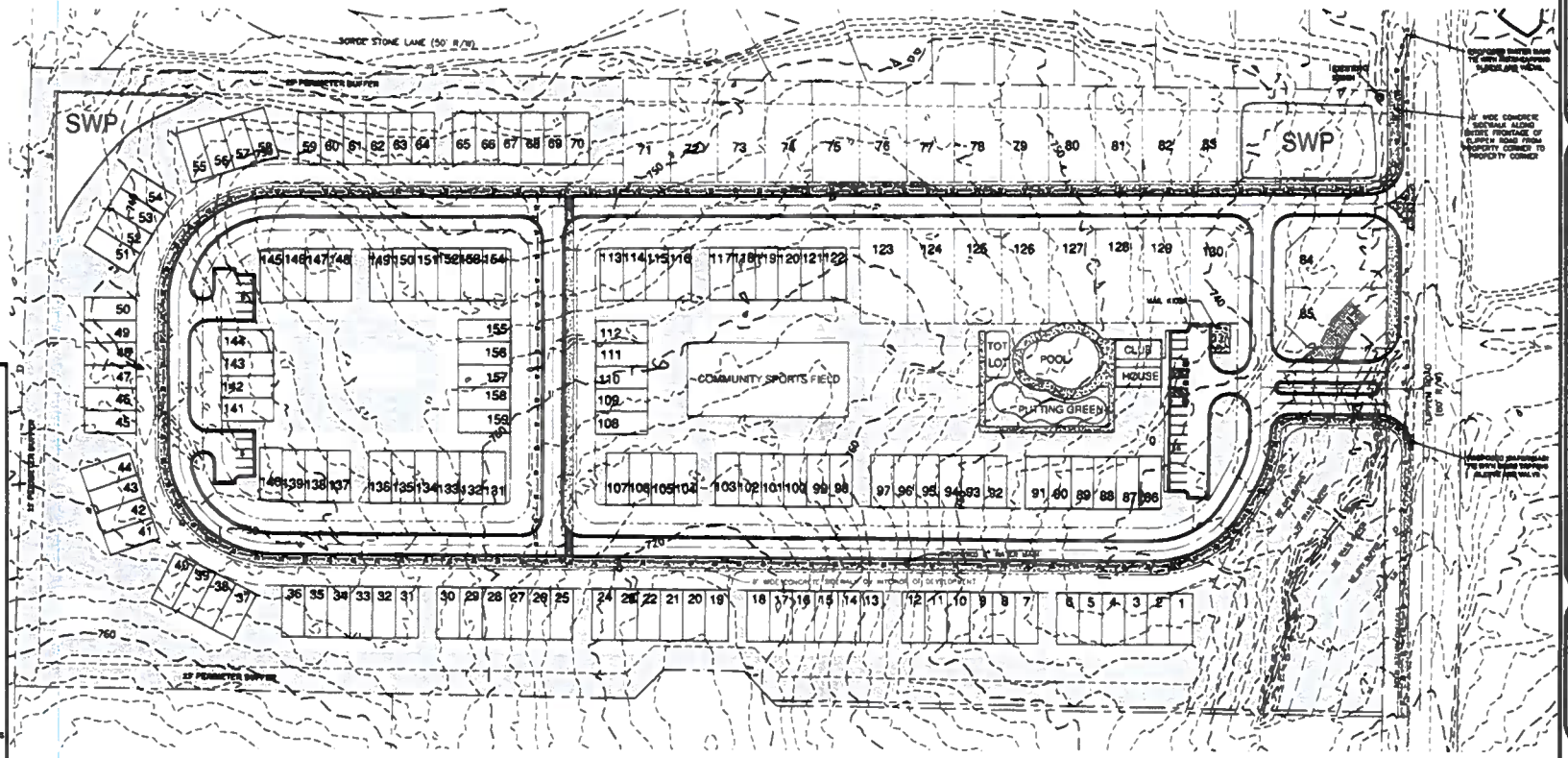
24040surv.dwg

PREPARED BY
ELITE
ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT
300 IH Parkway, Suite 300
Dallas, Georgia 30132
(678) 334-6291

VICINITY MAP

REZONING PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- LOT LINE
- EXISTING ROAD
- LAND LOT LINE
- EXISTING CONTOUR
- CENTERLINE OF CREEK
- CREEK BUFFER
- C/L OF PROPOSED ROAD
- PROPOSED BACK OF CURB



1. BOUNDARY INFORMATION SHOWN IS A SURVEY COMPLETED BY ELITE SURVEYING, LLC
2. TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY HENRY COUNTY G.I.S. DEPARTMENT
3. OWNER/DEVELOPER :
   LAND BUYERS OF AMERICA GA, LLC
   24 HR. CONTACT: MICHAEL KANER 404-422-6806
   ENGINEER :
   ELITE ENGINEERING, LLC
   300 W PARKWAY DALLAS, GA 30132
   CONTACT: JOHNTHAN JONES, P.E. 678-219-7996
5. CURRENT ZONING R-5 (HENRY COUNTY)
   PROPOSED ZONING : PUD (CITY OF STOCKBRIDGE)
   TOTAL SITE AREA = 19.77 ACRES
   REQUIRED OPEN SPACE = 4.35 ACRES
   PROVIDED OPEN SPACE = 4.71 ACRES
   PROPOSED NUMBER OF UNITS = 156 (33 SFR, 123 TOWNHOMES)
   PROPOSED DENSITY = 7.90 U/A
   ALL UNITS TO BE 3 BEDROOM/2 BATHROOM

   SETBACKS
   MIN FRONT YARD = 20 FEET
   MIN. SIDE YARD = 5 FEET (0 FEET FOR TOWNHOMES, 20' BETWEEN BUILDINGS)
   MIN. REAR YARD = 20 FEET
   60' MIN LOT WIDTH

   PARKING REQUIREMENTS
   PROVIDED PARKING = 2 CAR GARAGE X 156 UNITS = 312 SPACES
   ADDITIONAL PARKING PROVIDED = 31 PARKING SPACES
   TOTAL PARKING SPACES PROVIDED = 343 SPACES
6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER HENRY COUNTY F.I.R.M. PANEL NO 13151C0080D.
7. NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
8. NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
9. SANITARY SEWER SERVICE REQUIRED PER HENRY COUNTY REGULATIONS (51% ESTIMATED DAILY FLOW = 156 UNITS X 400 GPD/UNIT = 62,400 GPD)
10. WATER SERVICE TO BE PROVIDED BY HENRY COUNTY.
11. POWER SERVICE TO BE PROVIDED BY GEORGIA POWER COMPANY
12. FIRE PROTECTION TO BE PROVIDED BY THE CITY OF STOCKBRIDGE FIRE DEPARTMENT.
13. STORM WATER MANAGEMENT PROVIDED BY TWO EARTHEN DETENTION POND.
14. THIS PROPERTY IS NOT WITHIN THE WATER QUALITY CRITICAL AREA

IMPERVIOUS SETBACK VARIANCE REQUIRED FOR LOT 85.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

PREPARED BY:
Elite Engineering
Engineering | Surveying | Management
300 W Parkway Dallas, GA 30132
Jonathan Jones, P.E.
(678) 219-7996

NO	REVISION	DATE

ANNEXATION & REZONING PLAN FOR
HANOVER PARK
LAND LOTS 11 & 12, 5th DISTRICT, HENRY COUNTY

PREPARED FOR
LAND BUYERS OF AMERICA GA, LLC
24 CONTACT
MICHAEL KANER
404-422-6806

PROJECT No.	24048
DRAWING SCALE	1" = 60'
DESIGNED BY	JRJ
DRAWN BY:	JRJ
CHECKED BY	JRJ
DATE	1/28/24
SHEET	1 OF 1

Henry County Water Authority
Engineering Division

January 24, 2025

Re: Water and Sewer Services - Availability

Proposed Development:	**Single Family Residential and Townhomes**
Property Information:	**1448/1468 Flippen Road (Parcel Nos. 032-02005001, 032-02006000)** **LL 11; District 1; 21.77 +/- acres**
Proposed Zoning:	**PUD**
Sewer Basin:	**Walnut Creek**
Watershed Basin:	**Big Cotton Indian**

TO WHOM IT MAY CONCERN:

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

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

Static:	118	psi
Residual:	110	psi
Flow	2500	gpm
Calculated Flow @ 20 psi:	9672	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 750 gpm for said residential development as established by the Henry County Board of Commissioners.

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

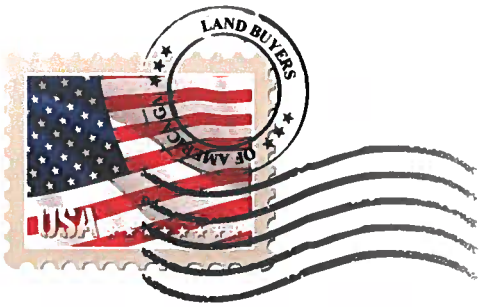
The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

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

This letter was prepared with information submitted to HCWA on a Plat dated 12/03/2024 prepared by Elite Engineering.

Fritz Jacques

Fritz Jacques
Engineering Supervisor
Henry County Water Authority



LAND BUYERS OF AMERICA GA

May, 15, 2025

Deferral Request (30 Day)

Please consider this email a request for a Deferral Request (30 Day) for the following three cases:

1. Annexation Case #AX-2025-01.
2. Comprehensive Case Amendment Case #CP -2025-01.
3. Rezoning Case #RZ-2025-01.

We are requesting this Deferral Request (30) Day to allow us more time to work out the details of the proposed homes.

Thank you and I will follow up with a hard copy of this Deferral Request (30 Day) today.

Michael Kaner

Authorized Individual

2500 Clean Water Court
Buford • GA • 30519
moneyforyourdirt@gmail.com
404-422-6806

LAND BUYERS OF AMERICA GA

Revised Letter of Intent

May 8, 2025

To: City of Stockbridge

We are proposing to combine 1448 Flippen Road Stockbridge, GA (Parcel # 032-02006000 containing 14.210 acres) 1468 Flippen Road Stockbridge, GA (Parcel #032-02005001 containing 7.561 acres) into a single parcel containing 21.77 acres. We are seeking an Annexation into the City of Stockbridge with a Zoning of PUD (Planned Unit Development).

The proposed development will contain 151 Units. The Density will be 6.94 units per acre. There will be 31 Single Detached Units and 120 Townhouse Units. All Units will have a minimum of 3 bedrooms and 2 Bathrooms with double-car garages. The square footage will be 1600sf-2000sf. The exterior will be constructed utilizing brick and Hardy Board. The amenities will include a pool with a clubhouse, a putting green, tot lot, tennis or pickle ball courts and a community sports field.

Michael Kaner Agent

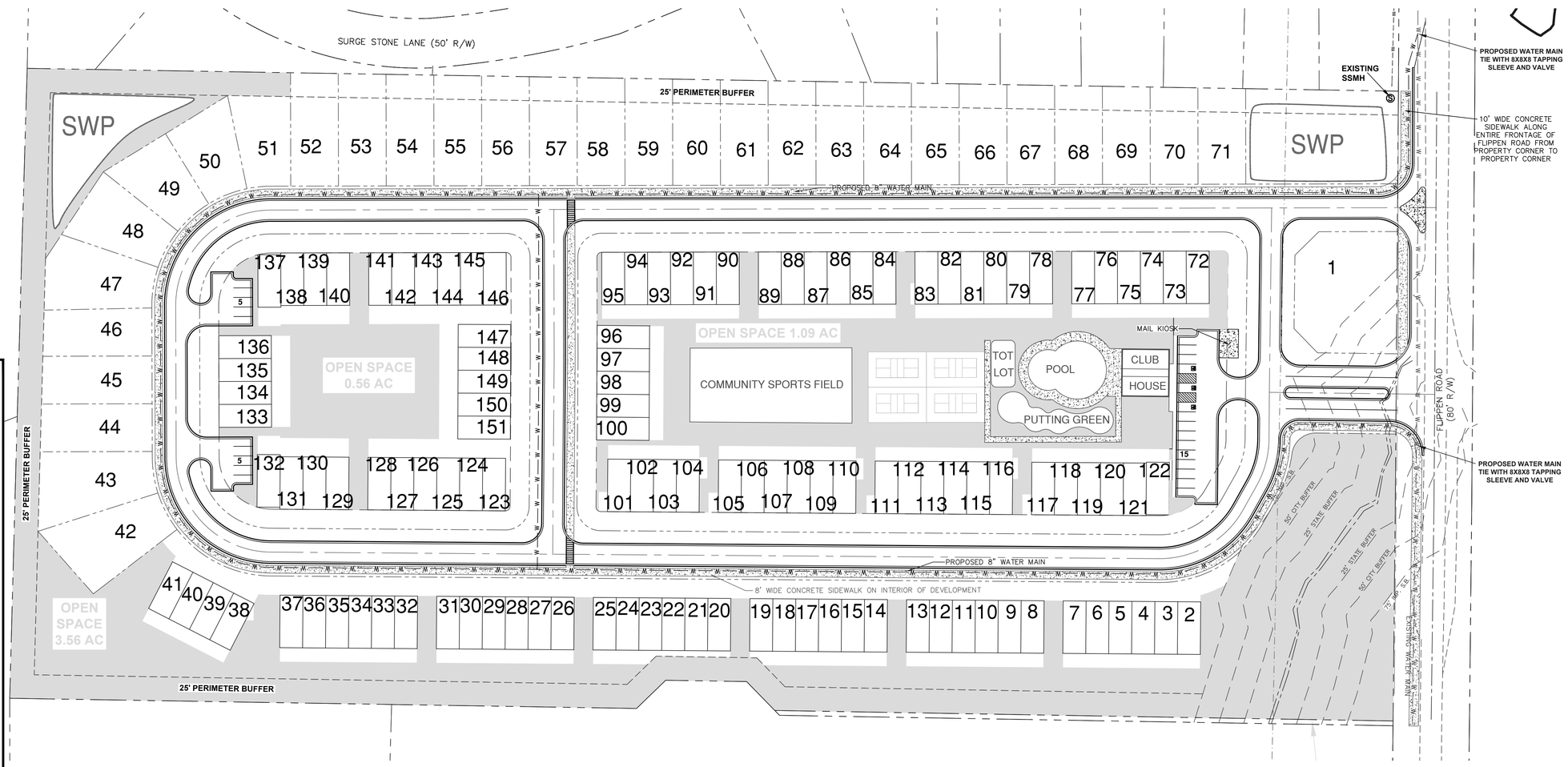
Land Buyers of America GA, LLC

2500 Clean Water Court
Buford • GA • 30519
moneyforyourdirt@gmail.com
404-422-6806

VICINITY MAP

REZONING PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- LOT LINE
- EXISTING ROAD
- LAND LOT LINE
- 1000 EXISTING CONTOUR
- CENTERLINE OF CREEK
- CREEK BUFFER
- C/L OF PROPOSED ROAD
- PROPOSED BACK OF CURB



1. BOUNDARY INFORMATION SHOWN IS A SURVEY COMPLETED BY ELITE SURVEYING, LLC
2. TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY HENRY COUNTY G.I.S. DEPARTMENT

3. OWNER/DEVELOPER :
   LAND BUYERS OF AMERICA GA, LLC
   24 HR. CONTACT: MICHAEL KANER 404-422-6806
4. ENGINEER :
   ELITE ENGINEERING, LLC
   300 WI PARKWAY DALLAS, GA 30132
   CONTACT: JONATHAN JONES, P.E. 678-215-2968

5. CURRENT ZONING : RA (HENRY COUNTY RESIDENTIAL-AGRICULTURE)
   PROPOSED ZONING : PUD (CITY OF STOCKBRIDGE)
   TOTAL SITE AREA = 21.77 ACRES
   REQUIRED OPEN SPACE = 4.35 ACRES
   PROVIDED OPEN SPACE = 4.71 ACRES
   PROPOSED NUMBER OF LOTS = 151 (31 SFR, 120 TOWNHOMES)
   PROPOSED DENSITY = 6.94 U/A
   ALL UNITS TO BE 3 BEDROOM/2 BATHROOM

   SETBACKS:
   MIN. FRONT YARD = 20 FEET
   MIN. SIDE YARD = 5 FEET (0 FEET FOR TOWNHOMES, 20' BETWEEN BUILDINGS)
   MIN. REAR YARD = 20 FEET
   60' MIN LOT WIDTH

   PARKING REQUIREMENTS:

   PROVIDED PARKING = 2 CAR GARAGE X 151 UNITS = 302 SPACES
   ADDITIONAL PARKING PROVIDED = 25 PARKING SPACES
   TOTAL PARKING SPACES PROVIDED = 327 SPACES

6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER HENRY COUNTY F.I.R.M. PANEL NO. 13151C0088D BUT IS WITHIN 500' OF THE PROPERTY BOUNDARY.

7. NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.

8. NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.

9. SANITARY SEWER SERVICE REQUIRED PER HENRY COUNTY REGULATIONS WITH ESTIMATED DAILY FLOW = 151 UNITS X 400 GPD/UNIT = 60,400 GPD.

10. WATER SERVICE TO BE PROVIDED BY HENRY COUNTY.

11. POWER SERVICE TO BE PROVIDED BY GEORGIA POWER COMPANY.

12. FIRE PROTECTION TO BE PROVIDED BY HENRY COUNTY FIRE DEPARTMENT.

13. STORM WATER MANAGEMENT PROVIDED BY TWO EARTHEN DETENTION PONDS.

14. THIS PROPERTY IS NOT WITHIN THE WATER QUALITY CRITICAL AREA

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

PREPARED BY:
Elite Engineering
Engineering | Surveying | Management
300 WI Parkway Dallas, GA 30132
Jonathan Jones, P.E.
(678) 215-2968

No.	REVISION	DATE:

ANNEXATION & REZONING PLAN FOR

HANOVER PARK

LAND LOTS 11 & 12, 6th DISTRICT, HENRY COUNTY

PREPARED FOR:

LAND BUYERS OF AMERICA GA, LLC
24 CONTACT
MICHAEL KANER
404-422-6806

GEORGIA REGISTERED PROFESSIONAL ENGINEER JONATHAN F. JONES

PROJECT No.	24040
DRAWING SCALE:	1"= 60'
DESIGNED BY:	JFJ
DRAWN BY:	JFJ
CHECKED BY:	JFJ
DATE:	4/30/25
SHEET	1 OF 1

VICINITY MAP

REZONING PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- LOT LINE
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- LAND LOT LINE
- 1000 EXISTING CONTOUR
- CENTERLINE OF CREEK
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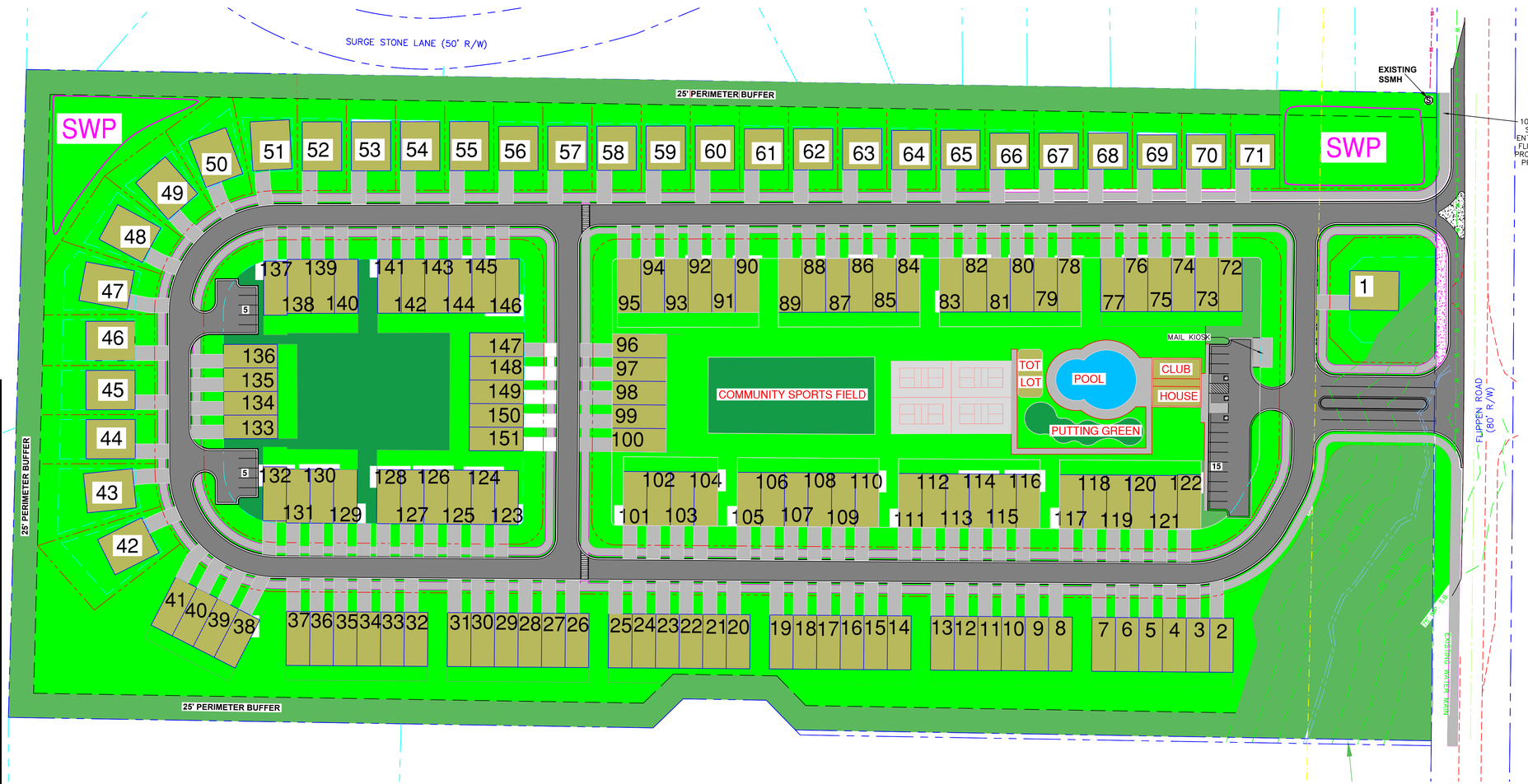

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4. ENGINEER :
   ELITE ENGINEERING, LLC
   300 WI PARKWAY DALLAS, GA 30132
   CONTACT: JONATHAN JONES, P.E. 678-215-2968

5. CURRENT ZONING : M-R (HENRY COUNTY)
   PROPOSED ZONING : PUD (CITY OF STOCKBRIDGE)
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   60' MIN LOT WIDTH

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60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

PREPARED BY:

Elite Engineering

Engineering | Surveying | Management

300 WI Parkway Dallas, GA 30132
Jonathan Jones, P.E.
(678) 215-2968

No.	REVISION	DATE:

ANNEXATION & REZONING PLAN FOR

HANOVER PARK

LAND LOTS 11 & 12, 6th DISTRICT, HENRY COUNTY

PREPARED FOR:

LAND BUYERS OF AMERICA GA, LLC
24 CONTACT
MICHAEL KANER
404-422-6806

GEORGIA REGISTERED PROFESSIONAL ENGINEER JONATHAN F. JONES

PROJECT No.	24040
DRAWING SCALE:	1"= 60'
DESIGNED BY:	JFJ
DRAWN BY:	JFJ
CHECKED BY:	JFJ
DATE:	4/30/25
SHEET	1 OF 1

Retracement Survey For
Land Buyers of America GA, LLC
Located in Land Lot 11 and 12
6th District,
Henry County, Georgia

Plat Date: November 26, 2024 Scale: 1" = 60'
Field Date: November 13, 2024

RECORDING INFORMATION

GRID GA WEST

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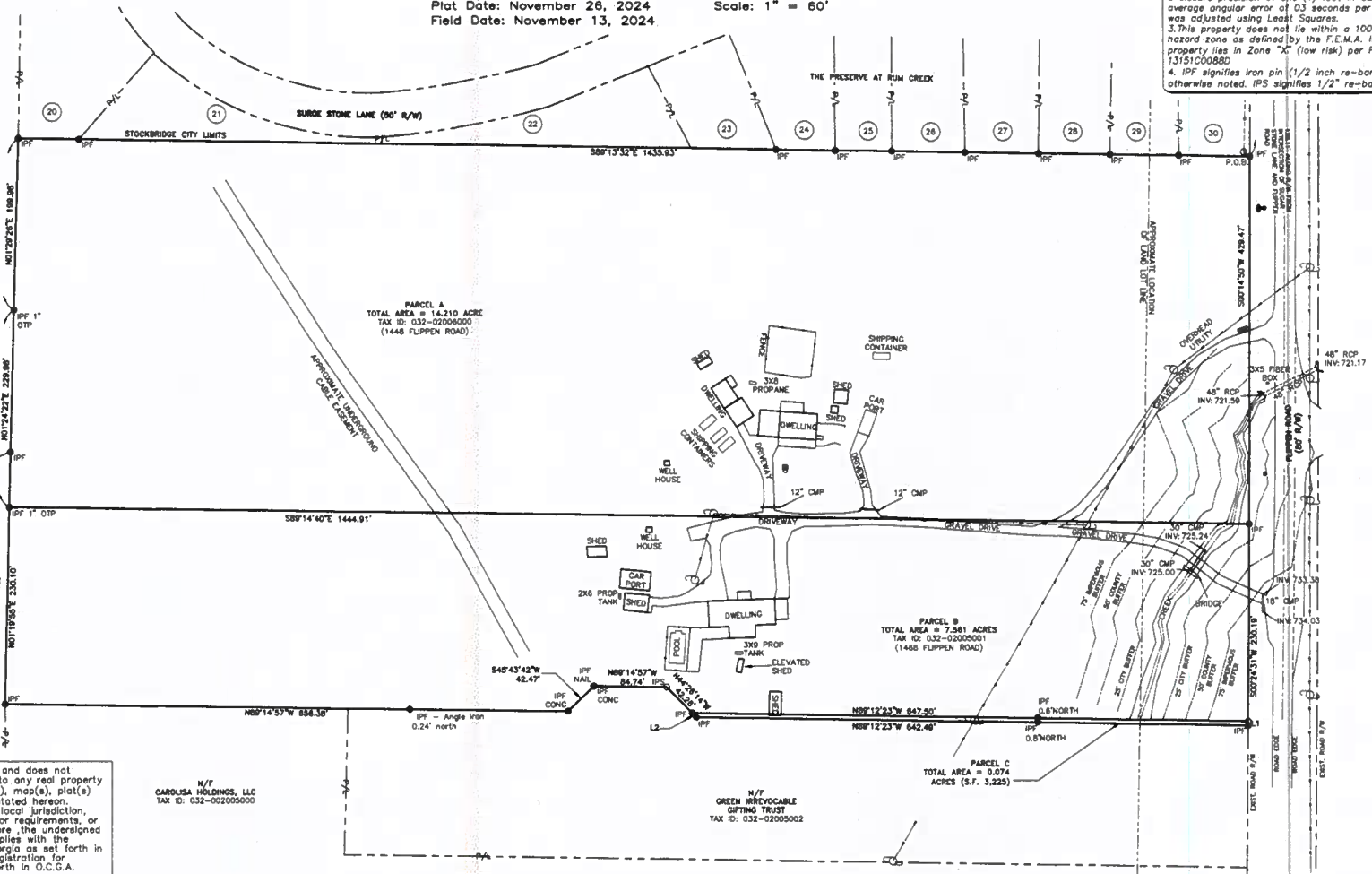

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Douglas R. Bentley 12/3/24
Douglas R. Bentley, Registered Land Surveyor #2535 Date

NO.	DATE	DESCRIPTION	BY
1.	12/3/24	added legal descriptions	drb

GEORGIA REGISTERED No. 2535 PROFESSIONAL DOUGLAS R. BENTLEY

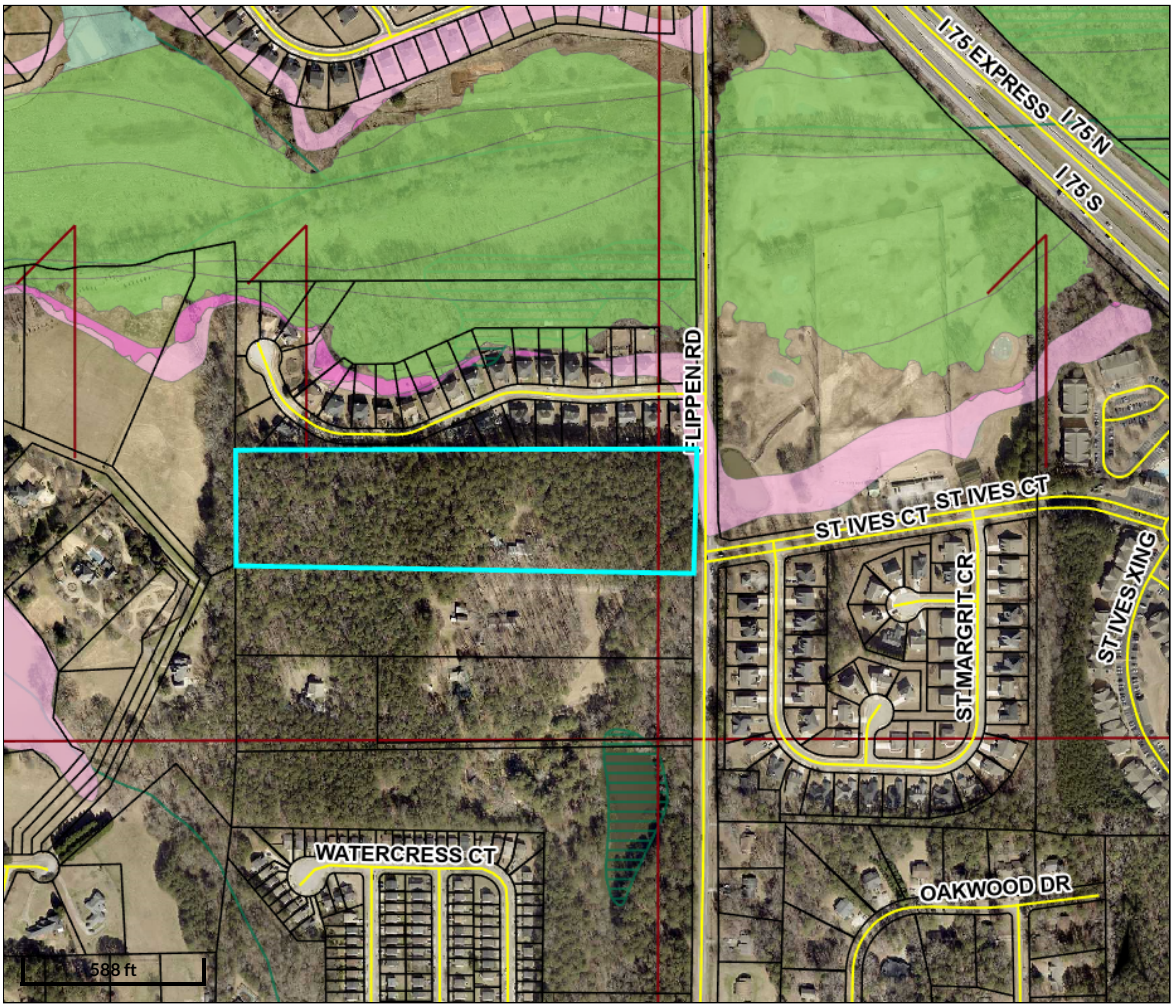
Course	Bearing	Distance
L1	S 00°24'31" W	5.00'
L2	N 44°26'14" W	7.10'

LEGEND			
○	IRON PIN SET	◆	FIRE HYDRANT
⊡	TRANSFORMER	Ⓢ	SANITARY SEWER
☼	LIGHT POLE	●	WATER VALVE
▣	WATER METER	⁀Ⓟ	POWER POLE
▭	RAMP	■	NEIGHBORHOOD SIGN
ac	AC UNIT	▬	GATE COLUMN
att	AT&T SERVICE	●	IRON PIN FOUND
p-dist	POWER DISTRIBUTION	⊠	TRANSMISSION TOWER
◻	POWER METER	☾	GUY WIRE
		○	SANITARY CLEANOUT

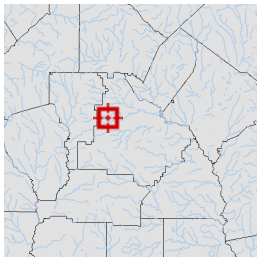
NOTE : This boundary survey was performed without the benefit of an Abstract of Title. Therefore this surveyor does not warrant this information to be totally accurate as other legal documents may exist that were not uncovered by this surveyor. It should be understood by those parties using this information that other matters of title may or may not exist.

PREPARED BY:
ELITE
ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT
300 Wt Parkway, Suite 300
Dallas, Georgia 30132
(678) 324-6291

Henry County, GA



Overview



Legend

- Parcels
- Roads
- Land Lots

Flood Map

- X - 500 Year Flood
- 0.2 - Areas of 0.2% annual chance flood
- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE -100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- AO - Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet
- Lakes
- Wetlands

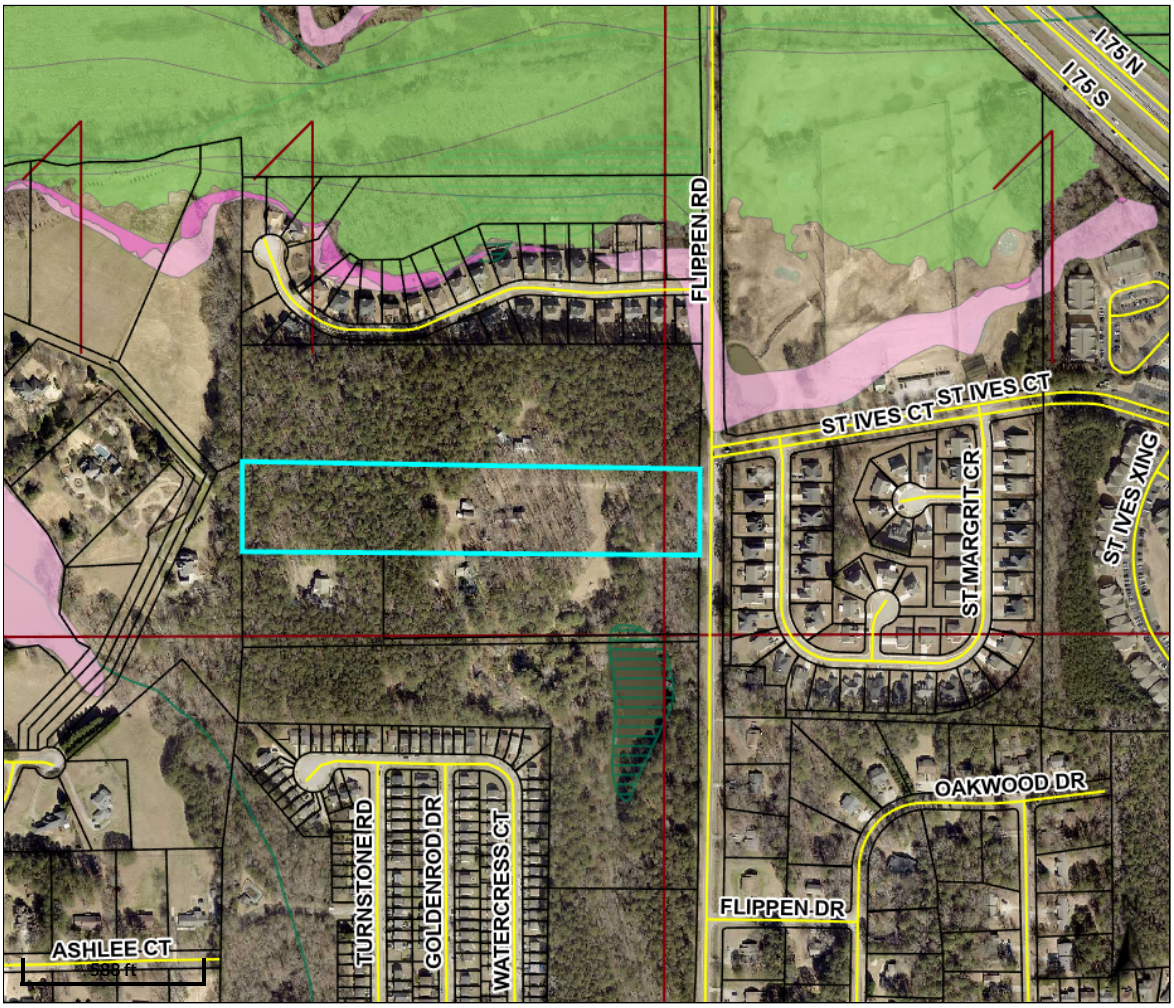
Parcel ID	032-02006000	**Class**	Consv Use	**Owner Address**	REICHERT WILLIAM K & BRENDA A 1448 FLIPPEN RD STOCKBRIDGE, GA 30281	**Land Value:**	$182,500				
Property Address	1448 FLIPPEN RD	**Acreage**	14.21			**Building Value:**	$292,100	**Last 2 Sales**			
District	Henry County							**Date**	**Price**	**Reason**	**Qual**
						Misc Value:	$840	10/1/1983	$22,900	LM	Q
								n/a	$	n/a	n/a
						Total Value:	$427,800				

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

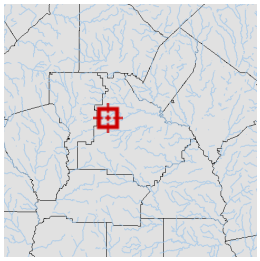
Date created: 2/18/2025
Last Data Uploaded: 2/18/2025 1:09:42 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



Overview



Legend

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Flood Map

- X - 500 Year Flood
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- AE -100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- AO - Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet
- Lakes
- Wetlands

Parcel ID	032-02005001	**Class**	Residential	**Owner**	GILREATH WILLARD D	**Land Value:**	$95,500				
Property Address	1468 FLIPPEN RD	**Acreage**	7.63	**Address**	1468 FLIPPEN RD STOCKBRIDGE, GA 30281	**Building Value:**	$347,300	**Last 2 Sales**			
District	Henry County							**Date**	**Price**	**Reason**	**Qual**
						Misc Value:	$12,200	1/8/2014	$0	VF	U
								6/1/1984	$13,400	U	U
						Total Value:	$364,500				

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

Date created: 2/18/2025
Last Data Uploaded: 2/18/2025 1:09:42 AM

Developed by SCHNEIDER GEOSPATIAL

Amendment to the Comprehensive Plan Application

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

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

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

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

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

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

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

City of Stockbridge Planning and Zoning Division

Application for an Amendment to the Comprehensive Plan

Name of Applicant LAND BUYERS OF AMERICA GA, LLC Phone: 404-422-6806 Date: 12/21/24

Address of Applicant: 2500 CLEAN WATER COURT Cell # 404-422-6806

City: BUFORD State: GA Zip: 30159 E-mail: moneyforyourdirt@gmail.com

Name of Agent MIKE KANER Phone: 404-422-6806 Date: 12/21/24

Address of Agent: 2500 CLEAN WATER COURT Cell # 404-422-6806

City: BUFORD State: GA Zip: 30159 E-mail: moneyforyourdirt@gmail.com

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

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

_____ **(Acknowledgement)**

FROM: Henry County Medium Density Suburban

TO: City of Stockbridge Medium Density Residential

Property Address: 1448 & 1468 FLIPPEN ROAD STOCKBRIDGE, GA

Nearest intersection to the property: FLIPPEN ROAD AND ST IVES COURT (PROPOSED ~~INTERSECTION)~~

Size of Tract: 21.77 acre(s). Land Lot Number(s): 11 & 12. District(s): 6TH

Property Tax Parcel Number(s):

032-0200-6000 & 032-0200-5001 **(Required)**

Witness' Signature

Signature of Applicant

CHARLES HOLDERNESS

Printed Name of Witness

LAND BUYERS OF AMERICA GA LLC

Printed Name of Applicant

Notary

AMBER BERGEN NOTARY EXPIRES GEORGIA Nov. 17, 2025 PUBLIC LUMPKIN COUNTY

Signature of Agent

Notary Seal:

(For Office Use Only)

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

Application checked by: _____ **Date:** _____

Pre-application meeting: _____ **Date:** _____

Planning Commission Decision: _____

Mayor/City Council Decision:

_____

Planning Director's Signature: _____ **Date:** _____

LAND BUYERS OF AMERICA GA

Letter of Intent

To: City of Stockbridge

We are proposing to combine 1448 Flippen Road Stockbridge, GA (Parcel # 032-02006000 containing 14.210 acres) 1468 Flippen Road Stockbridge, GA (Parcel #032-02005001 containing 7.561 acres) into a single parcel containing 21.77Acres. We are seeking an Annexation into the City of Stockbridge with a Zoning of PUD (Planned Unit Development).

The proposed development will contain 159 Units. There will be 23 Single Detached Units and 136 Townhouse Units. All Units will have a minimum of 3 bedrooms and 2 Bathrooms with double-car garages. The square footage will be 1600sf-2000sf. The exterior will be constructed utilizing brick and Hardy Board. The amenities will include a pool with a clubhouse, a putting green, tot lot, tennis or pickle ball courts and a community sports field.

Variance Request: We will be seeking a Variance, for Lot 85, into the stream buffer, but not State Buffer, to be able to construct the Unit.

Respectfully yours,

Michael Kaner Agent

Land Buyers of America GA LLC

2500 Clean Water Court
Buford • GA • 30519
moneyforyourdirt@gmail.com
404-422-6806

Parcel(s)
Information

The 2 parcels will be combined and developed as 1 parcel. The combined parcels will have a total acreage of 21.77 acres. Proposed Density is 7.304 Units Per Acre.

1. 1448 Flippen Road. Tax Assessors Parcel Number is 032 0200 6000. (14.21 acres).
2. 1468 Flippen Road. Tax Assessors Parcel Number is 032 0200 5001. (7.561 acres).
3. Land Lots 11 & 12 of the 6th District located in Henry County, GA.
4. 1448 Property Owners. William K and Brenda A. Reichert.
5. 1468 Property Owner. Willard D. Gilreath.
6. Owners' Agent. Land Buyers of America GA LLC. 2500 Clean Water Court Buford, GA. 30519. c/o Michael Kaner 404-422-6806. moneyforyourdirt@gmail.com.

There will be 159 units: 23 SFH units and 136 Townhouses units. All units will have 3 bedrooms.

The estimated daily sewer flow is 63,600 gpd per Henry County Regulations There is a sewer manhole in the NE corner of the property.

It is estimated it will take 3.5 years to develop and build the units.

Agent/Applicant for the owners:

Land Buyers of America GA LLC

Michael Kaner

Agent/Applicant Authorized Individual

404.422.6806

moneyforyourdirt@gmail.com

property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1448 Flippen Road, Stockbridge GA 30281 [address], with Parcel Number 032-02006000, which is the subject of this application. William K ~~and Patricia~~ A. Reichert

Name of Property Owner: James Reichert Conservator

Property Owner's Address: 1448 Flippen Road, Stockbridge, GA 30281

Telephone: 404-323-4361 E-mail: jharveyr@~~yahoo.com~~ gmail.com

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

Signature: _____ Date: 12-6-2024

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

Name(s) of Applicant(s): Land Buyers of America GA / AGENT — Michael Kaner

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

Telephone, E-Mail, & Address: 404-422-6806. moneyforyourland.net@gmail.com

2500 Clean Water Court Buford, GA 30519

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

_____ _____

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

Signature of Notary Public

M. LYNN QUEEN

Printed Name of Notary Public

12-6-2024

Date

12. 6. 24

Date

Notary Public's Seal or Stamp:

M. LYNN QUEEN
MY COMMISSION EXPIRES
NOTARY
PUBLIC
08/12/2027
HENRY COUNTY, GEORGIA

NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

James Reichert, Conservator
TYPE OR PRINT OWNER'S NAME

1448 Flippen Rd
ADDRESS

Stockbridge, GA
CITY & STATE ZIP CODE

OWNER OF PROPERTY (SIGNATURE)

404-323-4361
PHONE NUMBER

jharveyra@yahoo.com gmail
EMAIL ADDRESS

Sworn to and subscribed before me this 22 day of Dec 2024

NOTARY PUBLIC

M LYNN QUEEN
MY COMMISSION EXPIRES
NOTARY PUBLIC
08/12/2027
HENRY COUNTY, GEORGIA

SECTION IV: Applicant, if different from the Owner, states under oath that:

1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; *or*

2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or

3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

Michael Kaner – AGENT
LAND BUYERS OF AMERICA GA LLC
APPLICANT (SIGNATURE)

MICHAEL KANER – AGENT
TYPE/PRINT NAME OF APPLICANT

2500 CLEAN WATER COURT
ADDRESS

BUFORD, GA 30519
CITY & STATE ZIP CODE

404-422-6806
PHONE NUMBER

moneyforyourlot@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this 22 day of Dec 2024

NOTARY PUBLIC

M LYNN QUEEN
MY COMMISSION EXPIRES
NOTARY PUBLIC
08/12/2027
HENRY COUNTY, GEORGIA

Indicate which of the above is applicable: 1____ 2 ✓ or 3 ____

Michael Kaner — AGENT
c/o Land Buyers of America GA LLC — APPLICANT

SECTION V: Attorney or Agent, if different from the applicant and/or owner

SIGNATURE OF ~~ATTORNEY~~/AGENT

CHECK ONE: [ ] ATTORNEY [✓] AGENT

2500 Glen Water Court
ADDRESS

Buford, GA 30519
CITY & STATE ZIP CODE

404-422-6806
PHONE NUMBER

FOR OFFICIAL USE:

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

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

Pre-application meeting:_____ Date:_____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature:_____ Date: _____

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes ____ No ☒

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 22ND day of DECEMBER, 2024

James Reichert, Conservator
~~Applicant's Name~~ - Printed
OWNER

Signature of Applicant/Property Owner/Agent

N/A
Applicant's Attorney, if applicable - Printed

N/A
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 6th day of December, 2024.

M. Lynn Queen
Notary Public

M. LYNN QUEEN
NOTARY PUBLIC
MY COMMISSION EXPIRES 08/12/2027
HENRY COUNTY, GEORGIA

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a variance.

property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1448 Flippen Road, Stockbridge [address], with Parcel Number 032-020060000 which is the subject of this application. GA 30281

Name of Property Owner: Brenda Reichert
Property Owner's Address: 1448 Flippen Road, Stockbridge, GA 30281
Telephone: 404-323-4360 E-mail: brendann2003@yahoo.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: Brenda Reichert Date: 12/8/24

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property. MICHAEL KANER - AGENT

Name(s) of Applicant(s): ~~GA Michael Kaner~~ LAND BUYERS OF AMERICA GA LLC

Company/law firm (if applicable): LAND BUYERS OF AMERICA GA LLC

Telephone, E-Mail, & Address: 404-422-6806 moneyforyourdirt@gmail.com
2500 CLEAN WATER COURT BUFORD, GA 30519

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

Brenda Reichert
Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

12/8/24
Date

M Lynn Queen
Signature of Notary Public

M. LYNN QUEEN
Printed Name of Notary Public

12.8.24
Date

Notary Public's seal or stamp

M. LYNN QUEEN
MY COMMISSION EXPIRES
NOTARY
PUBLIC
08/12/2027
HENRY COUNTY, GEORGIA

NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Brenda Reichert
TYPE OR PRINT OWNER'S NAME

1448 Flippen Road
ADDRESS

Stockbridge, GA 30281
CITY & STATE ZIP CODE

Brenda Reichert
OWNER OF PROPERTY (SIGNATURE)

404-323-4360
PHONE NUMBER

brendann2033@yahoo.com
EMAIL ADDRESS

Sworn to and subscribed before me this 8th day of December 2024

M Lynn Queen
NOTARY PUBLIC

M LYNN QUEEN
MY COMMISSION EXPIRES
NOTARY PUBLIC
08/12/2027
HENRY COUNTY, GEORGIA

SECTION IV: Applicant, if different from the Owner, states under oath that:

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2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or

3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

LAND BUYERS OF AMERICA GA LLC
APPLICANT (SIGNATURE)

MICHAEL KANER - AGENT
TYPE/PRINT NAME OF APPLICANT

ADDRESS
2500 CLEAN WATER COURT

CITY & STATE ZIP CODE
BUFORD, GA 30519

PHONE NUMBER
~~MONEYFOR YOUR EFFORTS~~ NC

EMAIL ADDRESS
moneyforyourdirt@gmail.com

Sworn to and subscribed before me this 22 day of Dec 2024

M Lynn Queen
NOTARY PUBLIC

M LYNN QUEEN
MY COMMISSION EXPIRES
NOTARY PUBLIC
08/12/2027
HENRY COUNTY, GEORGIA

Indicate which of the above is applicable: 1 ____ 2 ✓ or 3 ____

MICHAEL KANER – AGENT

SECTION V: ~~Attorney or Agent~~, if different from the applicant and/or owner

c/o LAND BUYERS OF AMERICA GA LLC – APPLICANT

SIGNATURE OF ~~ATTORNEY~~/AGENT

CHECK ONE: [ ] ATTORNEY [✓] AGENT

2500 CLEAN WATER COURT

ADDRESS

BUFORD, GA 30519

CITY & STATE ZIP CODE

404-422-6806

PHONE NUMBER

FOR OFFICIAL USE:

Total Amount Paid $_____ Check #_____ Received by:_____ *(FEES ARE NON-REFUNDABLE)*

Application checked by:_____ Date:_____ Map Number(s): _____

Pre-application meeting:_____ Date:_____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature:_____ Date: _____

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes ____ No ☒

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 8th day of DECEMBER, 2024.

BRENDA Reichert
~~Applicant~~'s Name - Printed
OWNER'S

x Brenda Reichert
Signature of ~~Applicant~~/Property Owner/~~Agent~~

N/A
Applicant's Attorney, if applicable - Printed

N/A
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8th day of December, 2024.

M Lynn Queen
Notary Public

M LYNN QUEEN
MY COMMISSION EXPIRES
NOTARY
PUBLIC
08/12/2027
HENRY COUNTY, GEORGIA

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a variance.

1448 Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) from said right of way intersection South 00 degrees 19 minutes 49 seconds West along Flippen Road for 128.11 for feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to a point; THEN leaving said right of way North 89 degrees 14 minutes 40 seconds West for 1444.91 feet to a point; THEN North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THEN North 01 degree 29 minutes 26 seconds East for 199.98 feet to a point on the City of Stockbridge City Limits; THEN along said City Limits South 89 degrees 13 minutes 32 seconds East for 1435.93 feet to a point on the westerly side of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 14.210 Acres of land more or less and is shown as Parcel "A" on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

GEORGIA REGISTERED No. 2535 PROFESSIONAL LAND SURVEYOR DOUGLAS R. BENTLEY

1448

STATE OF GEORGIA

County.

THIS INDENTURE, Made this 6th day of Octot [illegible] 1983 between

WILLIAM K. REICHERT and BRENDA A. REICHERT

of County, State

[illegible] (hereinafter called the "Borrower") and

ESTATE OF D. G. BURDETTE (Trust Company Bank and Alma R. Burdette as Co-Executors , DALE B. SCHNEIDER, and EIGHT-SEVENTY CORPORATION, a corporation of the state of Georgia.

of County, State of Georgia , (hereinafter called the "Lender"),

WITNESSETH: Borrower is indebted to Lender in the sum of Seventeen Thousand Eight Hundred Thirty and 00/100 ---------- $17,830.00 Dollars evidenced by principal note signed by Borrower, dated this day, payable to Lender or order.

As security for payment of said indebtedness Borrower hereby grants, bargains, sells and conveys unto the Lender all that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County, Georgia, as shown on a plat by W. R. Franks, dated September 15, 1983, and being more particularly described as follows:

To find the True Point of Beginning, start at the common corner of Land Lots 11, 12, 21 and 22, said corner being in the middle of Flippen Road, having an 80 foot right of way; thence North along the center line of Flippen Road a distance of [illegible] feet to a point; thence West 40 feet to an iron pin located on the West right of way line of Flippen Road, said pin being the True Point of Beginning; thence North 89 degrees 2 minutes 41 seconds West a distance of 1,444.28 feet to an iron pin; thence North 1 degree 35 minutes 51 seconds East a distnace of 230.0 feet to an iron pin; thence South 89 degrees 2 minutes 42 seconds East a distance of 1,439.81 feet to an iron pin located on the West right of way line of Flippen Road; thence South 0 degrees 29 minutes West a distance of 230 feet along the West right of way line of Flippen Road to an iron pin, said pin being the True Point of Beginning. Said tract containing 7.61 acres.

This deed is subject to a right of way easement in favor of W. V. Highsmith to use a dirt road or drive going across said property from Flippen Road to property owned by W. V. Highsmith. Said easement is not of record, however Grantees acknowledge that said easement shall be effective for a period of 12 months from the date of this deed.

This deed is also subject to all easements of record.

GEORGIA INTANGIBLE TAX PAID
$ 54.00
10-12-83
[illegible]
Tax Commissioner

[illegible]

1448

Form 10-8

WARRANTY DEED

85-RE-542

STATE OF GEORGIA COUNTY OF HENRY

THIS INDENTURE, Made the 13th day of September in the year one thousand nine hundred eighty-five, between

DALE B. SCHNEIDER AND EIGHT-SEVENTY CORPORATION

of the County of , and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLIAM K. REICHERT AND BRENDA A. REICHERT,
AS Joint Tenants with right of wurvivorship

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION----------($10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 6th Distirct of Henry County Georgia, as per plat prepared by W.R. Franks and dated August 28, 1985, and being more particularly described as follows:

To ascertain the True Point of Beginning commence at a reference point being the intersection of the Western right of way line of Flippen Road and the Southern line of Land Lot 11; thence from said reference point in a Northerly direction along the Western right of way line of Flippen Road a distance of 989.32 feet to an iron pin and the True Point of Beginning; thence North 89 degrees 02 minutes 42 seconds West a distance of 1,439.81 feet to an iron pin; thence North 01 degrees 55 minutes 51 seconds East a distance of 200 feet to an iron pin placed; thence South 89 degrees 02 minutes 42 seconds East a distance of 1,435.92 feet to an iron pin placed on the Western right of way line of Flippen Road; thence South 00 degrees 29 minutes West a distance of 200 feet to an iron pin and the TRUE POINT OF BEGINNING. said tract containing 6.599 acres.

FILED IN OFFICE
CLERK SUPERIOR COURT
DEC 11 11 08 AM '85
REC'D
FEE
DAT

17.00
12-18-85

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1468 Hyppen Rd, Stockbridge (address), with Parcel Number 032 0200 5001 which is the subject of this application. GA 30281

Name of Property Owner: William J. Gilreath

Property Owner's Address: 204 Sanders Rd Milner, Ga 30257

Telephone: 678-588-0113 E-mail: lmgjones13@gmail.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: x Michelle Jones, executor Date: 12/6/24

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): AGENT Michael Kaner c/o APPLICANT LAND BUYERS OF AMERICA GA LLC

Company/law firm (if applicable): LAND BUYERS OF AMERICA GA LLC

Telephone, E-Mail, & Address: 404 422-6806 moneyforyourdirt@gmail.com

2500 CLEAN WATER COURT BUFORD, GA 30519

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

Michelle Jones, executor

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

12/6/24

Date

x

Signature of Notary Public

Kimberly Gates

Printed Name of Notary Public

12/6/2024

Date

Notary Public's Seal or Stamp:

Kimberly Gates
NOTARY PUBLIC
Fulton County, Georgia
Commission Expires

1468

NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Michelle Jones executor
TYPE OR PRINT OWNER'S NAME

204 Summers Road.
ADDRESS

Milner GA 30257
CITY & STATE ZIP CODE

Michelle Jones, executor
OWNER OF PROPERTY (SIGNATURE)

678-588-0113
PHONE NUMBER

lmgjones13@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this 11th day of December 2024

NOTARY PUBLIC

Kimberly Gates
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires
August 31, 2025

SECTION IV: Applicant, if different from the Owner, states under oath that:

1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; *or*

2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or

3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

LAND BUYERS OF AMERICA-GA LLC
APPLICANT (SIGNATURE)

MICHAEL KANER – AGENT
TYPE/PRINT NAME OF APPLICANT

2500 CLEGAN WATER COURT
ADDRESS

BUFORD 30519
CITY & STATE ZIP CODE

404-422-6806
PHONE NUMBER

moneyforyourdirt@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this 22nd day of Dec 2024

NOTARY PUBLIC

M LYNN QUEEN
MY COMMISSION EXPIRES
NOTARY PUBLIC
08/12/2027
HENRY COUNTY, GEORGIA

Indicate which of the above is applicable: 1 ____ 2 ✓ or 3 ____

MICHAEL KANER — AGENT

C/o LAND BUYERS OF AMERICA GA LLC — APPLICANT

SECTION V: Attorney or Agent, if different from the applicant and/or owner

SIGNATURE OF ~~ATTORNEY/~~AGENT

CHECK ONE: [ ] ATTORNEY [✓] AGENT

2500 CLEARWATER COURT

ADDRESS

BUFORD, GA 30519

CITY & STATE / ZIP CODE

404-422-6206

PHONE NUMBER

FOR OFFICIAL USE:

Total Amount Paid $_____ Check #_____ Received by:_____ *(FEES ARE NON-REFUNDABLE)*

Application checked by:_____ Date:_____ Map Number(s): _____

Pre-application meeting:_____ Date:_____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature:_____ Date: _____

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes_____ No ☒

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 6th day of DECEMBER, 2024

Michelle JONES
Applicant's Name - Printed
OWNER

Michelle Jones, executor
Signature of Applicant/Property Owner/Agent

N/A
Applicant's Attorney, if applicable - Printed

N/A
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 6th day of December 2024

Notary Public

Kimberly Gates
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires
August 31, 2025

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a variance.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes_____ No X

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 22 day of Dec, 2024

LAND BUYERS OF AMERICA GA LLC
Applicant's Name - Printed

Signature ~~of Applicant/Property Owner~~/Agent
MICHAEL KANER

N/A
Applicant's Attorney, if applicable - Printed

N/A
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 22 day of Dec 24.

Notary Public

M LYNN QUEEN
MY COMMISSION EXPIRES
NOTARY
PUBLIC
08/12/2027
HENRY COUNTY, GEORGIA

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a variance.

1468 Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) from said right of way intersection South 00 degrees 19 minutes 49 seconds West along Flippen Road for 128.11 for feet to a point; THEN continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degrees 24 minutes 31 seconds West for 230.19 feet to a point; THEN leaving said right of way North 89 degrees 12 minutes 23 seconds West for 647.50 feet to a point; THEN North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point; THEN South 45 degrees 43 minutes 42 seconds West for 42.47 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 656.38 feet to a point; THEN North 01 degree 19 minutes 55 seconds East for 230.10 feet to a point; THEN South 89 degrees 14 minutes 40 seconds East for 1444.91 feet to a point on the westerly right of way of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 7.561 acres of land more or less and is shown as Parcel "B" on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

1468

Form 10-6

WARRANTY DEED

STATE OF GEORGIA COUNTY OF

THIS INDENTURE, Made the 6th day of October, in the year one thousand nine hundred eighty-three, between

DALE B. SCHNEIDER and EIGHT-SEVENTY CORPORATION

of the County of , and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLIAM K. REICHERT and BRENDA A. REICHERT, as Joint Tenants with right of survivorship

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other valuable considerations ---------- ($10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County, Georgia, as shown on a plat by W. R. Franks, dated September 15, 1983, and being more particularly described as follows:

To find the True Point of Beginning, start at the common corner of Land Lots 11, 12, 21 and 22, said corner being in the middle of Flippen Road, having an 80 foot right of way; thence North along the center line of Flippen Road a distance of 759.32 feet to a point; thence West 40 feet to an iron pin located on the West right of way line of Flippen Road, said pin being the Ture Point of Beginning; thence North 89 degrees 2 minutes 41 seconds West a distance of 1,444.28 feet to an iron pin; thence North 1 degree 35 minutes 51 seconds East a distance of 230.0 feet to an iron pin; thence South 89 degrees 2 minutes 42 seconds East a distance of 1,439.81 feet to an iron pin located on the West right of way line of Flippen Road; thence South 0 degrees 29 minutes West a distance of 230 feet along the West right of way line of Flippen road to an iron pin, said pin being the True Point of Beginning. Said tract containing 7.61 acres.

This deed is subject ot a right of way easement in favor of W. V. Highamith to use a dirt road or drive going across said property from Flippen Road to property owned by W. V. Highamith. Said easement is not of record, however Grantees acknowledge that said easement shall be effective for a period of 12 months from the date of this deed.

This deed is also subject to all easements of record.

HENRY COUNTY GEORGIA
REAL ESTATE TRANSFER TAX
PAID $ 22.90
DATE 10-13-83
Clerk of Superior Court

FILED IN OFFICE
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
OCT 13 11 13 AM '83
BOOK 540
PAGE 293
DATE 10-14-83

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

EIGHT-SEVENTY CORPORATION

BY: (Seal)

(Seal)

DALE B. SCHNEIDER

(Seal)

1468

BOOK 577 PAGE 115

Form 10-0

WARRANTY DEED

STATE OF Georgia COUNTY OF Henry

THIS INDENTURE, Made the day of , in the year one thousand nine hundred eighty four , between

DALE B. SCHNEIDER AND EIGHT-SEVENTY CORPORATION

of the County of Henry , and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLARD D. GILREATH AND BRENDA R. GILREATH,
AS JOINT TENTANTS WITH RIGHT OF SURVIVORSHIP

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS---------- ($10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County, Georgia, consisting of 6.66 acres as shown on a plat prepared by Joe Rowan, Jr., dated May 1, 1984, and being more particularly described as follows:

To find the True Point of Beginning, begin at the Southeast corner of land lot 11, said corner being located in the center of Flippen Road (having an 80 foot right of way); thence North along the center line of Flippen Road a distance of 329.32 feet to a point: thence North 89 degrees 02 minutes 39 seconds West a distance of 40 feet to an iron pin located on the West right of way line of Flippen Road and being the True Point of Beginning; thence North 89 degrees 02 minutes 39 seconds West a distance of 1,452.20 feet to an iron pin; thence North 01 degrees 35 minutes 51 seconds East a distance of 200 feet to an iron pin; thence South 89 degrees 02 minutes 40 seconds East a distance of 1,448.75 feet to an iron pin on the West right of way line of Flippen Road; thence South 00 degrees 36 minutes 37 seconds West along the West right of way line of Flippen Road a distance of 200 feet to an iron pin and the True Point of Beginning.

HENRY COUNTY GEORGIA
REAL ESTATE TRANSFER TAX
PAID $ 13.40
DATE 6-13-84
Clerk of Superior Court

FILED IN OFFICE
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA.
JUN 13 3 16 PM '84
BOOK IN BK 577
PAGE 115
DATE 6-20-84
CLERK

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

Eight-Seventy Corporation

By: _____ (Seal)

Notary Public, Henry County, Georgia State of Georgia
My Commission Expires 2-2-87

Dale B. Schneider (Seal)

Dale B. Schneider (Seal)

1468/1448 Combined Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) then South 00 degree 19 minutes 49 seconds West along said right of way for 128.11 feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degree 14 minutes 50 seconds West for 429.47 feet to a point; THEN South 00 degree 24 minutes 31 seconds West for 230.19 feet to a point; THEN leaving said road right of way North 89 degrees 12 minutes 23 seconds West for 647.50 feet to a point; THEN North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point; THEN South 45 degrees 43 minutes 42 seconds East for 42.47 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 656.38 feet to a point; THEN North 01 degrees 19 minutes 55 seconds East for 230.10 feet to a point; THEN North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THEN North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City Limits of Stockbridge; THEN along said City Limits boundary South 89 degrees 13 minutes 32 seconds East for 1435.93 feet to the westerly right of way of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 21.771 Acres of land more or less and is shown on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

Retracement Survey For
Land Buyers of America GA, LLC
Located in Land Lot 11 and 12
6th District,
Henry County, Georgia

Plat Date: November 26, 2024 Scale: 1" = 60'
Field Date: November 13, 2024

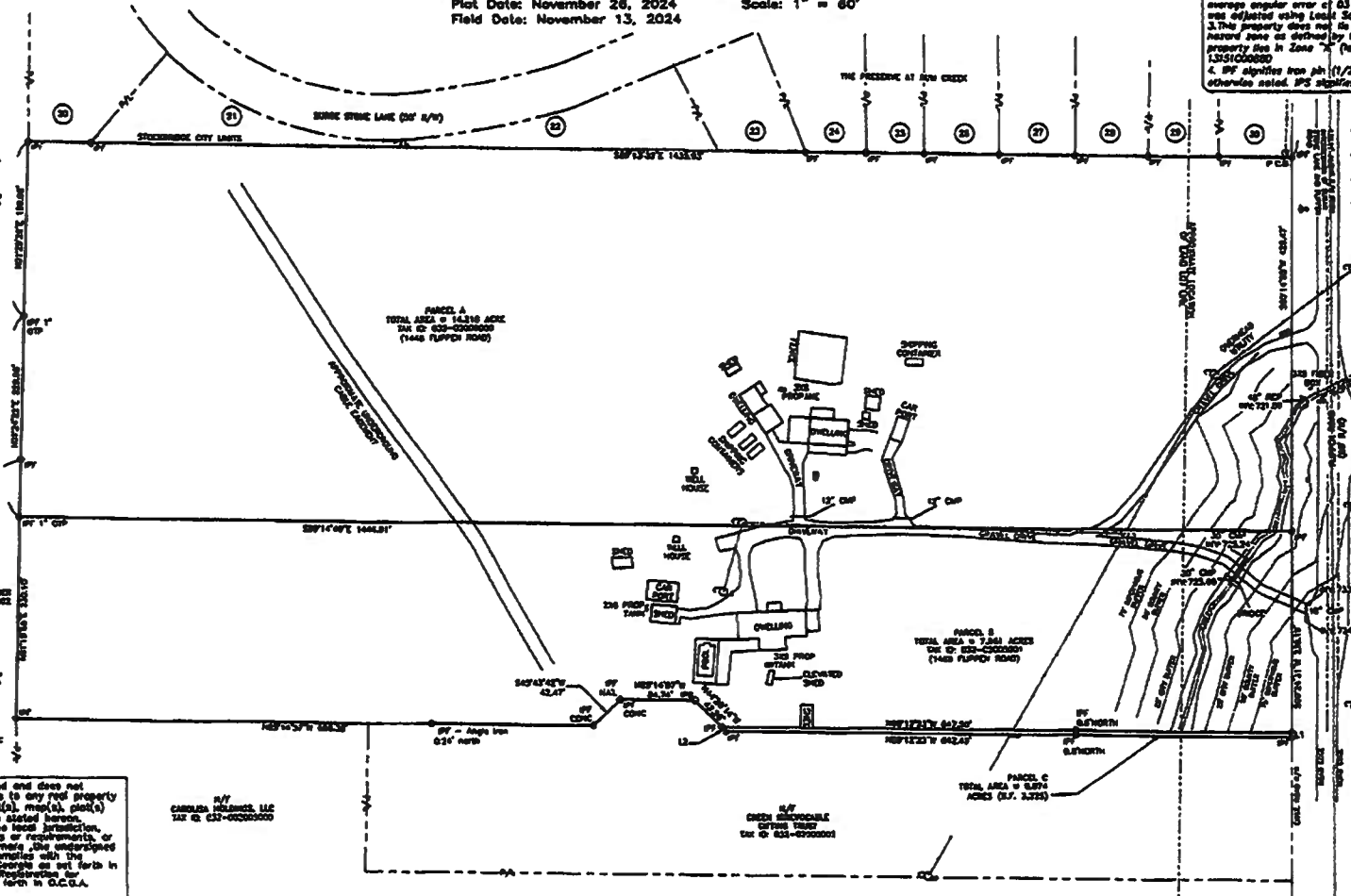
RECORDING INFORMATION

GRID GA WEST

NOTE : Information regarding the repaired presence, size, character and location of existing underground utilities and structures is shown hereon. There is no warranty of the accuracy of this information and it shall be considered as field fact by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be approximate and utilities and structures not shown may be encountered. The owner, his/her employees, his/her consultants and his/her contractors must hereby distinctly understand that the surveyor / notary is not responsible for the correctness or sufficiency of this information.

SURVEY NOTES

1. Total Area: See individual parcels
2. This map or plat has been calculated for closure and is found to be accurate within 1 foot in 438,158 feet(1/n).
Data used to prepare this plat was gathered using a Geomax 3" Robotic Total Station for angle and distance measurements.
The field data upon which this map or plat is based has a closure precision of one (1) foot in 52,496 feet and an average angular error of 03 seconds per angle point, and was adjusted using Least Squares.
3. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance. This property lies in Zone "X" (low risk) per FEMA FIRM Panel 13151C0080D
4. IPF signifies iron pin (1/2 inch re-bar) found unless otherwise noted. IPS signifies 1/2" re-bar set.



This plat is a retracement of an existing parcel of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the document(s), map(s), plat(s) or other instrument(s) which created the parcel(s) are stated hereon. Recreation of this plat does not imply approval of the local jurisdiction, availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned Land Surveyor certifies that this map, plat, or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Douglas R. Bentley 12/3/24
Douglas R. Bentley, Registered Land Surveyor #2535 Date

NO.	DATE	DESCRIPTION	BY
1.	12/3/24	added legal descriptions	db

Course	Bearing	Distance
L1	S 00°01'01" W	3.00'
L2	N 42°30'16" W	7.19'

LEGEND

O	IRON PIN SET		FIRE HYDRANT
	POWER/PEDESTAL		SANITARY SEWER
	LIGHT POLE		WATER VALVE
	WATER METER		POWER POLE
	PROP		INGRESS/EGRESS SIGN
	CL CONT		CABLE COUNTER
	GUY SERVICE		IRON PIN FOUND
	POWER DISTRIBUTION		TRANSMISSION TOWER
	POWER METER		GUY WIRE
			SANITARY CLEANOUT

NOTE : This boundary survey was performed without the benefit of an Abstract of Title. Therefore this surveyor does not warrant the information to be totally accurate as other legal documents may exist that were not unknown by the surveyor. It should be understood by those parties using this information that other matters of title may or may not exist.

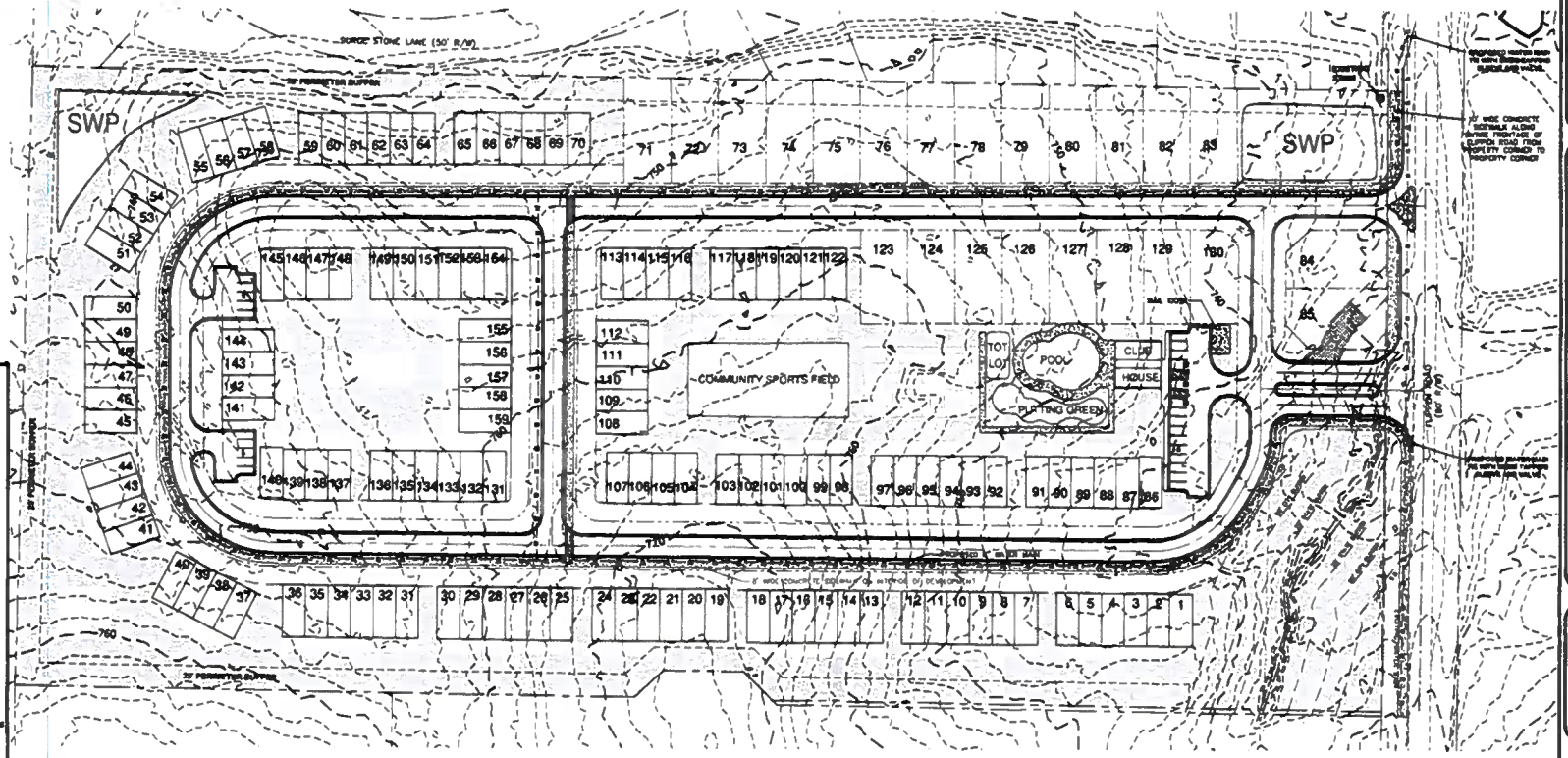
PREPARED BY
ELITE
Surveying & Mapping Professionals
309 W Parkway, Suite 309
Dallas, Georgia 30132
(678) 314-8201

24040surv.dwg

VICINITY MAP

REZONING PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- LOT LINE
- EXISTING ROAD
- LAND LOT LINE
- EXISTING CONTOUR
- CENTERLINE OF CREEK
- CREEK BUFFER
- C/L OF PROPOSED ROAD
- PROPOSED BACK OF CURB



1. BOUNDARY INFORMATION SHOWN IS A SURVEY COMPLETED BY ELITE SURVEYING, LLC
2. TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY HENRY COUNTY GIS DEPARTMENT
3. OWNER/DEVELOPER:
   LAND BUYERS OF AMERICA GA, LLC
   24 NE CONTACT: MICHAEL KANER 404-422-6809
4. ENGINEER:
   ELITE ENGINEERING, LLC
   300 W PARKWAY DALLAS, GA 30132
   CONTACT: JONATHAN JONES, P.E. 678-210-3000
5. CURRENT ZONING: R-4 (HENRY COUNTY)
   PROPOSED ZONING: PUD (CITY OF STOCKBRIDGE)
   TOTAL SITE AREA = 21.77 ACRES
   REQUIRED OPEN SPACE = 4.35 ACRES
   PROVIDED OPEN SPACE = 4.71 ACRES
   PROPOSED NUMBER OF LOTS = 139 (3 SFD, 136 TOWNHOMES)
   PROPOSED DENSITY = 7.30 U/A

   SETBACKS
   MIN. FRONT YARD = 20 FEET
   MIN. SIDE YARD = 5 FEET (0 FEET FOR TOWNHOMES, 30' BETWEEN BUILDINGS)
   MIN. REAR YARD = 30 FEET
   60' MIN LOT WIDTH

   PARKING REQUIREMENTS
   PROVIDED PARKING = 2 CAR GARAGE + 150 UNITS = 310 SPACES
   ADDITIONAL PARKING PROVIDED = 33 PARKING SPACES
   TOTAL PARKING SPACES PROVIDED = 343 SPACES
6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER HENRY COUNTY FIRM PANEL NO. 13089C0088B.
7. NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE
8. NO ENERGY LANDFILLS ARE PRESENT ON THIS SITE.
9. SANITARY SEWER SERVICE REQUIRED FOR HENRY COUNTY REGULATIONS WITH ESTIMATED DAILY FLOW = 150 UNITS X 400 GPD/UNIT = 60,000 GPD
10. WATER SERVICE TO BE PROVIDED BY HENRY COUNTY.
11. POWER SERVICE TO BE PROVIDED BY GEORGIA POWER COMPANY.
12. FIRE PROTECTION TO BE PROVIDED BY THE CITY OF STOCKBRIDGE FIRE DEPARTMENT
13. STORM WATER MANAGEMENT PROVIDED BY TWO CARTHON DETENTION PONDS.
14. THIS PROPERTY IS NOT WITHIN THE WATER QUALITY CRITICAL AREA

IMPERVIOUS SETBACK VARIANCE REQUIRED FOR LOT 85.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

PREPARED BY:
Elite Engineering
Consulting Engineers
300 W Parkway Dallas, GA 30132
Jonathan Jones, P.E.
(678) 210-3000

DATE	REVISION	NO.

ANNEXATION & REZONING PLAN FOR
HANOVER PARK
LAND LOTS 11 & 12, 6th DISTRICT, HENRY COUNTY

PREPARED FOR
LAND BUYERS OF AMERICA GA, LLC
24 CONTACT
MICHAEL KANER
404-422-6809

PROJECT NO.	3604
DRAWING SCALE	1" = 60'
DESIGNED BY	JJ
DRAWN BY	JJ
CHECKED BY	JJ
DATE	12/6/24
SHEET	1 OF 1

Henry County Water Authority
Engineering Division

January 24, 2025

Re: Water and Sewer Services - Availability

Proposed Development:	**Single Family Residential and Townhomes**
Property Information:	**1448/1468 Flippen Road (Parcel Nos. 032-02005001, 032-02006000)**
	LL 11; District 1; 21.77 +/- acres
Proposed Zoning:	**PUD**
Sewer Basin:	**Walnut Creek**
Watershed Basin:	**Big Cotton Indian**

TO WHOM IT MAY CONCERN:

You have requested that this Authority provide you with information concerning the present availability of water and sewer services to the above-described property. This letter is being provided for informational purposes only and will not act to reserve water capacity to you or the property and will not create any liability to the Authority. The information contained in this letter will remain in effect for a period of **365** days from the date of this letter unless subsequently notified in writing by the Authority. The information provided herein is based upon the above-stated zoning of the property. Any deviation in zoning that would increase density or usage above that evaluated by the Authority will automatically void the information provided herein and will require a separate re-evaluation by this Authority.

Water service is available to the property described above. A fire flow test calculated in the area revealed the following data:

Static:	118	psi
Residual:	110	psi
Flow	2500	gpm
Calculated Flow @ 20 psi:	9672	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 750 gpm for said residential development as established by the Henry County Board of Commissioners.

Sewage **treatment** and sewer line **capacity** are available for the property.

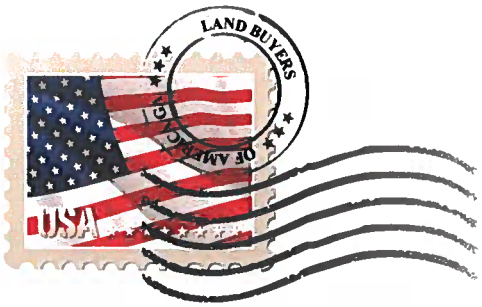
The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Plat dated 12/03/2024 prepared by Elite Engineering.

Fritz Jacques

Fritz Jacques
Engineering Supervisor
Henry County Water Authority



LAND BUYERS OF AMERICA GA

May, 15, 2025

Deferral Request (30 Day)

Please consider this email a request for a Deferral Request (30 Day) for the following three cases:

1. Annexation Case #AX-2025-01.
2. Comprehensive Case Amendment Case #CP -2025-01.
3. Rezoning Case #RZ-2025-01.

We are requesting this Deferral Request (30) Day to allow us more time to work out the details of the proposed homes.

Thank you and I will follow up with a hard copy of this Deferral Request (30 Day) today.

Michael Kaner

Authorized Individual

2500 Clean Water Court
Buford • GA • 30519
moneyforyourdirt@gmail.com
404-422-6806

LAND BUYERS OF AMERICA GA

Revised Letter of Intent

May 8, 2025

To: City of Stockbridge

We are proposing to combine 1448 Flippen Road Stockbridge, GA (Parcel # 032-02006000 containing 14.210 acres) 1468 Flippen Road Stockbridge, GA (Parcel #032-02005001 containing 7.561 acres) into a single parcel containing 21.77 acres. We are seeking an Annexation into the City of Stockbridge with a Zoning of PUD (Planned Unit Development).

The proposed development will contain 151 Units. The Density will be 6.94 units per acre. There will be 31 Single Detached Units and 120 Townhouse Units. All Units will have a minimum of 3 bedrooms and 2 Bathrooms with double-car garages. The square footage will be 1600sf-2000sf. The exterior will be constructed utilizing brick and Hardy Board. The amenities will include a pool with a clubhouse, a putting green, tot lot, tennis or pickle ball courts and a community sports field.

Michael Kaner Agent

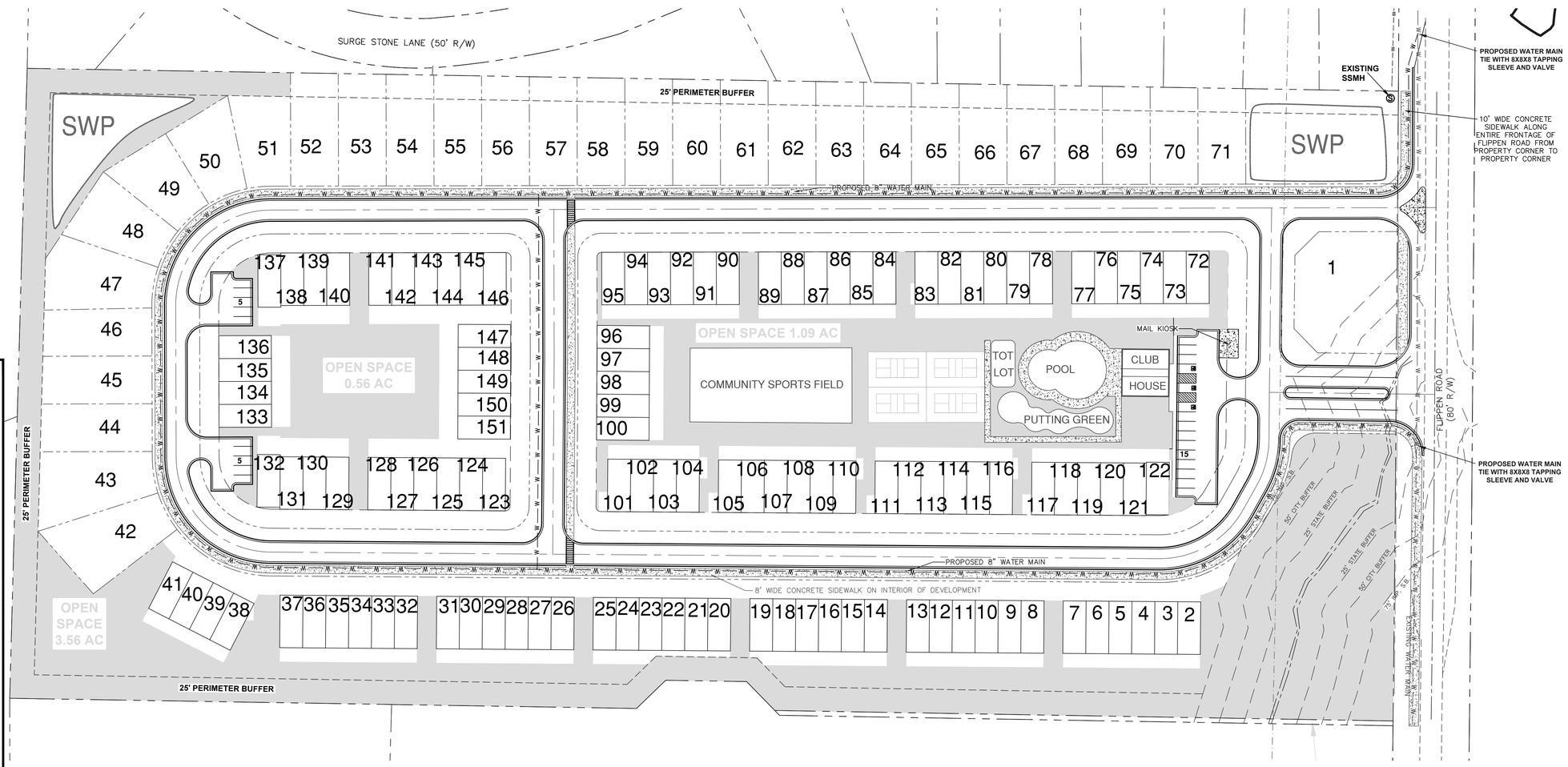
Land Buyers of America GA, LLC

2500 Clean Water Court
Buford • GA • 30519
moneyforyourdirt@gmail.com
404-422-6806

VICINITY MAP

REZONING PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- LOT LINE
- EXISTING ROAD
- LAND LOT LINE
- 1000 EXISTING CONTOUR
- CENTERLINE OF CREEK
- CREEK BUFFER
- C/L OF PROPOSED ROAD
- PROPOSED BACK OF CURB



1. BOUNDARY INFORMATION SHOWN IS A SURVEY COMPLETED BY ELITE SURVEYING, LLC
2. TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY HENRY COUNTY G.I.S. DEPARTMENT

3. OWNER/DEVELOPER :
   LAND BUYERS OF AMERICA GA, LLC
   24 HR. CONTACT: MICHAEL KANER 404-422-6806
4. ENGINEER :
   ELITE ENGINEERING, LLC
   300 WI PARKWAY DALLAS, GA 30132
   CONTACT: JONATHAN JONES, P.E. 678-215-2968

5. CURRENT ZONING : RA (HENRY COUNTY RESIDENTIAL-AGRICULTURE)
   PROPOSED ZONING : PUD (CITY OF STOCKBRIDGE)
   TOTAL SITE AREA = 21.77 ACRES
   REQUIRED OPEN SPACE = 4.35 ACRES
   PROVIDED OPEN SPACE = 4.71 ACRES
   PROPOSED NUMBER OF LOTS = 151 (31 SFR, 120 TOWNHOMES)
   PROPOSED DENSITY = 6.94 U/A
   ALL UNITS TO BE 3 BEDROOM/2 BATHROOM

   SETBACKS:
   MIN. FRONT YARD = 20 FEET
   MIN. SIDE YARD = 5 FEET (0 FEET FOR TOWNHOMES, 20' BETWEEN BUILDINGS)
   MIN. REAR YARD = 20 FEET
   60' MIN LOT WIDTH

   PARKING REQUIREMENTS:

   PROVIDED PARKING = 2 CAR GARAGE X 151 UNITS = 302 SPACES
   ADDITIONAL PARKING PROVIDED = 25 PARKING SPACES
   TOTAL PARKING SPACES PROVIDED = 327 SPACES

6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER HENRY COUNTY F.I.R.M. PANEL NO. 13151C0088D BUT IS WITHIN 500' OF THE PROPERTY BOUNDARY.

7. NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.

8. NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.

9. SANITARY SEWER SERVICE REQUIRED PER HENRY COUNTY REGULATIONS WITH ESTIMATED DAILY FLOW = 151 UNITS X 400 GPD/UNIT = 60,400 GPD.

10. WATER SERVICE TO BE PROVIDED BY HENRY COUNTY.

11. POWER SERVICE TO BE PROVIDED BY GEORGIA POWER COMPANY.

12. FIRE PROTECTION TO BE PROVIDED BY HENRY COUNTY FIRE DEPARTMENT.

13. STORM WATER MANAGEMENT PROVIDED BY TWO EARTHEN DETENTION PONDS.

14. THIS PROPERTY IS NOT WITHIN THE WATER QUALITY CRITICAL AREA

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

PREPARED BY:
Elite Engineering
Engineering | Surveying | Management
300 WI Parkway Dallas, GA 30132
Jonathan Jones, P.E.
(678) 215-2968

No.	REVISION	DATE:

ANNEXATION & REZONING PLAN FOR

HANOVER PARK

LAND LOTS 11 & 12, 6th DISTRICT, HENRY COUNTY

PREPARED FOR:

LAND BUYERS OF AMERICA GA, LLC
24 CONTACT
MICHAEL KANER
404-422-6806

GEORGIA REGISTERED PROFESSIONAL ENGINEER JONATHAN F. JONES

PROJECT No.	24040
DRAWING SCALE:	1"= 60'
DESIGNED BY:	JFJ
DRAWN BY:	JFJ
CHECKED BY:	JFJ
DATE:	4/30/25
SHEET	1 OF 1

VICINITY MAP

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- PROPERTY CORNER
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- LOT LINE
- EXISTING ROAD
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- 1000 EXISTING CONTOUR
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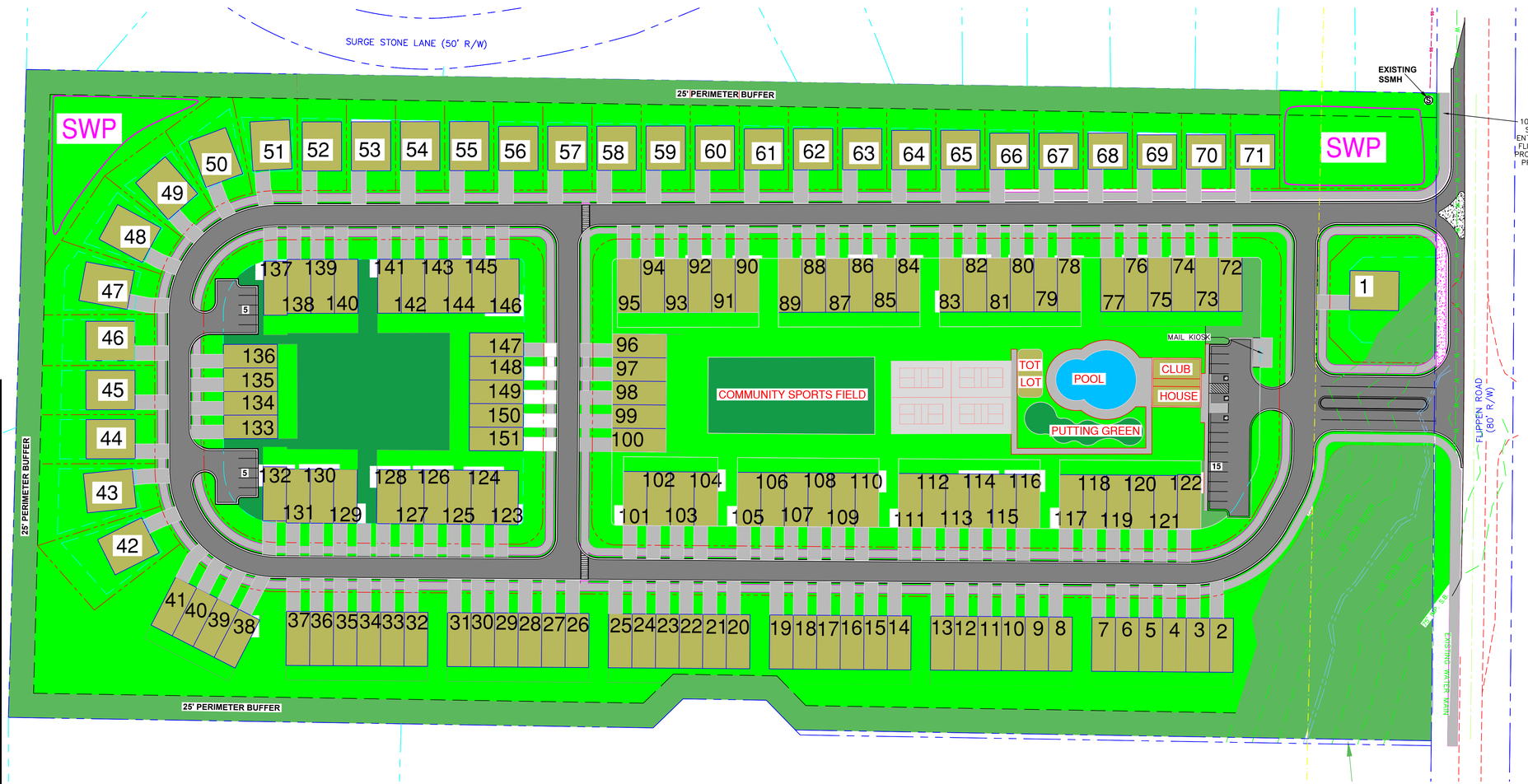

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PREPARED BY:

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300 WI Parkway Dallas, GA 30132
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PROJECT No.	24040
DRAWING SCALE:	1"= 60'
DESIGNED BY:	JFJ
DRAWN BY:	JFJ
CHECKED BY:	JFJ
DATE:	4/30/25
SHEET	1 OF 1

Retracement Survey For
Land Buyers of America GA, LLC
Located in Land Lot 11 and 12
6th District,
Henry County, Georgia

Plat Date: November 26, 2024 Scale: 1" = 60'
Field Date: November 13, 2024

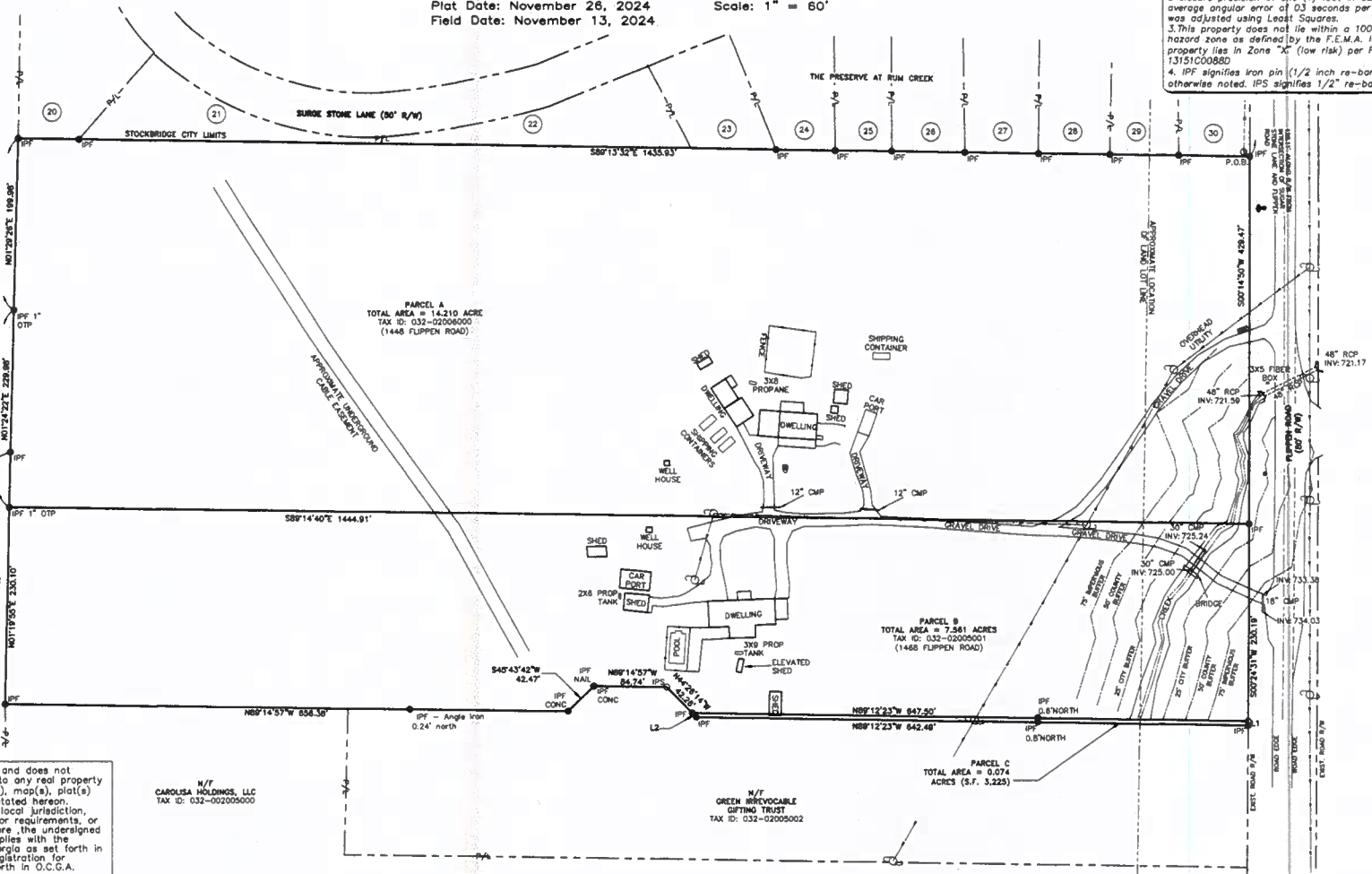
RECORDING INFORMATION

GRID GA WEST

NOTE : Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his/her employees, his/her consultants and his/her contractors shall hereby distinctly understand that the engineer / surveyor is not responsible for the correctness or sufficiency of this information.

SURVEY NOTES

1. Total Area: See individual parcels
2. This map or plat has been calculated for closure and is found to be accurate within 1 foot in 438,158 feet(Min).
Data used to prepare this plat was gathered using a Geomax 5" Robotic Total Station for angle and distance measurements.
The field data upon which this map or plat is based has a closure precision of one (1) foot in 52,496 feet and an average angular error of 03 seconds per angle point, and was adjusted using Least Squares.
3. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance. This property lies in Zone "X" (low risk) per FEMA FIRM Panel 13151C0088D
4. IPF signifies iron pin (1/2 inch re-bar) found unless otherwise noted. IPS signifies 1/2" re-bar set.



This plat is a retracement of an existing parcel of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the document(s), map(s), plat(s) or other instrument(s) which created the parcel(s) are stated hereon. Recordation of this plat does not imply approval of the local jurisdiction, availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore ,the undersigned Land Surveyor certifies that this map, plat, or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Douglas R. Bentley 12/3/24
Douglas R. Bentley, Registered Land Surveyor #2535 Date

NO.	DATE	DESCRIPTION	BY
1.	12/3/24	added legal descriptions	drb

GEORGIA REGISTERED No. 2535 PROFESSIONAL DOUGLAS R. BENTLEY

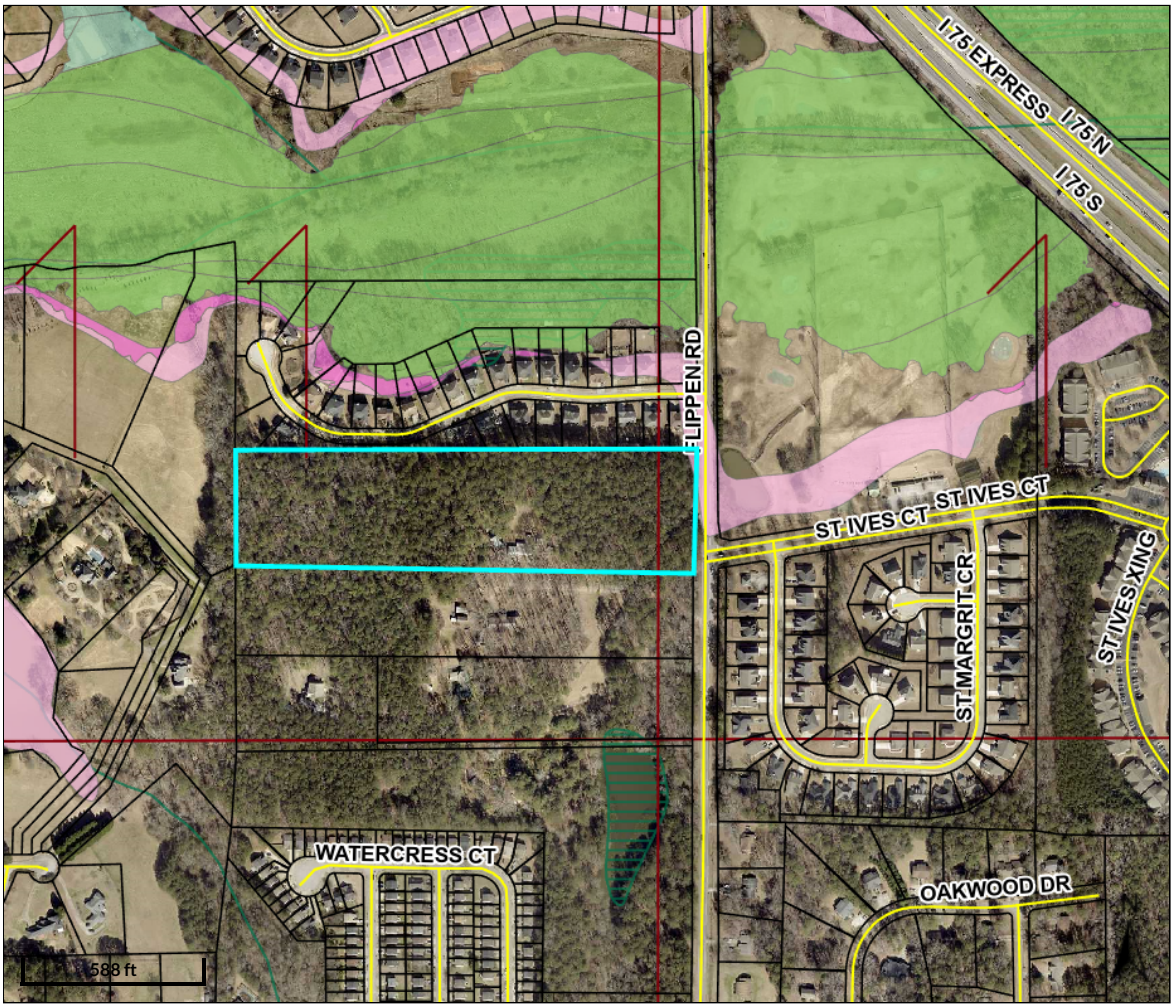
Course	Bearing	Distance
L1	S 00°24'31" W	5.00'
L2	N 44°26'14" W	7.10'

LEGEND			
○	IRON PIN SET	◆	FIRE HYDRANT
⊡	TRANSFORMER	Ⓢ	SANITARY SEWER
☼	LIGHT POLE	●	WATER VALVE
▣	WATER METER	⁀Ⓟ	POWER POLE
▭	RAMP	■	NEIGHBORHOOD SIGN
ac	AC UNIT	▬	GATE COLUMN
att	AT&T SERVICE	●	IRON PIN FOUND
p-dist	POWER DISTRIBUTION	⊠	TRANSMISSION TOWER
◻	POWER METER	☾	GUY WIRE
		○	SANITARY CLEANOUT

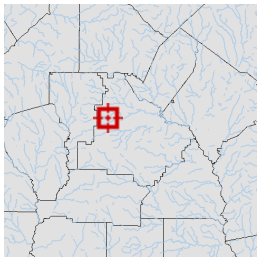
NOTE : This boundary survey was performed without the benefit of an Abstract of Title. Therefore this surveyor does not warrant this information to be totally accurate as other legal documents may exist that were not uncovered by this surveyor. It should be understood by those parties using this information that other matters of title may or may not exist.

PREPARED BY:
ELITE
ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT
300 Wt Parkway, Suite 300
Dallas, Georgia 30132
(678) 324-6291

Henry County, GA



Overview



Legend

- Parcels
- Roads
- Land Lots

Flood Map

- X - 500 Year Flood
- 0.2 - Areas of 0.2% annual chance flood
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- AE -100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- AO - Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet
- Lakes
- Wetlands

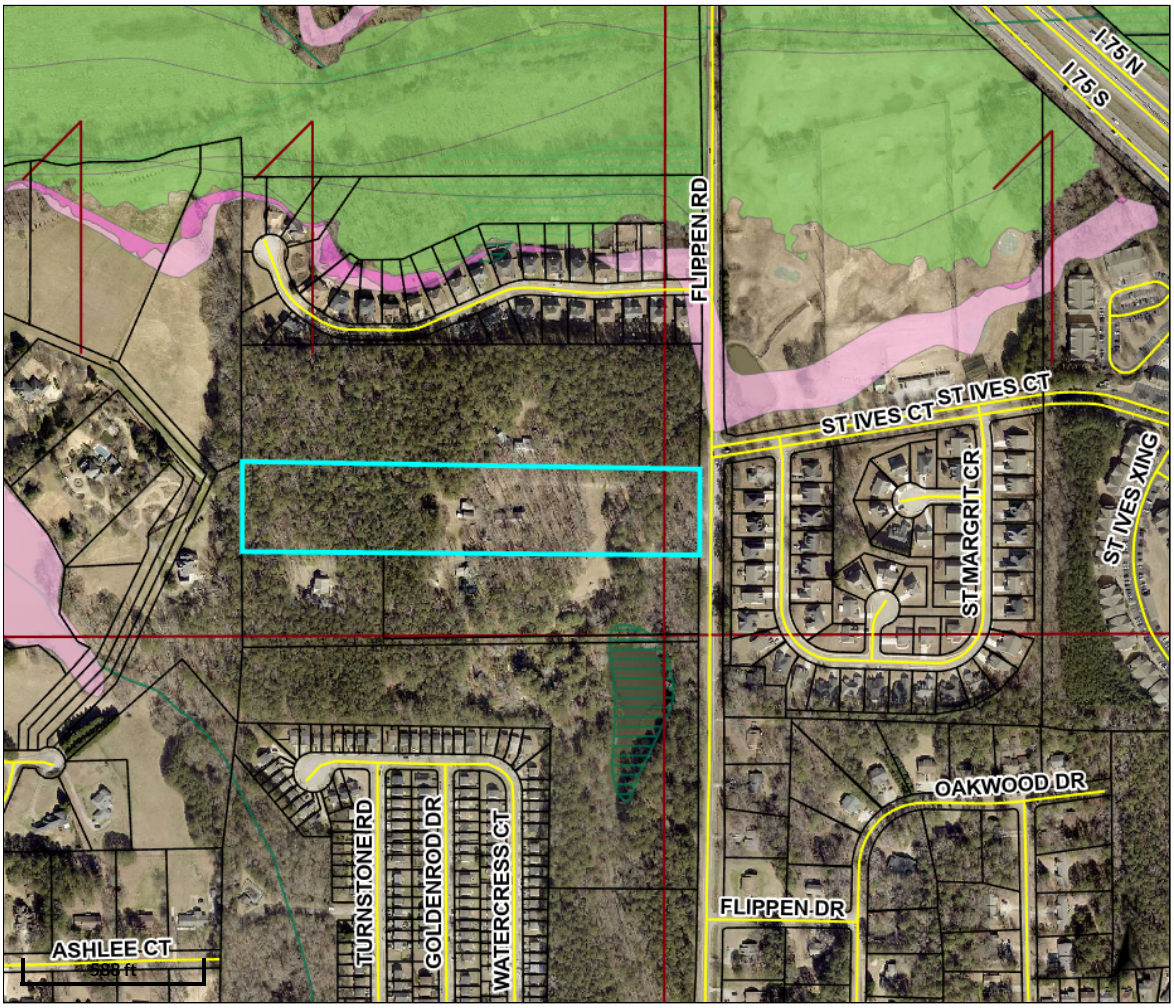
Parcel ID	032-02006000	**Class**	Consv Use	**Owner Address**	REICHERT WILLIAM K & BRENDA A 1448 FLIPPEN RD STOCKBRIDGE, GA 30281	**Land Value:**	$182,500				
Property Address	1448 FLIPPEN RD	**Acreage**	14.21			**Building Value:**	$292,100	**Last 2 Sales**			
District	Henry County							**Date**	**Price**	**Reason**	**Qual**
						Misc Value:	$840	10/1/1983	$22,900	LM	Q
								n/a	$	n/a	n/a
						Total Value:	$427,800				

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 2/18/2025
Last Data Uploaded: 2/18/2025 1:09:42 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



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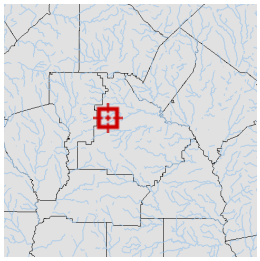

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Parcel ID	032-02005001	**Class**	Residential	**Owner**	GILREATH WILLARD D	**Land Value:**	$95,500				
Property Address	1468 FLIPPEN RD	**Acreage**	7.63	**Address**	1468 FLIPPEN RD STOCKBRIDGE, GA 30281	**Building Value:**	$347,300	**Last 2 Sales**			
District	Henry County							**Date**	**Price**	**Reason**	**Qual**
						Misc Value:	$12,200	1/8/2014	$0	VF	U
								6/1/1984	$13,400	U	U
						Total Value:	$364,500				

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LAND BUYERS OF AMERICA GA

Revised Letter of Intent

May 8, 2025

To: City of Stockbridge

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Michael Kaner Agent

Land Buyers of America GA, LLC

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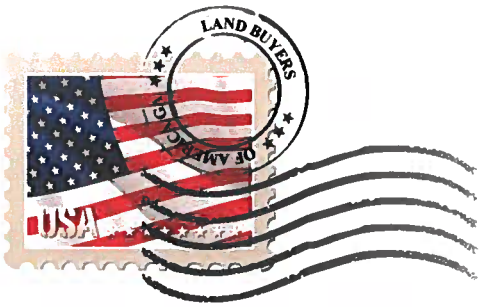

LAND BUYERS OF AMERICA GA

May, 15, 2025

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3. Rezoning Case #RZ-2025-01.

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Thank you and I will follow up with a hard copy of this Deferral Request (30 Day) today.

Michael Kaner

Authorized Individual

2500 Clean Water Court
Buford • GA • 30519
moneyforyourdirt@gmail.com
404-422-6806

Rezoning Application

City of Stockbridge, Georgia

THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR REZONING APPLICATIONS TO BE HEARD BY THE CITY OF STOCKBRIDGE PLANNING COMMISSION.

PLEASE NOTE: ALL FEES ARE NON-REFUNDABLE. THERE ARE NO EXCEPTIONS.

ALL APPLICANTS ARE REQUIRED TO SCHEDULE AND ATTEND A PRE-APPLICATION MEETING WITH THE CITY OF STOCKBRIDGE PLANNING AND ZONING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PLEASE CALL THE OFFICE AT (770) 389-7900 TO SCHEDULE AN APPOINTMENT.

NO PRE-APPLICATION MEETING WILL BE CONDUCTED WITHOUT AN APPOINTMENT.

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT THE PLANNING AND ZONING DIVISION OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY, AT (770) 389-7900.

MEETING LOCATIONS—ALL PLANNING COMMISSION MEETINGS WILL BE HELD VIRTUALLY (BY ZOOM) UNTIL FURTHER NOTICE.

[Form revised on 1/19/22.]

City of Stockbridge Community Development Department--4602 North Henry Blvd.; Stockbridge, GA 30281 770-389-7900

City of Stockbridge Planning and Zoning Division

Rezoning Application

AGENT MICHAEL KANER

Name of Applicant: LAND BUYERS OF AMERICA GA LLC Phone: 404-422-6806 Date: 1-8-25

Address Applicant: 2500 CLEAN WATER COURT Fax: N/A Cell #: 404-422-6806

City: BUFORD State: GA Zip: 30519 E-mail: MONEYFORYOURDIRT@gmail.com

Name of Agent: LAND BUYERS OF AMERICA GA LLC Phone: 404-422-6806 Date: 1-8-25

Address Agent: 2500 CLEAN WATER COURT Fax: NA Cell #: 404-422-6806

City: BUFORD State: GA Zip: 30519 E-mail: MONEYFORYOURDIRT@gmail.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT HE OR SHE IS THE OWNER, OR AGENT OF THE OWNER, OF THE PROPERTY DESCRIBED BELOW, AND IS REQUESTING A REZONING OF THE PROPERTY.

ZONING BEING REQUESTED
"REZONE THE PROPERTY FROM Henry County's RA (RESIDENTIAL-AGRICULTURAL ZONING DISTRICT. TO the City of Stockbridge (PUD) PLANNED UNIT DEVELOPMENT) ZONING DISTRICT.

The property will be POSTED with a City of Stockbridge rezoning sign. The sign must remain on the subject property for no less than fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason._____Acknowledgement

Nearest intersection to the property: ST. IVES COURT
(Street Address)

Size of Tract: 21.77 acre(s), Land Lot Number(s): 11 & 12, District(s): 6th

Property Tax Parcel Number(s): (1448) 032-0200-6000 (Required)
(1468) 032-0200-5001

Witness' Signature

Elizabeth Fritze
Printed Name of Witness

Notary

Signature of Applicant

MICHAL KANER
C/O LAND BUYERS OF AMERICA GA LLC
Printed Name of Applicant

NOTARY STAMP:

CHARLES R. HOLDERNESS NOTARY EXPIRES GEORGIA 10-9-2023 PUBLIC CHEROKEE COUNTY

CHARLES R HOLDERNESS My Commission Expires NOTARY PUBLIC OCTOBER 22, 2028 CHEROKEE COUNTY, GEORGIA

(For Office Use Only)

Total Amount Paid $_____ Cash_____ Check #_____ Received by:_____ *(FEES ARE NON-REFUNDABLE)*

Application checked by:_____ Date:_____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____

LAND BUYERS OF AMERICA GA

Letter of Intent

To: City of Stockbridge

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The proposed development will contain 159 Units. There will be 23 Single Detached Units and 136 Townhouse Units. All Units will have a minimum of 3 bedrooms and 2 Bathrooms with double-car garages. The square footage will be 1600sf-2000sf. The exterior will be constructed utilizing brick and Hardy Board. The amenities will include a pool with a clubhouse, a putting green, tot lot, tennis or pickle ball courts and a community sports field.

Variance Request: We will be seeking a Variance, for Lot 85, into the stream buffer, but not State Buffer, to be able to construct the Unit.

Respectfully yours,

Michael Kaner Agent

Land Buyers of America GA LLC

2500 Clean Water Court
Buford • GA • 30519
moneyforyourdirt@gmail.com
404-422-6806

Parcel(s)
Information

The 2 parcels will be combined and developed as 1 parcel. The combined parcels will have a total acreage of 21.77 acres. Proposed Density is 7.304 Units Per Acre.

1. 1448 Flippen Road. Tax Assessors Parcel Number is 032 0200 6000. (14.21 acres).
2. 1468 Flippen Road. Tax Assessors Parcel Number is 032 0200 5001. (7.561 acres).
3. Land Lots 11 & 12 of the 6th District located in Henry County, GA.
4. 1448 Property Owners. William K and Brenda A. Reichert.
5. 1468 Property Owner. Willard D. Gilreath.
6. Owners' Agent. Land Buyers of America GA LLC. 2500 Clean Water Court Buford, GA. 30519. c/o Michael Kaner 404-422-6806. moneyforyourdirt@gmail.com.

There will be 159 units: 23 SFH units and 136 Townhouses units. All units will have 3 bedrooms.

The estimated daily sewer flow is 63,600 gpd per Henry County Regulations There is a sewer manhole in the NE corner of the property.

It is estimated it will take 3.5 years to develop and build the units.

Agent/Applicant for the owners:

Land Buyers of America GA LLC

Michael Kaner

Agent/Applicant Authorized Individual

404.422.6806

moneyforyourdirt@gmail.com

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1448 Flippen Road, Stockbridge GA 30281 [address], with Parcel Number 032-02006000, which is the subject of this application. William K. ~~and Beatrice A.~~ Reichert

Name of Property Owner: James Reichert Conservator

Property Owner's Address: 1448 Flippen Road, Stockbridge, GA 30281

Telephone: 404-323-4361 E-mail: jharveyr@~~yahoo.com~~ gmail.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: _____ Date: 12-6-2024

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): Land Buyers of America GA — Michael Kaner

Company/law firm (if applicable): N/A

Telephone, E-Mail, & Address: 404-422-6806. moneyforyourdirt@gmail.com

2500 Clean Water Court Buford, GA 30519

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

_____ _____

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

Signature of Notary Public

M. LYNN QUEEN

Printed Name of Notary Public

12-6-2024

Date

12. 6. 24

Date

Notary Public's Seal or Stamp:

M. LYNN QUEEN
MY COMMISSION EXPIRES
NOTARY
PUBLIC
08/12/2027
HENRY COUNTY, GEORGIA

NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

James Reichert, Conservator
TYPE OR PRINT OWNER'S NAME

1448 Flippen Rd
ADDRESS

Stockbridge, GA
CITY & STATE ZIP CODE

OWNER OF PROPERTY (SIGNATURE)

404-323-4361
PHONE NUMBER

jharveyra@yahoo.com gmail
EMAIL ADDRESS

Sworn to and subscribed before me this 1st day of Dec 2024

NOTARY PUBLIC

M LYNN QUEEN NOTARY PUBLIC MY COMMISSION EXPIRES 08/12/2027 HENRY COUNTY, GEORGIA

SECTION IV: Applicant, if different from the Owner, states under oath that:

1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; *or*

2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or

3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

Michael Kaner – AGENT
LAND BUYERS OF AMERICA GA LLC
APPLICANT (SIGNATURE)

MICHAEL KANER – AGENT
TYPE/PRINT NAME OF APPLICANT

2500 CLEAN WATER COURT
ADDRESS

BUFORD, GA 30519
CITY & STATE ZIP CODE

404-422-6806
PHONE NUMBER

moneyforyourrich@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this 22 day of Dec 2024

NOTARY PUBLIC

M LYNN QUEEN NOTARY PUBLIC MY COMMISSION EXPIRES 08/12/2027 HENRY COUNTY, GEORGIA

Indicate which of the above is applicable: 1 ____ 2 ✓ or 3 ____

Michael Kanner — AGENT
c/o Land Buyers of America GA LLC — APPLICANT

SECTION V: Attorney or Agent, if different from the applicant and/or owner

SIGNATURE OF ~~ATTORNEY~~/AGENT

CHECK ONE: [ ] ATTORNEY [✓] AGENT

2500 Glenwater Court
ADDRESS

Buford, GA 30519
CITY & STATE ZIP CODE

404-422-6806
PHONE NUMBER

FOR OFFICIAL USE:

Total Amount Paid $_____ Check #_____ Received by:_____ *(FEES ARE NON-REFUNDABLE)*

Application checked by:_____ Date:_____ Map Number(s): _____

Pre-application meeting:_____ Date:_____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature:_____ Date: _____

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes_____ No ☒

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this_____day of_____, _____

James Reichert, Conservator
~~Applicant~~'s Name - Printed
OWNER'S

Signature of Applicant/Property Owner/Agent

N/A
Applicant's Attorney, if applicable - Printed

N/A
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 6th day of December, 2024.

M. Lynn Queen
Notary Public

M LYNN QUEEN
NOTARY PUBLIC
MY COMMISSION EXPIRES 08/12/2027
HENRY COUNTY, GEORGIA

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a variance.

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1448 Flippen Road, Stockbridge [address], with Parcel Number 032-02006000 which is the subject of this application. GA 30281

Name of Property Owner: Brenda Reichert
Property Owner's Address: 1448 Flippen Road, Stockbridge, GA 30281
Telephone: 404-323-4360 E-mail: brendann2003@yahoo.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: Brenda Reichert Date: 12/8/24

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): ~~KA~~ AGENT Michael Kaner

Company/law firm (if applicable): ~~LAND~~ APPLICANT BUYERS OF AMERICA GA LLC

Telephone, E-Mail, & Address: 404-422-6806 moneyforyourdirt@gmail.com
2500 CLEAN WATER COURT BUFORD, GA 30519

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

Brenda Reichert
Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

12/8/24
Date

M Lynn Queen
Signature of Notary Public

M. LYNN QUEEN
Printed Name of Notary Public

12.8.24
Date

Notary Public's Seal or Stamp:

M. LYNN QUEEN
NOTARY PUBLIC
MY COMMISSION EXPIRES 08/12/2027
HENRY COUNTY, GEORGIA

NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Brenda Reichert
TYPE OR PRINT OWNER'S NAME

1448 Flippen Road
ADDRESS

Stockbridge, GA 30281
CITY & STATE ZIP CODE

Brenda Reichert
OWNER OF PROPERTY (SIGNATURE)

404-323-4360
PHONE NUMBER

brendann2033@yahoo.com
EMAIL ADDRESS

Sworn to and subscribed before me this 8th day of December 2024

M Lynn Queen
NOTARY PUBLIC

M LYNN QUEEN
MY COMMISSION EXPIRES
NOTARY PUBLIC
08/12/2027
HENRY COUNTY, GEORGIA

SECTION IV: Applicant, if different from the Owner, states under oath that:

1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; *or*

2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or

3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

LAND BUYERS OF AMERICA GA LLC
APPLICANT (SIGNATURE)

MICHAEL KANER - AGENT
TYPE/PRINT NAME OF APPLICANT

ADDRESS
2500 CLEAN WATER COURT

CITY & STATE ZIP CODE
BUFORD, GA 30519

PHONE NUMBER
~~MONEYFOR YOUR EFFORTS~~ NK

EMAIL ADDRESS
moneyforyourdirt@gmail.com

Sworn to and subscribed before me this 22 day of DEC 2024

M Lynn Queen
NOTARY PUBLIC

M LYNN QUEEN
MY COMMISSION EXPIRES
NOTARY PUBLIC
08/12/2027
HENRY COUNTY, GEORGIA

Indicate which of the above is applicable: 1 ____ 2 ✓ or 3 ____

MICHAEL KANER — AGENT

SECTION V: ~~Attorney or Agent~~, if different from the applicant and/or owner

c/o LAND BUYERS OF AMERICA GA LLC — APPLICANT

SIGNATURE OF ~~ATTORNEY~~/AGENT

CHECK ONE: [ ] ATTORNEY [✓] AGENT

2500 CLEAN WATER COURT

ADDRESS

BUFORD, GA 30519

CITY & STATE ZIP CODE

404-422-6806

PHONE NUMBER

FOR OFFICIAL USE:

Total Amount Paid $_____ Check #_____ Received by:_____ *(FEES ARE NON-REFUNDABLE)*

Application checked by:_____ Date:_____ Map Number(s): _____

Pre-application meeting:_____ Date:_____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature:_____ Date: _____

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes ____ No ☒

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 8th day of DECEMBER, 2024

BRENDA Reichert
~~Applicant~~'s Name - Printed
OWNER'S

x Brenda Reichert
Signature of ~~Applicant~~/Property Owner/~~Agent~~

N/A
Applicant's Attorney, if applicable - Printed

N/A
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8th day of December, 2024.

M Lynn Queen
Notary Public

M LYNN QUEEN
MY COMMISSION EXPIRES
NOTARY
PUBLIC
08/12/2027
HENRY COUNTY, GEORGIA

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a variance.

1448 Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) from said right of way intersection South 00 degrees 19 minutes 49 seconds West along Flippen Road for 128.11 for feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to a point; THEN leaving said right of way North 89 degrees 14 minutes 40 seconds West for 1444.91 feet to a point; THEN North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THEN North 01 degree 29 minutes 26 seconds East for 199.98 feet to a point on the City of Stockbridge City Limits; THEN along said City Limits South 89 degrees 13 minutes 32 seconds East for 1435.93 feet to a point on the westerly side of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 14.210 Acres of land more or less and is shown as Parcel "A" on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

GEORGIA
REGISTERED
No. 2535
PROFESSIONAL
LAND SURVEYOR
DOUGLAS R. BENTLEY

1448

STATE OF GEORGIA

County.

THIS INDENTURE, Made this 6th day of Octo[illegible] 1983 between

WILLIAM K. REICHERT and BRENDA A. REICHERT

of County, State

[illegible] and

ESTATE OF L. G. BURDETTE (Trust Company Bank and Alma R. Burdette as Co-Executors , DALE B. SCHNEIDER, and EIGHT-SEVENTY CORPORATION, a corporation of the state of Georgia.

of County, State of Georgia , (hereinafter called the "Lender").

WITNESSETH: Borrower is indebted to Lender in the sum of Seventeen Thousand Eight Hundred Thirty and 00/100 ---------- $17,830.00 Dollars evidenced by principal note signed by Borrower, dated this day, payable to Lender or order.

As security for payment of said indebtedness Borrower hereby grants, bargains, sells and conveys unto the Lender all that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County, Georgia, as shown on a plat by W. R. Franks, dated September 15, 1983, and being more particularly described as follows:

To find the True Point of Beginning, start at the common corner of Land Lots 11, 12, 21 and 22, said corner being in the middle of Flippen Road, having an 80 foot right of way; thence North along the [illegible] line of Flippen Road a distance of [illegible] feet to a point; thence West 40 feet to an iron pin located on the West right of way line of Flippen Road, said pin being the True Point of Beginning; thence North 89 degrees 2 minutes 41 seconds West a distance of 1,444.28 feet to an iron pin; thence North 1 degree 35 minutes 51 seconds East a distnace of 230.0 feet to an iron pin; thence South 89 degrees 2 minutes 42 seconds East a distance of 1,439.81 feet to an iron pin located on the West right of way line of Flippen Road; thence South 0 degrees 29 minutes West a distance of 230 feet along the West right of way line of Flippen Road to an iron pin, said pin being the True Point of Beginning. Said tract containing 7.61 acres.

This deed is subject to a right of way easement in favor of W. V. Highsmith to use a dirt road or drive going across said property from Flippen Road to property owned by W. V. Highsmith. Said easement is not of record, however Grantees acknowledge that said easement shall be effective for a period of 12 months from the date of this deed.

This deed is also subject to all easements of record.

GEORGIA INTANGIBLE TAX PAID
$ 54.00
10-12-83
[illegible]
Tax Commissioner

[illegible]

1448

Form 10-8

WARRANTY DEED

85-RE-542

STATE OF GEORGIA COUNTY OF HENRY

THIS INDENTURE, Made the 13th day of September in the year one thousand nine hundred eighty-five, between

DALE B. SCHNEIDER AND EIGHT-SEVENTY CORPORATION

of the County of , and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLIAM K. REICHERT AND BRENDA A. REICHERT,
AS Joint Tenants with right of wurvivorship

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION----------($10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 6th Distirct of Henry County Georgia, as per plat prepared by W.R. Franks and dated August 28, 1985, and being more particularly described as follows:

To ascertain the True Point of Beginning commence at a reference point being the intersection of the Western right of way line of Flippen Road and the Southern line of Land Lot 11; thence from said reference point in a Northerly direction along the Western right of way line of Flippen Road a distance of 989.32 feet to an iron pin and the True Point of Beginning; thence North 89 degrees 02 minutes 42 seconds West a distance of 1,439.81 feet to an iron pin; thence North 01 degrees 55 minutes 51 seconds East a distance of 200 feet to an iron pin placed; thence South 89 degrees 02 minutes 42 seconds East a distance of 1,435.92 feet to an iron pin placed on the Western right of way line of Flippen Road; thence South 00 degrees 29 minutes West a distance of 200 feet to an iron pin and the TRUE POINT OF BEGINNING. said tract containing 6.599 acres.

FILED IN OFFICE
CLERK OF SUPERIOR COURT

17.00
10-18-85

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1468 Hipizon Rd, Stockbridge GA 30281 (address), with Parcel Number 032 0200 5001 which is the subject of this application.

Name of Property Owner: William J. Gilreath
Property Owner's Address: 204 Sanders Rd, Milner, Ga 30257
Telephone: 678-588-0113 E-mail: lmgjones13@gmail.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: x Michelle Jones, executor Date: 12/6/24

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): Michael Kaner c/o Land Buyers of America GA LLC (AGENT / APPLICANT)

Company/law firm (if applicable): Land Buyers of America GA LLC

Telephone, E-Mail, & Address: 404-422-6806 moneyforyourdirt@gmail.com
2500 Clean Water Court Buford, GA 30519

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

Michelle Jones, executor
Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

12/6/24
Date

x
Signature of Notary Public

Kimberly Gates
Printed Name of Notary Public

12/6/2024
Date

Notary Public's Seal or Stamp:

Kimberly Gates
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires

1468

NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Michelle Jones executor
TYPE OR PRINT OWNER'S NAME

204 Sanders Road.
ADDRESS

Milner GA 30257
CITY & STATE ZIP CODE

Michelle Jones, executor
OWNER OF PROPERTY (SIGNATURE)

678-588-0113
PHONE NUMBER

lmgjones13@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this 11 day of December 2024

NOTARY PUBLIC

Kimberly Gates
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires
August 31, 2025

SECTION IV: Applicant, if different from the Owner, states under oath that:

1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; *or*

2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or

3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

LAND BUYERS OF AMERICA-GA LLC
APPLICANT (SIGNATURE)

MICHAEL KANER - AGENT
TYPE/PRINT NAME OF APPLICANT

2500 CLEAN WATER COURT
ADDRESS

Buford 30519
CITY & STATE ZIP CODE

404-422-6806
PHONE NUMBER

moneyforyourdirt@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this 22nd day of Dec 2024

NOTARY PUBLIC

M LYNN QUEEN
MY COMMISSION EXPIRES
NOTARY PUBLIC
08/12/2027
HENRY COUNTY, GEORGIA

Indicate which of the above is applicable: 1 ____ 2 ✓ or 3 ____

MICHAEL KANER — AGENT

C/o LAND BUYERS OF AMERICA GA LLC — APPLICANT

SECTION V: Attorney or Agent, if different from the applicant and/or owner

SIGNATURE OF ~~ATTORNEY~~/AGENT

CHECK ONE: [ ] ATTORNEY [✓] AGENT

2500 CLEAR WATER COURT

ADDRESS

BUFORD, GA 30519

CITY & STATE / ZIP CODE

404-422-6206

PHONE NUMBER

FOR OFFICIAL USE:

Total Amount Paid $_____ Check #_____ Received by:_____ *(FEES ARE NON-REFUNDABLE)*

Application checked by:_____ Date:_____ Map Number(s): _____

Pre-application meeting:_____ Date:_____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature:_____ Date: _____

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes [ ] No [X]

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this_____day of_____, _____

Michelle JONES
Applicant's Name - Printed
OWNER

Michelle Jones, executor
Signature of Applicant/Property Owner/Agent

N/A
Applicant's Attorney, if applicable - Printed

N/A
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 6th day of December, 2024

Notary Public

Kimberly Gates
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires
August 31, 2025

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a variance.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes_____ No X

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 22 day of Dec, 2024

LAND BUYERS OF AMERICA GA
Applicant's Name - Printed

Signature of Applicant/~~Property Owner~~/Agent
MICHAEL KANER

N/A
Applicant's Attorney, if applicable - Printed

N/A
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 22 day of Dec 24.

Notary Public

M LYNN QUEEN
MY COMMISSION EXPIRES
NOTARY
PUBLIC
08/12/2027
HENRY COUNTY, GEORGIA

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a variance.

1468 Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) from said right of way intersection South 00 degrees 19 minutes 49 seconds West along Flippen Road for 128.11 for feet to a point; THEN continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degrees 24 minutes 31 seconds West for 230.19 feet to a point; THEN leaving said right of way North 89 degrees 12 minutes 23 seconds West for 647.50 feet to a point; THEN North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point; THEN South 45 degrees 43 minutes 42 seconds West for 42.47 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 656.38 feet to a point; THEN North 01 degree 19 minutes 55 seconds East for 230.10 feet to a point; THEN South 89 degrees 14 minutes 40 seconds East for 1444.91 feet to a point on the westerly right of way of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 7.561 acres of land more or less and is shown as Parcel "B" on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

14468

BOOK 540 PAGE 293

Form 10-6

WARRANTY DEED

STATE OF GEORGIA COUNTY OF

THIS INDENTURE, Made the 6th day of October, in the year one thousand nine hundred eighty-three, between

DALE B. SCHNEIDER and EIGHT-SEVENTY CORPORATION

of the County of , and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLIAM K. REICHERT and BRENDA A. REICHERT,
as Joint Tenants with right of survivorship,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other valuable considerations ---------- ($10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County, Georgia, as shown on a plat by W. R. Franks, dated September 15, 1983, and being more particularly described as follows:

To find the True Point of Beginning, start at the common corner of Land Lots 11, 12, 21 and 22, said corner being in the middle of Flippen Road, having an 80 foot right of way; thence North along the center line of Flippen Road a distance of 759.32 feet to a point; thence West 40 feet to an iron pin located on the West right of way line of Flippen Road, said pin being the Ture Point of Beginning; thence North 89 degrees 2 minutes 41 seconds West a distance of 1,444.28 feet to an iron pin; thence North 1 degree 35 minutes 51 seconds East a distance of 230.0 feet to an iron pin; thence South 89 degrees 2 minutes 42 seconds East a distance of 1,439.81 feet to an iron pin located on the West right of way line of Flippen Road; thence South 0 degrees 29 minutes West a distance of 230 feet along the West right of way line of Flippen road to an iron pin, said pin being the True Point of Beginning. Said tract containing 7.61 acres.

This deed is subject ot a right of way easement in favor of W. V. Highamith to use a dirt road or drive going across said property from Flippen Road to property owned ty W. V. Highamith. Said easement is not of record, however Grantees acknowledge that said easement shall be effective for a period of 12 months from the date of this deed.

This deed is also subject to all easements of record.

HENRY COUNTY GEORGIA
REAL ESTATE TRANSFER TAX
PAID $ 22.90
DATE 10-13-83
Clerk of Superior Court

FILED IN OFFICE
CLERK OF SUPERIOR COURT
OCT 13 11 13 AM '83
Book 540
Page 293
Date 10-14-83

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

EIGHT-SEVENTY CORPORATION

BY: (Seal)

(Seal)

DALE B. SCHNEIDER

(Seal)

1468

BOOK 577 PAGE 115

Form 10-6

WARRANTY DEED

STATE OF Georgia COUNTY OF Henry

THIS INDENTURE, Made the day of , in the year one thousand nine hundred eighty four , between

DALE B. SCHNEIDER AND EIGHT-SEVENTY CORPORATION

of the County of Henry , and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLARD D. GILREATH AND BRENDA R. GILREATH,
AS JOINT TENTANTS WITH RIGHT OF SURVIVORSHIP

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS---------- ($10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County, Georgia, consisting of 6.66 acres as shown on a plat prepared by Joe Rowan, Jr., dated May 1, 1984, and being more particularly described as follows:

To find the True Point of Beginning, begin at the Southeast corner of land lot 11, said corner being located in the center of Flippen Road (having an 80 foot right of way); thence North along the center line of Flippen Road a distance of 329.32 feet to a point: thence North 89 degrees 02 minutes 39 seconds West a distance of 40 feet to an iron pin located on the West right of way line of Flippen Road and being the True Point of Beginning; thence North 89 degrees 02 minutes 39 seconds West a distance of 1,452.20 feet to an iron pin; thence North 01 degrees 35 minutes 51 seconds East a distance of 200 feet to an iron pin; thence South 89 degrees 02 minutes 40 seconds East a distance of 1,448.75 feet to an iron pin on the West right of way line of Flippen Road; thence South 00 degrees 36 minutes 37 seconds West along the West right of way line of Flippen Road a distance of 200 feet to an iron pin and the True Point of Beginning.

HENRY COUNTY GEORGIA
REAL ESTATE TRANSFER TAX
PAID $ 13.40
DATE 6-13-84
Clerk of Superior Court

FILED IN OFFICE
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA.
JUN 13 3 36 PM '84
RECORDED IN BOOK 577
PAGE 115
DATE 6-20-84
CLERK

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

Eight-Seventy Corporation

By: (Seal)

Dale B. Schneider (Seal)

Notary Public, Henry County, Georgia State of Georgia
My Commission Expires 7-2-87

Dale B. Schneider (Seal)

1468/1448 Combined Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) then South 00 degree 19 minutes 49 seconds West along said right of way for 128.11 feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degree 14 minutes 50 seconds West for 429.47 feet to a point; THEN South 00 degree 24 minutes 31 seconds West for 230.19 feet to a point; THEN leaving said road right of way North 89 degrees 12 minutes 23 seconds West for 647.50 feet to a point; THEN North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point; THEN South 45 degrees 43 minutes 42 seconds East for 42.47 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 656.38 feet to a point; THEN North 01 degrees 19 minutes 55 seconds East for 230.10 feet to a point; THEN North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THEN North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City Limits of Stockbridge; THEN along said City Limits boundary South 89 degrees 13 minutes 32 seconds East for 1435.93 feet to the westerly right of way of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 21.771 Acres of land more or less and is shown on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

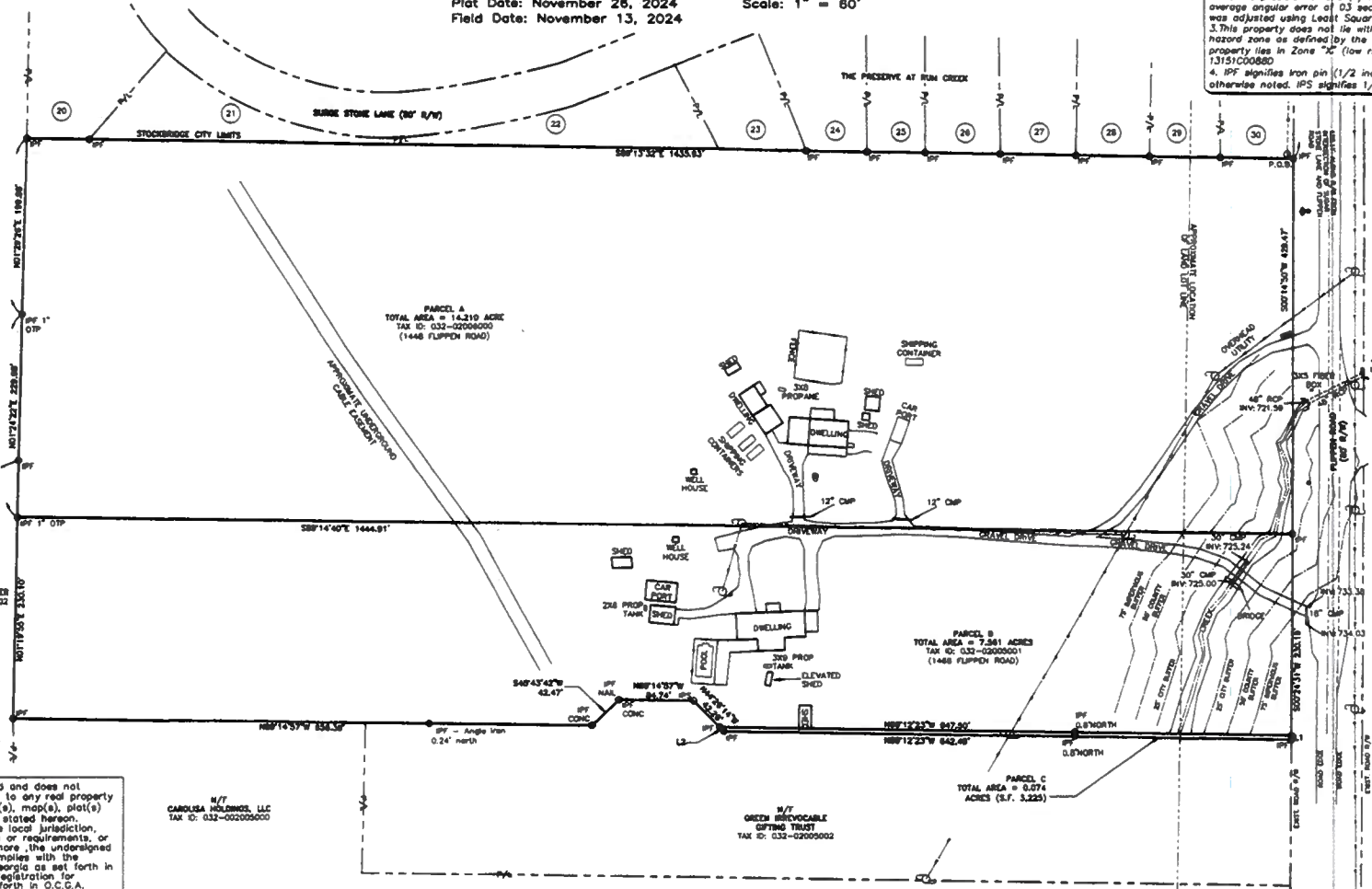
Retracement Survey For
Land Buyers of America GA, LLC
Located in Land Lot 11 and 12
6th District,
Henry County, Georgia

Plat Date: November 26, 2024 **Scale: 1" = 60'**
Field Date: November 13, 2024

NOTE : Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his/her employees, his/her consultants and his/her contractors shall hereby distinctly understand that the engineer / surveyor is not responsible for the correctness or sufficiency of this information.

RECORDING INFORMATION

GRID
GA WEST



This plat is a retracement of an existing parcel of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the document(s), map(s), plat(s) or other instrument(s) which created the parcel(s) are stated hereon. Recordation of this plat does not imply approval of the local jurisdiction, availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore ,the undersigned Land Surveyor certifies that this map, plat, or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Douglas R. Bentley 12/3/24
Douglas R. Bentley, Registered Land Surveyor #2535 Date

NO.	DATE	DESCRIPTION	BY
1.	12/3/24	added legal descriptions	drb

GEORGIA REGISTERED PROFESSIONAL No. 2535 LAND SURVEYOR DOUGLAS R. BENTLEY

Course	Bearing	Distance
L1	S 00°20'31" W	3.00'
L2	N 44°28'14" W	7.10'

LEGEND

○	IRON PIN SET	◆	FIRE HYDRANT
⊡	TRANSFORMER	Ⓢ	SANITARY SEWER
☼	LIGHT POLE	●	WATER VALVE
⊞	WATER METER	⁺○	POWER POLE
⊞	RAMP	■	NEIGHBORHOOD SIGN
⊞	AC UNIT	■	GATE COLUMN
att	AT&T SERVICE	●	IRON PIN FOUND
p-pp	POWER DISTRIBUTION	⊠	TRANSMISSION TOWER
⊙	POWER METER	(	GUY WIRE
		○	SANITARY CLEANOUT

NOTE : This boundary survey was performed without the benefit of an Abstract of Title. Therefore this surveyor does not warrant this information to be totally accurate as other legal documents may exist that were not uncovered by this surveyor. It should be understood by those parties using this information that other matters of title may or may not exist.

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

24040surv.dwg

PREPARED BY
ELITE
SURVEYING | PLANNING | ENGINEERING
300 NH Parkway, Suite 300
Dallas, Georgia 30132
(678) 324-8291

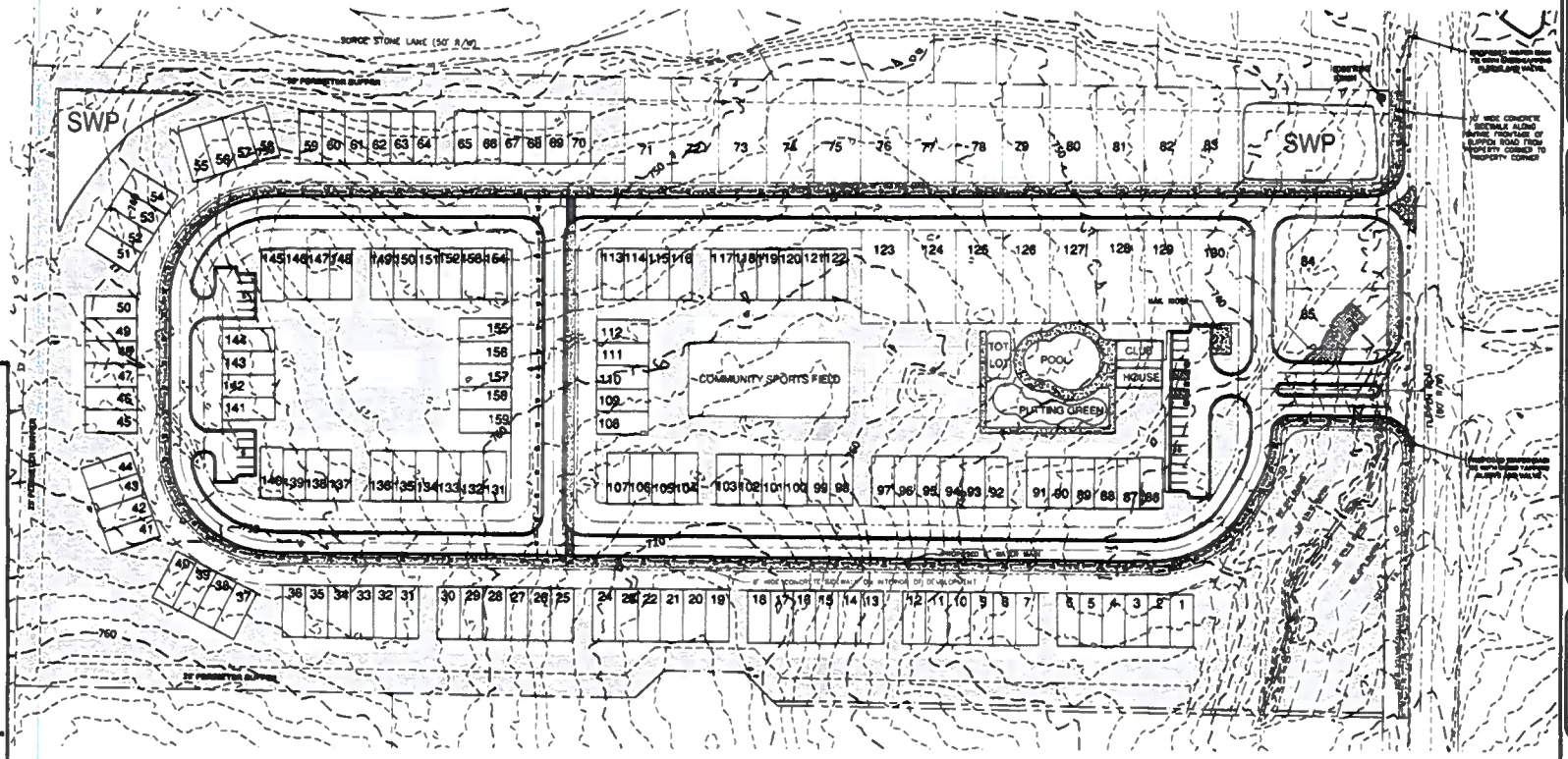
SURVEY NOTES

1. Total Area: See individual parcels
2. This map or plat has been calculated for closure and is found to be accurate within 1 foot in 438,158 feet(Min).
Data used to prepare this plat was gathered using a Geomax 5" Robotic Total Station for angle and distance measurements.
The field data upon which this map or plat is based has a closure precision of one (1) foot in 52,496 feet and an average angular error of 03 seconds per angle point, and was adjusted using Least Squares.
3. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance. This property lies in Zone "X" (low risk) per FEMA FIRM Panel 13151C0080D
4. IPF signifies iron pin (1/2 inch re-bar) found unless otherwise noted. IPS signifies 1/2" re-bar set.

VICINITY MAP

REZONING PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- LOT LINE
- EXISTING ROAD
- LAND LOT LINE
- EXISTING CONTOUR
- CENTERLINE OF CREEK
- CREEK BUFFER
- C/L OF PROPOSED ROAD
- PROPOSED BACK OF CURB



1. BOUNDARY INFORMATION SHOWN IS A SURVEY COMPLETED BY ELITE SURVEYING, LLC
2. TOPOGRAPHICAL INFORMATION SHOWN HEREON PROVIDED BY HENRY COUNTY G.I.S. DEPARTMENT
3. OWNER/DEVELOPER : LAND BUYERS OF AMERICA GA, LLC 24 HR. CONTACT MICHAEL KAINER 404-422-8606
4. ENGINEER ELITE ENGINEERING, LLC 300 W PARKWAY DALLAS, GA 30132 CONTACT: JONATHAN JONES, P.E. 678-315-2000
5. CURRENT ZONING : R-II (HENRY COUNTY)
   PROPOSED ZONING : PUD (CITY OF STOCKBRIDGE)
   TOTAL SITE AREA = 31.77 ACRES
   REQUIRED OPEN SPACE = 4.36 ACRES
   PROVIDED OPEN SPACE = 4.71 ACRES
   PROPOSED NUMBER OF UNITS = 150 (23 SFD, 127 TOWNHOMES)
   PROPOSED DENSITY = 7.32 U/A
   ALL UNITS TO BE 3 BEDROOM/2 BATHROOM

   SETBACKS
   MIN. FRONT YARD = 20 FEET
   MIN. SIDE YARD = 5 FEET (0 FEET FOR TOWNHOMES, 30' BETWEEN BUILDINGS)
   MIN. REAR YARD = 20 FEET
   60' MIN LOT WIDTH

   PARKING REQUIREMENTS:

   PROVIDED PARKING = 2 CAR GARAGE + 150 UNITS = 310 SPACES
   ADDITIONAL PARKING PROVIDED = 33 PARKING SPACES
   TOTAL PARKING SPACES PROVIDED = 343 SPACES
6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER HENRY COUNTY F.I.R.M. PANEL NO. 13089C0088D
7. NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
8. NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
9. SANITARY SEWER SERVICE REQUIRED PER HENRY COUNTY REGULATIONS WITH ESTIMATED DAILY FLOW = 150 UNITS X 400 GPD/UNIT = 60,000 GPD
10. WATER SERVICE TO BE PROVIDED BY HENRY COUNTY
11. POWER SERVICE TO BE PROVIDED BY GEORGIA POWER COMPANY.
12. FIRE PROTECTION TO BE PROVIDED BY THE CITY OF STOCKBRIDGE FIRE DEPARTMENT.
13. STORM WATER MANAGEMENT PROVIDED BY TWO CAPTURE DETENTION PONDS
14. THIS PROPERTY IS NOT WITHIN THE WATER QUALITY CRITICAL AREA

IMPERVIOUS SETBACK VARIANCE REQUIRED FOR LOT 85.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

PREPARED BY:
Elite Engineering
Engineering, Surveying, Management
300 W Parkway Dallas, GA 30132
Jonathan Jones, P.E.
(678) 315-2000

DATE	REVISION	NO.

ANNEXATION & REZONING PLAN FOR
HANOVER PARK
LAND LOTS 11 & 12, 6th DISTRICT, HENRY COUNTY

PREPARED FOR
LAND BUYERS OF AMERICA GA, LLC
24 CONTACT
MICHAEL KAINER
404-422-8606

PROJECT NO.	20040
DRAWING SCALE	1"=60'
DESIGNED BY	JPJ
DRAWN BY	JPJ
CHECKED BY	JPJ
DATE	12/8/04
SHEET	1 OF 1

Henry County Water Authority
Engineering Division

January 24, 2025

Re: Water and Sewer Services - Availability

Proposed Development:	**Single Family Residential and Townhomes**
Property Information:	**1448/1468 Flippen Road (Parcel Nos. 032-02005001, 032-02006000)**
	LL 11; District 1; 21.77 +/- acres
Proposed Zoning:	**PUD**
Sewer Basin:	**Walnut Creek**
Watershed Basin:	**Big Cotton Indian**

TO WHOM IT MAY CONCERN:

You have requested that this Authority provide you with information concerning the present availability of water and sewer services to the above-described property. This letter is being provided for informational purposes only and will not act to reserve water capacity to you or the property and will not create any liability to the Authority. The information contained in this letter will remain in effect for a period of **365** days from the date of this letter unless subsequently notified in writing by the Authority. The information provided herein is based upon the above-stated zoning of the property. Any deviation in zoning that would increase density or usage above that evaluated by the Authority will automatically void the information provided herein and will require a separate re-evaluation by this Authority.

Water service is available to the property described above. A fire flow test calculated in the area revealed the following data:

Static:	118	psi
Residual:	110	psi
Flow	2500	gpm
Calculated Flow @ 20 psi:	9672	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 750 gpm for said residential development as established by the Henry County Board of Commissioners.

Sewage **treatment** and sewer line **capacity** are available for the property.

The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Plat dated 12/03/2024 prepared by Elite Engineering.

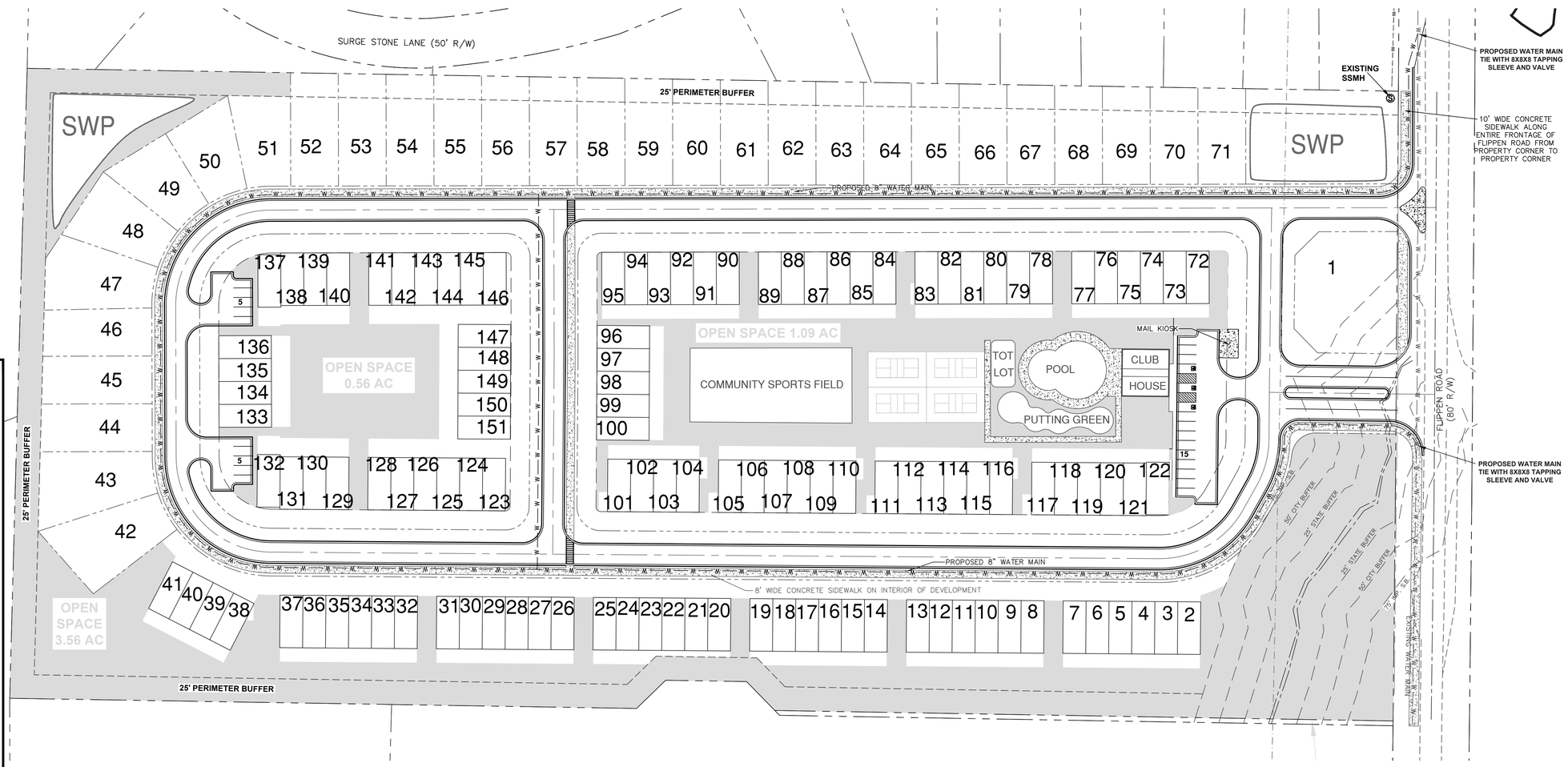
Fritz Jacques

Fritz Jacques
Engineering Supervisor
Henry County Water Authority

VICINITY MAP

REZONING PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- LOT LINE
- EXISTING ROAD
- LAND LOT LINE
- 1000 EXISTING CONTOUR
- CENTERLINE OF CREEK
- CREEK BUFFER
- C/L OF PROPOSED ROAD
- PROPOSED BACK OF CURB



1. BOUNDARY INFORMATION SHOWN IS A SURVEY COMPLETED BY ELITE SURVEYING, LLC
2. TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY HENRY COUNTY G.I.S. DEPARTMENT

3. OWNER/DEVELOPER :
   LAND BUYERS OF AMERICA GA, LLC
   24 HR. CONTACT: MICHAEL KANER 404-422-6806
4. ENGINEER :
   ELITE ENGINEERING, LLC
   300 WI PARKWAY DALLAS, GA 30132
   CONTACT: JONATHAN JONES, P.E. 678-215-2968

5. CURRENT ZONING : RA (HENRY COUNTY RESIDENTIAL-AGRICULTURE)
   PROPOSED ZONING : PUD (CITY OF STOCKBRIDGE)
   TOTAL SITE AREA = 21.77 ACRES
   REQUIRED OPEN SPACE = 4.35 ACRES
   PROVIDED OPEN SPACE = 4.71 ACRES
   PROPOSED NUMBER OF LOTS = 151 (31 SFR, 120 TOWNHOMES)
   PROPOSED DENSITY = 6.94 U/A
   ALL UNITS TO BE 3 BEDROOM/2 BATHROOM

   SETBACKS:
   MIN. FRONT YARD = 20 FEET
   MIN. SIDE YARD = 5 FEET (0 FEET FOR TOWNHOMES, 20' BETWEEN BUILDINGS)
   MIN. REAR YARD = 20 FEET
   60' MIN LOT WIDTH

   PARKING REQUIREMENTS:

   PROVIDED PARKING = 2 CAR GARAGE X 151 UNITS = 302 SPACES
   ADDITIONAL PARKING PROVIDED = 25 PARKING SPACES
   TOTAL PARKING SPACES PROVIDED = 327 SPACES

6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER HENRY COUNTY F.I.R.M. PANEL NO. 13151C0088D BUT IS WITHIN 500' OF THE PROPERTY BOUNDARY.

7. NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.

8. NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.

9. SANITARY SEWER SERVICE REQUIRED PER HENRY COUNTY REGULATIONS WITH ESTIMATED DAILY FLOW = 151 UNITS X 400 GPD/UNIT = 60,400 GPD.

10. WATER SERVICE TO BE PROVIDED BY HENRY COUNTY.

11. POWER SERVICE TO BE PROVIDED BY GEORGIA POWER COMPANY.

12. FIRE PROTECTION TO BE PROVIDED BY HENRY COUNTY FIRE DEPARTMENT.

13. STORM WATER MANAGEMENT PROVIDED BY TWO EARTHEN DETENTION PONDS.

14. THIS PROPERTY IS NOT WITHIN THE WATER QUALITY CRITICAL AREA

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

PREPARED BY:
Elite Engineering
Engineering | Surveying | Management
300 WI Parkway Dallas, GA 30132
Jonathan Jones, P.E.
(678) 215-2968

No.	REVISION	DATE:

ANNEXATION & REZONING PLAN FOR

HANOVER PARK

LAND LOTS 11 & 12, 6th DISTRICT, HENRY COUNTY

PREPARED FOR:

LAND BUYERS OF AMERICA GA, LLC
24 CONTACT
MICHAEL KANER
404-422-6806

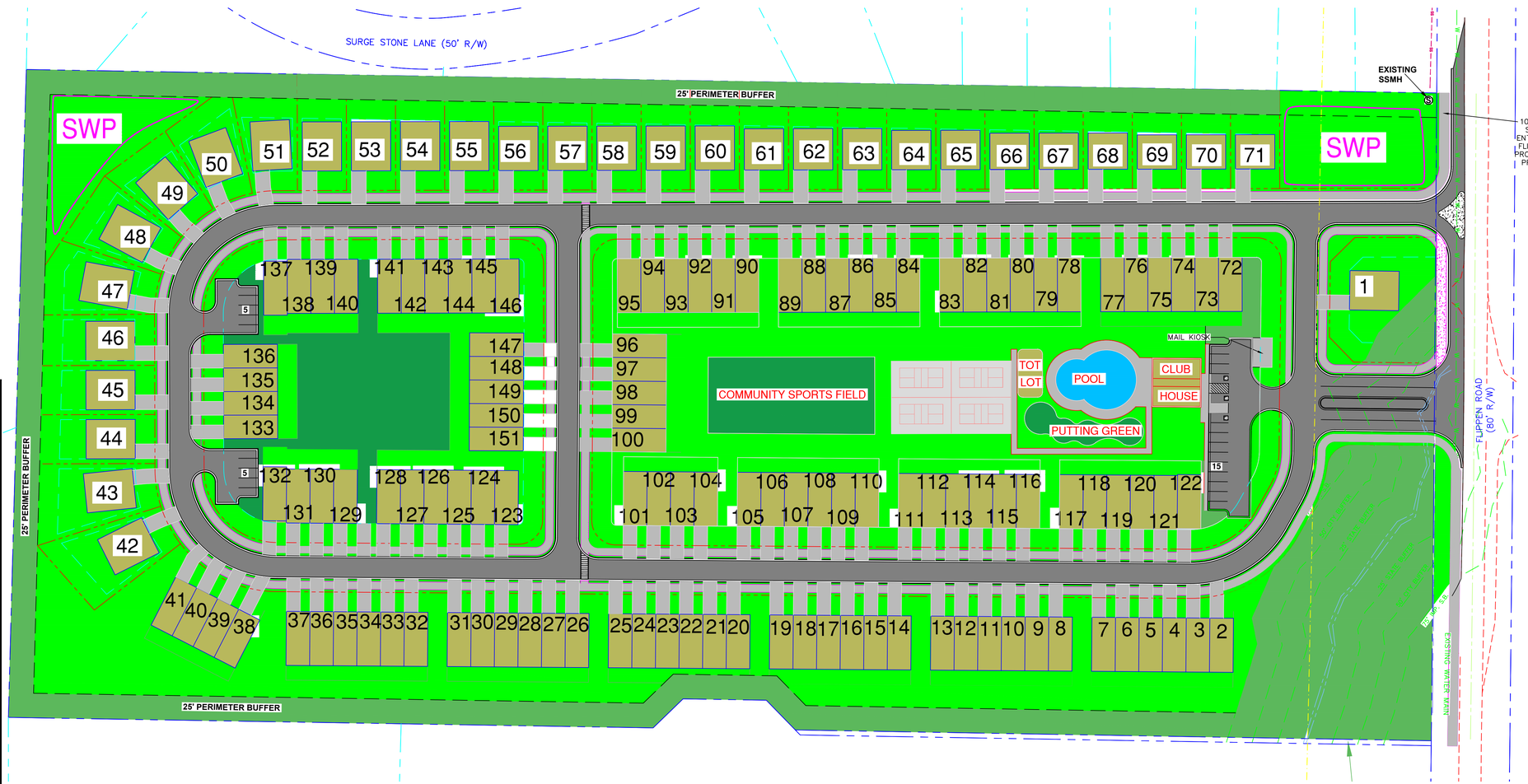
GEORGIA REGISTERED PROFESSIONAL ENGINEER JONATHAN F. JONES

PROJECT No.	24040
DRAWING SCALE:	1"= 60'
DESIGNED BY:	JFJ
DRAWN BY:	JFJ
CHECKED BY:	JFJ
DATE:	4/30/25
SHEET	1 OF 1

VICINITY MAP

REZONING PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- LOT LINE
- EXISTING ROAD
- LAND LOT LINE
- 1000 EXISTING CONTOUR
- CENTERLINE OF CREEK
- CREEK BUFFER
- C/L OF PROPOSED ROAD
- PROPOSED BACK OF CURB



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   24 HR. CONTACT: MICHAEL KANER 404-422-6806
4. ENGINEER :
   ELITE ENGINEERING, LLC
   300 WI PARKWAY DALLAS, GA 30132
   CONTACT: JONATHAN JONES, P.E. 678-215-2968

5. CURRENT ZONING : M-R (HENRY COUNTY)
   PROPOSED ZONING : PUD (CITY OF STOCKBRIDGE)
   TOTAL SITE AREA = 21.77 ACRES
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   PROVIDED OPEN SPACE = 4.71 ACRES
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   SETBACKS:
   MIN. FRONT YARD = 20 FEET
   MIN. SIDE YARD = 5 FEET (0 FEET FOR TOWNHOMES, 20' BETWEEN BULDINGS)
   MIN. REAR YARD = 20 FEET
   60' MIN LOT WIDTH

   PARKING REQUIREMENTS:

   PROVIDED PARKING = 2 CAR GARAGE X 151 UNITS = 302 SPACES
   ADDITIONAL PARKING PROVIDED = 25 PARKING SPACES
   TOTAL PARKING SPACES PROVIDED = 327 SPACES

6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER HENRY COUNTY F.I.R.M. PANEL NO. 13151C0088D.
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8. NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
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13. STORM WATER MANAGEMENT PROVIDED BY TWO EARTHEN DETENTION PONDS.
14. THIS PROPERTY IS NOT WITHIN THE WATER QUALITY CRITICAL AREA

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

PREPARED BY:

Elite Engineering

Engineering | Surveying | Management

300 WI Parkway Dallas, GA 30132
Jonathan Jones, P.E.
(678) 215-2968

No.	REVISION	DATE:

ANNEXATION & REZONING PLAN FOR

HANOVER PARK

LAND LOTS 11 & 12, 6th DISTRICT, HENRY COUNTY

PREPARED FOR:

LAND BUYERS OF AMERICA GA, LLC
24 CONTACT
MICHAEL KANER
404-422-6806

GEORGIA REGISTERED PROFESSIONAL ENGINEER JONATHAN F. JONES

PROJECT No.	24040
DRAWING SCALE:	1"= 60'
DESIGNED BY:	JFJ
DRAWN BY:	JFJ
CHECKED BY:	JFJ
DATE:	4/30/25
SHEET	1 OF 1

Retracement Survey For
Land Buyers of America GA, LLC
Located in Land Lot 11 and 12
6th District,
Henry County, Georgia

Plat Date: November 26, 2024 Scale: 1" = 60'
Field Date: November 13, 2024

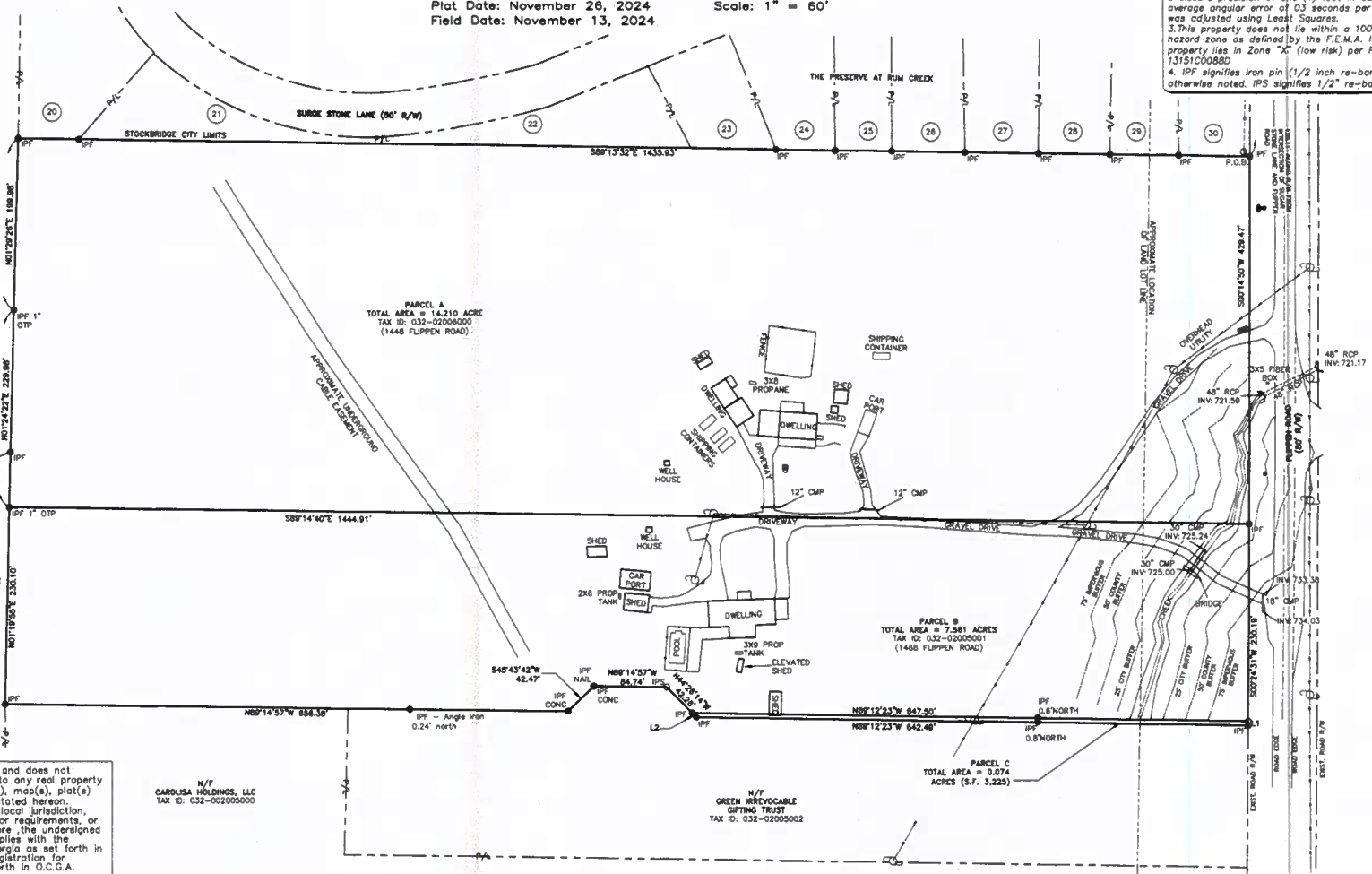
RECORDING INFORMATION

GRID GA WEST

NOTE : Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his/her employees, his/her consultants and his/her contractors shall hereby distinctly understand that the engineer / surveyor is not responsible for the correctness or sufficiency of this information.

SURVEY NOTES

1. Total Area: See individual parcels
2. This map or plat has been calculated for closure and is found to be accurate within 1 foot in 438,158 feet(Min).
Data used to prepare this plat was gathered using a Geomax 5" Robotic Total Station for angle and distance measurements.
The field data upon which this map or plat is based has a closure precision of one (1) foot in 52,496 feet and an average angular error of 03 seconds per angle point, and was adjusted using Least Squares.
3. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance. This property lies in Zone "X" (low risk) per FEMA FIRM Panel 13151C0088D
4. IPF signifies iron pin (1/2 inch re-bar) found unless otherwise noted. IPS signifies 1/2" re-bar set.



This plat is a retracement of an existing parcel of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the document(s), map(s), plat(s) or other instrument(s) which created the parcel(s) are stated hereon. Recordation of this plat does not imply approval of the local jurisdiction, availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore ,the undersigned Land Surveyor certifies that this map, plat, or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Douglas R. Bentley 12/3/24
Douglas R. Bentley, Registered Land Surveyor #2535 Date

NO.	DATE	DESCRIPTION	BY
1.	12/3/24	added legal descriptions	drb

GEORGIA REGISTERED No. 2535 PROFESSIONAL DOUGLAS R. BENTLEY

Course	Bearing	Distance
L1	S 00°24'31" W	5.00'
L2	N 44°26'14" W	7.10'

LEGEND			
○	IRON PIN SET	◆	FIRE HYDRANT
⊡	TRANSFORMER	Ⓢ	SANITARY SEWER
☼	LIGHT POLE	●	WATER VALVE
▣	WATER METER	⁀Ⓟ	POWER POLE
▭	RAMP	■	NEIGHBORHOOD SIGN
ac	AC UNIT	▬	GATE COLUMN
att	AT&T SERVICE	●	IRON PIN FOUND
p-dist	POWER DISTRIBUTION	⊠	TRANSMISSION TOWER
◻	POWER METER	☾	GUY WIRE
		○	SANITARY CLEANOUT

NOTE : This boundary survey was performed without the benefit of an Abstract of Title. Therefore this surveyor does not warrant this information to be totally accurate as other legal documents may exist that were not uncovered by this surveyor. It should be understood by those parties using this information that other matters of title may or may not exist.

PREPARED BY:
ELITE
ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT
300 Wt Parkway, Suite 300
Dallas, Georgia 30132
(678) 324-6291

Henry County Water Authority
Engineering Division

Thank you for your interest in Henry County, Georgia. This packet includes the necessary documents required for processing water/sewer availability letters.

Availability letters are required for rezoning(s), conditional use/exception, variance, and modifications to Zoning Conditions of properties that are heard by the Henry County Planning and Zoning Board and/or the Henry County Board of Commissioners (or respective cities that are within HCWA service area).

HCWA will verify that water and sewer service is, or will be, available to serve a particular development. The requested information in this package is used for determining the existing water/sewerage system capacity, planning for future water and sewerage system needs, and protection of Henry County water sources.

The HCWA charges an application fee for the preparation of a Water/Sewer Availability Letter. A deposit and additional costs may be required for proposed larger developments, industrial projects, or unusual cases that require a feasibility/basin study.

Payment of the fee(s) is due at the time of the submittal of the application for a Water/Sewer Availability Letter. This fee is non-refundable even if it is determined that water and/or sewer service is not available.

Water/Sewer Availability Letters are valid for twelve (12) months.

Should you need further assistance, please feel free to contact our office between 8:00AM to 5:00PM, Monday through Friday at (770) 914-3688.

Gmail

Land Buyer's of America <moneyforyourdirt@gmail.com

Plat for Flippen Road: 1448 & 1468

3 messages

Michael Kaner <moneyforyourdirt@gmail.com> Wed, Jan 8, 2025 at 11:31 AM
To: melissa.collum@hcwa.com, Land Buyer's of America <moneyforyourdirt@gmail.com>

Good morning, Melissa. See if the attached plat works for the engineering department. Thank you. Mike

HANOVER PARK VER 7.pdf
2005K

melissa collum <melissa.collum@hcwa.com> Wed, Jan 8, 2025 at 4:25 PM
To: Michael Kaner <moneyforyourdirt@gmail.com>

Michael,

Thank you for submitting the digital plans. I have uploaded the file and put the application in review. We'll notify you if we have any questions.

Have a great day.

Thanks,

Melissa Collum | Project Administrator, Engineering

Henry County Water Authority

100 Westridge Industrial Blvd | McDonough, GA 30253

P: 678-583-3821

Henry County Water Authority
Engineering Division

Availability Letter Checklist/Summary

Please complete this form when requesting water/sewer availability letters. Attach the checklist to the application and sign. (This does not apply to existing service verification letters or letters for conditional use/exception and some variances).

ALL DOCUMENTS ARE REQUIRED IN ORDER TO CONSIDER AVAILABILITY;
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

REQUIRED ITEMS	COPIES	PROCEDURE	(INITIAL)
Application Form *(Originals only. No photocopies accepted.)*	01	1. Signed by owner and **notarized**. OR 2. Signed by owner's agent and **notarized.**	
Letter of Intent	01	The letter must clearly state the proposed use, development intent, and estimated time period for construction.	
Preliminary Site Plan/Layout (24 x 36 max.)	01	Preliminary Site Plan drawn to scale that clearly presents the following minimum details: • Location of Proposed Development (identify all adjacent roads used to access development) • Overall size of proposed development • Land Lot(s) and District(s) of the proposed development • Current and proposed zoning classification • Proposed improvement for the development, for subdivision, show proposed lot layout, identifying total # of lots • Topography – clearly label contour information • Existing water and sewer line sizes and locations. If an extension of the water/sewer system is required, site plan must be accompanied with a preliminary routing of the off-site extension. (*Preliminary profiles of the proposed sewer routing may be required.)* • Estimated sanitary sewer flow along with the method of calculation. • Buildings, road frontage, north arrow, • The plan/layout must be dated and correspond with the submittal to the County or respective City. • **All plans/layouts must include a statement of whether or not the property is within a protected watershed district.**	

Additional site plan/layout requirements	01	If property is within a protected watershed, include proposed minimum lot sizes, estimate of impervious surface, required stream buffers, and statement of whether or not the property is within the Water Quality Critical Area.	
Payment $300.00		Cash or check made payable to *Henry County Water Authority for* **$300.00** for Availability Letters. A deposit and additional costs will be required for developments requiring feasibility/basin studies.	
Letter from the Health Department **(Only if property is not on sewer and located within a protected watershed district)**	01	This letter is required **only** if the development is within a protected watershed district and the proposed minimum lot size is less than the requirements set forth in the Watershed Protection Ordinance. Letter must indicate that septic systems will be adequate for proposed lots and house/building sizes.	

The Engineering Manager may require additional information different from the above depending upon the type of development and/or system requirements. The terms and conditions of an availability letter are subject to all rules and regulations of Henry County Water Authority. This application is valid only for the real property referenced on this application. This application is not transferable or assignable to any party. Henry County Water Authority reserves the right to discontinue processing applications at any time without prior notice for any reason, including limited, diminished, or lack of supply and/or demand considerations.

ELITE

ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT

December 23, 2024

Henry County Water Authority
100 Westridge Industrial Blvd.
McDonough, GA 30253
(678) 583-3800

RE: Hanover Park – 159 unit residential community

Dear sir or madam,

I representing Land Buyers of America GA, LLC for the proposed development located at 1448 and 1468 Flippen Road. The intent is to develop said property into a residential community with 136 townhomes and 23 single family homes. The estimated daily sewer flow for said development was determined using Henry County standard flow value of 400 gallons per day per residence with a total daily flow estimate of 63,600 GPD. We anticipate this development to go through the annexation/zoning process around March or April of 2025 with a final development projection by year end. Home construction anticipated early 2026. Complete project build out estimated around late 2028.

We thank you for your consideration of this application and look forward to our hearing process.

Respectfully submitted,

ELITE ENGINEERING, LLC

Jonathan Jones, P.E.
President

P.O. Box 799
Dallas, GA 30132

Parcel(s)
Information

The 2 parcels will be combined and developed as 1 parcel. The combined parcels will have a total acreage of 21.77 acres.

1. 1448 Flippen Road. Tax Assessors Parcel Number is 032 0200 6000. (14.21 acres).
2. 1468 Flippen Road. Tax Assessors Parcel Number is 032 0200 5001. (7.561 acres).
3. Land Lots 11 & 12 of the 6th District located in Henry County, GA.
4. 1448 Property Owners. William K and Brenda A. Reichert.
5. 1468 Property Owner. Willard D. Gilreath.
6. Owners' Agent. Land Buyers of America GA LLC. 2500 Clean Water Court Buford, GA. 30519. c/o Michael Kaner 404-422-6806. moneyforyourdirt@gmail.com.

There will be 159 units: 23 SFH units and 136 Townhouses units. All units will have 3 bedrooms.

The estimated daily sewer flow is 63,600 gpd per Henry County Regulations There is a sewer manhole in the NE corner of the property.

It is estimated it will take 3.5 years to develop and build the units.

Agent/Applicant for the owners:

Land Buyers of America GA LLC

Michael Kaner

Agent/Applicant Authorized Individual

404.422.6806

moneyforyourdirt@gmail.com

Henry County Water Authority

Engineering Division
100 Westridge Industrial Blvd.
McDonough, GA 30253

Application for Water/Sewer Availability Letter

Date: 12-24-24

Name of Applicant LAND BUYERS OF AMERICA GA LLC MICHAEL KANER Phone: 404-422-6806 Mobile: N/A

Address of Applicant: 2502 CLEAN WATER COURT Fax: N/A

City: BUFORD State: GA Zip: 30519 E-mail: MONEY FOR YOUR DIRT@gmail.com

Name of Agent LAND BUYERS OF AMERICA GA LLC MICHAEL KANER Phone: 404-422-6806 Mobile: N/A

Address of Agent: 2502 CLEAN WATER COURT Fax: N/A

City: BUFORD State: GA Zip: 30519 E-mail: MONEY FOR YOUR DIRT@gmail.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT FOR THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (PLEASE CHECK THE PURPOSE OF LETTER REQUEST AND FILL IN ALL APPLICABLE INFORMATION LEGIBLY AND COMPLETELY).

VERIFICATION OF SERVICE: ☐ **Conditional Use/Exception** ☐ **Variance** ☐ **In-law Suite/Addition** ☐ **Bank Loan**

AVAILABILITY: ☐ **General Availability** ☑ **Rezoning**

Availability letters will require a minimum of three weeks from the date of payment and application submittal.

Request from HENRY COUNTY'S ~~M-R~~ MEDIUM-DENSITY SUBURBAN (Present Zoning)) to ~~P.U.D.~~ CITY OF STOCKBRIDGE'S MEDIUM DENSITY RESIDENTIAL (Requested Zoning)

For the Purpose of RESIDENTIAL (Type of Development)

Address of Property: 1448 FLIPPEN RD (Street Address, If Applicable, Nearest Intersection, Etc.) Nearest intersection to the property: ST. IVES COURT

Size of Tract: 21.77 acre(s), Land Lot Number(s): LL 11 & 12, District(s): 6

~~CURRENTLY 14.21~~

Development Estimated Average Daily Sewer Flow (GPD): 63,600 (159 x 400 GPD)

Property Tax Parcel Number: (032-0200-5001 / 032-0200-6000) PER HENRY COUNTY REGULATIONS Proposed number of lots: 159

Information beyond this point is not required for service verifications.

(Below: For properties within protected watershed districts only)

Gross Density: _____ units per acre Net Density: _____ units per acre

Estimated amount of impervious surface: _____ Minimum Lot Size: _____

Witness: _____ Signature of ~~Owner(s)~~/Agent(s): MONEY 4 LAND BUYERS OF AMERICA GA LLC

Printed Name of Witness: Monica Q. Howard Printed Name of Owner/s: Brenda Beckert

Notary: _____ Signature of Agent: LAND BUYERS OF AMERICA GA LLC

MELYNN QUEEN NOTARY PUBLIC MY COMMISSION EXPIRES 08/12/2027 HENRY COUNTY, GEORGIA

Retracement Survey For

Land Buyers of America GA, LLC

Located in Land Lot 11 and 12
6th District,
Henry County, Georgia

Plat Date: November 26, 2024 Scale: 1" = 60'
Field Date: November 13, 2024

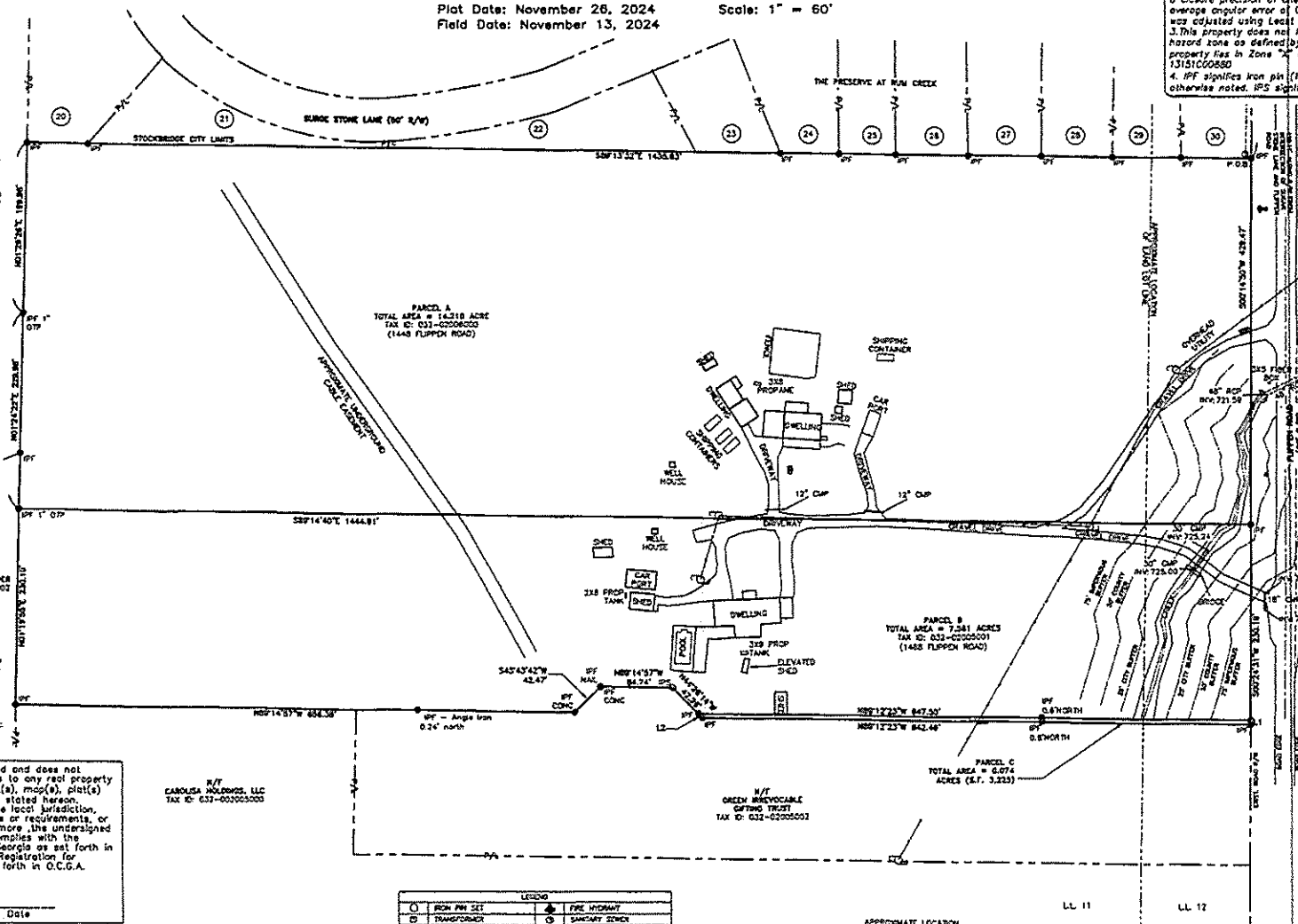
RECORDING INFORMATION

GRID
GA WEST

NOTE : Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his/her employees, his/her consultants and his/her contractors shall hereby distinctly understand that the engineer / surveyor is not responsible for the correctness or sufficiency of this information.

SURVEY NOTES

1. Total Area: See individual parcels
2. This map or plat has been calculated for closure and is found to be accurate within 1 foot in 438,158 feet(sin)
Data used to prepare this plat was gathered using a Geomax 5" Robotic Total Station for angle and distance measurements.
The field data upon which this map or plat is based has a closure precision of one (1) foot in 52,495 feet and an average angular error of 03 seconds per angle point, and was adjusted using Least Squares.
3. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance. This property lies in Zone "X" (low risk) per FEMA FIRM Panel 13151C0058D
4. IPF signifies iron pin (1/2 inch re-bar) found unless otherwise noted. IPS signifies 1/2" re-bar set.



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Douglas R. Bentley 12/3/24
Douglas R. Bentley, Registered Land Surveyor #2535 Date

NO.	DATE	DESCRIPTION	BY
1.	12/3/24	added legal descriptions	drb

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 2535

Course	Bearing	Distance
L1	S 00°14'31" W	5.00'
L2	N 44°25'14" W	2.10'

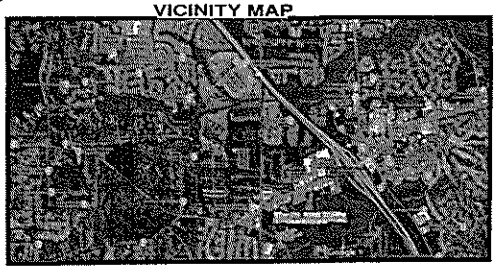
LEGEND			
○	IRON PIN SET		FIRE HYDRANT
	TRANSFORMER		SANITARY SEWER
	LIGHT POLE		WATER VALVE
	WATER METER		POWER POLE
	PUMP		NEIGHBORHOOD SIGN
	AC UNIT		GATE COLUMN
	AT&T SERVICE		IRON PIN FOUND
	POWER DISTRIBUTION		TRANSMISSION POWER
	POWER METER		GUY WIRE
			SANITARY CLEANOUT

NOTE : The boundary survey was performed without the benefit of an Abstract of Title. Therefore this surveyor does not warrant this information to be totally accurate as other legal documents may exist that were not uncovered by this surveyor. It should be understood by those parties using this information that other matters of title may or may not exist.

24040surv.dwg

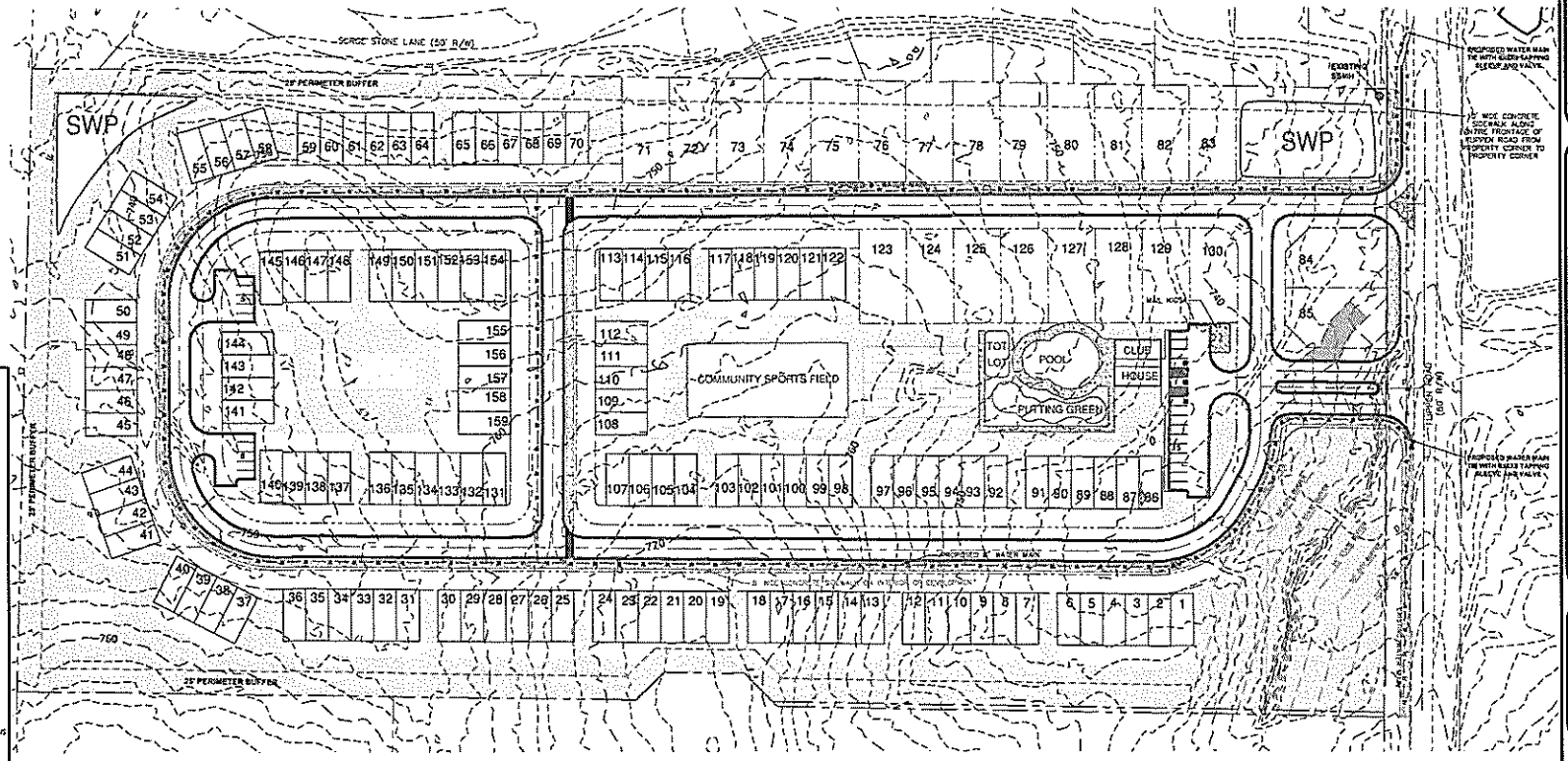
PREPARED BY
ELITE
ENGINEERING SURVEYING CONSTRUCTION MANAGEMENT
300 Mt Pleasant, Suite 200
Dallas, Georgia 30132
(678) 324-6291

VICINITY MAP



REZONING PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- LOT LINE
- EXISTING ROAD
- LAND LOT LINE
- EXISTING CONTOUR
- CENTERLINE OF CREEK
- CREEK BUFFER
- C/L OF PROPOSED ROAD
- PROPOSED BACK OF CURB



1. BOUNDARY INFORMATION SHOWN IS A SURVEY COMPLETED BY ELITE SURVEYING, LLC
2. TOPOGRAPHIC INFORMATION SHOWN HEREIN PROVIDED BY HENRY COUNTY G.I.S. DEPARTMENT
3. OWNER/DEVELOPER
   LAND BUYERS OF AMERICA GA, LLC
   24 INC. CONTACT: MICHAEL KANER 404-422-6606
4. ENGINEER :
   ELITE ENGINEERING, LLC
   300 W PARKWAY DALLAS, GA 30132
   CONTACT: JONATHAN JONES, P.E. 678-215-2008
5. CURRENT ZONING : M-R (HENRY COUNTY)
   PROPOSED ZONING : PUD (CITY OF STOCKBRIDGE)
   TOTAL SITE AREA = 29.77 ACRES
   REQUIRED OPEN SPACE = 4.32 ACRES
   PROVIDED OPEN SPACE = 4.79 ACRES
   PROPOSED NUMBER OF LOTS = 159 (23 SFR, 136 TOWNHOMES)
   PROPOSED DENSITY = 7.30 U/A

   SETBACKS:
   MIN. FRONT YARD = 30 FEET
   MIN. SIDE YARD = 5 FEET (0 FEET FOR TOWNHOMES, 20' BETWEEN BUILDINGS)
   MIN. REAR YARD = 30 FEET
   82' MIN LOT WIDTH

   PARKING REQUIREMENTS:

   PROVIDED PARKING = 2 CAR GARAGE X 159 UNITS = 318 SPACES
   ADDITIONAL PARKING PROVIDED = 25 PARKING SPACES
   TOTAL PARKING SPACES PROVIDED = 343 SPACES
6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER HENRY COUNTY F.I.R.M. PANEL NO. 13151C0080D.
7. NO CEMETERIES, ARCHAEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
8. NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
9. SANITARY SEWER SERVICE REQUIRED PER HENRY COUNTY REGULATIONS WITH ESTIMATED DAILY FLOW = 159 UNITS X 400 GPD/UNIT = 63,600 GPD.
10. WATER SERVICE TO BE PROVIDED BY HENRY COUNTY.
11. POWER SERVICE TO BE PROVIDED BY GEORGIA POWER COMPANY.
12. FIRE PROTECTION TO BE PROVIDED BY THE CITY OF STOCKBRIDGE FIRE DEPARTMENT
13. STORM WATER MANAGEMENT PROVIDED BY TWO EARTHEN DETENTION PONDS.
14. THIS PROPERTY IS NOT WITHIN THE WATER QUALITY CRITICAL AREA

IMPERVIOUS SETBACK VARIANCE REQUIRED FOR LOT 85.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

PREPARED BY
Elite Engineering
Engineering | Surveying | Management
300 W Parkway Dallas, GA 30132
Jonathan Jones, P.E.
(678) 215-2008

No.	REVISION	DATE

HANOVER PARK

ANNEXATION & REZONING PLAN FOR

LAND LOTS 11 & 12, 6th DISTRICT, HENRY COUNTY

PREPARED FOR:
LAND BUYERS OF AMERICA GA, LLC
24 CONTACT
MICHAEL KANER
404-422-6606

PROJECT No.	24040
DRAWING SCALE	1"=60'
DESIGNED BY	JJ
DRAWN BY	JJ
CHECKED BY	JJ
DATE	12/4/24
SHEET	1 OF 1

1468/1448 Combined Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) then South 00 degree 19 minutes 49 seconds West along said right of way for 128.11 feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degree 14 minutes 50 seconds West for 429.47 feet to a point; THEN South 00 degree 24 minutes 31 seconds West for 230.19 feet to a point; THEN leaving said road right of way North 89 degrees 12 minutes 23 seconds West for 647.50 feet to a point; THEN North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point; THEN South 45 degrees 43 minutes 42 seconds East for 42.47 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 656.38 feet to a point; THEN North 01 degrees 19 minutes 55 seconds East for 230.10 feet to a point; THEN North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THEN North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City Limits of Stockbridge; THEN along said City Limits boundary South 89 degrees 13 minutes 32 seconds East for 1435.93 feet to the westerly right of way of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 21.771 Acres of land more or less and is shown on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

1448 Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) from said right of way intersection South 00 degrees 19 minutes 49 seconds West along Flippen Road for 128.11 for feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to a point; THEN leaving said right of way North 89 degrees 14 minutes 40 seconds West for 1444.91 feet to a point; THEN North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THEN North 01 degree 29 minutes 26 seconds East for 199.98 feet to a point on the City of Stockbridge City Limits; THEN along said City Limits South 89 degrees 13 minutes 32 seconds East for 1435.93 feet to a point on the westerly side of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 14.210 Acres of land more or less and is shown as Parcel "A" on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

GEORGIA REGISTERED No. 2535 PROFESSIONAL LAND SURVEYOR DOUGLAS R. BENTLEY

1468 Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) from said right of way intersection South 00 degrees 19 minutes 49 seconds West along Flippen Road for 128.11 for feet to a point; THEN continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degrees 24 minutes 31 seconds West for 230.19 feet to a point; THEN leaving said right of way North 89 degrees 12 minutes 23 seconds West for 647.50 feet to a point; THEN North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point; THEN South 45 degrees 43 minutes 42 seconds West for 42.47 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 656.38 feet to a point; THEN North 01 degree 19 minutes 55 seconds East for 230.10 feet to a point; THEN South 89 degrees 14 minutes 40 seconds East for 1444.91 feet to a point on the westerly right of way of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 7.561 acres of land more or less and is shown as Parcel "B" on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

Henry County Water Authority
Engineering Division

January 24, 2025

Re: Water and Sewer Services - Availability

Proposed Development:	**Single Family Residential and Townhomes**
Property Information:	**1448/1468 Flippen Road (Parcel Nos. 032-02005001, 032-02006000)** **LL 11; District 1; 21.77 +/- acres**
Proposed Zoning:	**PUD**
Sewer Basin:	**Walnut Creek**
Watershed Basin:	**Big Cotton Indian**

TO WHOM IT MAY CONCERN:

You have requested that this Authority provide you with information concerning the present availability of water and sewer services to the above-described property. This letter is being provided for informational purposes only and will not act to reserve water capacity to you or the property and will not create any liability to the Authority. The information contained in this letter will remain in effect for a period of **365** days from the date of this letter unless subsequently notified in writing by the Authority. The information provided herein is based upon the above-stated zoning of the property. Any deviation in zoning that would increase density or usage above that evaluated by the Authority will automatically void the information provided herein and will require a separate re-evaluation by this Authority.

Water service is available to the property described above. A fire flow test calculated in the area revealed the following data:

Static:	118	psi
Residual:	110	psi
Flow	2500	gpm
Calculated Flow @ 20 psi:	9672	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 750 gpm for said residential development as established by the Henry County Board of Commissioners.

Sewage **treatment** and sewer line **capacity** are available for the property.

The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

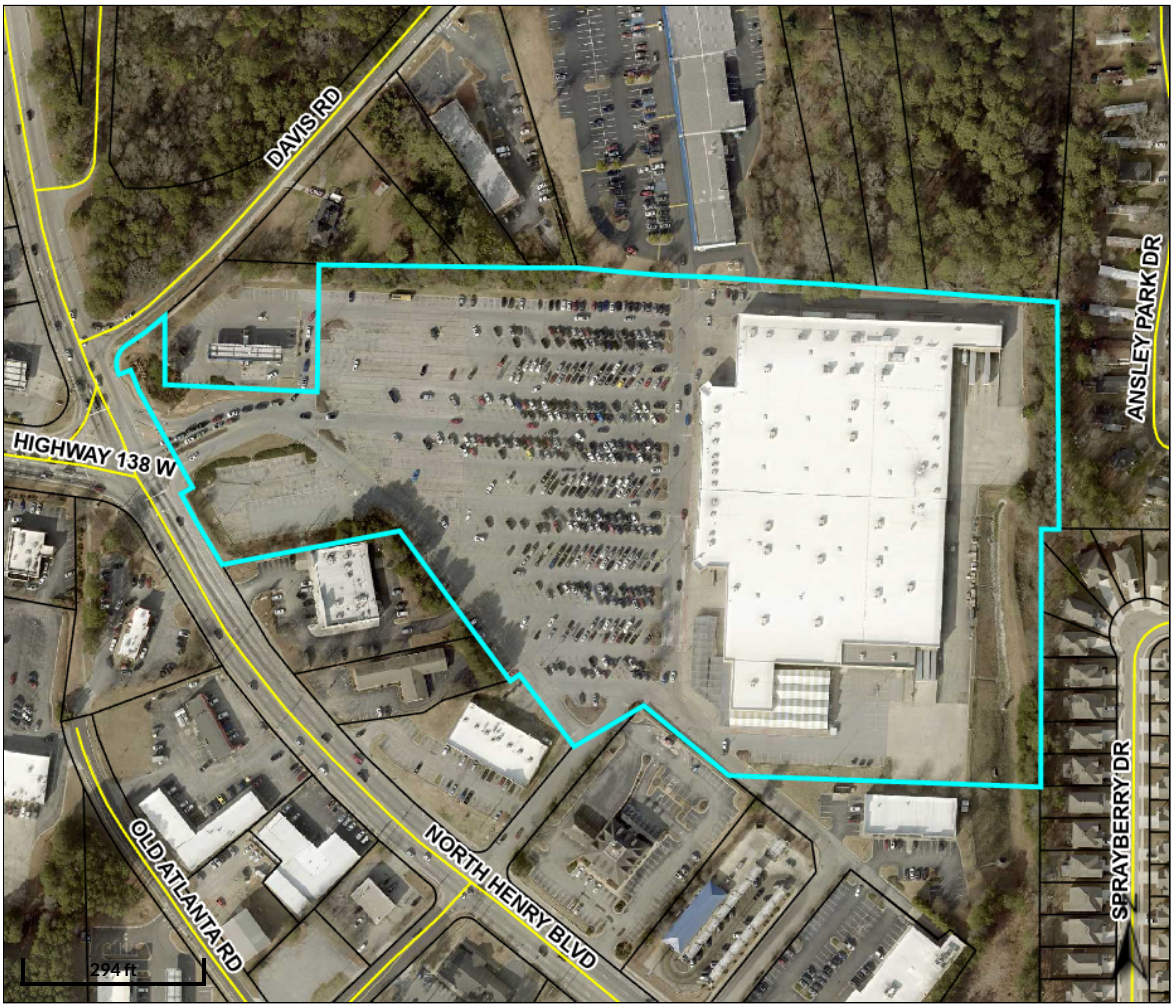
The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Plat dated 12/03/2024 prepared by Elite Engineering.

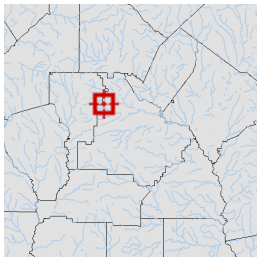
Fritz Jacques

Fritz Jacques
Engineering Supervisor
Henry County Water Authority

Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S02-05012000	**Class**	Commercial	**Owner**	WAL-MART REAL EST BUSINESS TRU ATTN: PROPERTY TAX DEPT PO BOX 8050 MS 0555 BENTONVILLE, AR 727160555	**Land Value:**	$4,008,000
Property Address	5600 NORTH HENRY BLVD	**Acreage**	20.04			**Building Value:**	$9,910,100
District	City/Stockbridge SSD					**Misc Value:**	$465,300
						Total Value:	$14,350,100

Last 2 Sales

Date	Price	Reason	Qual
10/31/1996	$8,845,700	U	U
11/3/1994	$1,034,125	U	U

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 5/5/2025
Last Data Uploaded: 5/5/2025 2:07:16 AM

Developed by SCHNEIDER GEOSPATIAL

Letter of Intent
Motley 7 Brew

111West 39th Street
Vancouver, WA 98660
Tel: (360) 694-7855
Email: RGagnon@AnchorPointMG.com

April 10, 2025

City of Stockbridge Community Development Agency
Special Use Permitting
4602 North Henry Blvd.
Stockbridge, GA 30281

Dear Director Ryan Anderson

Motley 7 Brew is submitting this letter of intent to apply for a special use to establish a 7 Brew Coffee Store. The facility will be located at 5600 North Henry Blvd, Stockbridge, GA 30281.

The store will provide coffee products to the local community. The products served will include: several different hot and cold brew coffees as well as several different energy drinks and fizz drinks.

The estimated capital expenditure associated with this project is approximately $1,783,226.00.

Mr. Ryan Gagnon, Permit Coordinator, is authorized to respond to questions regarding the application. He can be reached at 360-694-7855 Ext. 205 or by email at RGagnon@AnchorPointMG.com

Sincerely,

Ryan Gagnon

SITEWORK PLANS FOR:

PLANS NOT RELEASED FOR CONSTRUCTION UNTIL APPROVED BY CITY OF STOCKBRIDGE & G.D.O.T.

7-BREW

5582 N. HENRY BLVD., STOCKBRIDGE, HENRY, GEORGIA, 30281

PARCEL T.B.D. - LAND LOT 17 - DISTRICT 12TH - ZONED C2 W/ PMU OVERLAY

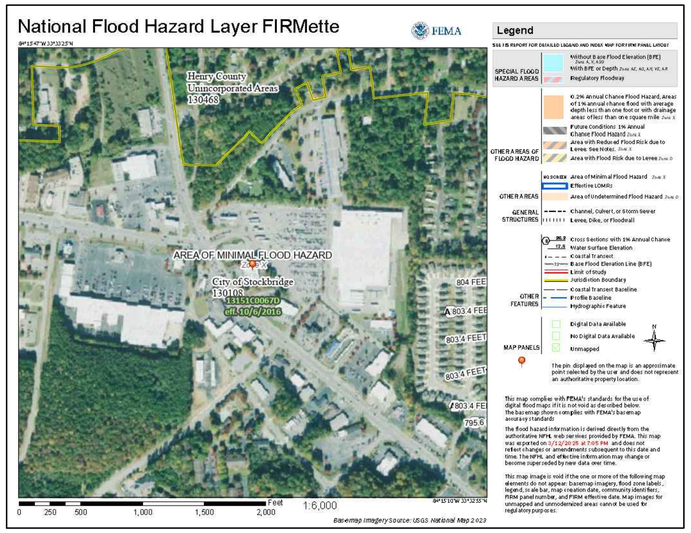
OWNER / DEVELOPER

MOTLEY 7 BREW, LLC
111 WEST 39TH STREET
VANCOUVER, WASHINGTON 98660
CONTACT: MATT COOK
PHONE: 858-231-4374

ENGINEERS

HAINES GIPSON & ASSOCIATES
Civil ▪ Structural ▪ Bridge
1550 North Brown Road, Suite 145
Lawrenceville, GA 30043
Phone: 770-491-7550 ▪ Fax: 770-491-7550
CONTACT: LUKE FERGUSON, PE
lferguson@hainesgipson.com

LOCATION MAP
Not to Scale



24-HOUR EMERGENCY CONTACT
CONTACT: ANTHONY MINEI
PHONE: 954-249-8940
EMAIL: AMINEI@ANCHORPOINTMG.COM

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CERTIFICATION:

I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA," (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES NO. GAR 100001. THE PLAN DESIGNER VISITED THE SITE IN MARCH OF 2025, PRIOR TO THE DESIGN OF THE EROSION CONTROL PLAN.

*I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.

04/08/2025
DATE:

T. LUKE FERGUSON, P.E. - GSWCC CERT. #072082

TOTAL SITE AREA = ±0.57 ACRES

DISTURBED AREA:
GDOT Right-of-Way Area = ±0.14 AC.
Onsite Area = ±0.56 AC.
Offsite Area = ±0.04 AC.
TOTAL DISTURBED AREA = ±0.74 AC.

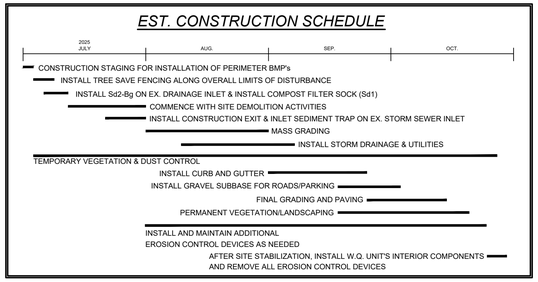
EXISTING/PRE-DEVELOPED:
IMPERVIOUS AREA = ±0.55 AC.
PERVIOUS AREA = ±0.02 AC.

POST-DEVELOPED:
IMPERVIOUS AREA = ±0.40 AC.
PERVIOUS AREA = ±0.17 AC.

GENERAL NOTES:

1. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE DEMOLITION OF AND EXISTING PARKING LOT TO MAKE WAY FOR THE CONSTRUCTION OF A NEW DRIVE-THRU COFFEE SHOP WHICH WILL INCLUDE SUPPORTING UTILITIES INFRASTRUCTURE, PAVED DRIVE-THRU AND PARKING AREA, AS WELL AS LANDSCAPING. STORMWATER MANAGEMENT FOR THE PROPOSED DEVELOPMENT IS LOCATED OFFSITE IN AN EXISTING DETENTION POND WHICH SERVES THE EXISTING OVERALL WALMART SHOPPING CENTER.
2. SITE IS LOCATED AT 5582 N. HENRY BLVD., PIN's T.B.D., LAND LOT 17, 12TH DISTRICT, HENRY, GEORGIA, AND IS ZONED C2 W/ PMU OVERLAY.
3. SITE AREA = ±0.57 ACRES
4. TOTAL DISTURBED AREA = ±0.74 ACRES.
5. THE RECEIVING WATERS FOR THIS SITE IS BRUSH CREEK.
6. THE PROPERTY IS NOT LOCATED WITHIN THE 2000' CHATTAHOOCHEE RIVER CORRIDOR AND IS THEREFORE NOT SUBJECT TO THE METROPOLITAN RIVER PROTECTION ACT (MRPA) REQUIREMENTS.
7. THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD HAZARD PER THE FLOOD INSURANCE RATE MAP 13151C0067D, DATED 10/06/2016.
8. TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION IS PER THE "ALTA/NSPS LAND TITLE SURVEY", PREPARED BY PROFESSIONAL LAND SURVEYORS, LLC, DATED 03/11/2025.
9. NO WETLANDS ARE LOCATED WITHIN THE LIMITS OF THE SUBJECT SITE.
10. ALL UTILITIES IN AREAS OF CONSTRUCTION TO BE FIELD LOCATED AND VERIFIED PRIOR TO BEGINNING CONSTRUCTION.
11. NOTIFY COUNTY INSPECTOR 24-HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
12. NO CONSTRUCTION ACTIVITY IS PERMITTED PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT ISSUED BY THE LOCAL AUTHORITY, AS WELL AS ENCROACHMENT AND GUPS PERMITS ISSUED BY G.D.O.T.
13. ALL CONSTRUCTION STAGING, LOADING, TEMPORARY PARKING, AND LAYDOWN AREAS SHALL BE COORDINATED WITH BOTH THE TENANT AND LANDLORD/OWNER PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITIES.
14. ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN. DISABILITIES ACT (A.D.A.). SEE ARCHITECTURAL DWGS. FOR STRUCTURE COMPLIANCE.
15. AREA(S) ENCOMPASSING NEW HANDICAP STALLS AND STRIPING SHALL NOT TO EXCEED 2% (1:50) SLOPE IN ANY DIRECTION.
16. ALL CONSTRUCTION TO CONFORM TO CITY OF STOCKBRIDGE AND THE STATE OF GEORGIA STANDARDS AND SPECIFICATIONS WHETHER OR NOT REVIEW COMMENTS WERE MADE.
17. ALL EXTERIOR LIGHTING SHALL BE GLARE SHIELDED AND NON-DIRECTIONAL TO PREVENT DIRECT ILLUMINATION OF ADJACENT PROPERTIES.
18. MAXIMUM CUT / FILL SLOPES = 2 HOR. TO 1 VERT.

EST. CONSTRUCTION SCHEDULE



GEORGIA 811
Utilities Protection Center, Inc.

Know what's below.
Call before you dig.

Dial 811
Or Call 800-282-7411

THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE & WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM THE UTILITY OWNERS. HAINES GIPSON & ASSOC., INC., DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) & TO NOTIFY UTILITY OWNERS BEFORE BEGINNING ANY CONSTRUCTION.

CAUTION-NOTE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. GA. LAW REQUIRES THE CONTRACTOR TO CALL THE UTILITY PROTECTION CENTER AT LEAST 48 HOURS (BUT NO MORE THAN 10 WORKING DAYS) BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES. LOCATE SERVICES SHALL INCLUDE TRAFFIC SIGNAL AND FIBER OPTIC EQUIPMENT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

SHEET INDEX

Sheet	Title	Sheet	Title
C-0.0	COVER SHEET	C-9.0	UTIILTIES CONSTRUCTION DETAILS
	ALTA/NSPS LAND TITLE SURVEY	C-9.1	UTIILTIES CONSTRUCTION DETAILS
C-0.1	GENERAL CONSTRUCTION NOTES	C-10.0	GRADING & DRAINAGE CONSTRUCTION DETAILS
C-0.2	SITE REFERENCE PLAN	C-10.1	GRADING & DRAINAGE CONSTRUCTION DETAILS
C-1.0	DEMOLITION PLAN	C-11.0	EROSION CONTROL CONSTRUCTION DETAILS
C-2.0	SITE PLAN	C-11.1	EROSION CONTROL CONSTRUCTION DETAILS
C-3.0	UTILITY PLAN	C-11.2	EROSION CONTROL CONSTRUCTION DETAILS
C-4.0	GRADING PLAN	C-11.3	EROSION CONTROL CONSTRUCTION DETAILS
C-4.1	DRAINAGE PLAN	C-11.4	EROSION CONTROL CONSTRUCTION DETAILS
C-5.0	PHASE-I EROSION CONTROL PLAN	C-12.0	GA DOT ENCROACHMENT PLAN
C-5.1	PHASE-II EROSION CONTROL PLAN	L-101	LANDSCAPE PLAN
C-5.2	PHASE-III EROSION CONTROL PLAN	L-102	LANDSCAPE SPECIFICATIONS & DETAILS
C-6.0	STORM SEWER PIPE PROFILES	SU1.2	SITE PHOTOMETRIC PLAN
C-7.0	SANITARY SEWER PIPE PROFILES		
C-8.0	SITEWORK CONSTRUCTION DETAILS		
C-8.1	SITEWORK CONSTRUCTION DETAILS		

HAINES GIPSON & ASSOCIATES
Civil ▪ Structural ▪ Bridge

SEAL
GEORGIA REGISTERED No. 036618 PROFESSIONAL ENGINEER LUKE FERGUSON

A PROJECT OF:
MOTELY 7 BREW, LLC
111 West 39th Street
Vancouver, Washington 98660
Contact: Matt Cook
Email: mcook@anchorpointmg.com

7 BREW DRIVE THRU COFFEE
5582 North Henry Boulevard. A portion of Parcel No. S02-0501200.
Land Lot 17, 12th District, City of Stockbridge, Georgia. Zoned C2 w/ PMU Overlay

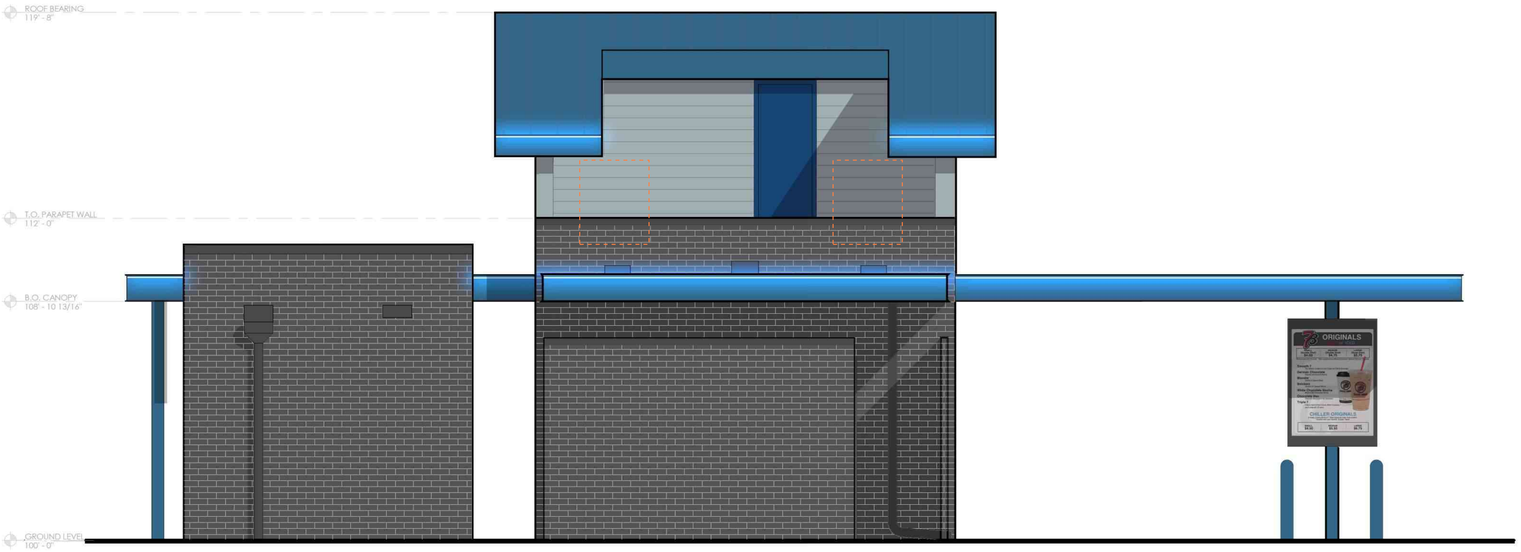
NO.	BY	DATE	DESCRIPTION

NO.	BY	DATE	DESCRIPTION

DRAWN BY: TLF
CHECKED BY: TLF
DATE: 04/08/2025
SHEET TITLE: COVER SHEET
SHEET NUMBER: C-0.0

HGA JOB No. 2025-050

1 EXTERIOR ELEVATION - FRONT
3/8" = 1'-0"



2 EXTERIOR ELEVATION - BACK
3/8" = 1'-0"

EXTERIOR FINISH LEGEND

Brick
Nichiha
Modernbrick
Midnight

Metal Wall Panel
Pac-Cloud 16" Panel
Cityscape

Brake Metal
Pacific Blue
Columns, Fascia,
and Roof

White Metal
Storefront and
Windows

Coping Cap, Soffit
Matte Black

Mech./ Elec.
Equipment.

Doors
Honorable Blue
(SW6811)

KINETIC DESIGN + DEVELOPMENT
2215 W CHESTERFIELD BLVD, SUITE 01 - SPRINGFIELD, MO 65807 - P (417) 530-4321

FIRM LICENSE NO. AF0904

INTERIM REVIEW ONLY

These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

ARCHITECT OF RECORD:
NAME: ADAM KREHER
LICENSE NO. 8228

PROJECT NUMBER: 24128 7BNL
REVISION:

7 BREW COFFEE

A2.1

EXTERIOR ELEVATIONS

DATE: JUNE 06, 2024

1 EXTERIOR ELEVATION - RIGHT SIDE
3/8" = 1'-0"

2 EXTERIOR ELEVATION - LEFT SIDE
3/8" = 1'-0"

EXTERIOR FINISH LEGEND

Brick
Nichiha
Modernbrick
Midnight

Metal Wall Panel
Pac-Cloud 16" Panel
Cityscape

Brake Metal
Pacific Blue
Columns, Fascia, and Roof

White Metal
Storefront and Windows

Coping Cap, Soffit
Matte Black

Mech./ Elec. Equipment.

Doors
Honorable Blue
(SW6811)

KINETIC DESIGN + DEVELOPMENT
2215 W CHESTERFIELD BLVD, SUITE 01 - SPRINGFIELD, MO 65807 - P (417) 530-4321

FIRM LICENSE NO. AF0904

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ARCHITECT OF RECORD:
NAME: ADAM KREHER
LICENSE NO. 8228

PROJECT NUMBER: 24128 7BNL
REVISION:

7 BREW COFFEE

A2.2

EXTERIOR ELEVATIONS

DATE: JUNE 06, 2024

LOADING TABLE AND CODE INFORMATION

2018 INTERNATIONAL BUILDING CODE WITH GEORGIA AMENDMENTS

1.	DEAD LOADS		
	A.	ROOF DEAD LOAD	20 PSF
	B.	FLOOR / ATTIC DEAD LOAD	20 PSF
2.	LIVE LOADS		
	A.	ROOF LIVE LOAD (w/ TRIBUTARY REDUCTION)	20 PSF
	B.	FLOOR / ATTIC LIVE LOAD	50 PSF
3.	SNOW LOADS		
	A.	GROUND SNOW LOAD (pg)	MAX 60 PSF
	B.	FLAT ROOF SNOW LOAD (pf)	42 PSF
	C.	EXPOSURE FACTOR (Ce)	1.0
	D.	IMPORTANCE FACTOR (Is)	1.0
	E.	THERMAL FACTOR (Ct)	1.0
	F.	DRIFT	PER CODE
4.	WIND LOAD DESIGN CRITERIA		
	A.	ULTIMATE DESIGN WIND SPEED (Vult)	MAX 130 MPH
	B.	RISK CATEGORY	II
	C.	EXPOSURE CATEGORY	C
	D.	INTERNAL PRESSURE COEFFICIENT (GCpi)	+/- 0.18
5.	SEISMIC LOAD DESIGN CRITERIA		
	A.	RISK CATEGORY	II
	B.	IMPORTANCE FACTOR (Ie)	1.0
	C.	SPECTRAL RESPONSE ACCELERATIONS AND COEFFICIENTS	
		SHORT PERIOD ACCELERATION (Ss)	MAX 0.480
		LONG PERIOD ACCELERATION (S1)	MAX 0.180
		SHORT PERIOD RESPONSE (SDs)	MAX 0.455
		LONG PERIOR RESPONSE (SD1)	MAX 0.260
	D.	SITE CLASS	D
	E.	SEISMIC DESIGN CATEGORY	MAX D
	F.	SEISMIC FORCE RESISTING SYSTEM	TABLE 12.2-1 A.18 (LFWS FSB)
	G.	ANALYSIS PROCEDURE	ELF
	H.	RESPONSE MODIFICATION FACTOR (R)	4
	I.	SYSTEM OVERSTRENGTH FACTOR (Ω)	2
	J.	DEFLECTION AMPLIFICATION FACTOR (Cd)	3.5

* THIS BUILDING CANNOT BE INSTALLED IN LOCATIONS WHERE THE DESIGN CRITERIA EXCEEDS THOSE PROVIDED IN THESE PLANS

COLD-FORMED STEEL NOTES

COLD FORMED STEEL NOTES:

1. COLD-FORMED STEEL FABRICATION AND INSTALLATION SHALL BE IN ACCORDANCE WITH AISI S200-2012 "STANDARD FOR COLD-FORMED STEEL FRAMING - GENERAL PROVISIONS."

2. WELDING OF COLD-FORMED STEEL SHALL BE IN ACCORDANCE WITH THE STANDARD CODE OF ARC AND GAS WELDING IN BUILDING CONSTRUCTION.
3. AXIALLY LOADED STUDS SHALL BE POSITIONED DIRECTLY UNDER TRUSS BEARING POINTS WHENEVER POSSIBLE.

3. PERFORM ALL WELDING OF LIGHT GAUGE WITH AWS E-7014 ELECTRODE, UNLESS NOTED OTHERWISE OR UNLESS REQUIRED FOR SPECIAL CONNECTIONS.
12. HEADERS AND BUILT-UP BEAMS SHALL BE FORMED FROM UNPUNCHED MEMBERS.

4. STUDS SHALL NOT BE SPLICED.

5. PROVIDE BRIDGING AS NOTED ON ELEVATIONS.

7. MINIMUM TRACK SIZE SHALL MATCH STUD SIZE U.N.O.

8. MINIMUM YIELD STRENGTH FOR COLD-FORMED MEMBERS SHALL BE 33 KSI (SS), AND CONFORM TO ASTM A653.

9. STEEL FRAMING SCREWS SHALL BE COLD-HEADING QUALITY STEEL THAT COMPLIES WITH ASTM A548, GRADE 1022.

10. CUTTING OF STUDS SHALL BE DONE BY SAWING, SHEARING, OR PLASMA CUTTING. OTHER METHODS OF CUTTING ARE NOT PERMITTED WITHOUT APPROVAL OF ENGINEER.

WOOD SHEATHING & DECKING NOTES ANCHORED TO LIGHT GAUGE

1. ROOF DECKING SHALL BE 19/32" (5/8") STRUCTURAL I EXPOSURE I APA RATED 40/20 TONGUE AND GROOVE PANELS. "H" CLIPS MAY BE USED AT THE CONTRACTOR'S OPTION IN LIEU OF T&G. SCREW TO SUPPORTS WITH #8 PAN HEAD TEK SCREWS AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERIOR SUPPORTS.
2. FLOOR DECKING SHALL BE 1 1/8" ADVANTECH PANELS T&G. GLUE AND SCREW TO SUPPORTS WITH #8 PAN HEAD TEK SCREWS AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. GLUE SHALL MEET APA SPEC AFG-01.
3. WOOD STRUCTURAL PANELS SHALL BE OSB OR PLYWOOD WITH (4) OR MORE PLIES AND SHALL COMPLY WITH DOC PS 1 OR PS 2.
4. PANELS SHALL BE INSTALLED WITH THE STRENGTH AXIS (LONG DIRECTION) PERPENDICULAR TO SUPPORTS.

ABBREVIATIONS

1. A.B.= ANCHOR BOLT
2. ACI= AMERICAN CONCRETE INSTITUTE
3. AISC= AMERICAN INSTITUTE OF STEEL CONSTRUCTION
4. AISI= AMERICAN IRON AND STEEL INSTITUTE
5. ARCH= ARCHITECTURE/ARCHITECT
6. ASTM= AMERICAN SOCIETY FOR TESTING AND MATERIALS
7. A.W.= AFTER WELDING
8. AWS= AMERICAN WELDING SOCIETY
9. BAR= REBAR
10. B.O.= BOTTOM OF
11. B.O.A.= BACK OF ANGLE
12. B.O.F.= BOTTOM OF FOOTING
13. B.O.S.= BOTTOM OF STEEL
14. BRG= BEARING
15. BTM= BOTTOM
16. CANT= CANTILEVERED
17. C.I.P.= CAST-IN-PLACE
18. C.J.P.= COMPLETE JOINT PENETRATION WELD
19. CL= CENTERLINE
20. CLR= CLEAR
21. CMU= CONCRETE MASONRY UNIT
22. COL= COLUMN
23. CONC= CONCRETE
24. CONN= CONNECTION
25. CONT= CONTINUOUS
26. D.B.= DECK BEARING
27. D.B.A.= DEFORMED BAR ANCHOR
28. D.E.= DECK EDGE
29. DIA= DIAMETER
30. DL= DEAD LOAD
31. DTL= DETAIL
32. DWG= DRAWING
33. E= EXISTING
34. EA= EACH
35. E.F.= EACH FACE
36. EL= ELEVATION
37. EPS= EXPANDED POLYSTYRENE
38. EQ= EQUAL
39. E.W.= EACH WAY
40. EXT= EXTERIOR
41. f'c= CONCRETE COMPRESSIVE STRENGTH
42. F.F.= FINISHED FLOOR
43. FND= FOUNDATION
44. F.O.W.= FACE OF WALL
45. F.S.= FAR SIDE
46. FTG= FOOTING
47. F.V.= FIELD VERIFY
48. GA= GAGE / GAUGE
49. GALV= GALVANIZED
50. G.B.= GRADE BEAM
51. G.C.= GENERAL CONTRACTOR
52. (H)= HIGH
53. H&L= HIGH & LOW
54. H.A.S.= HEADED ANCHOR STUD
55. HORIZ= HORIZONTAL
56. IBC= INTERNATIONAL BUILDING CODE
57. I.D.= INSIDE DIAMETER
58. INFO= INFORMATION
59. INT= INTERIOR
60. J.B.= JOIST BEARING
61. J.B.E.= JOIST BEARING ELEVATION
62. KIP= 1000 POUNDS
63. KSI= KIPS PER SQUARE INCH
64. (L)= LOW
65. L= LENGTH
66. LB= POUND
67. LGSF= LIGHT-GAGE STEEL FRAMING
68. LL= LIVE LOAD
69. LLH= LONG LEG HORIZONTAL
70. LLV= LONG LEG VERTICAL
71. LONG= LONGITUDINAL
72. L.P.= LAYOUT POINT
73. LVL= LAMINATED VENEER LUMBER
74. LW= LIGHTWEIGHT
75. MAX= MAXIMUM
76. MECH= MECHANICAL
77. MEP= MECHANICAL, ELECTRICAL, PLUMBING
78. MFR= MANUFACTURER
79. MIL= THOUSANDS OF AN INCH
80. MIN= MINIMUM
81. MISC= MISCELLANEOUS
82. MTL= METAL
83. N.I.C.= NOT IN CONTRACT
84. N.S.= NEAR SIDE
85. N.T.S.= NOT TO SCALE
86. N.W.= NORMAL WEIGHT
87. O.C.= ON CENTER
88. O.D.= OUTSIDE DIAMETER
89. OPP= OPPOSITE / OPPOSITE HAND
90. PAF= POWDER ACTUATED FASTENER
91. P.C.F.= POUNDS PER CUBIC FOOT
92. PEMB= PRE-ENGINEERED METAL BUILDING
93. PLF= POUNDS PER LINEAR FOOT
94. PPT= PRESERVATIVE PRESSURE TREATED
95. PSF= POUNDS PER SQUARE FOOT
96. PSI= POUNDS PER SQUARE INCH
97. PT= POST TENSIONED
98. REINF= REINFORCING
99. REQ= REQUIRE
100. RTU= ROOF TOP UNIT
101. S.C.= SLIP CRITICAL
102. SCH= SCHEDULE
103. SDI= STEEL DECK INSTITUTE
104. SIM= SIMILAR
105. SJI= STEEL JOIST INSTITUTE
106. SL= SNOW LOAD
107. S.O.G.= SLAB ON GRADE
108. SPECS= SPECIFICATIONS
109. STD= STANDARD
110. STL= STEEL
111. T= THICKNESS
112. T&B= TOP AND BOTTOM
113. T.O.= TOP OF
114. T.O.F.= TOP OF FOOTING
115. T.O.P.= TOP OF PEDESTAL
116. T.O.S.= TOP OF STEEL
117. T.O.W.= TOP OF WALL
118. TYP= TYPICAL
119. UL= ULTIMATE LOAD
120. U.N.O.= UNLESS NOTED OTHERWISE
121. VERT= VERTICAL
122. VLD= VERTICAL LEG DOWN
123. W= WIDTH
124. WL= WIND LOAD
125. W.P.= WORK POINT
126. WWF= WELDED WIRE FABRIC
127. (#)= QUANTITY

COMPONENTS AND CLADDING WIND PRESSURE

1. BUILDING ELEMENTS SHALL BE DESIGNED FOR THE APPROPRIATE COMPONENTS AND CLADDING WIND PRESSURES GIVEN IN THE TABLES BELOW BASED ON THE ELEMENT'S ZONE AND EFFECTIVE WIND AREA. PRESSURES PROVIDED ARE ULTIMATE AND ARE UNFACTORED.

2. ZONE 2, 3 AND 5 PRESSURES SHALL BE APPLIED WITHIN 11'-6" OF ALL WALL AND ROOF EDGES AND CORNERS PER ASCE 7-10 FIGURES 30.4-1 & 30.4-2A.

3. ELEMENTS WITH TRIBUTARY AREAS GREATER THAN 700 SQUARE FEET SHALL BE PERMITTED TO BE DESIGNED USING THE PROVISIONS FOR MWFRS.

ROOF C&C PRESSURES		
GROSS UPLIFT		
OPEN WEB JOISTS	ZONE 1	27 PSF
	ZONE 2	32 PSF
	ZONE 3	32 PSF
METAL DECK	ZONE 1	29 PSF
	ZONE 2	49 PSF
	ZONE 3	73 PSF
NET UPLIFT		
OPEN WEB JOISTS	ZONE 1	24 PSF
	ZONE 2	29 PSF
	ZONE 3	29 PSF
METAL DECK	ZONE 1	27 PSF
	ZONE 2	47 PSF
	ZONE 3	71 PSF

WALL C&C PRESSURES		
EFFECTIVE WIND AREA (FT²)	ZONE 4 NEG. PRESSURE	ZONE 5 NEG. PRESSURE
10	41 PSF	50 PSF
20	39 PSF	47 PSF
50	37 PSF	42 PSF
100	34 PSF	39 PSF
500+	31 PSF	31 PSF

STRUCTURAL STEEL NOTES

1. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SECTIONS:
• ANGLES, CHANNELS, PLATES AND BAR STOCK -A36 (SS)
• STEEL PIPE - A53 GR.B OR A500 GR.B, Fy=42ksi (SS)
• ANCHOR BOLTS - ASTM F1554, GRADE 36

2. STEEL SHALL BE DETAILED, FABRICATED AND ERECTED ACCORDING TO ALL APPLICABLE SECTIONS OF THE LATEST EDITION OF THE AISC 360-2010 MANUAL OF STEEL CONSTRUCTION, ASD.

3. PERFORM ALL WELDING WITH E70 XX ELECTRODE, UNLESS NOTED OTHERWISE OR UNLESS REQUIRED FOR SPECIAL CONNECTIONS.

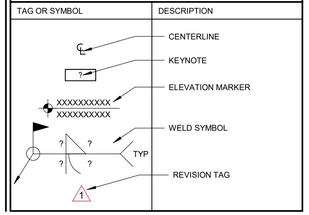
4. WELDING OF STRUCTURAL MEMBERS SHALL BE PERFORMED BY CERTIFIED WELDERS AND WELDING SHALL BE IN ACCORDANCE WITH "STRUCTURAL WELDING CODE" OF THE AMERICAN WELDING SOCIETY (AWS D1.1).

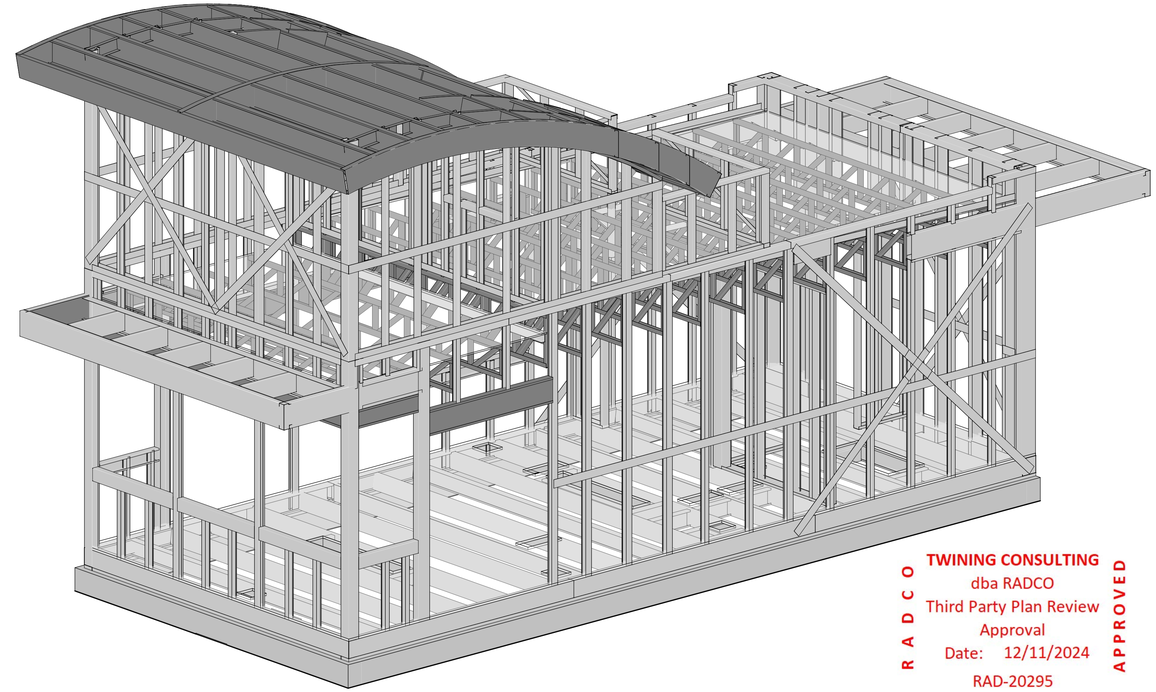
5. ALL EXPOSED STEEL SHALL BE GALVANIZED OR COATED WITH A HIGH PERFORMANCE PAINT U.N.O., EXCEPT MASONRY SUPPORT LINTELS SHALL BE GALVANIZED.

POST-INSTALLED ANCHOR NOTES

1. CONTINUOUS INSPECTIONS ARE REQUIRED FOR POST INSTALLED ANCHOR BOLTS INCLUDING TYPE, SIZE, LENGTH, DRILLING METHOD, HOLE CLEANING PROCEDURES, AND ANCHOR INSTALLATION AND SETTING PROCEDURES.
2. ADHESIVE ANCHORS SHALL BE INSTALLED BY AN ADHESIVE ANCHOR INSTALLER WHO HAS BEEN CERTIFIED BY ACI AND TRAINED BY THE MANUFACTURER.
3. ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS.

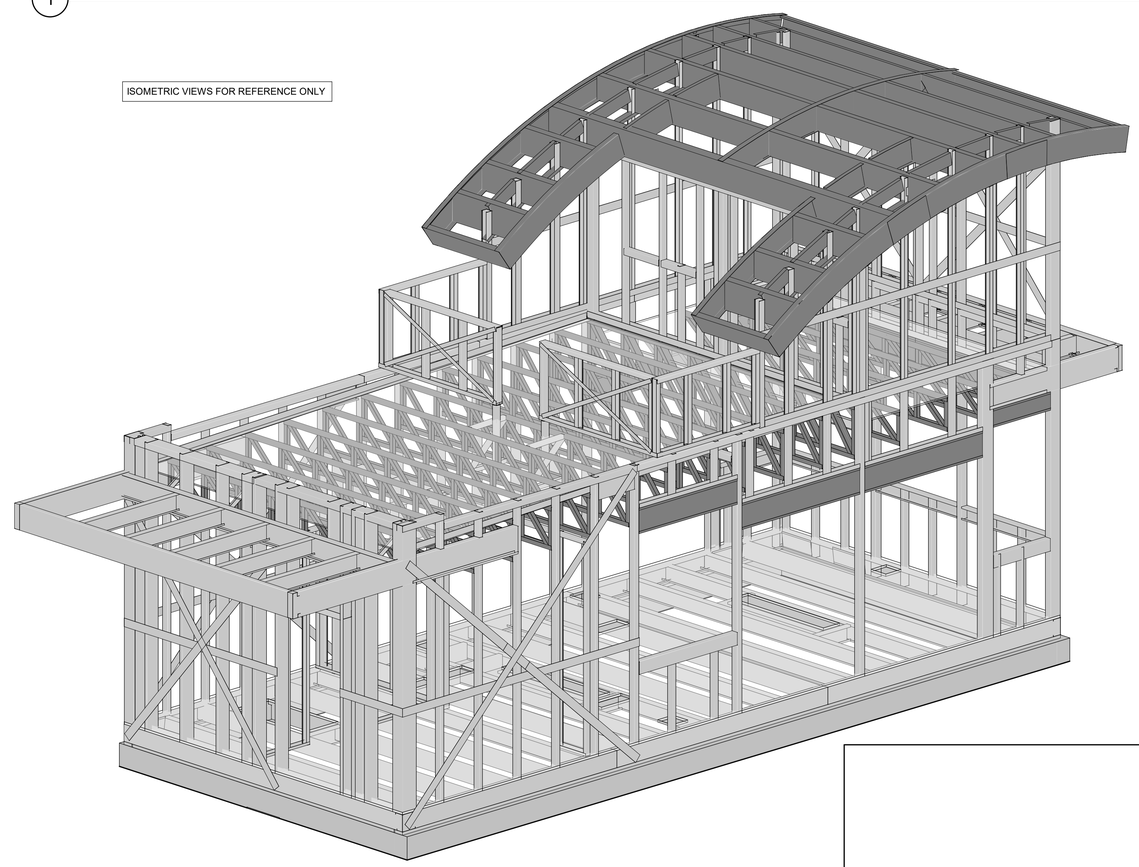
SYMBOL LEGEND





1 ISOMETRIC VIEW FRONT SIDE (MODULAR BUILDING)

ISOMETRIC VIEWS FOR REFERENCE ONLY



2 ISOMETRIC VIEW BACK SIDE (MODULAR BUILDING)

	SHEAR VALUES								PULLOUT VALUES								
MASTERPLAN ITEM NUMBER	Size	Point	Head	Coating	20 GA	18 GA	16 GA	14 GA	12 GA	26 GA	24 GA	22 GA	20 GA2	18 GA3	16 GA4	14 GA5	12 GA6	USE
CSB12125T	12	T-17	Torx	none						203	283	388	495	670				ROOF PANEL CLIPS
CSD12100CP	12	T-3	Phillips	Dyna-Coat	769	1358	1774	2332	2478	143	172	259	341	551	838	941	1630	BOTTOM BOX FRAMING AND CANOPY FRAMING
DW.4 in WAFERHEAD T-2 10	10	T-2	Phillips	Zinc	830	1206				148	244	283	368	547	853	1023	1436	METAL PANEL TO STUDS & ROOF SHEATHING TO CEILING JOIST
DW3/4"DF	8	T-2	Phillips	Zinc	740	1060				168	177	283	298	491	800	978		LIGHT GAUGE SHEET METAL AND FLASHING
HT10-24Y	10	T-3	Phillips	Dyna-Coat	728	1263	1592	1674		142	204	288	299	499	760	1041	1388	SHEATHING TO STUDS
HT12-24YDF	12	T-4	Phillips	Dyna-Coat					2074					495	742	1059	1587	ADVANTECK TO FLOOR JOIST
IS12X4IN	12	T-3	5/16 Hex	Dyna-Coat	769	1358	1774	2332	2478	143	172	259	341	551	838	941	1630	STAINLESS FLOOR DRAINS
IS12X4IN w/washer	12	T-3	5/16 Hex	Dyna-Coat	769	1358	1774	2332	2478	143	172	259	341	551	838	941	1630	INSULATION TO STUD
SD12X1-1/2 T-3 W/W	12	T-3	3/8 Hex	Dyna-Coat	769	1358	1774	2332	2478	143	172	259	341	551	838	941	1630	TRASH ENCLOSURE LINER PANELS AND ROOF PANELS ON CANOPY
SN12X1	12	T-3	5/16 Hex	Dyna-Coat	769	1358	1774	2332	2478	143	172	259	341	551	838	941	1630	BOTTOM BOX FRAMING AND CANOPY FRAMING
SN12X4	12	T-3	5/16 Hex	Dyna-Coat	769	1358	1774	2332	2478	143	172	259	341	551	838	941	1630	SWISS PEARL/NICHIHA ATTACHMENT

FASTENER SCHEDULE

RADCO

TWINING CONSULTING
dba RADCO
Third Party Plan Review
Approval
Date: 12/11/2024
RAD-20295

APPROVED

SEVEN 7 BREW COFFEE DRIVE THRU

RTM ENGINEERING CONSULTANTS, LLC
3045 S. KANSAS EXPRESSWAY
SPRINGFIELD, MO 65807
PHONE: 417.708.9315
NJ COA: 24GA28257100

GEORGIA REGISTERED No. PE 036242 PROFESSIONAL ENGINEER BENJAMIN C. JENNINGS
11.6.24

ENGINEER OF RECORD:
NAME: BEN JENNINGS, PE
LICENSE NO. PE036242

PROJECT NUMBER: 24259 7BGS

REVISION:

2	11/06/2024	ADD002

BUILDING MANUFACTURER
529 N PRINCE LN,
SPRINGFIELD, MO 65802

CMC CREATIVE MODULAR CONSTRUCTION

7 BREW COFFEE
GEORGIA

STATE MODULAR BUILDING UNITS

S0.0
GENERAL NOTES
2

DATE: 11/06/2024

SPACE RESERVED FOR THE GEORGIA STATE STAMP OF APPROVAL

C:\Users\cameron.eaton\Documents\S-7BRW_R24_GEORGIA STATE MODULAR_cameron.eaton75BZQ.rvt

11/6/2024 8:43:25 AM

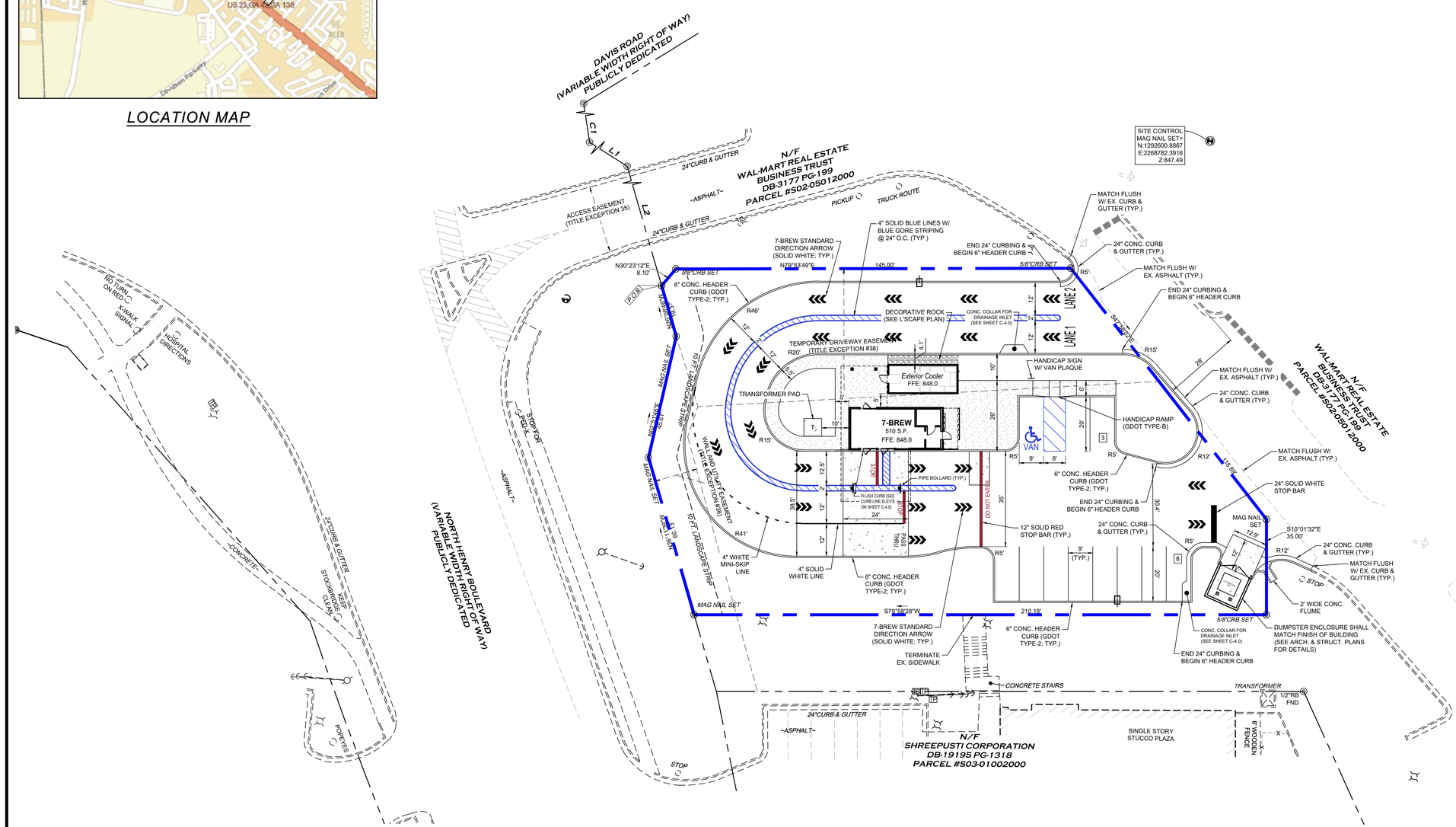
LOCATION MAP

SITE DATA CHART

Building / Use	Area (sq.ft.)	Required Parking		Provided Parking		Pervious Area		Impervious Area		Area (acres)
		Total	Ratio	Total	Ratio	Area (ac.)	% Pervious	Area (ac.)	% Impervious	
Restaurant	510	5	10 spaces / 1,000 sq.ft.	11	22 spaces/1,000 sq.ft.	0.17	30%	0.40	70%	0.57

1. Developer: MOTLEY 7 BREW, LLC
111 WEST 39TH STREET
VANCOUVER, WASHINGTON 98660
CONTACT: MATT COOK
PHONE: 858-231-4374

2. Civil Engineer: HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: *770-491-7550*



STRIPING PAINT COLORS:

SUBSTITUTION TO COLORS MUST BE APPROVED BY 7 BREW

PMS 000C — WHITE
C: 0%
M: 0%
Y: 0%
K: 0%
R: 255
G: 255
B: 255
HEX: FFFFFF

PMS 293 — BLUE
C: 100%
M: 63%
Y: 0%
K: 35%
R: 0
G: 61
B: 165
HEX: 003DA5

PMS 202 — RED
C: 29.54%
M: 95.11%
Y: 74.72%
K: 29.59%
R: 138
G: 36
B: 50
HEX: 8A2432

PAINT TYPE:

SHERWIN- WILLIAMS PRO PARK, SETFAST, HOTLINE OR AN APPROVED EQUAL.

PAVEMENT MARKINGS:

- "STOP" TEXT, PAINTED AS SHOWN ON PLAN TO BE 48" TALL.
- ALL LANE DELINEATION LINES SHALL BE 4" THICK AND PAINTED IN COLOR NOTED ON PLAN.
- ALL PARKING STALL MARKINGS SHALL BE 4" THICK AND PAINTED IN WHITE.
- 7-BREW DIRECTION ARROW MARKINGS SHALL BE SOLID WHITE. SEE ARROW DETAIL ON SHEET C-8.0.
- ADA ACCESSIBLE PARKING SYMBOL AND STRIPED ACCESS ISLE SHALL BE PAINTED BLUE.
- "LANE #" TEXT SHALL BE 48" TALL AND PAINTED IN WHITE.
- "PASS THRU" TEXT SHALL BE 24" TALL AND PAINTED IN WHITE.
- "DO NOT ENTER" TEXT SHALL BE 24" TALL AND PAINTED IN RED.

LEGEND

- EXISTING EDGE OF PAVEMENT
- EXISTING CURB & GUTTER
- EXISTING BUILDING
- PROPOSED CONCRETE CURB & GUTTER
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- PROPERTY LINES
- PROPOSED COMPACTOR BUILDING (PACKAGE COMP.)
- PROPOSED PAINTED CROSSWALK
- PROPOSED DECORATIVE CROSSWALK
- PROPOSED SIGNAGE
- PROPOSED SIGNAGE SYMBOLS (R1-1 STOP, R1-2, R3-6 ONE WAY, H-CAP SIGN)
- PROPOSED HANDICAP RAMPS (TYPE "A", TYPE "B", TYPE "C")
- PROPOSED CONCRETE SIDEWALKS
- PROPOSED HEAVY DUTY CONCRETE

GENERAL SITE NOTES:

1. OWNER/DEVELOPER: MOTLEY 7 BREW, LLC
111 WEST 39TH STREET
STOCKBRIDGE, WASHINGTON 98660
2. SITE IS LOCATED AT THE 5582 N. HENRY BLVD., PARCEL #T.B.D., CITY OF Stockbridge, Henry, Georgia, AND CONSISTS OF ±0.57 ACRES.
3. THE SITE IS ZONED C2 w/ PMU Overlay.
4. ALL DIMENSIONS AND RADII ARE TO/FROM THE FACE OF CURB, EDGE OF ASPHALT, AND/OR THE OUTSIDE FACE OF THE BUILDING WALL UNLESS OTHERWISE STATED.ALL RADII DIMENSION ADJACENT TO PARKING SPACES ARE 3' UNLESS OTHERWISE NOTED.
5. ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (A.D.A.). SEE ARCHITECTURAL DWGS. FOR STRUCTURE COMPLIANCE.
6. ALL SIGNAGE TO BE PERMITTED UNDER SIGN REGULATIONS IN EFFECT AT TIME OF SIGN PERMIT APPLICATION SUBMITTAL.
7.
8. UNLESS OTHERWISE NOTED, ALL PAVEMENT IS TO BE STANDARD DUTY ASPHALT.
9. TYPICAL PAVEMENT SECTION FOR THE NEW PAVEMENTS ARE INCLUDED IN THE CONSTRUCTION DETAIL SHEETS.
10. ALL CONSTRUCTION TO CONFORM TO THE CITY OF STOCKBRIDGE STANDARDS AND SPECIFICATIONS WHETHER OR NOT REVIEW COMMENTS WERE MADE.
11. ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION, THE STATE D.O.T., AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
12. PROVIDE TRAFFIC CONTROL AS REQUIRED, IN ACCORDANCE WITH THE U.S. DEPT. OF TRANSPORTATION "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND GOVERNING MUNICIPALITY REQUIREMENTS.
13. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND BONDS AS DEEMED NECESSARY BY THE LOCAL AUTHORITY.
14. CONTRACTOR SHALL CONTACT ALL APPLICABLE LOCAL AUTHORITIES PRIOR TO ANY CONSTRUCTION ACTIVITY WITHIN THE RIGHT-OF-WAY TO OBTAIN THE APPROPRIATE PERMITS.
15. THERE ARE NO WETLANDS PRESENT ON THE PROPOSED SITE.
16. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13151C0067D, AND THE DATE OF SAID MAP IS 10/06/2016 THIS DETERMINATION WAS MADE BY GRAPHICALLY LOCATING THE POSITION OF THE SUBJECT SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

TOTAL SITE AREA = ±0.57 ACRES

DISTURBED AREA:
GDOT Right-of-Way Area = ±0.14 AC.
Onsite Area = ±0.56 AC.
Offsite Area = ±0.04 AC.
TOTAL DISTURBED AREA = ±0.74 AC.

EXISTING/PRE-DEVELOPED:
IMPERVIOUS AREA = ±0.55 AC.
PERVIOUS AREA = ±0.02 AC.

POST-DEVELOPED:
IMPERVIOUS AREA = ±0.40 AC.
PERVIOUS AREA = ±0.17 AC.

STORMWATER MANAGEMENT NOTE:

- STORMWATER MANAGEMENT FOR THIS PROJECT IS PROVIDED OFF-SITE IN AN EXISTING DETENTION POND WHICH SERVES THE EXISTING WALMART SHOPPING CENTER.

RIGHT-OF-WAY NOTES:

- ALL ROADWAY / WALKWAY UTILITY CROSSINGS ARE TO BE BORED AND CASED. ANY ROAD OPEN CUTS ARE TO BE SUBMITTED, REVIEWED, AND PERMITTED TO DOT UTILITY DIVISION UNDER SEPARATE PERMIT. CONTACT DOT UTILITIES FOR PERMIT PROCESS.
- ANY DRIVE, ACCESS, SIDEWALK / SHOULDER CROSS-SLOPE, IN THE R/W, IS TO MATCH THE STD. 1/4" PER L.F. (2.0% PER A.D.A.).

SEE "CONSTRUCTION NOTES" SHEET C-0.1 FOR ADDITIONAL GENERAL CONSTRUCTION & A.H.J. STANDARD NOTES.

SITE PLAN

GRAPHIC SCALE
20' 0 20' 40' 80'
SCALE: 1" = 20'

HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge

SEAL
GEORGIA REGISTERED No. 036618 PROFESSIONAL ENGINEER JAMY LUKE FERGUSON

A PROJECT OF:
MOTEL Y 7 BREW, LLC
111 West 39th Street
Vancouver, Washington 98660
Contact: Matt Cook
Email: mcook@anchorpointmg.com

SEVEN 7 BREW COFFEE
DRIVE THRU
5582 North Henry Boulevard, A portion of Parcel No. 502-05012000, Land Lot 17, 12th District, City of Stockbridge, Georgia. Zoned C2 w/ PMU Overlay

NO.	BY	DATE	DESCRIPTION

NO.	BY	DATE	DESCRIPTION

DRAWN BY	CHECKED BY
TLF	TLF

DATE
04/08/2025

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-2.0

HGA JOB No. 2025-050

Project/Case #

SPEC-2025.04.0464

Location Details:

5600 N. Henry Blvd

Supplemental Addresses:

5600 N. Henry Blvd

City of Stockbridge Planning and Zoning Division,

Community Development Department

Special Use Permit Application

Zoning Case Number:

Ordinance Case Number:

Name of Applicant:	First: Ryan	Last: Gagnon	
Applicant's Address:	111 West 39th Street		Phone: 3606947855
City: Vancouver	State: Washington	Zip: 98660	Email: Rgagnon@anchorpointmg.com

Name of Agent:	First:	Last:	
Agent's Address:			Phone:
City:	State:	Zip:	Email:

THE APPLICANT **NAMED ABOVE AFFIRMS THAT HE OR SHE IS THE** OWNER, OR AGENT OF THE OWNER, OF THE PROPERTY DESCRIBED BELOW, AND **IS REQUESTING A SPECIAL USE PERMIT.**

The property will be Posted with a City of Stockbridge Planning and Zoning Sign. The sign must remain on the subject property for no less than thirty **days prior to the** City Council meeting(s). The applicant or **property owner** shall not remove or alter the sign for **any reason**.

Special Use Permit(s) being requested:

Special use permit for Drive thru coffee shop

Nearest intersection to the property:

Size of Tract:

acres

Land Lot Number(s):

District(s): District 1

Ryan Gagnon

Applicant Signature

The information I provided is true and correct to the best

of my knowledge.

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 5600 N Henry BLVD, Stockbridge, GA 30281 [address], with Parcel Number S02-05012000, which is the subject of this application.

Name of Property Owner: WAL-MART REAL ESTATE Business Trust
Property Owner's Address: 2608 SE J St, Bentonville, AR 72712
Telephone: (479) 995-2061 E-mail: David.McAnally@walmart.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: David Keith McAnally Date: 4-18-2025

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): Motley 7 Brew, LLC

Company/law firm (if applicable):

Telephone, E-Mail, & Address: 360-694-7855 ext 205; rgagnon@anchorpointmg.com

111 W 39th Street, Vancouver, WA 98660

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

David Keith McAnally

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

4-18-2025

Date

Signature of Notary Public

Michelle M. Miller

Printed Name of Notary Public

4/18/2025

Date

Notary Public's Seal or Stamp:

MICHELLE M MILLER
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
COMM. EXP. 11/16/33
COMMISSON NO. 12725788

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes_____No _____

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this _____day of_____, _____

_____ _____

Applicant's Name - Printed Signature of Applicant/Property Owner/Agent

_____ _____

Applicant's Attorney, if applicable - Printed Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this_____day of _____, _____.

_____

Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOT 71 OF THE 12TH/ DISTRICT, HENRY COUNTY, CITY OF STOCKBRIDGE, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY OF DAVIS ROAD (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY) AND THE NORTHEASTERLY RIGHT OF WAY OF NORTH HENRY ROAD (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY), THENCE LEAVING SAID RIGHT OF WAY OF DAVIS ROAD AND CONTINUING ALONG SAID RIGHT OF WAY OF NORTH HENRY ROAD THE FOLLOWING COURSES AND DISTANCES: WITH A CURVE TURNING TO THE LEFT WITH AN ARC DISTANCE OF 94.88 FEET, WITH A RADIUS OF 1420.00 FEET, WITH A CHORD BEARING OF SOUTH 18 DEGREES 35 MINUTES 27 SECONDS EAST, WITH A CHORD LENGTH OF 94.86 FEET TO A POINT; SOUTH 67 DEGREES 38 MINUTES 34 SECONDS EAST A DISTANCE OF 27.45 FEET TO A POINT; SOUTH 26 DEGREES 06 MINUTES 46 SECONDS EAST A DISTANCE OF 112.04 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID RIGHT OF WAY OF NORTH HENRY ROAD NORTH 79 DEGREES 53 MINUTES 49 SECONDS EAST A DISTANCE OF 145.00 FEET TO A POINT; THENCE SOUTH 47 DEGREES 58 MINUTES 02 SECONDS EAST A DISTANCE OF 116.89 FEET TO A POINT; THENCE SOUTH 10 DEGREES 01 MINUTES 32 SECONDS EAST A DISTANCE OF 35.00 FEET TO A POINT; THENCE SOUTH 79 DEGREES 58 MINUTES 28 SECONDS WEST A DISTANCE OF 210.18 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF NORTH HENRY ROAD; THENCE CONTINUING ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: NORTH 26 DEGREES 11 MINUTES 39 SECONDS WEST A DISTANCE OF 60.13 FEET TO A POINT; NORTH 02 DEGREES 51 MINUTES 46 SECONDS EAST A DISTANCE OF 45.61 FEET TO A POINT; NORTH 26 DEGREES 06 MINUTES 46 SECONDS WEST A DISTANCE OF 19.37 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS (0.566 ACRES) 24,638 SQUARE FEET.

TITLE EXCEPTIONS

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO: NCS-1233532-ATL
COMMITMENT DATE: SEPTEMBER 10, 2024 AT 8:00 AM
SCHEDULE B, PART II (EXCEPTIONS)

12. EASEMENTS GRANTED IN RIGHT-OF-WAY DEED FROM MRS. D. & R. L. SMITH TO STATE HIGHWAY BOARD OF GEORGIA, DATED JUNE 28, 1927, FILED FOR RECORD AUGUST 1, 1927 AND RECORDED IN DEED BOOK 23, PAGE 282, HENRY COUNTY, GEORGIA RECORDS.
SAID DOCUMENT DESCRIBES THE CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF A STATE HIGHWAY. REFERENCES MADE TO OWNERSHIP NO LONGER EXIST; UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY. MAY AFFECT SUBJECT PROPERTY.

13. EASEMENTS GRANTED IN RIGHT-OF-WAY DEED FROM MRS. R. L. SMITH TO HIGHWAY BOARD OF GEORGIA, DATED, FILED FOR RECORD AUGUST 14, 1981 AND RECORDED IN DEED BOOK 25, PAGE 531, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES THE CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF A STATE HIGHWAY. REFERENCES MADE TO OWNERSHIP NO LONGER EXIST; UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY. MAY AFFECT SUBJECT PROPERTY.

14. EASEMENT FROM C. D. GRIFFITH TO GEORGIA POWER COMPANY, DATED MARCH 29, 1939, FILED FOR RECORD APRIL 7, 1939, AND RECORDED IN DEED BOOK 31, PAGE 85, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE. SAID EASEMENT IS VAGUE IN DESCRIPTION AND REFERENCES MADE TO OWNERSHIP NO LONGER EXIST. UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY. SAID EASEMENT AND RIGHTS MAY AFFECT THE SUBJECT PROPERTY.

15. EASEMENT FROM MRS. R. L. SMITH TO GEORGIA POWER COMPANY, DATED MARCH _8, 1938, FILED FOR RECORD APRIL 7, 1939, AND RECORDED IN DEED BOOK 31, PAGE 88, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE. SAID EASEMENT IS VAGUE IN DESCRIPTION AND REFERENCES MADE TO OWNERSHIP NO LONGER EXIST. UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY. SAID EASEMENT AND RIGHTS MAY AFFECT THE SUBJECT PROPERTY.

16. EASEMENT FROM MRS. CLAUDE A. SMITH TO GEORGIA POWER COMPANY, DATED AUGUST 20, 1951, FILED FOR RECORD SEPTEMBER 4, 1951, AND RECORDED IN DEED BOOK 45, PAGE 318, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE. SAID EASEMENT IS VAGUE IN DESCRIPTION AND REFERENCES MADE TO OWNERSHIP NO LONGER EXIST. UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY. SAID EASEMENT AND RIGHTS MAY AFFECT THE SUBJECT PROPERTY.

17. EASEMENTS GRANTED IN RIGHT OF WAY DEED FROM MRS. DONALD H. MOUNT TO HENRY COUNTY, A GEORGIA POLITICAL SUBDIVISION, DATED JUNE 10, 1968, FILED FOR RECORD JUNE 15,

TITLE EXCEPTIONS (CONT.)

1968, AND RECORDED IN DEED BOOK 100, PAGE 472, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES THE CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF A ROAD. REFERENCES MADE TO OWNERSHIP NO LONGER EXIST; UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY. MAY AFFECT SUBJECT PROPERTY.

18. EASEMENTS GRANTED IN RIGHT OF WAY DEED FROM SOU. FED. S. & L. ASSOCIATION AND D. H. MOUNT TO HENRY COUNTY, A GEORGIA POLITICAL SUBDIVISION, DATED JUNE 10, 1968, FILED FOR RECORD JUNE 14, 1968, AND RECORDED IN DEED BOOK 100, PAGE 473, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES THE CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF A ROAD. REFERENCES MADE TO OWNERSHIP NO LONGER EXIST; UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY. MAY AFFECT SUBJECT PROPERTY.

19. TEMPORARY CONSTRUCTION EASEMENT FROM SHARON THOMASON TO DEPARTMENT OF TRANSPORTATION, DATED MARCH 23, 1981, FILED FOR RECORD SEPTEMBER 23, 1981, AND RECORDED IN DEED BOOK 463, PAGE 180, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES A TEMPORARY CONSTRUCTION EASEMENT FOR THE CREATION OF SLOPES AND DRAINAGE DITCHES. SAID EASEMENT HAS SINCE EXPIRED. DOES NOT AFFECT THE SUBJECT PROPERTY.

20. TEMPORARY CONSTRUCTION EASEMENT FROM SHARON THOMASON TO DEPARTMENT OF TRANSPORTATION, DATED MARCH 23, 1981, FILED FOR RECORD SEPTEMBER 23, 1981, AND RECORDED IN DEED BOOK 463, PAGE 182, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES A TEMPORARY CONSTRUCTION EASEMENT FOR THE CREATION OF SLOPES AND DRAINAGE DITCHES. SAID EASEMENT HAS SINCE EXPIRED. DOES NOT AFFECT THE SUBJECT PROPERTY.

21. TEMPORARY CONSTRUCTION EASEMENT FROM D. H. MOUNT TO DEPARTMENT OF TRANSPORTATION, DATED MAY 13, 1981, FILED FOR RECORD SEPTEMBER 23, 1981, AND RECORDED IN DEED BOOK 463, PAGE 184, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES A TEMPORARY CONSTRUCTION EASEMENT FOR THE CREATION OF SLOPES AND DRAINAGE DITCHES. SAID EASEMENT HAS SINCE EXPIRED. DOES NOT AFFECT THE SUBJECT PROPERTY.

22. TEMPORARY CONSTRUCTION EASEMENT FROM D. H. MOUNT TO DEPARTMENT OF TRANSPORTATION, DATED MAY 13, 1981, FILED FOR RECORD SEPTEMBER 23, 1981, AND RECORDED IN DEED BOOK 463, PAGE 186, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES A TEMPORARY CONSTRUCTION EASEMENT FOR THE CREATION OF SLOPES AND DRAINAGE DITCHES. SAID EASEMENT HAS SINCE EXPIRED. DOES NOT AFFECT THE SUBJECT PROPERTY.

23. EASEMENT FOR SEWER LINE FROM BILL MABROS TO CITY OF STOCKBRIDGE, A GEORGIA MUNICIPAL CORPORATION, DATED MAY 29, 1984, FILED FOR RECORD MAY 30, 1984, AND RECORDED IN DEED BOOK 574, PAGE 298, AFORESAID RECORDS. (SEE PLAT RECORDED IN

TITLE EXCEPTIONS (CONT.)

PLAT BOOK 10, PAGE 173, AFORESAID RECORDS)
SAID DOCUMENT DESCRIBES A PERMANENT SANITARY SEWER EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT. SAID EASEMENTS DO NOT AFFECT THE SUBJECT PROPERTY.

24. EASEMENT FOR SEWER LINE FROM E. MICHAEL LALLINGER TO CITY OF STOCKBRIDGE, A GEORGIA MUNICIPAL CORPORATION, DATED JANUARY 22, 1986, FILED FOR RECORD JANUARY 28, 1986, AND RECORDED IN DEED BOOK 685, PAGE 121, AFORESAID RECORDS. (SEE PLAT RECORDED IN PLAT BOOK 12, PAGE 23, AFORESAID RECORDS)
SAID DOCUMENT DESCRIBES A PERMANENT SANITARY SEWER EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT. SAID EASEMENTS DO NOT AFFECT THE SUBJECT PROPERTY.

25. EASEMENT FOR SEWER LINE FROM E. MICHAEL LALLINGER TO CITY OF STOCKBRIDGE, A GEORGIA MUNICIPAL CORPORATION, DATED JANUARY 23, 1986, FILED FOR RECORD JANUARY 28, 1986, AND RECORDED IN DEED BOOK 685, PAGE 123, AFORESAID RECORDS. (SEE PLAT RECORDED IN PLAT BOOK 12, PAGE 23, AFORESAID RECORDS)
SAID DOCUMENT DESCRIBES A PERMANENT 25-FOOT SANITARY SEWER EASEMENT AND A 20-FOOT TEMPORARY CONSTRUCTION EASEMENT. SAID EASEMENTS DO NOT AFFECT THE SUBJECT PROPERTY.

26. EASEMENT FOR SEWER LINE FROM D. H. MOUNT AND CYNELLE MOUNT TO CITY OF STOCKBRIDGE, A GEORGIA MUNICIPAL CORPORATION, DATED FEBRUARY 19, 1986, FILED FOR RECORD FEBRUARY 20, 1986, AND RECORDED IN DEED BOOK 691, PAGE 108, AFORESAID RECORDS. (SEE PLAT RECORDED IN PLAT BOOK 12, PAGE 60, AFORESAID RECORDS)
SAID DOCUMENT DESCRIBES A PERMANENT SANITARY SEWER EASEMENT AND A 20-FOOT TEMPORARY CONSTRUCTION EASEMENT. SAID EASEMENTS DO NOT AFFECT THE SUBJECT PROPERTY.

27. CONVEYANCE OF ACCESS RIGHTS FROM ERNEST BLOUNT TO DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, DATED NOVEMBER 16, 1990, FILED FOR RECORD DECEMBER 3, 1990, AND RECORDED IN DEED BOOK 1240, PAGE 187, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES CONVEYANCE OF ACCESS RIGHTS ALONG SPEER ROAD. SAID CONVEYANCE DOES NOT AFFECT THE SUBJECT PROPERTY.

28. EASEMENT FROM BILL MABROS TO GEORGIA POWER COMPANY, DATED OCTOBER 21, 1992, FILED FOR RECORD NOVEMBER 2, 1992, AND RECORDED IN DEED BOOK 1532, PAGE 301, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE. SAID EASEMENT AND RIGHTS DO NOT AFFECT THE SUBJECT PROPERTY.

29. EASEMENT FOR SEWER LINE FROM BILL MABROS AND MILLY MABROS TO CITY OF STOCKBRIDGE, A GEORGIA POLITICAL SUBDIVISION, DATED OCTOBER 16, 1992, FILED FOR RECORD NOVEMBER 24, 1992, AND RECORDED IN DEED BOOK 1545, PAGE 280, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES A PERMANENT 20-FOOT SANITARY SEWER EASEMENT. SAID EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY.

TITLE EXCEPTIONS (CONT.)

30. INDEMNITY AGREEMENT BY AND BETWEEN WILLIAM MABROS AND GEORGIA DEPARTMENT OF TRANSPORTATION, DATED FEBRUARY 23, 1993, FILED FOR RECORD APRIL 6, 1993, AND RECORDED IN DEED BOOK 1613, PAGE 28, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES A STORM DRAINAGE ENCROACHMENT. SAID ENCROACHMENT DESCRIPTION IS VAGUE. UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY.

31. TERMS AND PROVISIONS OF EASEMENT FROM BILLY MABROS TO NEW HENRY PARTNERS, A GENERAL PARTNERSHIP, DATED SEPTEMBER 12, 1994, FILED FOR RECORD SEPTEMBER 28, 1994, AND RECORDED IN DEED BOOK 1967, PAGE 295, AFORESAID RECORDS; AS AFFECTED BY EASEMENT AGREEMENT BY AND BETWEEN BILL MABROS, INDIVIDUALLY AND BILL MABROS AND MILLY MABROS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND THE FIRST NATIONAL BANK OF HENRY COUNTY, A NATIONAL BANKING ASSOCIATION, DATED OCTOBER 28, 1994, FILED FOR RECORD NOVEMBER 7, 1994, AND RECORDED IN DEED BOOK 1991, PAGE 234, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES RESTRICTIONS ON USE AND DEVELOPMENT OF PROPERTY. ALSO INCLUDES EASEMENTS FOR INGRESS/EGRESS, UTILITIES, AND STORMWATER DRAINAGE. SAID RESTRICTIONS AND EASEMENTS BOTH AFFECT AND BENEFIT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.

32. TERMS AND PROVISIONS OF EASEMENT AND RESTRICTIVE COVENANT AGREEMENT BY AND BETWEEN WAL-MART STORES, INC., A DELAWARE CORPORATION AND BILL MABROS, INDIVIDUALLY, AND BILL MABROS AND MILLY MABROS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, DATED NOVEMBER 4, 1994, FILED FOR RECORD NOVEMBER 7, 1994, AND RECORDED IN DEED BOOK 1991, PAGE 294, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO EASEMENT AND RESTRICTIVE COVENANT AGREEMENT BY AND AMONG WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE BUSINESS TRUST, MOUNTAIN PARK PLACE ASSOCIATES, L.L.P., A GEORGIA LIMITED LIABILITY PARTNERSHIP AND STOCKBRIDGE CORNERS ASSOCIATES, L.P., A GEORGIA LIMITED PARTNERSHIP, DATED DECEMBER 13, 1998, FILED FOR RECORD JANUARY 29, 1999, AND RECORDED IN DEED BOOK 3177, PAGE 202, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES RESTRICTIONS ON USE AND DEVELOPMENT OF PROPERTY. ALSO INCLUDES EASEMENTS FOR INGRESS/EGRESS, UTILITIES, AND STORMWATER DRAINAGE. SAID RESTRICTIONS AND EASEMENTS BOTH AFFECT AND BENEFIT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.

33. EASEMENT FROM WAL-MART STORES, INC. TO GEORGIA POWER COMPANY, DATED DECEMBER 19, 1995, FILED FOR RECORD JANUARY 4, 1996, AND RECORDED IN DEED BOOK 2221, PAGE 119, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE AND THE RIGHT TO CLEAR ANY OBSTRUCTIONS THAT MIGHT INTERFERE WITH SAID LINE. SAID EASEMENT AND RIGHTS DO AFFECT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.

34. ACCESS EASEMENT BY AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE BUSINESS TRUST AND TRAMMELL CROW BTS, INC., A DELAWARE CORPORATION, DATED AUGUST 20, 1999,

TITLE EXCEPTIONS (CONT.)

FILED FOR RECORD NOVEMBER 10, 1999, AND RECORDED IN DEED BOOK 3508, PAGE 158, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES RESTRICTIONS ON USE AND DEVELOPMENT OF PROPERTY. ALSO INCLUDES EASEMENTS FOR INGRESS/EGRESS, UTILITIES, AND STORMWATER DRAINAGE. SAID RESTRICTIONS AND EASEMENTS BOTH AFFECT AND BENEFIT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.

35. ACCESS EASEMENT WITH COVENANTS AND RESTRICTION BY AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST AND MAP DEVELOPMENT, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, DATED MAY 9, 2003, FILED FOR RECORD SEPTEMBER 19, 2003, AND RECORDED IN DEED BOOK 6383, PAGE 194, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES AN ACCESS EASEMENT. AFFECTS THE SUBJECT PROPERTY AS SHOWN.

36. UTILITY EASEMENT BY AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST AND MAP STOCKBRIDGE, LLC, DATED OCTOBER 23, 2003, FILED FOR RECORD JANUARY 31, 2005, AND RECORDED IN DEED BOOK 7808, PAGE 291, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES A 20-FOOT UTILITY EASEMENT. SAID EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY.

37. GENERAL SEWER LINE EASEMENT FROM WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST TO CITY OF STOCKBRIDGE, A GEORGIA POLITICAL SUBDIVISION, DATED DECEMBER 31, 2007, FILED FOR RECORD JANUARY 16, 2008, AND RECORDED IN DEED BOOK 10679, PAGE 280, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES AN EASEMENT FOR A SANITARY SEWER LINE. SAID EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY.

38. EASEMENTS AND CONVEYANCE OF ACCESS RIGHTS GRANTED IN RIGHT OF WAY DEED FROM WAL-MART REAL ESTATE BUSINESS TRUST TO DEPARTMENT OF TRANSPORTATION, DATED SEPTEMBER 22, 2021, FILED FOR RECORD SEPTEMBER 27, 2021, AND RECORDED IN DEED BOOK 18508, PAGE 77, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES CONVEYANCE OF PROPERTY FOR THE WIDENING OF THE RIGHT OF WAY OF HENRY BOULEVARD. SAID CONVEYANCE ESTABLISHES CURRENT RIGHT OF WAY AND DOES NOT AFFECT THE SUBJECT PROPERTY. ALSO DESCRIBES A PERMANENT EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SLOPES, WALLS AND UTILITIES. SAID EASEMENT DOES AFFECT THE SUBJECT PROPERTY AS SHOWN. ALSO DESCRIBES A TEMPORARY EASEMENT FOR THE CONSTRUCTION OF A DRIVEWAY. SAID EASEMENT DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.

GRID NORTH (GA WEST)
SURVEY NOTE 6

GRAPHIC SCALE
20' 0 20' 40'
1 inch = 20 Feet

VICINITY MAP

SURVEY NOTES

1) PROPERTY SHOWN HEREON WAS SURVEYED JANUARY 23, 2025.

2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1' IN 36,315' WITH AN ANGULAR ERROR OF 3.51 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

3) A SOKKIA IX TOTAL STATION, CARLSON BRX7 GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.

4) THIS PLAT HAS A MAP CLOSURE OF 1' IN 122,434'.

5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13151C0087D, WITH A DATE OF IDENTIFICATION OF OCTOBER 8, 2016 FOR COMMUNITY NUMBER 130108, IN HENRY COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

6) BEARING BASIS (NAD83(2011), GA WEST) AND VERTICAL DATUM (NAVD88, GEOID18) FOR THIS SURVEY WERE ESTABLISHED USING A CARLSON BRX7 GPS RECEIVER UTILIZING OPUS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3 NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .05 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

7) UTILITIES SHOWN PER MARKINGS PLACED BY UTILITY-MARKING, L.L.C.. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. PROFESSIONAL LAND SURVEYORS MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.

8) NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.

9) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 3177, PAGE 199, HENRY COUNTY RECORDS.

10) THIS DESCRIBES THE SAME PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO:NCS-1233532-ATL, DATED SEPTEMBER 10, 2024 AT 8:00AM.

11) NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY.

12) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

13) AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.

14) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

15) SUBJECT PROPERTY HAS IN-DIRECT ACCESS TO NORTH HENRY ROAD, BEING A PUBLICLY DEDICATED RIGHT OF WAY.

16) SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND RIGHTS OF WAY. NO GAPS, GORES, OR OVERLAPS ARE KNOWN TO EXISTS.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOT 71 OF THE 12TH/ DISTRICT, HENRY COUNTY, CITY OF STOCKBRIDGE, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY OF DAVIS ROAD (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY) AND THE NORTHEASTERLY RIGHT OF WAY OF NORTH HENRY ROAD (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY), THENCE LEAVING SAID RIGHT OF WAY OF DAVIS ROAD AND CONTINUING ALONG SAID RIGHT OF WAY OF NORTH HENRY ROAD THE FOLLOWING COURSES AND DISTANCES: WITH A CURVE TURNING TO THE LEFT WITH AN ARC DISTANCE OF 94.88 FEET, WITH A RADIUS OF 1420.00 FEET, WITH A CHORD BEARING OF SOUTH 18 DEGREES 35 MINUTES 27 SECONDS EAST, WITH A CHORD LENGTH OF 94.86 FEET TO A POINT; SOUTH 67 DEGREES 38 MINUTES 34 SECONDS EAST A DISTANCE OF 27.45 FEET TO A POINT; SOUTH 26 DEGREES 08 MINUTES 46 SECONDS EAST A DISTANCE OF 112.04 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID RIGHT OF WAY OF NORTH HENRY ROAD NORTH 79 DEGREES 53 MINUTES 49 SECONDS EAST A DISTANCE OF 145.00 FEET TO A POINT; THENCE SOUTH 47 DEGREES 58 MINUTES 02 SECONDS EAST A DISTANCE OF 118.89 FEET TO A POINT; THENCE SOUTH 10 DEGREES 01 MINUTES 32 SECONDS EAST A DISTANCE OF 35.00 FEET TO A POINT; THENCE SOUTH 79 DEGREES 58 MINUTES 28 SECONDS WEST A DISTANCE OF 210.18 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF NORTH HENRY ROAD; THENCE CONTINUING ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: NORTH 26 DEGREES 11 MINUTES 39 SECONDS WEST A DISTANCE OF 60.13 FEET TO A POINT; NORTH 02 DEGREES 51 MINUTES 46 SECONDS EAST A DISTANCE OF 45.61 FEET TO A POINT, NORTH 26 DEGREES 08 MINUTES 46 SECONDS WEST A DISTANCE OF 19.37 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS (0.568 ACRES) 24,838 SQUARE FEET

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

TO WAL-MART REAL ESTATE BUSINESS TRUST AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(A)(B), 7(A)(B1)(C), 8, 9, 10, 11(A)(B), 13, 14, AND 16-20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 23, 2025.

GEORGIA PROFESSIONAL No. 3489 LAND SURVEYOR ADAM THOMAS BRATTON

ADAM T. BRATTON GEORGIA PLS# 3489

DATE OF PLAT OR MAP: FEBRUARY 12, 2025

UTILITY CONTACTS

WATER
HENRY COUNTY WATER AND SEWER
770-914-3898

CITY OF STOCKBRIDGE
470-420-4493

CLAYTON COUNTY WATER AUTHORITY
404-427-9131

GAS
ATLANTA GAS LIGHT CLAYTON
404-387-3164

POWER
GEORGIA POWER
404-506-6539

COMMUNICATION
AT&T
305-409-1542

CHARTER COMMUNICATION
762-219-2818

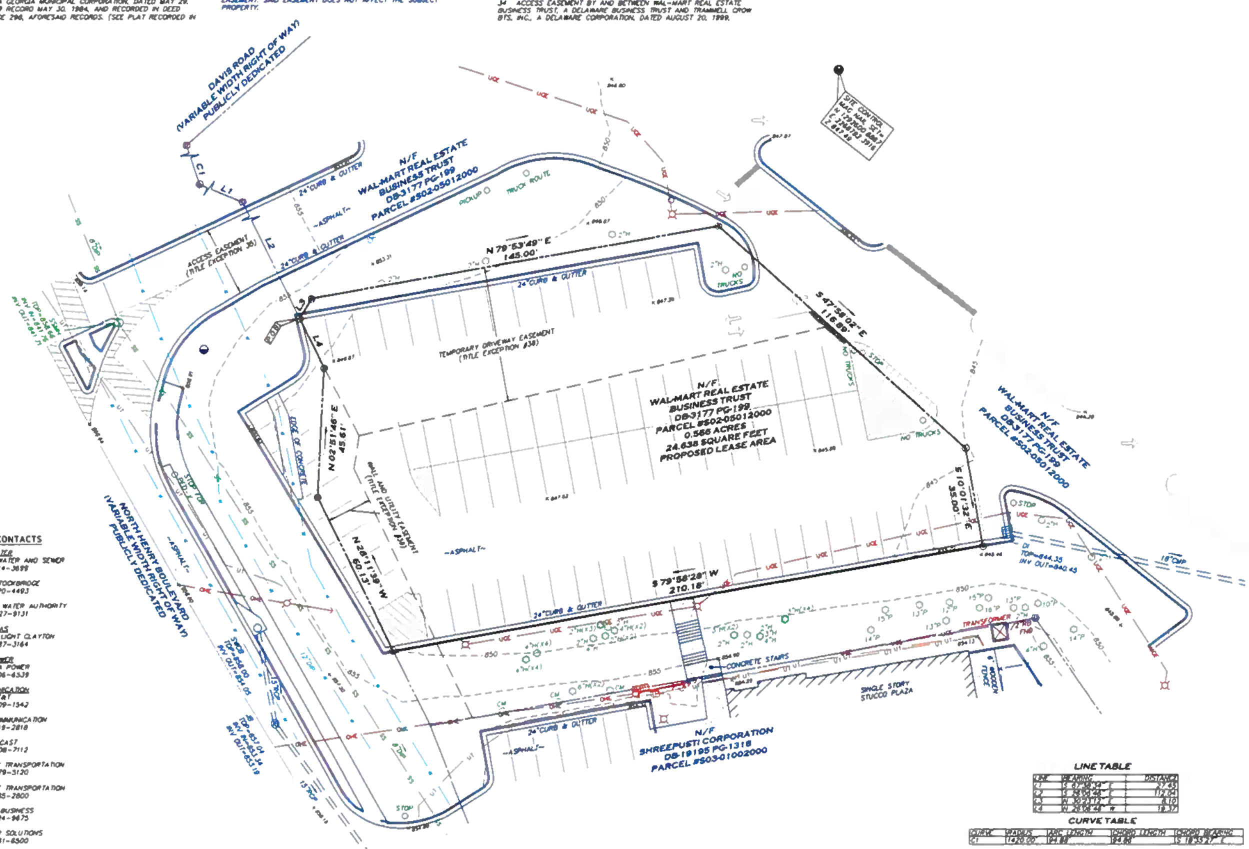
COMCAST
678-708-7112

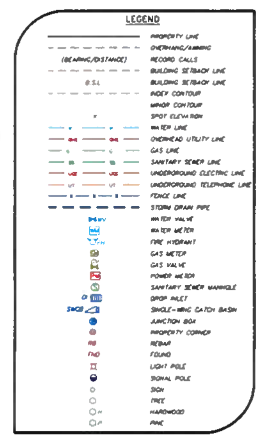
CLAYTON COUNTY TRANSPORTATION
678-479-5120

GEORGIA DEPT OF TRANSPORTATION
404-635-2800

VERIZON BUSINESS
800-624-9675

ZAYO FIBER SOLUTIONS
800-961-6500





PROFESSIONAL LAND SURVEYORS, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30120
770-334-8186
WWW.PLS.US
INFO@PLS.US
GEORGIA C.O.A.: LSF001380

PREPARED FOR:
WAL-MART REAL ESTATE BUSINESS TRUST AND FIRST AMERICAN TITLE INSURANCE COMPANY

ALTA/NSPS LAND TITLE SURVEY OF:
A PORTION OF PARCEL #S02-05012000
STOCKBRIDGE, GA 30281
(CITY OF STOCKBRIDGE)

STATE: GEORGIA	COUNTY: HENRY
LAND LOT: 71	DISTRICT: 12

REVISIONS

DATE:	DESCRIPTION

PROFESSIONAL LAND SURVEYORS

DATE: FEBRUARY 12, 2025
JOB #: 255144
SCALE: 1"=20'
DRAWN BY: D. HALL

Letter of Intent
Motley 7 Brew

111West 39th Street
Vancouver, WA 98660
Tel: (360) 694-7855
Email: RGagnon@AnchorPointMG.com

April 10, 2025

City of Stockbridge Community Development Agency
Special Use Permitting
4602 North Henry Blvd.
Stockbridge, GA 30281

Dear Director Ryan Anderson

Motley 7 Brew is submitting this letter of intent to apply for a special use to establish a 7 Brew Coffee Store. The facility will be located at 5600 North Henry Blvd, Stockbridge, GA 30281.

The store will provide coffee products to the local community. The products served will include: several different hot and cold brew coffees as well as several different energy drinks and fizz drinks.

The estimated capital expenditure associated with this project is approximately $1,783,226.00.

Mr. Ryan Gagnon, Permit Coordinator, is authorized to respond to questions regarding the application. He can be reached at 360-694-7855 Ext. 205 or by email at RGagnon@AnchorPointMG.com

Sincerely,

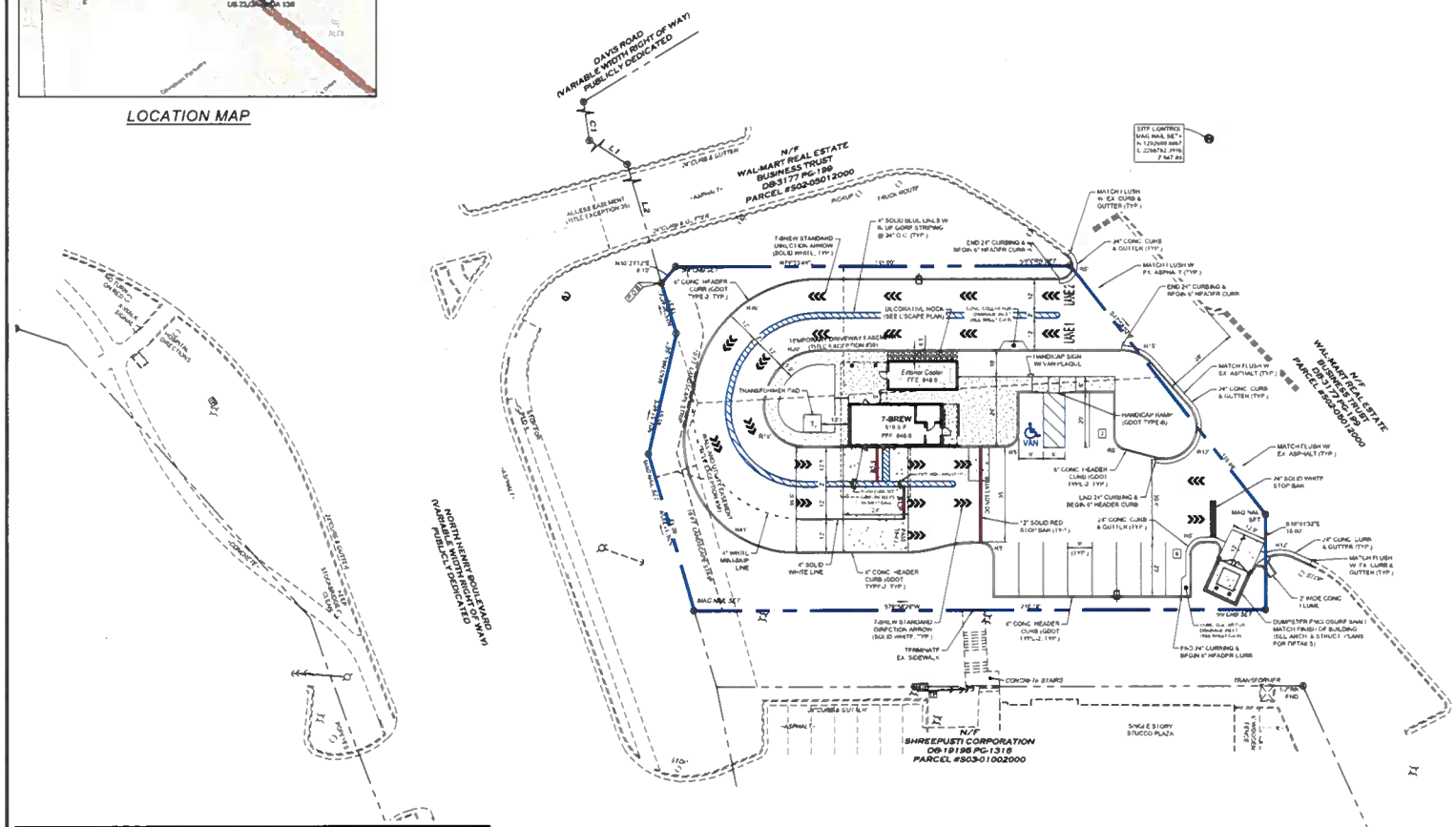
Ryan Gagnon

SITE DATA CHART

Building / Use	Area (sq.ft.)	Required Parking		Provided Parking		Pervious Area		Impervious Area		Area (acres)
		Total	Ratio	Total	Ratio	Area (ac.)	% Pervious	Area (ac.)	% Impervious	
Restaurant	510	5	10 spaces / 1,000 sq.ft.	11	22 spaces/1,000 sq.ft.	0.17	30%	0.40	70%	0.57

1	Developer	MOTELY 7 BREW, LLC 111 WEST 39TH STREET VANCOUVER, WASHINGTON 98660 CONTACT: MATT COOK PHONE: 858-231-4374
2	Civil Engineer	HAINES, GIPSON & ASSOCIATES, INC. 1596 NORTH BROWN ROAD, SUITE 100 LAWRENCEVILLE, GEORGIA 30043 PHONE: 770-497-7556

LOCATION MAP



STRIPING PAINT COLORS:

SUBSTITUTION TO COLORS MUST BE APPROVED BY 7 BREW

	PMS 000C	PMS 281	PMS 201
	WHITE	BLUE	RED
C:	0%	100%	39.54%
M:	0%	63%	99.11%
Y:	0%	0%	74.72%
K:	0%	35%	29.59%
R:	255	0	138
G:	255	61	36
B:	255	165	50
HEX	FFFFFF	003DA5	8A2432

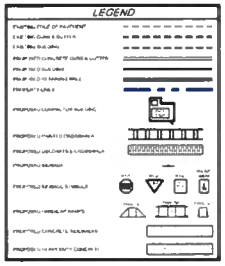
PAINT TYPE:

SHERWIN-WILLIAMS PRO PARK, SETFAST HOTLINE OR AN APPROVED EQUAL.

PAVEMENT MARKINGS:

- "STOP" TEXT PAINTED AS SHOWN ON PLAN TO BE 48" TALL.
- ALL LANE DELINEATION LINES SHALL BE 4" THICK AND PAINTED IN COLOR NOTED ON PLAN.
- ALL PARKING STALL MARKINGS SHALL BE 4" THICK AND PAINTED IN WHITE
- 7-BREW DIRECTION ARROW MARKINGS SHALL BE SOLID WHITE, SEE ARROW DETAIL ON SHEET C-4.0
- ADA ACCESSIBLE PARKING SYMBOL AND STRIPED ACCESSIBLE SHALL BE PAINTED BLUE.
- "LANE 4" TEXT SHALL BE 48" TALL AND PAINTED IN WHITE
- "PASS THRU" TEXT SHALL BE 24" TALL AND PAINTED IN WHITE
- "DO NOT ENTER" TEXT SHALL BE 24" TALL AND PAINTED IN RED

LEGEND



GENERAL SITE NOTES:

1. OWNER/DEVELOPER: MOTELY 7 BREW, LLC, 111 WEST 39TH STREET, VANCOUVER, WASHINGTON 98660
2. SITE IS LOCATED AT THE 5582 N. HENRY BLVD., PARCEL #7 B.D., CITY OF STOCKBRIDGE, HENRY, GEORGIA, AND CONSISTS OF ±0.57 ACRES
3. THE SITE IS ZONED C2 w/ PMU Overlay
4. ALL DIMENSIONS AND RADII ARE TO/FROM THE FACE OF CURB, EDGE OF ASPHALT, AND/OR THE OUTSIDE FACE OF THE BUILDING WALL UNLESS OTHERWISE STATED. ALL RADII DISPLAYED ADJACENT TO PARKING SPACES ARE 3' UNLESS OTHERWISE NOTED.
5. ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (A.D.A.) SPP ARCHITECTURAL DWGS FOR STRUCTURE COMPLIANCE
6. ALL SIGNAGE TO BE PERMITTED UNDER SIGN REGULATIONS IN LR-LCT AT TIME OF SIGN PLAN/ APPLICATION SUBMITTAL
7.
8. UNLESS OTHERWISE NOTED, ALL PAVEMENT IS TO BE STANDARD DUTY ASPHALT
9. TYPICAL PAVEMENT SECTION FOR THE NEW PAVEMENTS ARE INCLUDED IN THE CONSTRUCTION DETAIL SHEETS
10. ALL CONSTRUCTION TO CONFORM TO THE CITY OF STOCKBRIDGE STANDARDS AND SPECIFICATIONS WHETHER OR NOT REVIEW COMMENTS WERE MADE
11. ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION, THE STATE D.O.T., AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
12. PROVIDE TRAFFIC CONTROL AS REQUIRED, IN ACCORDANCE WITH THE U.S. DEPT. OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND GOVERNING MUNICIPALITY REQUIREMENTS
13. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND BONDS AS DEEMED NECESSARY BY THE LOCAL AUTHORITY
14. CONTRACTOR SHALL CONTACT ALL APPLICABLE LOCAL AUTHORITIES PRIOR TO ANY CONSTRUCTION ACTIVITY WITHIN THE RIGHT-OF-WAY TO OBTAIN THE APPROPRIATE PERMITS
15. THERE ARE NO WETLANDS PRESENT ON THE PROPOSED SITE
16. THE PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13151C0267D, AND THE DATE OF SAID MAP IS 09/09/2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY LOCATING THE POSITION OF THE SUBJECT SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED

TOTAL SITE AREA = ±0.57 ACRES

DISTURBED AREA
GDOT Right-of-Way Area = ±0.14 AC
On-site Area = ±0.39 AC
Offsite Area = ±0.04 AC
TOTAL DISTURBED AREA = ±0.74 AC

EXISTING/PRE-DEVELOPED
IMPERVIOUS AREA = ±0.15 AC
PERVIOUS AREA = ±0.42 AC

POST-DEVELOPED
IMPERVIOUS AREA = ±0.40 AC
PERVIOUS AREA = ±0.17 AC

STORMWATER MANAGEMENT NOTE:

- STORMWATER MANAGEMENT FOR THIS PROJECT IS PROVIDED OFF-SITE IN AN EXISTING DETENTION POND WHICH SERVES THE EASTING WALMART SHOPPING CENTER

RIGHT OF WAY NOTES:

- ALL ROADWAY / WALKWAY UTILITY CROSSINGS ARE TO BE BORED AND CASED. ANY ROAD OPEN CUTS ARE TO BE SUBMITTED, REVIEWED, AND PERMITTED TO DOT UTILITY DIVISION UNDER SEPARATE PERMIT. CONTACT DOT UTILITIES FOR PERMIT PROCESS.
- ANY DRIVE, ACCESS, SIDEWALK / SHOULDER CROSS-SLOPE, IN THE R/W, IS TO MATCH THE STD. 1:48 PER L.P. (2.0% PER A.D.A.)

SEE "CONSTRUCTION NOTES" SHEET C-0.1 FOR ADDITIONAL GENERAL CONSTRUCTION & A.H.J. STANDARD NOTES.

SITE PLAN

GRAPHIC SCALE

20' 0 20' 40' 80'

SCALE: 1" = 20'

HGA
HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 03894 PROFESSIONAL ENGINEER
MY LUKE TERRELL

A PROJECT OF
MOTELY 7 BREW, LLC
111 West 39th Street
Vancouver, Washington 98660
Phone: 858-231-4374
Email: mcook@porchlightpoints.com

SEVEN BREW COFFEE DRIVE THRU
5582 North Henry Boulevard, A portion of Parcel No. 502-0301 2000.
Land Lot 17, 12th District, City of Stockbridge, Georgia. Zoned C2 w/ PMU Overlay.

NO.	BY	DATE	DESCRIPTION

NO.	BY	DATE	DESCRIPTION

DRAWN BY: TLF
CHECKED BY: TLF
DATE: 04/08/2025
SHEET TITLE: SITE PLAN
SHEET NUMBER: C-2.0

HGA JOB No. 2025-050

Henry County Water Authority
Engineering Division

Thank you for your interest in Henry County, Georgia. This packet includes the necessary documents required for processing water/sewer availability letters.

Availability letters are required for rezoning(s), conditional use/exception, variance, and modifications to Zoning Conditions of properties that are heard by the Henry County Planning and Zoning Board and/or the Henry County Board of Commissioners (or respective cities that are within HCWA service area).

HCWA will verify that water and sewer service is, or will be, available to serve a particular development. The requested information in this package is used for determining the existing water/sewerage system capacity, planning for future water and sewerage system needs, and protection of Henry County water sources.

The HCWA charges an application fee for the preparation of a Water/Sewer Availability Letter. A deposit and additional costs may be required for proposed larger developments, industrial projects, or unusual cases that require a feasibility/basin study.

Payment of the fee(s) is due at the time of the submittal of the application for a Water/Sewer Availability Letter. This fee is non-refundable even if it is determined that water and/or sewer service is not available.

Water/Sewer Availability Letters are valid for twelve (12) months.

Should you need further assistance, please feel free to contact our office between
8:00AM to 5:00PM, Monday through Friday at (770) 914-3688.

Henry County Water Authority
Engineering Division

Availability Letter Checklist/Summary

Please complete this form when requesting water/sewer availability letters. Attach the checklist to the application and sign. (This does not apply to existing service verification letters or letters for conditional use/exception and some variances).

ALL DOCUMENTS ARE REQUIRED IN ORDER TO CONSIDER AVAILABILITY;
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

REQUIRED ITEMS	COPIES	PROCEDURE	(INITIAL)
Application Form *(Originals only. No photocopies accepted.)*	01	1. Signed by owner and **notarized**. OR 2. Signed by owner's agent and **notarized.**	
Letter of Intent	01	The letter must clearly state the proposed use, development intent, and estimated time period for construction.	
Preliminary Site Plan/Layout (24 x 36 max.)	01	Preliminary Site Plan drawn to scale that clearly presents the following minimum details: • Location of Proposed Development (identify all adjacent roads used to access development) • Overall size of proposed development • Land Lot(s) and District(s) of the proposed development • Current and proposed zoning classification • Proposed improvement for the development, for subdivision, show proposed lot layout, identifying total # of lots • Topography – clearly label contour information • Existing water and sewer line sizes and locations. If an extension of the water/sewer system is required, site plan must be accompanied with a preliminary routing of the off-site extension. (*Preliminary profiles of the proposed sewer routing may be required.)* • Estimated sanitary sewer flow along with the method of calculation. • Buildings, road frontage, north arrow, • The plan/layout must be dated and correspond with the submittal to the County or respective City. • **All plans/layouts must include a statement of whether or not the property is within a protected watershed district.**	

Additional site plan/layout requirements	01	If property is within a protected watershed, include proposed minimum lot sizes, estimate of impervious surface, required stream buffers, and statement of whether or not the property is within the Water Quality Critical Area.	
Payment $300.00		Cash or check made payable to *Henry County Water Authority for* **$300.00** for Availability Letters. A deposit and additional costs will be required for developments requiring feasibility/basin studies.	
Letter from the Health Department **(Only if property is not on sewer and located within a protected watershed district)**	01	This letter is required **only** if the development is within a protected watershed district and the proposed minimum lot size is less than the requirements set forth in the Watershed Protection Ordinance. Letter must indicate that septic systems will be adequate for proposed lots and house/building sizes.	

The Engineering Manager may require additional information different from the above depending upon the type of development and/or system requirements. The terms and conditions of an availability letter are subject to all rules and regulations of Henry County Water Authority. This application is valid only for the real property referenced on this application. This application is not transferable or assignable to any party. Henry County Water Authority reserves the right to discontinue processing applications at any time without prior notice for any reason, including limited, diminished, or lack of supply and/or demand considerations.

Henry County Water Authority
Engineering Division

Application for Water/Sewer Availability Letter

Date: _____

Name of Applicant _____ Phone: _____ Mobile: _____

Address of Applicant: _____ Fax: _____

City: _____ State: _____ Zip: _____ E-mail: _____

Name of Agent _____ Phone: _____ Mobile: _____

Address of Agent: _____ Fax: _____

City: _____ State: _____ Zip: _____ E-mail: _____

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT FOR THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (PLEASE CHECK THE PURPOSE OF LETTER REQUEST AND FILL IN **ALL** APPLICABLE INFORMATION LEGIBLY AND COMPLETELY).

VERIFICATION OF SERVICE: ☐**Conditional Use/Exception** ☐**Variance** ☐**In-law Suite/Addition** ☐**Bank Loan**

AVAILABILITY: ☐**General Availability** ☐**Rezoning**

Availability letters will require a **minimum** of three weeks from the date of payment and application submittal.

Request from _____ to _____
(Present Zoning)) (Requested Zoning)

For the Purpose of _____
(Type of Development)

Address of Property: _____ Nearest Intersection to Property _____
(Street Address, if Applicable, Nearest Intersection, Etc)

Size of Tract: _____ acre(s), Land Lot Number(s): _____, District(s): _____

Development Estimated Average Daily Sewer Flow (GPD): _____

Property Tax Parcel Number: _____-_____-_____-_____Proposed number of lots: _____

Information beyond this point is not required for service verifications.

(Below: For properties within protected watershed districts only)

Gross Density: _____units per acre Net Density: _____units per acre

Estimated amount of impervious surface: _____ Minimum Lot Size: _____

_____ _____
Witness **Signature of Owner(s)/Agent(s)**

_____ _____
Printed Name of Witness **Printed Name of Owner/s**

_____ _____
Notary **Signature of Agent**

City of Stockbridge

Planning and Zoning Office

Septic System Information for Zoning Requests

4640 North Henry Boulevard; Stockbridge, GA 30281 (770) 389-7900

This form must be completed and submitted to the Planning and Zoning Office with all zoning applications for properties that are not served by public sewer.

Name of Applicant:_____ Phone:_____ Mobile:_____

Applicant Address:_____ City, State:_____ Zip:_____

Name of Agent:_____ Phone:_____ Mobile:_____

Agent Address:_____ City, State:_____ Zip:_____

Request (Check one):

Rezoning (Current Zoning_____ Requested Zoning_____) Conditional Use____ Variance _____ Zoning Modification _____

For the Purpose of_____

Property Address:_____ Nearest Intersection to property: _____

Size of Tract:_____acres Land Lot:(s)_____ District(s): _____

Property Tax Parcel Number(s):_____ Proposed Number of Lots:_____

Signature of Owner:_____ Printed Name of Owner: _____

Signature of Agent:_____ Printed Name of Agent: _____

(To be Completed by Henry County Environmental Health)

Check all that apply

_____ There are suitable soils for the installation of a septic system on the subject property.

_____ There are <u>not</u> suitable soils for the installation of a septic system on the subject property.

_____ There is an existing septic system on the subject property.

_____ The existing septic system will support the proposed development and/or use.

_____ The existing septic system will <u>not</u> support the proposed development and/or use.

Comments: _____

_____

_____

_____

Name of Person Completing:_____ Title: _____

Signature:_____ Date:_____

E-mail Address: _____ Phone Number: _____

TITLE EXCEPTIONS

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO: NCS-1233532-ATL
COMMITMENT DATE: SEPTEMBER 10, 2024 AT 8:00 AM
SCHEDULE B, PART II (EXCEPTIONS)

12. EASEMENTS GRANTED IN RIGHT-OF-WAY DEED FROM MRS. D. & R. L. SMITH TO STATE HIGHWAY BOARD OF GEORGIA, DATED JUNE 28, 1927, FILED FOR RECORD AUGUST 1, 1927 AND RECORDED IN DEED BOOK 23, PAGE 282, HENRY COUNTY, GEORGIA RECORDS.
SAID DOCUMENT DESCRIBES THE CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF A STATE HIGHWAY. REFERENCES MADE TO OWNERSHIP NO LONGER EXIST; UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY. MAY AFFECT SUBJECT PROPERTY

13. EASEMENTS GRANTED IN RIGHT-OF-WAY DEED FROM MRS. R. L. SMITH TO HIGHWAY BOARD OF GEORGIA, DATED, FILED FOR RECORD AUGUST 14, 1981 AND RECORDED IN DEED BOOK 25, PAGE 531, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES THE CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF A STATE HIGHWAY. REFERENCES MADE TO OWNERSHIP NO LONGER EXIST; UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY. MAY AFFECT SUBJECT PROPERTY

14. EASEMENT FROM E. D. GRIFFITH TO GEORGIA POWER COMPANY, DATED MARCH 29, 1939, FILED FOR RECORD APRIL 7, 1939, AND RECORDED IN DEED BOOK 31, PAGE 85, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE. SAID EASEMENT IS VAGUE IN DESCRIPTION AND REFERENCES MADE TO OWNERSHIP NO LONGER EXIST. UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY. SAID EASEMENT AND RIGHTS MAY AFFECT THE SUBJECT PROPERTY.

15. EASEMENT FROM MRS. R. L. SMITH TO GEORGIA POWER COMPANY, DATED MARCH _8, 1939, FILED FOR RECORD APRIL 7, 1939, AND RECORDED IN DEED BOOK 31, PAGE 88, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE. SAID EASEMENT IS VAGUE IN DESCRIPTION AND REFERENCES MADE TO OWNERSHIP NO LONGER EXIST. UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY. SAID EASEMENT AND RIGHTS MAY AFFECT THE SUBJECT PROPERTY.

16. EASEMENT FROM MRS. CLAUDE A. SMITH TO GEORGIA POWER COMPANY, DATED AUGUST 20, 1951, FILED FOR RECORD SEPTEMBER 4, 1951, AND RECORDED IN DEED BOOK 45, PAGE 318, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE. SAND EASEMENT IS VAGUE IN DESCRIPTION AND REFERENCES MADE TO OWNERSHIP NO LONGER EXIST. UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY. SAID EASEMENT AND RIGHTS MAY AFFECT THE SUBJECT PROPERTY.

17. EASEMENTS GRANTED IN RIGHT OF WAY DEED FROM MRS. DONALD H. MOUNT TO HENRY COUNTY, A GEORGIA POLITICAL SUBDIVISION, DATED JUNE 10, 1968, FILED FOR RECORD JUNE 15,

TITLE EXCEPTIONS (CONT.)

1968, AND RECORDED IN DEED BOOK 100, PAGE 472, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES THE CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF A ROAD. REFERENCES MADE TO OWNERSHIP NO LONGER EXIST; UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY. MAY AFFECT SUBJECT PROPERTY.

18. EASEMENTS GRANTED IN RIGHT OF WAY DEED FROM SOU. FED. S. & L. ASSOCIATION AND D. H. MOUNT TO HENRY COUNTY, A GEORGIA POLITICAL SUBDIVISION, DATED JUNE 10, 1968, FILED FOR RECORD JUNE 14, 1968, AND RECORDED IN DEED BOOK 100, PAGE 473, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES THE CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF A ROAD. REFERENCES MADE TO OWNERSHIP NO LONGER EXIST; UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY. MAY AFFECT SUBJECT PROPERTY.

19. TEMPORARY CONSTRUCTION EASEMENT FROM SHARON THOMASON TO DEPARTMENT OF TRANSPORTATION, DATED MARCH 23, 1981, FILED FOR RECORD SEPTEMBER 23, 1981, AND RECORDED IN DEED BOOK 463, PAGE 180, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES A TEMPORARY CONSTRUCTION EASEMENT FOR THE CREATION OF SLOPES AND DRAINAGE DITCHES. SAID EASEMENT HAS SINCE EXPIRED. DOES NOT AFFECT THE SUBJECT PROPERTY.

20. TEMPORARY CONSTRUCTION EASEMENT FROM SHARON THOMASON TO DEPARTMENT OF TRANSPORTATION, DATED MARCH 23, 1981, FILED FOR RECORD SEPTEMBER 23, 1981, AND RECORDED IN DEED BOOK 463, PAGE 182, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES A TEMPORARY CONSTRUCTION EASEMENT FOR THE CREATION OF SLOPES AND DRAINAGE DITCHES. SAID EASEMENT HAS SINCE EXPIRED. DOES NOT AFFECT THE SUBJECT PROPERTY.

21. TEMPORARY CONSTRUCTION EASEMENT FROM D. H. MOUNT TO DEPARTMENT OF TRANSPORTATION, DATED MAY 13, 1981, FILED FOR RECORD SEPTEMBER 23, 1981, AND RECORDED IN DEED BOOK 463, PAGE 184, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES A TEMPORARY CONSTRUCTION EASEMENT FOR THE CREATION OF SLOPES AND DRAINAGE DITCHES. SAID EASEMENT HAS SINCE EXPIRED. DOES NOT AFFECT THE SUBJECT PROPERTY.

22. TEMPORARY CONSTRUCTION EASEMENT FROM D. H. MOUNT TO DEPARTMENT OF TRANSPORTATION, DATED MAY 13, 1981, FILED FOR RECORD SEPTEMBER 23, 1981, AND RECORDED IN DEED BOOK 463, PAGE 186, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES A TEMPORARY CONSTRUCTION EASEMENT FOR THE CREATION OF SLOPES AND DRAINAGE DITCHES. SAID EASEMENT HAS SINCE EXPIRED. DOES NOT AFFECT THE SUBJECT PROPERTY.

23. EASEMENT FOR SEWER LINE FROM BILL MABROS TO CITY OF STOCKBRIDGE, A GEORGIA MUNICIPAL CORPORATION, DATED MAY 29, 1984, FILED FOR RECORD MAY 30, 1984, AND RECORDED IN DEED BOOK 574, PAGE 298, AFORESAID RECORDS. (SEE PLAT RECORDED IN

TITLE EXCEPTIONS (CONT.)

PLAT BOOK 10, PAGE 173, AFORESAID RECORDS)
SAID DOCUMENT DESCRIBES A PERMANENT SANITARY SEWER EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT. SAID EASEMENTS DO NOT AFFECT THE SUBJECT PROPERTY.

24. EASEMENT FOR SEWER LINE FROM E. MICHAEL LALLINGER TO CITY OF STOCKBRIDGE, A GEORGIA MUNICIPAL CORPORATION, DATED JANUARY 22, 1986, FILED FOR RECORD JANUARY 28, 1986, AND RECORDED IN DEED BOOK 685, PAGE 121, AFORESAID RECORDS. (SEE PLAT RECORDED IN PLAT BOOK 12, PAGE 23, AFORESAID RECORDS)
SAID DOCUMENT DESCRIBES A PERMANENT SANITARY SEWER EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT. SAID EASEMENTS DO NOT AFFECT THE SUBJECT PROPERTY.

25. EASEMENT FOR SEWER LINE FROM E. MICHAEL LALLINGER TO CITY OF STOCKBRIDGE, A GEORGIA MUNICIPAL CORPORATION, DATED JANUARY 23, 1986, FILED FOR RECORD JANUARY 28, 1986, AND RECORDED IN DEED BOOK 685, PAGE 123, AFORESAID RECORDS. (SEE PLAT RECORDED IN PLAT BOOK 12, PAGE 23, AFORESAID RECORDS)
SAID DOCUMENT DESCRIBES A PERMANENT 25-FOOT SANITARY SEWER EASEMENT AND A 20-FOOT TEMPORARY CONSTRUCTION EASEMENT. SAID EASEMENTS DO NOT AFFECT THE SUBJECT PROPERTY.

26. EASEMENT FOR SEWER LINE FROM D. H. MOUNT AND CYNELLE MOUNT TO CITY OF STOCKBRIDGE, A GEORGIA MUNICIPAL CORPORATION, DATED FEBRUARY 19, 1986, FILED FOR RECORD FEBRUARY 20, 1986, AND RECORDED IN DEED BOOK 691, PAGE 108, AFORESAID RECORDS. (SEE PLAT RECORDED IN PLAT BOOK 12, PAGE 60, AFORESAID RECORDS)
SAID DOCUMENT DESCRIBES A PERMANENT SANITARY SEWER EASEMENT AND A 20-FOOT TEMPORARY CONSTRUCTION EASEMENT. SAID EASEMENTS DO NOT AFFECT THE SUBJECT PROPERTY.

27. CONVEYANCE OF ACCESS RIGHTS FROM ERNEST BLOUNT TO DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, DATED NOVEMBER 16, 1990, FILED FOR RECORD DECEMBER 3, 1990, AND RECORDED IN DEED BOOK 1240, PAGE 187, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES CONVEYANCE OF ACCESS RIGHTS ALONG SPEER ROAD. SAID CONVEYANCE DOES NOT AFFECT THE SUBJECT PROPERTY.

28. EASEMENT FROM BILL MABROS TO GEORGIA POWER COMPANY, DATED OCTOBER 21, 1992, FILED FOR RECORD NOVEMBER 2, 1992, AND RECORDED IN DEED BOOK 1532, PAGE 301, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE. SAID EASEMENT AND RIGHTS DO NOT AFFECT THE SUBJECT PROPERTY.

29. EASEMENT FOR SEWER LINE FROM BILL MABROS AND MILLY MABROS TO CITY OF STOCKBRIDGE, A GEORGIA POLITICAL SUBDIVISION, DATED OCTOBER 16, 1992, FILED FOR RECORD NOVEMBER 24, 1992, AND RECORDED IN DEED BOOK 1545, PAGE 280, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES A PERMANENT 20-FOOT SANITARY SEWER EASEMENT. SAID EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY.

TITLE EXCEPTIONS (CONT.)

30. INDEMNITY AGREEMENT BY AND BETWEEN WILLIAM MABROS AND GEORGIA DEPARTMENT OF TRANSPORTATION, DATED FEBRUARY 23, 1993, FILED FOR RECORD APRIL 6, 1993, AND RECORDED IN DEED BOOK 1613, PAGE 28, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES A STORM DRAINAGE ENCROACHMENT. SAID ENCROACHMENT DESCRIPTION IS VAGUE, UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY.

31. TERMS AND PROVISIONS OF EASEMENT FROM BILLY MABROS TO NEW HENRY PARTNERS, A GENERAL PARTNERSHIP, DATED SEPTEMBER 12, 1994, FILED FOR RECORD SEPTEMBER 28, 1994, AND RECORDED IN DEED BOOK 1967, PAGE 295, AFORESAID RECORDS; AS AFFECTED BY EASEMENT AGREEMENT BY AND BETWEEN BILL MABROS, INDIVIDUALLY AND BILL MABROS AND MILLY MABROS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND THE FIRST NATIONAL BANK OF HENRY COUNTY, A NATIONAL BANKING ASSOCIATION, DATED OCTOBER 28, 1994, FILED FOR RECORD NOVEMBER 7, 1994, AND RECORDED IN DEED BOOK 1991, PAGE 294, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES RESTRICTIONS ON USE AND DEVELOPMENT OF PROPERTY. ALSO INCLUDES EASEMENTS FOR INGRESS/EGRESS, UTILITIES, AND STORMWATER DRAINAGE. SAID RESTRICTIONS AND EASEMENTS BOTH AFFECT AND BENEFIT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.

32. TERMS AND PROVISIONS OF EASEMENT AND RESTRICTIVE COVENANT AGREEMENT BY AND BETWEEN WAL-MART STORES, INC., A DELAWARE CORPORATION AND BILL MABROS, INDIVIDUALLY, AND BILL MABROS AND MILLY MABROS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, DATED NOVEMBER 4, 1994, FILED FOR RECORD NOVEMBER 7, 1994, AND RECORDED IN DEED BOOK 1991, PAGE 294, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO EASEMENT AND RESTRICTIVE COVENANT AGREEMENT BY AND AMONG WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE BUSINESS TRUST, MOUNTAIN PARK PLACE ASSOCIATES, L.L.P., A GEORGIA LIMITED LIABILITY PARTNERSHIP AND STOCKBRIDGE CORNERS ASSOCIATES, L.P., A GEORGIA LIMITED PARTNERSHIP, DATED DECEMBER 13, 1998, FILED FOR RECORD JANUARY 29, 1999, AND RECORDED IN DEED BOOK 3177, PAGE 202, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES RESTRICTIONS ON USE AND DEVELOPMENT OF PROPERTY. ALSO INCLUDES EASEMENTS FOR INGRESS/EGRESS, UTILITIES, AND STORMWATER DRAINAGE. SAID RESTRICTIONS AND EASEMENTS BOTH AFFECT AND BENEFIT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.

33. EASEMENT FROM WAL-MART STORES, INC. TO GEORGIA POWER COMPANY, DATED DECEMBER 19, 1995, FILED FOR RECORD JANUARY 4, 1996, AND RECORDED IN DEED BOOK 2221, PAGE 119, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE AND THE RIGHT TO CLEAR ANY OBSTRUCTIONS THAT MIGHT INTERFERE WITH SAID LINE. SAID EASEMENT AND RIGHTS DO AFFECT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.

34. ACCESS EASEMENT BY AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE BUSINESS TRUST AND TRAMMELL CROW BTS, INC., A DELAWARE CORPORATION, DATED AUGUST 20, 1999,

TITLE EXCEPTIONS (CONT.)

FILED FOR RECORD NOVEMBER 10, 1999, AND RECORDED IN DEED BOOK 3509, PAGE 158, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES RESTRICTIONS ON USE AND DEVELOPMENT OF PROPERTY. ALSO INCLUDES EASEMENTS FOR INGRESS/EGRESS, UTILITIES, AND STORMWATER DRAINAGE. SAID RESTRICTIONS AND EASEMENTS BOTH AFFECT AND BENEFIT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.

35. ACCESS EASEMENT WITH COVENANTS AND RESTRICTION BY AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST AND MAP DEVELOPMENT, L.L.C. AN ALABAMA LIMITED LIABILITY COMPANY, DATED MAY 9, 2003, FILED FOR RECORD SEPTEMBER 19, 2003, AND RECORDED IN DEED BOOK 6385, PAGE 184, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES AN ACCESS EASEMENT. AFFECTS THE SUBJECT PROPERTY AS SHOWN.

36. UTILITY EASEMENT BY AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST AND MAP STOCKBRIDGE, LLC, DATED OCTOBER 23, 2003, FILED FOR RECORD JANUARY 31, 2005, AND RECORDED IN DEED BOOK 7809, PAGE 291, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES A 20-FOOT UTILITY EASEMENT. SAID EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY.

37. GENERAL SEWER LINE EASEMENT FROM WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST TO CITY OF STOCKBRIDGE, A GEORGIA POLITICAL SUBDIVISION, DATED DECEMBER 31, 2007, FILED FOR RECORD JANUARY 16, 2008, AND RECORDED IN DEED BOOK 10679, PAGE 280, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES AN EASEMENT FOR A SANITARY SEWER LINE. SAID EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY.

38. EASEMENTS AND CONVEYANCE OF ACCESS RIGHTS GRANTED IN RIGHT OF WAY DEED FROM WAL-MART REAL ESTATE BUSINESS TRUST TO DEPARTMENT OF TRANSPORTATION, DATED SEPTEMBER 22, 2021, FILED FOR RECORD SEPTEMBER 27, 2021, AND RECORDED IN DEED BOOK 18509, PAGE 77, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES CONVEYANCE OF PROPERTY FOR THE WIDENING OF THE RIGHT OF WAY OF HENRY BOULEVARD. SAID CONVEYANCE ESTABLISHES CURRENT RIGHT OF WAY AND DOES NOT AFFECT THE SUBJECT PROPERTY. ALSO DESCRIBES A PERMANENT EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SLOPES, WALLS AND UTILITIES. SAID EASEMENT DOES AFFECT THE SUBJECT PROPERTY AS SHOWN. ALSO DESCRIBES A TEMPORARY EASEMENT FOR THE CONSTRUCTION OF A DRIVEWAY. SAID EASEMENT DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOT 71 OF THE 12TH/ DISTRICT, HENRY COUNTY, CITY OF STOCKBRIDGE, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY OF DAVIS ROAD (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY) AND THE NORTHEASTERLY RIGHT OF WAY OF NORTH HENRY ROAD (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY). THENCE LEAVING SAID RIGHT OF WAY OF DAVIS ROAD AND CONTINUING ALONG SAID RIGHT OF WAY OF NORTH HENRY ROAD THE FOLLOWING COURSES AND DISTANCES: WITH A CURVE TURNING TO THE LEFT WITH AN ARC DISTANCE OF 94.88 FEET, WITH A RADIUS OF 1420.00 FEET, WITH A CHORD BEARING OF SOUTH 18 DEGREES 35 MINUTES 27 SECONDS EAST, WITH A CHORD LENGTH OF 94.86 FEET TO A POINT; SOUTH 67 DEGREES 38 MINUTES 34 SECONDS EAST A DISTANCE OF 27.45 FEET TO A POINT; SOUTH 26 DEGREES 06 MINUTES 46 SECONDS EAST A DISTANCE OF 112.04 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID RIGHT OF WAY OF NORTH HENRY ROAD NORTH 79 DEGREES 53 MINUTES 49 SECONDS EAST A DISTANCE OF 145.00 FEET TO A POINT; THENCE SOUTH 47 DEGREES 58 MINUTES 02 SECONDS EAST A DISTANCE OF 116.89 FEET TO A POINT; THENCE SOUTH 10 DEGREES 01 MINUTES 32 SECONDS EAST A DISTANCE OF 35.00 FEET TO A POINT; THENCE SOUTH 79 DEGREES 58 MINUTES 28 SECONDS WEST A DISTANCE OF 210.18 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF NORTH HENRY ROAD; THENCE CONTINUING ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: NORTH 26 DEGREES 11 MINUTES 39 SECONDS WEST A DISTANCE OF 60.13 FEET TO A POINT; NORTH 02 DEGREES 51 MINUTES 46 SECONDS EAST A DISTANCE OF 45.61 FEET TO A POINT; NORTH 26 DEGREES 06 MINUTES 46 SECONDS WEST A DISTANCE OF 19.37 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS (0.566 ACRES) 24,638 SQUARE FEET.

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

TO WAL-MART REAL ESTATE BUSINESS TRUST AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(A)(B), 7(A)(B1)(C), 8, 9, 10, 11(A)(B), 13, 14, AND 16-20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 23, 2025.

ADAM T. BRATTON GEORGIA PLS# 3489

DATE OF PLAT OR MAP: FEBRUARY 12, 2025

GEORGIA PROFESSIONAL No. 3489 LAND SURVEYOR ADAM THOMAS BRATTON

UTILITY CONTACTS

WATER
HENRY COUNTY WATER AND SEWER
770-914-3699

CITY OF STOCKBRIDGE
470-420-4493

CLAYTON COUNTY WATER AUTHORITY
404-427-9131

GAS
ATLANTA GAS LIGHT CLAYTON
404-387-3164

POWER
GEORGIA POWER
404-506-6539

COMMUNICATION
AT&T
305-409-1542

CHARTER COMMUNICATION
762-219-2818

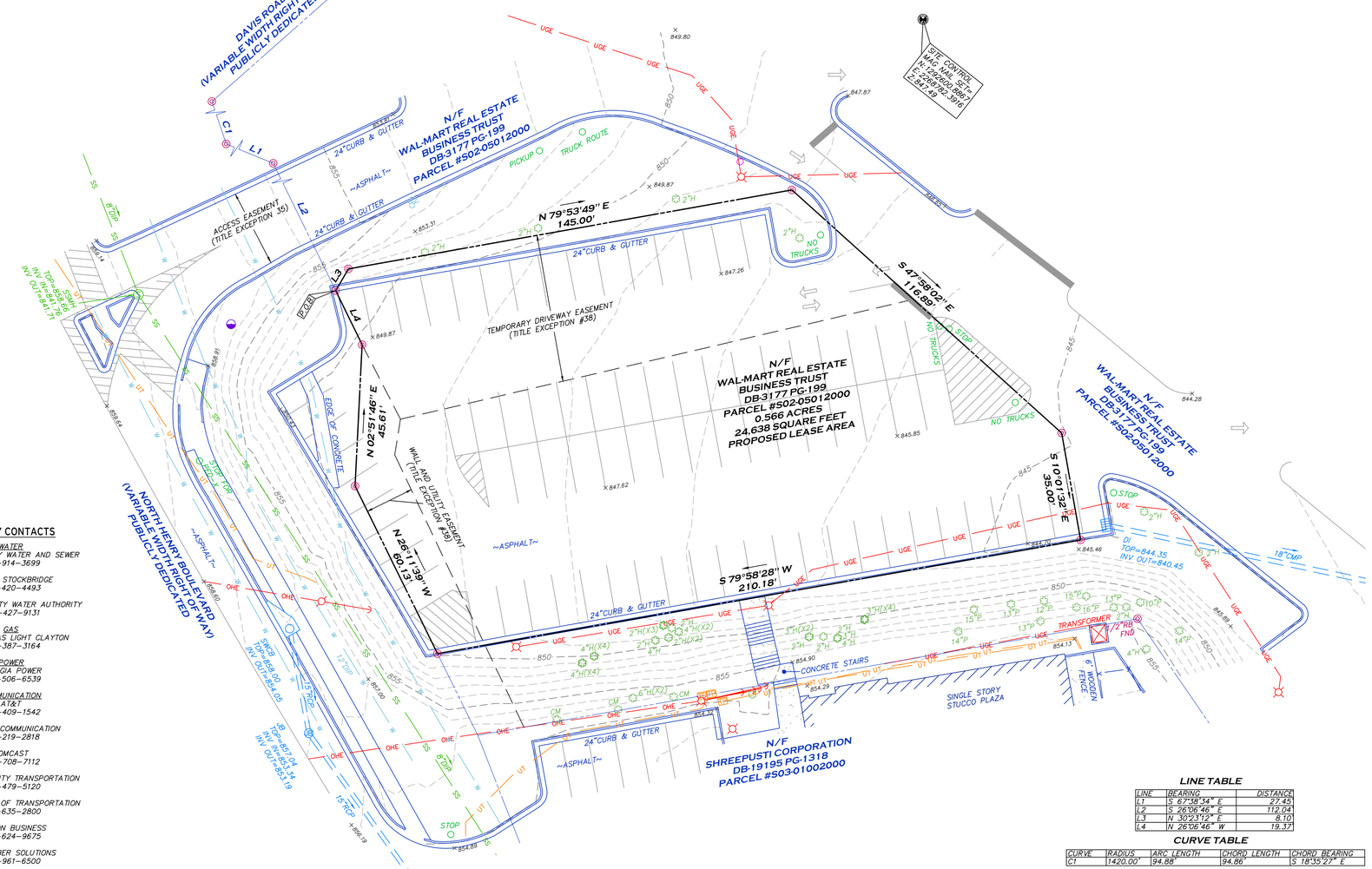
COMCAST
678-708-7112

CLAYTON COUNTY TRANSPORTATION
678-479-5120

GEORGIA DEPT OF TRANSPORTATION
404-635-2800

VERIZON BUSINESS
800-624-9675

ZAYO FIBER SOLUTIONS
800-961-6500



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 67°38'44" E	27.45
L2	S 26°06'46" E	112.04
L3	N 30°23'12" E	8.10
L4	N 26°06'46" W	19.37

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1420.00'	94.88'	94.86'	S 18°35'27" E

GRID NORTH (GA WEST) SURVEY NOTE 6

GRAPHIC SCALE
0 20' 40'
1 Inch = 20 Feet

VICINITY MAP

SURVEY NOTES

1) PROPERTY SHOWN HEREON WAS SURVEYED JANUARY 23, 2025.

2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1' IN 36,215' WITH AN ANGULAR ERROR OF 3.51 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

3) A SOKKIA IX TOTAL STATION, CARLSON BRX7 GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.

4) THIS PLAT HAS A MAP CLOSURE OF 1' IN 122,434'.

5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13151C0067D, WITH A DATE OF IDENTIFICATION OF OCTOBER 6, 2016 FOR COMMUNITY NUMBER 130108, IN HENRY COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

6) BEARING BASIS (NAD83(2011), GA WEST) AND VERTICAL DATUM (NAVD88, GEOID18) FOR THIS SURVEY WERE ESTABLISHED USING A CARLSON BRX7 GPS RECEIVER UTILIZING OPUS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .05 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

7) UTILITIES SHOWN PER MARKINGS PLACED BY UTILITY-MARKING, L.L.C.. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. PROFESSIONAL LAND SURVEYORS MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.

8) NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.

9) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 3177, PAGE 199, HENRY COUNTY RECORDS.

10) THIS DESCRIBES THE SAME PROPERTY AS DESCRIBED IN FIRST AMERCAN TITLE INSURANCE COMPANY COMMITMENT NO:NCS-1233532-ATL, DATED SEPTEMBER 10, 2024 AT 8:00AM.

11) NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY.

12) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

13) AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.

14) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

15) SUBJECT PROPERTY HAS IN-DIRECT ACCESS TO NORTH HENRY ROAD, BEING A PUBLICLY DEDICATED RIGHT OF WAY.

16) SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND RIGHTS OF WAY. NO GAPS, GORES, OR OVERLAPS ARE KNOWN TO EXISTS.

LEGEND

	PROPERTY LINE
	OVERHANG/AWNING
(BEARING/DISTANCE)	RECORD CALLS
	BUILDING SETBACK LINE
B.S.L.	BUILDING SETBACK LINE
	INDEX CONTOUR
	MINOR CONTOUR
×	SPOT ELEVATION
W	WATER LINE
OHE	OVERHEAD UTILITY LINE
G	GAS LINE
SS	SANITARY SEWER LINE
UGE	UNDERGROUND ELECTRIC LINE
UT	UNDERGROUND TELEPHONE LINE
X	FENCE LINE
	STORM DRAIN PIPE
WV	WATER VALVE
WM	WATER METER
FH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
PM	POWER METER
S	SANITARY SEWER MANHOLE
DI	DROP INLET
SWCB	SINGLE-WING CATCH BASIN
JB	JUNCTION BOX
	PROPERTY CORNER
RB	REBAR
FND	FOUND
	LIGHT POLE
	SIGNAL POLE
	SIGN
	TREE
H	HARDWOOD
P	PINE

PROFESSIONAL LAND SURVEYORS, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30120
770-334-8186
WWW.PLS.US
INFO@PLS.US
GEORGIA C.O.A.: LSF001380

PREPARED FOR:
WAL-MART REAL ESTATE BUSINESS TRUST AND FIRST AMERICAN TITLE INSURANCE COMPANY

ALTA/NSPS LAND TITLE SURVEY OF:
A PORTION OF PARCEL #502-0501-2000
STOCKBRIDGE, GA 30281
(CITY OF STOCKBRIDGE)

COUNTY: HENRY
DISTRICT: 12
STATE: GEORGIA
LAND LOT: 71

REVISIONS

DATE:	DESCRIPTION

PROFESSIONAL LAND SURVEYORS

DATE: FEBRUARY 12, 2025
JOB #: 255144
SCALE: 1"=20'
DRAWN BY: D. HALL

Henry County Water Authority
Engineering Division

Thank you for your interest in Henry County, Georgia. This packet includes the necessary documents required for processing water/sewer availability letters.

Availability letters are required for rezoning(s), conditional use/exception, variance, and modifications to Zoning Conditions of properties that are heard by the Henry County Planning and Zoning Board and/or the Henry County Board of Commissioners (or respective cities that are within HCWA service area).

HCWA will verify that water and sewer service is, or will be, available to serve a particular development. The requested information in this package is used for determining the existing water/sewerage system capacity, planning for future water and sewerage system needs, and protection of Henry County water sources.

The HCWA charges an application fee for the preparation of a Water/Sewer Availability Letter. A deposit and additional costs may be required for proposed larger developments, industrial projects, or unusual cases that require a feasibility/basin study.

Payment of the fee(s) is due at the time of the submittal of the application for a Water/Sewer Availability Letter. This fee is non-refundable even if it is determined that water and/or sewer service is not available.

Water/Sewer Availability Letters are valid for twelve (12) months.

Should you need further assistance, please feel free to contact our office between
8:00AM to 5:00PM, Monday through Friday at (770) 914-3688.

Henry County Water Authority
Engineering Division

Availability Letter Checklist/Summary

Please complete this form when requesting water/sewer availability letters. Attach the checklist to the application and sign. (This does not apply to existing service verification letters or letters for conditional use/exception and some variances).

ALL DOCUMENTS ARE REQUIRED IN ORDER TO CONSIDER AVAILABILITY;
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

REQUIRED ITEMS	COPIES	PROCEDURE	(INITIAL)
Application Form *(Originals only. No photocopies accepted.)*	01	1. Signed by owner and **notarized**. OR 2. Signed by owner's agent and **notarized.**	
Letter of Intent	01	The letter must clearly state the proposed use, development intent, and estimated time period for construction.	
Preliminary Site Plan/Layout (24 x 36 max.)	01	Preliminary Site Plan drawn to scale that clearly presents the following minimum details: • Location of Proposed Development (identify all adjacent roads used to access development) • Overall size of proposed development • Land Lot(s) and District(s) of the proposed development • Current and proposed zoning classification • Proposed improvement for the development, for subdivision, show proposed lot layout, identifying total # of lots • Topography – clearly label contour information • Existing water and sewer line sizes and locations. If an extension of the water/sewer system is required, site plan must be accompanied with a preliminary routing of the off-site extension. (*Preliminary profiles of the proposed sewer routing may be required.)* • Estimated sanitary sewer flow along with the method of calculation. • Buildings, road frontage, north arrow, • The plan/layout must be dated and correspond with the submittal to the County or respective City. • **All plans/layouts must include a statement of whether or not the property is within a protected watershed district.**	

Additional site plan/layout requirements	01	If property is within a protected watershed, include proposed minimum lot sizes, estimate of impervious surface, required stream buffers, and statement of whether or not the property is within the Water Quality Critical Area.	
Payment $300.00		Cash or check made payable to *Henry County Water Authority for* **$300.00** for Availability Letters. A deposit and additional costs will be required for developments requiring feasibility/basin studies.	
Letter from the Health Department **(Only if property is not on sewer and located within a protected watershed district**)	01	This letter is required **only** if the development is within a protected watershed district and the proposed minimum lot size is less than the requirements set forth in the Watershed Protection Ordinance. Letter must indicate that septic systems will be adequate for proposed lots and house/building sizes.	

The Engineering Manager may require additional information different from the above depending upon the type of development and/or system requirements. The terms and conditions of an availability letter are subject to all rules and regulations of Henry County Water Authority. This application is valid only for the real property referenced on this application. This application is not transferable or assignable to any party. Henry County Water Authority reserves the right to discontinue processing applications at any time without prior notice for any reason, including limited, diminished, or lack of supply and/or demand considerations.

Henry County Water Authority
Engineering Division

Application for Water/Sewer Availability Letter

Date: _____

Name of Applicant _____ Phone: _____ Mobile: _____

Address of Applicant: _____Fax: _____

City: _____ State: _____ Zip: _____ E-mail: _____

Name of Agent _____ Phone: _____ Mobile: _____

Address of Agent: _____Fax: _____

City: _____ State: _____ Zip: _____ E-mail: _____

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT FOR THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (PLEASE CHECK THE PURPOSE OF LETTER REQUEST AND FILL IN **ALL** APPLICABLE INFORMATION LEGIBLY AND COMPLETELY).

VERIFICATION OF SERVICE: ☐**Conditional Use/Exception** ☐**Variance** ☐**In-law Suite/Addition** ☐**Bank Loan**

AVAILABILITY: ☐**General Availability** ☐**Rezoning**

Availability letters will require a **minimum** of three weeks from the date of payment and application submittal.

Request from _____ to _____
(Present Zoning)) (Requested Zoning)

For the Purpose of _____
(Type of Development)

Address of Property: _____ Nearest Intersection to Property _____
(Street Address, if Applicable, Nearest Intersection, Etc)

Size of Tract: _____ acre(s), Land Lot Number(s): _____, District(s): _____

Development Estimated Average Daily Sewer Flow (GPD): _____

Property Tax Parcel Number: _____-_____-_____-_____Proposed number of lots: _____

Information beyond this point is not required for service verifications.

(Below: For properties within protected watershed districts only)

Gross Density: _____units per acre Net Density: _____units per acre

Estimated amount of impervious surface: _____ Minimum Lot Size: _____

_____ _____
Witness **Signature of Owner(s)/Agent(s)**

_____ _____
Printed Name of Witness **Printed Name of Owner/s**

_____ _____
Notary **Signature of Agent**