Stockbridge

Where Community Connects

STOCKBRIDGE

CITY COUNCIL

Mayor Anthony S. Ford

At-Large

Mayor Pro Tem LaKeisha Gantt

Council District 1

Councilmember Alphonso Thomas

Council District 2

Councilmember Kyle D. Berry, Sr.

Council District 3

Councilmember Yolanda Barber

Council District 4

Councilmember Elton Alexander

Council District 5

CITY MANAGER

Vacant

CITY CLERK

Vanessa Holiday

CITY TREASURER

Frank Milazi

CITY ATTORNEY

Quinton G. Washington

Council Meeting Agenda June 9, 2025 6:00 PM



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

Fax: 770-389-7912

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

Stockbridge
Where Community Connects

AGENDA
COUNCIL MEETING
CITY OF STOCKBRIDGE

MONDAY, JUNE 9, 2025 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARING DEFERRED ITEM(S) ANNOUNCEMENT - ITEM #3 SP-2024-03, ITEM#9 AX-2025-01, #10 CP-2025-01, #11 RZ-2025-01, ITEM #14 CP-2024-02 and RZ-2025-03 have been deferred at the Applicant's Request. ITEM #16 has been deferred at Staff's Request.

ADOPTION OF THE AGENDA

CEREMONIAL REVIEW - Proclamation for Municipal Court Clerk Week, Eagles Landing Dance Center, Juneteenth, Pride Month, Gun Violence Awareness Month, Caribbean American Heritage Month, and Father's Day

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

ADOPTION OF THE MINUTES

1 Adoption of the Council Meeting Minutes for May 12, 2025
Adoption of the Special Called Council Meeting Minutes for May 29, 2025

PRESENTATION

2 2024 CVB (Convention Vistors Bureau) Annual Report

- Presented by: Laura Luker, Director of Tourism

PUBLIC HEARING

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

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

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

6 ANNEXATION CASE #AX-2024-03. (Property is to be located in Council District 5.)
Consideration of a request for the annexation, using the 100 percent annexation method, of the property at 2251 Highway 42 North from unincorporated Henry County into the Stockbridge City Limits. Purpose: To allow the existing building to be used as a private school. Property Owner: Brightstar Homes and Services Inc., a Georgia Corporation. Applicant / Agent: Alexa Hilbert. The property is located in Land Lot 31 of District 7, and it contains 3.4341 +/- acres. - Presented by: Ryan Anderson

7 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: Ryan Anderson

8 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: Ryan Anderson

9 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. 30-Day Referral at the Applicant's Request. - Presented by: Ryan Anderson

10 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. 30-Day Referral at the Applicant's Request. - Presented by: Ryan Anderson

11 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. 30-Day Referral at the Applicant's Request. - Presented by: Ryan Anderson

12 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: Ryan Anderson

13 ZONING MODIFICATION CASE #ZM-2025-02. (For property located in Council District 2.)
Consideration of a major zoning modification request for Parcel #S07A01100000 on the west side of Brush Creek Court to provide for a change to the previously-approved site plans for the Brush Creek Commons townhome developments, Phases 1 and 2 (which were approved for Zoning Modification Case #ZM-2024-01 and Rezoning Case #RZ-2024-03, respectively) and the associated Development Agreement by allowing the applicant to convert Brush Creek Court from a public street to a private street for the purpose of installing security gates at the project entrance. Applicant: Pivotal Enterprises, LLC. The property is located in Land Lot 59, District 12, and it contains 15.74 +/- acres for Phase 1 plus 2.28 +/- acres for Phase 2, for a total of 18.02 +/- acres.
- Presented by: Ryan Anderson

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

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

NEW BUSINESS

16 Council consideration to approve the 2025 -2026 Liability Insurance Policy.
- Presented by: Renee Wheeler

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

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

- **Citywide Development Authority Meeting 2nd Tuesday of each Month at 6:00 p.m. – at City Hall in the Levi Meeting Room (Jun 10)**
- **Community Zoning Information Meeting – Wednesday, June 11h at 6:00 p.m. at City Hall in the Council Chamber (Jun 11)**
- **Main Street Advisory Board Meeting 2nd Friday of each month - at the Downtown Connection Ctr 130 M L King, Sr. Heritage Trail (Jun 13)**
- **Downtown Development Authority Meeting, 3rd Tuesday of each month at 6:00 p.m. at the Downtown Connection Ctr 130 M L King, Sr. Heritage Trail (Jun 17)**
- **Youth Council Advisory Committee Meeting, 3rd Tuesday of each month at 6:00 p.m. at City Hall in the Levi Meeting Room (Jun 17)**
- **City Council Work Session Meeting **SPECIAL DATE** Wednesday, June 25th at 6:00 p.m. - City Hall Council Chamber (Jun 25)**
- **Planning Commission Meeting, Thursday, June 26th at 6:30 p.m. - City Hall Council Chamber - (Jun 26)**

UPCOMING CITY EVENTS/INITIATIVES

- **Food Truck Tasty Tuesdays are happening at Clark Park from 5:30 pm – 8pm. Join us for great food and lots of fun!**
- **Join Councilman Thomas & Councilman Berry in partnership for the monthly Bingo Bash on Wednesday, June 25th from 10am – noon at the Merle Manders Conference Center. Lots of fun to be had by all.**
- **Join the City of Stockbridge for the FREE Juneteenth Celebration on Thursday, June 19th at the Amphitheater. Gates open at 5pm - Concert 5-11pm featuring Arrested Development, Philippia and Gritz & Jelly Butter.**
- **Join Councilman Alexander for the District 5 Townhall on Thursday, June 26th 7:00pm at the Winslow Clubhouse 900 Maple Leaf Dr. McDonough, GA**
- **Join Councilman Alexander for the District 5 Community Cleanup on Saturday, June 28th from 9am – 11am on Hudson Bridge Rd. (Parking is available at Walmart).**

- **Join Mayor Anthony Ford for the monthly Meet the Mayor - Monday, June 30th from 10am – noon at City Hall. Meetings are by appointment.**
- **Councilman Thomas is honoring Veterans with a Continuous Salute all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service.**
- **Join Councilman Thomas for the *Don't Trash Stockbridge* initiative centered around education, highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.**
- **Sign Up for real-time alerts about severe weather, road closures and emergencies on the Regroup App. Visit the city's website or social media pages for more information on how and where to sign up. Stay Safe!**

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

2025 CONCERT SEASON SCHEDULE

- **RESCHEDULED - Saturday, August 29th – Parti-Gras Tour featuring Bret Michaels and Special Guests Lupe Fiasco and Chapel Hart**
- **Saturday, June 14th – Ladies of the 80's- featuring Regina Belle, Karyn White, Deniece Williams, Evelyn "Champagne" King, Shanice and Beverly Crawford with Special Guest Appearance by: The Silver Fox Squad**
- **Sunday, June 15th – Anthony Hamilton & Friends**
- **Saturday, June 28th – Ledisi & Kindred The Family Soul**
- **Saturday, July 12th – The All-White party Tribute to Frankie Beverly featuring The Maze Band, Jubu Smith, Eric Benet, Dave Hollister, Christopher Williams, Mike Phillips & Vivian Green**

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT

Stockbridge
Where Community Connects

CITY COUNCIL MEETING
SUMMARY MINUTES

MONDAY, MAY 12, 2025 6:00 P.M.

Mayor & City Council

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

Administration

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

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

Invocation by Mayor Ford at 6:06 p.m.

Invocation by: Councilmember Berry

The Pledge of Allegiance was recited by all in attendance.

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

Motion to amend the Agenda to defer Public Hearing Item #2 – Special Use Permit Case #SP-2024-03 for 30 days at the Applicant's request was made by Mayor Pro Tem Gantt; seconded by Councilmember Berry. The motion passed unanimously 4-0.

Councilmember Barber noted she has made the request that she be made aware of District 4 activities, and that she was not notified or informed of the request to Defer Item #2 from tonight's Agenda.

Motion to amend the Agenda to Defer Item #7 – FY2024 Budget Amendment Ordinance to be heard at the May 27, 2025 Work Session Meeting at the City Treasurer's request was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

Motion to adopt the Agenda to add Item #8 – Soccer Association Project was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

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

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

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

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

CEREMONIAL REVIEW

Mayor Ford referenced the Proclamations presented for Mother's Day, National Public Works Week, Public Service Week, National Asian-Pacific Islander Month, National Day of Prayer, Mental Health Awareness Month and Professional Municipal Clerks Week

PUBLIC COMMENTS

- Mr. Coren Randazzo made comments regarding the noise/disrespect regarding the Amphitheater.
- Ms. Sunny Randazzo made comments regarding the noise levels at the Amphitheater, and the non-budgeted spending of $6.8 million dollars at the Amphitheater.
- Mr. Paul Turner made comments regarding the Amphitheater being over budget and questioned payments in 2024 to Amphitheater vendors.
- Ms. Gladys Williams-Tillmon (AFLAC) made comments in support of Mr. Harold Young.
- Mr. Charlie Cook (30-year resident) made comments about developments in District 4 and raised questions about the number of developments approved and the percentage of occupancy.
- Ms. Donie Hogan (Alexander Ballroom) noted her business operates catering at the Amphitheater and has updated the LLC as required by the City and stands by her service and has all the required credentials.
- Ms. Jeanese Crowell made comments in support of Mr. Harold Young and Donie Hogan.
- Mr. Sammy Mumphery (Amphitheater Security) made comments in support of Mr. Harold Young.
- Mr. Harold Young noted he has been in the entertainment business for 30+years and wanted to correct misinformation stated about the operations of the Amphitheater.
- Mr. Robert Schuhl noted the area along Shields Road is dangerous with speeder and that he has asked staff and the police department for speed humps and has not been given an answer on how to resolve the safety concerns.

APPROVAL OF THE MINUTES

1. Motion to approve the April 14, 2025 Council Meeting Minutes, April 21, 2025 Special Called Meeting Minutes and the April 29, 2025 Work Session Meeting Minutes was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

PUBLIC HEARING – Mayor Ford read the Public Hearing Rules

2. SPECIAL USE PERMIT CASE #SP-2024-03. (Property is located in Council District 4.)
   Consideration of a request for a Special Use Permit to allow a personal care home to operate on property at 270 Shields Road. Applicant/Agent: Shona John. The property is located in Land Lot 70 of District 12, and it contains 1.47 +/- acres.
   Item Deferred to the June 9, 2025 Meeting at the Applicant's request.

3. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2025-02. (Property is located in Council District 4.)
   Consideration of a Comprehensive Plan Amendment for Parcel #029-01011001, located between North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road, for the purpose of changing the property's future land use designation from "Low-Density Mixed-Use" to "High-Density Mixed-Use" to allow for the development of townhomes and office space. Applicant: Templar Development Group, LLC. Agent: Battle Law, P.C. The property is located in Land Lot 90 of District 12, and it contains 9.90 +/- acres.
   Presented by Ryan Anderson, Community Development Director
   Mr. Anderson made a request to Council to Defer the item to the June 9, 2025 Meeting at the Applicant's request.

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

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

   Mr. Anderson made a request to Council to Defer the item to the June 9, 2025 Meeting at the Applicant's request.
   Motion to defer as requested was made by Mayor Pro Tem Gantt; seconded by Councilmember Berry. The motion passed unanimously 4-0.

NEW BUSINESS

5. Council Consideration to adopt an Ordinance authorizing the Henry County Elections Board to conduct elections, and the City may request the Elections Board to perform any or all duties of a Superintendent of Elections as specified under Chapter of Title 21 of the Official Code of Georgia Annotated with the exception of the Qualification of Candidates.
   Presented by Vanessa Holiday, City Clerk

   Ms. Holiday noted the Clerk's Office received notice from the Henry County Elections Office notifying all Henry County Municipal Clerks that the Board of Elections recently passed a motion to update the Intergovernmental Agreements between the Henry County Board of Elections and Voter Registration and municipalities, and referenced the SDS Agreement in place whereas Henry County will conduct the city's municipal elections; and noted that in accordance with the recommended guidelines, the Board requests that the City of Stockbridge update its Ordinance, and execute the proposed Intergovernmental Agreement which outlines the responsibilities of the City as well as those of the Board; and submit the signed agreement back to the County Elections Office no later than May 30, 2025.

   Motion to approve the adoption of an Ordinance authorizing the Henry County Board of Elections to conduct Municipal Elections for the City of Stockbridge was made by Mayor Pro Tem Gantt; seconded by Councilmember Berry. The motion passed unanimously 4-0.

6. Council Consideration to approve an Intergovernmental Agreement (IGA) between Henry County, Georgia, the Henry County Elections Board of Elections and Registration and the City of Stockbridge, Georgia relating to Municipal Election Services.
   Presented by Vanessa Holiday, City Clerk

   Moton to approve an Intergovernmental Agreement (IGA) between the City of Stockbridge and Henry County Board of Elections to conduct the city's Municipal Elections was made by Mayor Pro Tem Gantt; seconded by Councilmember Berry. The motion passed unanimously 4-0.

7. Council Consideration to approve the FY2024 Budget Amendment Ordinance.
   Item Deferred to the May 27, 2025 Work Session Meeting at the City Treasurer's request.

8. Council Consideration to approve support to move forward with the Southern Crescent Soccer Association (SCSA) partnership of constructing two soccer fields in the Eagles Landing Park, contingent upon the SCSA securing a $100,000 grant and the City of Stockbridge will pledge of an in-kind donation contribution of $100,000 for site prep; include the Minutes to reflect that the city is contributing at least $100,000 of in-kind work to support the grant; no money is being asked for; A letter of support from

the Mayor; and a basic rending of the park showing the two fields; and SCSA will continue to research similar grants.
Presented by Gerald Sanders, Economic Development Director and Eric Morrison, President of the Southern Crescent Soccer Association

Mr. Sanders noted the proposed soccer fields would be located in the Eagles Landing park in Council District 5, and that as referenced in the email distributed to the Mayor & Council on Friday, the Southern Crescent Soccer Foundation is seeking support from the City to move forward with an application for $100,000.00.

Mr. Morrison noted the SCSA is attempting secure a GA 100 grant for $100,000 that has a submission deadline of next Thursday May 15, and that there are several U S Soccer Federation and GA 100 grants available to offset most of the associated construction costs; and that part of the grantor's requirement is to demonstrate a commitment of matching funds or in-kind support equal to $100,000.00. Mr. Morrison referenced the soccer fields in Ellenwood and Hampton and noted the SCSA partnered with the City of McDonough in a Public/Private Partnership deal to complete the soccer field that city; and that the idea is to attract Atlanta United, and other professional teams to these soccer fields.

Councilmember Alexander thanked Mr. Morrison for the presentation, noting the bar needs to be set high, based on the city's Mission and Vision Statements, and wants the fields to be used by the entire region and boost tourism.

Councilmember Barber noted the fiscal responsibility of the city, and asked Mr. Morrison funding wise, what is being requested of the city, and asked are if there money requests attached the ask from the city, or is the in-kind donation that is referenced in the letter going to be the land that the city will perhaps donate be the in-kind that the association is looking for.

Mr. Morrison's response was there has not been a discussion regarding the donation of land, but rather a lease, and described the City of McDonough soccer field project, noting the $300,000 project where the SCSA raised $125,000 in donations, the City of McDonough paid $75,000 and Atlanta United kicked in $100,000. Mr. Morrison noted the maintenance of the fields is expensive and estimates the proposed soccer fields would be estimated at $400,000, and that it will take the SCSA more than a year to raise money; and that the City of Stockbridge would help to maintain the fields at $15,000 - $20,000 per year, and the SCSA would provide the programming.

Councilwoman Barber noted support of programming for youth activities, however, there is a concern regarding the funding source for this project, and asked Mr. Sanders if he had met with the City's Treasurer to determine the funding. Mr. Sanders stated he had not.

Mr. Milazi confirmed the project is not a budgeted item, and that funding would need to be moved from another area of the budget.

Councilwoman Barber asked who is to pay for the Concept Plan designed by TSW and asked for the cost; and asked it the city's Master Park Plan had to be amended to incorporate the soccer fields, and will there be a cost, noting Mr. Aaron is not here to answer those questions at this time.

Mr. Sanders stated it is his understanding that the proposed soccer fields fit into the Master Park Plan.

Councilwoman Barber asked who would be responsible for the prep work, and what is the estimated cost.

Mr. Morrison referenced the City of McDonough project where the $75,000 paid was to prep the field, noting he is unsure of the cost to prep the proposed two soccer fields, and is looking for various grants.

Councilwoman Barber reiterated support of the soccer fields and youth programs, however, cannot blindly support the project without a funding source in place.

Councilman Alexander reminded staff of the conversations where it was determined that SPLOST VI would be used as the funding source, noting there is funding allocated in the Park Improvement Line Item.

Councilwoman Gantt noted this would be a wonderful opportunity for tournaments to come to the area and is pleased to hear that the SCSA is not asking for money, and that the funding has been identified in the SPLOST VI Budget Line Item.

Councilman Berry echoed the sentiments of much needed youth programming here in the city, noting this will be a great attraction where there is currently a void, and the city should seize the moment and make the investment, and looks forward to more partnerships throughout Henry County.

Motion to approve as presented utilizing SPLOST VI Park Improvements funding was made by Councilmember Alexander; seconded by Councilmember Berry. The motion passed unanimously 4-0.

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

- Citywide Development Authority Meeting 2nd Tuesday of Each Month at 6:00 p.m. – at City Hall in the Levi Meeting Room (May 13)
- Community Zoning Information Meeting – Wednesday, May 14th at 6:00 p.m. at City Hall in the Council Chamber (May 14)

- Downtown Development Authority Meeting, 3rd Tuesday of each month at 6:00 p.m. at the Downtown Connection Ctr 130 M L King, Sr. Heritage Trail (May 20)
- Youth Council Advisory Committee Meeting, 3rd Tuesday of each month at 6:00 p.m. at City Hall in the Levi Meeting Room (May 20)
- Planning Commission Meeting, **SPECIAL MEETING DATE** Thursday, May 22nd at 6:30 p.m. - City Hall Council Chamber - (May 22)
- City Council Work Session Meeting held on the last Tuesday of the month at 6:00 p.m. - City Hall Council Chamber (May 27)

UPCOMING CITY EVENTS/INITIATIVES

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

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

2025 CONCERT SEASON SCHEDULE

- Saturday, May 24th – Memorial Day Weekend – Dirty South Yeek Crunk Fest featuring Pastor Troy, MC Shy'D, D J Raheem the Dream, Mook B Trillville, Eastside Boyz
- Saturday, May 31st – Parti-Gras Tour featuring Bret Michaels and Special Guests Lupe Fiasco and Chapel Hart
- Saturday, June 14th – Ladies of the 80's- featuring Regina Belle, Karyn White, Deniece Williams, Evelyn "Champagne" King, Shanice, and Beverly Crawford with Special Guest Appearance by: The Silver Fox Squad
- Sunday, June 15th – Anthony Hamilton & Friends
- Saturday, June 28th – Ledisi & Kindred The Family Soul
- Saturday, July 12th – The All-White party Tribute to Frankie Beverly featuring The Maze Band, Jubu Smith, Eric Benet, Dave Hollister, Christopher Williams, Mike Phillips & Vivian Green

MAYOR'S COMMENTS

Mayor Ford noted the school year was coming to a close and encouraged everyone look out for the safety of students; asked that everyone be safe as they take vacations; and to remain healthy with check-ups, boosters, and vaccinations.

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

Councilmember Barber exited Executive Session.

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

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

Mayor Ford read a Letter of Admonition into the Record regarding Councilmember Yolanda Barber. Motion to approve was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed 3-0. (Alexander, Berry, Gantt). Councilwoman Barber did not participate in the vote.

Motion to adjourn the meeting at 7:49 was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

Respectfully submitted by:

_____ _____

Vanessa Holiday, City Clerk Anthony S. Ford, Mayor

Stockbridge
Where Community Connects

CITY COUNCIL
SPECIAL CALLED MEETING
SUMMARY MINUTES
THURSDAY, MAY 29, 2025
4:00 P.M.

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

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

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

The meeting was called to order at 4:15 p.m. by Mayor Ford.

Invocation by Mayor Ford

Pledge of Allegiance recited by all in attendance.

The City Clerk was asked to proceed with Roll Call. All the members were present except Councilmember Berry and Councilmember Thomas.

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

EXECUTIVE SESSION

1. To discuss or deliberate upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee; O.C.G.A. §50-14-3 (6).

Motion to convene Executive Session for Personnel Matters was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 3-0.

Councilmember Berry joined Executive Session at 4:23 p.m.

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

Motion to reconvene the Special Called Meeting with No Action was made by Mayor Pro Tem Gantt; seconded by Councilmember Berry. The motion passed unanimously 4-0.

Motion to adjourn the meeting at 7:10 p.m. was made by Mayor Pro Tem Gantt; seconded by Councilmember Berry. The motion passed unanimously 4-0.

Respectfully submitted by:

_____	_____
Vanessa Holiday, City Clerk	Anthony S. Ford, Mayor



Annual CVB Update

JUNE 9, 2025

WHO IS VISIT HENRY?

A DESTINATION MARKETING ORGANIZATION CHARGED WITH MARKETING HENRY COUNTY AS A DESTINATION FOR TOURIST TO EAT, PLAY, MEET AND STAY.

"A private sector non-profit organization or other private entity which is exempt…under Section 501(c)(6) of the IRS Code of 1986"

NOTE THAT O.C.G.A. 48-13-50.2(2) DEFINES "**PROMOTING TOURISM, CONVENTIONS** AND **TRADE SHOWS (TCT)**" AS "PLANNING, CONDUCTING, OR PARTICIPATING IN PROGRAMS OF **INFORMATION** AND **PUBLICITY** DESIGNED TO **ATTRACT** OR **ADVERTISE TOURISM,** CONVENTIONS, OR TRADE SHOWS."

–GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS



CVB FUNDING



Hotel/Motel Tax

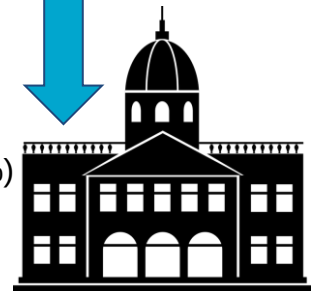
By state law a % must go to a non-profit for tourism promotion.



Room rate, state & local tax, occupancy tax, $5 state transportation fee



Occupancy tax – 5% or 8%



40% of tax (at 5%)
43.75% of tax (at 8%)

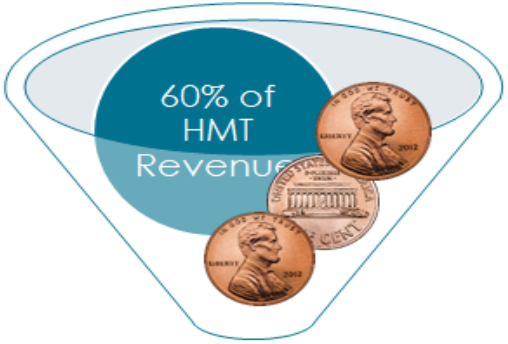
VISIT Henry COUNTY, GA
BETTER EXPLORED

VISIT Henry COUNTY, GA

Funding

5%

Collected by:
City of Hampton



Non-Restricted

Proceeds can be used for any *legal* general fund purpose in the city, county, or consolidated government



Restricted

At least 40% of HMT revenue must be used for TCT.

*HMT = Hotel/Motel Tax; TCT = Tourism, Conventions & Trade Shows

VISIT Henry COUNTY, GA

Funding

8%

Collected by:
City of Locust Grove
City of Stockbridge
Henry County BOC



Non-Restricted

Proceeds can be used for any *legal* general fund purpose in the city, county, or consolidated government

City/County



Restricted

At least 43.75% of HMT revenue must be used for TCT

DMO



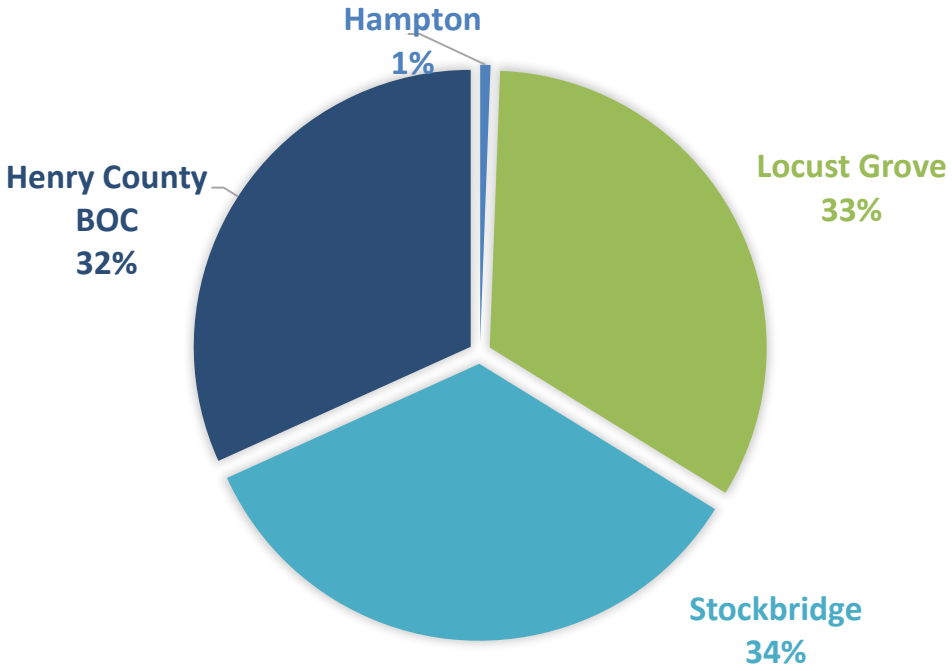
Restricted

Up to 18.75% of HMT may be used for TPD, otherwise used for TCT

City/County

*HMT = Hotel/Motel Tax; TCT = Tourism, Conventions & Trade Shows; TPD = Tourism Product Development

CVB BED TAX COLLECTIONS



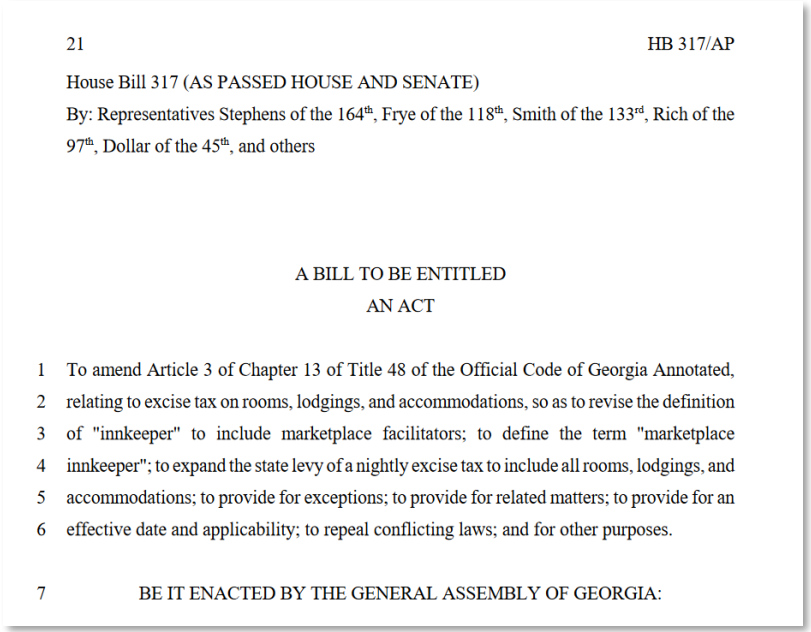
HOUSE BILL 317

Short-term Rentals

In 2021, the Georgia General Assembly passed HB 317 which changed the definition of “innkeeper” to include those who run short-term rentals (Airbnb, VRBO) and to require them to pay hotel/motel taxes.

Law went into effect July 1, 2021.

All taxes collected are treated just like traditional hotel/motel tax funds.



21 HB 317/AP

House Bill 317 (AS PASSED HOUSE AND SENATE)

By: Representatives Stephens of the 164th, Frye of the 118th, Smith of the 133rd, Rich of the 97th, Dollar of the 45th, and others

A BILL TO BE ENTITLED

AN ACT

To amend Article 3 of Chapter 13 of Title 48 of the Official Code of Georgia Annotated, relating to excise tax on rooms, lodgings, and accommodations, so as to revise the definition of "innkeeper" to include marketplace facilitators; to define the term "marketplace innkeeper"; to expand the state levy of a nightly excise tax to include all rooms, lodgings, and accommodations; to provide for exceptions; to provide for related matters; to provide for an effective date and applicability; to repeal conflicting laws; and for other purposes.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

The Who?

Who Does the CVB Promote?

- Restaurants
- Attractions
- Accommodations
- Caterers
- Special Event Venues
- Special Events
- Film Sites

Who Does the CVB Promote to?

- Leisure Travelers
- Youth Sports Teams
- Business Travelers
- Brides/Weddings
- Family Reunions
- Corporate Meeting Planners
- Day Trippers
- Production Companies
- NOT RESIDENTS

ADVERTISING & MARKETING



CITY SPECIFIC DIGITAL ADS

Channel	Digital Ads/Videos	Completed Video Views	Responses (Clicks)	CTR%
CTV Video	299,344	296,930	NA	NA
OTT Video	293,694	252,735	1,039	0.35%
YouTube TrueView Video	457,981	283,752	308	0.07%
Display	909,809	NA	30,646	3.37%
SEM/PPC Search	25,360	NA	1,697	6.69%
Search Remarketing Display	145,158	NA	3,106	2.14%
TOTALS	**2,131,346**	**833,417**	**36,796**	**1.73%**

DIGITAL AD EXAMPLES



Search Display Ad

City Video



Visit Henry County, GA - Stockbridge 15 second

CTV/OTT NETWORKS



VISIT Henry COUNTY, GA

PRINT & OUTDOOR ADVERTISING

Billboards





AMS Column Signs



AMS Elevator Wrap

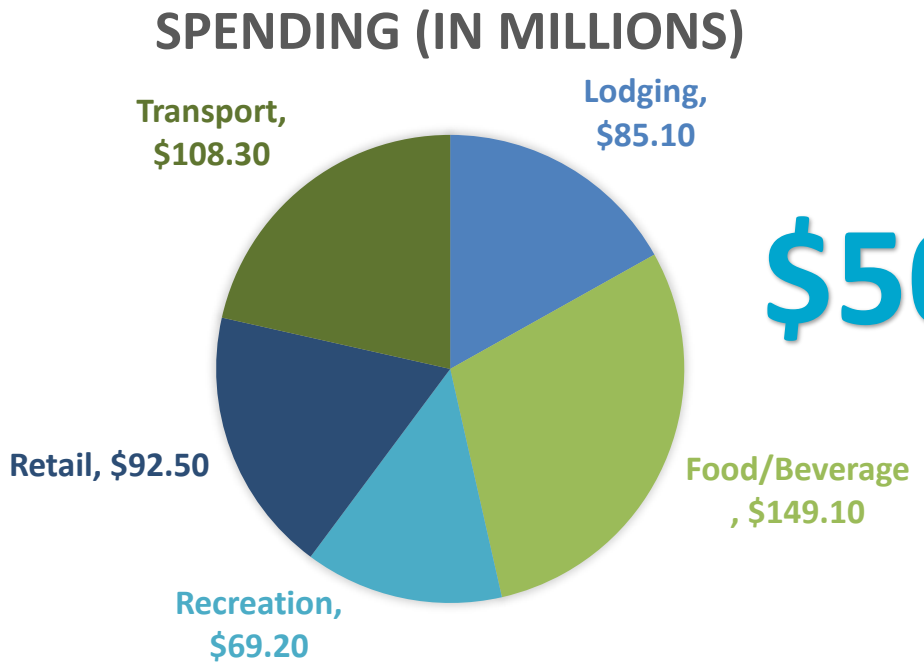


VISIT Henry COUNTY, GA

ECONOMIC IMPACT & TOURIST SPENDING



HENRY COUNTY VISITOR SPENDING (2023)*



$504.1 Million

*According to Tourism Economics Report provided to the Georgia Department of Economic Development.

TOURISM SPENDING

Top 10 Counties (in Visitor Spending)

1. Fulton
2. Chatham
3. Cobb
4. DeKalb
5. Gwinnett
6. Glynn
7. Richmond
8. Clayton
9. Muscogee
10. **HENRY**

VISITOR SPENDING IN 2023

Breaking it down

- 1,279,265 trips to Henry County*
- 106,605 visitors a month
- 3,553 visitors a day (roughly the capacity of the Stockbridge Amphitheater)
- $1.38 million/per day
- $394/per visitor

SALES TAX

Henry County has an 8% sales tax that is divided up as follows:

- 4% - State Taxes
- 1% - SPLOST
- 1% - E-SPLOST
- 1% - T-SPLOST
- 1% - LOST

$33.2 million in state and local taxes were generated, meaning:

- $16,600,000- State Taxes
- $4,150,000 - SPLOST
- $4,150,000 - E-SPLOST
- $4,150,000 - T-SPLOST
- $4,150,000 - LOST

TOURISM TAX SAVINGS



$1,265

The additional amount each household in Georgia would need to be taxed to replace the visitor-generated taxes received by state and local governments in 2023.

$404

The additional amount each Henry County household would need to pay to replace visitor-generated taxes for local government operations and services.

OUR VISITORS



WHERE DO THEY COME FROM?

Dates	Origin Region	Origin DMA	Primary Destination	Length of Stay	Smart Date Select	
01/01/2024 - 12/31/2024	All selected	All selected	Henry County	All selected		Manage Dates

Arrivalist

Export

Trip Insights: Henry County

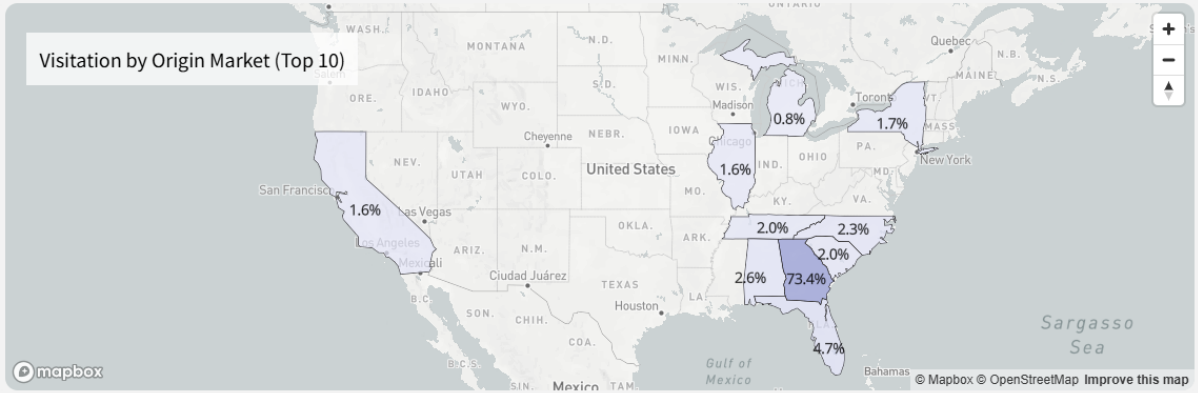
Average Nights in Destination
0.7
5.4% vs Previous Year

Share of Day-Trips
65.0%
0.7% vs Previous Year

Share of Overnights
35.0%
0.7% vs Previous Year

Where do your visitors come from?

View by: State

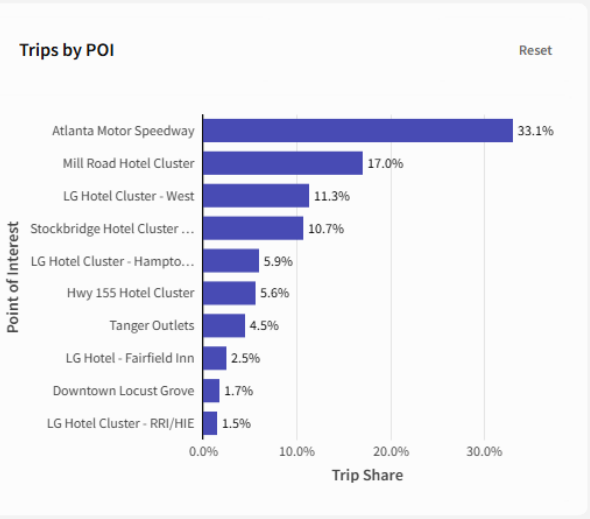


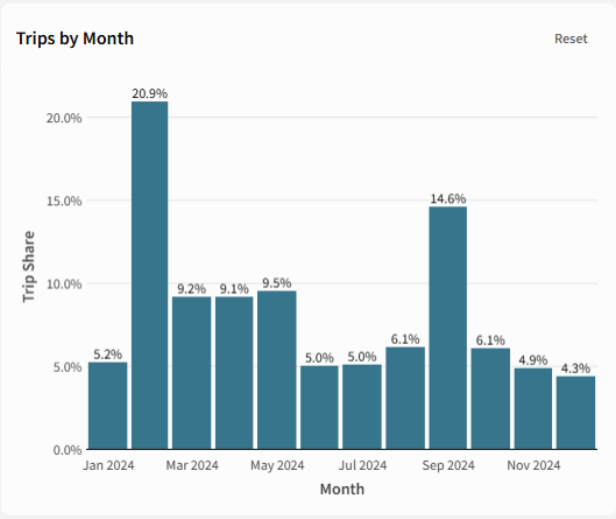
Georgia is the #1 origin market with over 990k trips to the destination, with visitors staying an average of 0.47 nights.

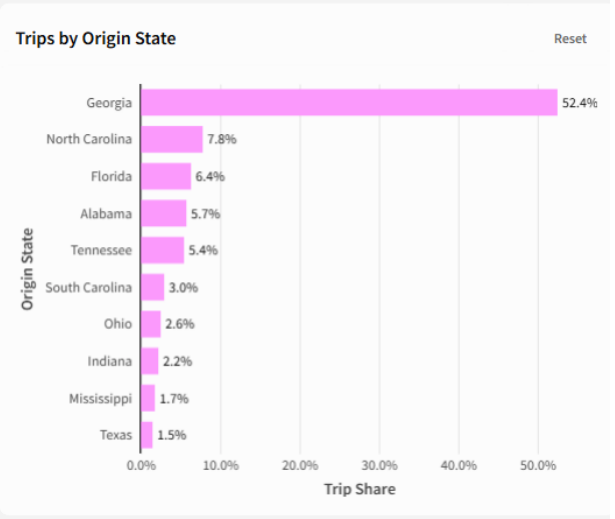
The top ten origin markets for the period by volume are:

1. Georgia
2. Florida
3. Alabama
4. North Carolina
5. South Carolina
6. Tennessee
7. New York
8. California
9. Illinois
10. Michigan

WHERE DO THEY GO?

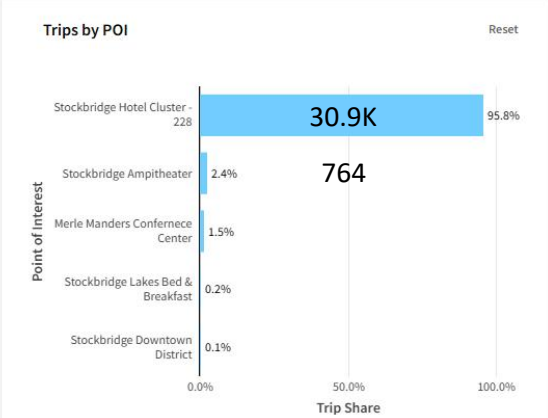


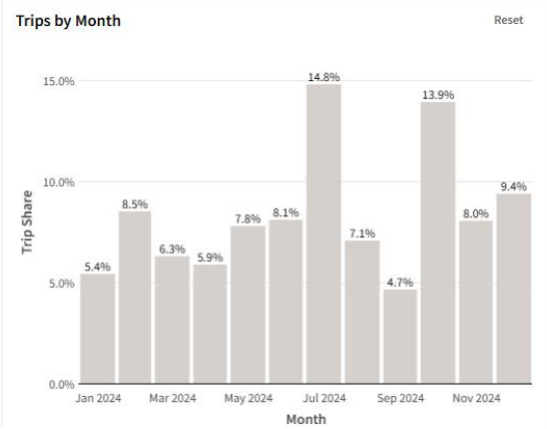


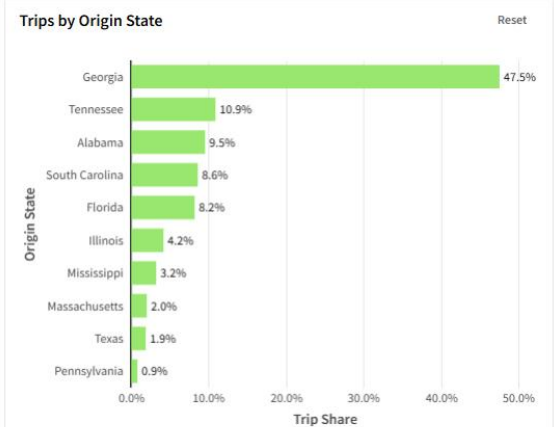


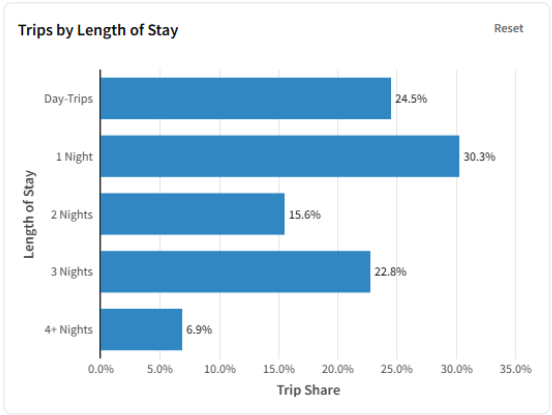
VISIT Henry COUNTY, GA

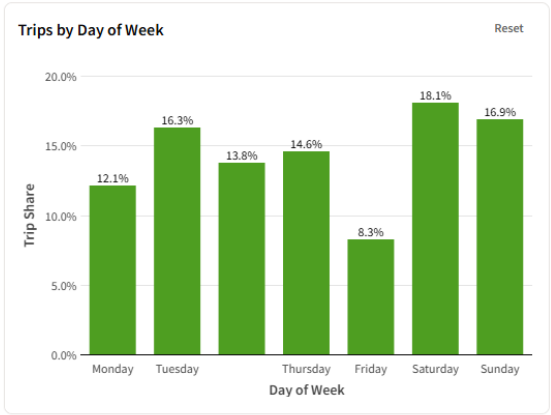
STOCKBRIDGE POINTS OF INTEREST

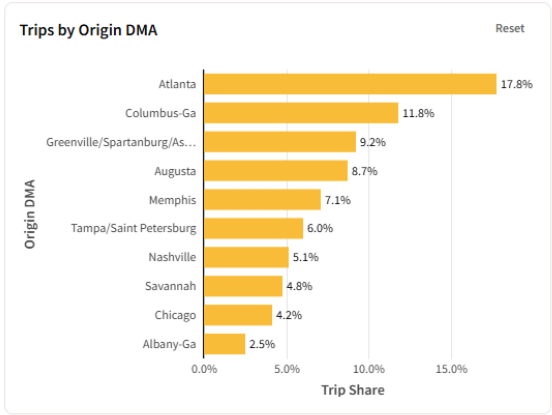












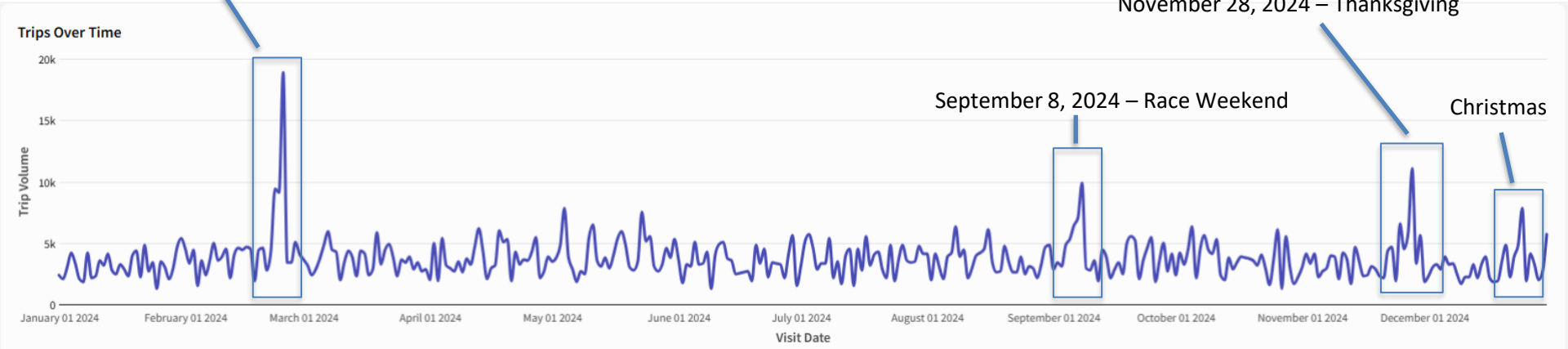
WHEN DO THEY COME?

February 25, 2024 – Race Weekend

November 28, 2024 – Thanksgiving

September 8, 2024 – Race Weekend

Christmas



QUESTIONS?



CONTACT

LAURA LUKER
Director of Tourism
770.692.7954
lluker@visithenrycountygeorgia.com

City of Stockbridge

AGENDA ITEM

MEETING DATE

JUNE 9, 2025

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ 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: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

SP-2024-03 for 270 Shields Road. Consideration of a special use permit by Shona John to allow a personal care home in an SR zoning district to care for three residents in her existing home. This case began about one year ago. It has been delayed due to the applicant's non-attainment of a business license (denied by Business Services) and a lack of a State personal care home permit and a medication aide certificate, both of which she now has. The applicant is making diligent efforts to meet all requirements.

BACKGROUND INFORMATION:

Staff Recommendation: Denial. Although the UDC allows personal care homes, there is no provision in Municode for a business license to be issued for a personal care home, and no mechanism for regulating them. Planning Commission Action—Denial on April 17, 2025. The applicant then requested a deferral after obtaining an attorney (Battle Law). Previously, the Planning Commission denied SP-2024-03 on September 19, 2024 since the applicant's business license was denied, although the denial was based on other types of care homes rather than personal care homes.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

GRANTS ADMIN._____

ATTACHMENTS:

ITEM/PROJECT/EVENT:

SPECIAL USE PERMIT CASE #SP-2024-03

BACKGROUND INFORMATION:

STAFF RECOMMENDATION: DENIAL.

Staff Signature_____

Shona John
270 Shields Road
Stockbridge, GA 30281

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

Dear Frederick Gardiner

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

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

Sincerely,
Shona John

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

HOME OCCUPATION REGULATIONS

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

1. Only residents of the dwelling may be engaged in the home occupation.

2. The home occupation shall be clearly incidental to the residential use of the dwelling and shall not change the residential character of the building.

3. **No** display of products shall be visible from the street except agricultural products grown on the premises in RA zoning district. Only products produced on the premises may be sold on the premises.

4. **No** business or advertisement signs of the home occupation shall be permitted on a tract of property that is zoned or used for residential purposes.

5. Use of a dwelling for a home occupation shall not exceed twenty-five percent (25%) of one floor.

6. **No** internal or external alterations inconsistent with the residential use of the building is permitted.

7. The home occupation shall not constitute a nuisance.

8. **No outside storage of materials to be used in connection with the home occupation is permitted.**

9. **No** accessory building shall be used in connection with the home occupation, unless it is approved as a conditional use and then in the RA district only. The use of an accessory building shall comply with the following conditions:

10. Instruction in music and similar subjects **shall be limited** to **two** students at a time.

11. Only passenger vehicles may be used in connection with the management of a home occupation.

12. Beauty shops, barber shops, manicurists and similar services conducted as home occupations **shall be limited** to **two** chairs/stations and one shampoo chair/station.

13. **No more** than two non-transient guests may be boarded **at any one time** as a home occupation.

14. The following and similar uses shall be considered home occupations, provided they follow the minimum standards described in this section: attorney, addressing service, art institution, beauty and barber shop, dentist, doctor, drafting and surveying, dress making, insurance agent, manufacturer's representative, music teacher, notary public, photographer, real estate agent, and consultant.

15. All home occupations shall obtain a business license from the City of Stockbridge, and appear before the Mayor and Council for approval **if required**.

16. Conduct of a home occupation which involves clients coming to the residential structural shall only be allowable for service occupations, such as those listed in Paragraph 12 above. No home occupation shall be conducted as a retail or manufacturing concern where clients or customers come to the premises for the purchase of items sold on those premises.

17. All home occupations shall pay for sanitation services at a higher rate, and in a timely manner, or face revocation of a previously-issued occupation tax certificate, denial of the rights to engage in a home occupation in the future, or any other civil penalties authorized by law.

18. Approval from home owner's association and/or property manager, where applicable.

19. **No** more than one vehicle at the home occupation.

Signature _____ Date 06-04-2024

Print Name SHONA JOHN

SUBSCRIBED AND SWORN

BEFORE ME ON THIS THE

4 DAY OF June, 2024

Executed in Fayetteville (City), GA (State)

DEVEN J MYERS
NOTARY PUBLIC
CLAYTON COUNTY
Commission # W-00603770
STATE OF GEORGIA
My Comm. Expires April 16 2027

_____ 4/20/2027

NOTARY PUBLIC Signature My Commission Expires

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

Memorandum of Understanding
Occupational Tax Certificate

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

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

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

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

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

Signature of Business Owner or Manager

SHONA JOHN
Printed Name of Business Owner or Manager

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

4/20/2027
Notary Public My Commission Expires

DEVEN J MYERS
NOTARY PUBLIC
CLAYTON COUNTY
Commission # W-00603770
STATE OF GEORGIA
My Comm. Expires April 20, 2027

Office Use Only:

OTC_____

3.2.3 - Adult and child day care facilities.

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

A. Family day care homes or group day care homes are not allowed in residential districts, nor are they allowed on any property which is used for residential purposes. The regulations which are listed below apply to commercially operated adult and child day care facilities only.

B. Each adult and child day care center shall be subject to the following requirements when it is located within a commercial building or commercial zoning district:

1. All regulated facilities shall comply with the State regulation and shall acquire applicable State licenses for operation.
2. All facilities shall be located on properties having a minimum of one (1) acre and shall be located on a thoroughfare having a classification of a collector road or higher.
3. All day care facilities must be located in freestanding buildings. They may not be located within a tenant space of a retail center, office building, or other type of building.
4. Each child day care facility shall provide not less than thirty-five (35) square feet of indoor play area for each child, based on the maximum permissible enrollment.
5. Each child day care facility shall provide not less than two hundred (200) square feet of outdoor play area for each child, based on the maximum permissible enrollment.
6. All required outdoor play/recreation areas shall be enclosed by a solid decorative fence which is not less than four (4) feet in height.
7. No day care home shall be located within one thousand five hundred (1,500) feet of another day care facility.
8. All facilities must obtain a business license with the city and provide a copy of all State licenses and documentation.

4640 N Henry Blvd
Stockbridge, GA 30281
(770) 389-7900

Receipt Number: 00342434
Cashier Name: Savannah Williams
Terminal Number: 24
Receipt Date: 6/5/2024 1:25:03 PM

Voided Receipt

Transaction Code: EG - Energov **Name: John, Shona (My Serenity Per** **$150.60**

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

INV-00029881 150.60

- CAINVOICEFEE 80.6000
- CAINVOICEFEE 70.0000

Total Balance Due: $150.60

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

Total Payment Received: $150.60

Change: $0.00

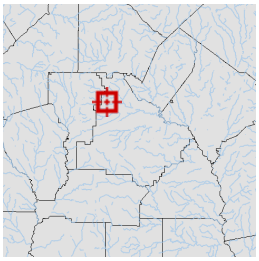
Cardmember acknowledges receipt of goods and/or services in the amount of the total shown hereon and agrees to perform the obligations set forth by the cardmember's agreement with the issuer.

X_____

Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S10-02041000	**Class**	R	**Owner**	FOX MARY M
Property Address	270 SHIELDS RD	**Acreage**	n/a	**Address**	270 SHIELDS RD STOCKBRIDGE GA 30281
District	City/Stockbridge				

Land Value:	$28,000
Building Value:	$265,900
Misc Value:	$0
Total Value:	$293,900

Last 2 Sales

Date	Price	Reason	Qual
6/6/2017	$0	D OF ASSNT	U
4/30/1990	$119,900	n/a	Q

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

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

Developed by Schneider GEOSPATIAL

Business Summary

Business Name: My Serenity Personal Care Home, LLC
Business Address: 270 Shields Rd, Stockbridge, GA 30281
Business Owner: Shona John
Date: April 7, 2025

Business Overview

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

Admission Procedures

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

Business Operations

1. **Operating Hours**:
    - The facility operates 24 hours a day, 7 days a week.
    - Staff will work in shifts to ensure continuous care for residents.
    - Daily business hours for office operations, visitation, and deliveries will be from 9:00 AM to 5:00 PM, Monday through Saturday.
2. **Staffing**:
    - **Total Employees**: We will initially employ 2 full-time staff members for 6 residents.
    - **Staffing Hours**:
        - Employees will work in shifts covering 24-hour care.
        - **Shift Coverage**: A staff member will always be present at the facility, ensuring that residents receive the necessary care at all times.
3. **Security Measures**:
    - **Facility Security**: My Serenity is equipped with five outdoor cameras, floodlights, smoke detectors, and an alarm system that can contact all emergency services. All medication storage units are locked to ensure restricted access. Accessibility features, including grab bars, and appropriate signs are available throughout the facility. Security-coded entry doors and a monitored entry system are in place to protect residents. Parking is readily available and accessible for visitors.
    - **Emergency Systems**:
        - Emergency exits are clearly marked with exit signs and will be kept free of obstructions at all times.
        - There will be a comprehensive emergency response plan that includes evacuation routes, assembly areas, and procedures for contacting emergency services.

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

Conclusion

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

Signature: _____

Date: 4-7-25

Owner's Name: Shona John

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

Shona John
270 Shields Road
Stockbridge, GA 30281

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

Dear Keedra Jackson,

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

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

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

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

Battle Law

5/12/2025

Linda Logan
City of Stockbridge Community Development
City Planner
4602 North Henry Boulevard
Stockbridge, GA. 30281

Re: Deferral of SP-2024-03

Ms. Logan:

On behalf of the Applicant for the proposed special land use permit application for property located at 270 Shields Road, being parcel number S10-02041000 pertaining to petition number(s) SP-2024-03, I respectfully request to defer this application thirty (30) days to Mayor and Council.

Prepared By:

Joshua Mahoney

For Battle Law, P.C.

Georgia Nurse Aide Registry

Certification Number – CN0028858298
Original Date: 04/20/2006
Expiration Date: 04/20/2026

SHONA JOHN
313 PLANTATION CIR
FAYETTEVILLE, GA 30214

Alive and Well Safety Training, Inc.

First Aid Training Course

SHONA JOHN

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

APR 09 2025 — *Issue Date*

APR 09 2027 — *Expiration Date*

Alive and Well Safety Training, Inc.

Cardiopulmonary Resuscitation and
Emergency Cardiac Care Provider

SHONA JOHN

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

APR 09 2025 — *Issue Date*

APR 09 2027 — *Expiration Date*

STATE OF GEORGIA

Secretary of State

Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed
Secretary of State
Filing Date: 2/25/2025 4:14:02 PM

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

PRINCIPAL OFFICE ADDRESS	
ADDRESS	270 Sheilds rd, Stockbridge, GA, 30281, USA

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

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	Shona John
AUTHORIZER TITLE	Organizer

CERTIFICATE OF COMPLETION

Presented to

Shona John, CNA, CN0028858298

Upon Successful Completion of

Documentation: Accurate and Legal - 2.0 Online Contact Hours

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

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

L Snyder RN

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

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

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CERTIFICATE OF COMPLETION

Presented to

Shona John, CNA, CN0028858298

Upon Successful Completion of

Tuberculosis - 2.0 Online Contact Hours

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

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

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Presented to

Shona John, CNA, CN0028858298

Upon Successful Completion of

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

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

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

L Snyder RN

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CERTIFICATE OF COMPLETION

Presented to

Shona John, CNA, CN0028858298

Upon Successful Completion of

Resident Rights - 1.0 Online Contact Hours

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

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

L Snyder RN

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CERTIFICATE OF COMPLETION

Presented to

Shona John, CNA, CN0028858298

Upon Successful Completion of

Alzheimer's Disease and Dementia - 3.0 Online Contact Hours

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

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

L Snyder RN

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

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CERTIFICATE OF COMPLETION

Presented to

Shona John, CNA, CN0028858298

Upon Successful Completion of

End of Life including Hospice - 2.0 Online Contact Hours

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

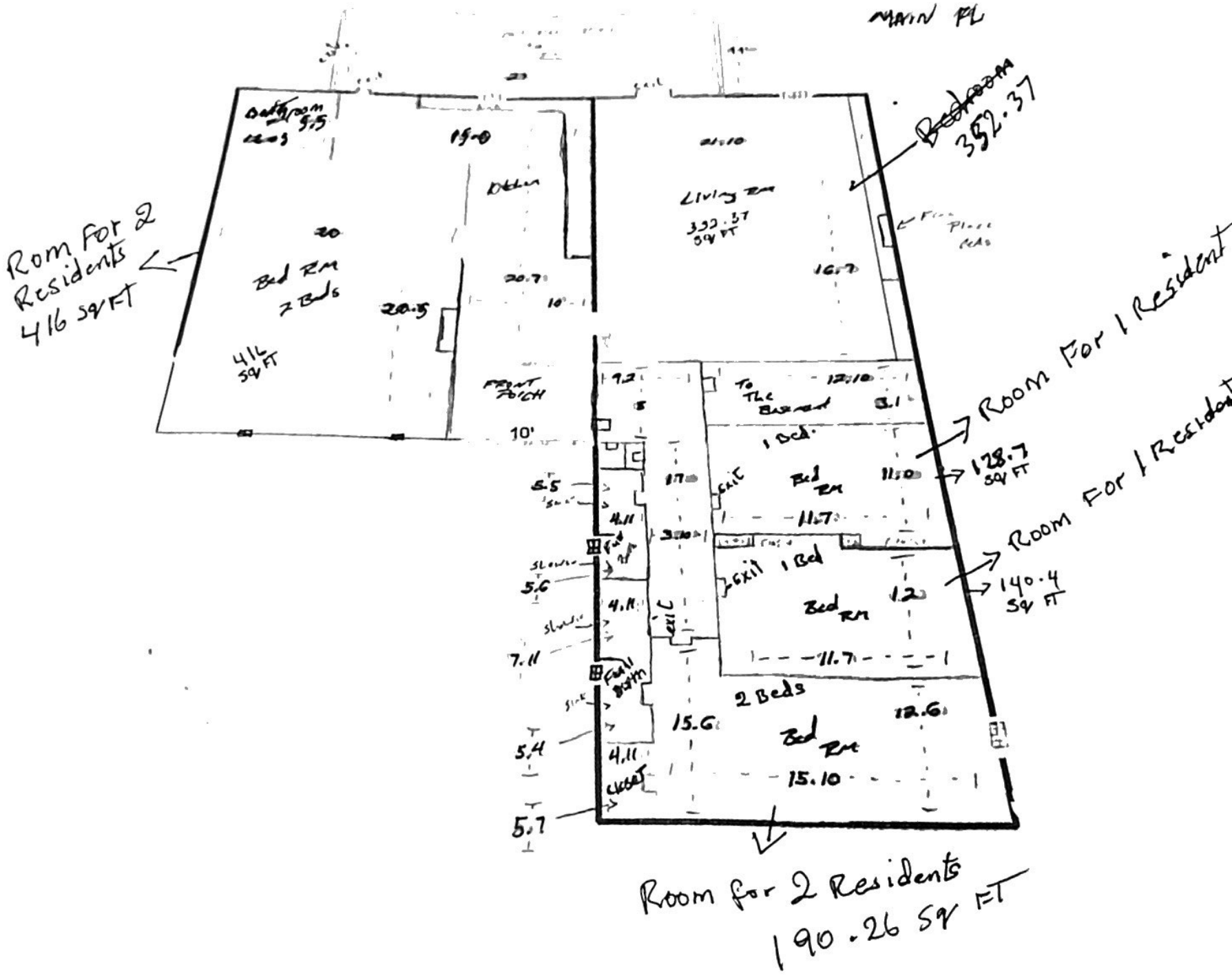
Provider approved by
Arkansas Board of Nursing #50-9351, California Board of Registered Nursing, Provider CEP #14777 for Contact Hours, District of Columbia Board of Nursing #50-9351, District of Colombia Board of Nursing Assistants #50-9351, Florida Board of Nursing #50-9351, Georgia Board of Nursing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

L Snyder RN

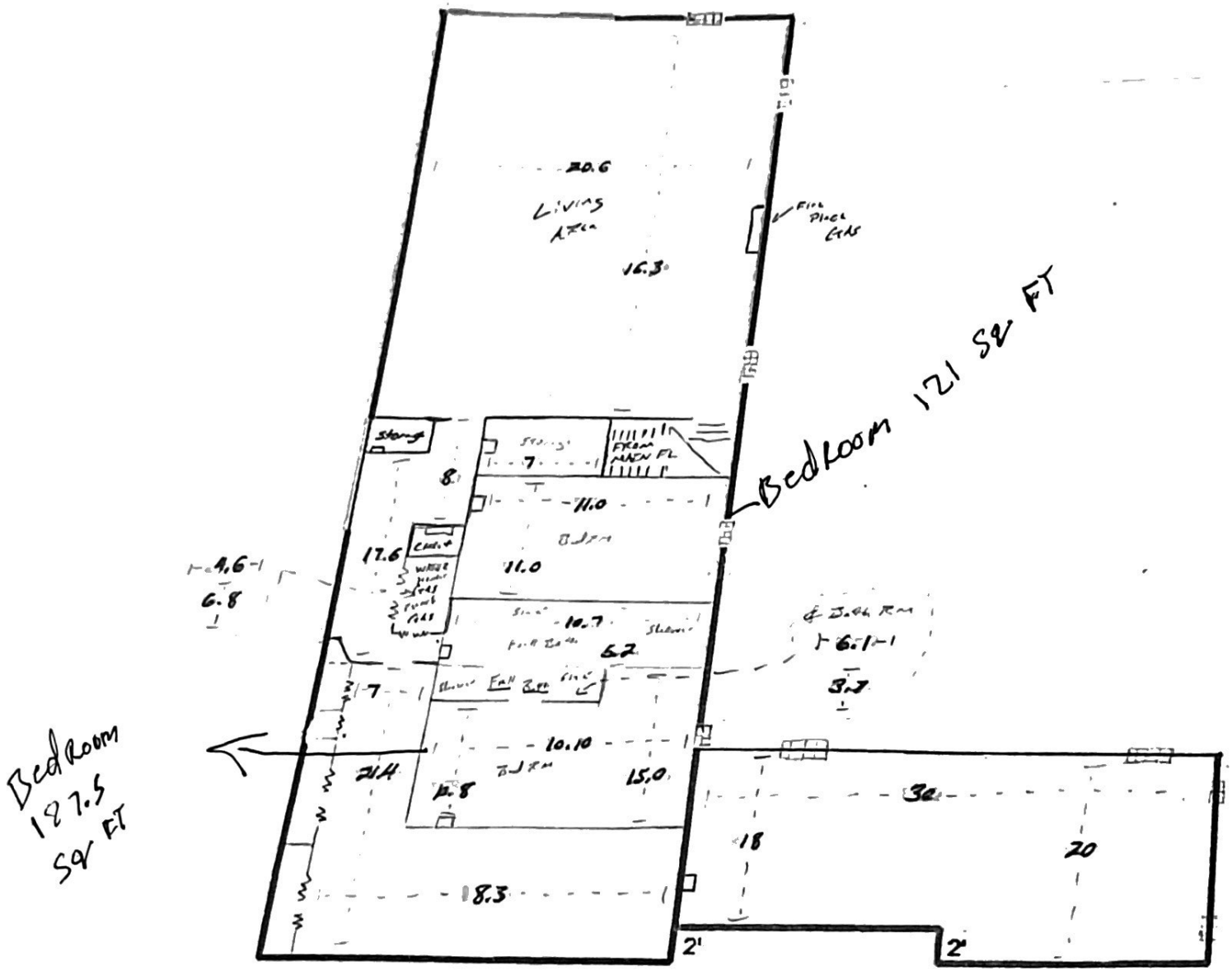
Calle Sierra Moreno 6, La Valvega de la Cala Casa 14, La Cala de Mijas, Málaga, España

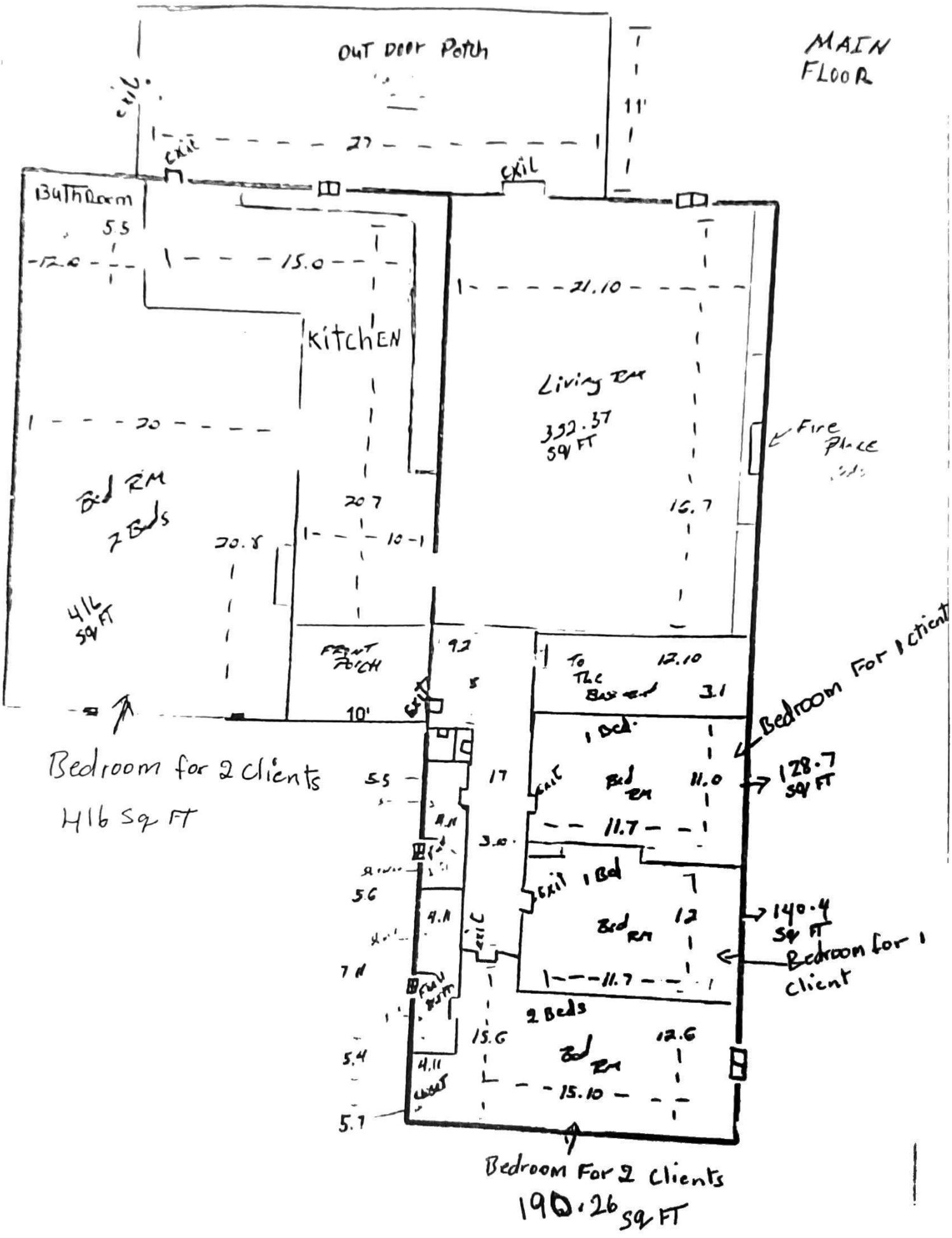
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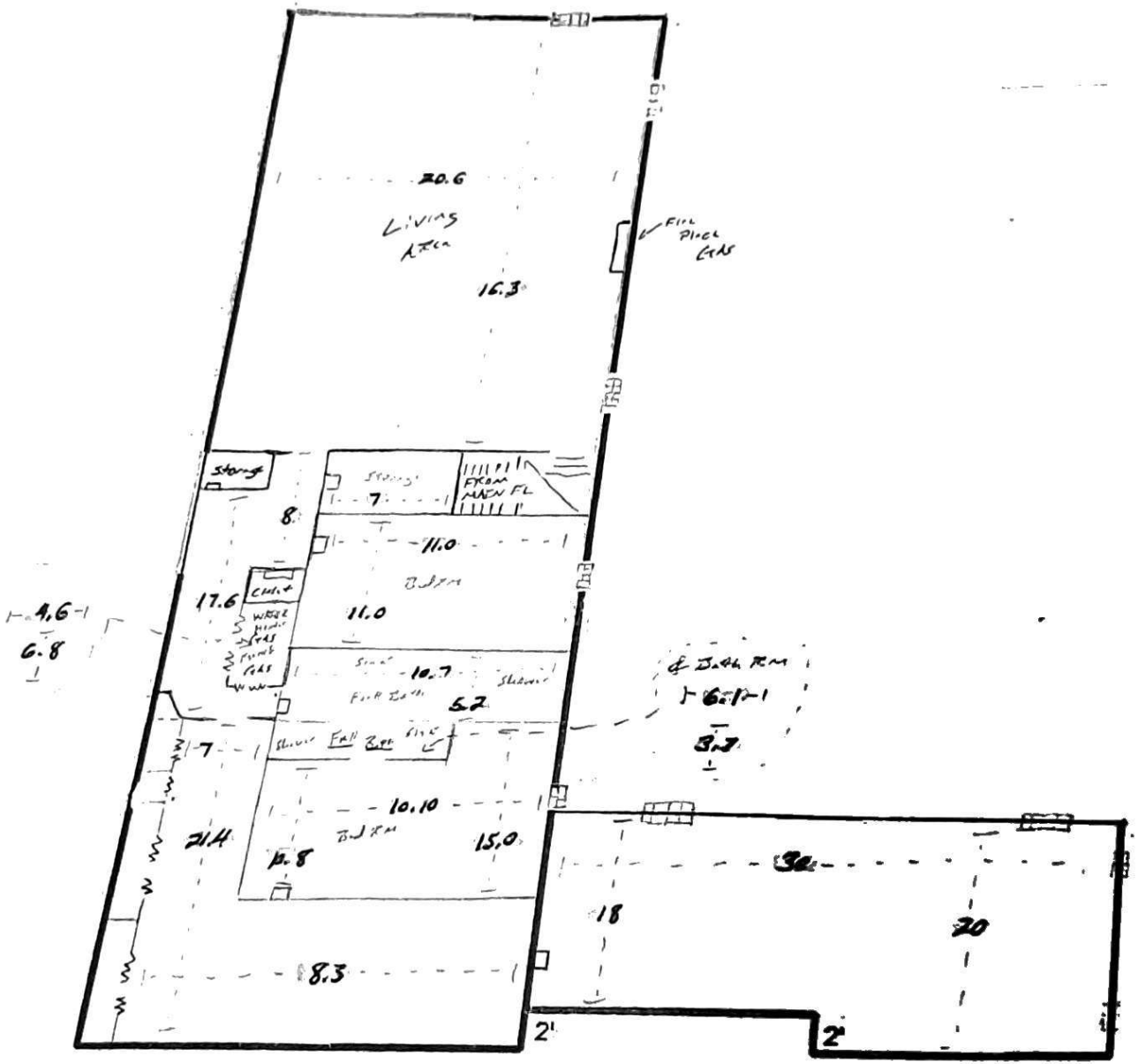

MAIN FL
Bedroom
352.37
Living Rm
332.37 SQ FT
Room For 2 Residents
416 SQ FT
Bed RM
2 Beds
20.5
20.7
16.7
411 SQ FT
FRONT PORCH
10'
1 Bed
11.0
Bed RM
11.7
128.7 SQ FT
Room For 1 Resident
1 Bed
Bed RM
12
11.7
140.4 SQ FT
Room For 1 Resident
2 Beds
15.6
12.6
Bed RM
15.10
190.26 SQ FT

Basement


20.6
Livings Area
16.3
Fire Place Gas
Bedroom 121 Sq FT
Storage
8
7
11.0
17.6
11.0
10.7
6.2
4.6
6.8
6.1
3.7
7
10.10
21.4
15.0
8.3
30
18
20
2'
2'
Bedroom 187.5 Sq FT


MAIN FLOOR
OUT DOOR PATH
27
11'
EXIT
EXIT
BATHROOM
5.5
12.0
15.0
KITCHEN
20
21.10
LIVING ROOM
392.37 SQ FT
FIRE PLACE
BED RM
2 BEDS
20.7
10.1
20.8
10.7
416 SQ FT
FRONT PORCH
9.2
5
10'
EXIT
TO THE BASEMENT
12.10
3.1
BEDROOM FOR 1 CLIENT
1 BED
BED RM
11.0
128.7 SQ FT
11.7
3.10
EXIT
1 BED
BED RM
12
140.4 SQ FT
BEDROOM FOR 1 CLIENT
11.7
2 BEDS
BED RM
15.6
12.6
15.10
BEDROOM FOR 2 CLIENTS
190.26 SQ FT
BEDROOM FOR 2 CLIENTS
416 SQ FT
5.5
17
EXIT
4.11
5.6
9.11
7.11
FULL BATH
5.4
4.11
CLOSET
5.7

Basement


20.6
LIVING AREA
16.3
FIRE PLACE GAS
STORAGE
7
FROM MAIN FL
8
11.0
BDRM
17.6
CLOS
WATER HEATER
FURN
11.0
9.6
6.8
10.7
SHOWER
FULL BATH
5.2
6.2
BDRM
3.7
7
SHOWER
FULL BATH
10.10
BDRM
21.4
10.8
15.0
8.3
2'
30
18
20
2'

HOME-BASED OCCUPATIONAL TAX APPLICATION

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

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

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

Optional/ Additional Information

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

Important Information

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

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

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

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

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

RENEWAL

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

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

RENEWAL FEES ARE DUE BY DECEMBER 31ST OF EACH YEAR

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

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

HOME-BASED BUSINESS APPLICATION CHECKLIST:

Please provide the following documents when submitting your application:

The following items are required for ALL businesses:

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

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

Section I- BUSINESS INFORMATION (Application must be completed in its' entirety for processing)			
Business Name:			
DBA:			
Business Address:	Street Address		Zip
Mailing Address:	Street Address City	State	Zip
Business Tel #:			
E-Mail:			
FEIN or SS#:		State License #:(If applicable)	
# of Employees-Company			
# of Employees-City			
E-Verify #: (Only businesses with more than 10 employees.)			
Date Business Opened:			

Please fully describe the type of business that will be conducted:

Section II- TYPE OF OWNERSHIP	
◊ Sole Ownership	◊ Corporation
◊ Partnership	◊ Limited Liability Company

Section III- OWNER'S / OFFICER'S INFORMATION	
Name/ Title:	
Home Address:	
Tel # :	
E-Mail:	
Name/Title:	
Home Address:	
Tel # :	
E-mail:	

Section IV- OCCUPATIONAL TAX SCHEDULE	
Estimated/ Actual Gross Receipts for this calendar year:	$

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

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

Signature:	**Title:**	**Date:**

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

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

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

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

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

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

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

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

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

Section 2.

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

_____

Name of Private Employer

_____

Federal Work Authorization User I.D. #

_____

Date of Authorization

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

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

_____

Signature of Authorized Officer or Agent (Owner or Manager)

_____

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

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

_____

Notary Public

My Commission Expires: _____

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

SAVE Public Benefits Affidavit

O.C.G.A § 50-36-1 (e) (2)

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

_____

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

_____ _____

Address of applicant named above

Telephone Number

_____ **OCCUPATIONAL TAX CERTIFICATE** _____

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

Category of Public Benefit

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

   My alien number issued by the Department of Homeland Security or other federal immigration agency is:

   _____.

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

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

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

_____

MUST DISPLAY ORIGINAL NOTARY SEAL

I, _____ {representative for} _____

(Printed NAME of individual and natural person) (Name of Business, corporation, partnership, etc.)

_____ _____

Signature of Applicant Date

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE
_____ DAY OF_____, 20__
Executed in_____ (City), _____ (State)

_____ _____

NOTARY PUBLIC Signature **My Commission Expires**

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

SECURE AND VERIFIABLE DOCUMENTS

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

A United States passport or passport card

A United States military identification card

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

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

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

A United States Permanent Resident Card or Alien Registration Receipt Card

An Employment Authorization Document that contains a photograph of the bearer

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

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

A Free and Secure Trade (FAST) card

A NEXUS card

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

A driver's license issued by a Canadian government

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

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

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

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

HOME OCCUPATION REGULATIONS

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

1. Only residents of the dwelling may be engaged in the home occupation.

2. The home occupation shall be clearly incidental to the residential use of the dwelling and shall not change the residential character of the building.

3. **No** display of products shall be visible from the street except agricultural products grown on the premises in RA zoning district. Only products produced on the premises may be sold on the premises.

4. **No** business or advertisement signs of the home occupation shall be permitted on a tract of property that is zoned or used for residential purposes.

5. Use of a dwelling for a home occupation shall not exceed twenty-five percent (25%) of one floor.

6. **No** internal or external alterations inconsistent with the residential use of the building is permitted.

7. The home occupation shall not constitute a nuisance.

8. **No outside storage of materials to be used in connection with the home occupation is permitted.**

9. **No** accessory building shall be used in connection with the home occupation, unless it is approved as a conditional use and then in the RA district only. The use of an accessory building shall comply with the following conditions:

10. Instruction in music and similar subjects **shall be limited** to **two** students at a time.

11. Only passenger vehicles may be used in connection with the management of a home occupation.

12. Beauty shops, barber shops, manicurists and similar services conducted as home occupations **shall be limited** to **two** chairs/stations and one shampoo chair/station.

13. **No more** than two non-transient guests may be boarded **at any one time** as a home occupation.

14. The following and similar uses shall be considered home occupations, provided they follow the minimum standards described in this section: attorney, addressing service, art institution, beauty and barber shop, dentist, doctor, drafting and surveying, dress making, insurance agent, manufacturer's representative, music teacher, notary public, photographer, real estate agent, and consultant.

15. All home occupations shall obtain a business license from the City of Stockbridge, and appear before the Mayor and Council for approval **if required**.

16. Conduct of a home occupation which involves clients coming to the residential structural shall only be allowable for service occupations, such as those listed in Paragraph 12 above. **No home occupation shall be conducted as a retail or manufacturing concern where clients or customers come to the premises for the purchase of items sold on those premises.**

17. All home occupations shall pay for sanitation services at a higher rate, and in a timely manner, or face revocation of a previously-issued occupation tax certificate, denial of the rights to engage in a home occupation in the future, or any other civil penalties authorized by law.

18. Approval from home owner's association and/or property manager, where applicable.

19. **No** more than one vehicle at the home occupation.

Signature _____ Date _____

Print Name _____

SUBSCRIBED AND SWORN

BEFORE ME ON THIS THE

_____ DAY OF _____, 20_____

Executed in_____ (City), _____ (State)

_____ _____

NOTARY PUBLIC Signature My Commission Expires

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

Memorandum of Understanding
Occupational Tax Certificate

I _____, am a business owner/operator of _____.

(Business Owner Name—Please Print) **(Business Name—Please print)**

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

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

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

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

_____ _____

Signature of Business Owner or Manager **Printed Name of Business Owner or Manager**

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

_____

Notary Public My Commission Expires

Office Use Only:

OTC_____

Certificate of Completion

Georgia Medication Aide

Written Competency Evaluation Certificate

This Certifies that

Shona John

has successfully passed

the on-line standardized written competency examination

on the 25th day of October, 2024

Issuing Organization

ALLIANT HEALTH SOLUTIONS

Alliant Health Solutions

P O Box 105753, Atlanta, GA 30348

Certificate Number: **CN0028858298**

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

Georgia Nurse Aide Registry

Certification Number – CN0028858298
Original Date: 04/20/2006
Expiration Date: 04/20/2026

SHONA JOHN
313 PLANTATION CIR
FAYETTEVILLE, GA 30214

Alive and Well Safety Training, Inc.

First Aid Training Course

SHONA JOHN

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

APR 09 2025 — *Issue Date*

APR 09 2027 — *Expiration Date*

Alive and Well Safety Training, Inc.

Cardiopulmonary Resuscitation and
Emergency Cardiac Care Provider

SHONA JOHN

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

APR 09 2025 — *Issue Date*

APR 09 2027 — *Expiration Date*

STATE OF GEORGIA

Secretary of State

Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed
Secretary of State
Filing Date: 2/25/2025 4:14:02 PM

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

PRINCIPAL OFFICE ADDRESS	
ADDRESS	270 Sheilds rd, Stockbridge, GA, 30281, USA

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

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	Shona John
AUTHORIZER TITLE	Organizer

CERTIFICATE OF COMPLETION

Presented to

Shona John, CNA, CN0028858298

Upon Successful Completion of

Documentation: Accurate and Legal - 2.0 Online Contact Hours

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

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

L Snyder RN

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

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

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CERTIFICATE OF COMPLETION

Presented to

Shona John, CNA, CN0028858298

Upon Successful Completion of

Tuberculosis - 2.0 Online Contact Hours

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

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

L Snyder RN

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

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1793851

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CERTIFICATE OF COMPLETION

Presented to

Shona John, CNA, CN0028858298

Upon Successful Completion of

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

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

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

L Snyder RN

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

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CERTIFICATE OF COMPLETION

Presented to

Shona John, CNA, CN0028858298

Upon Successful Completion of

Resident Rights - 1.0 Online Contact Hours

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

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

L Snyder RN

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

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CERTIFICATE OF COMPLETION

Presented to

Shona John, CNA, CN0028858298

Upon Successful Completion of

Alzheimer's Disease and Dementia - 3.0 Online Contact Hours

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

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

L Snyder RN

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

This certificate must be kept for a minimum of 8 years
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CERTIFICATE OF COMPLETION

Presented to

Shona John, CNA, CN0028858298

Upon Successful Completion of

End of Life including Hospice - 2.0 Online Contact Hours

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

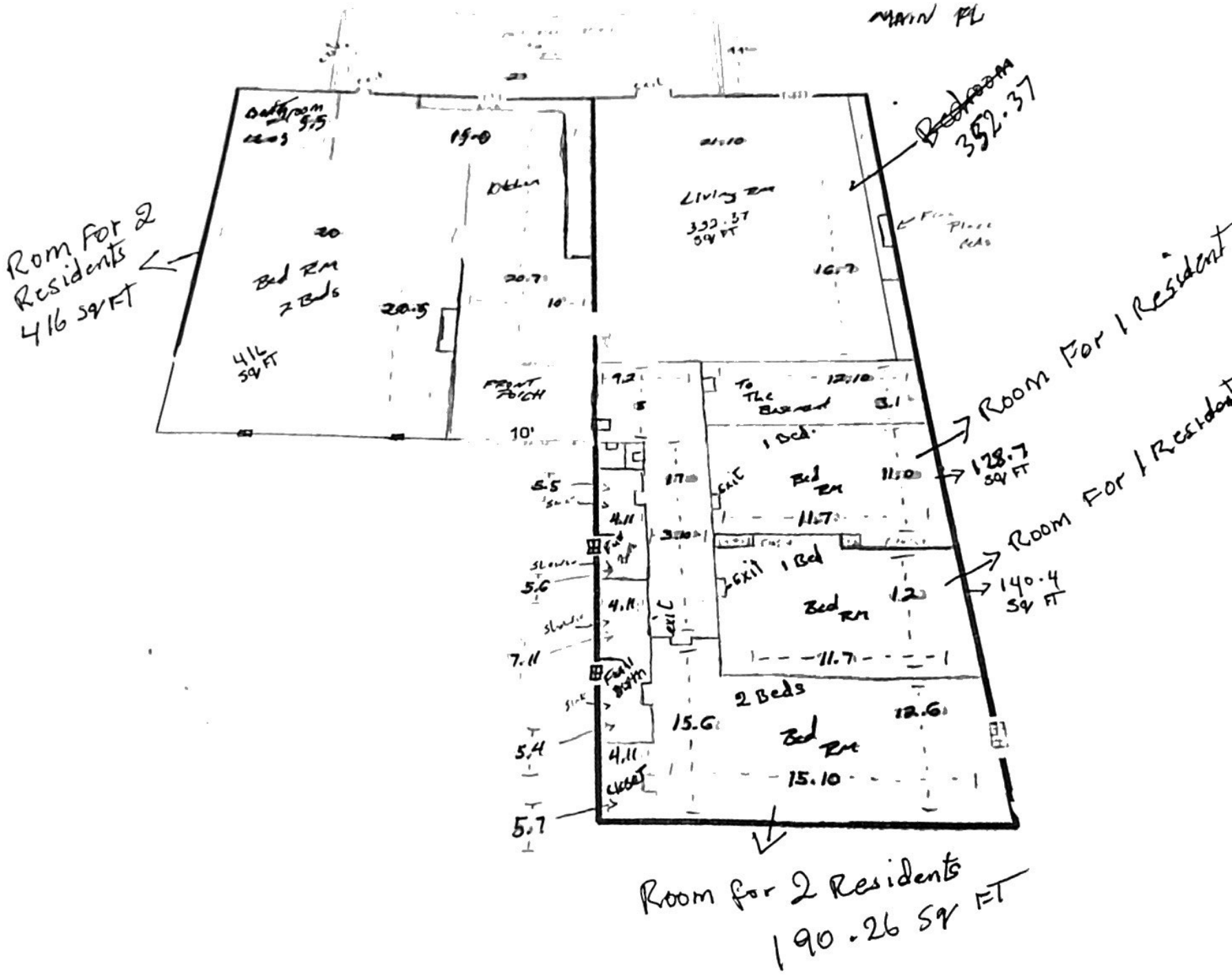
Provider approved by
Arkansas Board of Nursing #50-9351, California Board of Registered Nursing, Provider CEP #14777 for Contact Hours, District of Columbia Board of Nursing #50-9351, District of Colombia Board of Nursing Assistants #50-9351, Florida Board of Nursing #50-9351, Georgia Board of Nursing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

L Snyder RN

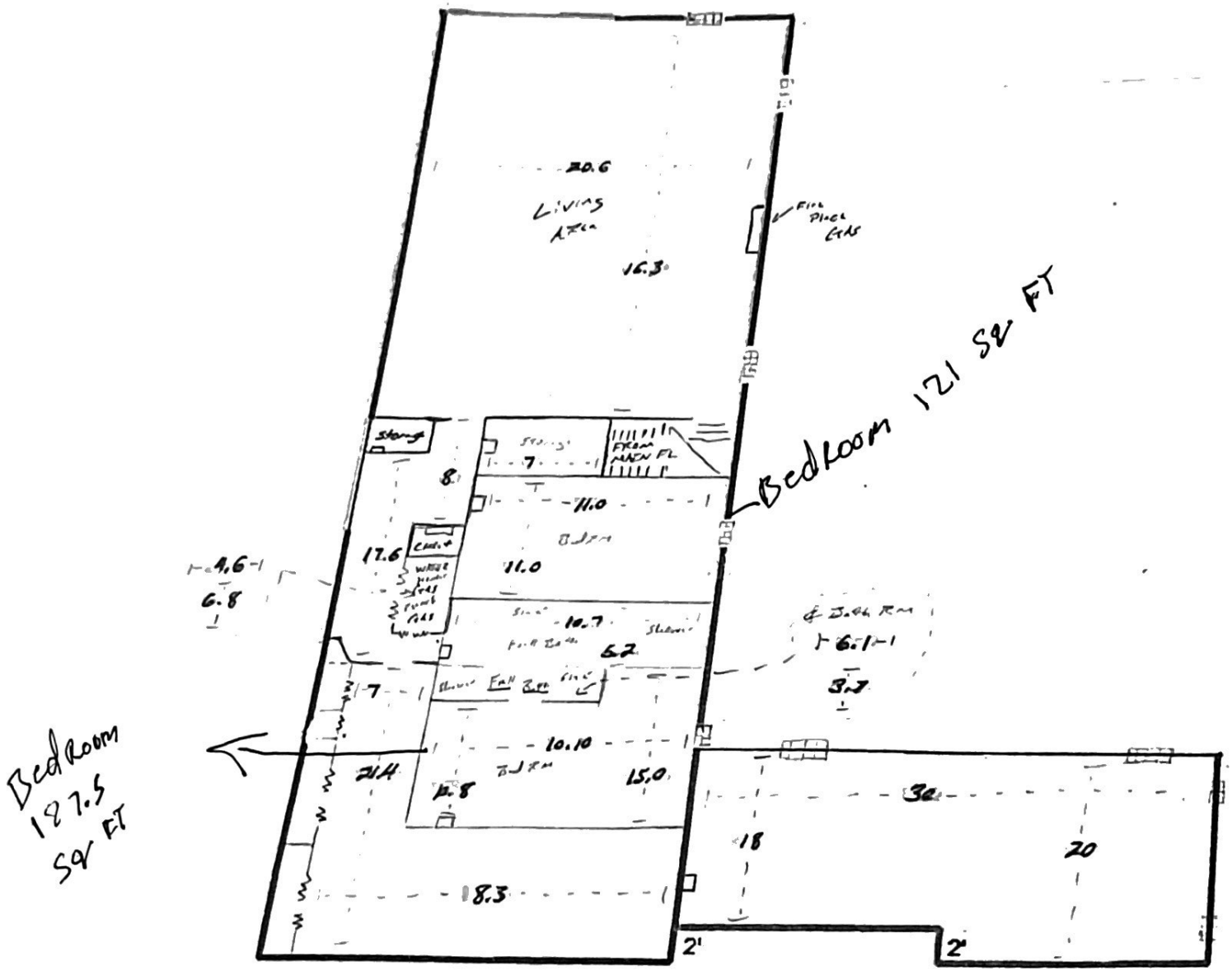
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MAIN FL
Bedroom
352.37
Living Rm
332.37 SQ FT
Room For 2 Residents
416 SQ FT
Bed RM
2 Beds
20.5
20.7
16.7
411 SQ FT
FRONT PORCH
10'
1 Bed
11.0
Bed RM
11.7
128.7 SQ FT
Room For 1 Resident
1 Bed
Bed RM
12
11.7
140.4 SQ FT
Room For 1 Resident
2 Beds
15.6
12.6
Bed RM
15.10
190.26 SQ FT

Basement


20.6
Livings Area
16.3
Fire Place Gas
Bedroom 121 Sq FT
Storage
8
7
11.0
17.6
11.0
10.7
6.2
4.6
6.8
6.1
3.7
7
10.10
21.4
15.0
8.3
30
18
20
2'
2'
Bedroom 187.5 Sq FT

GEORGIA DEPARTMENT OF COMMUNITY HEALTH

Nurse Aide Registry Verification

Applicant Information

Name : JOHN, SHONA

Certification Number : CN0028858298

Original Certification Date : 04/20/2006

Expiration Date : 04/20/2026

Status : Active

Adverse Findings : No

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

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

SECURED BY
ADT
(800) ADT-ASAP
ADT.COM

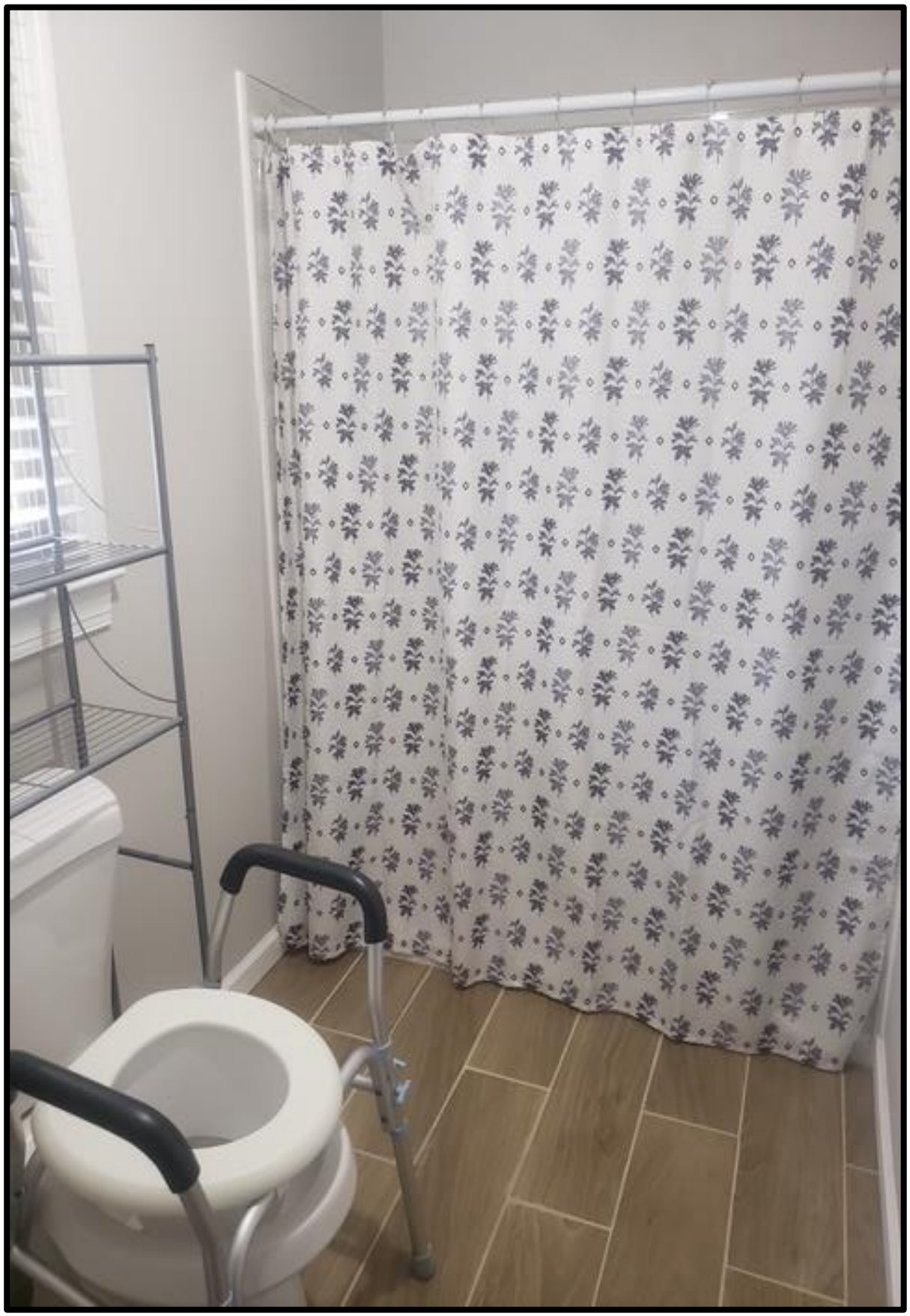

QUICKOUT
CRYSTAL LEMON
FIRE BLANKET
PULL TAPES TO RELEASE
Emergency Blanket
Medium
Member's Mark
nitrile exam gloves
powder-free/textured fingertips
200
Medium Gloves
Single use only
25% Thicker
Medium
Member's Mark
nitrile exam gloves
powder-free/textured fingertips
200
Medium Gloves
Single use only
MAGNAVOX

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

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





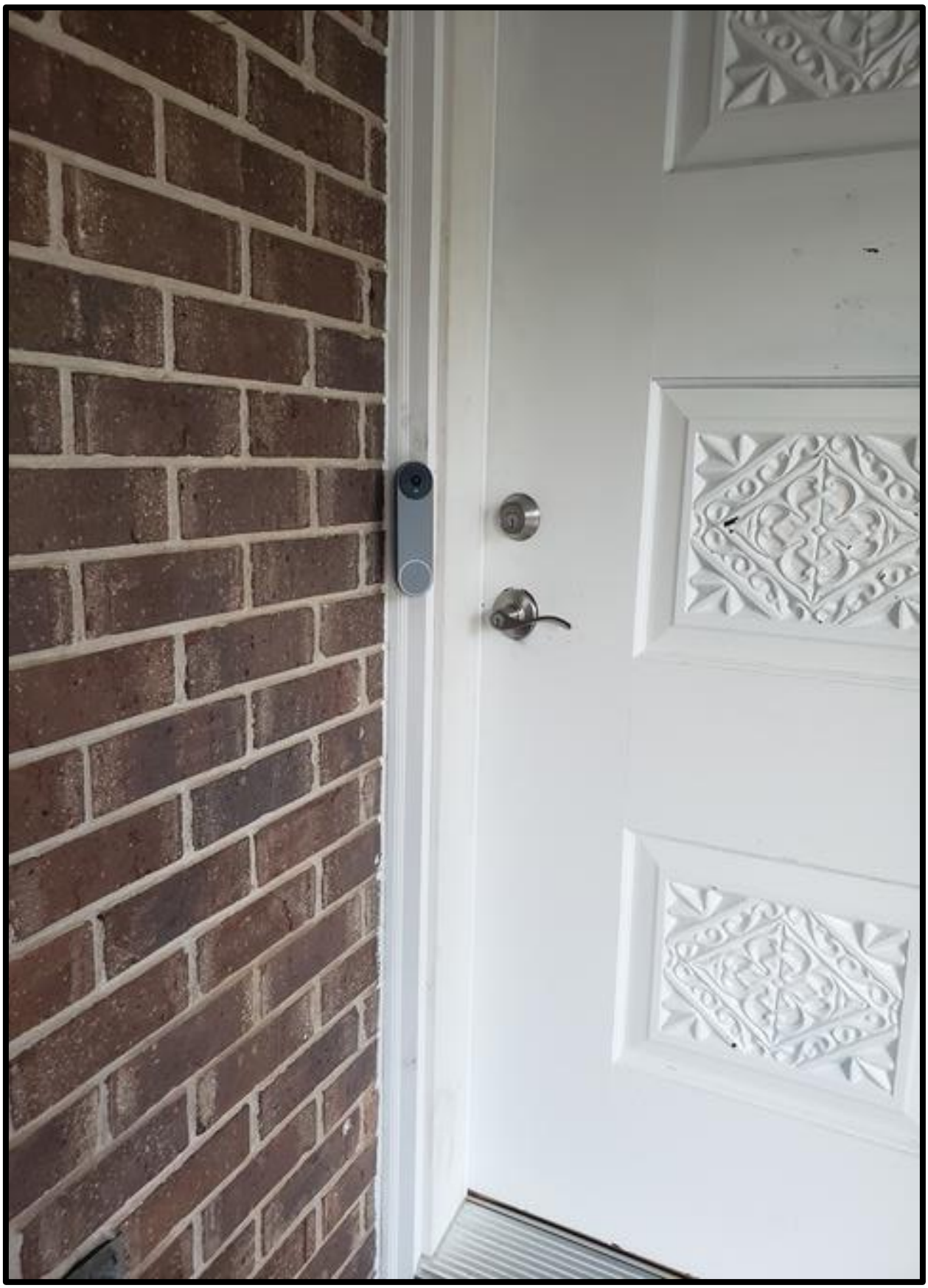




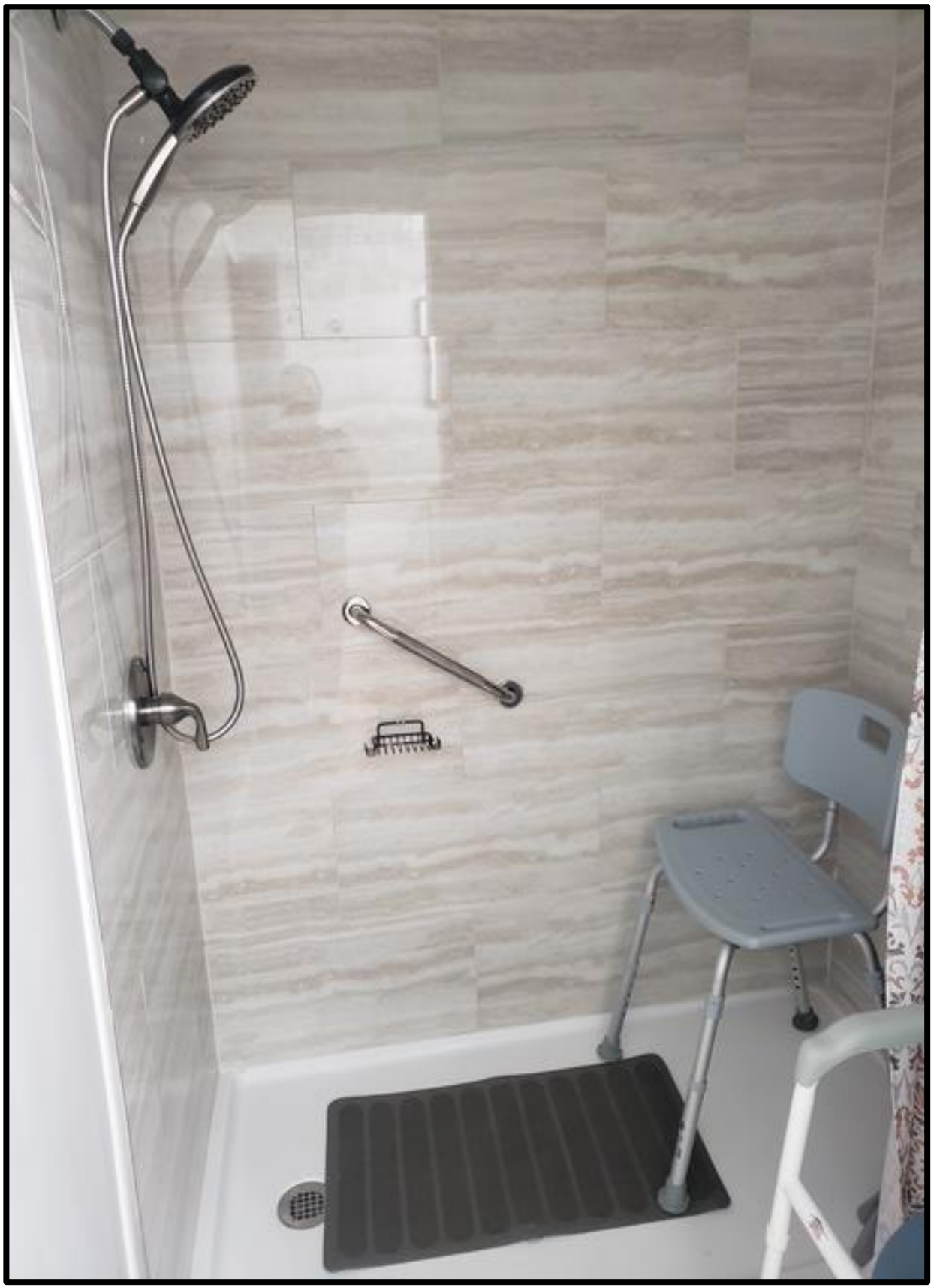









Kwikset
ONIC DEADBOLT
O ELECTRÓNICO
Kwikset
ELECTRONIC DEADBOLT
CERRojo ELECTRÓNICO
KEYLESS ENTRY • ENTRADA SIN LLAVE
Kwikset
ELECTRONIC DEADBOLT
CERROJO ELECTRÓNICO
KEYLESS ENTRY • ENTRADA SIN LLAVE












BREAKFAST
LUNCH & DINNER


EXIT
Whirlpool


JUNGRROU
JUNGRROU
CHALLENGE
ACCEPTED!
100 WORD SEARCHES
COLORING AND
ACTIVITY BOOK
DOMINOES












EXIT




ADT




HANDICAPPED
PARKING




EXIT


EXIT




EXIT


EXIT






1















ADMISSIONS AGREEMENT

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

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

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

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

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

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

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

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

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

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

_____ will assist with arrangement for
Name of Facility
such services, but not provide or pay for such services.
Residents will not be asked to do household chores. **Residents** are allowed in kitchen if they are with Personal Care Attendant and deemed safe by staff.

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

4. Rents will not be pro-rated or refunded after the 15th day of current billing cycle. Rents will not be pro-rated or refunded to any resident admitted on hospice.

Complaint and Grievance Procedures

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

_____ _____

Provider Date

_____ _____

Resident/Guardian/Representative Date

The following confirms that I have received a copy

Of the residents rights

And, the house rules

BY:_____

(SIGNATURE)

NAME:_____

(PRINTED NAME)

DISASTER PLAN

For

My Serenity Personal Care Home

TO REPORT A FIRE: **DIAL 911!!!**

Give Location: 270 Shields Road Stockbridge, Ga 30281

AND YOUR NAME _____

SPEAK SLOWLY AND CLEARLY!!

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

REMEMBER TO STAY CALM...

EMERGENCY SITUATIONS

DISASTER PLAN

PERSONS TO BE NOTIFIED IN THE FOLLOWING ORDER:

Fire department: 770-288-6600

Police: 911

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

Other contact person:

Temporary housing: 770-906-4045

PCH: My Serenity

Hospital: 678-604-1000

Ambulance:678-565-6339

Poison Control: 1-800-222-1222

Disaster Preparedness Plan Overview

Facility Name: My SERENITY Personal Care Home LLC Address: 270 Shields Rd S
City: STOCKBRIDGE County: HENERY Phone: 770-870-4552
Facility email address: Shona6188@hotmail.com Fax: _____
Licensed Capacity: _____ Number of Residents: 3
Owner: Shona JOHN Emergency Contact # 770-870-4552
Admin/Manager: Shona JOHN Emergency Contact # 770-870-4552
Emergency Generator: _____ Yes ✓ No
Emergency Water Supply: 3 days Source: BOTTLE WATER.
Emergency Food Supply: 3 days

Evacuation Plan

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

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

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

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

Mode of Trans	Est # of Res	Name of Company/Agency	City	Contact Person	Phone Numbers
Ambulance	3	404 TRANSport Ambulance	Jonesboro	AARON HARRIS	404-707-1714

Current, signed transportation agreement: _____Yes ✓ No. If yes, please attach a copy.

Estimated travel time to receiving facility: 8 minutes
Will staff accompany residents during transfers? yes.
Will staff provide care and supervision at receiving facility? YES.

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

Owner 12-21-24

Signature and title of person completing form **Date**

My Serenity Personal Care Home

Emergency Preparedness Drills and evacuation requirements.

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

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

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

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

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

How to implement the Disaster Preparedness Plan

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

Notification in change of plan

If changes are made to this plan, the Department

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

Emergency and procedures to follow:

Purpose:

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

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

Evacuation.

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

Evacuation of the Home (REMOVE):

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

If we can't use the primary means of escape, we will use this exit: USC DOOR in Sunroom.

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

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

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

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

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

Special Needs of Veteran:

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

Caregiver(s) and Staff:

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

If applicable, staff training has also included: C.P.R and First AID. CNA

Special Use Permit Application

City of Stockbridge, Georgia



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

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

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

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

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

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

Special Use Permit Application Form

Name of Applicant SHONA JOHN Phone: 770-870-4552 Date: _____

Address Applicant: 270 Shields RD Fax _____ Cell # _____

City: STOCKBRIDGE State: GA Zip 30281 E-mail: Shong1618@hotmail.com

Name of Agent _____ Phone: _____ Date: _____

Address Agent: _____ Fax _____ Cell # _____

City: _____ State: _____ Zip: _____ E-mail: _____

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

Special Use Permit(s) being requested: To open A PERSONAL CARE HOME at ADDRESS 270 SHIELDS RD STOCKBRIDGE, GA 30281. I AM ASKING PERMITION to HELP CONTRIBUTE TO THE City of STOCKBRIDGE. I WOULD LIKE to SERVE

Address of Property or Parcel Number: 270 Shields RD Stockbridge

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.**

Nearest intersection to the property: _____

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

Property Tax Parcel Number(s): S10-0204 1000 **(Required)**

Signature of Witness

ANTONIO D. COPELAND
Printed Name of Witness

Notary

Signature of Applicant

SHONA JOHN
Printed Name of Applicant

Signature of Agent

NOTARY STAMP:

ANTWANETTE WHITE
NOTARY PUBLIC
FAYETTE COUNTY
STATE OF GEORGIA

Total Amount Paid g_____ Cash_____ Check #_____ Received by:_____ *(FEES ARFC NON-REFUNDABLE)*

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

Pre-application meetil4g:_____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature:_____ Date: _____

City of Stockbridge Planning and Zoning Division
Community Development Department

SPECIAL USE PERMIT APPLICATION – LIST OF REQUIRED DOCUMENTS

1. Main application page for a Special Use Permit application.

2. Completed and notarized Property Owner's Authorization Form (several forms may be needed).

3. Completed and notarized Applicant Campaign Disclosure Form (several forms may be needed).

4. Legal Description (s) of the property.

5. Recent Boundary Survey of the property.

6. Letter of Intent.

7. Conceptual Site Plan.

8. Architectural elevations and renderings (optional). N/A

9. Homeowners' Association (HOA) letters (optional). N/A

10. Henry County Application for Water/Sewer Availability Letter (if the property is served by the Henry County Water Authority).

11. Water and Sewer Availability Letter (from either the Henry County Water Authority, the Clayton County Water Authority, or the City of Stockbridge Public Works Department).

12. Completed City of Stockbridge Septic System Information for Zoning Requests Form. N/A

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 270 Shield RD Stockbridge [address], with Parcel Number S10-C2041000 which is the subject of this application.

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

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

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

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

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

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

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

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

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

7/30/24
Date

[signature]
Signature of Notary Public

Antwanette White
Printed Name of Notary Public

07/30/2024
Date

Notary Public's Seal or Stamp.

ANTWANETTE WHITE
NOTARY PUBLIC
FAYETTE COUNTY
STATE OF GEORGIA
COMMISSION # W-00659938 EXP 08/27/2028

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

PROPERTY OWNER'S AUTHORIZATION FORM See NOTE above.)

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

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

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

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

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

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

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

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

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

[signature] [signature]

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

7/30/24
Date

Signature of Notary Public

[signature]
Printed Name of Notary Public

07/30/2024
Date

Notary Public's Seal or Stamp:

ANTWANETTE WHITE
NOTARY PUBLIC
FAYETTE COUNTY
STATE OF GEORGIA
COMMISSION # W-006500038 EXP 08/27/2028

Applicant Campaign Disclosure Form

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

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

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

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

We certify that the foregoing information is true andcorrect, this_____day of July, 2024

SHONA JOHN
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 30 day of July, 2024

Antwanette White
Notary Public

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

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

Applicant Campaign Disclosure Form

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

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

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

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

We certify that the foregoing information is true and correct, this_____day of July, 2024

SHONA John
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

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

Antwanette White
Notary Public

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

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

Exhibit "A" legal description

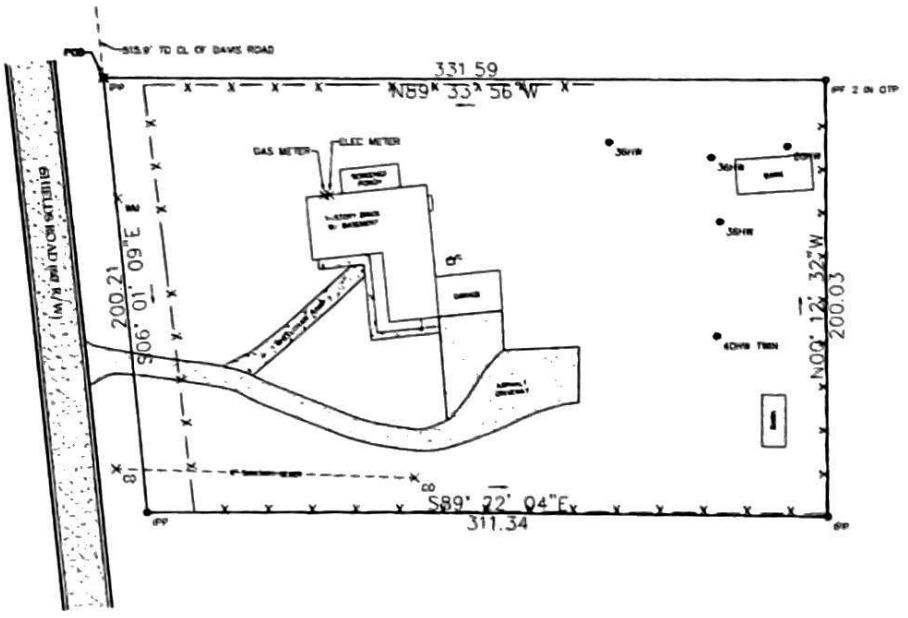
270 Shields Road, Stockbridge, Georgia

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

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

Parcel ID: S10-02041000

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





FIELD CLOSURE=1IN 20,000+
ANGLE POINT ERROR=< 01"
EQUIPMENT USED=GPS TOTAL STATION
ADJUSTMENT METHOD=COMPASS RULE
PLAT CLOSURE=1IN 100,000+

IPF IRON PIN FOUND
IPP IRON PIN PROPOSED
R/W RIGHT OF WAY
RBM RIGHT OF WAY MARKER
MAG MAGNETIC
POB POINT OF BEGINNING
CO CLEAN OUT
WM WATER METER
HW HARDWOOD TREE
N/F NOW OR FORMERLY
LL LAND LOT
PP POWER POLE
DRIP INLET
WATER VALVE
MANHOLE
FH FIRE HYDRANT
EL ELEVATION POINT
PK PROPERTY CORNER
CENTERLINE

BOUNDARY SURVEY

PREPARED FOR:
SHONA JOHN

GRAPHIC SCALE
40 20 0 40

270 Shields Road, Stockbridge, GA

1.47 ACRES	LAND LOT: 70	DATE: 07/28/24
	DISTRICT: 12TH	SCALE: GRAPHIC
	COUNTY: HENRY	JOB NO.: 2471

UTILITIES PROTECTION CENTER

SAWHNEY & ASSOCIATES
523 HASTINGS WAY JONESBORO GA 30238
PH # (678)478-6857

City of Stockbridge Community Development Department

4602 North Henry Blvd

Stockbridge, GA 30281

July 23, 2024

Shona John

270 Shield Road

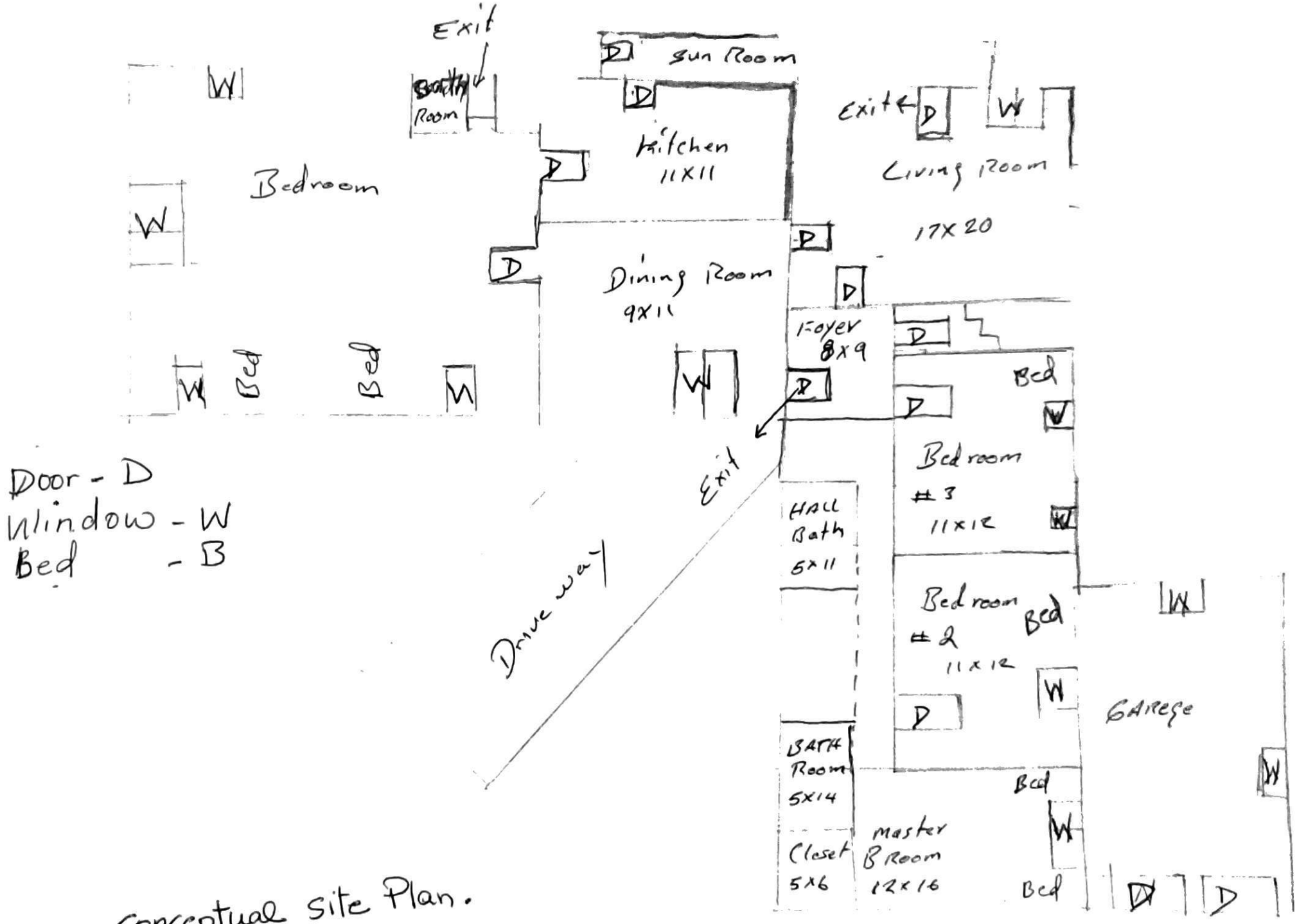
Stockbridge, GA 30281

Dear Sir /Madam,

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

Sincerely,

Shona John



Conceptual site Plan.

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

July 31, 2024

To Whom It May Concern:

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

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

Thank You

Kimberly Barnett
Utility Billing Supervisor

TO: Stockbridge Mayor and City Council
Stockbridge Planning Commission

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

CC: Ryan Anderson, Community Development Director

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

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

I. PURPOSE

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

II. DEFINITION AND DISTINCTIONS

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

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

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

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

III. CASE HISTORY

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

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

IV. TABLE OF CASE FACTS

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

V. ILLUSTRATIONS OF EXISTING CONDITIONS:

A. Aerial Photo

B. Zoning Map

C. Future Land Use Map

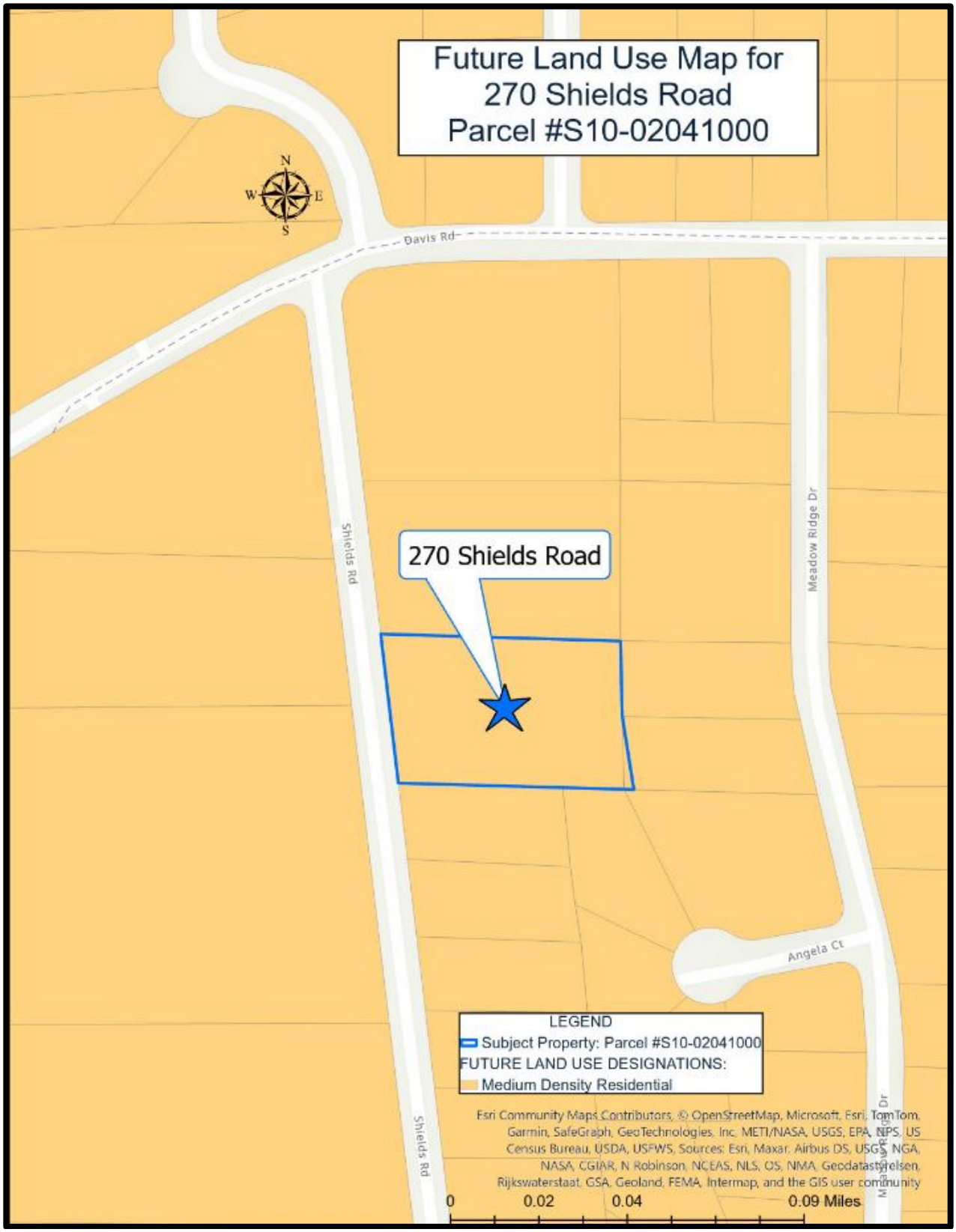
D. Boundary Survey and Enlargement

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

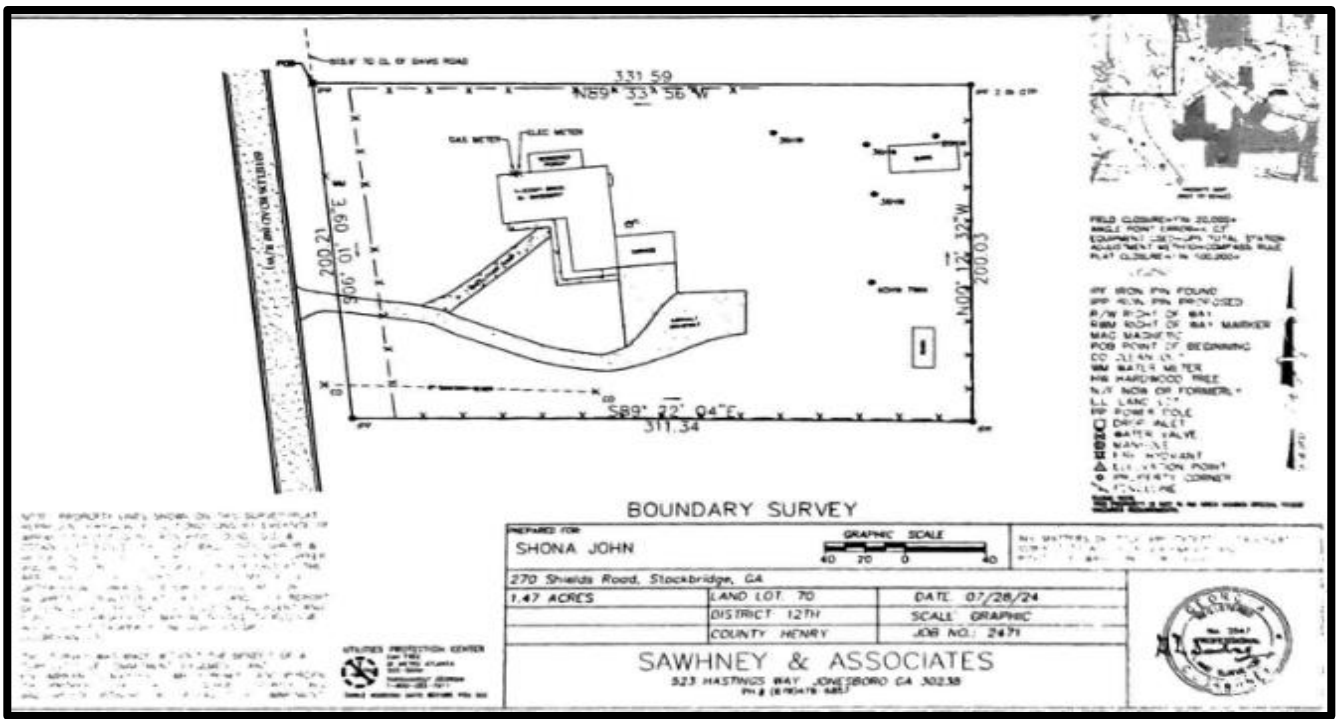


ZONING MAP FOR 270 SHIELDS ROAD

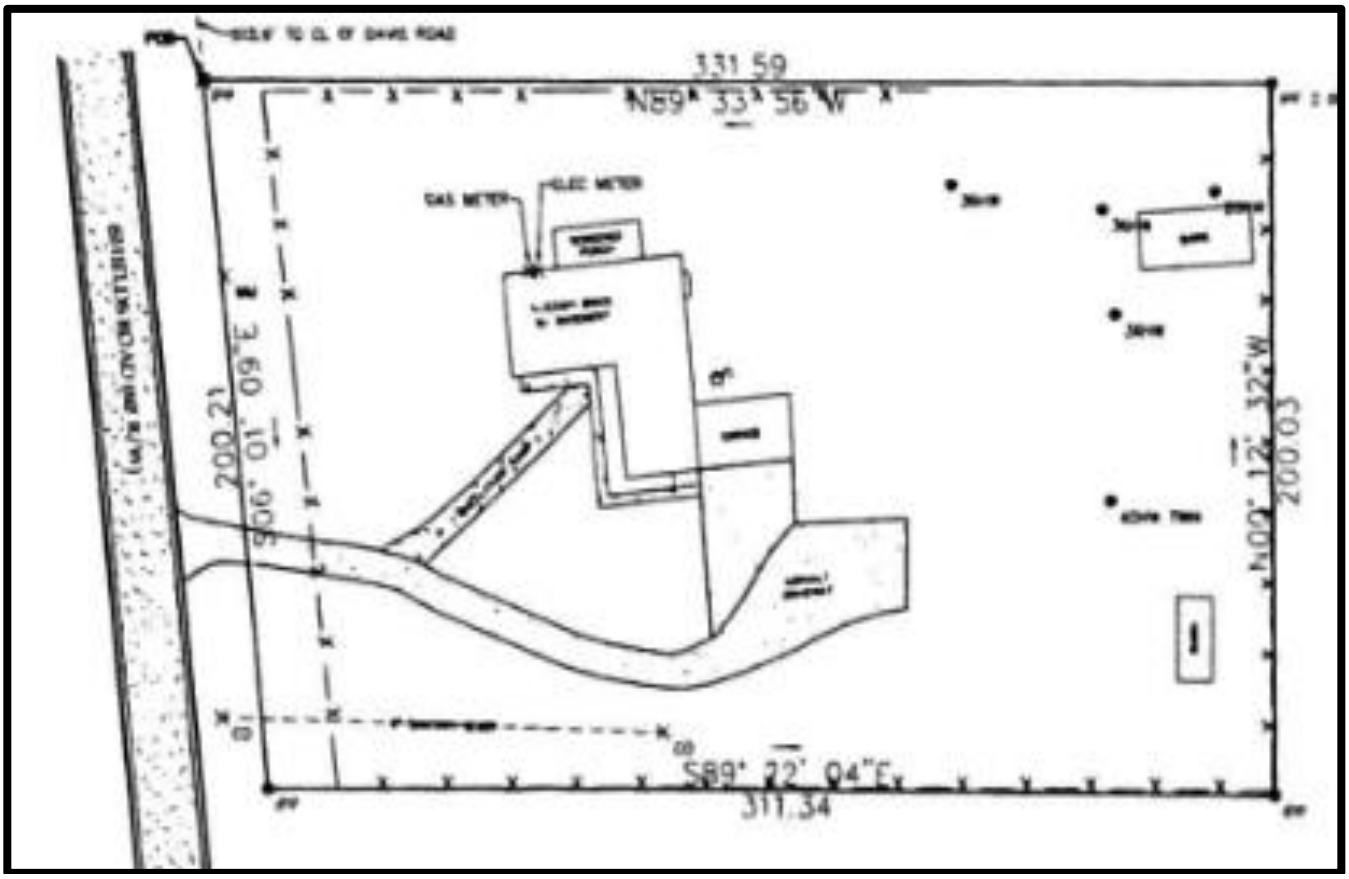



Future Land Use Map for
270 Shields Road
Parcel #S10-02041000
N
W
E
S
Davis Rd
Shields Rd
Meadow Ridge Dr
270 Shields Road
Angela Ct
LEGEND
Subject Property: Parcel #S10-02041000
FUTURE LAND USE DESIGNATIONS:
Medium Density Residential
Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community
0
0.02
0.04
0.09 Miles

BOUNDARY SURVEY



ENLARGEMENT



VI. PROPOSED DEVELOPMENT

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

GEORGIA DEPARTMENT OF COMMUNITY HEALTH

STATE OF GEORGIA

PERSONAL CARE HOME PERMIT

This is to certify that a permit is hereby granted to

My Serenity Personal Care Home
(Name of Governing Body)

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

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

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

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

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

THIS PERMIT IS NOT TRANSFERABLE

Permit No: PCH042564

In Witness Whereof, we have hereunto set our hand this 13 th day of March , 2025 .

GEORGIA DEPARTMENT OF COMMUNITY HEALTH

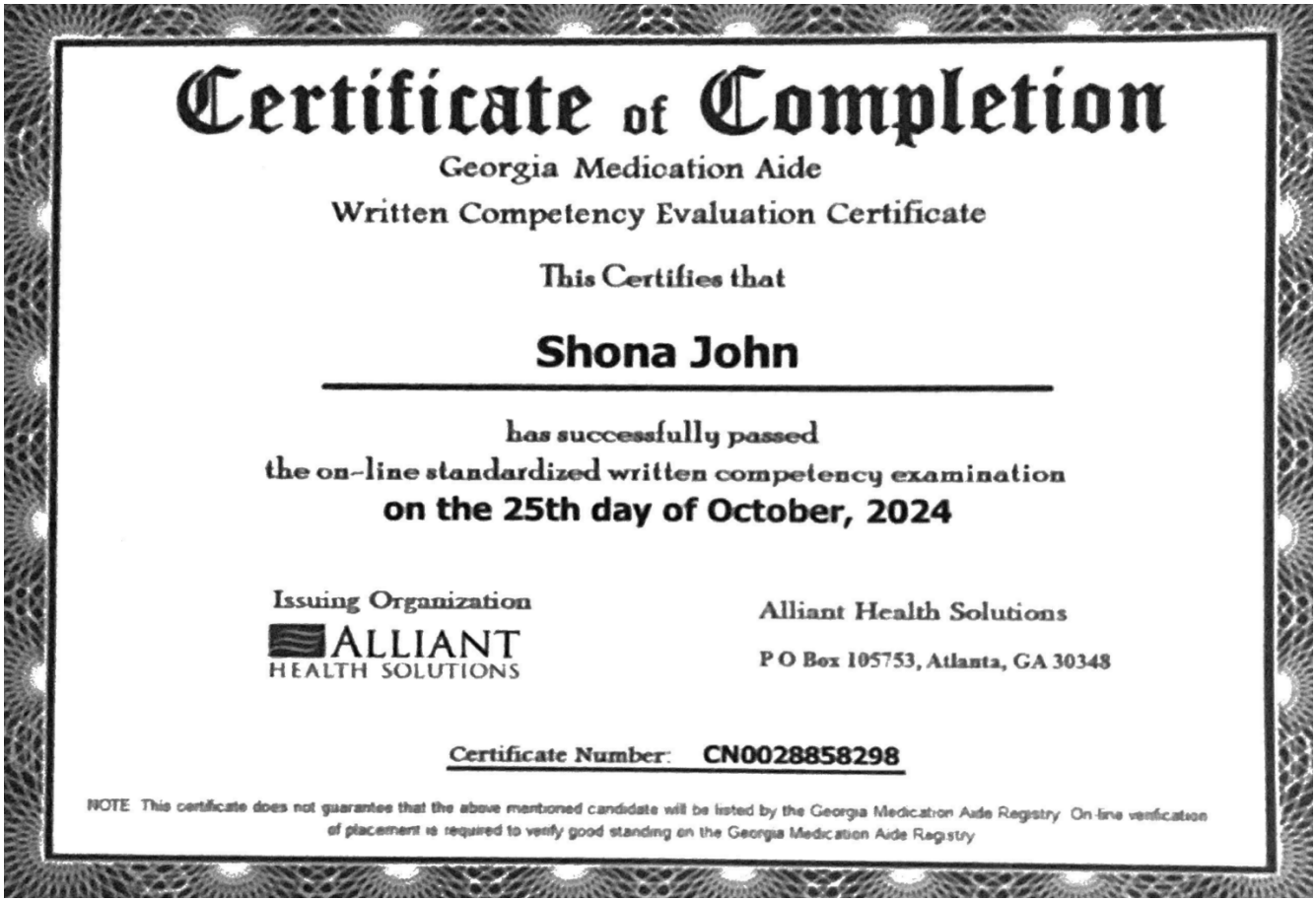
HEALTHCARE FACILITY REGULATION DIVISION

Lisa C Davies

Lisa C Davies, Executive Director

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

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



Certificate of Completion

Georgia Medication Aide

Written Competency Evaluation Certificate

This Certifies that

Shona John

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

Issuing Organization
ALLIANT HEALTH SOLUTIONS

Alliant Health Solutions
P O Box 105753, Atlanta, GA 30348

Certificate Number: **CN0028858298**

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

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

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

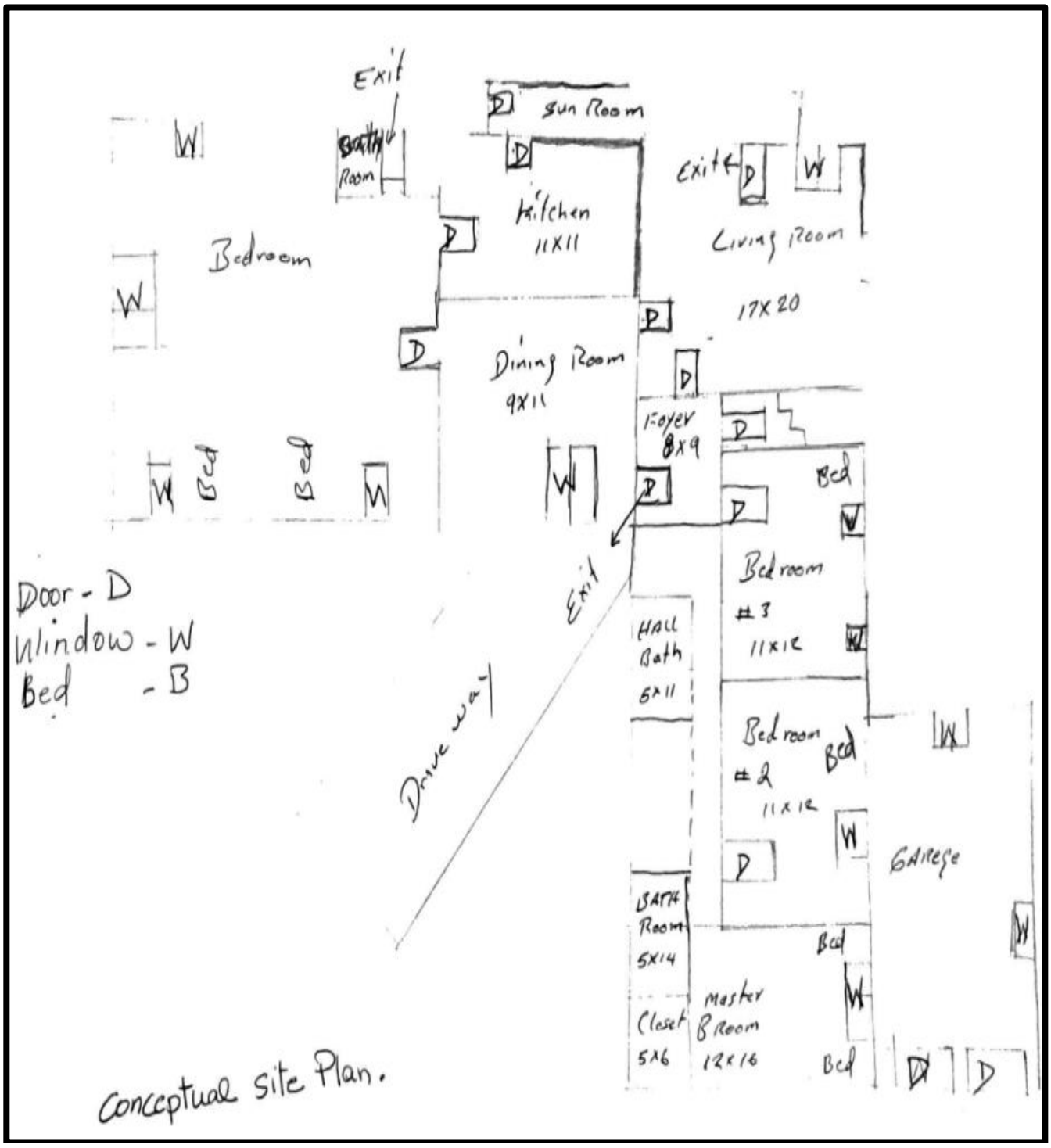
The submitted floor plan for the interior of the home shows the presence of a master bedroom and two other bedrooms on the main floor, plus another bedroom on the lower floor. Except

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

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

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

PROPOSED SITE PLAN AND FLOOR PLAN



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

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

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

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

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

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

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

VIII. ANALYSIS #2: GRANTING OF SPECIAL USE PERMITS

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

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

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

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

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

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

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

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

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

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

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

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

IX. ANALYSIS #3—USE PERMIT CONSIDERATIONS

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

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

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

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

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

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

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

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

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

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

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

6. The amount and location of open space;

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

7. Protective screening;

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

8. Hours and manner of operation;

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

9. Outdoor lighting; and

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

10. Ingress and egress to the property.

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

X. STAFF CONCLUSIONS

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

1. **Number of Residents –** Although the applicant proposes to have six residents in the proposed personal care home, her state license only allows a capacity of three residents at 270 Shields Road.

2. **Type of Use –** The proposed personal care home is not the best use of the subject property in terms of its location in an established residential area.

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

   a. Access—The existing access from Shields Road is a narrow, one-lane driveway which goes up a hill. This could cause a conflict between two vehicles that are moving at the same time.

   b. Parking – There does not appear to be sufficient parking to accommodate additional vehicles from employees, deliveries, or family and friends, and the applicant has not indicated any plans to provide it.

   c. Protective Screening – No protective screening is currently present on the property, and the applicant has not indicated any plans to provide it for the benefit of either the neighbors or the residents who would live on the property.

XI. STAFF RECOMMENDATIONS

1. In view of the conclusions that were drawn above, the Planning & Zoning Staff recommends the **DENIAL** of Special Use Permit Case #SP-2024-03 for 270 Shields Road.

2. If the City Council wishes to approve SP-2024-03, then the staff recommends that such approval be made with the following three conditions:

a. That no more than three residents occupy and be served by the personal care home at one time since the applicant's Personal Care Home Permit from the Georgia Department of Community Health limits the capacity of the personal care home at 270 Shields Road to three (3).

b. That the driveway and parking area be modified to accommodate additional vehicles.

c. That appropriate screening / fencing be installed for the safety of the residents and the protection of the neighbors.

TO: Stockbridge Mayor and City Council
Stockbridge Planning Commission

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

CC: Ryan Anderson, Community Development Director

DATE: May 12, 2025 for the City Council Meeting

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

I. PURPOSE

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

II. DEFINITION AND DISTINCTIONS

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

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

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

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

III. CASE HISTORY

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

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

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

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

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

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

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

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

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

IV. TABLE OF CASE FACTS

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

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

V. ILLUSTRATIONS OF EXISTING CONDITIONS:

A. Aerial Photo

B. Zoning Map

C. Future Land Use Map

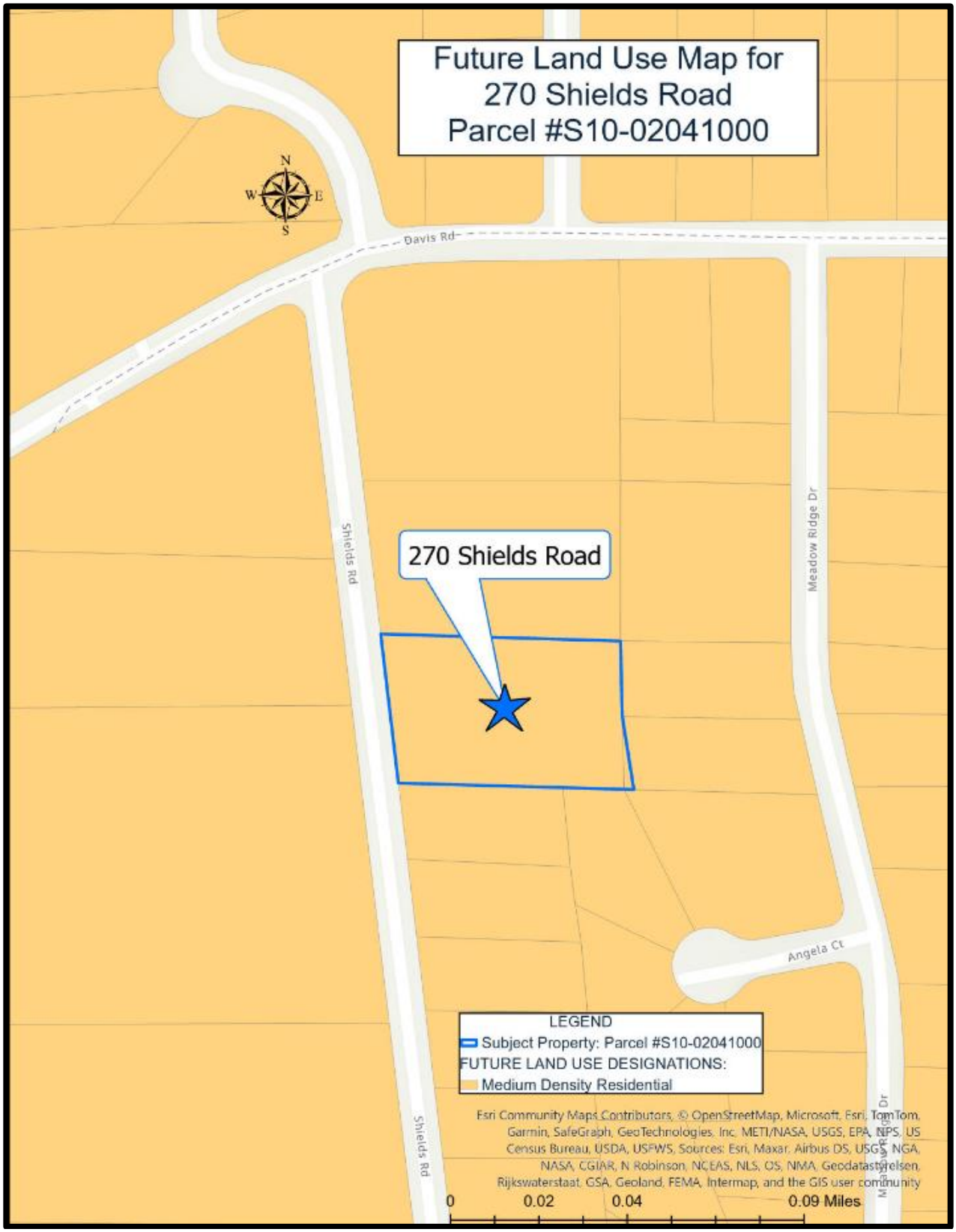
D. Boundary Survey and Enlargement

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

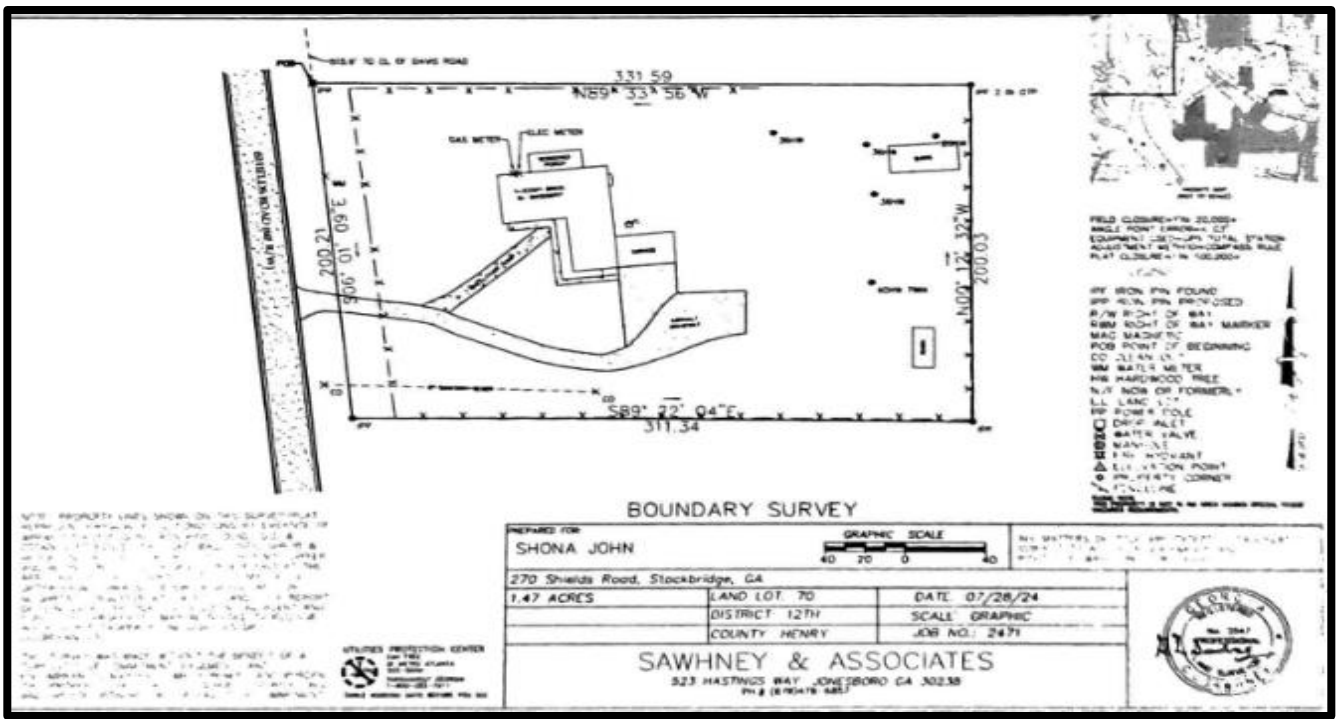


ZONING MAP FOR 270 SHIELDS ROAD

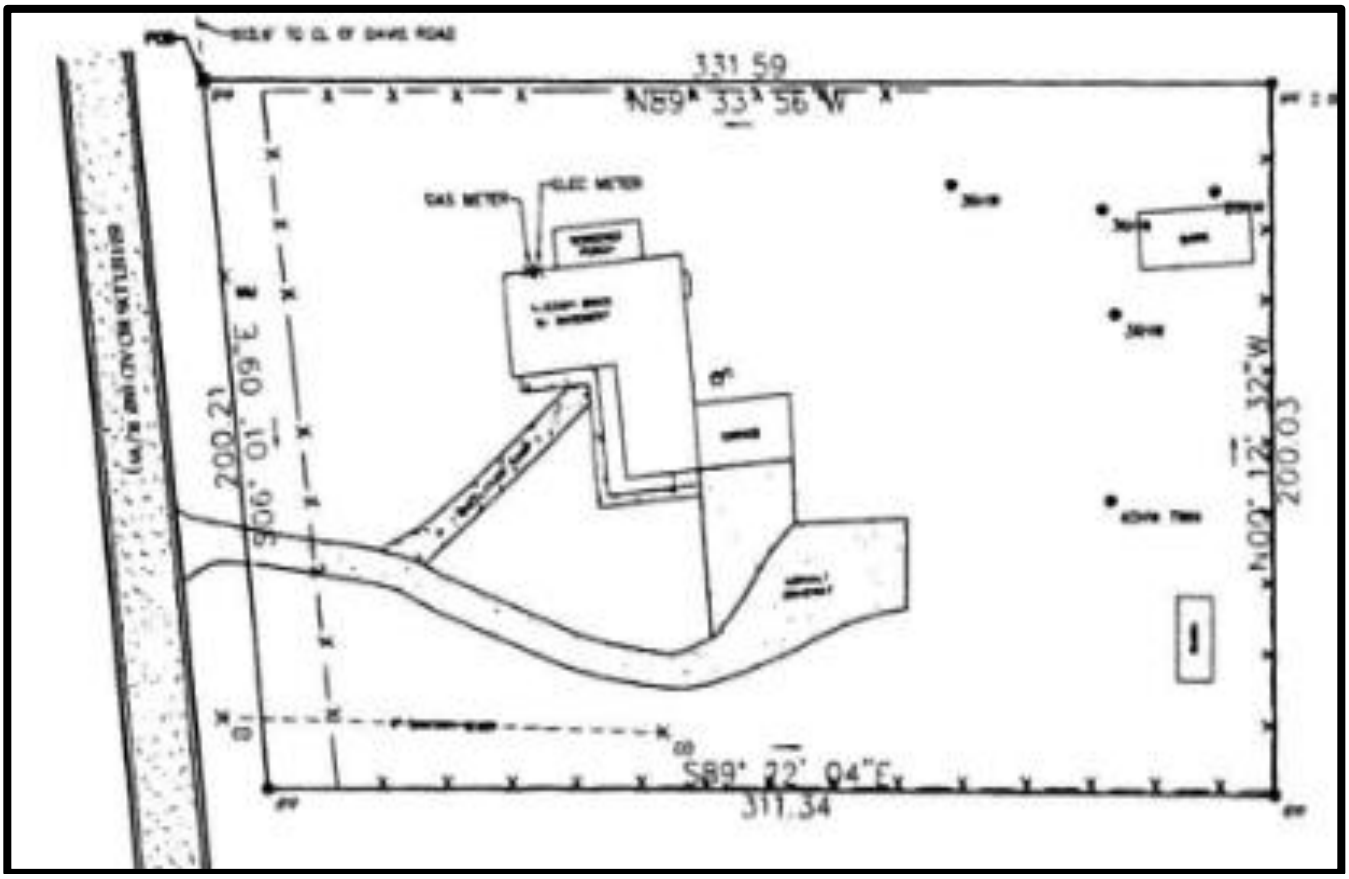



Future Land Use Map for
270 Shields Road
Parcel #S10-02041000
N
W
E
S
Davis Rd
Shields Rd
Meadow Ridge Dr
270 Shields Road
Angela Ct
LEGEND
Subject Property: Parcel #S10-02041000
FUTURE LAND USE DESIGNATIONS:
Medium Density Residential
Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community
0
0.02
0.04
0.09 Miles

BOUNDARY SURVEY

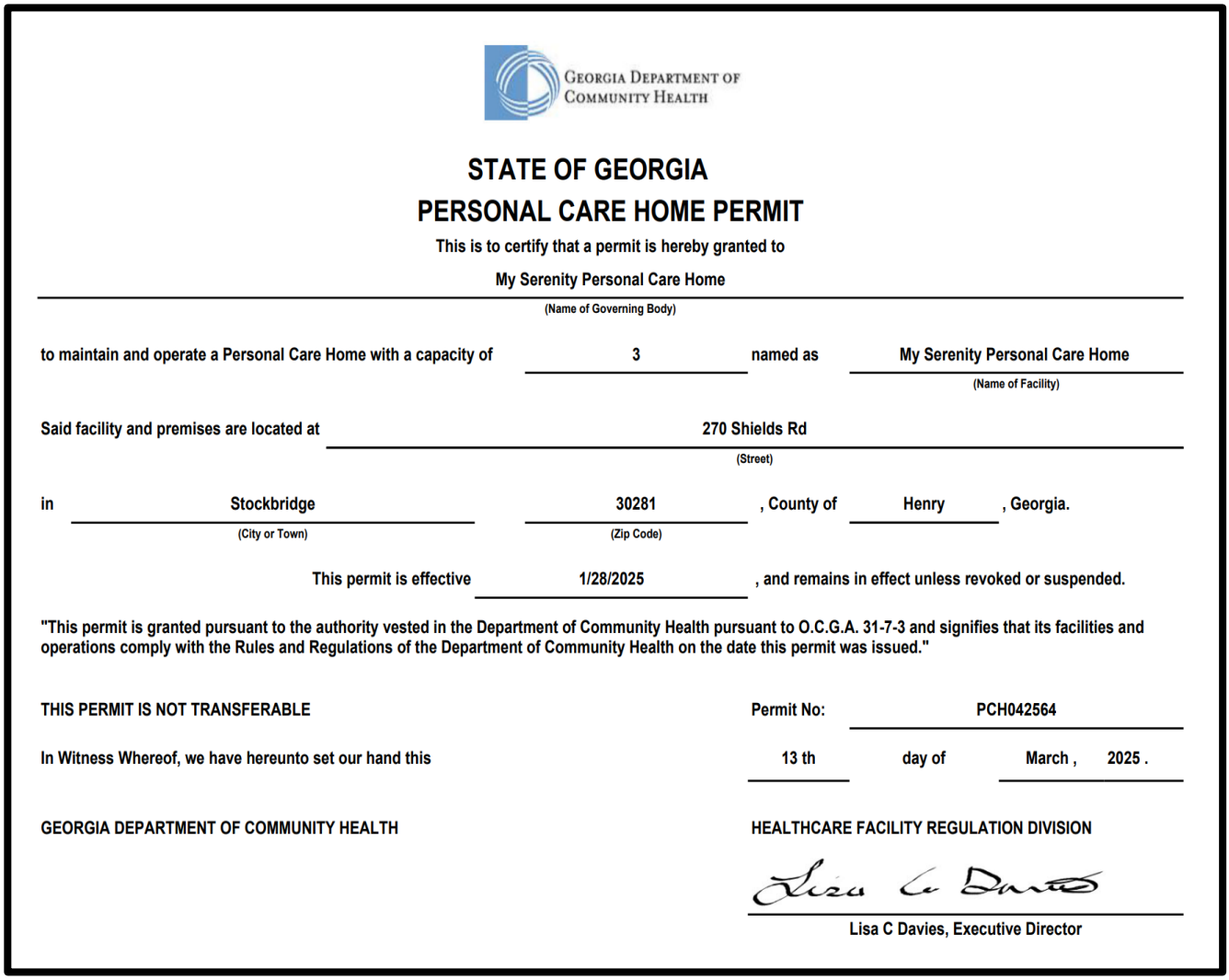


ENLARGEMENT



VI. PROPOSED DEVELOPMENT

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



GEORGIA DEPARTMENT OF COMMUNITY HEALTH

STATE OF GEORGIA

PERSONAL CARE HOME PERMIT

This is to certify that a permit is hereby granted to

My Serenity Personal Care Home

(Name of Governing Body)

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

(Name of Facility)

Said facility and premises are located at 270 Shields Rd

(Street)

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

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

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THIS PERMIT IS NOT TRANSFERABLE

Permit No: PCH042564

In Witness Whereof, we have hereunto set our hand this 13 th day of March, 2025.

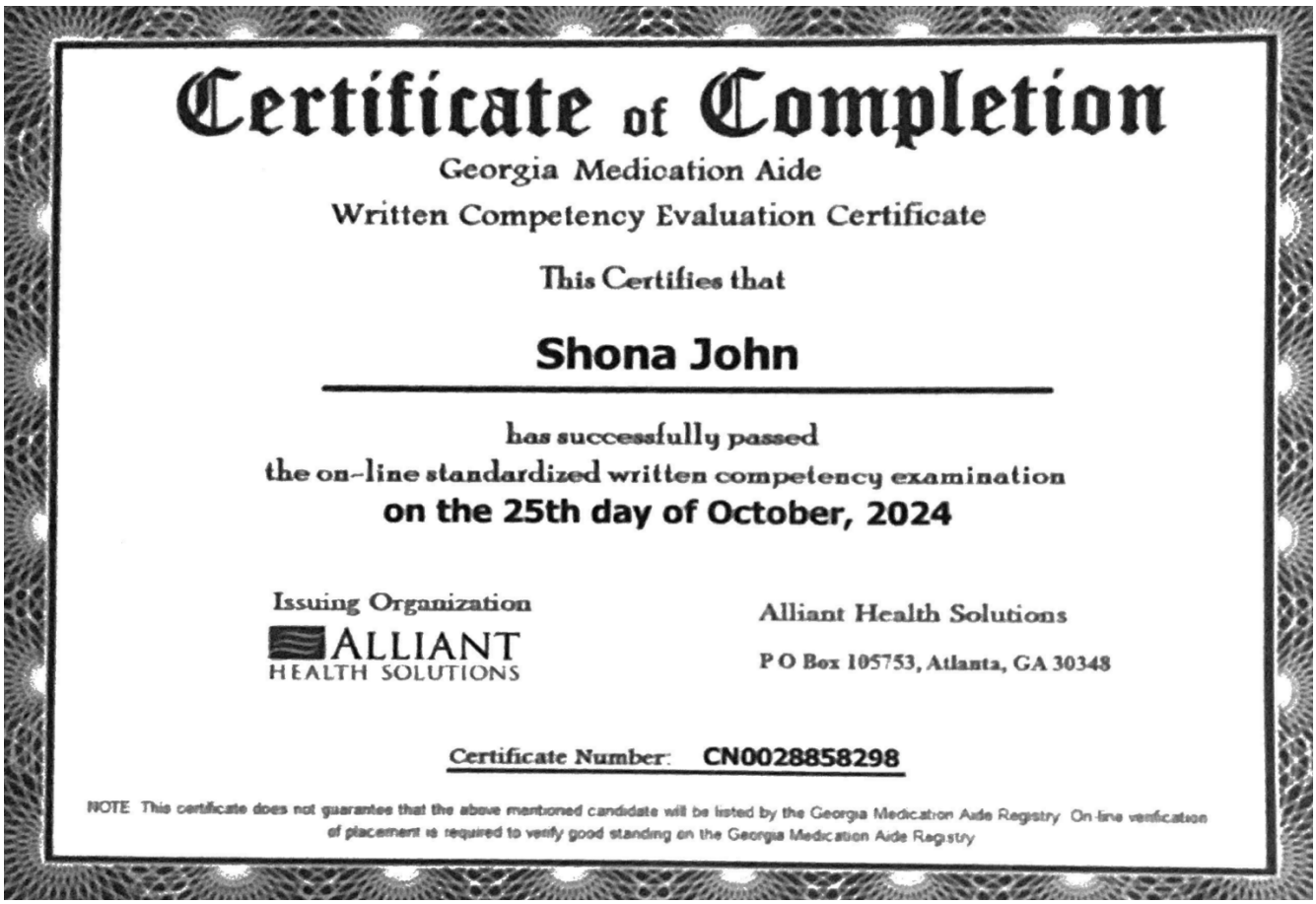
GEORGIA DEPARTMENT OF COMMUNITY HEALTH

HEALTHCARE FACILITY REGULATION DIVISION

Lisa C Davies, Executive Director

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This Certifies that

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has successfully passed

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Alliant Health Solutions

P O Box 105753, Atlanta, GA 30348

Certificate Number: **CN0028858298**

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

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

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

APPLICANT'S NURSE AIDE REGISTRY VERIFICATION

4/6/25, 3:16 PM Georgia Nurse Aide Registry

GEORGIA DEPARTMENT OF COMMUNITY HEALTH

Nurse Aide Registry Verification

Applicant Information

Name : JOHN, SHONA

Certification Number : CN0028858298

Original Certification Date : 04/20/2006

Expiration Date : 04/20/2026

Status : Active

Adverse Findings : No

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

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

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

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

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

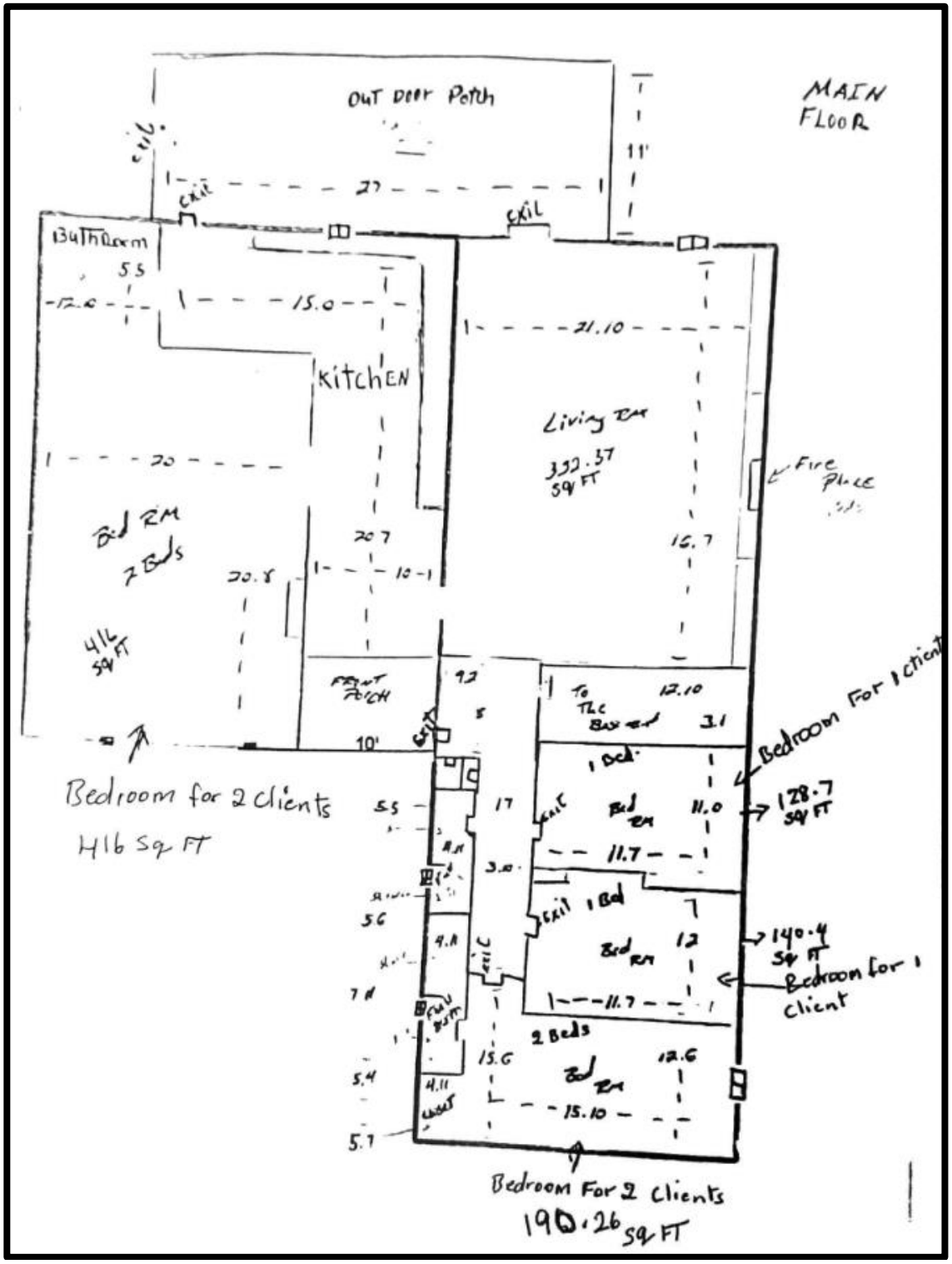
FRONT VIEW OF HOME AND DRIVEWAY AT 270 SHIELDS ROAD



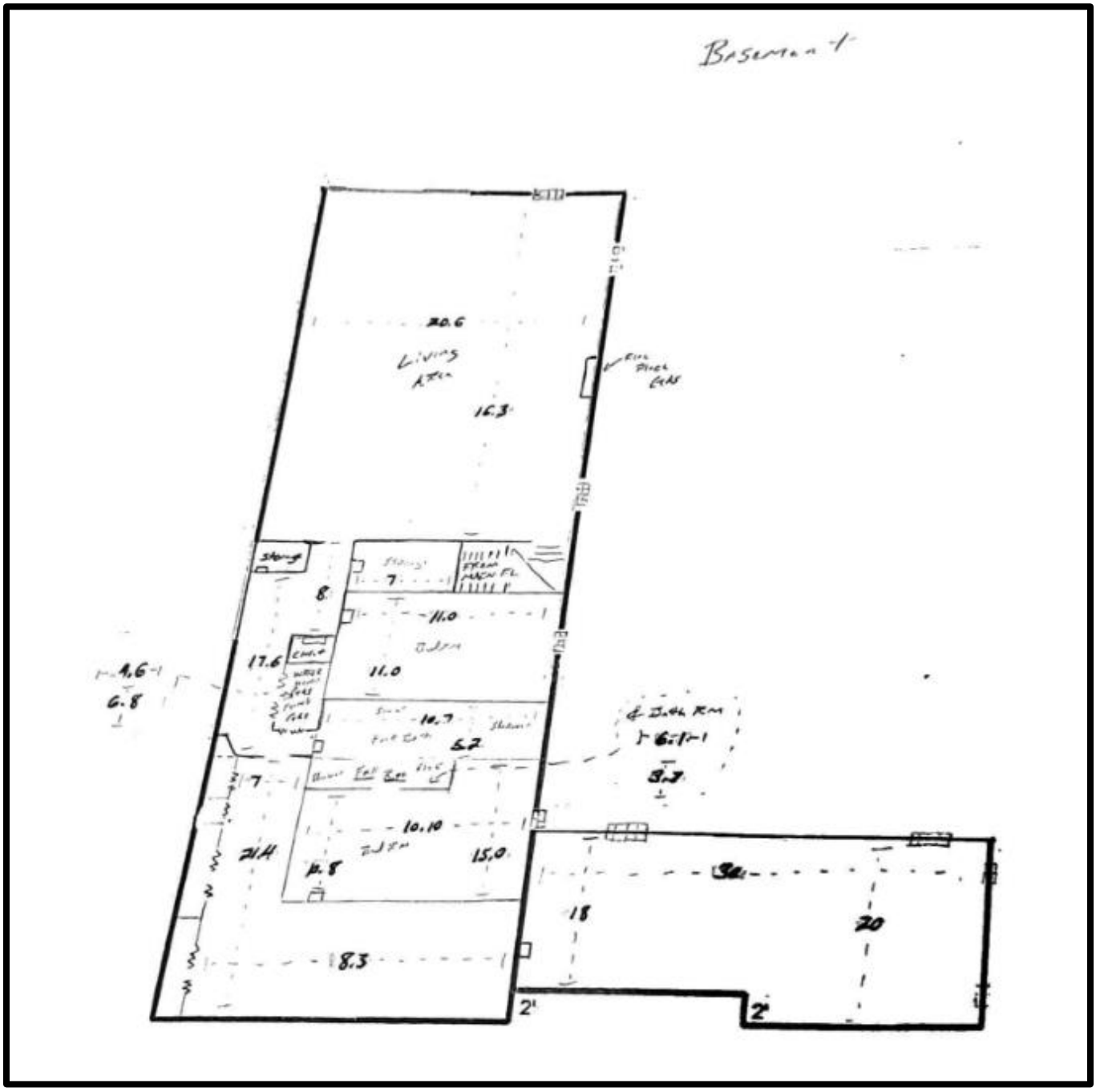
FENCE ALONG THREE SIDES OF THE PROPERTY



FLOOR PLAN FOR THE MAIN FLOOR



FLOOR PLAN FOR THE BASEMENT



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

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

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

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

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

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

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

VIII. ANALYSIS #2: GRANTING OF SPECIAL USE PERMITS

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

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

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

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

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

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

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

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

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

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

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

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

IX. ANALYSIS #3—USE PERMIT CONSIDERATIONS

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

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

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

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

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

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

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

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

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

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

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

6. The amount and location of open space;

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

7. Protective screening;

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

8. Hours and manner of operation;

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

9. Outdoor lighting; and

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

10. Ingress and egress to the property.

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

X. STAFF CONCLUSIONS

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

1. **Number of Residents –** Although the applicant proposes to have six residents in the proposed personal care home, her state license only allows a capacity of three residents at 270 Shields Road.

2. **Type of Use –** The proposed personal care home is not the best use of the subject property in terms of its location in an established residential area.

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

   a. Access—The existing access from Shields Road is a narrow, one-lane driveway which goes up a hill. This could cause a conflict between two vehicles that are moving at the same time. In addition, the driveway pavement is in poor condition.

   b. Parking – There does not appear to be sufficient parking to accommodate additional vehicles from employees, deliveries, or family and friends. Although the applicant has stated a general willingness to make driveway improvements, she does not currently have any specific plans to do so.

   c. Protective Screening – Although a chain-link fence is present along three sides of the property, which would protect the safety of the residents, it is a see-through fence which does not provide any visual screening for the neighbors. A more solid, opaque-type of fence would be desirable.

XI. STAFF RECOMMENDATIONS

1. In view of the conclusions that were drawn above, the Planning & Zoning Staff recommends the **DENIAL** of Special Use Permit Case #SP-2024-03 for 270 Shields Road.

2. If the City Council wishes to approve SP-2024-03, then the staff recommends that such approval be made with the following three conditions:

   a. That no more than three residents occupy and be served by the personal care home at one time since the applicant's Personal Care Home Permit from the Georgia Department of Community Health limits the capacity of the personal care home at 270 Shields Road to three (3).

   b. That the driveway be repaved and possibly widened, and that the parking area be modified to accommodate additional vehicles.

   c. That appropriate solid, opaque screening / fencing be installed for the protection of the neighbors.

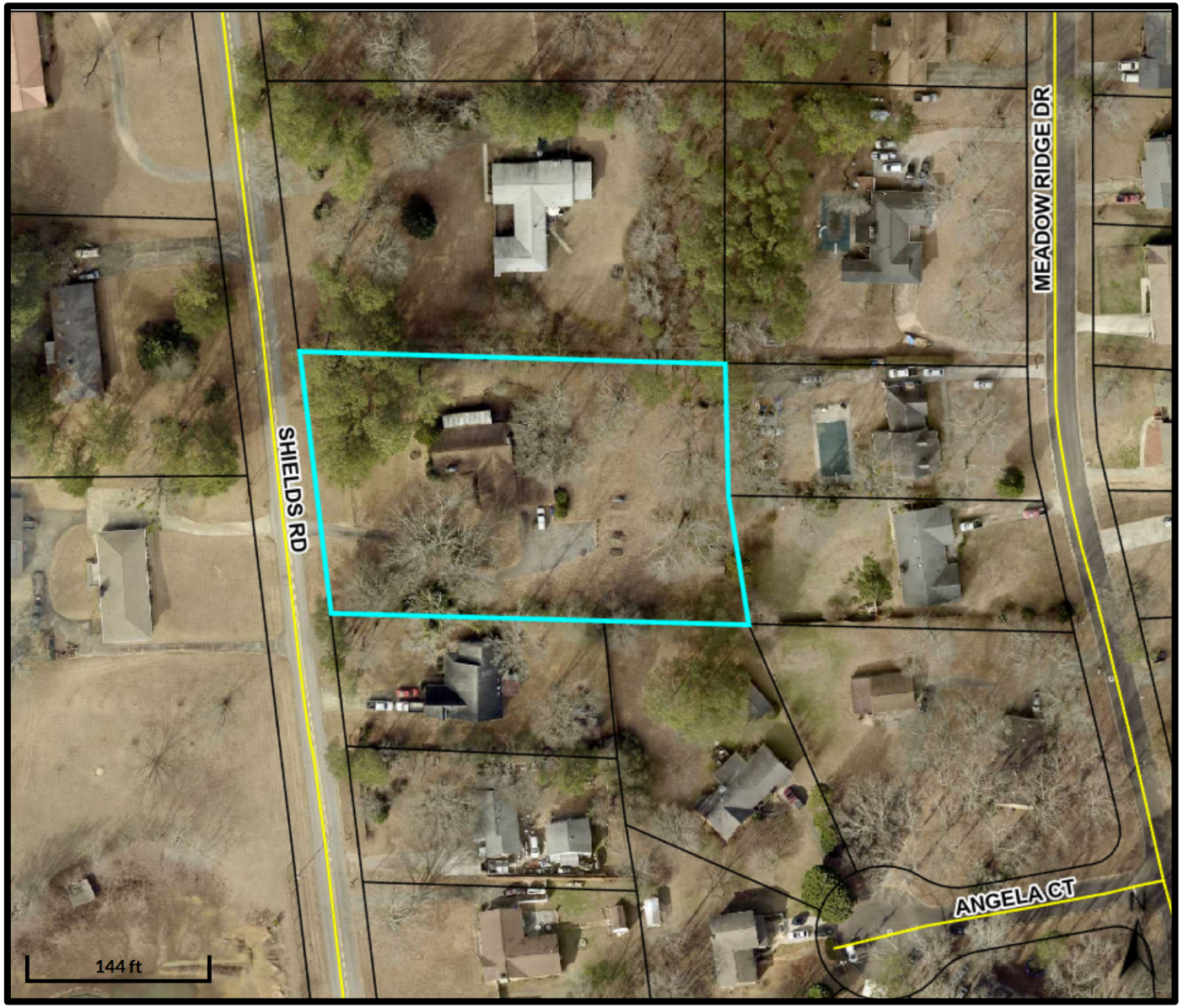
POWERPOINT PRESENTATION
FOR SPECIAL USE PERMIT CASE #SP-2024-03
AT 270 SHIELDS ROAD

CITY OF STOCKBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION

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

AERIAL PHOTO OF THE PROPERTY AT 270 SHIELDS ROAD



FACTS ABOUT THE SUBJECT PROPERTY

Property Owner / Applicant: Shona John

Parcel Number: S10-02041000

Property Size: 1.47 +/- acres.

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

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

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

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

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

Surrounding Zoning: SR (Suburban Residential).

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

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

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

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

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

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

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

Distinction Between Personal Care Homes and Similar Types of Facilities:

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

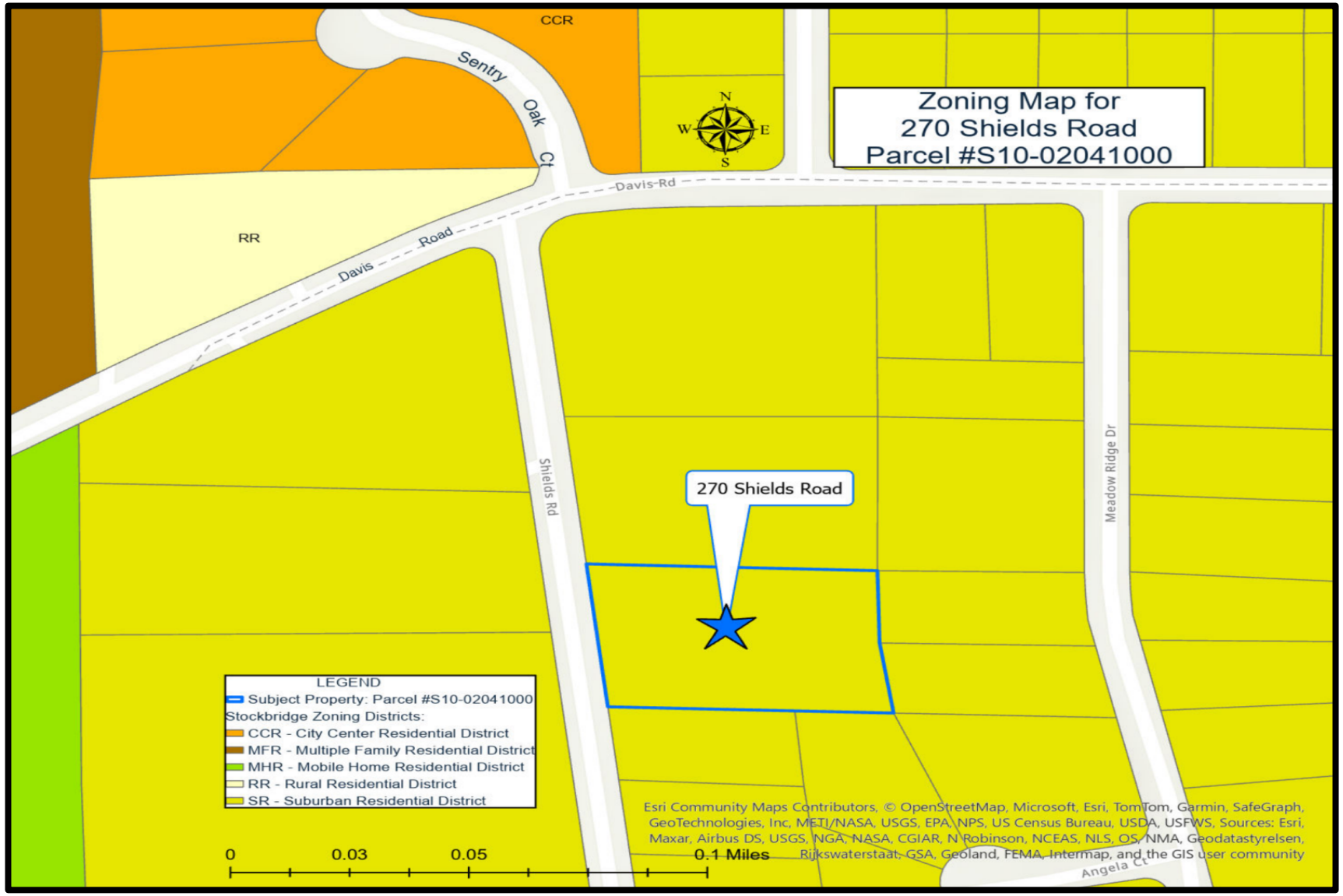
Section 9.70.110 (Prohibitions) states that family day care centers are strictly prohibited within the City of Stockbridge, but again, personal care homes are different from them. In the UDC, Section 3.2.23 states that family day care centers and group day care homes are not allowed in residential districts,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

CASE HISTORY

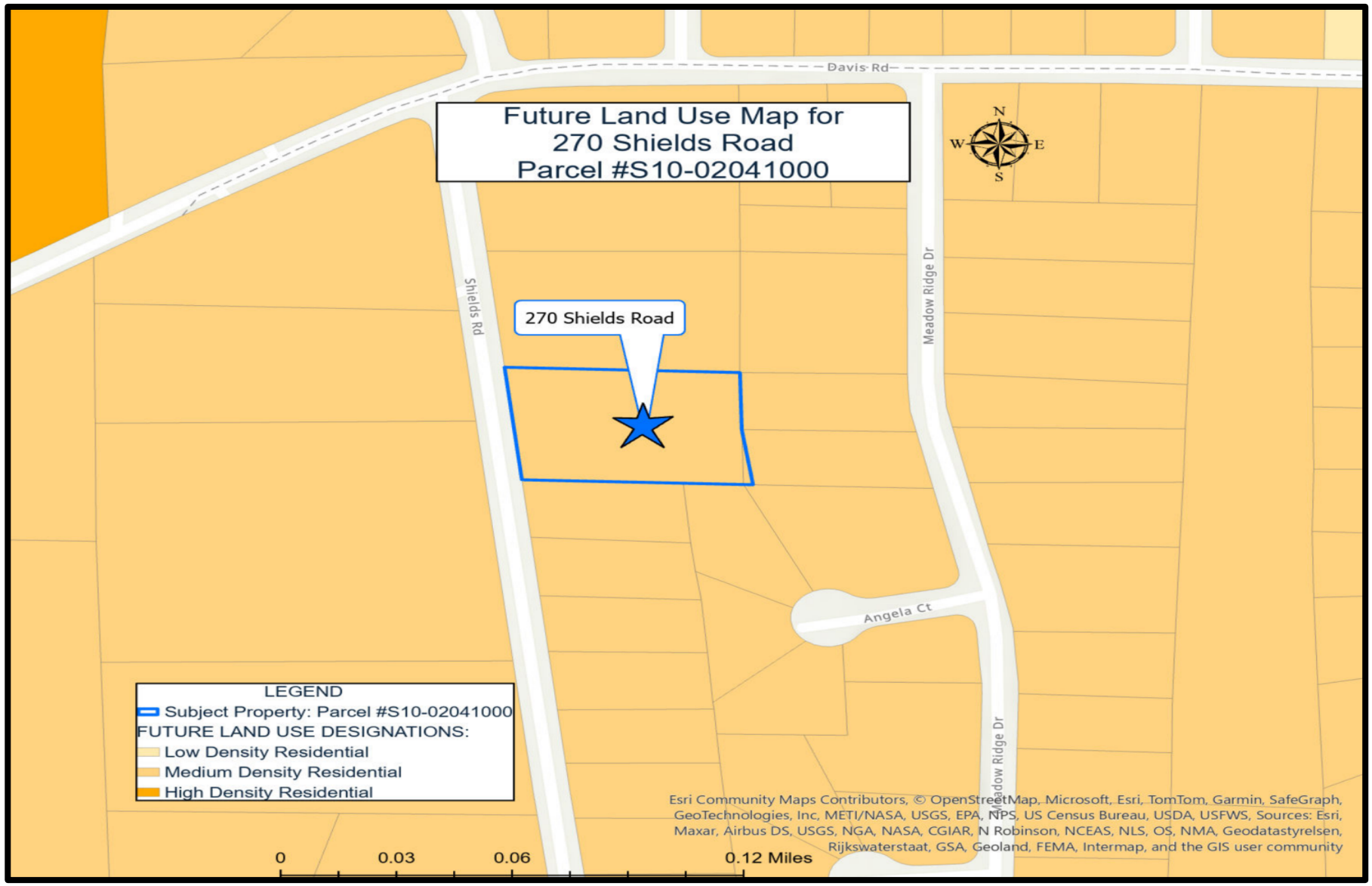
1. **Property Purchase:** By applicant on April 25, 2024.
2. **Zoning Verification Letter:** Requested by applicant on May 28, 2024.
3. **Business License:** Applied for by applicant but was denied due to 1) the applicant's address was different from the property address; 2) personal care homes of three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

ZONING MAP OF THE PROPERTY

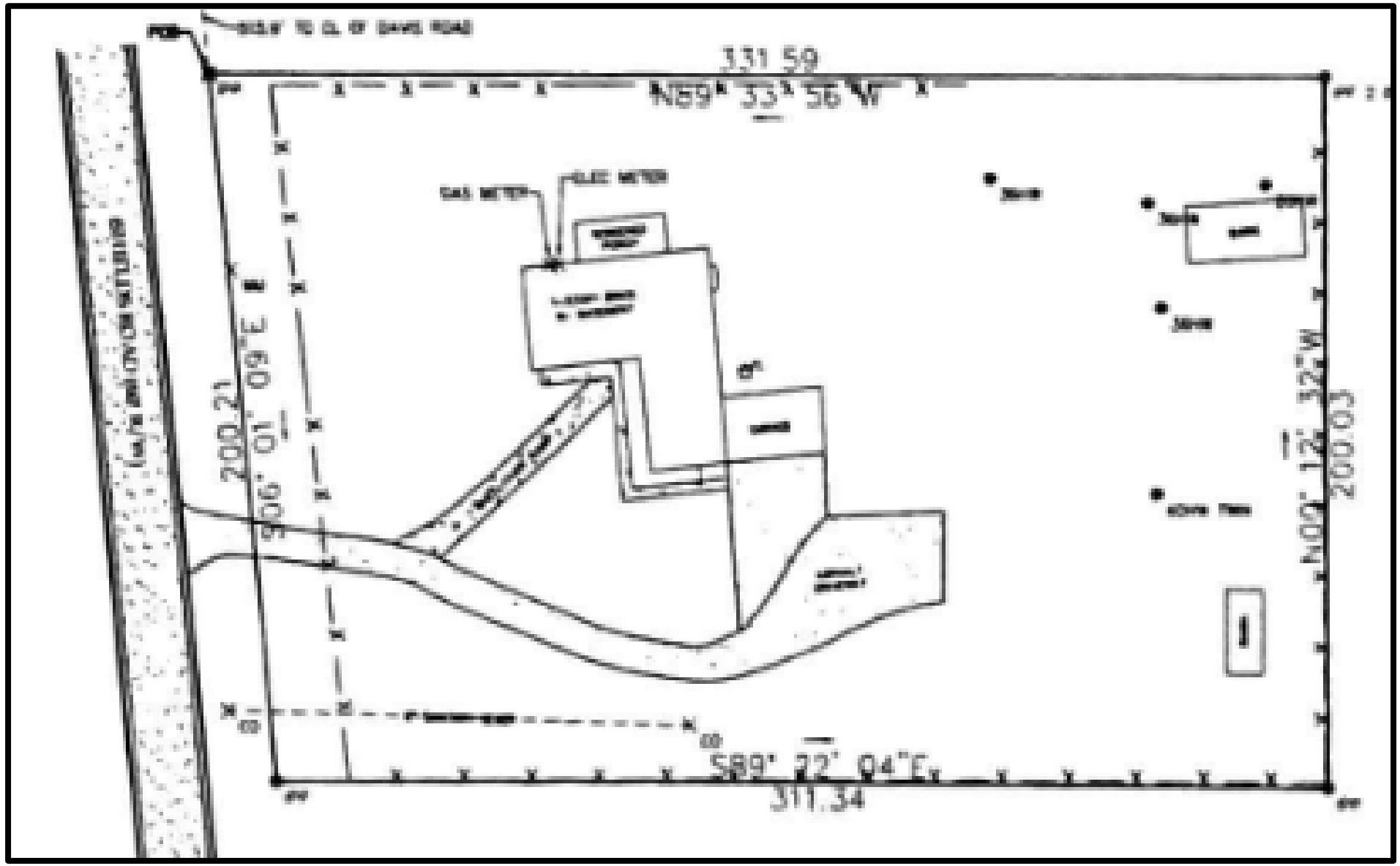
Base Zoning—SR (Suburban Residential)



FUTURE LAND USE MAP



SURVEY OF THE PROPERTY



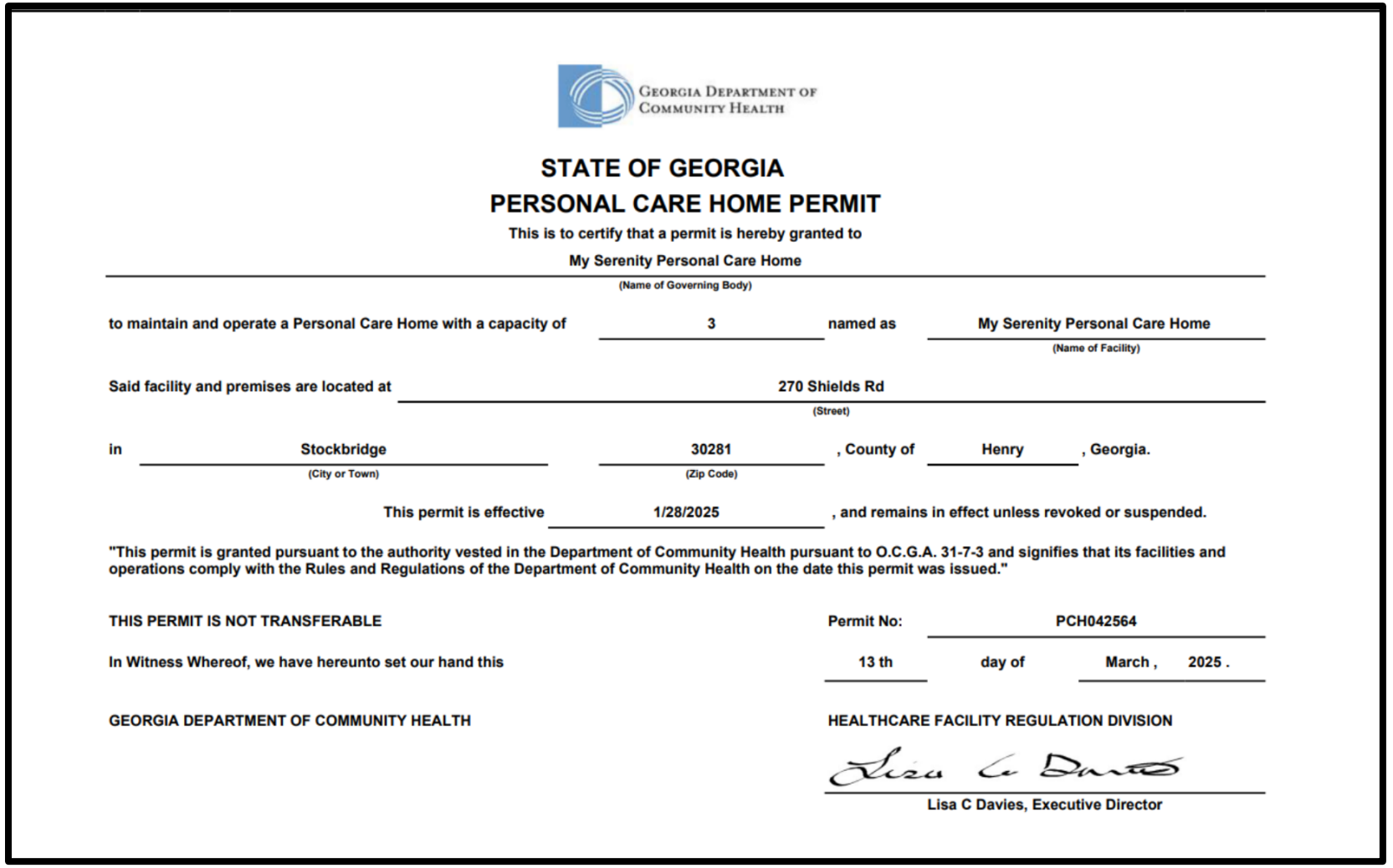
PROPOSED DEVELOPMENT (Slide #1)

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

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

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

APPLICANT'S STATE PERSONAL CARE HOME PERMIT LICENSE



GEORGIA DEPARTMENT OF COMMUNITY HEALTH

STATE OF GEORGIA
PERSONAL CARE HOME PERMIT

This is to certify that a permit is hereby granted to

My Serenity Personal Care Home
(Name of Governing Body)

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

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

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

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

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

THIS PERMIT IS NOT TRANSFERABLE

Permit No: PCH042564

In Witness Whereof, we have hereunto set our hand this 13 th day of March, 2025.

GEORGIA DEPARTMENT OF COMMUNITY HEALTH

HEALTHCARE FACILITY REGULATION DIVISION

Lisa C Davies, Executive Director

APPLICANT'S MEDICATION AIDE CERTIFICATE



Certificate of Completion

Georgia Medication Aide

Written Competency Evaluation Certificate

This Certifies that

Shona John

has successfully passed

the on-line standardized written competency examination

on the 25th day of October, 2024

Issuing Organization

ALLIANT HEALTH SOLUTIONS

Alliant Health Solutions

P O Box 105753, Atlanta, GA 30348

Certificate Number: **CN0028858298**

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

APPLICANT'S NURSE AIDE REGISTRY VERIFICATION

GEORGIA DEPARTMENT OF COMMUNITY HEALTH

Nurse Aide Registry Verification

Applicant Information

Name : JOHN, SHONA

Certification Number : CN0028858298

Original Certification Date : 04/20/2006

Expiration Date : 04/20/2026

Status : Active

Adverse Findings : No

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

PROPOSED DEVELOPMENT (Slide #2)

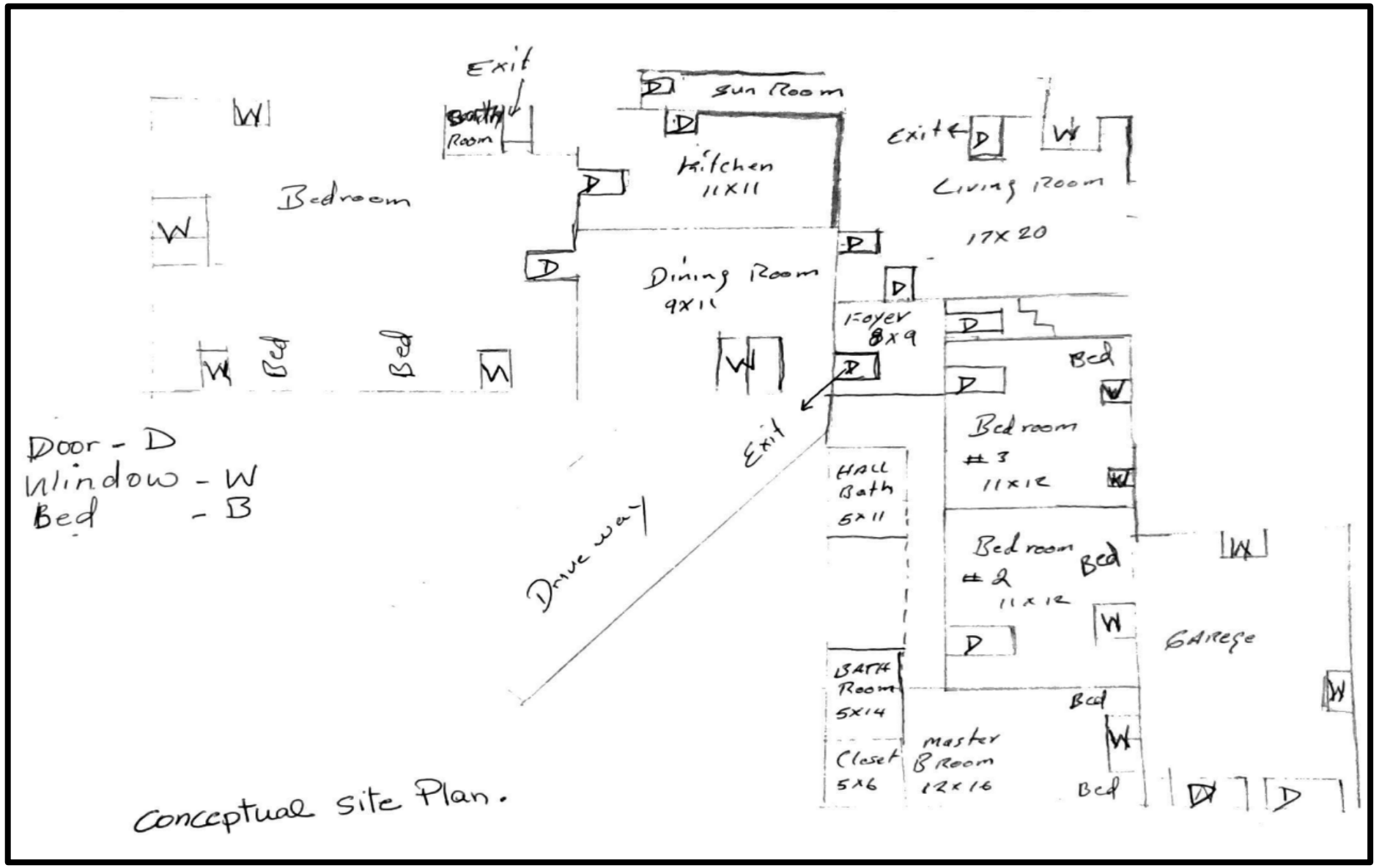
Interior of the Home: The submitted floor plan for the interior of the home shows the presence of a master bedroom and two other bedrooms on the main floor, plus another bedroom on the lower floor. Except for the master bedroom, two residents would occupy each bedroom. It is unclear from the floor plan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

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

PROPOSED DEVELOPMENT (Slide #3)

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

FLOOR PLAN


Exit
Bath Room
Sun Room
Kitchen 11X11
Bedroom
Exit
Living Room 17X20
Dining Room 9X11
Foyer 8X9
Bed
Bed
Bed
Bedroom #3 11X12
Hall Bath 5X11
Exit
Door - D
Window - W
Bed - B
Drive way
Bedroom #2 11X12
Bed
Garage
BATH Room 5X14
Closet 5X6
Master B Room 12X16
Bed
Bed
Conceptual Site Plan.

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

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

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

A. All regulated facilities shall comply with State laws and regulations and acquire applicable State licenses for operation.

B. The exterior appearance of any residential structure for which a personal care home, boarding home, or group home is approved, shall be maintained as a residential structure and no signs shall be erected.

C. Meet all regulations as identified in the adopted building code and adopted fire code.

D. Meet all parking standards as identified.

E. All facilities must apply for and receive a city business license.

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

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

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

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

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

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

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

~ **Minimal traffic anticipated since only three new residents would live on the property, and since they are likely to be elderly, few of them are likely to drive cars.**

~ **Some increase in traffic expected from employees, deliveries, and visiting family / friends.**

~ **Applicant has not provided a parking plan to indicate how the driveway and parking pad would be used by visitors.**

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

~ **With six bedrooms, the existing dwelling has ample room to accommodate three residents.**

~ **Whether there would be sufficient parking, though, is questionable. Applicant has not offered to enlarge the parking area.**

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

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

~ Minimal traffic anticipated since only three new residents would live on the property, and since they are likely to be elderly, few of them are likely to drive cars.

~ Some increase in traffic expected from employees, deliveries, and visiting family / friends.

~ Applicant has not provided a parking plan to indicate how the driveway and parking pad would be used by visitors.

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

~ With six bedrooms, the existing dwelling has ample room to accommodate three residents.

~ Whether there would be sufficient parking, though, is questionable. Applicant has not offered to enlarge the parking area.

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

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

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

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

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

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

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

ANALYSIS #3, SLIDE #1: USE PERMIT CONSIDERATIONS

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

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

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

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

~ The subject property is zoned 'SR' (Suburban Residential), and it is surrounded by other properties with the same zoning.

~ The existing single-family detached dwelling is surrounded by other single-family detached dwellings.

~ The applicant does not plan to change the exterior of the dwelling, so there would be no visible indication of the presence of a personal care home.

ANALYSIS #3, SLIDE #2: USE PERMIT CONSIDERATIONS

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

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

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

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

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

~ The existing driveway is narrow and goes up a hill to a two-car garage with a turnaround area.

~ It may be difficult for vehicles to pass and to be able to park.

~ The applicant has not proposed enlarging the driveway or parking area.

ANALYSIS #3, SLIDE #3: USE PERMIT CONSIDERATIONS

6. The amount and location of open space;

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

7. Protective screening;

~ **No protective screening (such as a fence) is present on the property.**

~ **The applicant has not indicated any plans to provide one.**

~ **Protective screening could benefit the neighbors by shielding them from any excessive comings and goings of visitors, and it could protect the residents' safety by preventing them from inadvertently walking off the property.**

8. Hours and manner of operation;

~ **The applicant has submitted a "Business Summary" of proposed operations.**

~ **The personal care home would operate 24 hours a day and 7 days per week.**

~ **Initially, there would be two employees, who would work in shifts.**

~ **Business hours would be 9:00 AM to 5:00 PM for office, visitation, and deliveries.**

~ **Various security measures and emergency procedures have been proposed.**

ANALYSIS #3, SLIDE #4: USE PERMIT CONSIDERATIONS

9. Outdoor lighting; and

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

10. Ingress and egress to the property.

~ Ingress and egress into the property would continue to occur from the existing one-lane, narrow driveway off Shields Road.

~ This could cause some difficulty with multiple vehicles, especially since the property is on a hill.

STAFF CONCLUSIONS

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

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

STAFF RECOMMENDATIONS

1. **In view of the conclusions that were drawn above, the Planning & Zoning Staff recommends the DENIAL of Special Use Permit Case #SP-2024-03 for 270 Shields Road.**

2. **If the City Council wishes to approve SP-2024-03, then the staff recommends that such approval be made with the following three conditions:**

   a. **That no more than three (3) residents occupy and be served by the personal care home at one time since the applicant's Personal Care Home Permit from the Georgia Department of Community Health limits the capacity of the personal care home at 270 Shields Road to three (3).**

   b. **That the driveway and parking area be modified to accommodate additional vehicles.**

   c. **That appropriate screening / fencing be installed for the safety of the residents and the protection of the neighbors.**

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

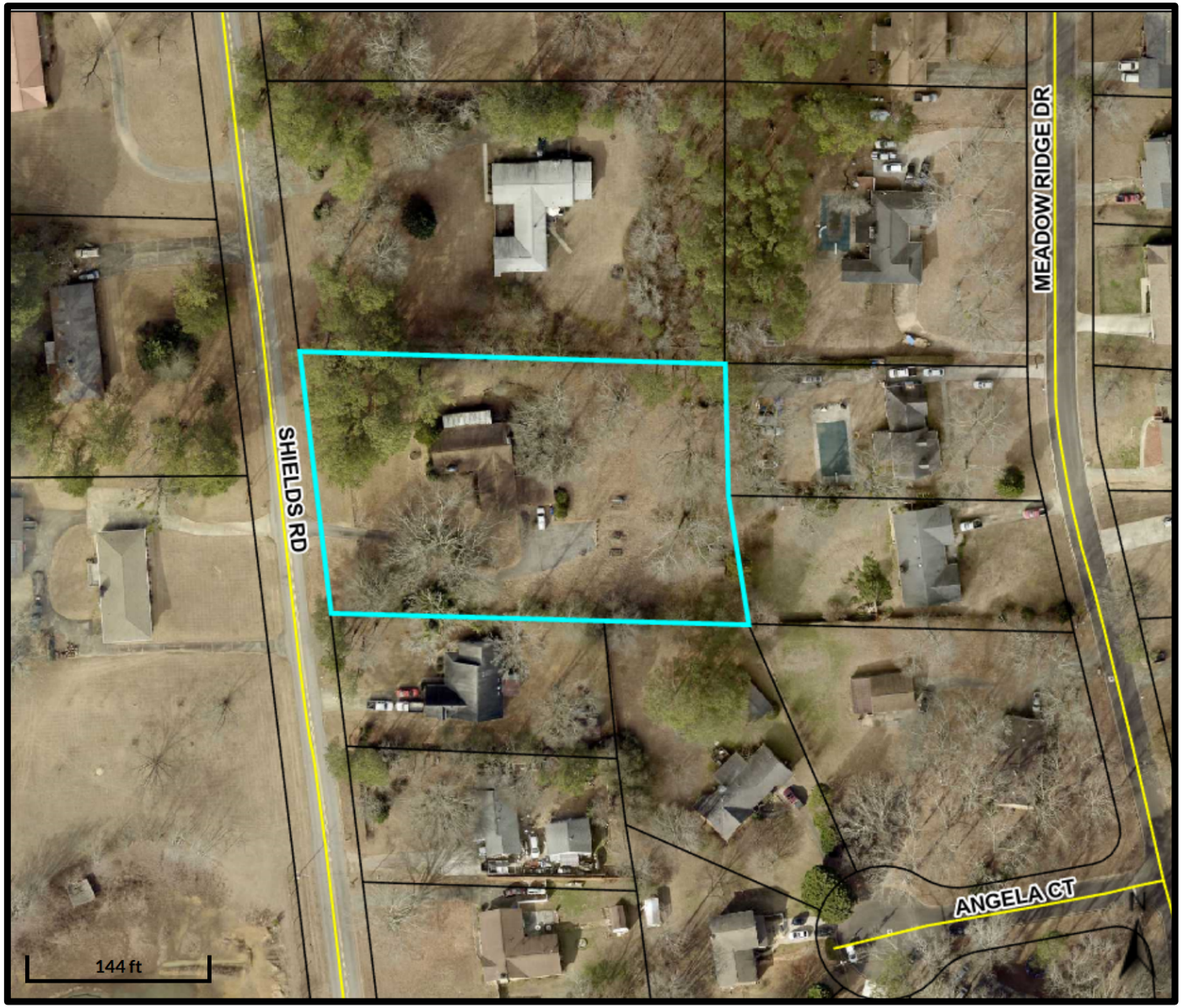
CITY OF STOCKBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION

CITY COUNCIL MEETING—MAY 12, 2025

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

AERIAL PHOTO OF THE PROPERTY AT 270 SHIELDS ROAD



FACTS ABOUT THE SUBJECT PROPERTY

Property Owner / Applicant: Shona John.

Parcel Number: S10-02041000.

Property Size: 1.47 +/- acres.

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

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

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

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

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

Surrounding Zoning: SR (Suburban Residential).

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

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

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

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

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

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

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

Distinction Between Personal Care Homes and Similar Types of Facilities:

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

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

CASE HISTORY BY EVENTS—SLIDE #1

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

CASE HISTORY BY EVENTS—SLIDE #2

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

CASE HISTORY BY EVENTS—SLIDE #3

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

CASE HISTORY BY DATES—SLIDE #1

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

CASE HISTORY BY DATES—SLIDE #2

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

CASE HISTORY BY DATES—SLIDE #3

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

CASE HISTORY DISCUSSION—SLIDE #1

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

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

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

CASE HISTORY DISCUSSION—SLIDE #2

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

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

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

CASE HISTORY DISCUSSION—SLIDE #3

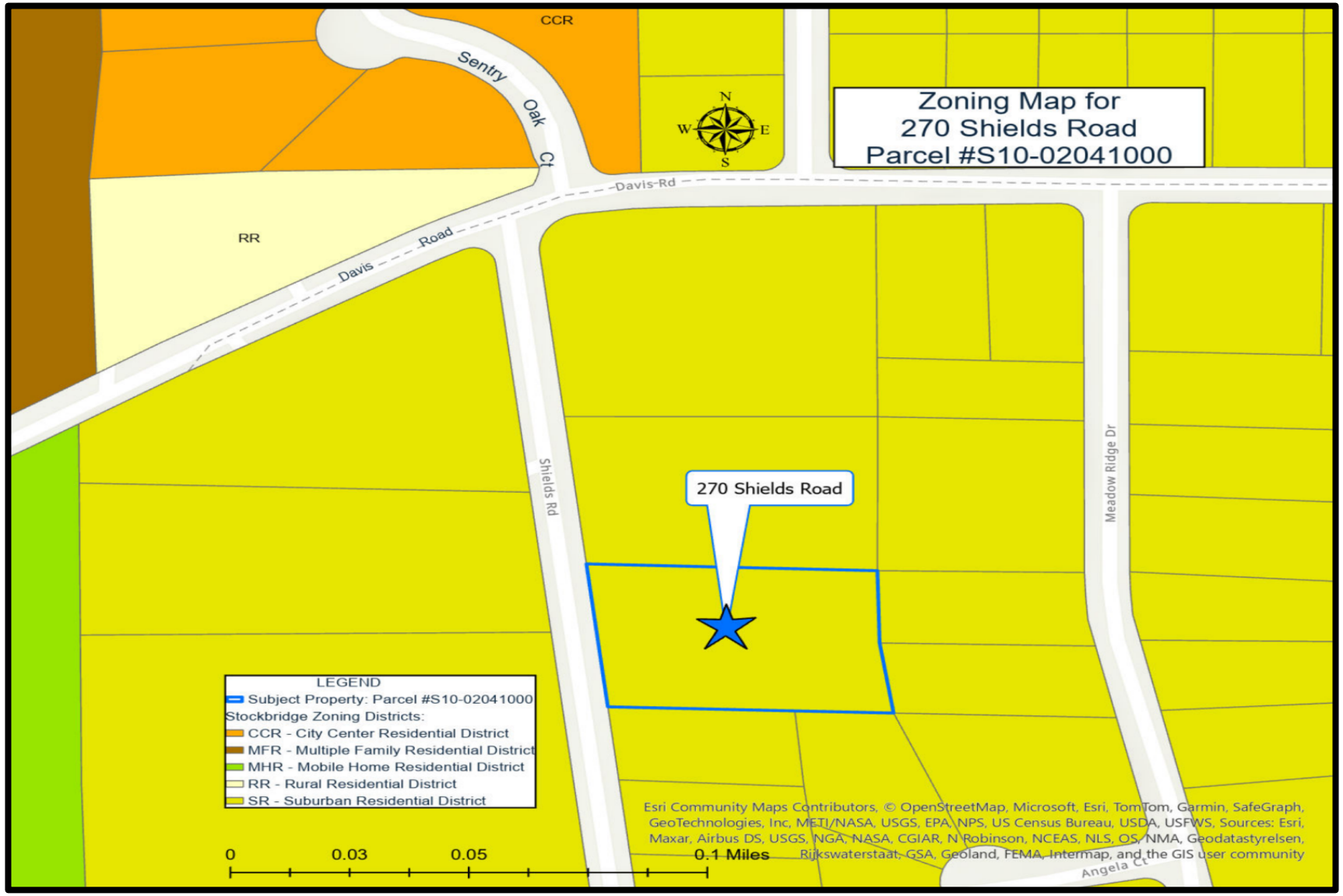
Planning Commission Meeting on April 17, 2025--Ms. John appeared at the PC Meeting on April 17, 2025, where she distributed hard-copy pictures of her property to the Board members. The Board members subsequently voted to agree with the Staff's recommendation of denial for her case, SP-2024-03.

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

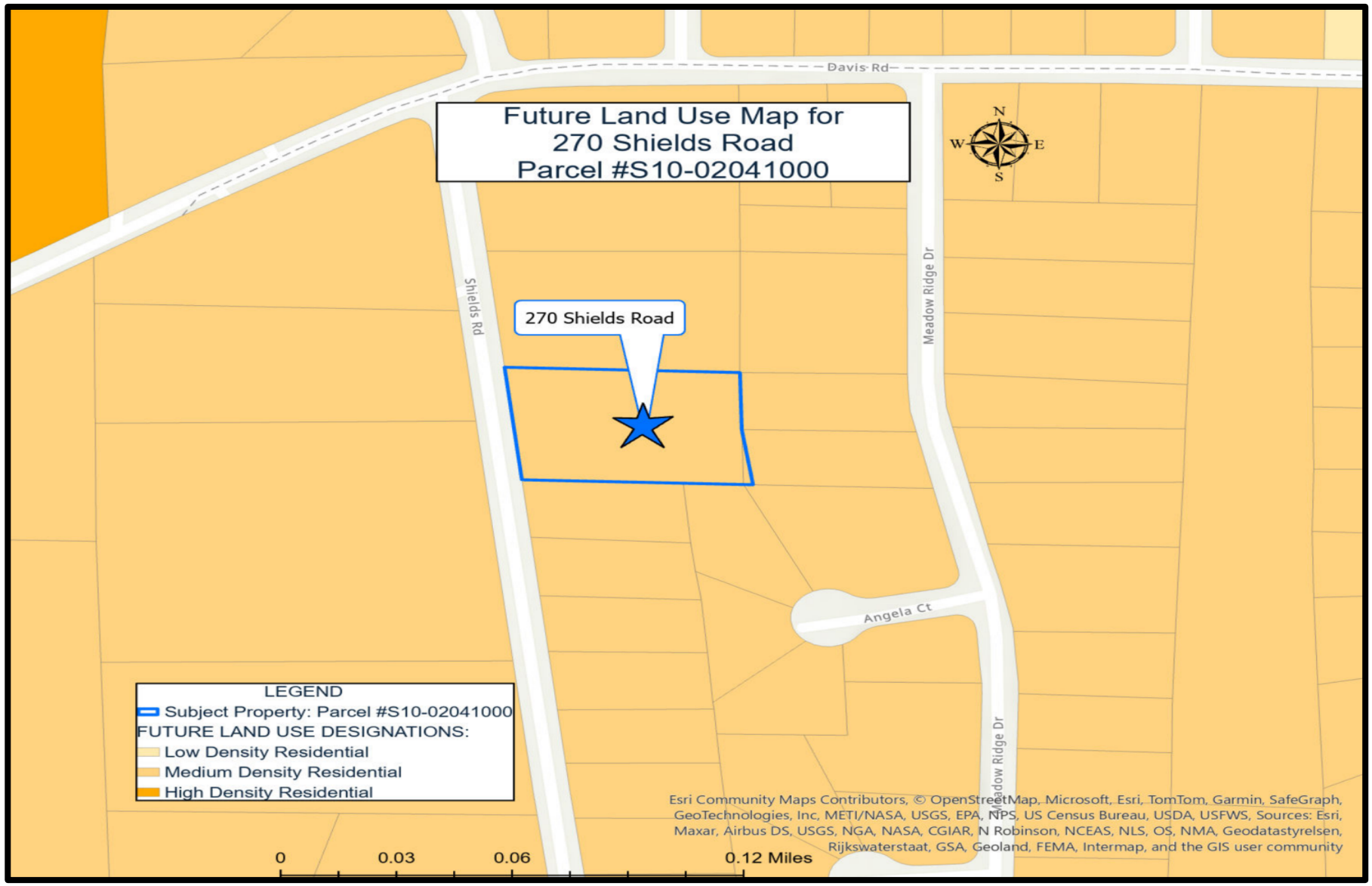
Applicant's Intent--Ms. John has stated in several e-mail messages her willingness to comply with all requirements, and to make driveway and parking improvements.

ZONING MAP OF THE PROPERTY

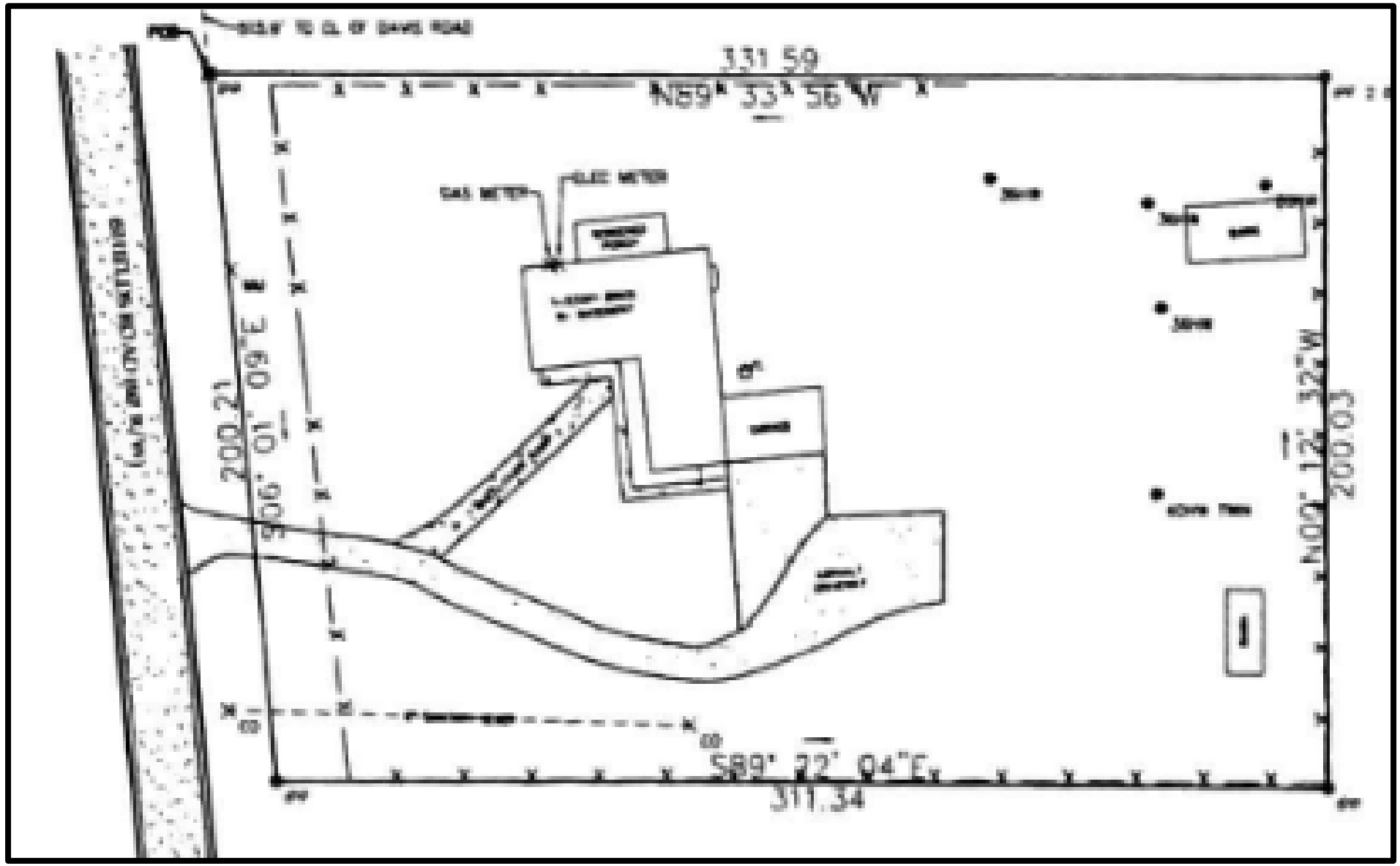
Base Zoning—SR (Suburban Residential)



FUTURE LAND USE MAP



SURVEY OF THE PROPERTY



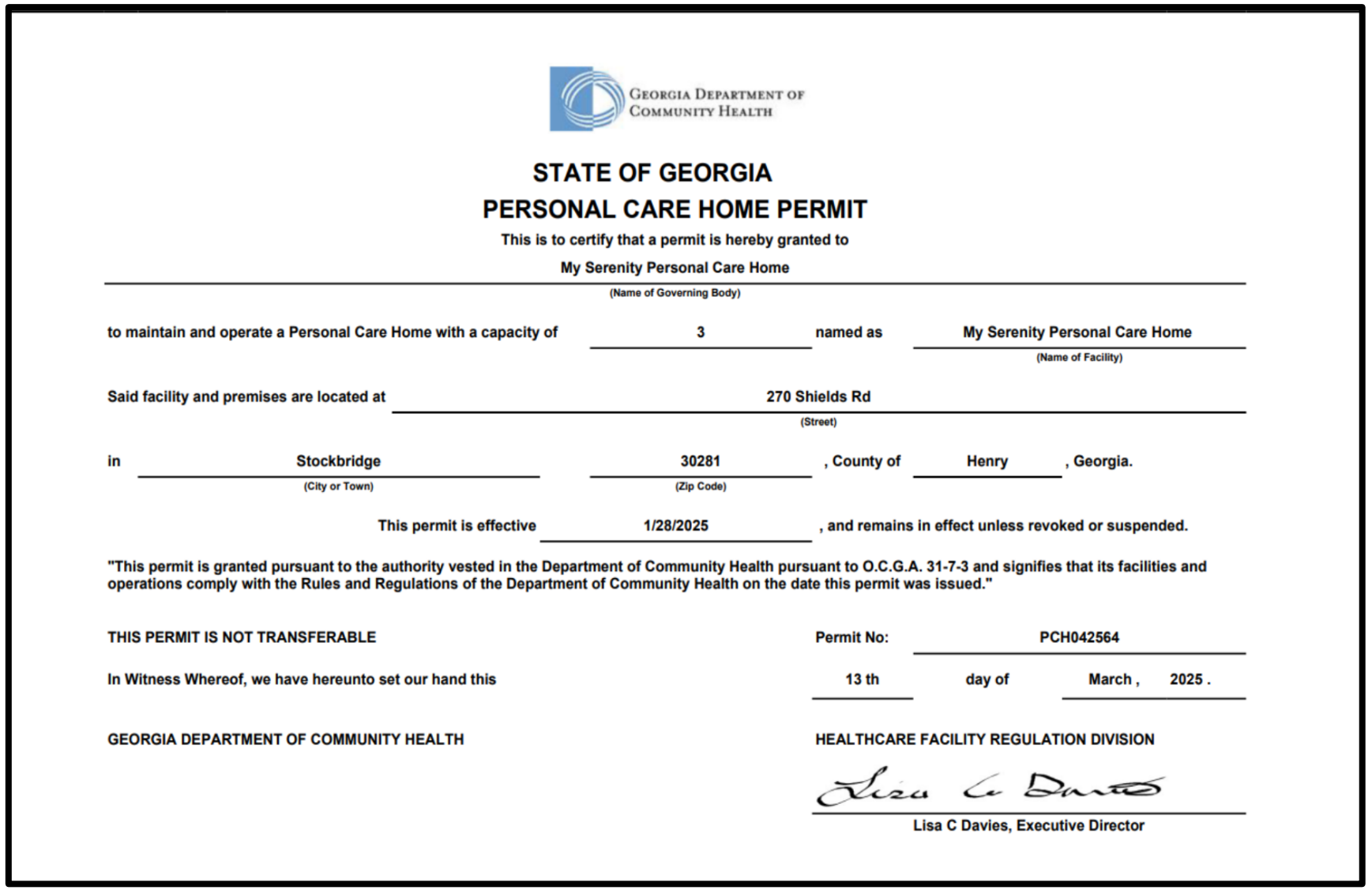
PROPOSED DEVELOPMENT—SLIDE #1

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

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

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

APPLICANT'S STATE PERSONAL CARE HOME PERMIT LICENSE



GEORGIA DEPARTMENT OF COMMUNITY HEALTH

STATE OF GEORGIA
PERSONAL CARE HOME PERMIT

This is to certify that a permit is hereby granted to

My Serenity Personal Care Home
(Name of Governing Body)

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

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

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

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

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

THIS PERMIT IS NOT TRANSFERABLE

Permit No: PCH042564

In Witness Whereof, we have hereunto set our hand this 13 th day of March , 2025 .

GEORGIA DEPARTMENT OF COMMUNITY HEALTH

HEALTHCARE FACILITY REGULATION DIVISION

Lisa C Davies, Executive Director

APPLICANT'S MEDICATION AIDE CERTIFICATE



Certificate of Completion

Georgia Medication Aide

Written Competency Evaluation Certificate

This Certifies that

Shona John

has successfully passed

the on-line standardized written competency examination

on the 25th day of October, 2024

Issuing Organization

ALLIANT HEALTH SOLUTIONS

Alliant Health Solutions

P O Box 105753, Atlanta, GA 30348

Certificate Number: **CN0028858298**

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

APPLICANT'S NURSE AIDE REGISTRY VERIFICATION

GEORGIA DEPARTMENT OF COMMUNITY HEALTH

Nurse Aide Registry Verification

Applicant Information

Name : JOHN, SHONA

Certification Number : CN0028858298

Original Certification Date : 04/20/2006

Expiration Date : 04/20/2026

Status : Active

Adverse Findings : No

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

PROPOSED DEVELOPMENT—SLIDE #2

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

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

Photos of Exterior of Property—Show the presence of exterior lighting, a chain-link fence along the rear and sides of the property, a narrow driveway with some broken pavement,

And a driveway turnaround area adjacent to the two-car garage.

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

PROPOSED DEVELOPMENT—SLIDE #3

Planned Business Operations for Personal Care Home at 270 Shields Road	
Operating Hours	~ To operate 24 hours/day, 7 days/week. ~ Staff will work in shifts. ~ Business hours: 9 AM to 5PM (office, visitation, and deliveries)
Staffing	~ Initially, 2 full-time staff members for six (6) residents. ~ Employees would work in shifts to ensure 24-hour care.
Security Measures	~ Facility Security -- Structure has five (5) outdoor cameras, floodlights, smoke detectors, and an alarm system. ~ Resident Security -- Structure has security-coded entry doors and a monitored entry system to protect residents. ~ Medication Storage -- Locked boxes would restrict access. ~ Accessibility Features -- Would include grab bars and appropriate signs throughout the facility. ~ Emergency Systems -- Structure has emergency exits with exit signs. An emergency response plan would include evacuation routes, assembly areas, and emergency services procedures.

PROPOSED DEVELOPMENT—SLIDE #4

Planned Business Operations for Personal Care Home at 270 Shields Road	
Emergency Procedures	~ Staff would assess the situation, contact 911, and transport residents to hospital, if necessary. ~ Fire and Evacuation -- All staff would be trained in fire safety and evacuation procedures, and regular fire drills would be conducted. ~ Weather and Natural Disasters – Facility would have an emergency kit and a disaster preparedness plan to follow in case of severe weather or natural disasters.

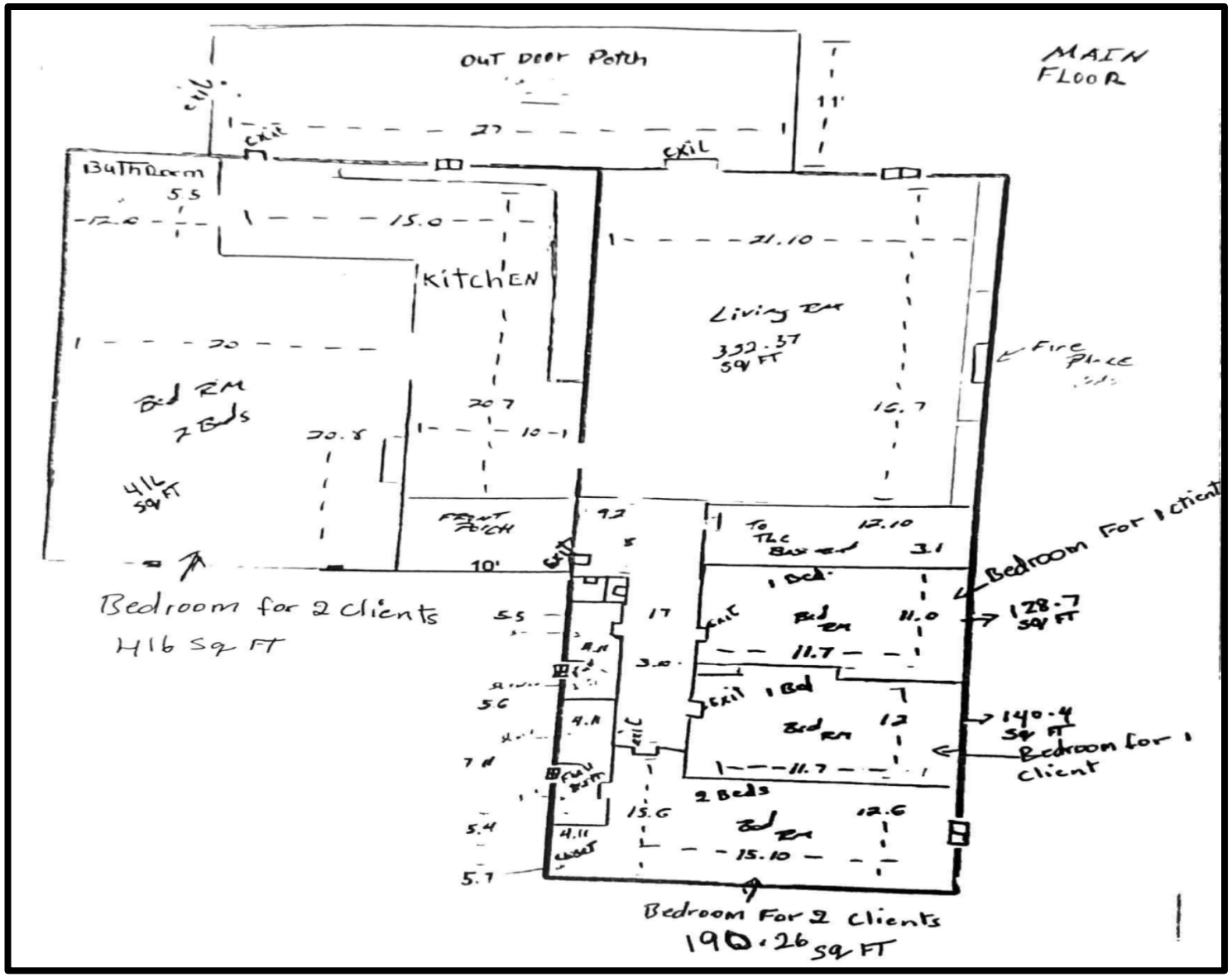
FRONT VIEW OF THE HOME



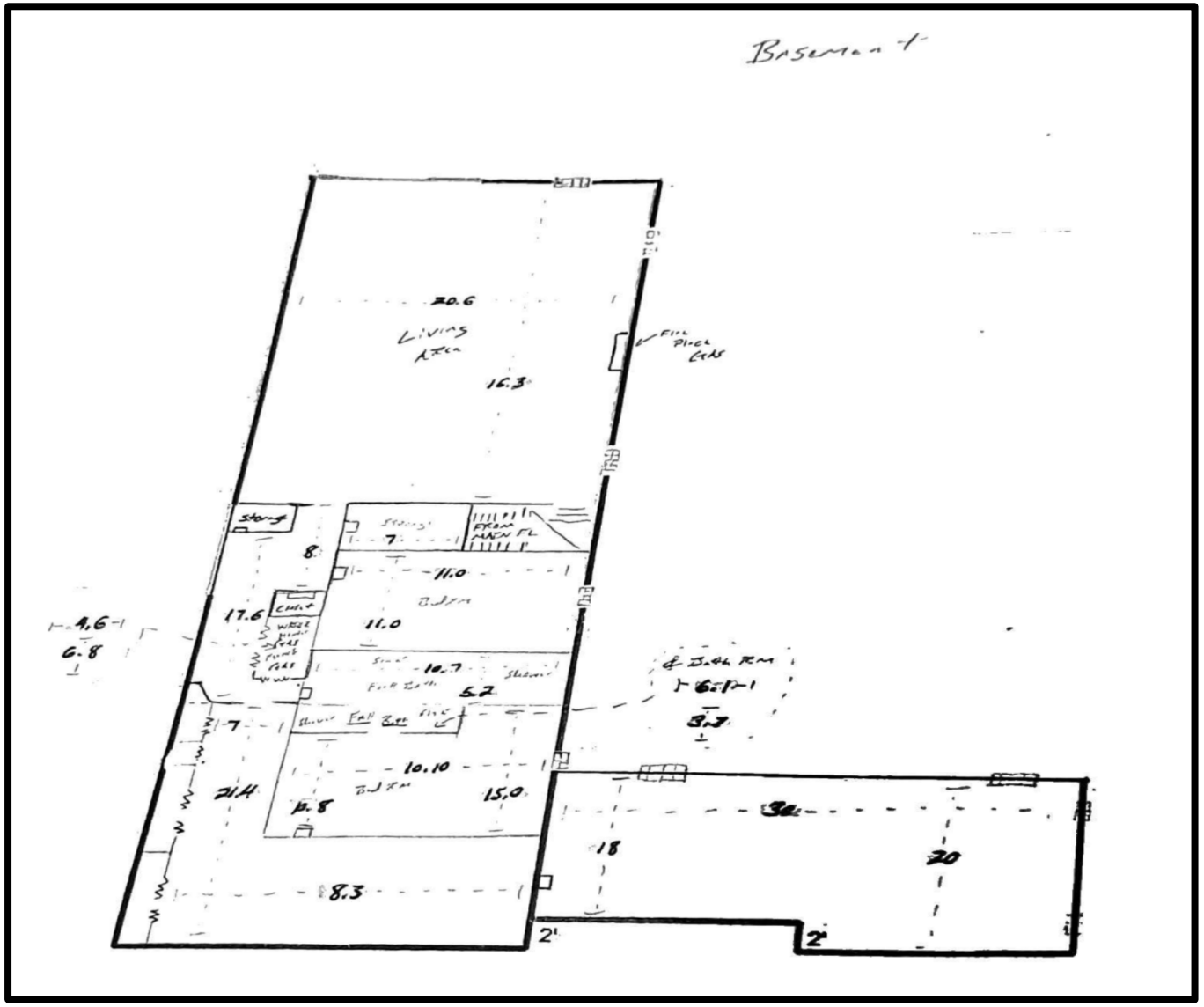
FENCE ALONG THREE SIDES OF PROPERTY



FLOOR PLAN FOR THE MAIN FLOOR



FLOOR PLAN OF THE BASEMENT



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

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

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

A. All regulated facilities shall comply with State laws and regulations and acquire applicable State licenses for operation.

B. The exterior appearance of any residential structure for which a personal care home, boarding home, or group home is approved, shall be maintained as a residential structure and no signs shall be erected.

C. Meet all regulations as identified in the adopted building code and adopted fire code.

D. Meet all parking standards as identified.

E. All facilities must apply for and receive a city business license.

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

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

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

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

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

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

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

~ **Minimal traffic anticipated since only three new residents would live on the property, and since they are likely to be elderly, few of them are likely to drive cars.**

~ **Some increase in traffic expected from employees, deliveries, and visiting family / friends.**

~ **Applicant has not provided a parking plan to indicate how the driveway and parking pad would be used by visitors.**

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

~ **With six bedrooms, the existing dwelling has ample room to accommodate three residents.**

~ **Whether there would be sufficient parking, though, is questionable. Applicant has not offered to enlarge the parking area.**

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

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

~ **Minimal traffic anticipated since only three new residents would live on the property, and since they are likely to be elderly, few of them are likely to drive cars.**

~ **Some increase in traffic expected from employees, deliveries, and visiting family / friends.**

~ **Applicant has not provided a parking plan to indicate how the driveway and parking pad would be used by visitors.**

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

~ **With six bedrooms, the existing dwelling has ample room to accommodate three residents.**

~ **Whether there would be sufficient parking, though, is questionable. The applicant has stated a willingness to make any needed driveway improvements, although she has not stated how that would be done.**

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

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

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

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

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

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

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

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

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

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

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

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

~ The subject property is zoned 'SR' (Suburban Residential), and it is surrounded by other properties with the same zoning.

~ The existing single-family detached dwelling is surrounded by other single-family detached dwellings.

~ The applicant does not plan to change the exterior of the dwelling, so there would be no visible indication of the presence of a personal care home.

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

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

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

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

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

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

~ The existing driveway is narrow and goes up a hill to a two-car garage with a turnaround area. Some parts of the pavement are broken.

~ It may be difficult for vehicles to pass and to be able to park. The applicant has stated a general willingness to make driveway improvements, although she has not provided any specific plans on how this would be done.

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

6. The amount and location of open space;

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

7. Protective screening;

~ A chain-link fence is present along three sides of the property.

~ Additional screening would be desirable to shield the view of the property by neighbors so that they would not see any excessive comings and goings of visitors to the property.

8. Hours and manner of operation;

~ The applicant has submitted a "Business Summary" of proposed operations.

~ The personal care home would operate 24 hours a day and 7 days per week.

~ Initially, there would be two employees, who would work in shifts.

~ Business hours would be 9:00 AM to 5:00 PM for office, visitation, and deliveries.

~ Various security measures and emergency procedures have been proposed.

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

9. Outdoor lighting; and

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

10. Ingress and egress to the property.

~ **Ingress and egress into the property would continue to occur from the existing one-lane, narrow driveway off Shields Road.**

~ **This could cause some difficulty with multiple vehicles, especially since the property is on a hill.**

~ **In addition, the driveway pavement is in poor condition.**

•

STAFF CONCLUSIONS—SLIDE #1

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

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

STAFF CONCLUSIONS—SLIDE #2

b. **Parking –** There does not appear to be sufficient parking to accommodate additional vehicles from employees, deliveries, or family and friends. Although the applicant has stated a general willingness to make driveway improvements, she does not currently have any specific plans to do so.

c. **Protective Screening –** Although a chain-link fence is present along three sides of the property, which would protect the safety of the residents, it is a see-through fence which does not provide any visual screening for the neighbors. A more solid, opaque-type of fence would be desirable.

STAFF RECOMMENDATIONS

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

My Serenity Personal Care Home

STAFF FILE TABLE OF CONTENTS:

STAFF NAME: SHong JOHN **DATE OF HIRE:** _____

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

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My Serenity Personal Care Home

PCH DIRECT CARE WORKER STAFF JOB DESCRIPTION

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

1. Staff must report on the personal care needs of the client, on changes in the client's condition, and on any observed problems that affect the client.
2. Staff is also authorized to perform personal care tasks and supervision.

   a. The staff who delivers the services must have access to and be knowledgeable of the client's service plan at the time services are provided.

   b. As personal care needs change or problems emerge, the staff must document changes or need for changes

   i. This may be documented on the task sheet and task to perform may be as follows:

- Tub Bathing
- Washing hair and body
- Apply lotion to the back and body/Assist with medication reminders
- Activities of client interest
- Transportation services/ House chores & cleaning
- Meal preparation/ Shopping
- Other Hygiene tasks/ Observation of skin changes & skin care
- Supervising and reporting changes in client's condition
- Monitor food intake and eating behaviors
- Basic Supervision
- Will facilitate Resident activities and community outings and other misc. services

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

_____ _____

Staff Signature Date

_____ _____

Facility Administrator Signature Date

My Serenity Personal Care Home

EMPLOYEE APPLICATION

PLEASE TYPE OR PRINT. Complete the entire application.

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

Agency Position you are Applying For: JOB TITLE :	Name (Last, First, Middle):		Other names under which you have attended school or been employed:
Street Address:		City, State & Zip:	
Social Security Number:	Home Phone:	Work Phone:	Other Phone:

Are you eligible to work in the United States?	Yes No	
Are you 18 years of age or older?	Yes No	If NO, what is your current age?
Are you currently employed at (company)?	Yes No	If YES, what is your current job title & department?
Have you ever been employed by (company)?	Yes No	If YES, dates of employment & reason for leaving:
Are you related to any current (company employee)?	Yes No	If YES, their name & their relationship to you?
If required for position, do you have a valid driver's license?	Yes No	If YES, State of issuance, license #, and expiration date:

How did you learn about this employment:

Check all that apply: Ad in newspaper Job Bulletin (Posting) Walk-in Website

Dept. of Labor Ad in magazine Referral by employee Other:

My Serenity Personal Care Home

EDUCATION

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

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

WORK EXPERIENCE

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

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My Serenity Personal Care Home

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

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



My Serenity Personal Care Home

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

<table>
<tr><td>Dates Employed (most recent position)
From: To</td><td>Full time Part-time

If part-time, # hrs./wk.:</td><td>Title:</td></tr>
<tr><td>Starting Salary:</td><td colspan="2" rowspan="2">Organization Name and Address:</td></tr>
<tr><td>Final Salary:</td></tr>
<tr><td>Supervisor's Name, Title and Phone #:</td><td>Other Reference Name, Title and Phone #:</td><td>Contact my current references:
At any time
Only if I am a finalist candidate</td></tr>
<tr><td colspan="2">Primary duties:</td><td>Reason for Leaving:</td></tr>
</table>

Additional Comments:

_____

_____

_____

Staff Signature: _____ Date: _____

Circle One: HIRE / NO HIRE



My Serenity Personal Care Home

RESIDENT COPY OF THE PERSONAL CARE HOME RESIDENTS' RIGHTS

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

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

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

(c) Each resident shall have the right to:

1. exercise the constitutional rights guaranteed to citizens of this state and this country including, but not limited to, the right to vote;

2. choose activities and schedules consistent with the resident's interests, and assessments;

3. interact with members of the community both inside and outside the home and to participate fully in the life of the community; and

4. make choices about aspects of his or her life in the home that are significant to the resident;

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

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



(f) Residents shall have the right of freedom from eavesdropping and the right to private and uncensored communication with anyone of the resident's choice.

(g) If a resident is married and the spouse is also a resident in the facility, they shall be permitted to share a room unless they request otherwise;

(h) Each resident shall be treated with dignity, kindness, consideration and respect and be given privacy in the provision of personal care. Each resident shall be accorded privacy and freedom for the use of bathrooms at all hours;

(i) No religious belief or practice shall be imposed upon any resident. Residents must be free to practice their religious beliefs as they choose. Each resident shall have the right to participate in social, religious, and community activities that do not interfere with the rights of other residents;

(j) Each resident shall have the right to be free from mental, verbal, sexual and physical abuse, neglect and exploitation. Each resident has the right to be free from actual or threatened physical or chemical restraints and the right to be free from isolation, corporal, or unusual punishment including interference with the daily functions of living, such as eating or sleeping;

(k) Each resident shall have the right to use, keep and control his or her own personal property and possessions in the immediate living quarters, except to the extent a resident's use of his or her property would interfere with the safety or health of other residents. Each resident shall have the right to reasonable safeguards for the protection and security of his personal property and possessions brought into the facility;

(l) Each resident's mail shall be delivered unopened to the resident on the day it is delivered to the facility. Each resident's outgoing correspondence shall remain unopened;



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

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

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

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

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

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

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3. The personal needs allowance shall not be intended or needed for purchasing necessary goods such as toilet paper and light bulbs which the home ordinarily supplies, and shall in no way relieve the home of the obligation to ensure that such necessary goods are available to the resident;

(q) Each resident shall also have the right to receive or reject medical care, dental care, or other services except as required by law or regulations.

(r) Each resident shall have the right to choose and retain the services of a personal physician and any other health care professional or service. No facility shall interfere with the resident's right to receive from the resident's attending physician complete and current information concerning the resident's diagnosis, treatment and prognosis. Each resident and his or her representative or legal surrogate, if any, shall have the right to be fully informed about care and of any changes in that care and the right of access to all information in medical records;

(s) Each resident shall have the right to fully participate in the planning of his or her care. Case discussion, consultation and examination shall be confidential and conducted discreetly. A person who is Chapter 111-8-62

not directly involved in the resident's care may be present when care is being rendered only if he or she has the resident's permission;

(t) Each resident shall have the right to inspect his or her records on request. Each resident shall have the right to make a copy of all records pertaining to the resident. Each resident has the right to confidential treatment of personal information in the resident file;

(u) Each resident who has not been committed to the facility by court order or who does not have a representative or legal surrogate with specific written authority to admit, transfer or discharge, may discharge or transfer himself or herself upon notification to the home in conformance with the home's policies and procedures.



My Serenity Personal Care Home

(v) Each resident shall have the right to access to the State Long-Term Care Ombudsman Program O.C.G.A. § 31-8-50 *et seq.* and the name, address, and telephone number of the ombudsman and county inspector assigned to the home shall be posted in a common area of the home.

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

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

Staff Signature:_____ **Date:**_____

My Serenity Personal Care Home

STAFF ACKNOWLEDGEMENT

EVACUATION PLAN SHEET

I _____ have reviewed the emergency evacuation plan

for_____ and staff has discussed all exits in

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

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

Staff Signature:_____ **Date:**_____

My Serenity Personal Care Home

ACKNOWLEDGEMENT FORM REPORTING ABUSE OR EXPLOITATION OF RESIDENTS

(1) "Abuse" means any intentional or grossly negligent act or series of acts or intentional or grossly negligent omission to act which causes injury to a resident, including, but not limited to, assault or battery, failure to provide treatment or care, or sexual harassment of the resident.

(2) "Exploitation" means an unjust or improper use of another person or the person's property through undue influence, coercion, harassment, duress, deception, false representation, false pretense, or other similar means for one's own profit or advantage.

(3) "Long-term care facility" or "facility" means any skilled nursing home, intermediate care home, personal care home, or community living arrangement now or hereafter subject to regulation and licensure by the department.

(4) "Resident" means any person receiving treatment or care in a long-term care facility.

Reporting abuse or exploitation; records.

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

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

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

(b) Any other person who has knowledge that a resident or former resident has been abused or exploited while residing in a facility may report or cause a report to be made to the department or the appropriate law enforcement agency.
(c) A report of suspected abuse or exploitation shall include the following:
(1) The name and address of the person making the report unless such person is not required to make a report;
(2) The name and address of the resident or former resident.



My Serenity Personal Care Home

PCH STAFF TRAINING LOG

STAFF REQUIRES A MINIMUM OF 16 DOCUMENTED HOURS OF TRAINING A YEAR BASED ON STAFF HIRE DATE

Date	Name of class or training	Location & Length of Time	Trainer Signature
Training totals:			

COUSCANT



My Serenity Personal Care Home

STAFF SCHEDULE

MONTH: _____ **YEAR:** _____

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday

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Certificate of Completion

Georgia Medication Aide

Written Competency Evaluation Certificate

This Certifies that

Shona John

has successfully passed

the on-line standardized written competency examination

on the 25th day of October, 2024

Issuing Organization

ALLIANT HEALTH SOLUTIONS

Alliant Health Solutions

P O Box 105753, Atlanta, GA 30348

Certificate Number: **CN0028858298**

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

BASIC PERSONAL CARE HOME MEDICATION TRAINING INFO

111-8-62-.20 Medications.

(1) Self-Administration of Medications.

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

(2) Assistance with Self-Administration.

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

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

1. Take the medication, in its previously dispensed, properly labeled container, from where it is stored, and bring the medication to the resident.

2. Read the label, open the container, remove a prescribed amount of medication from the container, and close the container, in the presence of the resident.

3. Place an oral dosage in the resident's hand or in another container where the resident requests assistance.

4. Apply topical medications.

5. Assist with self-administration of drops, inhalers, nasal sprays and patches.

6. Return the medication container to proper secured storage.

7. Assist the resident's use of an EPI pen where the resident has known severe allergies for which an EPI pen has been prescribed on condition that there is an established written protocol detailing how it is to be used and when immediately calling Emergency Services, 911, after any use of the EPI pen.

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

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

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

(a) The home's medication policy and procedures, including actions to take if concerns regarding resident's capacity to self-administer medications are identified.

(b) How to read prescription labels including common abbreviations.

(c) Providing the right medication to the right resident at the right time in the right amount and the right way including how to measure various medications.

(d) Actions to take when concerns regarding medications are identified.

(e) Infection control procedures relative to helping with medications.

(f) Proper medication storage and disposal.

(g) Recognition of side effects and adverse reactions for the specific medications.

(h) Understanding the common classifications of medications, typical side effects and adverse reactions and medications for which unlicensed staff may never help with or supervision of self-administration.

(i) Proper documentation and record keeping using the Medication Assistance Record.

(4) Medication Skills Competency Determinations.

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

(6) Maintaining Records on Medication Assistance and Administration.

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

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

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

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

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

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

(6) Orders Required for All Medications.

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

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

(8) Storage of Medications.

COUSCANT

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

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

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

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

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

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

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

111-8-62-.20 MEDICATIONS

How the home supervises medications?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

h) Call 911, if not previously called.

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

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

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

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

Storage of Epinephrine Auto-Injectors:

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

Auto-injectors will not be refrigerated.

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

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

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

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

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

COPYSCANT

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

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

SELF-ADMINISTRATION OF MEDICATIONS.

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

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

ASSISTANCE WITH SELF-ADMINISTRATION.

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

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

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

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

Basic Medication Training for Staff Assisting with Self-administration.

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

Facility medication training will include:

Facilities medication policy and procedures & actions to take for resident concerns

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

Documentation of Medications

Staff will document whenever residents take medications.

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

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

Medications will not be shared with other residents.

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

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

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

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

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

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

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

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

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

CORUSCANT

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

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

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

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

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

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

(Pertaining to Hospice residents only)

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

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

Medication Skills Competency Determinations.

Unlicensed staff will be provided yearly refreshers for medication areas.

Maintaining Records on Medication Assistance and administration.

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

The MAR will include:

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

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

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

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

Orders Required for All Medications.

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

Timely Management of Medication Procurement.

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

Storage of Medications.

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

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

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

Disposal of Medications

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

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

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

1. The medication notification error form is then forwarded to the facility a.m.

2. The facility administrator will review and log the medication error sheet attached to the staff responsible for the error.

3. The staff responsible for the medication error will complete the medication error sheet.

1. The following information will be included on the medication error sheet.

a. Person responsible for the error.

b. Name of the resident, the date/time of the incident, and the date the incident was discovered, and who the error affected or involved.

c. The "Type" and the "Reason" of the error.

d. The Description of the incident.

e. The order as written.

f. If and in what way the resident was affected by the error, and what interventions were initiated.

g. Physician/Supervisor notified and by whom.

h. Signature/date/time of the person preparing the report.

2. When the medication error sheet is completed it will be forwarded to the facility Adm immediately.

3. The facility staff will record and file the completed medication error in the facility MAR Book

4. The facility Manager will follow up on the medication error and address with all staff accordingly.

5. The facility Adm will send a medication error copy in a corresponding email or fax to the resident's doctor immediately.

6. The facility Adm must notified the residents doctor and the next of kin/power of attorney or payee of resident.

Facility will ensure staff are aware of all points below:

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

CORUSCANT

My Serenity Personal Care Home

Activities

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

My Serenity Personal Care Home

Activities

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

ADMISSION/DISCHARGE LOG

NAME OF RESIDENT	DATE ADMITTED	DATE OF BIRTH OR SOC.SEC. #	PLACE ADMITTED FROM	SPECIAL NOTES*	DATE OF DISCHARGE	REASON FOR DISCHARGE	PLACE DISCHARGED TO

* Space to make special notes about condition of resident (i.e., admitted with stage 2, pressure sore; resident is a mental health resident (MHR), etc.).

DISASTER PLAN

For

My Serenity Personal Care Home

TO REPORT A FIRE: **DIAL 911!!!**

Give Location: 270 Shields Road Stockbridge, Ga 30281

AND YOUR NAME _____

SPEAK SLOWLY AND CLEARLY!!

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

REMEMBER TO STAY CALM...

EMERGENCY SITUATIONS

DISASTER PLAN

PERSONS TO BE NOTIFIED IN THE FOLLOWING ORDER:

Fire department: 770-288-6600

Police: 911

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

Other contact person:

Temporary housing: 770-906-4045

PCH: My Serenity

Hospital: 678-604-1000

Ambulance:678-565-6339

Poison Control: 1-800-222-1222


20,360
TOTAL CALORIES
162
SERVINGS
AUGASON FARMS
BREAKFAST
EMERGENCY FOOD SUPPLY
21,170
92
AUGASON FARMS
LUNCH & DINNER
EMERGENCY FOOD SUPPLY
04 VALUE PACK

GEORGIA DEPARTMENT OF COMMUNITY HEALTH

STATE OF GEORGIA
PERSONAL CARE HOME PERMIT

This is to certify that a permit is hereby granted to

My Serenity Personal Care Home

(Name of Governing Body)

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

(Name of Facility)

Said facility and premises are located at **270 Shields Rd**

(Street)

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

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

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

THIS PERMIT IS NOT TRANSFERABLE

Permit No: **PCH042564**

In Witness Whereof, we have hereunto set our hand this **13 th** **day of** **March ,** **2025 .**

GEORGIA DEPARTMENT OF COMMUNITY HEALTH

HEALTHCARE FACILITY REGULATION DIVISION

Lisa C Davies

Lisa C Davies, Executive Director

Zoning Verification Letter Request

A Zoning Verification Letter (ZVL) is a statement from the Community Development Department – Planning, Zoning, & GIS Division located at 4602 North Henry Boulevard, Stockbridge, GA, 30281 that identifies and describes the zoning district in which a property is located and may include information about the permitted uses in the zoning districts. The letter is also used to submit to lenders for financing or for state/federal agencies.

The Community Development Department – Planning, Zoning, & GIS Division will assist you in verifying the zoning of a parcel or parcels of land. Your Zoning Verification Letter will be completed within seven (7) business days upon receipt of the following items:

- Completed ZVL application
- Payment by Credit Card Authorization Form or check for $150 made payable to the City of Stockbridge.
- Survey or site plan of the property that identifies the property parcel size.

Applications can be emailed to planning@cityofstockbridge-ga.gov. Should you need copies of building records or Certificates of Occupancy you must file an Open Records Request with the office of the City Clerk.

Requestor Shona John

Name (ZVL will be addressed and forwarded to this person)

Company My Serenity Personal Care Home LLC

E-mail Address shonaj6188@hotmail.com Phone 770-820-7800

Mailing Address 313 Plantation Cir City Fayetteville State Ga Zip 30214

Subject Property

Parcel ID(s) 510-02041000

Address of Property 270 Sheilds Rd City Stockbridge State Ga Zip 30281

Current Use Residence Proposed Use Personal Care Home

How would you like receive the ZVL? (check all that apply): ☑ E-mail ☑ Mail ☐ Pick-up

Office Use Only

City Staff _____ Date Completed _____

Describe the proposed use of building or property in a complete descriptive narrative and add any other information that would be necessary.

This property is going to be a residence, but first and foremost a personal care home. I intended on having as many clients as allowed.

CITY OF STOCKBRIDGE
ZONING VERIFICATION LETTER
For 270 Shields Road
Parcel #S10-02041000

May 28, 2024

Shona John
313 Plantation Cir
Fayetteville, GA 30214
Cell: 770-820-7800
Email: shonaj618@hotmail.com

Re: **Zoning Verification Letter for 270 Shields Road, Stockbridge, Georgia 30281 (Parcel #S10-02041000)**

Dear Ms. John,

Please accept this letter in response to your request for verification of zoning at 270 Shields Road, Stockbridge, GA 30281 which is identified by Parcel ID #S10-02041000. Based on the City of Stockbridge's official zoning map, the subject property is zoned as SR (Suburban Residential). Further information about the SR District can be found on pages 28-29 of the Stockbridge Unified Development Code or at the link above.

Personal care homes are an allowable use in the SR District subject to conditional requirements. Personal care homes having two or less persons are subject to the requirments outlined in the Stockbridge Unified Development Code section 3.2.28. Personal care homes having three or more persons must apply for and obtain a special use permit in addition to complying with the requirements found in section 3.2.29.

This zoning verification excludes the following information which may apply to the subject property, such as, grandfathered uses without a City Council ruling, official interpretations by any entity or official other than the City Council, variances and interpretations and conditional uses granted by any entity or official other than the City Council, special restrictions on certain uses within the general zoning ordinance, setbacks, buffers and construction standards in the general zoning ordinance, and requirements and restrictions imposed in the general zoning ordinance by any overlay district.

If you have any questions concerning this matter or if I can be of any further assistance, please contact me at 678-833-3332 or jbucholtz@stockbridgega.org.

Sincerely,

Jordyn Bucholtz, GIS Analyst

City of Stockbridge

AGENDA ITEM

MEETING DATE

JUNE 9, 2025

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ 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: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

CP-2024-10 for Parcel #032-01030012 on Rock Quarry Road at Hospital Drive. Applicant requests a Comp. Plan Amendment from High-Density Residential to Low-Density Mixed-Use to allow a gas station, retail building, and hotel on 4.26 +/- acres. Applicant also requests a special use permit via SP-2024-01 to allow a gas station within the PMU Overlay District, and within 800 feet of another gas station.

BACKGROUND INFORMATION:

Staff Recommendation—Approval. Planning Commission Action on May 22, 2025—Approval.

CP-2024-10 and SP-2024-01 have been on hold until the Council approved two text amendments—one to allow gas stations in the PMU Overlay District, and the other to allow gas stations within only 800 feet (formerly 2,400 feet).

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

GRANTS ADMIN._____

ATTACHMENTS:

ITEM/PROJECT/EVENT:

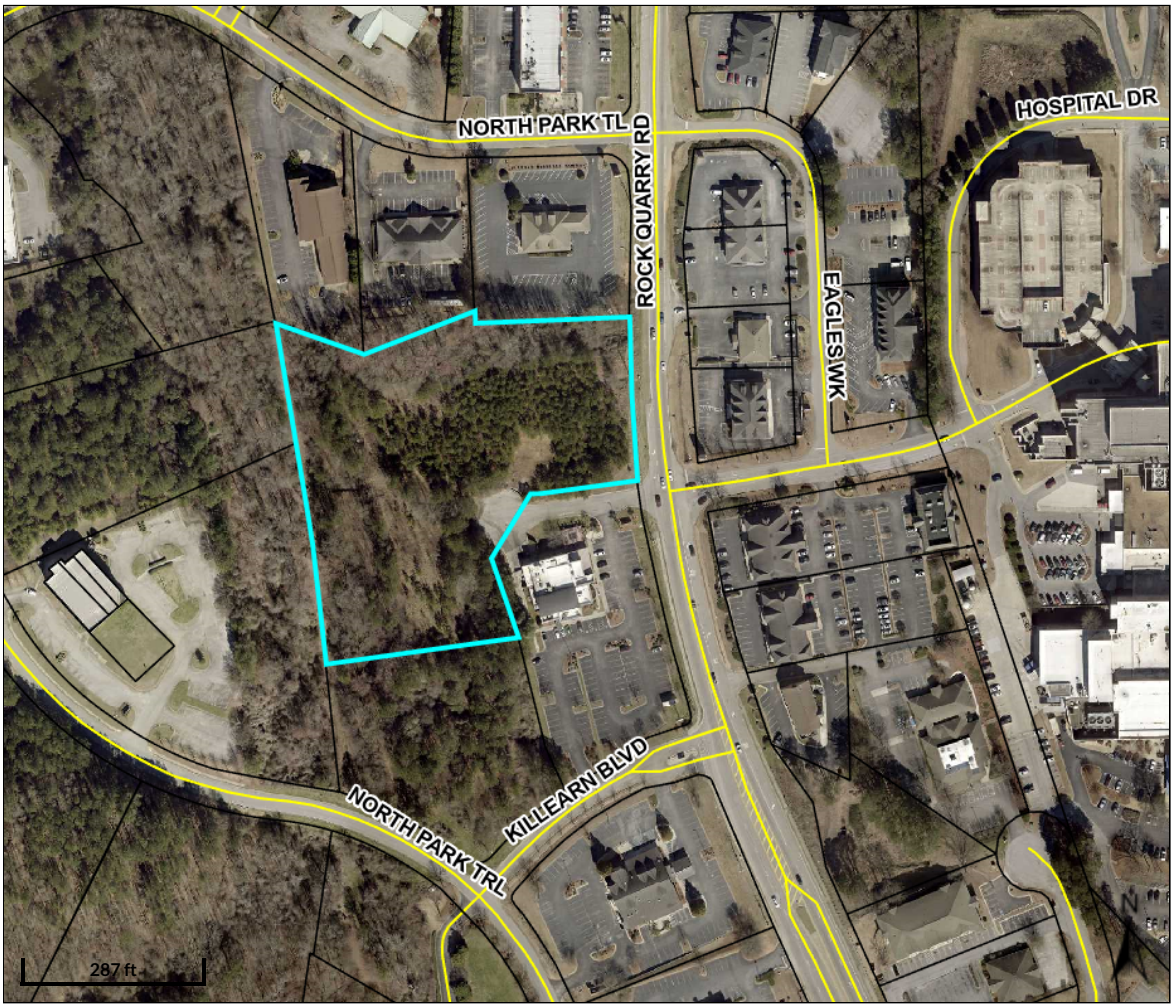
COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-10.

BACKGROUND INFORMATION:

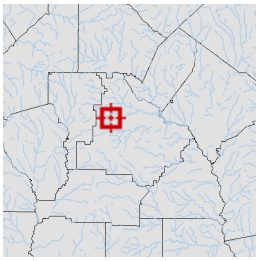
STAFF RECOMMENDATION: APPROVAL.

Staff Signature_____

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

WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

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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

Keedra Jackson, 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 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 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)).

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_____, _____

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 26 day of June 2024

Notary Public

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

* 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 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

_____

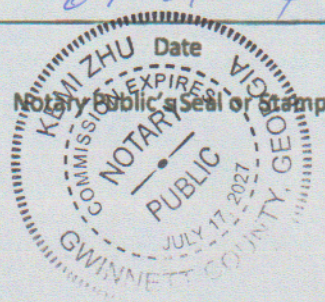
Signature of Notary Public

Mimi Zhu
_____

Printed Name of Notary Public

6/26/2024
_____
Date

Notary Public's Seal or Stamp:



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 D 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.

Address of Property: 0 Rock Quarry Road

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

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

B.A. mehta
Signature of Applicant

Sung Lee
Printed Name of Witness

Bharti. Mehta -
Printed Name of Applicant

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: _____

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

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 032-101300/2, 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 PUBLIC GEORGIA EXPIRES October 7, 2025 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 PUBLIC GWINNETT COUNTY, GA EXPIRES GEORGIA October 7, 2025

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

⑈000122⑈ ⑆061104893⑆ 85366⑈

TO: Stockbridge Mayor and City Council
Stockbridge Planning Commission

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

CC: Ryan Anderson, Community Development Director

DATE: **May 22, 2025 and June 9, 2025**

SUBJECT: **Staff Report for Comprehensive Plan Amendment Case #CP-2024-10 for Parcel #032-01030012 on Rock Quarry Road at Hospital Drive (To be located in Council District 5)**

I. PURPOSE

The applicant for Comprehensive Plan Amendment Case #CP-2024-10, GMI 2, LLC (represented by Harold Buckley, Jr., Esq., from the law firm of Wilson, Brock & Irby), requests a Comprehensive Plan Amendment to allow an appropriate future land use designation on Parcel #032-01030012, which is located on the west side of Rock Quarry Road at Hospital Drive, to allow the development of a convenience store with fuel pumps (i.e., gas station), along with a retail center and a hotel. Specifically, the applicant requests to change the property's future land use designation from "High-Density Residential" to "Low-Density Mixed-Use."

GMI 2, LLC develops and operates non-residential developments, including offices and convenience stores. The proposed convenience store with fuel pumps would be part of a new retail center with three other tenant spaces. The applicant has stated that the financial viability of the proposed development would be dependent upon the inclusion of the convenience store. The development of a hotel was added later, via the applicant's revised Letter of Intent from April 8, 2025.

The applicant has also submitted a Special Use Permit application (Case #SP-2024-01) to request that a convenience store with gas pumps (i.e., gas station), specifically, be allowable uses on the subject property. A special use permit is necessary for the proposed development because Ordinance #OR24-563 for the Parkway Mixed-Use Overlay (PMU) District, per Text Amendment Case #TX-2024-03, identifies gas stations and convenience stores as being "select uses" in Section 2.5.2(C(1), and as being permitted uses within a C-2 (General Commercial) zoning district if an applicant applies for and is approved for a special use permit.

The proposed convenience store with fuel pumps (a.k.a., gas station) must meet four types of compliance requirements, as are listed below. The analysis of each of these types of requirements is discussed in the staff report for SP-2024-01.

1. Requirements for "select uses" from Section 2.5.2.(C)(2) of the UDC for the Parkway Mixed-Use (PMU) Overlay District.
2. Requirements for gasoline stations from Section 3.2.14 of the UDC. **These requirements were recently amended with the approval of Ordinance #OR25-589 (a.k.a. Text Amendment Case #TX-2024-06) on February 12, 2025, which amended the gas station distance requirement from 2,400 feet to 800 feet and imposed other requirements.**
3. Requirements for special use permits from Section 9.2.5 of the UDC (staff considerations).
4. Requirements for special use permits from Section 9.2.6 of the UDC (City Council considerations).

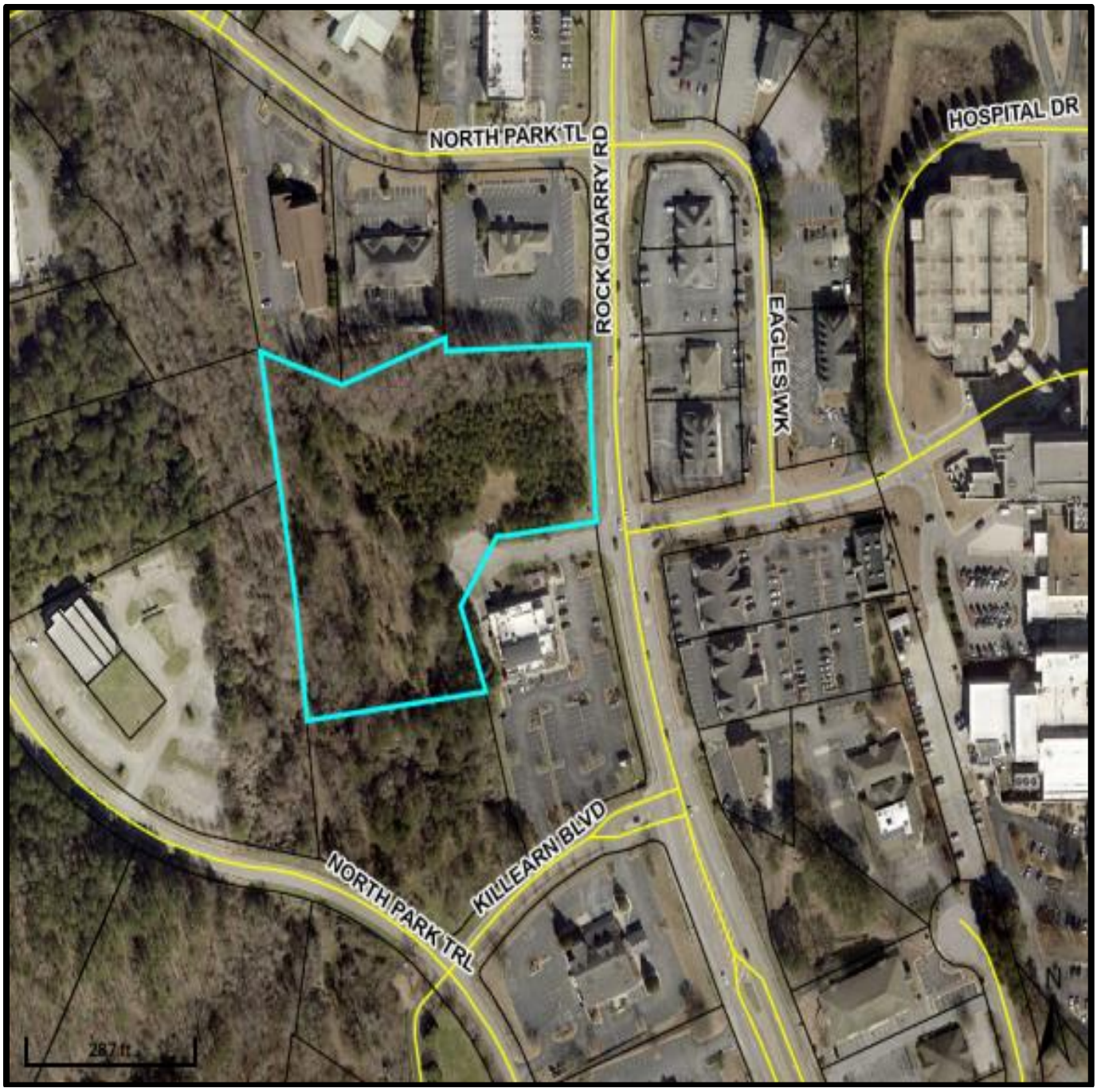
Before SP-2024-01 can be approved, CP-2024-10 must be approved so that the subject property may have a type of future land use designation which would allow the proposed uses. The property already has the appropriate base zoning of C-2 (General Commercial); thus, no rezoning of the property is required.

II. CASE FACTS

DESCRIPTIVE FACTOR	**RESEARCH FINDINGS**
Proposed Uses:	Convenience store with fuel pumps (i.e., gas station), a retail building with three retail tenants, and a hotel.
Property Address:	N/A. Parcel #032-01030012 on Rock Quarry Road. The parcel is a corner lot, and it contains two tracts.
Parcel Acreage:	4.37 +/- acres.
Land District and Land Lot:	District 6, Land Lot 13.
Council District:	3
Applicant:	GMI 2, LLC.
Owner:	GMI 2, LLC.
Existing Zoning:	C-2 (General Commercial) and Parkway Mixed-Use (PMU) Overlay District.
Surrounding Zoning:	North, South, and East—C-2 (General Commercial). West—C-3 (Heavy Commercial).
Property Location:	West side of Rock Quarry Road, at the end of Hospital Drive.
Property Conditions:	Vacant and mostly wooded, except for a portion of the cul-de-sac at the end of Hospital Drive. A narrow strip of wetlands is present along the western boundary.33

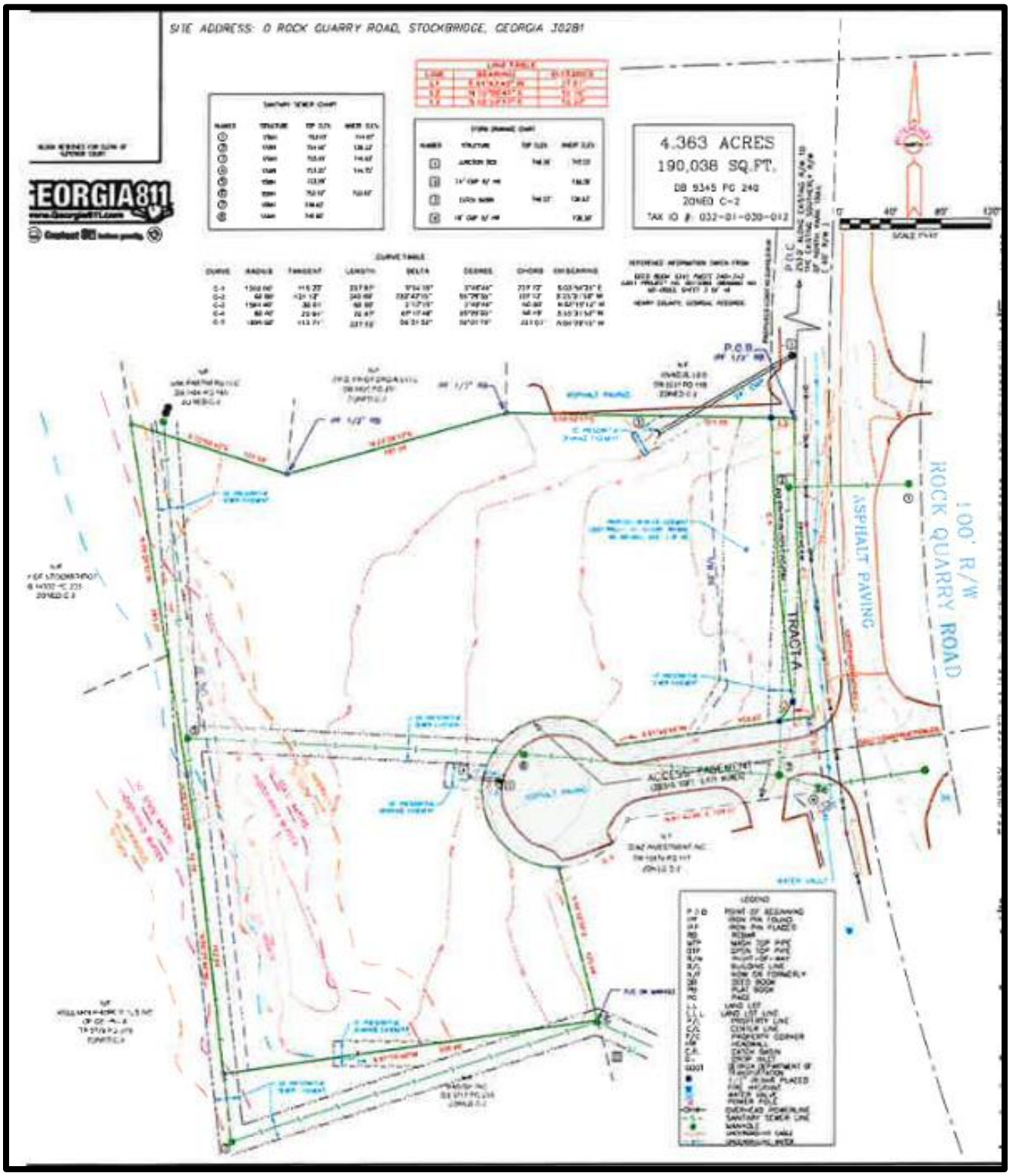
Current Use:	Undeveloped.
Surrounding Land Uses:	~ North, East, and Southwest—Medical office buildings. ~ Northwest and South—Vacant land. ~ Southeast—Commercial (full-serve Mexican restaurant).
Future Land Use Designations:	~ North and South—High-Density Residential. ~ Northeast, Northwest, and West—Low-Density Mixed-Use.
Road Classification:	Minor Arterial.

AERIAL PHOTO OF PARCEL #032-01030012
ON ROCK QUARRY ROAD

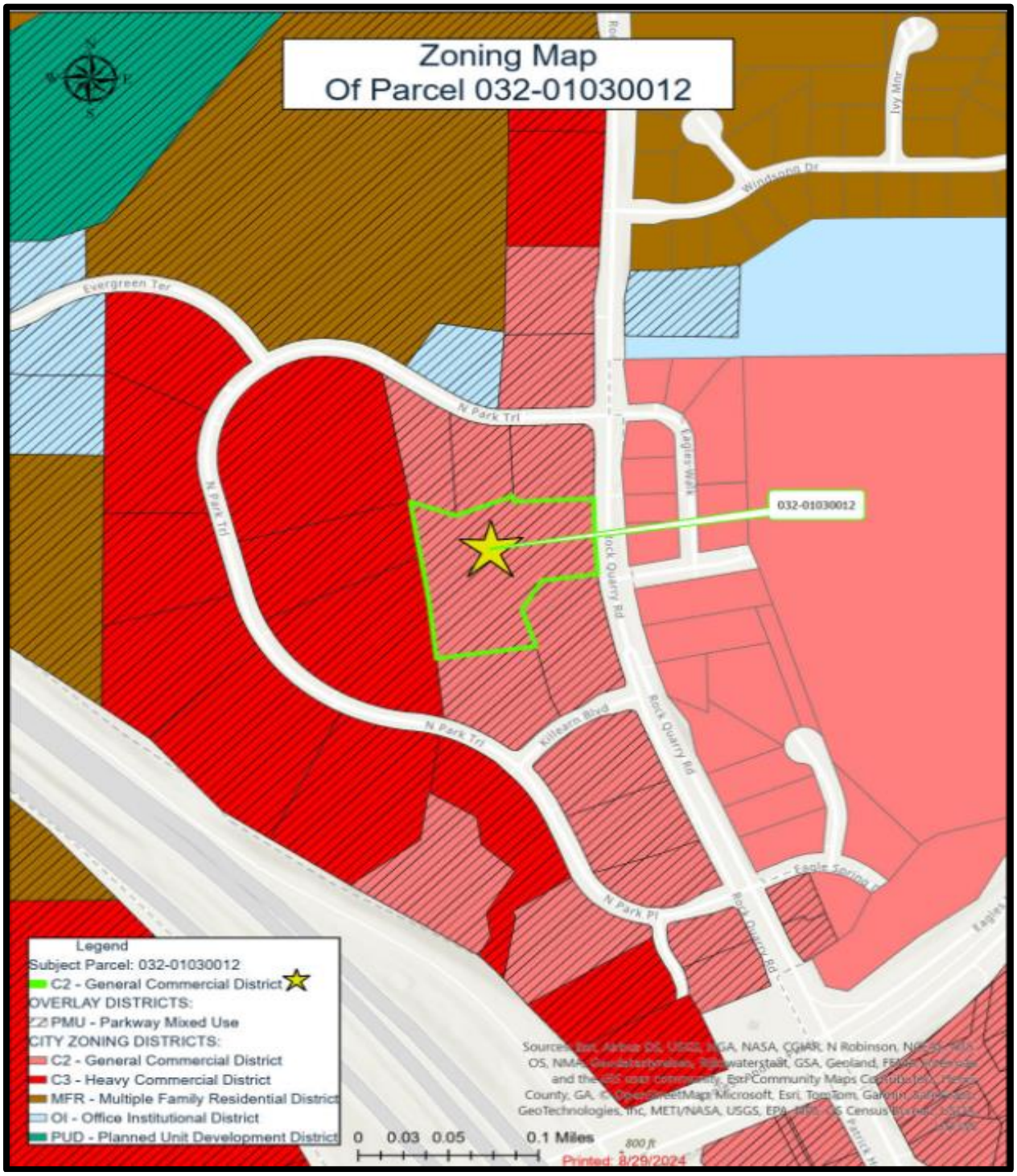


LAND TITLE SURVEY OF THE PROPERTY (ENLARGEMENT)

(Prepared by Alta NSPS Land Title for GMI 2, LLC) on 05/02/22)



CITY OF STOCKBRIDGE ZONING MAP
Showing Parcel #032-01030012 on Rock Quarry Road at Hospital Drive



CITY OF STOCKBRIDGE FUTURE LAND USE MAP

Showing Parcel #032-01030012 on Rock Quarry Road at Hospital Drive



III. PROPOSED DEVELOPMENT

The applicant, GMI 2, LLC, proposes to develop and operate various commercial uses on Parcel #032-01020012, which is located on Rock Quarry Road at Hospital Drive. The applicant develops and operates non-residential developments, including offices and convenience stores. The applicant's letter of intent states that the proposed development would be intended to serve the numerous customers who are present within the vicinity of Piedmont Hospital, the associated medical buildings, and other commercial uses along Rock Quarry Road and Eagles Landing Parkway.

The proposed development would take place within two phases. Phase I would include a gas station and convenience store (a convenience store with gasoline sales), plus a retail center with three other tenant spaces. The applicant's Letter of Intent states that the financial viability of the proposed development would be dependent upon the inclusion of the convenience store, which would have both fuel pumps and electric charging stations, and which would operate twenty-four hours per day. Phase II would feature the development of an adjacent hotel.

The applicant submitted a revised site plan (entitled "Civil Plans: Rock Quarry Road C-Store Special Use", which was prepared for GMI 2, Inc. by LJA with an issue date of 04-09-25). It shows that the proposed development would have no accesses off Rock Quarry Road due to the forthcoming widening of Rock Quarry Road. Instead, all of the proposed uses would be accessed off Hospital Drive, and land for Georgia DOT's needed right-of-way is shown along Rock Quarry Road. The proposed convenience center with fuel pumps and the retail center would have their own driveway off Hospital Drive, while the proposed hotel would have its driveway off the cul-de-sac. The Gambino's Mexican Restaurant to the south also has two driveway accesses off Hospital Drive. A detention pond would be located at the south end of the subject property.

The proposed retail building would contain a total of 9,840 total square feet. The convenience store itself would have 6,000 square feet, and three other tenant spaces would be provided, with each one having 1,280 square feet. The proposed hotel would have 12,275 square feet comprising three floors, with thirteen (13) rooms per floor. A circular driveway would be provided around the hotel to facilitate fire truck access. Although the site plan shows a proposed pylon (pole) sign for the hotel, pylon signs are not permitted in the City of Stockbridge, per Section 5.5(4) of the Unified Development Code (UDC). The provision of a monument sign may be an alternative.

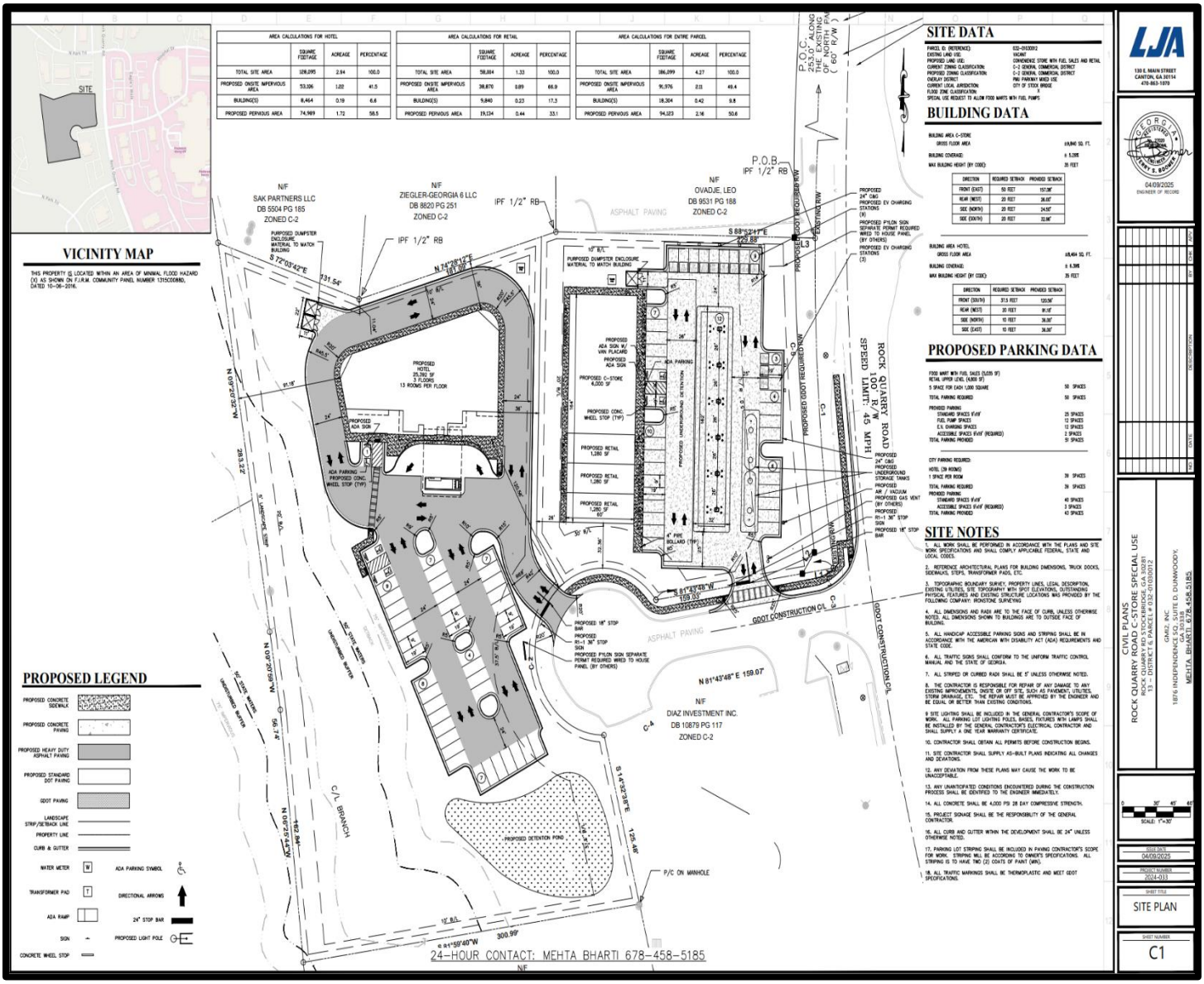
Within the site, the required minimum setbacks for the C-2 district are 50 feet in the front, 10 feet on the sides, and 20 feet in the rear). The Site Data Box of the revised site plan indicates that all required setbacks would be met. Since the site does not border any residentially-zoned properties, no buffers would be required beyond the setbacks. The maximum allowable lot coverage (impervious area) in the C-2 district is 70 percent, but the proposed development would only cover 49.4 percent of the site. The remaining pervious area (open space) would be 50.6 percent, according to the data on the site plan.

The site plan shows that 51 parking spaces would be provided for the retail center, and 39 parking spaces would be provided for the hotel. For the retail center, one more parking space would be provided than would be required for the 9,935-square-foot retail center since the UDC requires 5 parking spaces per 1,000 square feet for “service stations” (the convenience center with fuel pumps) and 5 parking spaces per 1,000 square feet for retail establishments (for the remaining four retail tenant spaces). An equal number of fuel pump spaces (12) and electric vehicle charging spaces (12) would be provided. The remaining parking spaces would be provided for regular retail customers and ADA accessible patrons. For the hotel, one parking space is required per hotel room. For 39 proposed rooms, 39 parking spaces are required. The applicant proposes to provide 43 total hotel parking spaces, which exceeds this requirement.

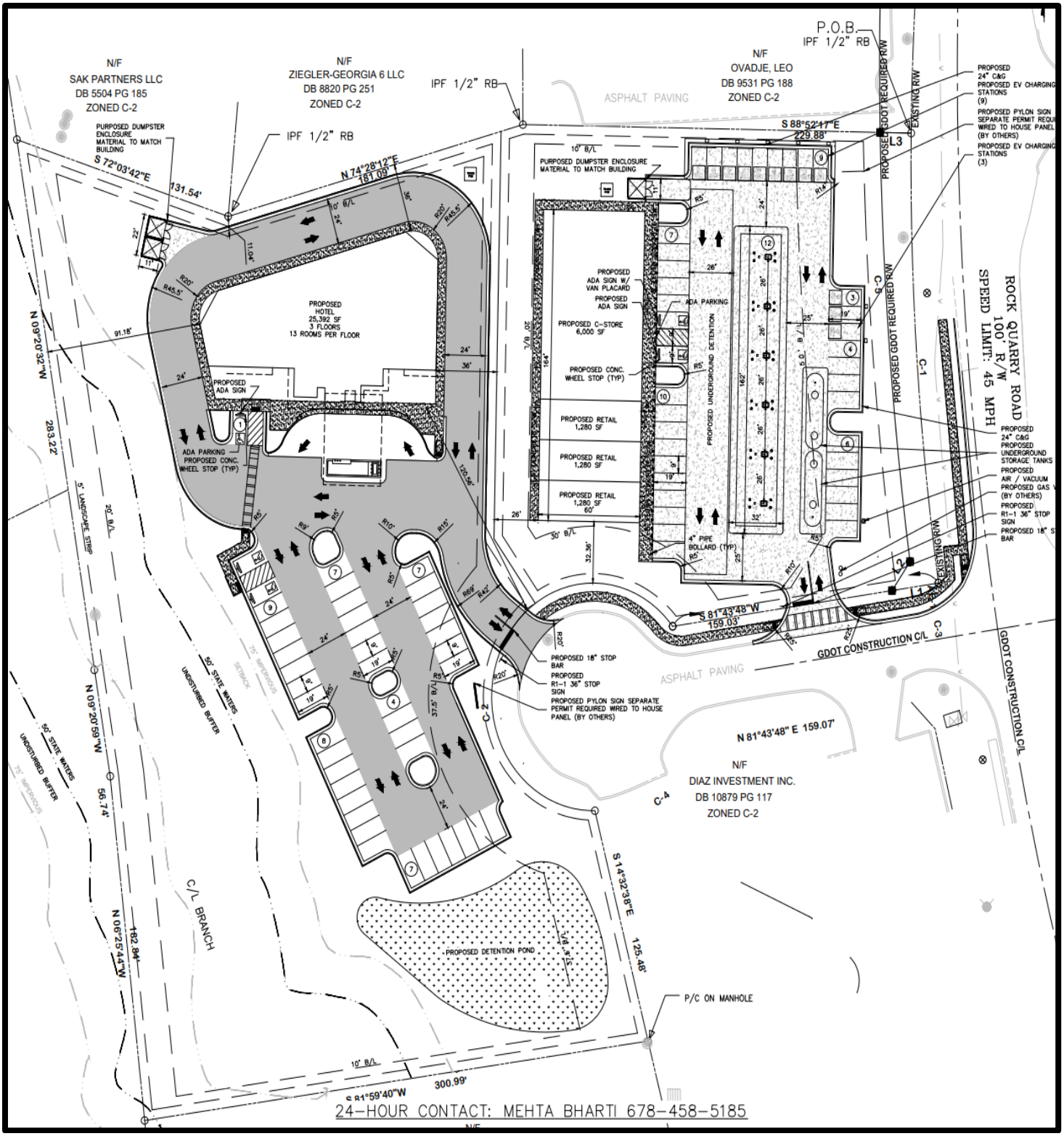
The applicant provided three architectural renderings to show views of the proposed retail building, the gas pumps with a canopy, and the electric charging stations. They indicate that the building would have exterior facades with brick. No canopy is shown over the electric charging stations.

REVISED SITE PLAN (With Hotel Addition)

(Entitled "Civil Plans: Rock Quarry Road C-Store Special Use"; Prepared by LJA; Issue Date: 03-18-25)



SITE PLAN ENLARGEMENT



ARCHITECTURAL RENDERINGS -- RETAIL BUILDING







ELEVATION DRAWINGS – RETAIL BUILDING
(Front and Rear Building Elevations)



IV. ANALYSIS

The analysis in this section is only for the proposed Comprehensive Plan Amendment. The companion staff report for Special Use Permit Case #SP-2024-01 contains four other analysis sections—1) an analysis of "select uses" in the Parkway Mixed-Use (PMU) Overlay District; 2) an analysis of the requirements for gas stations according to Section 3.2.14 of the UDC; 3) an analysis of the requirements for special use permits according to Section 9.2.5 of the UDC; and 4) an analysis of the requirements for "use permits" for gas stations and convenience stores, according to Section 9.2.6(A) of the UDC.

A. Comparison of Future Land Use Designations. The subject property, Parcel #032-01030012 on Rock Quarry Road, has a future land use designation of High-Density Residential, and the applicant requests to change it to Low-Density Mixed-Use. Descriptions of these future land use designations from the Comprehensive Plan (Pages 50 and 48) are presented below.

> High-Density Residential—This designation is intended primarily for residential land uses which include multi-story condominiums and planned town development. Small commercial or service business may be permitted within these developments for the convenience of their residents and visitors only. High Density Residential is an appropriate transition between mixed-use and industrial projects, and low or medium density residential areas.
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> Low-Density Mixed-Use—This designation is intended for commercial/retail areas along various corridors and intersections located throughout the City. These areas mainly serve the residents of the surrounding residential neighborhoods. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining locally owned retail, low intensity office uses, and apartment/ condo/loft uses in two story buildings in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them.

Based on the descriptions above, it is apparent that the High-Density Residential future land use designation is mainly intended for residential developments which might also contain small commercial uses to serve the needs of the internal residents of the development. But the applicant does not propose to build a residential development; thus, High-Density Residential is not the appropriate future land use designation for the subject property.

Conversely, the Low-Density Mixed-Use future land use designation is intended for commercial and retail areas along various corridors in the City. Rock Quarry Road is one such corridor, with various single-family subdivisions and apartment developments located along it or within several blocks. The proposed retail center would be located in close proximity to these residential developments, offering quick services and goods for the regular and frequent needs of customers. In addition, since the proposed development would only have an impervious cover of 49.4 percent, and the proposed hotel would only

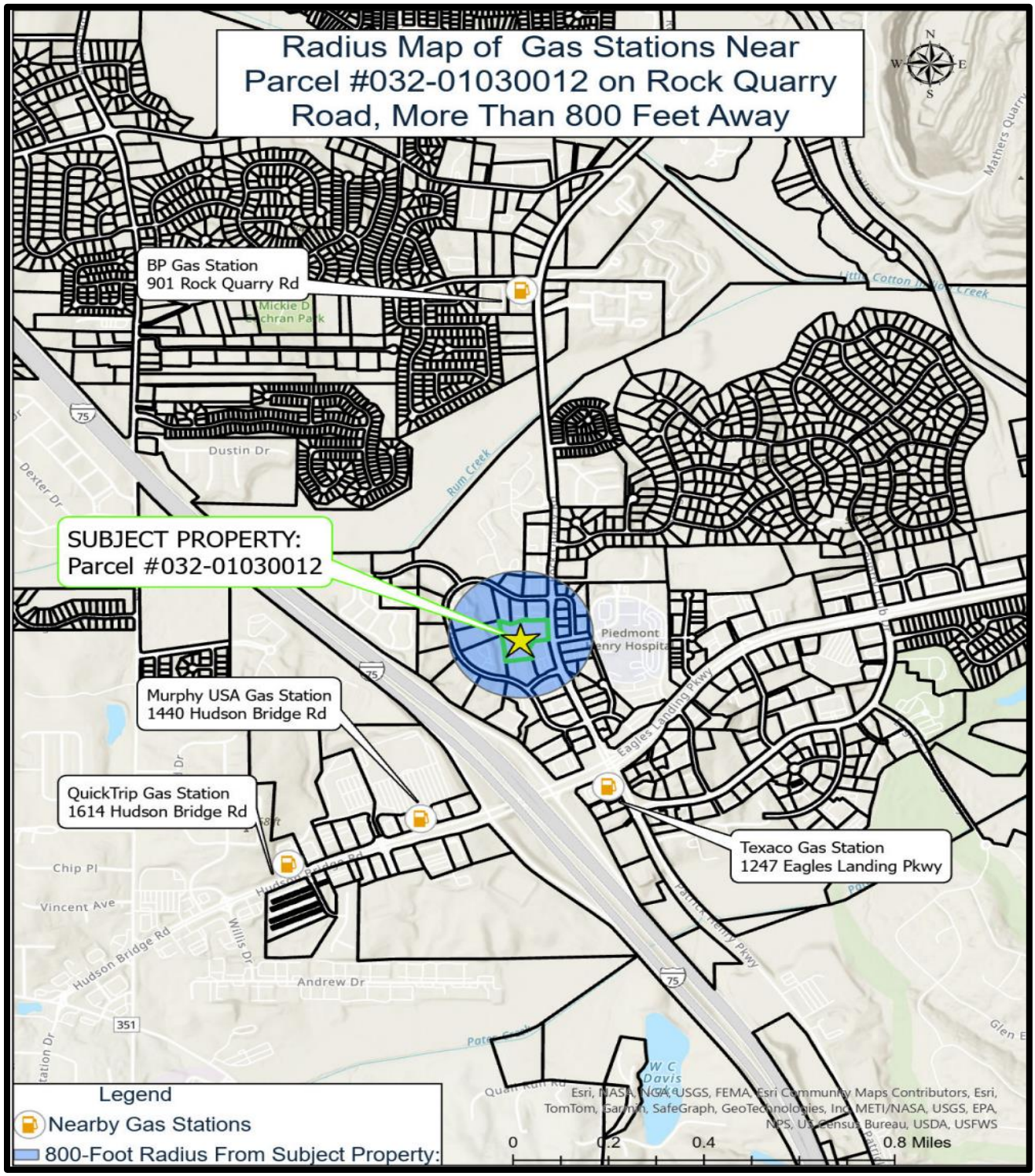
have three stories, these characteristics would be compatible with the intent of the Low-Density Mixed-Use designation.

B. Suitability of the Subject Property's Location. The adjacent parcel to the north, as well as many parcels on the east side of Rock Quarry Road, directly across the road from the subject property, all have future land use designations of Low-Density Mixed-Use. Therefore, the approval of the applicant's request would not create a "spot" future land use designation. In addition, the subject property is part of the commercial development corridor along Rock Quarry Road, which includes numerous retail uses on the same (west) side of the road and larger commercial uses along the eastern side of the road (Piedmont Hospital and associated medical office buildings). Due to the high intensity of the hospital and medical office buildings and the large number of employees and patients whom they represent, the provision of the proposed retail center (including the convenience center / gas station) and hotel would be appropriate and desirable. In addition, the proposed development would serve the automobile and retail needs of the many nearby residential developments.

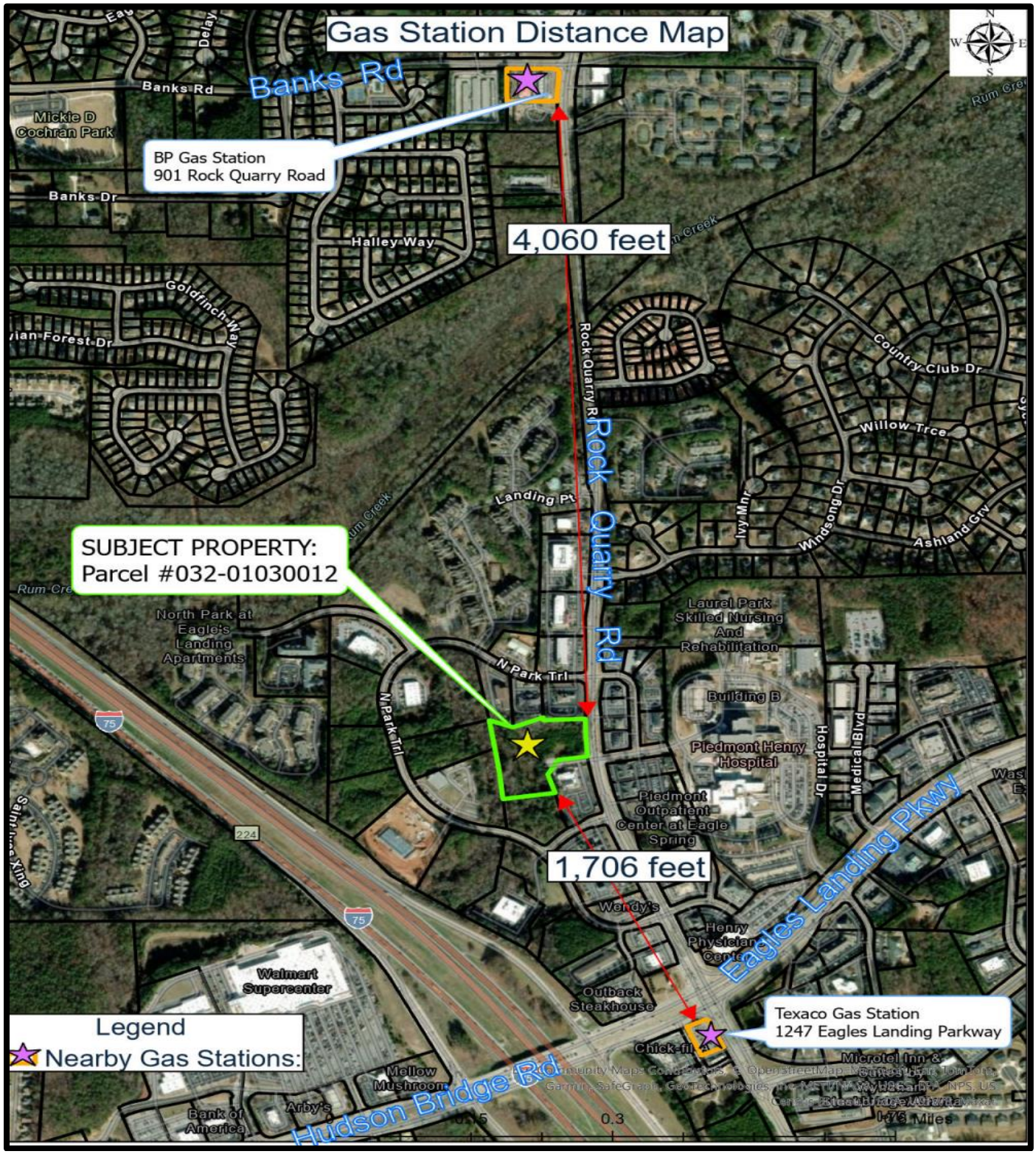
C. Compatibility with a Goal of the Comprehensive Plan. Page 42 of the Comprehensive Plan identifies the top economic development goal for the City of Stockbridge as follows: "#1-To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities." The proposed retail center would comply with that goal, particularly since few retail centers have been developed within the City in the past five years.

D. Relation to the Zoning of the Property. The applicant's proposed commercial uses would be compatible with the existing C-2 (General Commercial) base zoning of the property, thus no rezoning would be required. They would also be suitable for the PMU (Parkway Mixed-Use Overlay) District, in which the property is located. In addition, the proposed Low-Density Mixed-Use future land use designation calls for low-density commercial uses. The proposed development would only have an impervious cover of 49.4 percent, and the proposed hotel would only have three stories; thus, the proposed development can be considered to be of low-density and it would include a mixture of commercial uses.

GAS STATION RADIUS MAP, REVISED



GAS STATION DISTANCE MAP, REVISED
For the Rock Quarry Road / Eagles Landing Corridor



V. STAFF CONCLUSIONS

As a result of the foregoing analysis, the Planning & Zoning Staff makes the following conclusions:

1. The subject property's existing future land use designation of High-Density Residential is not appropriate for the subject property because the applicant is not proposing to build a residential development.

2. The proposed retail uses would be compatible with one of the intentions of the requested future land use designation of Low-Density Mixed-Use, which is to serve the needs of nearby residential areas.

3. The subject property is in a suitable location for the Low-Density Mixed-Use future land use designation due to the adjacency of other properties to the north and across Rock Quarry Road, which all have the same designation.

4. The development of the proposed retail uses would serve to further an economic development goal of the Comprehensive Plan.

VI. STAFF RECOMMENDATION

In view of the aforementioned conclusions for CP-2024-10 on Parcel #032-01030012, the Planning & Zoning Staff recommends the **APPROVAL of CP-2024-10.**

TO: Stockbridge Mayor and City Council
Stockbridge Planning Commission

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

CC: Ryan Anderson, Community Development Director

DATE: **June 9, 2025 City Council Meeting**

SUBJECT: **Staff Report for Comprehensive Plan Amendment Case #CP-2024-10 for Parcel #032-01030012 on Rock Quarry Road at Hospital Drive (To be located in Council District 5)**

I. PURPOSE

The applicant for Comprehensive Plan Amendment Case #CP-2024-10, GMI 2, LLC (represented by Harold Buckley, Jr., Esq., from the law firm of Wilson, Brock & Irby), requests a Comprehensive Plan Amendment to allow an appropriate future land use designation on Parcel #032-01030012, which is located on the west side of Rock Quarry Road at Hospital Drive, to allow the development of a convenience store with fuel pumps (i.e., gas station), along with a retail center and a hotel. Specifically, the applicant requests to change the property's future land use designation from "High-Density Residential" to "Low-Density Mixed-Use."

GMI 2, LLC develops and operates non-residential developments, including offices and convenience stores. The proposed convenience store with fuel pumps would be part of a new retail center with three other tenant spaces. The applicant has stated that the financial viability of the proposed development would be dependent upon the inclusion of the convenience store. The development of a hotel was added later, via the applicant's revised Letter of Intent from April 8, 2025.

The applicant has also submitted a Special Use Permit application (Case #SP-2024-01) to request that a convenience store with gas pumps (i.e., gas station), specifically, be allowable uses on the subject property. A special use permit is necessary for the proposed development because Ordinance #OR24-563 for the Parkway Mixed-Use Overlay (PMU) District, per Text Amendment Case #TX-2024-03, identifies gas stations and convenience stores as being "select uses" in Section 2.5.2(C(1), and as being permitted uses within a C-2 (General Commercial) zoning district if an applicant applies for and is approved for a special use permit.

The proposed convenience store with fuel pumps (a.k.a., gas station) must meet four types of compliance requirements, as are listed below. The analysis of each of these types of requirements is discussed in the staff report for SP-2024-01.

1. Requirements for "select uses" from Section 2.5.2.(C)(2) of the UDC for the Parkway Mixed-Use (PMU) Overlay District.
2. Requirements for gasoline stations from Section 3.2.14 of the UDC. **These requirements were recently amended with the approval of Ordinance #OR25-589 (a.k.a. Text Amendment Case #TX-2024-06) on February 12, 2025, which amended the gas station distance requirement from 2,400 feet to 800 feet and imposed other requirements.**
3. Requirements for special use permits from Section 9.2.5 of the UDC (staff considerations).
4. Requirements for special use permits from Section 9.2.6 of the UDC (City Council considerations).

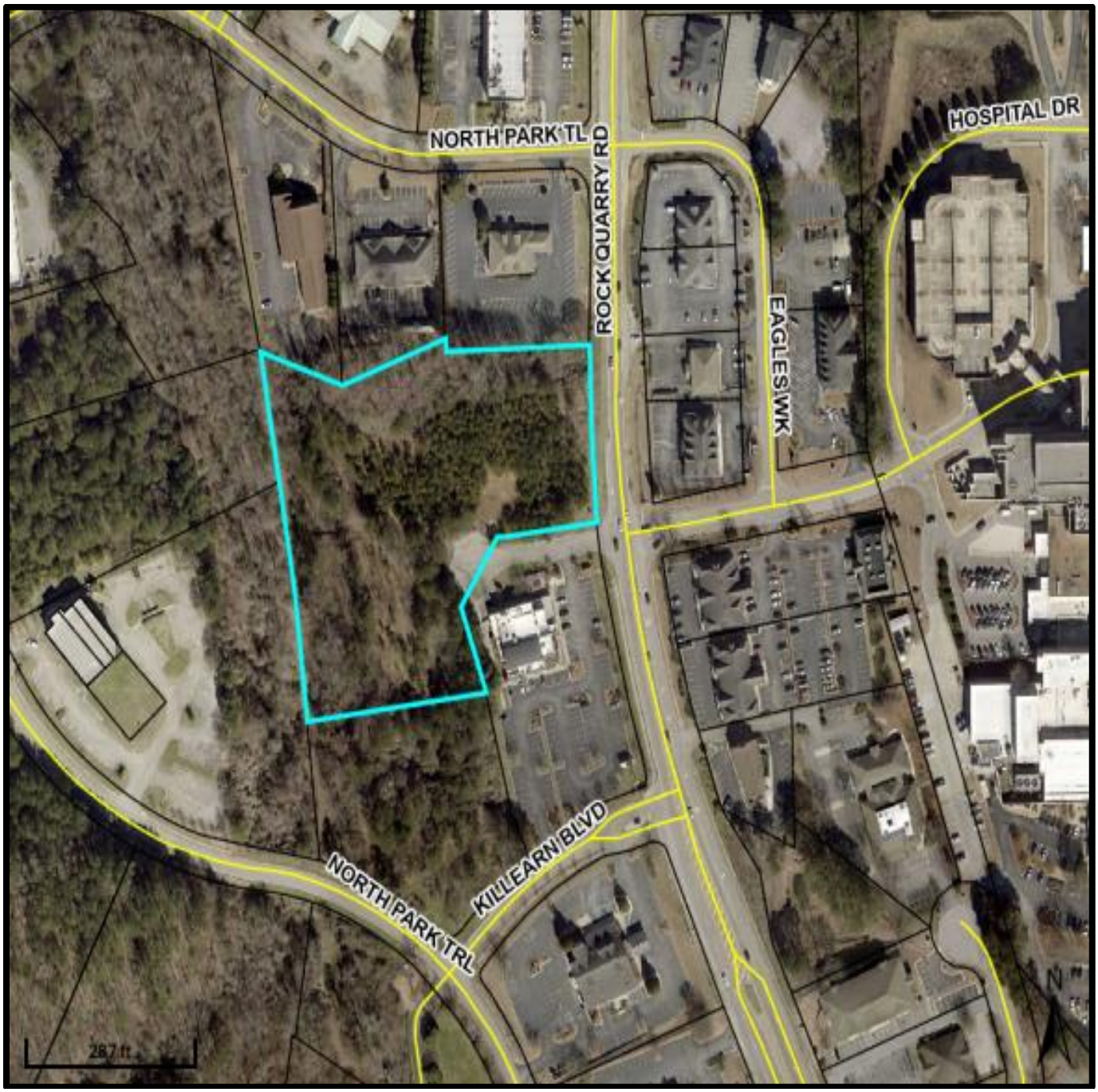
Before SP-2024-01 can be approved, CP-2024-10 must be approved so that the subject property may have a type of future land use designation which would allow the proposed uses. The property already has the appropriate base zoning of C-2 (General Commercial); thus, no rezoning of the property is required.

II. CASE FACTS

DESCRIPTIVE FACTOR	**RESEARCH FINDINGS**
Proposed Uses:	Convenience store with fuel pumps (i.e., gas station), a retail building with three retail tenants, and a hotel.
Property Address:	N/A. Parcel #032-01030012 on Rock Quarry Road. The parcel is a corner lot, and it contains two tracts.
Parcel Acreage:	4.37 +/- acres.
Land District and Land Lot:	District 6, Land Lot 13.
Council District:	3
Applicant:	GMI 2, LLC.
Owner:	GMI 2, LLC.
Existing Zoning:	C-2 (General Commercial) and Parkway Mixed-Use (PMU) Overlay District.
Surrounding Zoning:	North, South, and East—C-2 (General Commercial). West—C-3 (Heavy Commercial).
Property Location:	West side of Rock Quarry Road, at the end of Hospital Drive.
Property Conditions:	Vacant and mostly wooded, except for a portion of the cul-de-sac at the end of Hospital Drive. A narrow strip of wetlands is present along the western boundary.33

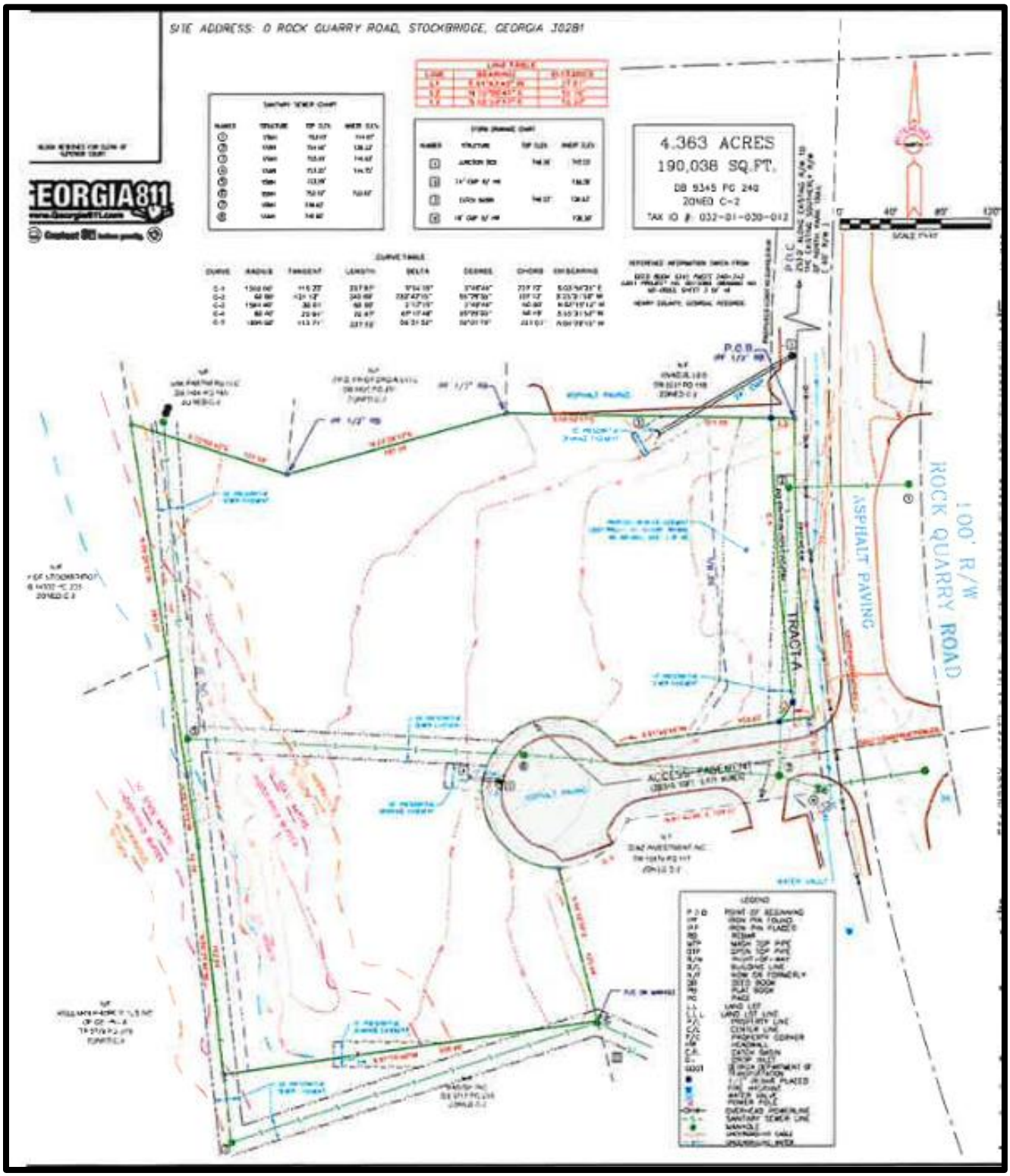
Current Use:	Undeveloped.
Surrounding Land Uses:	~ North, East, and Southwest—Medical office buildings. ~ Northwest and South—Vacant land. ~ Southeast—Commercial (full-serve Mexican restaurant).
Future Land Use Designations:	~ North and South—High-Density Residential. ~ Northeast, Northwest, and West—Low-Density Mixed-Use.
Road Classification:	Minor Arterial.

AERIAL PHOTO OF PARCEL #032-01030012
ON ROCK QUARRY ROAD

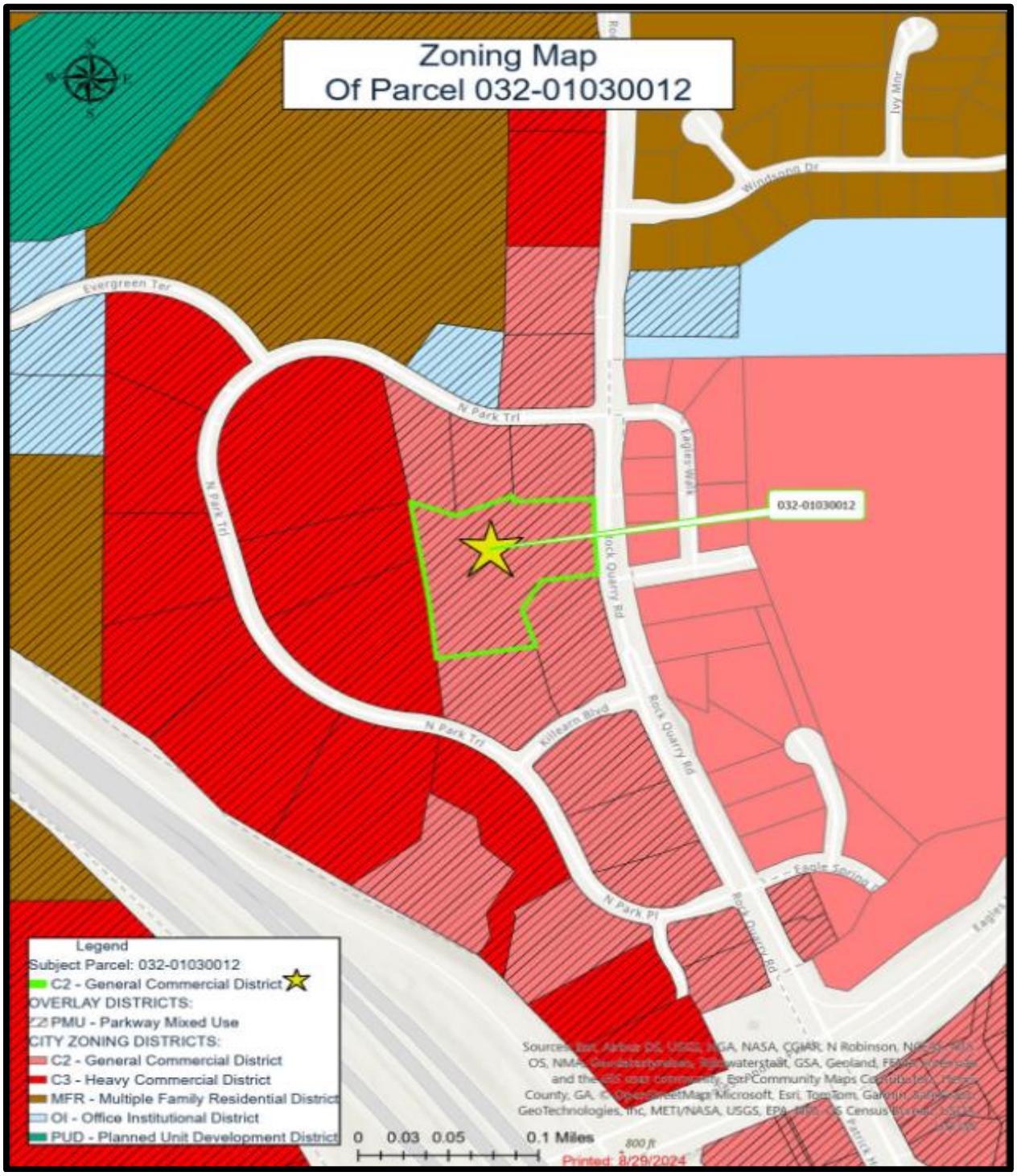


LAND TITLE SURVEY OF THE PROPERTY (ENLARGEMENT)

(Prepared by Alta NSPS Land Title for GMI 2, LLC) on 05/02/22)



CITY OF STOCKBRIDGE ZONING MAP
Showing Parcel #032-01030012 on Rock Quarry Road at Hospital Drive



CITY OF STOCKBRIDGE FUTURE LAND USE MAP

Showing Parcel #032-01030012 on Rock Quarry Road at Hospital Drive



III. PROPOSED DEVELOPMENT

The applicant, GMI 2, LLC, proposes to develop and operate various commercial uses on Parcel #032-01020012, which is located on Rock Quarry Road at Hospital Drive. The applicant develops and operates non-residential developments, including offices and convenience stores. The applicant's letter of intent states that the proposed development would be intended to serve the numerous customers who are present within the vicinity of Piedmont Hospital, the associated medical buildings, and other commercial uses along Rock Quarry Road and Eagles Landing Parkway.

The proposed development would take place within two phases. Phase I would include a gas station and convenience store (a convenience store with gasoline sales), plus a retail center with three other tenant spaces. The applicant's Letter of Intent states that the financial viability of the proposed development would be dependent upon the inclusion of the convenience store, which would have both fuel pumps and electric charging stations, and which would operate twenty-four hours per day. Phase II would feature the development of an adjacent hotel.

The applicant submitted two revised site plans (entitled "Civil Plans: Rock Quarry Road C-ore Special Use", which were prepared for GMI 2, Inc. by LJA with issue dates of 04-09-25). One site plan is colored, and the other site plan is black-and-white. They show that the proposed development would have no accesses off Rock Quarry Road due to the forthcoming widening of Rock Quarry Road. Instead, all of the proposed uses would be accessed off Hospital Drive, and land for Georgia DOT's needed right-of-way is shown along Rock Quarry Road. The proposed convenience center with fuel pumps and the retail center would have their own driveway off Hospital Drive, while the proposed hotel would have its driveway off the cul-de-sac. The Gambino's Mexican Restaurant to the south also has two driveway accesses off Hospital Drive. A detention pond would be located at the south end of the subject property.

The proposed retail building would contain a total of 9,840 total square feet. The convenience store itself would have 6,000 square feet, and three other tenant spaces would be provided, with each one having 1,280 square feet. The proposed hotel would have 12,275 square feet comprising three floors, with thirteen (13) rooms per floor. A circular driveway would be provided around the hotel to facilitate fire truck access. Although the black-and-white site plan shows a proposed pylon (pole) sign for the hotel, pylon signs are not permitted in the City of Stockbridge, per Section 5.5(4) of the Unified Development Code (UDC). The provision of a monument sign may be an alternative.

Within the site, the required minimum setbacks for the C-2 district are 50 feet in the front, 10 feet on the sides, and 20 feet in the rear). The Site Data Box of the revised site plans indicates that all required setbacks would be met. Since the site does not border any residentially-zoned properties, no buffers would be required beyond the setbacks. The maximum allowable lot coverage (impervious area) in the C-2 district is 70 percent, but the proposed development would only cover 49.4 percent of the site. The remaining pervious area (open space) would be 50.6 percent, according to the data on the site plans.

The site plans show that 51 parking spaces would be provided for the retail center, and 39 parking spaces would be provided for the hotel. For the retail center, one more parking space would be provided than would be required for the 9,935-square-foot retail center since the UDC requires 5 parking spaces per 1,000 square feet for “service stations” (the convenience center with fuel pumps) and 5 parking spaces per 1,000 square feet for retail establishments (for the remaining four retail tenant spaces). An equal number of fuel pump spaces (12) and electric vehicle charging spaces (12) would be provided. The remaining parking spaces would be provided for regular retail customers and ADA accessible patrons. For the hotel, one parking space is required per hotel room. For 39 proposed rooms, 39 parking spaces are required. The applicant proposes to provide 43 total hotel parking spaces, which exceeds this requirement.

The applicant provided three architectural renderings to show views of the proposed retail building, the gas pumps with a canopy, and the electric charging stations. They indicate that the building would have exterior facades with brick. No canopy is shown over the electric charging stations.

SITE PLAN WITH HOTEL ADDITION—COLORED
(Entitled "Civil Plans: Rock Quarry Road C-Store Special Use";
Prepared by LJA; Issue Date: 04-09-25)

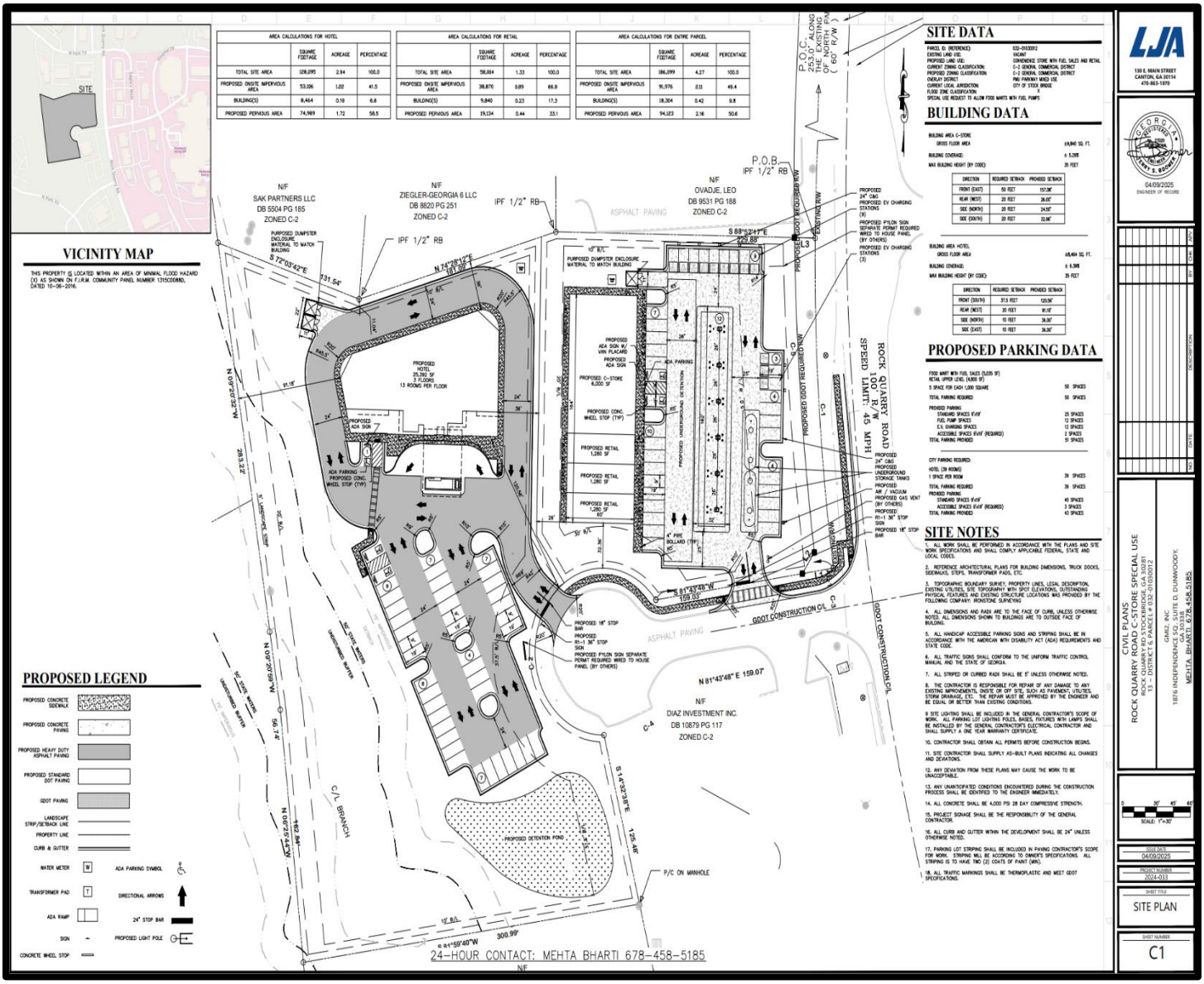


SITE PLAN ENLARGEMENT—COLORED

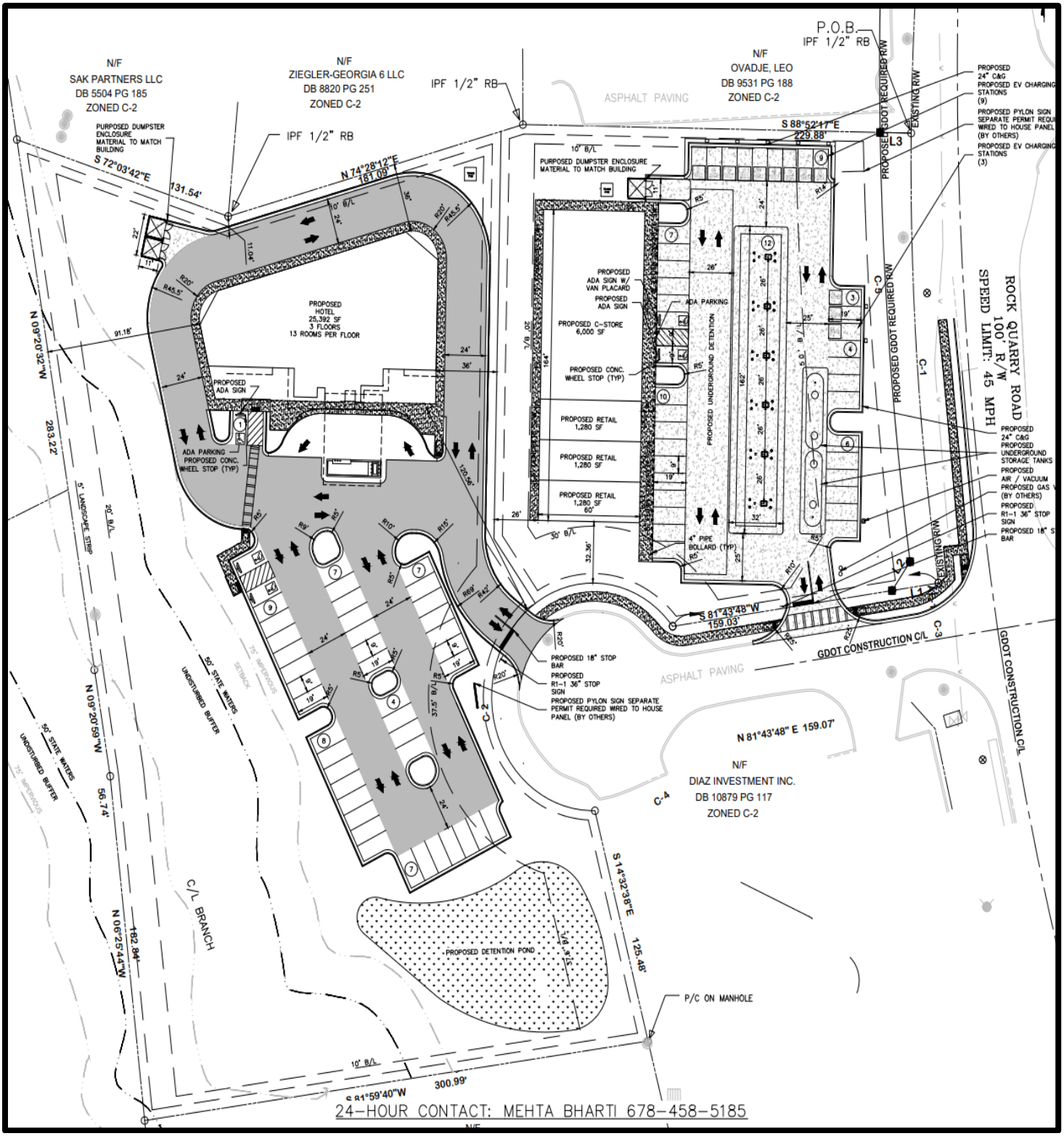


SITE PLAN WITH HOTEL ADDITION—BLACK & WHITE

(Entitled "Civil Plans: Rock Quarry Road C-Store Special Use"; Prepared by LJA; Issue Date: 04-09-25)



SITE PLAN ENLARGEMENT—BLACK & WHITE



ARCHITECTURAL RENDERINGS -- RETAIL BUILDING







ELEVATION DRAWINGS – RETAIL BUILDING
(Front and Rear Building Elevations)



IV. ANALYSIS

The analysis in this section is only for the proposed Comprehensive Plan Amendment. The companion staff report for Special Use Permit Case #SP-2024-01 contains four other analysis sections—1) an analysis of "select uses" in the Parkway Mixed-Use (PMU) Overlay District; 2) an analysis of the requirements for gas stations according to Section 3.2.14 of the UDC; 3) an analysis of the requirements for special use permits according to Section 9.2.5 of the UDC; and 4) an analysis of the requirements for "use permits" for gas stations and convenience stores, according to Section 9.2.6(A) of the UDC.

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Based on the descriptions above, it is apparent that the High-Density Residential future land use designation is mainly intended for residential developments which might also contain small commercial uses to serve the needs of the internal residents of the development. But the applicant does not propose to build a residential development; thus, High-Density Residential is not the appropriate future land use designation for the subject property.

Conversely, the Low-Density Mixed-Use future land use designation is intended for commercial and retail areas along various corridors in the City. Rock Quarry Road is one such corridor, with various single-family subdivisions and apartment developments located along it or within several blocks. The proposed retail center would be located in close proximity to these residential developments, offering quick services and goods for the regular and frequent needs of customers. In addition, since the proposed development would only have an impervious cover of 49.4 percent, and the proposed hotel would only

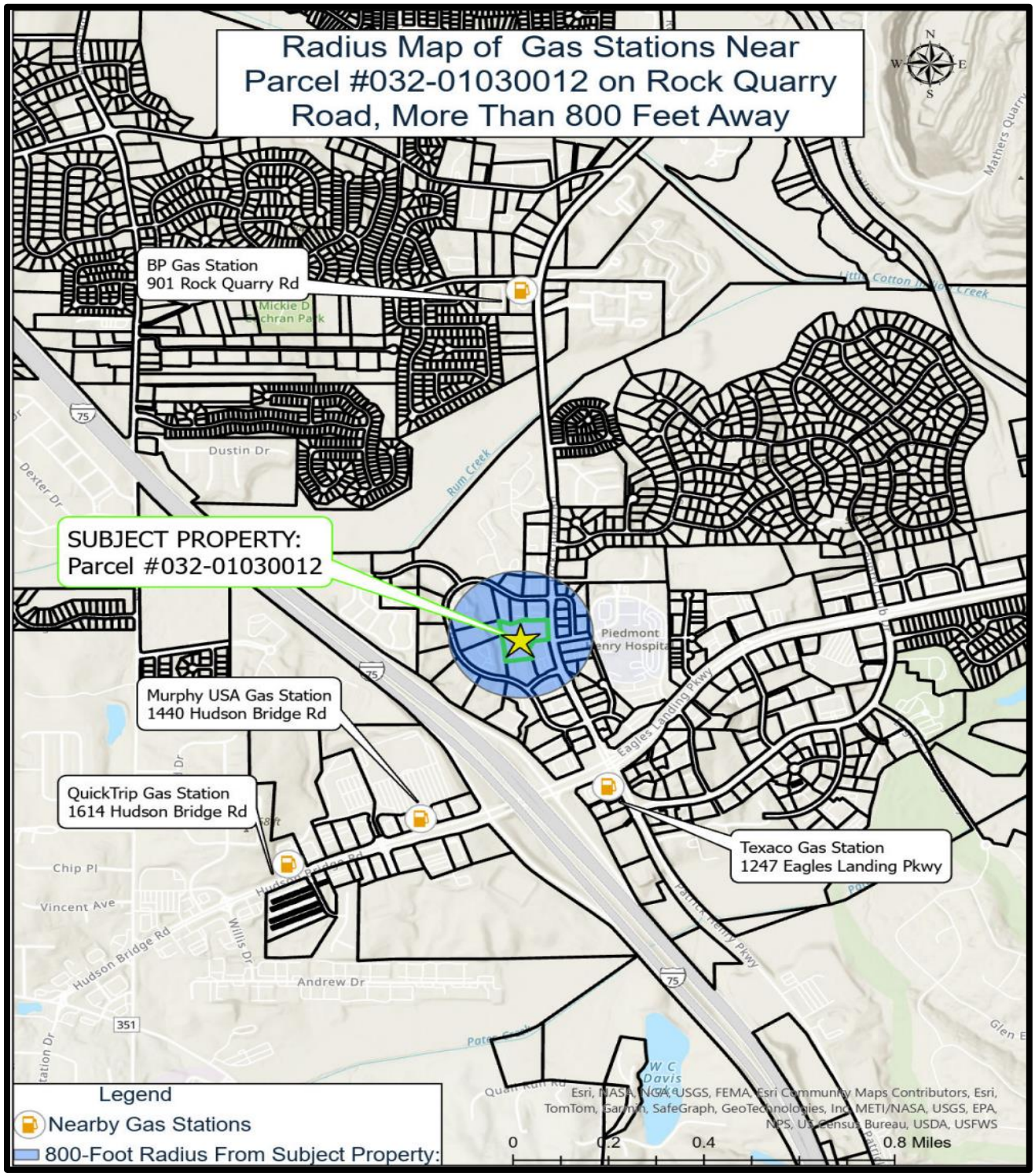
have three stories, these characteristics would be compatible with the intent of the Low-Density Mixed-Use designation.

B. Suitability of the Subject Property's Location. The adjacent parcel to the north, as well as many parcels on the east side of Rock Quarry Road, directly across the road from the subject property, all have future land use designations of Low-Density Mixed-Use. Therefore, the approval of the applicant's request would not create a "spot" future land use designation. In addition, the subject property is part of the commercial development corridor along Rock Quarry Road, which includes numerous retail uses on the same (west) side of the road and larger commercial uses along the eastern side of the road (Piedmont Hospital and associated medical office buildings). Due to the high intensity of the hospital and medical office buildings and the large number of employees and patients whom they represent, the provision of the proposed retail center (including the convenience center / gas station) and hotel would be appropriate and desirable. In addition, the proposed development would serve the automobile and retail needs of the many nearby residential developments.

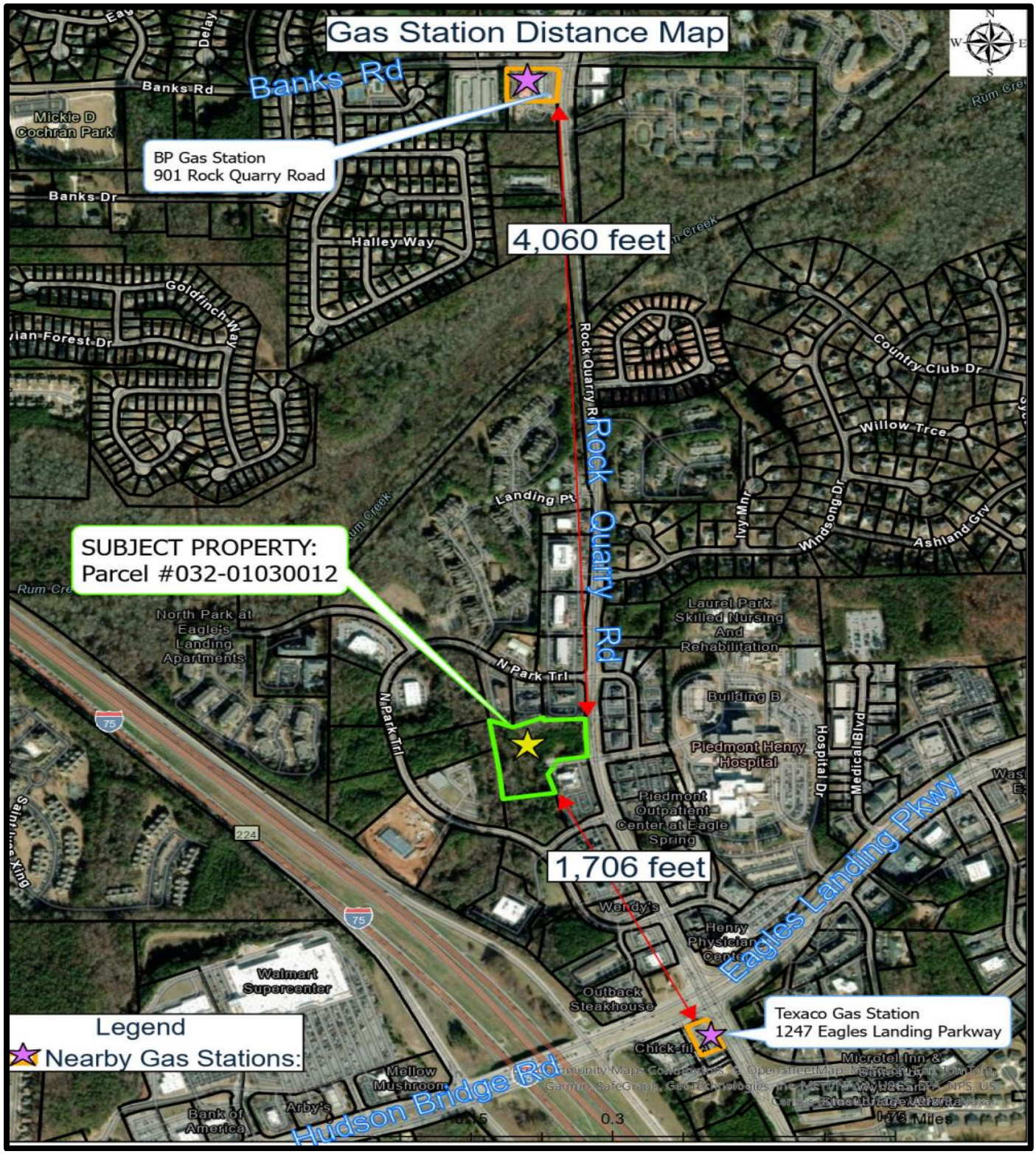
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D. Relation to the Zoning of the Property. The applicant's proposed commercial uses would be compatible with the existing C-2 (General Commercial) base zoning of the property, thus no rezoning would be required. They would also be suitable for the PMU (Parkway Mixed-Use Overlay) District, in which the property is located. In addition, the proposed Low-Density Mixed-Use future land use designation calls for low-density commercial uses. The proposed development would only have an impervious cover of 49.4 percent, and the proposed hotel would only have three stories; thus, the proposed development can be considered to be of low-density and it would include a mixture of commercial uses.

GAS STATION RADIUS MAP, REVISED



GAS STATION DISTANCE MAP, REVISED
For the Rock Quarry Road / Eagles Landing Corridor



V. STAFF CONCLUSIONS

As a result of the foregoing analysis, the Planning & Zoning Staff makes the following conclusions:

1. The subject property's existing future land use designation of High-Density Residential is not appropriate for the subject property because the applicant is not proposing to build a residential development.

2. The proposed retail uses would be compatible with one of the intentions of the requested future land use designation of Low-Density Mixed-Use, which is to serve the needs of nearby residential areas.

3. The subject property is in a suitable location for the Low-Density Mixed-Use future land use designation due to the adjacency of other properties to the north and across Rock Quarry Road, which all have the same designation.

4. The development of the proposed retail uses would serve to further an economic development goal of the Comprehensive Plan.

VI. STAFF RECOMMENDATION

In view of the aforementioned conclusions for CP-2024-10 on Parcel #032-01030012, the Planning & Zoning Staff recommends the **APPROVAL of CP-2024-10.**

WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

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DIRECT DIAL: (770) 803-3707

TELEPHONE
(404) 853-5050

FACSIMILE
(404) 853-1812

November 21, 2024

VIA HAND DELIVERY

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

Re: Deferral Request for Application by GMI 2, Inc. For a Comprehensive Plan Amendment.

Dear Keedra:

Thank you for letting me know that the city council deferred its consideration of the text amendment to reduce the distance requirements for automotive service stations. Given that it is unlikely that the city would approve this application without its prior approval of the text amendment, GMI respectfully requests a deferral of its comprehensive plan amendment application to allow the city council to consider it after a final decision is made on the pending text amendment.

Please don't hesitate to let me know if I may provide any additional information or clarification.

Sincerely,

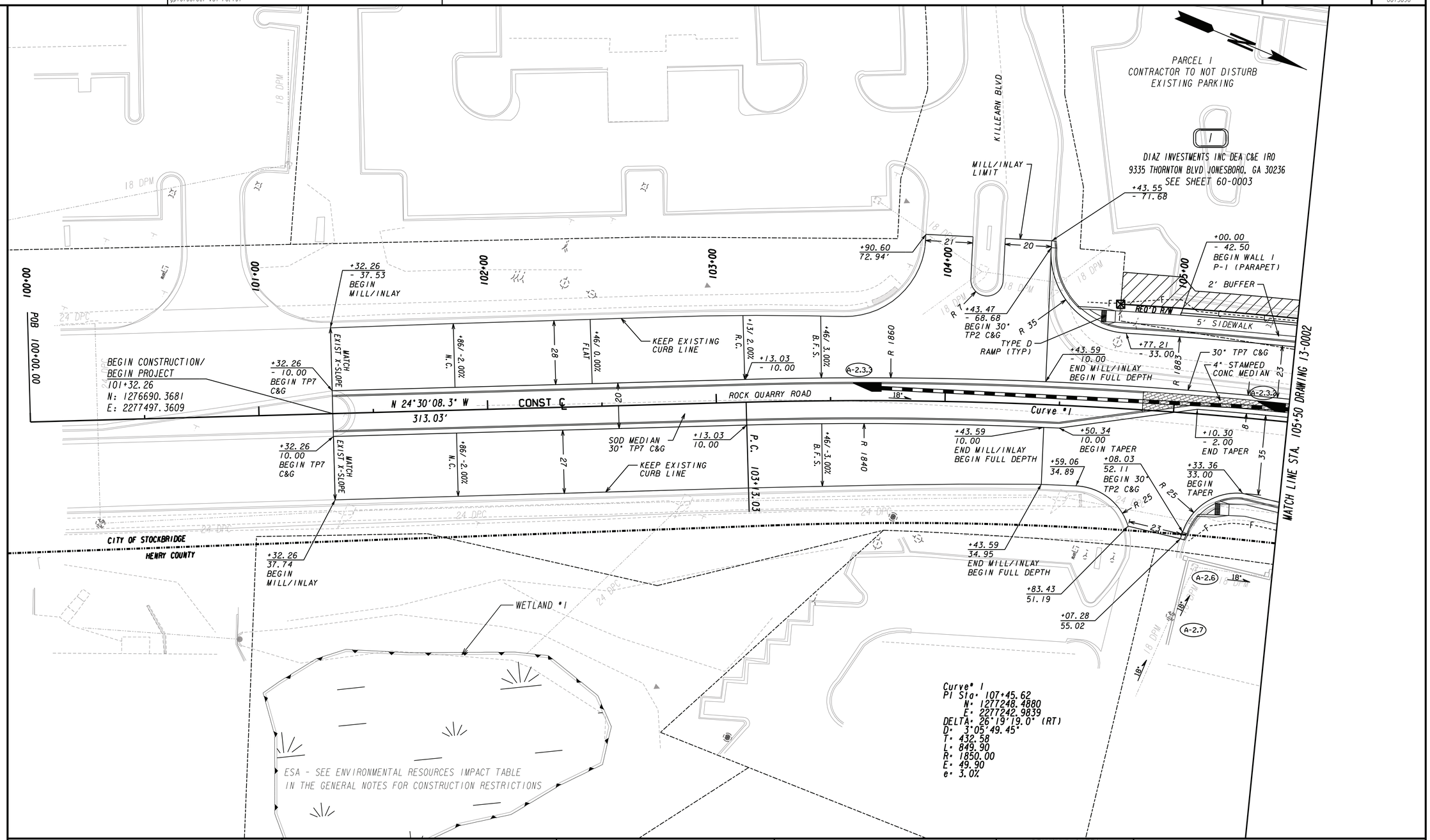
WILSON BROCK & IRBY, L.L.C.

Harold Buckley Jr.

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

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

10/23/2015 GPLN

11/1/2023 1:19:27 PM wrlney	GPLOT-V8 gplotborder-V81-P0.tbl	0015090_13-0002.dgn		P.I. No. 0015090

Curve* 1
PI Sta* 107+45.62
N* 1277248.4880
E* 2277242.9839
DELTA* 26°19'19.0" (RT)
D* 3°05'49.45"
T* 432.58
L* 849.90
R* 1850.00
E* 49.90
e* 3.0%

PARCEL 1
CONTRACTOR TO NOT DISTURB
EXISTING PARKING

1
DIAZ INVESTMENTS INC DEA C&E 1RO
9335 THORNTON BLVD JONESBORO, GA 30236
SEE SHEET 60-0002

4
SK PROPERTY OLDINGS I LLC & JOAN C STEELE
2330 PATRICK HENRY PKWY STE 200
MCDONOUGH, GA 30253

7
LEO OVADJE
177 GLEN EAGLE WAY
MCDONOUGH, GA 30253
SEE SHEET 60-0004

5
DAVID M HARDY & DONNA S MEHAN
1430 JOSHUA CT
MCDONOUGH, GA 30253
SEE SHEET 60-0026

6
HWH PROPERTIES PO BOX 2458
STOCKBRIDGE, GA 30281
SEE SHEET 60-0004

PARCEL 6
CONTRACTOR TO NOT DISTURB
EXISTING PARKING

MATCH LINE STA. 105+50 DRAWING 13-0001

MATCH LINE STA. 111+00 DRAWING 13-0003

MATCH LINE STA. 13+00 DRAWING 13-0025

ROCK QUARRY ROAD
CONST ℄
ROCK QUARRY RD STA. 108+05.68
HOSPITAL DRIVE STA. 11+80.27
N=1277324.9054
E=2277279.8162
CITY OF STOCKBRIDGE
HENRY COUNTY
HOSPITAL DRIVE
REQ'D R/W
5' SIDEWALK
2' BUFFER
30" TP2 C&G
30" TP7 C&G
4" CONC MEDIAN
4" STAMPED CONC MEDIAN
STAMPED ASPHALT CROSSWALK
TYPE B RAMP (TYP)
REM EXISTING PIPE
BEGIN SUP
10' SHARED-USE PATH
EXISTING FLUMES TO BE REMOVED
RIP RAP TP 3 44 SY 18" DEPTH
DO NOT DISTURB EXIST SIGN
DO NOT DISTURB EXIST SIGN AND POLE
DO NOT DISTURB EXIST POLE
DO NOT DISTURB EXIST SIGN
STRAIN POLE (TP IV)
END SIDEWALK
BEGIN WALL (MSE)
END WALL 1 P-2 (PARAPET)
END T-BEAM BEG W-BEAM
BEGIN T-BEAM GA STD 4382
END W-BEAM
TP 1 ANCHOR
END P-1 WALL BEG P-2 WALL
END TAPER
BEGIN TAPER
REM PIPE
ASPH.
N 81°26'45.7" E 418.87'
DN 0.58
SCALE IN FEET 0 20 40 80

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

REVISION DATES

CONSTRUCTION PLAN
ROCK QUARRY ROAD

CHECKED:	DATE:	DRAWING No.
BACKCHECKED:	DATE:	
CORRECTED:	DATE:	13-0002
VERIFIED:	DATE:	

10/23/2015 GPLN

HYDROLOGY REPORT

For Project:

Rock Quarry Road C-Store/Retail Development

Located at
Rock Quarry Road & Hospital Drive
Stockbridge, Georgia 30281

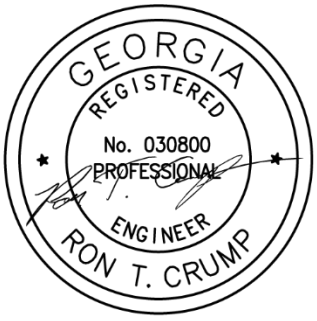
GMI 2, Inc.
1876 Independence Square, Suite D
Dunwoody, Georgia 30338
(678) 458-5185

October 14, 2022

Prepared by:

CONTINEO GROUP

755 Commerce Drive
Suite 800
Decatur, GA 30030
www.THECONTINEOGROUP.com



HYDROLOGY REPORT

Rock Quarry Road C-Store/Retail Development

Rock Quarry Road & Hospital Drive
Stockbridge, GA 30281

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Data Summary 10
10% Downstream Analysis 14
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Landscaping Plan 15
Conclusion 15
APPENDIX 16

HYDROLOGY REPORT

Rock Quarry Road C-Store/Retail Development

Rock Quarry Road & Hospital Drive
Stockbridge, GA 30281

Project Description

The proposed development is located at Rock Quarry Road and Hospital Drive, Stockbridge, GA 30281. The vicinity map below delineates the approximate location of the development within the City of Stockbridge. The 4.363-acre property has approximately 4.2-acres of disturbance. The project site will be developed as a convenience store/retail building that includes parking, drive aisles, utilities, and stormwater facilities. A future phase for the project site will include a medical office building and all related facilities.

This report is to demonstrate that the proposed extended dry detention system and other stormwater management practices designed for the development have enough capacity to retain stormwater without causing any negative effect on downstream drainage. Stormwater is designed to reach the detention pond through a series of curb inlets and pipes. The calculations consist of analysis of peak flow rates between pre-developed and post-developed basins. Please refer to corresponding sections for details in this report.

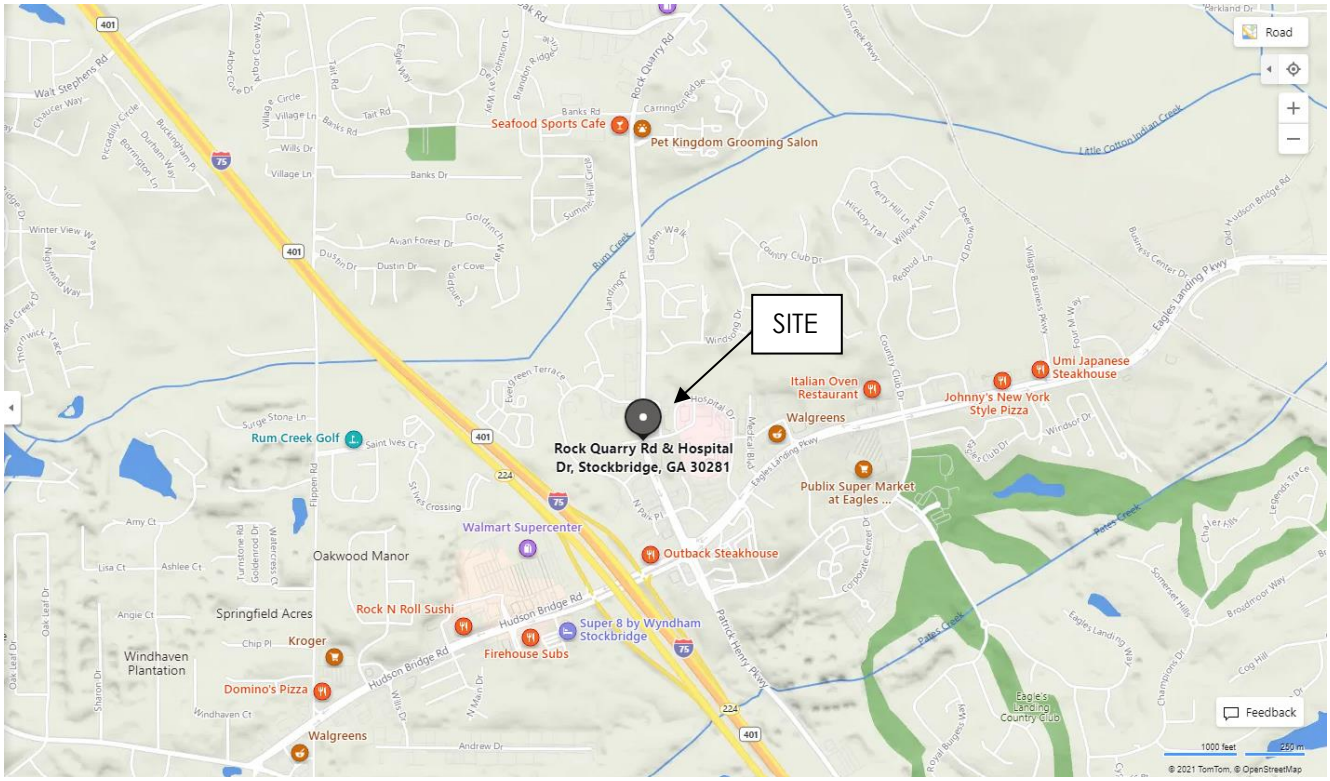


Figure 1. Vicinity Map

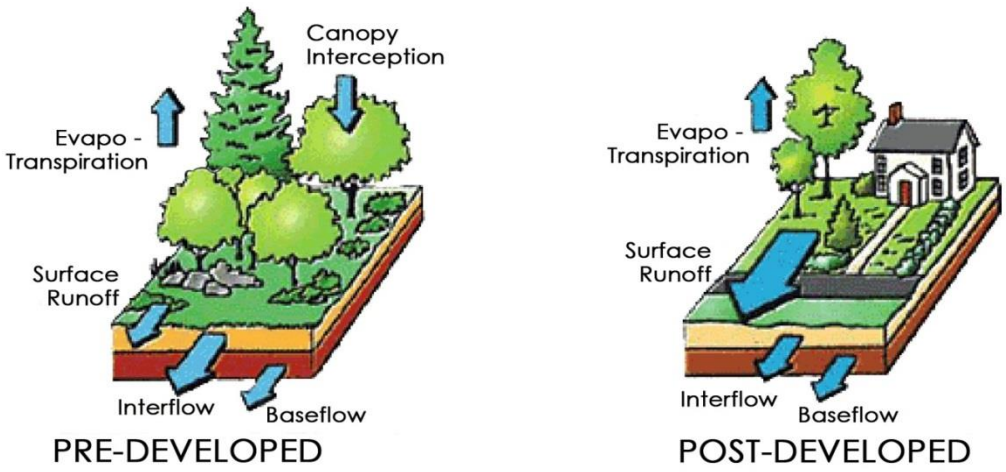
Methodology

The purpose of this study is to evaluate the hydrologic conditions of the existing site as it impacts the development. To have a better understanding of its impact, there are several methods or tools conducted in this study:

Rainfall Intensity data for project site was obtained from NOAA Atlas 14. The data from Point Precipitation Frequency Estimates with 24-hour duration was then utilized in Hydraflow Hydrographs for peak flow rate calculations. For more details, please reference the NOAA Rainfall Report in the Appendix.

The time of concentration (T_C) is defined as the time needed for water to flow from the most remote point in a watershed to the outlet of a watershed, and acts as a function of the topography, geology, and land use within the watershed. The time of concentration for each basin is calculated using TR-55 Method by summing all travel times for both sheet flow and shallow concentrated flow. The minimum value of time of concentration is assumed to be 6 minutes.

The SCS Method was used for analysis of the existing and proposed conditions by calculating SCS Curve Number based on land cover conditions. Hydraflow Hydrographs 2023 from Autodesk's AutoCAD Civil 3D, a computer software program was used to develop time of concentrations for the studied basins, generate and route hydrographs for this study. The program was utilized the SCS Method to model all rainfall events for the both pre-developed and post-developed sites by analyzing hydrologic data with a 2-minute time interval, a Type II Storm Distribution, and a Shape Factor of 484.



Pre-Developed vs. Post-Developed Basins

Existing Conditions Hydrologic Analysis

The purpose of the following study is to evaluate the current hydrologic conditions of the existing site as it would have flowed prior to any development. The existing property consists of 4.363 acres of land, with none of the site being existing impervious. Prior to construction, the CN for the overall site is 55 as an undeveloped site.

Rainfall Intensity data for this job site was utilized for the 24-hour Precipitation events, as provided on the National Weather Service NOAA website, which corresponds to 3.32 inches for the 1-year storm event, 3.78 inches for the 2-year storm event, 4.58 inches for the 5-year event, 5.27 inches for the 10-year, 6.27 inches for the 25-year, 7.08 inches for the 50-year, and 7.93 inches for the 100-year storm event.



Figure 2. Aerial Image

The TR55 method was utilized for determining the Time of Concentration for each basin of the site. This includes both the pre-developed and post-developed conditions. A minimum T_C of 6 minutes should be utilized for stormwater discharge models.

Hydrographs Number 1, 2, 3, and 4 (Pre-Developed Basins A, B, C, and D) illustrates the existing conditions for the lot, as seen in the basin map below. The basins drain via overland flow in all directions exiting the site. See each basin and their respective impervious and pervious areas, and curve numbers below.

Pre-Developed Basin A	
Total Area	4.36-AC
Pervious Area	4.36-AC
Impervious Area	0.00-AC
CN Value	55
Time of Concentration	18.8-min

Hydrograph #1 (Pre-Developed Basin A):
It illustrates the existing conditions for the site. Currently this basin is considered an undeveloped site with its CN of 55 (Woods, good condition).

Pre-Developed Basin B	
Total Area	1.00-AC
Pervious Area	0.65-AC
Impervious Area	0.35-AC
CN Value	74
Time of Concentration	6.0-min

Hydrograph #2 (Pre-Developed Basin B):
It illustrates the existing conditions for the offsite area adjacent to the site that will flow through the site and into the proposed pond. Currently this basin is considered a partially developed site with its CN of 74.

The pre-developed drainage basins and flow paths are shown on the diagram below.

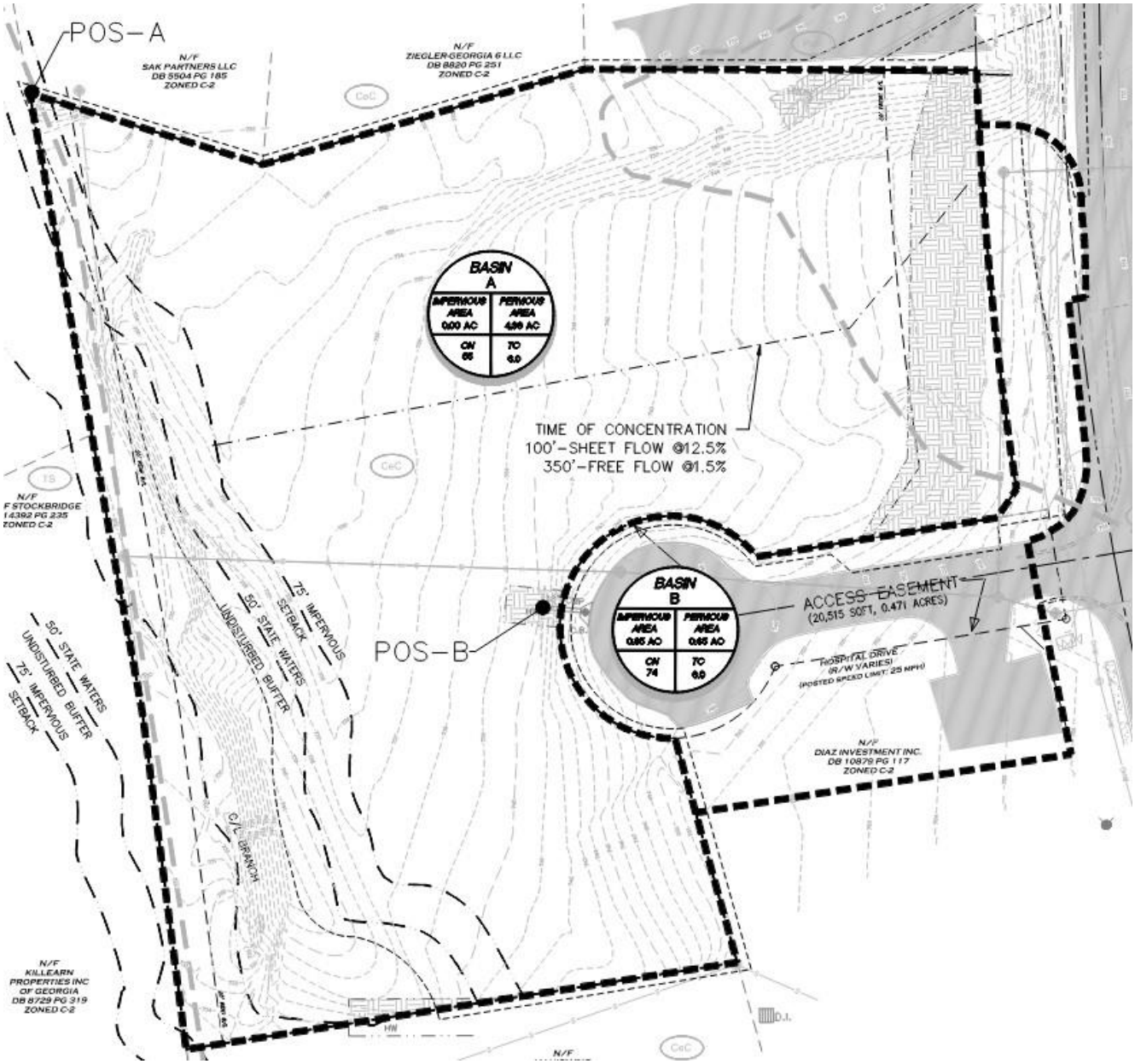


Figure 3. Pre-Developed Basin Map
(See appendix for more legible copy)

Post-Developed Hydrologic Analysis

The purpose of the following study is to evaluate the hydrologic conditions of the proposed site as it will flow after development is completed. The proposed development involves the construction of one proposed structure, with associated parking, utilities, and stormwater conveyances. The site will consist of two post development basins. One basin will pass through an on-site stormwater management system, and another basin consists of water flowing from off-site through the site to the proposed detention pond.

Hydrographs number 5 and 6 (Post-Dev A and B) illustrate the post developed conditions for the site. Hydrograph numbers 7 and 8 represent the pond, pools, and flow combinations and are explained accordingly below.

Post-Developed Basin A	
Total Area	4.36-AC
Pervious Area	2.40-AC
Impervious Area	1.96-AC
CN Average	78
Time of Concentration	18.8-min

Hydrograph #5: Basin A consists of the project site, including the proposed building, parking spaces, drive aisles, and landscape areas. All stormwater is captured via curb inlets and roof drains and then routed into the detention pond, which utilizes the bottom 2' of the pond as a micropool.

Post-Developed Basin B	
Total Area	1.00-AC
Pervious Area	0.60-AC
Impervious Area	0.40-AC
CN Average	76
Time of Concentration	6-min

Hydrographs #6: Basin B consists of the offsite area adjacent to the site boundary. Water flows from Rock Quarry Road and Hospital Drive to an existing double wing catch basin at the end of the existing cul-de-sac. From there, water is discharged from a headwall and flows via sheet flow to the proposed detention pond.

The post-developed drainage basins and flow paths are shown on the diagram below.

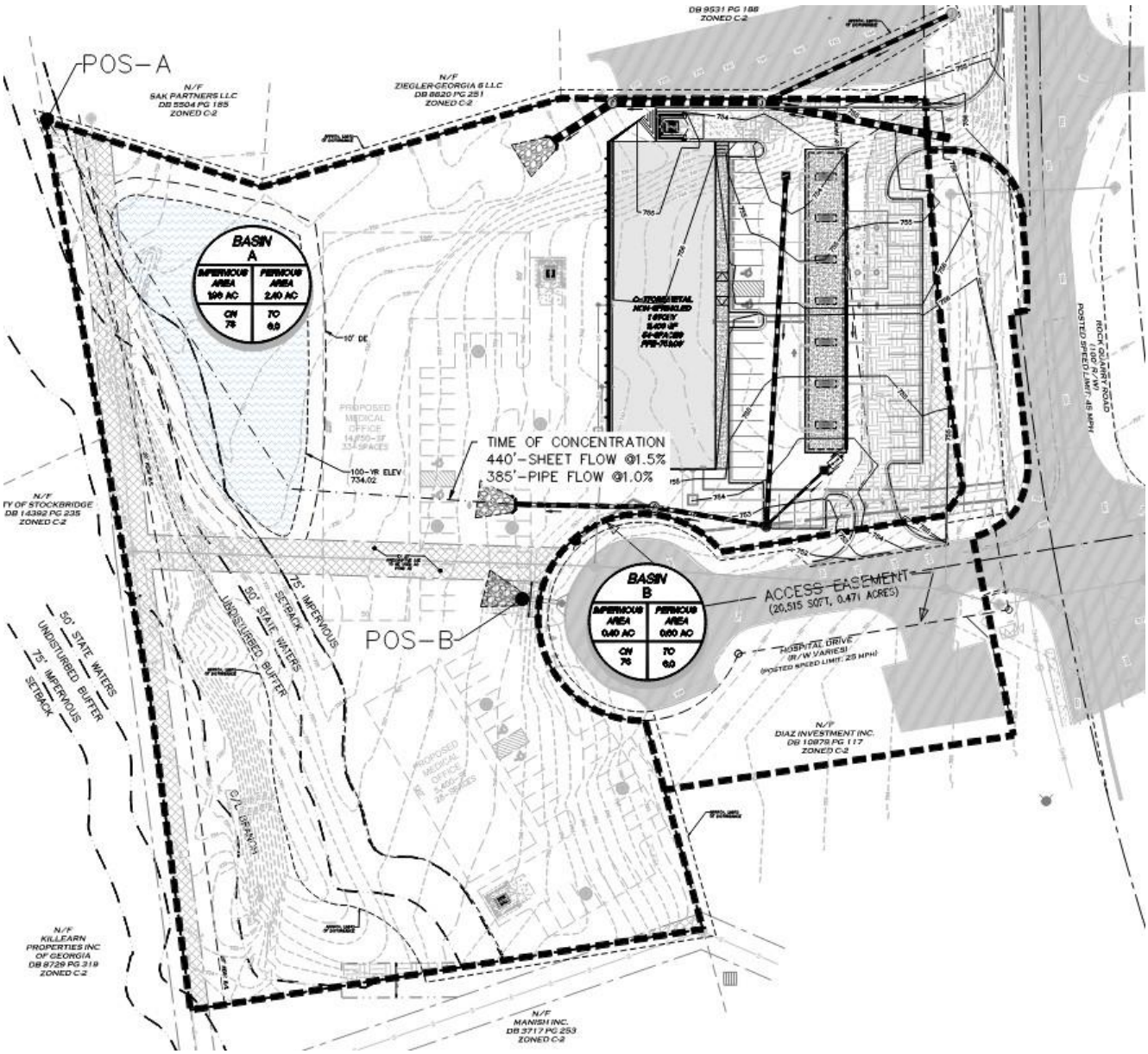


Figure 4. Post-Developed Basin Map
(See appendix for more legible copy)

Data Summary

The table below summarizes flow, flow reduction, and elevations for the entire site for each storm event between the pre-developed and post-developed basins. The data from the table (Study 1) comes from Hydrograph #3 (total pre-developed flow), and #8 (total post-routed flow). All results indicate that peak flow rates are reduced for each storm event with return period between 1 to 100-year.

Summary of Hydrograph Results

Summary of Flow to Point of Study 1 (POS-A)					
Storm Event	**Pre-Development (cfs)**	**Post-Development w/ Detention (cfs)**	**Flow Reduction (cfs)**	**Percent Reduction**	**Elevation (ft)**
1-Year	0.968	0.000	0.968	100.0%	730.51
2-Year	1.791	0.000	1.791	100.0%	731.15
5-Year	5.454	0.000	5.454	100.0%	732.36
10-Year	6.409	0.000	6.409	100.0%	732.62
25-Year	9.843	0.000	9.843	100.0%	733.49
50-Year	12.88	0.277	12.60	97.8%	734.18
100-Year	15.87	0.539	15.33	96.6%	734.79

Water Quality (WQ_v)

Water Quality Volume Design

Impervious Area =		1.96	Acres
Pervious Area =		2.40	Acres
Total Pond Drainage Area (A) =		4.36	Acres
Total Percent Impervious (I) =		45.0%	
First Flush Rain Storm Event (FF) =		1.2	inches
$R_V = 0.05 + (I) \times 0.009$ (where (I) is expressed as a whole number)	R_V =	0.45	
$WQ_R = FF \times RV$	WQ_R =	0.55	
$WQ_V = WQ_R / 12 \times A$	WQ_V =	0.20	Ac.Ft.
Required WQ Volume (WQ_V) =		8,634	Cu.Ft.

Water Quality Orifice Design

Draw Down Time (t) =		24	hours
$Q_{ALLOW} = WQ_V / t$ (in seconds)	Q_{ALLOW} =	0.10	cfs
Total Head (h) =		1.80	feet
Orifice Diameter Coefficient (C_d) = (where (C_d) is typically 0.6, but may be adjusted for non-standard orifices)		0.60	

Orifice equation: $Q_{ALLOW} = C_d \times A_O \times (2 \times g \times h/2)^{0.5}$

where (g) is gravity expressed as 32.2 ft/s

the average head method is used by calculating Total Head divided by 2

and A_O is the Area of the Orifice and converted from square feet to square inches

$A_O = Q_{ALLOW} / C_d \times (2 \times g \times h/2)^{0.5}$	A_O =	3.15	sq.in.
Circular Orifice Diameter is calculated as =		2.00	inches

Round Down to next lower orifice size = 0.25", 0.5", 0.75", 1.0", 1.25", 1.5", 1.75", 2.0", 2.5", 3.0", 3.5", 4.0", etc.

Channel Protection (CP_V)

Channel Protection shall be provided as extended detention of the 1-year, 24-hour storm event releases over a period of 24 hours to protect downstream channel from exceeding critical erosive velocities and flow volumes. Per the hydrograph analysis, channel protection volume (CP_V) was provided the detention pond designed to meet requirement of extended detention for the 1-year, 24-hour storm event volume.

POND: Proposed Detention Pond

Channel Protection Volume Design

CN value for Impervious Area =		98	
CN value for Pervious Area =		61	
1-yr 24-hour Rainfall (P) =		3.32	inches
Total Pond Drainage Area (A) =		4.36	Acres
Runoff Curve Number (CN) =		78	
S = (1,000 / CN) - 10	S =	2.88	
$Q = (P - 0.2 S)^2 / (P + 0.8 S)$	Q =	1.34	inches
$CP_V = Q / 12 \times A$	CP_V =	0.49	Ac.Ft.
Required CP Volume (CP_V) =		21,182	Cu.Ft.

Total Volume Stacking Reduction

Allowable Reduction (between 0% to 50%)	50%	
CP_V Reduction based on WQ_V Stacking =	4,317	Cu.Ft.
Reduced WQ_V Elevation =	923.15	feet
Reduced Required CP Volume (CP_V) =	16,866	Cu.Ft.
TOTAL WQ_V & CP_V Volume Required =	25,499	Cu.Ft.

Channel Protection Orifice Design

Draw Down Time (t) =	24	hours
Q_{ALLOW} = Total Volume / t (in seconds) Q_{ALLOW} =	0.30	cfs
Total Head (h) =	1.3	feet
Orrifice Diameter Coefficient (C_d) =	0.60	

where (C_d) is typically 0.6, but may be adjusted for non-standard orifices

Orifice equation: $Q_{ALLOW} = C_d \times A_O \times (2 \times g \times h/2)^{0.5}$

where (g) is gravity expressed as 32.2 ft/s

the average head method is used by calculating Total Head divided by 2

and A_O is the Area of the Orifice and converted from square feet to square inches

$A_O = Q_{ALLOW} / C_d \times (2 \times g \times h/2)^{0.5}$	A_O =	11.07	sq.in.
Circular Orifice Diameter is calculated as =		3.75	inches

Round Down to next lower orifice size = 0.25", 0.5", 0.75", 1.0", 1.25", 1.5", 1.75", 2.0", 2.5", 3.0", 3.5", 4.0", etc.

Overbank Flood Protection (Q_{P25})

Overbank flood protection shall be provided to control post-development peak discharge rate is less than pre-development peak discharge rate for the 25-year, 24-hour return frequency storm event. This standard is met because hydrograph analysis illustrates post-development peak discharge rate, which is 0 cfs, is 9.843 cfs less than the pre-developed peak discharge rate.

Extreme Flood Protection (Q_f)

Extreme flood protection shall be provided to manage the impact of the extreme storm event through detention controls and/or to maintain the existing 100-year floodplain. On this project, the detention pond is designed to control the 100-year, 24-hour rainfall event peak discharge flow Q_f via the outlet control structure without negatively impacting downstream.

Total Suspended Solids (TSS) Removal

The TSS have been calculated according to the Georgia Stormwater Management Manual – Stormwater Quality Site Development Review Tool. Using the stormwater pond, the required 80% TSS removal is achieved. Calculations and complete spreadsheet are shown in appendix of this report.

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool
Version 2.2

General Information

Name of Developer:	MG Enterprises 9	Date Submitted:	9/23/2022
Development Name:	Rock Quarry Road C-Store/Retail	Permit Number:	
Site Location / Address:	Rock Quarry Road & Hospital Drive Stockbridge, GA 30281	Developer Contact: Phone Number:	Sunny Mehta (404) 457-3919
		Name of Engineer(s):	Erick Garcia - Salas
Development Type:	Commercial/Retail	Maintenance Responsibility:	MG Enterprises 9

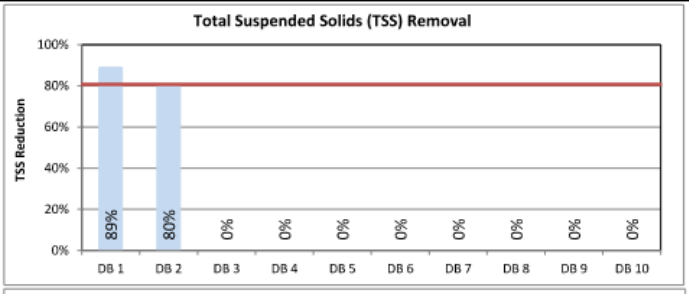
Site Summary

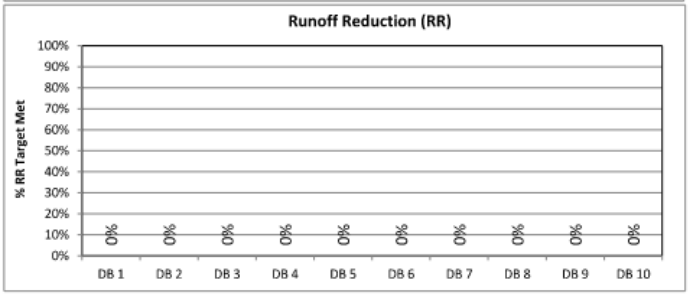
Total Pre-Development Area (ac):	5.36
Total Post-Development Area (ac):	5.36
Total Treated Area (ac):	5.58
Total Untreated Area (ac):	-0.22

		I (ac)	P (ac)	CA (ac)
POS-A	DB 1	1.96	2.40	0.00
POS-B	DB 2	0.40	0.60	0.00
Drainage Basin 3	DB 3	0.00	0.00	0.00
Drainage Basin 4	DB 4	0.00	0.00	0.00
Drainage Basin 5	DB 5	0.00	0.00	0.00
Drainage Basin 6	DB 6	0.00	0.00	0.00
Drainage Basin 7	DB 7	0.00	0.00	0.00
Drainage Basin 8	DB 8	0.00	0.00	0.00
Drainage Basin 9	DB 9	0.00	0.00	0.00
Drainage Basin 10	DB 10	0.00	0.00	0.00
	TOTAL	2.36	3.00	0.00

I = Impervious Area, P = Pervious Area, CA = Conservation Area

Target Runoff Reduction Volume Achieved?	No
Target TSS Removal Achieved?	Yes
Total Target Runoff Reduction Volume (cf)	10,420
Runoff Reduction Volume Achieved (cf)	0
Total Target Water Quality Volume (cf)	10,420
% TSS Removal Achieved	88%





Official Use Only

Tracking #:		Conditions of Approval:	
Reviewed By:			
Date Approved:			

10% Downstream Analysis

Hydrograph #10 denotes the total area for the 10% downstream analysis outside of the site. Hydrographs #11 (PRE DN) and #12 (POST DN) denote combined area of site and downstream, including the pre-developed and post-developed events respectively. This downstream analysis represents that the site is 10% of total downstream area and demonstrates that the development will not negatively impact downstream runoff, as shown in the table below.

Table 10. Storm Event Summary for 10% Downstream Analysis

Storm Event	Pre-Developed Flow (cfs)	Post-Developed Flow (cfs)	Flow Reduction (cfs)	Percent Reduction
1-Year	27.29	26.32	0.97	3.6%
2-Year	45.87	44.08	1.79	3.9%
5-Year	89.55	84.10	5.45	6.1%
10-Year	99.95	93.54	6.41	6.4%
25-Year	136.11	126.27	9.84	7.2%
50-Year	166.95	154.05	12.90	7.7%
100-Year	196.43	180.56	15.87	8.1%

The 10% downstream Basin Map is shown as below:

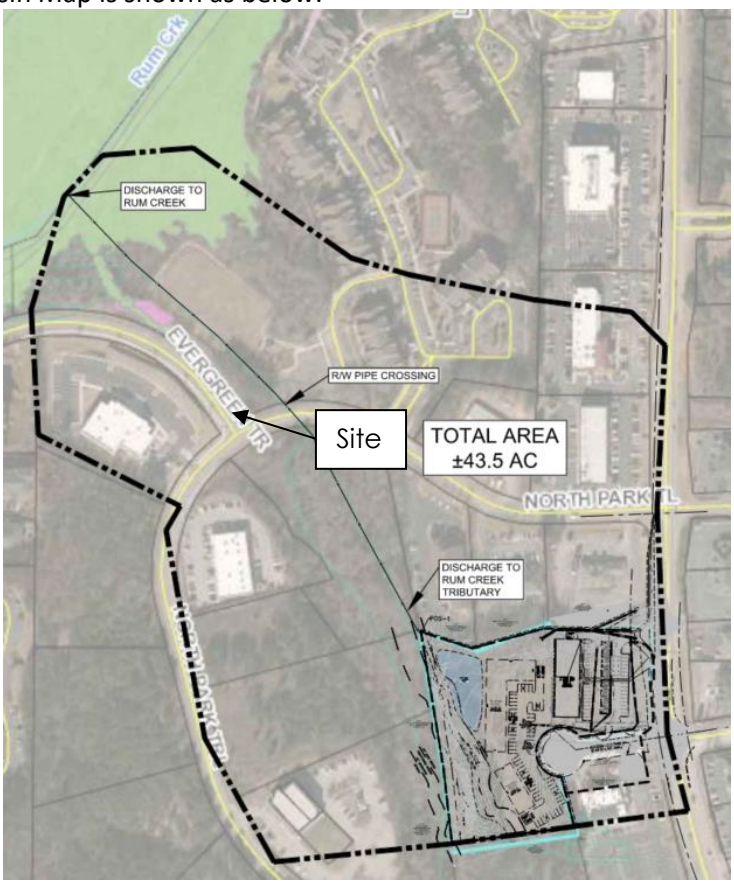


Figure 5. Designed Post-Developed Basin Map
(See appendix for more legible copy)

Erosion & Sedimentation Control Plan

The project site has been designed to utilize a wide range of erosion and sedimentation control practices per standards and specifications in the Manual for Erosion and Sediment Control in Georgia. Those practices include:

- Construction exit will be placed at the point where vehicular traffic leaving the project site onto a public street in order to reduce or eliminate transportation of soils from construction.
- Silt fence and inlet protection will be used to retain excess sediment by reducing the velocity of sheet flows.
- Inlet sediment trap will be used to prevent sediment from entering a drainage system prior to permanent stabilization.
- Mulching, temporary, and permanent seeding around disturbed areas to stabilize and minimize erosion and sediment impact during construction.
- Temporary sediment traps to allow sediment to settle out of stormwater before it discharges offsite.

Landscaping Plan

The site design incorporates a detailed planting schedule, and a plan outlining the use of such planting, along with the exact type species, size, and count for other plantings to be installed on site. This plan from the landscape architect is in the construction set of plans. For specific landscaping guidelines for the proposed stormwater facilities, the contractor will refer to Appendix D of the GSMM. Henry County is in USDA Zone 7b. Section D.4.2 contains landscaping guidelines for bioretention areas. Section 5 in Appendix D contains the Georgia Native plant list for use with stormwater facilities.

Conclusion

This report illustrates that the proposed wet extended detention basin should act as functional stormwater management systems for this project site. The routed stormwater will leave the project site at a lower rate than its pre-development discharge rate in 24-hour storm events with return periods from 1-year to 100-year.

Should you have any additional questions, please feel free to contact us at your best convenience.

Respectfully,

Ron T. Crump, PE

GEORGIA REGISTERED No. 030800 PROFESSIONAL ENGINEER RON T. CRUMP

APPENDIX

POS–A

N/F
SAK PARTNERS LLC
DB 5504 PG 185
ZONED C-2

N/F
ZIEGLER-GEORGIA 6 LLC
DB 8820 PG 251
ZONED C-2

N/F
OVADJE, LEO
DB 9531 PG 188
ZONED C-2

N/F
CITY OF STOCKBRIDGE
DB 14392 PG 235
ZONED C-2

N/F
KILLEARN
PROPERTIES INC
OF GEORGIA
DB 8729 PG 319
ZONED C-2

N/F
MANISH INC.
DB 3717 PG 253
ZONED C-2

N/F
DIAZ INVESTMENT INC.
DB 10879 PG 117
ZONED C-2

BASIN A

IMPERVIOUS AREA	PERVIOUS AREA
0.00 AC	4.36 AC
CN	TC
55	6.0

BASIN B

IMPERVIOUS AREA	PERVIOUS AREA
0.35 AC	0.65 AC
CN	TC
74	6.0

TIME OF CONCENTRATION
100'–SHEET FLOW @12.5%
350'–FREE FLOW @1.5%

POS–B

ACCESS EASEMENT
(20,515 SQFT, 0.471 ACRES)

ROCK QUARRY ROAD
(100' R/W)
POSTED SPEED LIMIT: 45 MPH

HOSPITAL DRIVE
(R/W VARIES)
(POSTED SPEED LIMIT: 25 MPH)

50' STATE WATERS UNDISTURBED BUFFER
75' IMPERVIOUS SETBACK

C/L BRANCH

30' PROP. R/A

20' R/A

SCALE: 1"=30'

GEORGIA REGISTERED No. 030800 PROFESSIONAL ENGINEER
AARON T. CRUMP
GSWCC LEVEL II CERTIFICATION NO. 14184 EXPIRES: 7/28/2024
10/14/22

CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA 30030
404.457.3919
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GMI 2, INC.
1876 INDEPENDENCE SQUARE
SUITE D
DUNWOODY, GA 30338
BHARTI MEHTA
SUNNYOMSAI@YAHOO.COM
678.458.5185

ROCK QUARRY ROAD
C-STORE/RETAIL
DEVELOPMENT

ISSUED FOR: CONSTRUCTION
JURISDICTION: CITY OF STOCKBRIDGE
LOCATION: ROCK QUARRY ROAD & HOSPITAL DRIVE, STOCKBRIDGE, GA 30281

#	DATE	REVISIONS

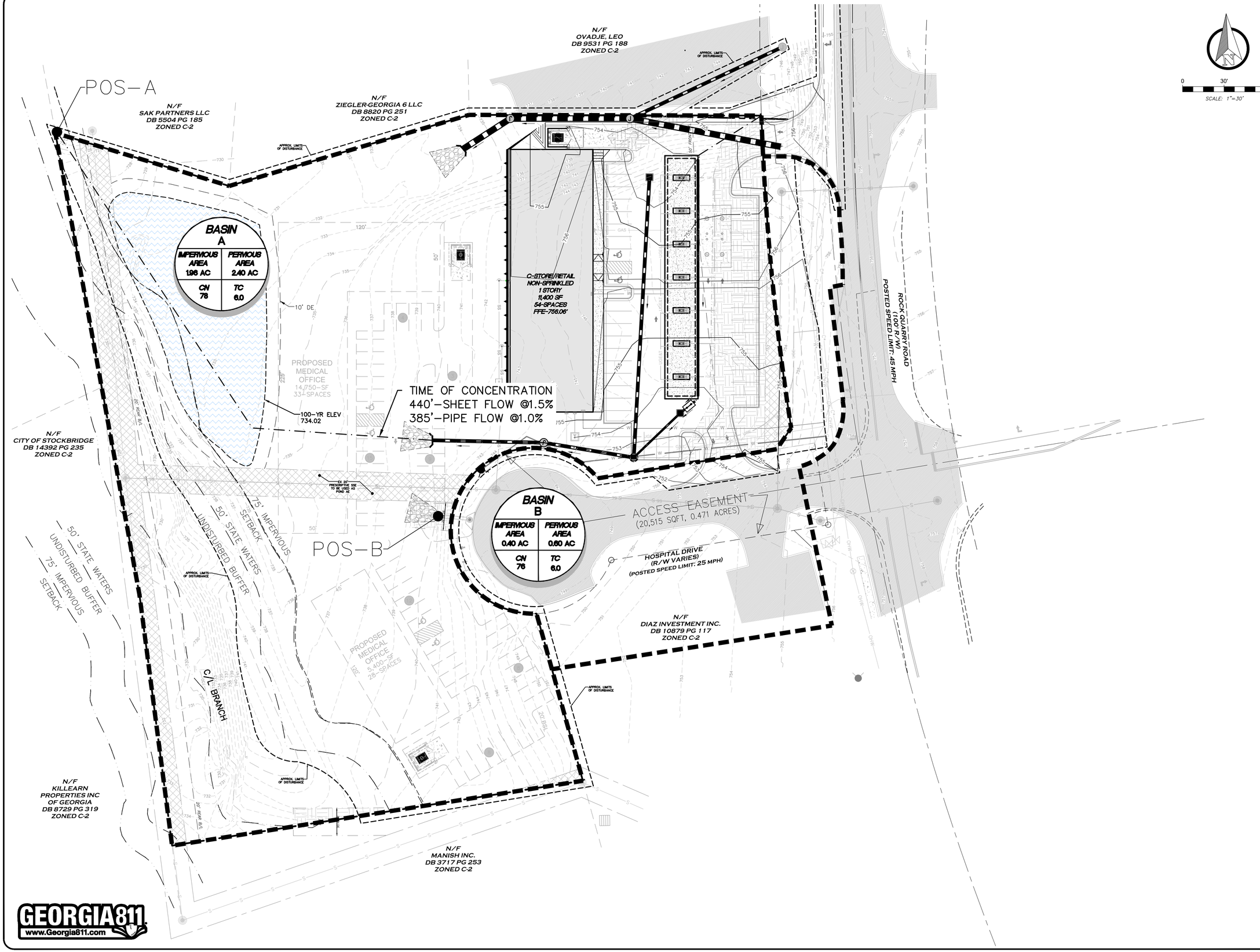
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KK	EGS
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21–409	10/14/22

PRE DEVELOPED
BASIN MAP

SHEET PRE

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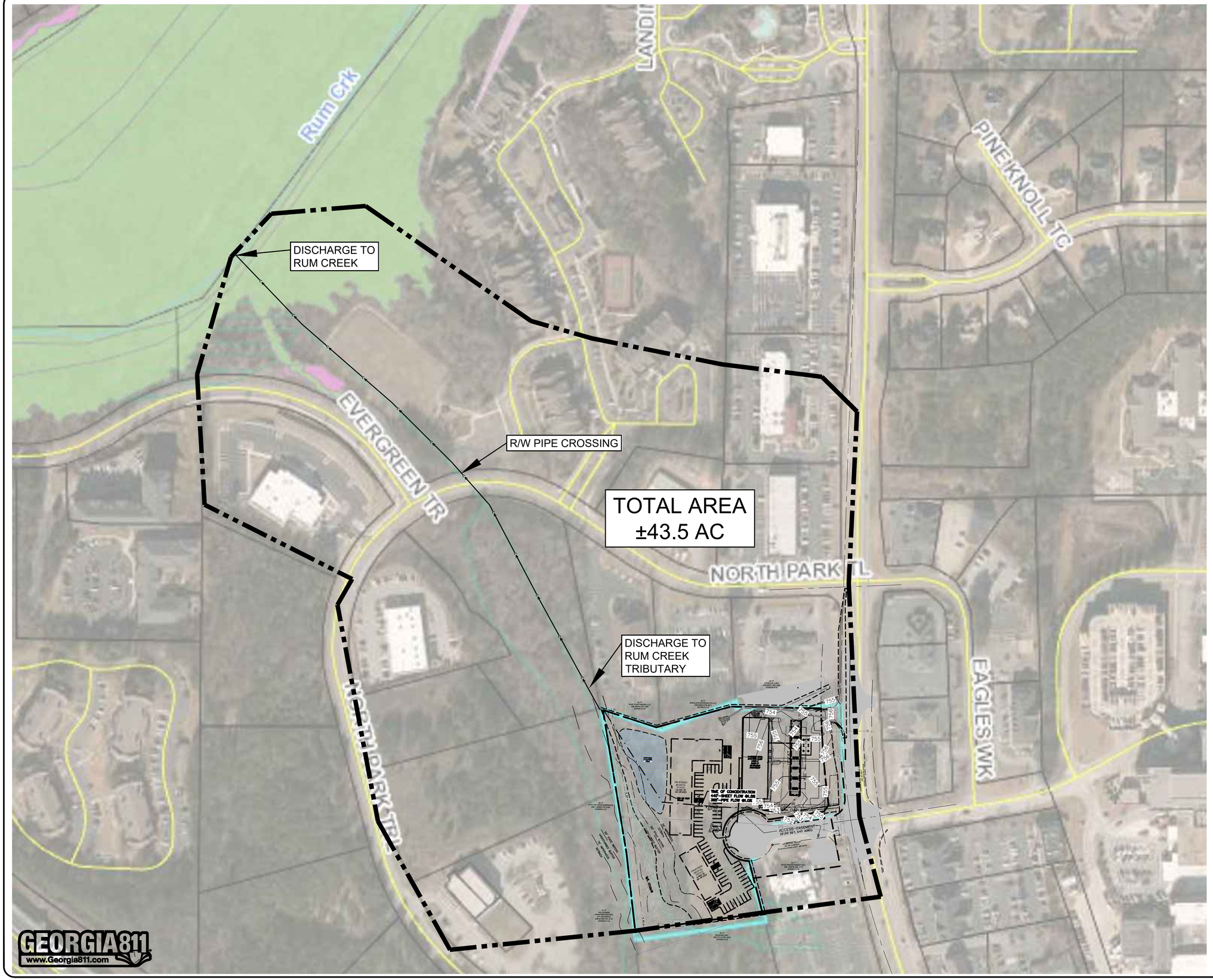
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21-409	10/14/22

POST DEVELOPED BASIN MAP

SHEET POST



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ROCK QUARRY ROAD
C-STORE/RETAIL
DEVELOPMENT

ISSUED FOR: CONSTRUCTION

JURISDICTION: CITY OF STOCKBRIDGE

LOCATION: ROCK QUARRY ROAD & HOSPITAL DRIVE, STOCKBRIDGE, GA 30281

#	DATE	REVISIONS

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21-409	10/14/22

HYDRO - DOWNSTREAM

SHEET 10%

POND: **Proposed Detention Pond**

Water Quality Volume Design

Impervious Area =		1.96	Acres
Pervious Area =		2.40	Acres
Total Pond Drainage Area (A) =		4.36	Acres
Total Percent Impervious (I) =		45.0%	
First Flush Rain Storm Event (FF) =		1.2	inches
$R_V = 0.05 + (I) \times 0.009$ (where (I) is expressed as a whole number)	$R_V =$	0.45	
$WQ_R = FF \times RV$	$WQ_R =$	0.55	
$WQ_V = WQ_R / 12 \times A$	$WQ_V =$	0.20	Ac.Ft.
Required WQ Volume (WQ_V) =		8,634	Cu.Ft.

Water Quality Orifice Design

Draw Down Time (t) =		24	hours
$Q_{ALLOW} = WQ_V / t$ (in seconds)	$Q_{ALLOW} =$	0.10	cfs
Total Head (h) =		1.80	feet
Orifice Diameter Coefficient (C_d) = (where (C_d) is typically 0.6, but may be adjusted for non-standard orifices)		0.60	

Orifice equation: $Q_{ALLOW} = C_d \times A_O \times (2 \times g \times h/2)^{0.5}$

where (g) is gravity expressed as 32.2 ft/s

the average head method is used by calculating Total Head divided by 2

and A_O is the Area of the Orifice and converted from square feet to square inches

$A_O = Q_{ALLOW} / C_d \times (2 \times g \times h/2)^{0.5}$	$A_O =$	3.15	sq.in.
Circular Orifice Diameter is calculated as =		2.00	inches

Round Down to next lower orifice size = 0.25", 0.5", 0.75", 1.0", 1.25", 1.5", 1.75", 2.0", 2.5", 3.0", 3.5", 4.0", etc.

Water Quality Orifice Elevation

Elevation of Water Quality Orifice Location = 921.00

POND: **Proposed Detention Pond**

Channel Protection Volume Design

CN value for Impervious Area =		**98**	
CN value for Pervious Area =		**61**	
1-yr 24-hour Rainfall (P) =		**3.32**	**inches**
Total Pond Drainage Area (A) =		**4.36**	**Acres**
Runoff Curve Number (CN) =		**78**	
S = (1,000 / CN) - 10	**S =**	**2.88**	
$Q = (P - 0.2\ S)^2 / (P + 0.8\ S)$	**Q =**	**1.34**	**inches**
$CP_V = Q / 12 \times A$	**CP_V =**	**0.49**	**Ac.Ft.**
Required CP Volume (CP_V) =		**21,182**	**Cu.Ft.**

Total Volume Stacking Reduction

Allowable Reduction (between 0% to 50%)	**50%**	
CP_V Reduction based on WQ_V Stacking =	**4,317**	**Cu.Ft.**
Reduced WQ_V Elevation =	**923.15**	**feet**
Reduced Required CP Volume (CP_V) =	**16,866**	**Cu.Ft.**
TOTAL WQ_V & CP_V Volume Required =	**25,499**	**Cu.Ft.**

Channel Protection Orifice Design

Draw Down Time (t) =		**24**	**hours**
Q_{ALLOW} = Total Volume / t (in seconds)	**Q_{ALLOW} =**	**0.30**	**cfs**
Total Head (h) =		**1.3**	**feet**
Orrifice Diameter Coefficient (C_d) =		**0.60**	

where (C_d) is typically 0.6, but may be adjusted for non-standard orifices

Orifice equation: $Q_{ALLOW} = C_d \times A_O \times (2 \times g \times h/2)^{0.5}$

where (g) is gravity expressed as 32.2 ft/s

the average head method is used by calculating Total Head divided by 2

and A_O is the Area of the Orifice and converted from square feet to square inches

$A_O = Q_{ALLOW} / C_d \times (2 \times g \times h/2)^{0.5}$	**A_O =**	**11.07**	**sq.in.**
Circular Orifice Diameter is calculated as =		**3.75**	**inches**

Round Down to next lower orifice size = 0.25", 0.5", 0.75", 1.0", 1.25", 1.5", 1.75", 2.0", 2.5", 3.0", 3.5", 4.0", etc.

POND: **Proposed Detention Pond**

Pond Storage Data

Bottom of Pond Elevation Inside Pond =	**729.00**	
Top of Pond Berm Elevation (Highest Point) =	**735.00**	
Bottom of Berm Elevation Outside Pond (Low Point) =	**730.00**	
NOTE: This should be the point at which the Berm slope ends, and not to the bottom of a slope after the Berm		
Total Depth of Pond (Bottom to Berm) =	**6.00**	
Total Height of Pond Berm (Outside of Pond) =	**5.00**	
NOTE: The Dam's Act governs ALL ponds whose Berm exceeds 25-ft in Total Height		
Top of 100-Yr Storm Water Storage Elevation =	**734.98**	
Stage Storage Contour Inveral at =	**1** **Ft.**	**Hydrograph**

Channel Protection Orifice Elevation

Required WQ Volume (WQ_V) =	**8,634**	**Cu.Ft.**
Nearest Contour Elevation Below Volume =	**732**	
Obtain information from Pond Stage Storage Data from Hydroflow model, AutoCAD, or design		
Cumulative Volume at that Contour Elevation =	**3,824**	**Cu.Ft.**
Obtain information from Pond Stage Storage Data from Hydroflow model, AutoCAD, or design		
Cumulative Volume at Contour Elevation Above V_C =	**7,219**	**Cu.Ft.**
Obtain information from Pond Stage Storage Data from Hydroflow model, AutoCAD, or design		
Elevation of Channel Protection Orifice Location =	**733.42**	

Storm Event Detention System Weir Elevation

TOTAL WQ_V & CP_V Volume Required =	**25,499**	**Cu.Ft.**
Nearest Contour Elevation Below Volume =	**734**	
Obtain information from Pond Stage Storage Data from Hydroflow model, AutoCAD, or design		
Cumulative Volume at that Contour Elevation =	**11,875**	**Cu.Ft.**
Obtain information from Pond Stage Storage Data from Hydroflow model, AutoCAD, or design		
Cumulative Volume at Contour Elevation Above V_C =	**17,993**	**Cu.Ft.**
Obtain information from Pond Stage Storage Data from Hydroflow model, AutoCAD, or design		
Elevation to Start Detention Weir System Location =	**736.23**	

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool
Version 2.2

General Information

Name of Developer:	GMI 2, Inc.	**Date Submitted:**	10/14/2022
Development Name:	Rock Quarry Road C-Store/Retail	**Permit Number:**	
Site Location / Address:	Rock Quarry Road & Hospital Drive	**Developer Contact:**	Sunny Mehta
	Stockbridge, GA 30281	**Phone Number:**	(678) 458-5185
		Name of Engineer(s):	Erick Garcia - Salas
Development Type:	Commercial/Retail	**Maintenance Responsibility:**	GMI 2, Inc.

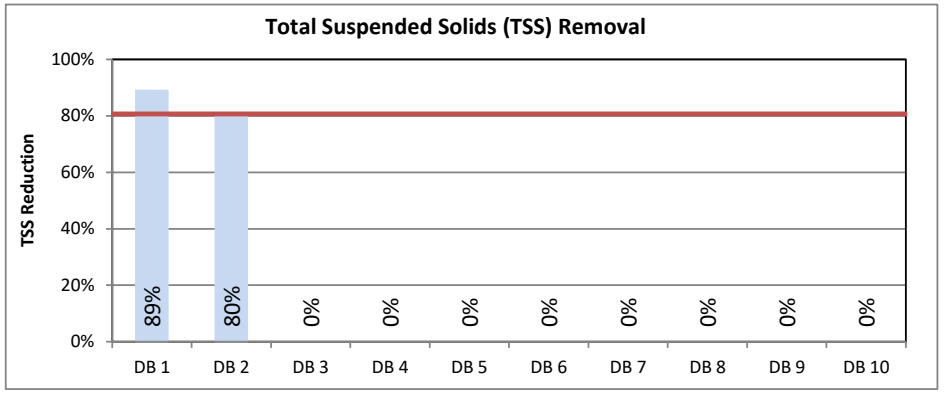
Site Summary

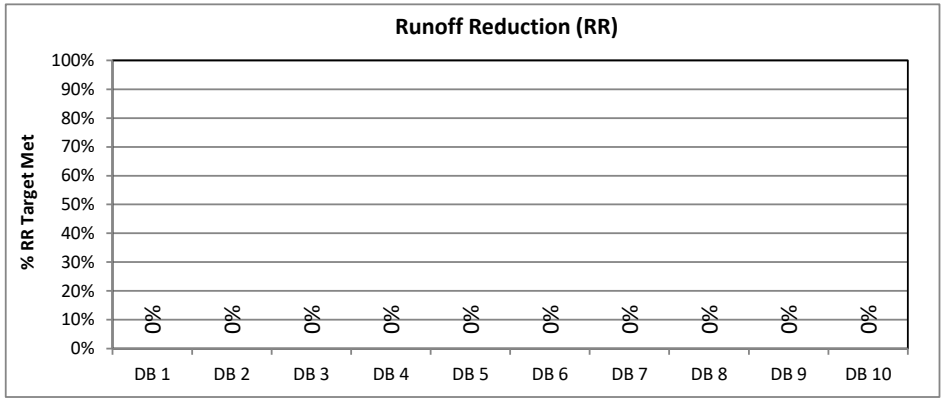
Total Pre-Development Area (ac):	**5.36**
Total Post-Development Area (ac):	**5.36**
Total Treated Area (ac):	**5.58**
Total Untreated Area (ac):	**-0.22**

		I (ac)	P (ac)	CA (ac)
POS-A	**DB 1**	1.96	2.40	0.00
POS-B	**DB 2**	0.40	0.60	0.00
Drainage Basin 3	**DB 3**	0.00	0.00	0.00
Drainage Basin 4	**DB 4**	0.00	0.00	0.00
Drainage Basin 5	**DB 5**	0.00	0.00	0.00
Drainage Basin 6	**DB 6**	0.00	0.00	0.00
Drainage Basin 7	**DB 7**	0.00	0.00	0.00
Drainage Basin 8	**DB 8**	0.00	0.00	0.00
Drainage Basin 9	**DB 9**	0.00	0.00	0.00
Drainage Basin 10	**DB 10**	0.00	0.00	0.00
	TOTAL	**2.36**	**3.00**	**0.00**

I = Impervious Area, P = Pervious Area, CA = Conservation Area

Target Runoff Reduction Volume Achieved?	**No**
Target TSS Removal Achieved?	**Yes**
Total Target Runoff Reduction Volume (cf)	10,420
Runoff Reduction Volume Achieved (cf)	0
Total Target Water Quality Volume (cf)	10,420
% TSS Removal Achieved	88%





Official Use Only

Tracking #:		**Conditions of Approval:**	
Reviewed By:			
Date Approved:			

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name: Rock Quarry Road C-Store/Retail Devt
Drainage Basin Name: POS-A

data input cells
calculation cells
constant values

Site Data

Indicate Pre-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG* A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Woods - Good Condition		30	4.36	55		70		77	4.36	100%
Impervious		98		98		98		98	0.00	0%
Open space - Good condition (grass cover > 75%)		39		61		74		80	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Other									0.00	0%
Total	0.00		4.36		0.00		0.00		4.36	100%

*HSG = hydrologic soil group

Impervious (ac)	0.00
Weighted CN	55
Potential Max Soil Retention, S_{pre} (in)	8.18

Indicate Post-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Open space - Good condition (grass cover > 75%)		39	2.40	61		74		80	2.40	55%
Impervious		98	1.96	98		98		98	1.96	45%
Woods - Good Condition		30		55		70		77	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Gravel									0.00	0%
Total	0.00		4.36		0.00		0.00		4.36	100%

Impervious (ac)	1.96
Rv	0.45
Weighted CN	78
Potential Max Soil Retention, S_{post} (in)	2.88

Conservation Area Credits

Scenario 1: Natural Conservation Area **See the GSMM Volume 2, Section 2.3.3.3 for more information.*

☐ Check the box if a portion of the post-developed area is protected by a conservation easement or equivalent form of protection.

Area (ac) of development protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 1 box above is checked

Scenario 2: Site Reforestation/Revegetation **See the GSMM Volume 2, Section 4.22 for more information.*

☐ Check the box if a portion of the post-developed area employs site reforestation/revegetation and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development reforested/revegetated and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 2 box above is checked

Scenario 3: Soil Restoration **See the GSMM Volume 2, Section 4.23 for more information.*

☐ Check the box if a portion of the post-developed area employs soil restoration and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development with restored soils and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 3 box above is checked

Scenario 4: Site Reforestation/Revegetation & Soil Restoration **See the GSMM Volume 2, Section 4.22 and 4.23 for more information.*

☐ Check the box if the same portion of the post-developed area employs site reforestation/revegetation and soil restoration, and is protected by a conservation easement or equivalent form of protection.

Area (ac) with restored soils in a reforested & revegetated area and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 4 box above is checked

Total Conservation Area Credit (acres) 0.00

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name: Rock Quarry Road C-Store/Retail Devt
Drainage Basin Name: POS-A

data input cells
calculation cells
constant values

Water Quality Goals

Target Runoff Reduction Storm (in)	1.20
Total Site Area for Water Quality Volume (acres)	4.36
Target Runoff Reduction Volume (cf)	8,634
Target Water Quality Volume (cf)	8,634

Select BMPs for Runoff Reduction and Water Quality

		Area Draining to Each BMP			Storage Volume Provided by BMP (cf)	RR Conveyance Volume Provided by BMP (cf)	Down-stream BMP	Runoff Reduction Calculations						WQ Calculations	
		On-site Pervious Area (acres)	On-site Impervious Area (acres)	Offsite Area (acres)				RR Volume from Direct Drainage (cf)	RR Volume from Upstream Practices (cf)	Total RR Volume Received by BMP (cf)	Runoff Reduction %	RR Achieved (cf)	Remaining RR Volume (cf)	WQ_v from Direct Drainage (cf)	Effective TSS Removal %
BMP 1	Gravity (oil-grit) Separator		0.22			910	BMP 2	910	0	910	0%	0	910	910	40%
BMP 2	Stormwater Pond	2.40	1.96		52,792			8,634	910	9,544	0%	0	9,544	8,634	80%
BMP 3	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 4	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 5	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 6	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 7	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 8	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 9	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 10	Select a BMP…							0	0	0	N/A	0	0	0	N/A
	TOTAL	2.40	2.18	0.00				9,544				0		9,544	
	UNTREATED AREA (acres)	0.00	0.00												

Target Runoff Reduction Volume (cf)	8,634
Target Achieved?	No
Remaining Runoff Reduction Volume (cf)	8,634

Target Water Quality Volume (cf)	8,634
% TSS Removal Achieved	89%
Target Achieved?	Yes!
Remaining TSS Removal %	0%

Channel and Flood Protection Calculations

	1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm
Target Rainfall Event (in)	3.32	3.78	6.27	7.93

1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name: Rock Quarry Road C-Store/Retail Devt
Drainage Basin Name: POS-A

data input cells
calculation cells
constant values

Pre-Development Runoff Volume (in)	0.29	0.45	1.68	2.74
Post Development Runoff Volume (in) with no BMPs	1.34	1.69	3.78	5.28
Post-Development Runoff Volume (in) with BMPs	1.34	1.69	3.78	5.28
Adjusted CN	**78**	**78**	**78**	**78**

*See Stormwater Management Standards to Determine Detention Requirements.

Comments

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name: Rock Quarry Road C-Store/Retail Devt
Drainage Basin Name: POS-B

data input cells
calculation cells
constant values

Site Data

Indicate Pre-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG* A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Open space - Good condition (grass cover > 75%)		39	0.65	61		74		80	0.65	65%
Impervious		98	0.35	98		98		98	0.35	35%
Select a land cover type…		0		0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Other									0.00	0%
Total	0.00		1.00		0.00		0.00		1.00	100%

*HSG = hydrologic soil group

Impervious (ac)	0.35
Weighted CN	74
Potential Max Soil Retention, S_{pre} (in)	3.52

Indicate Post-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Open space - Good condition (grass cover > 75%)		39	0.60	61		74		80	0.60	60%
Impervious		98	0.40	98		98		98	0.40	40%
Woods - Good Condition		30		55		70		77	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Other									0.00	0%
Total	0.00		1.00		0.00		0.00		1.00	100%

Impervious (ac)	0.40
Rv	0.41
Weighted CN	76
Potential Max Soil Retention, S_{post} (in)	3.19

Conservation Area Credits

Scenario 1: Natural Conservation Area **See the GSMM Volume 2, Section 2.3.3.3 for more information.*

☐ Check the box if a portion of the post-developed area is protected by a conservation easement or equivalent form of protection.

Area (ac) of development protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 1 box above is checked

Scenario 2: Site Reforestation/Revegetation **See the GSMM Volume 2, Section 4.22 for more information.*

☐ Check the box if a portion of the post-developed area employs site reforestation/revegetation and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development reforested/revegetated and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 2 box above is checked

Scenario 3: Soil Restoration **See the GSMM Volume 2, Section 4.23 for more information.*

☐ Check the box if a portion of the post-developed area employs soil restoration and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development with restored soils and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 3 box above is checked

Scenario 4: Site Reforestation/Revegetation & Soil Restoration **See the GSMM Volume 2, Section 4.22 and 4.23 for more information.*

☐ Check the box if the same portion of the post-developed area employs site reforestation/revegetation and soil restoration, and is protected by a conservation easement or equivalent form of protection.

Area (ac) with restored soils in a reforested & revegetated area and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 4 box above is checked

Total Conservation Area Credit (acres) **0.00**

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name: Rock Quarry Road C-Store/Retail Devt
Drainage Basin Name: POS-B

data input cells
calculation cells
constant values

Water Quality Goals

Target Runoff Reduction Storm (in): 1.20

Total Site Area for Water Quality Volume (acres)	1.00
Target Runoff Reduction Volume (cf)	1,786
Target Water Quality Volume (cf)	1,786

Select BMPs for Runoff Reduction and Water Quality

		Area Draining to Each BMP			Storage Volume Provided by BMP (cf)	RR Conveyance Volume Provided by BMP (cf)	Down-stream BMP	Runoff Reduction Calculations						WQ Calculations	
		On-site Pervious Area (acres)	On-site Impervious Area (acres)	Offsite Area (acres)				RR Volume from Direct Drainage (cf)	RR Volume from Upstream Practices (cf)	Total RR Volume Received by BMP (cf)	Runoff Reduction %	RR Achieved (cf)	Remaining RR Volume (cf)	WQ_v from Direct Drainage (cf)	Effective TSS Removal %
BMP 1	Stormwater Pond	0.60	0.40		52,792			1,786	0	1,786	0%	0	1,786	1,786	80%
BMP 2	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 3	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 4	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 5	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 6	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 7	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 8	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 9	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 10	Select a BMP…							0	0	0	N/A	0	0	0	N/A
	TOTAL	0.60	0.40	0.00				1,786				0		1,786	
	UNTREATED AREA (acres)	0.00	0.00												

Target Runoff Reduction Volume (cf)	1,786
Target Achieved?	No
Remaining Runoff Reduction Volume (cf)	1,786

Target Water Quality Volume (cf)	1,786
% TSS Removal Achieved	80%
Target Achieved?	Yes!
Remaining TSS Removal %	0%

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name: Rock Quarry Road C-Store/Retail Devt
Drainage Basin Name: POS-B

data input cells
calculation cells
constant values

Channel and Flood Protection Calculations

	1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm
Target Rainfall Event (in)	3.32	3.78	6.27	7.93

	1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm
Pre-Development Runoff Volume (in)	1.11	1.43	3.41	4.86
Post Development Runoff Volume (in) with no BMPs	1.22	1.56	3.59	5.07
Post-Development Runoff Volume (in) with BMPs	1.22	1.56	3.59	5.07
Adjusted CN	**76**	**76**	**76**	**76**

*See Stormwater Management Standards to Determine Detention Requirements.

Comments



Map Scale: 1:1,850 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 25 50 100 150

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Clayton, Fayette, and Henry Counties, Georgia
Survey Area Data: Version 15, Sep 13, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 5, 2019—Jun 26, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CeC	Cecil sandy loam, 6 to 10 percent slopes	5.1	49.8%
PaE	Pacolet sandy loam, 10 to 25 percent slopes	2.2	21.2%
TS	Toccoa sandy loam, 0 to 2 percent slopes, frequently flooded	3.0	29.1%
Totals for Area of Interest		**10.3**	**100.0%**

NOAA Atlas 14, Volume 9, Version 2
Location name: Stockbridge, Georgia, USA*
Latitude: 33.5111°, Longitude: -84.2305°
Elevation: 746.14 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.401** (0.318-0.499)	**0.464** (0.368-0.578)	**0.569** (0.450-0.709)	**0.656** (0.517-0.820)	**0.778** (0.598-0.989)	**0.874** (0.659-1.12)	**0.970** (0.713-1.26)	**1.07** (0.761-1.40)	**1.20** (0.830-1.60)	**1.30** (0.882-1.75)
10-min	**0.587** (0.466-0.731)	**0.680** (0.539-0.846)	**0.832** (0.659-1.04)	**0.961** (0.757-1.20)	**1.14** (0.875-1.45)	**1.28** (0.965-1.64)	**1.42** (1.04-1.84)	**1.57** (1.11-2.06)	**1.76** (1.22-2.34)	**1.91** (1.29-2.56)
15-min	**0.716** (0.569-0.891)	**0.829** (0.657-1.03)	**1.01** (0.803-1.27)	**1.17** (0.923-1.46)	**1.39** (1.07-1.77)	**1.56** (1.18-2.00)	**1.73** (1.27-2.24)	**1.91** (1.36-2.51)	**2.15** (1.48-2.86)	**2.33** (1.58-3.12)
30-min	**1.05** (0.829-1.30)	**1.21** (0.962-1.51)	**1.49** (1.18-1.86)	**1.72** (1.36-2.15)	**2.04** (1.57-2.59)	**2.29** (1.73-2.92)	**2.54** (1.86-3.28)	**2.79** (1.99-3.66)	**3.13** (2.16-4.16)	**3.39** (2.29-4.54)
60-min	**1.36** (1.08-1.69)	**1.57** (1.25-1.96)	**1.92** (1.52-2.40)	**2.23** (1.75-2.78)	**2.66** (2.05-3.39)	**3.01** (2.27-3.85)	**3.36** (2.47-4.36)	**3.73** (2.66-4.91)	**4.24** (2.93-5.66)	**4.64** (3.14-6.22)
2-hr	**1.68** (1.35-2.06)	**1.93** (1.55-2.37)	**2.36** (1.89-2.90)	**2.73** (2.18-3.38)	**3.28** (2.56-4.15)	**3.72** (2.85-4.73)	**4.18** (3.12-5.39)	**4.68** (3.38-6.11)	**5.35** (3.75-7.09)	**5.89** (4.04-7.84)
3-hr	**1.88** (1.52-2.29)	**2.14** (1.73-2.62)	**2.61** (2.10-3.19)	**3.02** (2.43-3.71)	**3.64** (2.88-4.60)	**4.16** (3.22-5.27)	**4.70** (3.54-6.04)	**5.29** (3.86-6.88)	**6.11** (4.32-8.07)	**6.77** (4.67-8.97)
6-hr	**2.28** (1.87-2.75)	**2.58** (2.12-3.12)	**3.13** (2.56-3.78)	**3.62** (2.95-4.39)	**4.36** (3.49-5.45)	**4.98** (3.91-6.25)	**5.65** (4.31-7.19)	**6.37** (4.71-8.22)	**7.39** (5.30-9.68)	**8.21** (5.74-10.8)
12-hr	**2.79** (2.32-3.33)	**3.16** (2.62-3.77)	**3.80** (3.15-4.54)	**4.38** (3.61-5.25)	**5.24** (4.24-6.45)	**5.95** (4.72-7.37)	**6.70** (5.18-8.42)	**7.50** (5.61-9.58)	**8.63** (6.26-11.2)	**9.54** (6.75-12.4)
24-hr	**3.32** (2.80-3.91)	**3.78** (3.19-4.46)	**4.58** (3.84-5.40)	**5.27** (4.40-6.23)	**6.27** (5.14-7.62)	**7.08** (5.69-8.66)	**7.93** (6.20-9.84)	**8.83** (6.68-11.1)	**10.1** (7.39-12.9)	**11.0** (7.92-14.3)
2-day	**3.83** (3.28-4.46)	**4.39** (3.75-5.11)	**5.34** (4.55-6.23)	**6.17** (5.23-7.21)	**7.36** (6.11-8.83)	**8.32** (6.77-10.1)	**9.32** (7.38-11.4)	**10.4** (7.95-13.0)	**11.8** (8.79-15.0)	**13.0** (9.41-16.6)
3-day	**4.21** (3.63-4.86)	**4.78** (4.11-5.53)	**5.77** (4.95-6.68)	**6.65** (5.68-7.71)	**7.92** (6.64-9.47)	**8.97** (7.37-10.8)	**10.1** (8.05-12.3)	**11.2** (8.70-14.0)	**12.9** (9.65-16.3)	**14.2** (10.4-18.0)
4-day	**4.53** (3.93-5.21)	**5.12** (4.43-5.88)	**6.13** (5.29-7.06)	**7.05** (6.05-8.14)	**8.40** (7.09-10.00)	**9.52** (7.87-11.4)	**10.7** (8.61-13.0)	**12.0** (9.33-14.9)	**13.8** (10.4-17.4)	**15.2** (11.2-19.3)
7-day	**5.35** (4.69-6.09)	**6.00** (5.25-6.82)	**7.15** (6.24-8.14)	**8.18** (7.11-9.36)	**9.74** (8.33-11.5)	**11.1** (9.25-13.1)	**12.4** (10.1-15.1)	**14.0** (11.0-17.2)	**16.1** (12.3-20.2)	**17.8** (13.3-22.5)
10-day	**6.07** (5.35-6.85)	**6.77** (5.97-7.65)	**8.02** (7.05-9.08)	**9.15** (8.01-10.4)	**10.8** (9.33-12.7)	**12.3** (10.3-14.5)	**13.8** (11.3-16.6)	**15.4** (12.2-18.9)	**17.7** (13.6-22.1)	**19.6** (14.7-24.6)
20-day	**8.12** (7.26-9.05)	**8.96** (8.01-10.0)	**10.4** (9.30-11.7)	**11.7** (10.4-13.1)	**13.6** (11.8-15.7)	**15.2** (12.9-17.6)	**16.8** (13.9-19.9)	**18.5** (14.9-22.4)	**20.9** (16.3-25.8)	**22.8** (17.4-28.4)
30-day	**9.94** (8.97-11.0)	**10.9** (9.87-12.1)	**12.6** (11.3-14.0)	**14.0** (12.6-15.6)	**16.1** (14.0-18.3)	**17.7** (15.2-20.3)	**19.3** (16.1-22.6)	**21.0** (17.0-25.1)	**23.3** (18.3-28.5)	**25.1** (19.2-31.0)
45-day	**12.4** (11.3-13.6)	**13.7** (12.4-15.0)	**15.7** (14.2-17.2)	**17.3** (15.6-19.1)	**19.5** (17.1-22.0)	**21.2** (18.3-24.1)	**22.8** (19.2-26.5)	**24.5** (19.9-29.0)	**26.6** (21.0-32.2)	**28.1** (21.8-34.6)
60-day	**14.6** (13.4-16.0)	**16.1** (14.7-17.6)	**18.5** (16.9-20.2)	**20.3** (18.5-22.3)	**22.7** (20.0-25.4)	**24.5** (21.2-27.7)	**26.1** (22.1-30.1)	**27.7** (22.6-32.6)	**29.6** (23.5-35.7)	**31.0** (24.1-38.0)

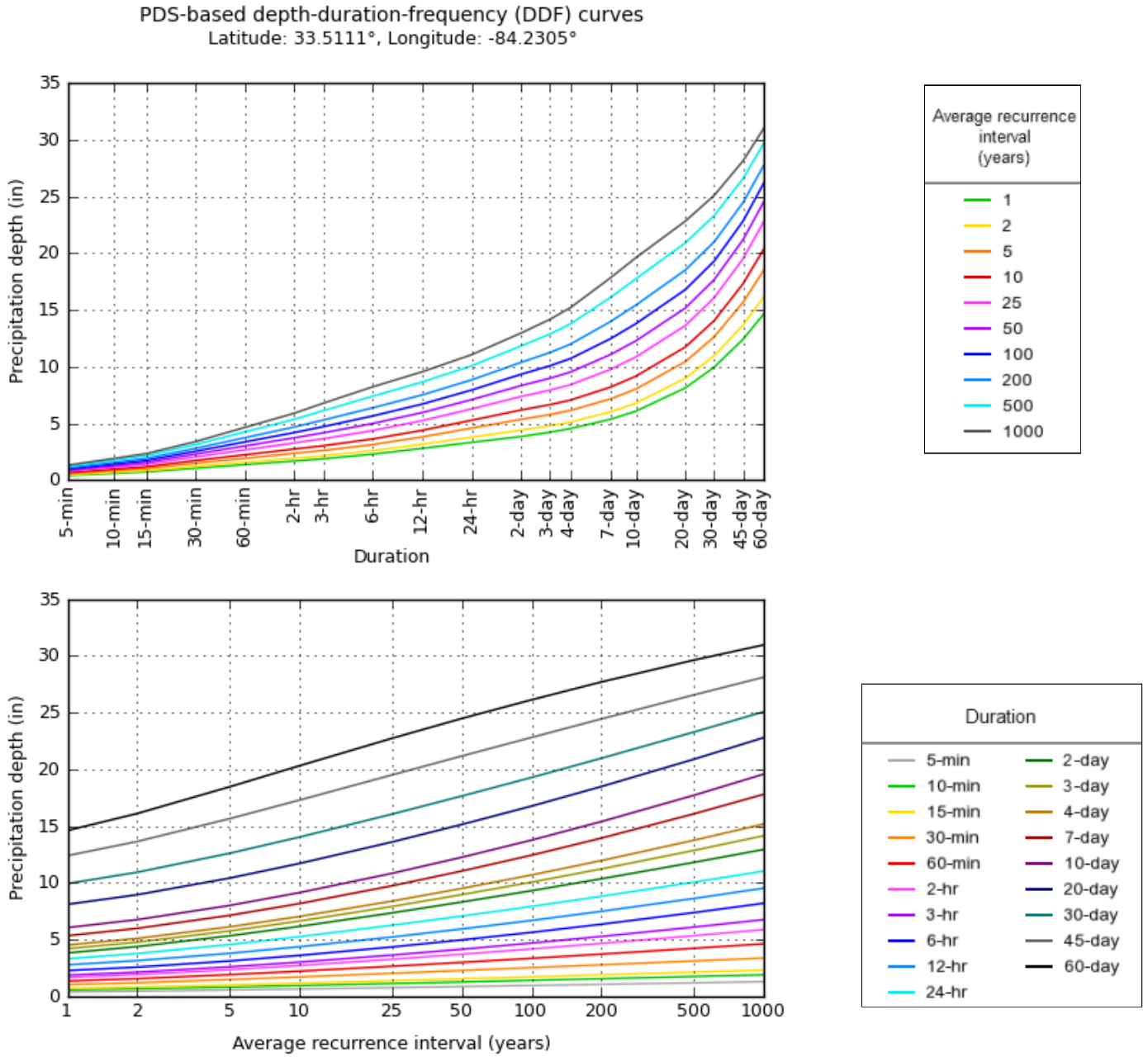
[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical



NOAA Atlas 14, Volume 9, Version 2

Created (GMT): Wed Nov 10 13:58:52 2021

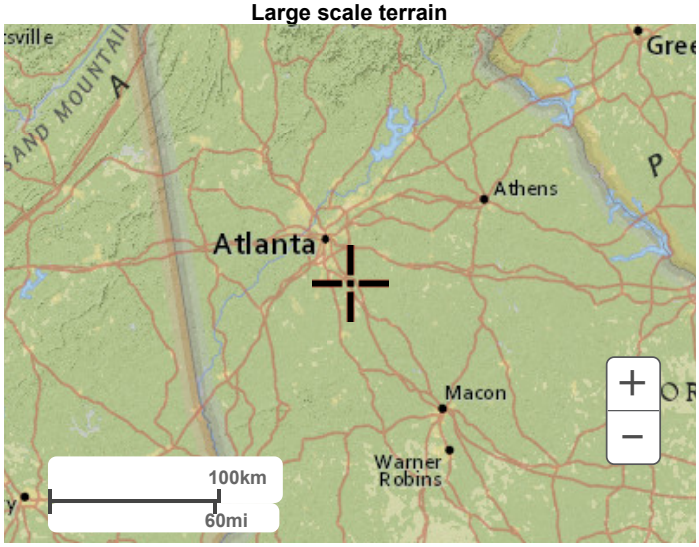
Back to Top

Maps & aerials

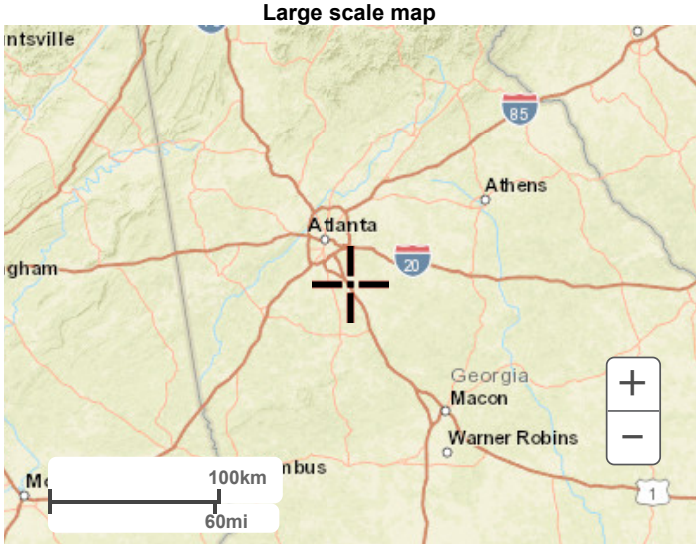
Small scale terrain



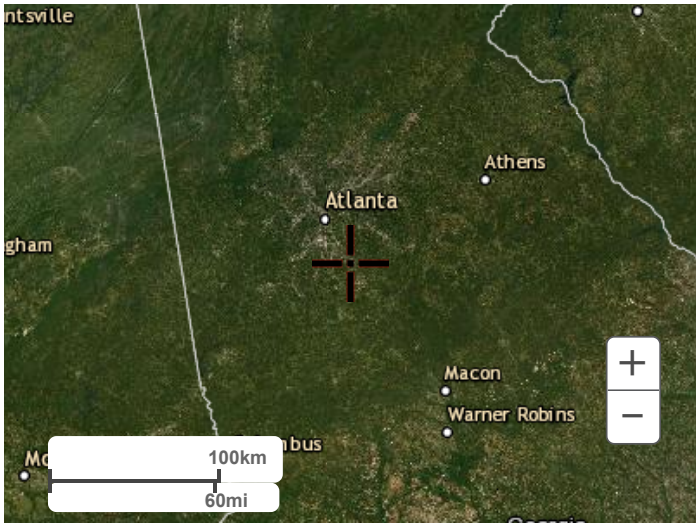
Large scale terrain



Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	------	0.039	0.447	-------	2.851	3.547	6.091	8.383	10.66	BASIN A
2	SCS Runoff	------	0.968	1.482	-------	2.603	2.863	3.752	4.514	5.245	BASIN B OFFSITE
3	Combine	1, 2	0.968	1.791	-------	5.454	6.409	9.843	12.88	15.87	TOTAL PRE
5	SCS Runoff	------	5.630	8.113	-------	13.36	14.57	18.77	22.26	25.54	POST BASIN A
6	SCS Runoff	------	1.125	1.668	-------	2.833	3.100	4.024	4.811	5.553	BASIN B OFFSITE
7	Combine	5, 6	6.756	9.781	-------	16.20	17.66	22.79	27.07	31.09	TOTAL POST
8	Reservoir	7	0.000	0.000	-------	0.000	0.000	0.000	0.277	0.539	TOTAL POST ROUTE
10	SCS Runoff	------	26.32	44.08	-------	84.10	93.54	126.27	154.05	180.56	10% Basin Outside Site
11	Combine	3, 10	27.29	45.87	-------	89.55	99.95	136.11	166.94	196.43	10% Basin + Pre-Dev On-Site Basins
12	Combine	8, 10,	26.32	44.08	-------	84.10	93.54	126.27	154.05	180.56	10% Basin + Post-Dev Routed On-Sit

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

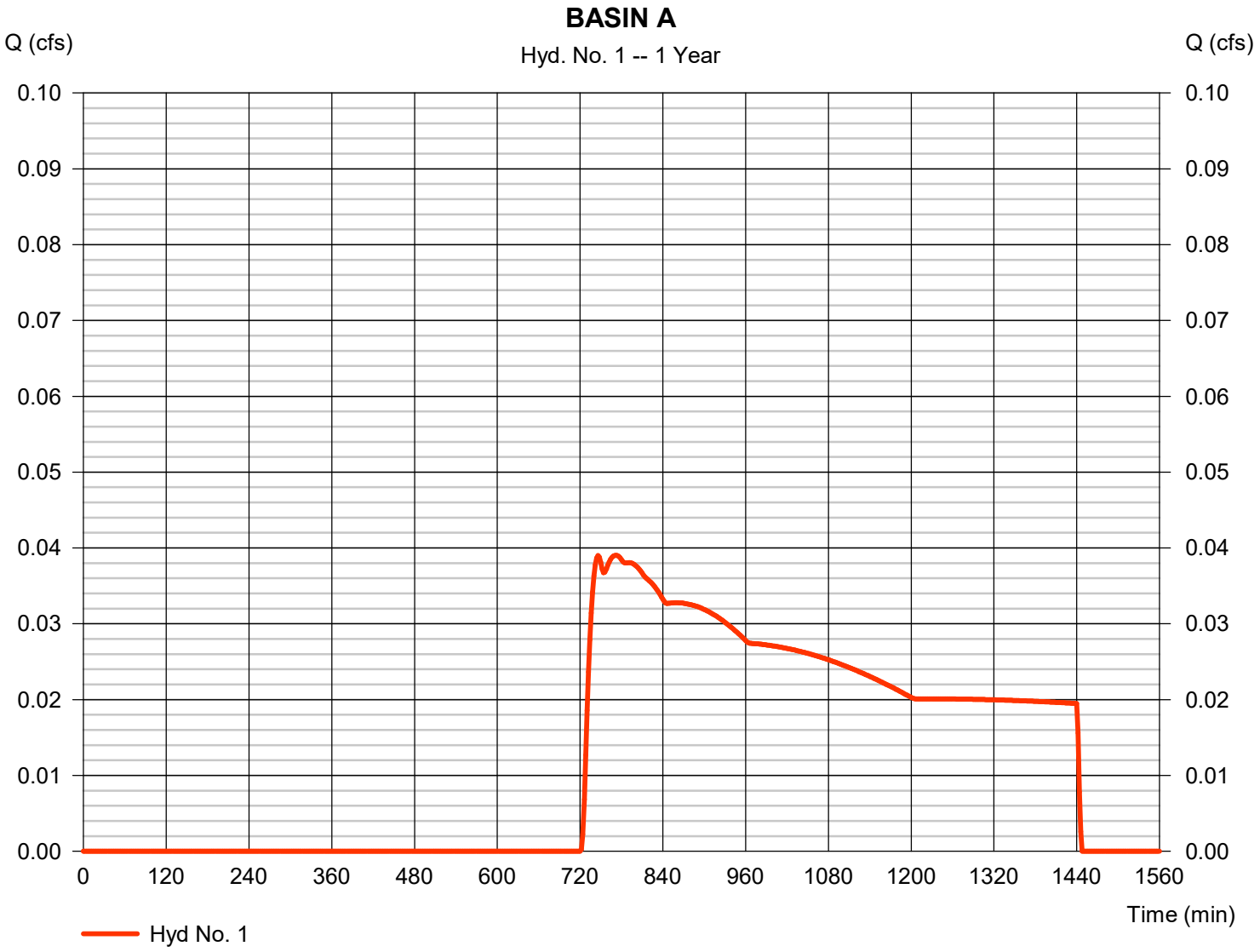
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	0.039	2	772	1,118	------	------	------	BASIN A
2	SCS Runoff	0.968	2	718	1,994	------	------	------	BASIN B OFFSITE
3	Combine	0.968	2	718	3,111	1, 2	------	------	TOTAL PRE
5	SCS Runoff	5.630	2	718	11,308	------	------	------	POST BASIN A
6	SCS Runoff	1.125	2	718	2,282	------	------	------	BASIN B OFFSITE
7	Combine	6.756	2	718	13,590	5, 6	------	------	TOTAL POST
8	Reservoir	0.000	2	n/a	0	7	730.51	13,590	TOTAL POST ROUTE
10	SCS Runoff	26.32	2	718	57,899	------	------	------	10% Basin Outside Site
11	Combine	27.29	2	718	61,011	3, 10	------	------	10% Basin + Pre-Dev On-Site Basins
12	Combine	26.32	2	718	57,899	8, 10,	------	------	10% Basin + Post-Dev Routed On-Sit

Hydrograph Report

Hyd. No. 1

BASIN A

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.039 cfs
Storm frequency	=	1 yrs	Time to peak	=	772 min
Time interval	=	2 min	Hyd. volume	=	1,118 cuft
Drainage area	=	4.360 ac	Curve number	=	55
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.46 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



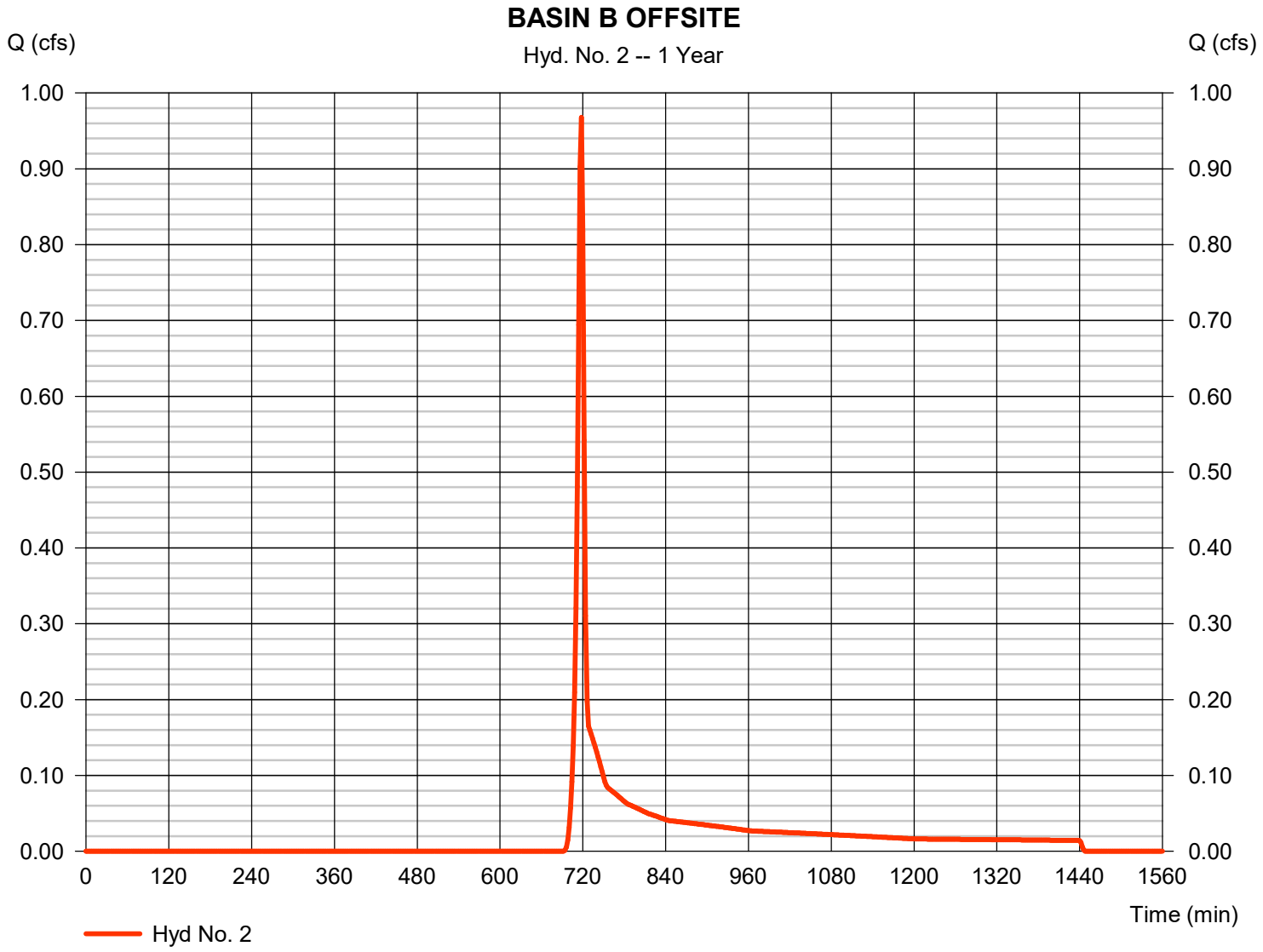
Hydrograph Report

Hyd. No. 2

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.968 cfs
Storm frequency	=	1 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	1,994 cuft
Drainage area	=	1.000 ac	Curve number	=	74*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.46 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.350 x 98) + (0.650 x 61)] / 1.000

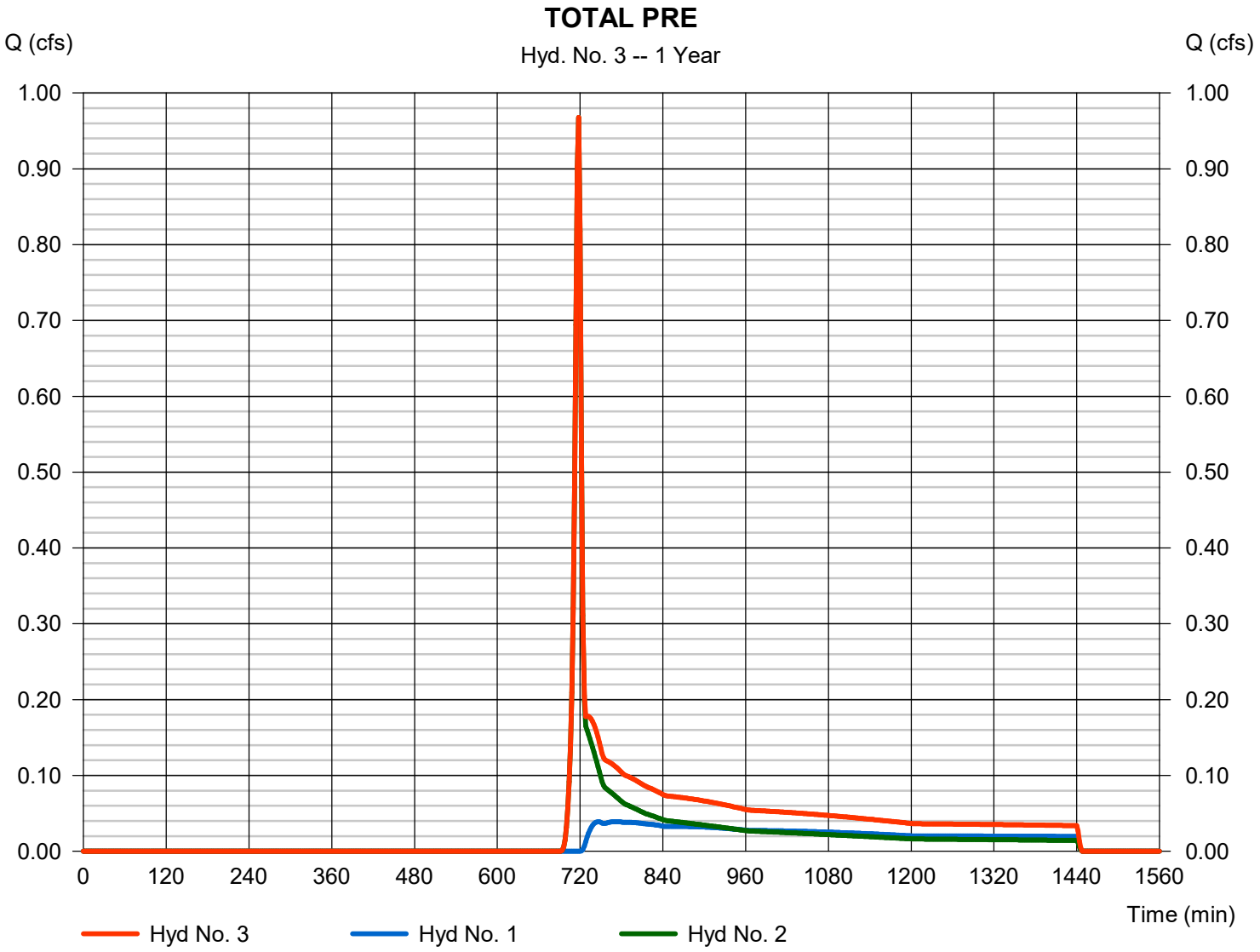


Hydrograph Report

Hyd. No. 3

TOTAL PRE

Hydrograph type	= Combine	Peak discharge	= 0.968 cfs
Storm frequency	= 1 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 3,111 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 5.360 ac



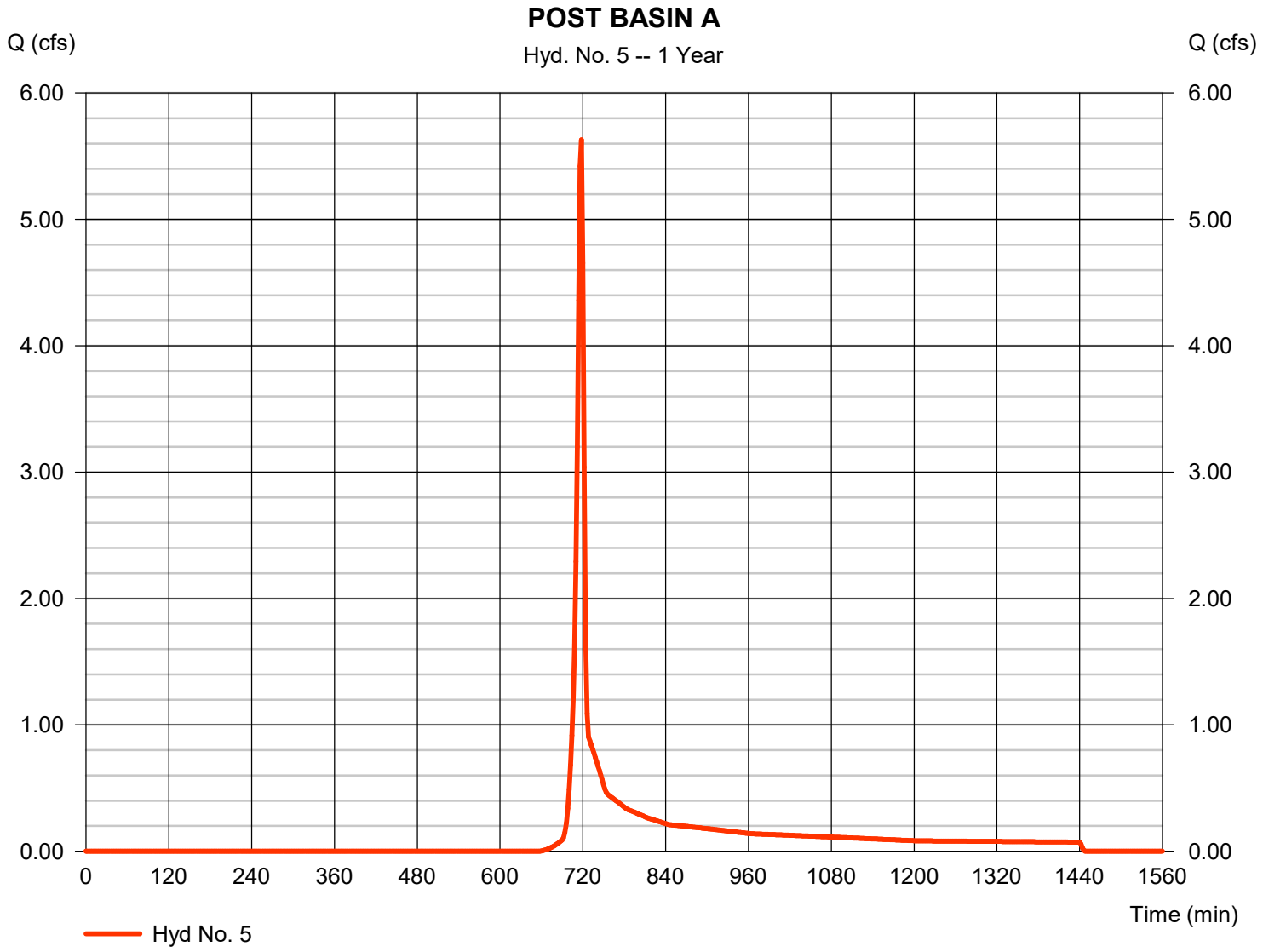
Hydrograph Report

Hyd. No. 5

POST BASIN A

Hydrograph type	=	SCS Runoff	Peak discharge	=	5.630 cfs
Storm frequency	=	1 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	11,308 cuft
Drainage area	=	4.360 ac	Curve number	=	78*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.46 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(1.960 x 98) + (2.400 x 61)] / 4.360



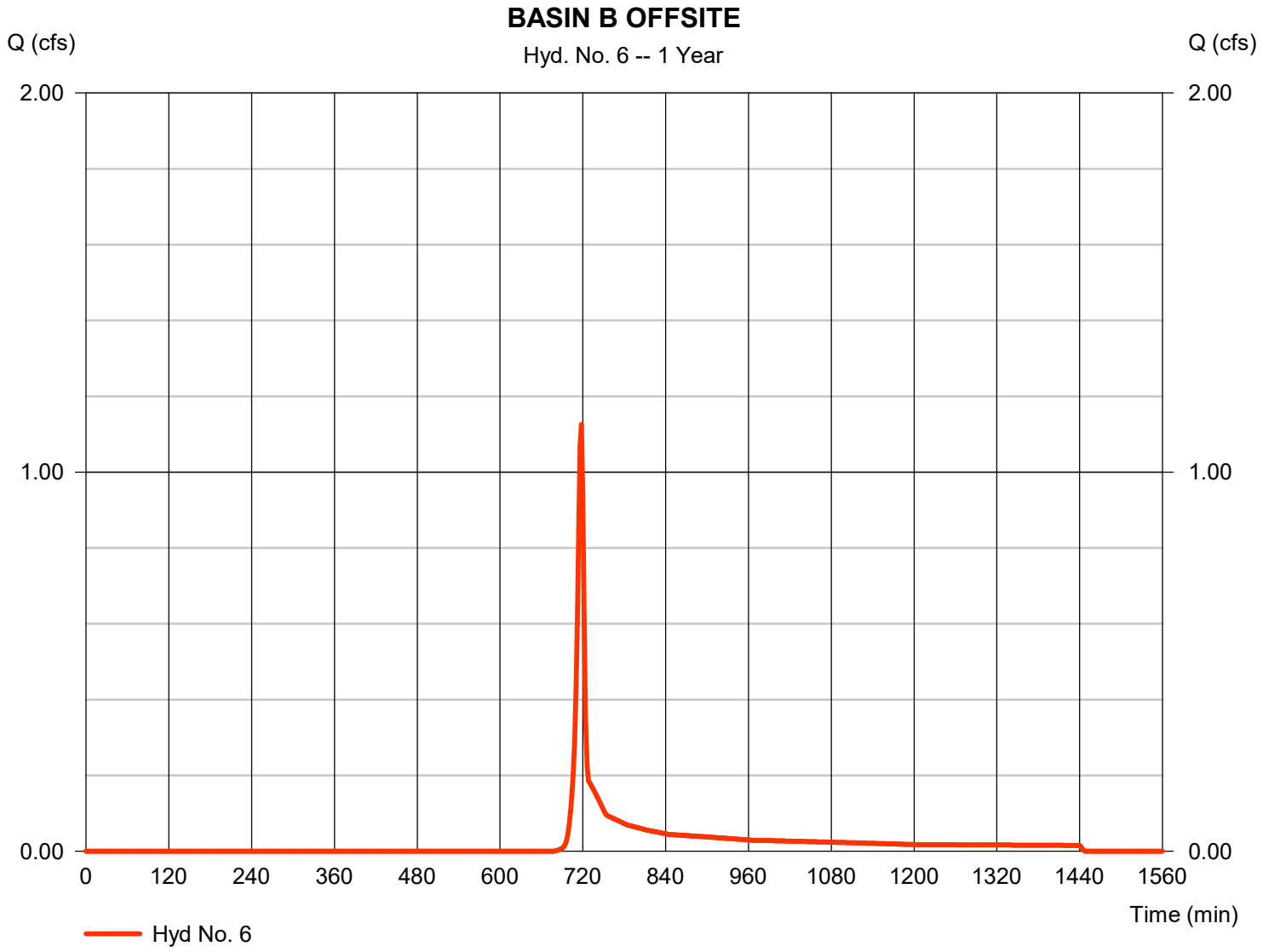
Hydrograph Report

Hyd. No. 6

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.125 cfs
Storm frequency	=	1 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	2,282 cuft
Drainage area	=	1.000 ac	Curve number	=	76*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.46 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.400 x 98) + (0.600 x 61)] / 1.000

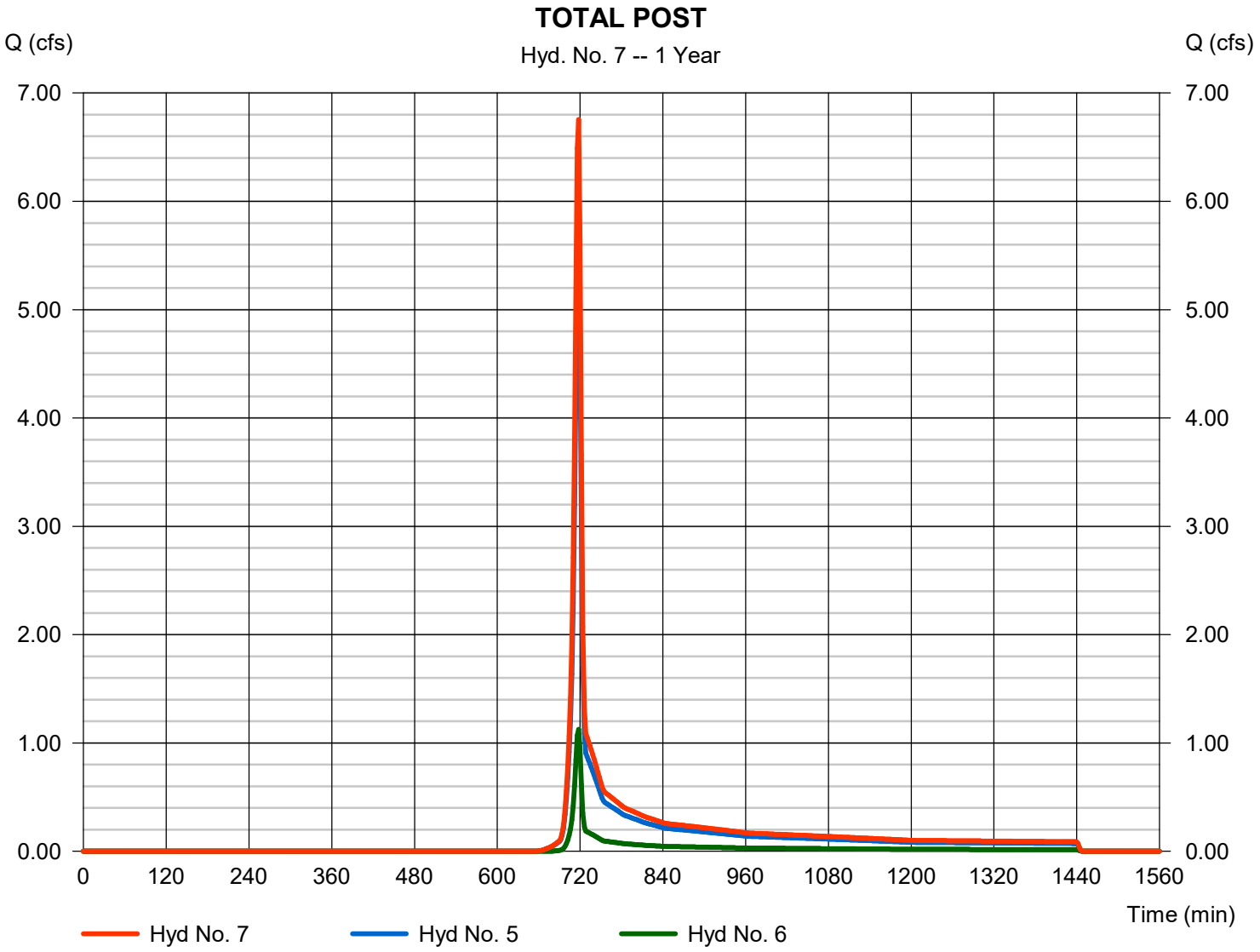


Hydrograph Report

Hyd. No. 7

TOTAL POST

Hydrograph type	= Combine	Peak discharge	= 6.756 cfs
Storm frequency	= 1 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 13,590 cuft
Inflow hyds.	= 5, 6	Contrib. drain. area	= 5.360 ac



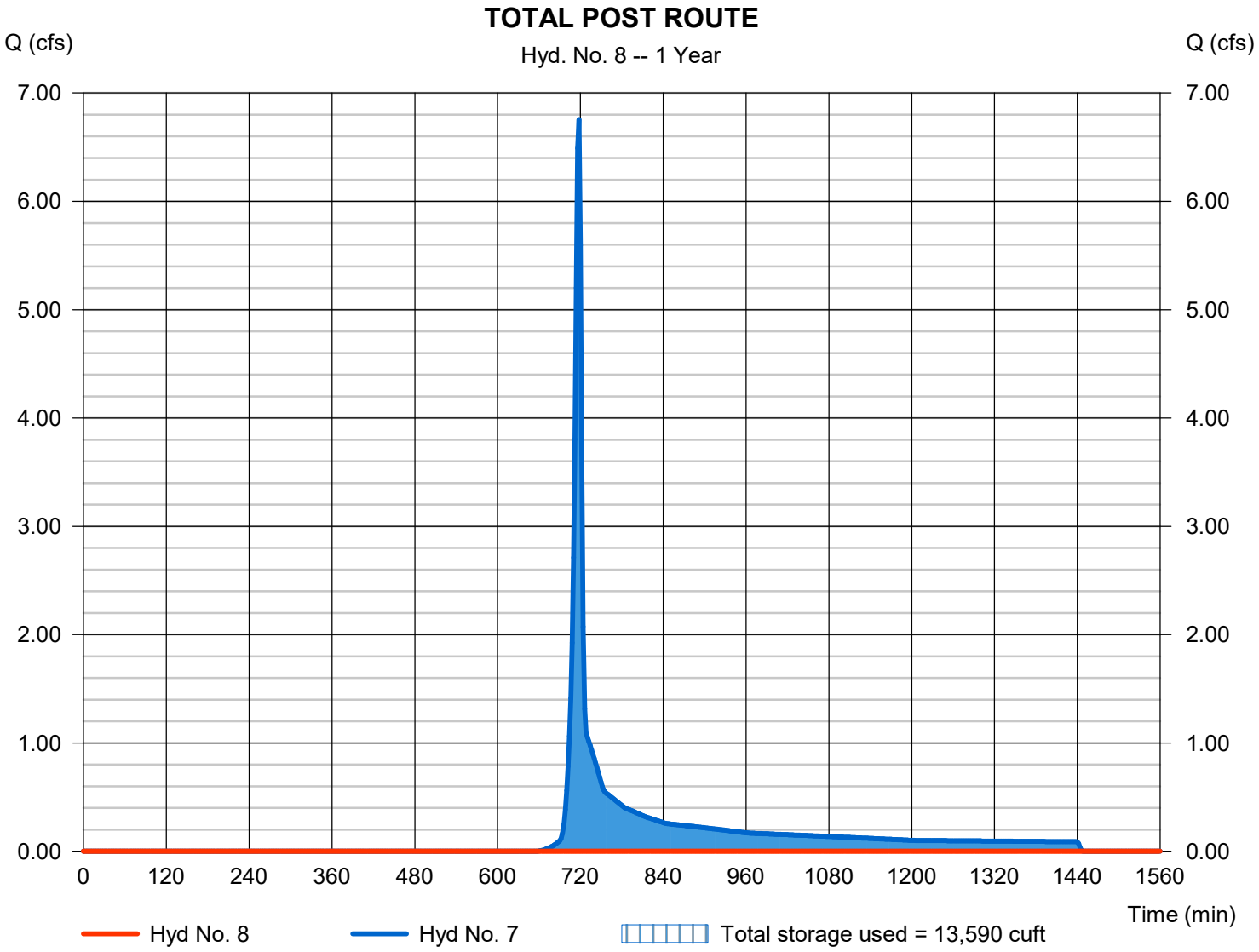
Hydrograph Report

Hyd. No. 8

TOTAL POST ROUTE

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 1 yrs	Time to peak	= n/a
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 7 - TOTAL POST	Max. Elevation	= 730.51 ft
Reservoir name	= POND	Max. Storage	= 13,590 cuft

Storage Indication method used.



Pond Report

Pond No. 1 - POND

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 728.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	728.00	2,000	0	0
1.00	729.00	4,000	3,000	3,000
2.00	730.00	8,000	6,000	9,000
3.00	731.00	10,000	9,000	18,000
4.00	732.00	11,000	10,500	28,500
5.00	733.00	12,000	11,500	40,000
6.00	734.00	13,000	12,500	52,500
7.00	735.00	14,400	13,700	66,200

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 48.00	0.00	0.00	0.00
Span (in)	= 48.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 728.00	0.00	0.00	0.00
Length (ft)	= 25.00	0.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .024	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

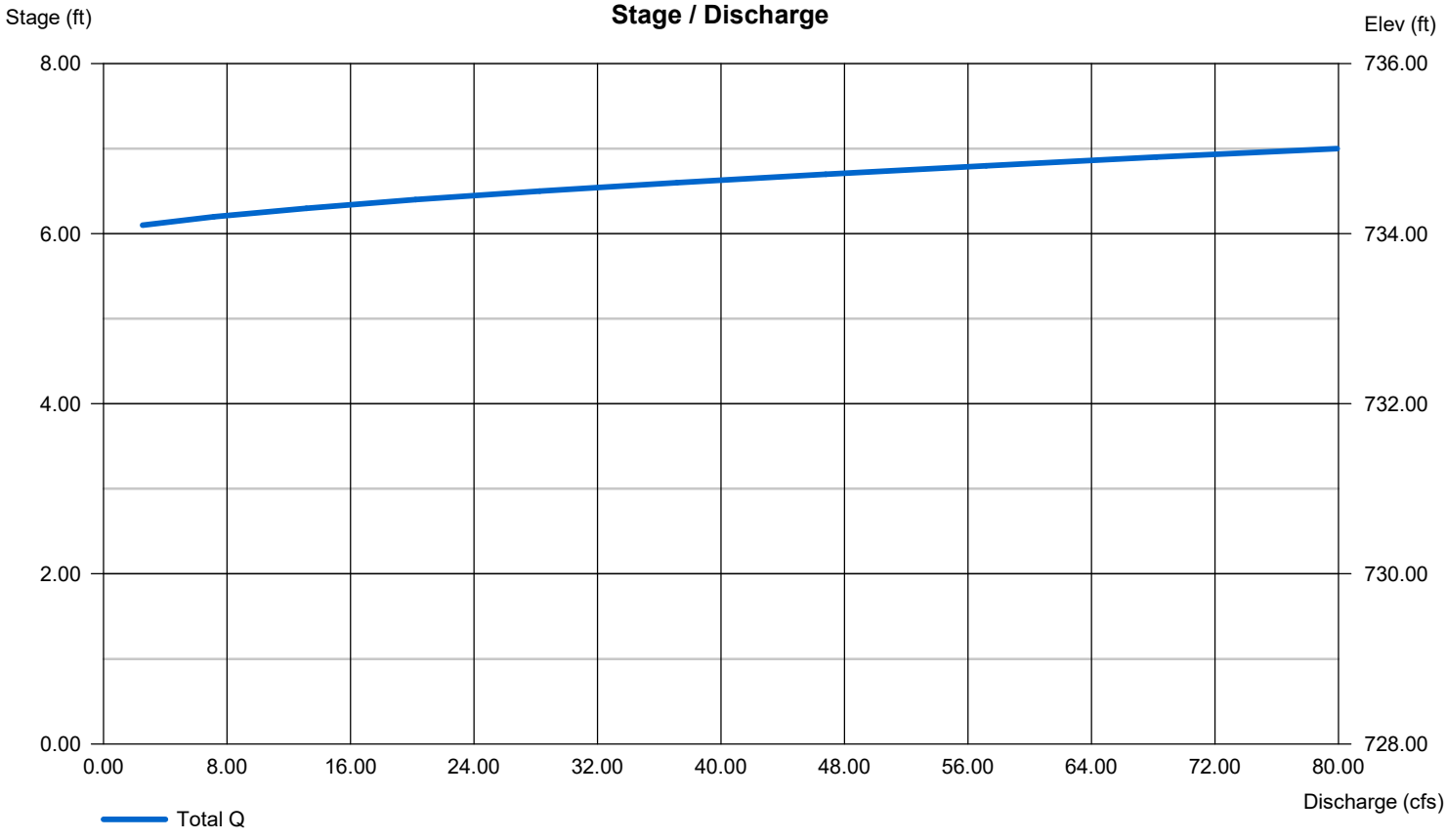
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 24.00	0.00	0.00	0.00
Crest El. (ft)	= 734.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	---	---	---
Multi-Stage	= Yes	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

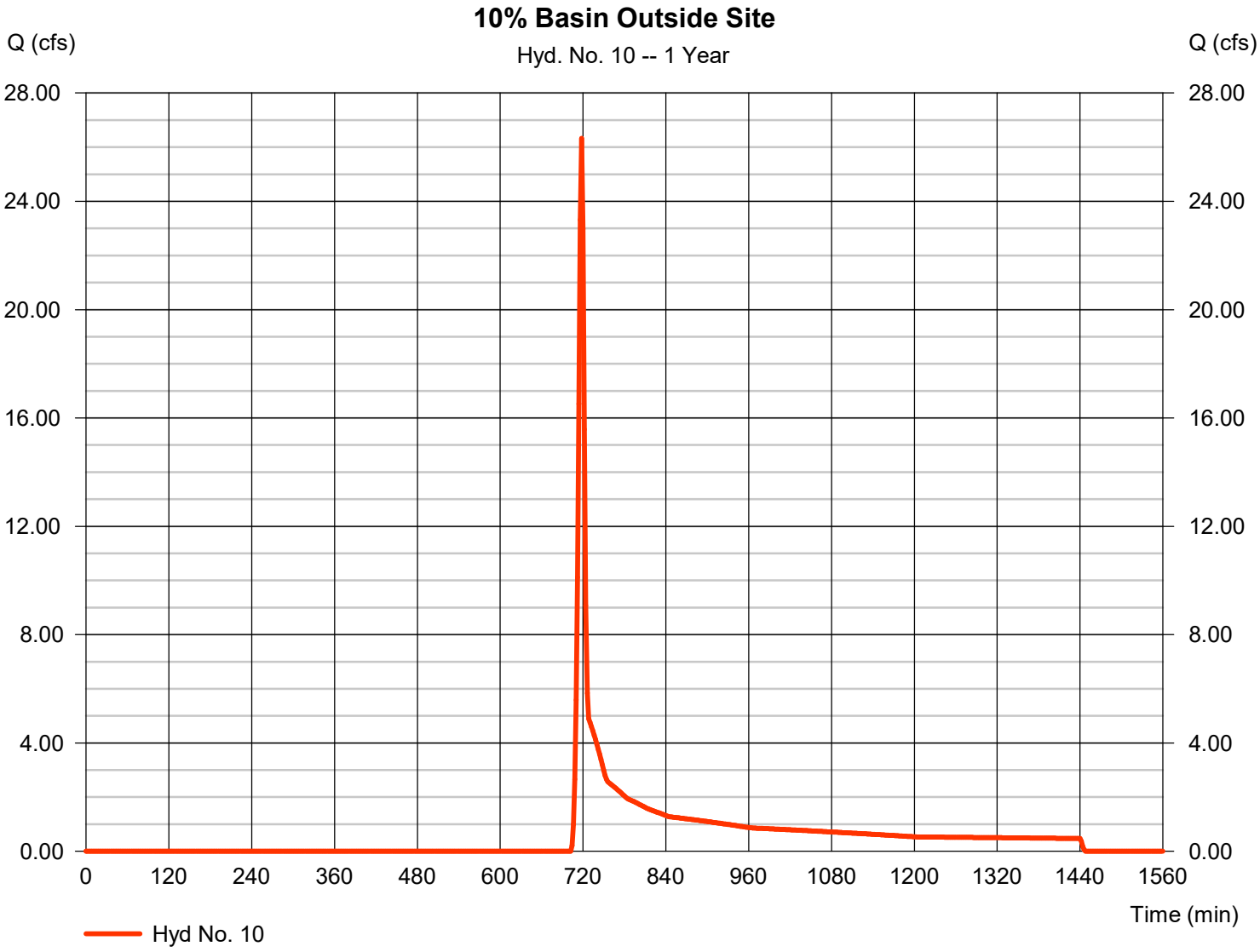


Hydrograph Report

Hyd. No. 10

10% Basin Outside Site

Hydrograph type	=	SCS Runoff	Peak discharge	=	26.32 cfs
Storm frequency	=	1 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	57,899 cuft
Drainage area	=	39.000 ac	Curve number	=	70
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.46 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

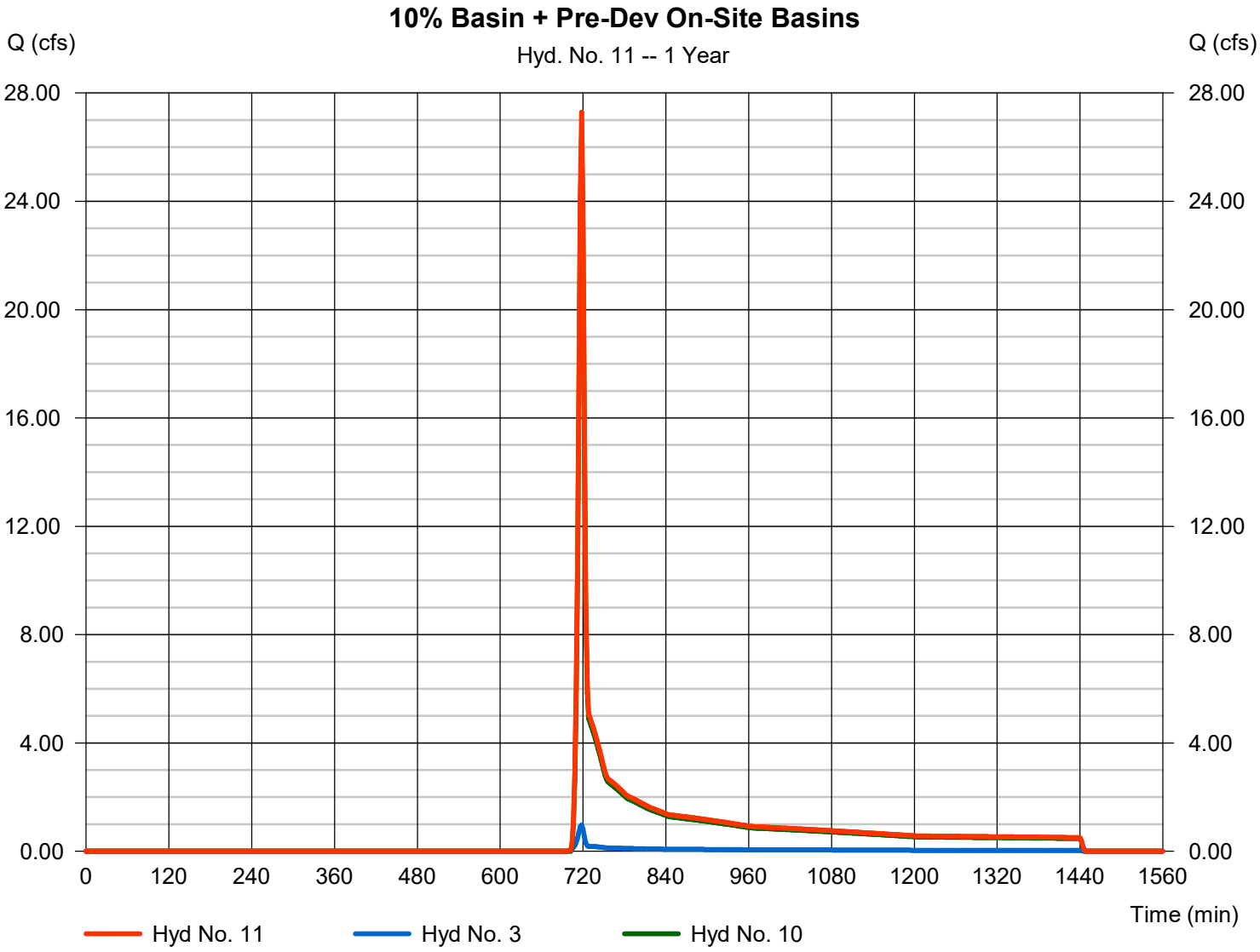


Hydrograph Report

Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

Hydrograph type	= Combine	Peak discharge	= 27.29 cfs
Storm frequency	= 1 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 61,011 cuft
Inflow hyds.	= 3, 10	Contrib. drain. area	= 39.000 ac

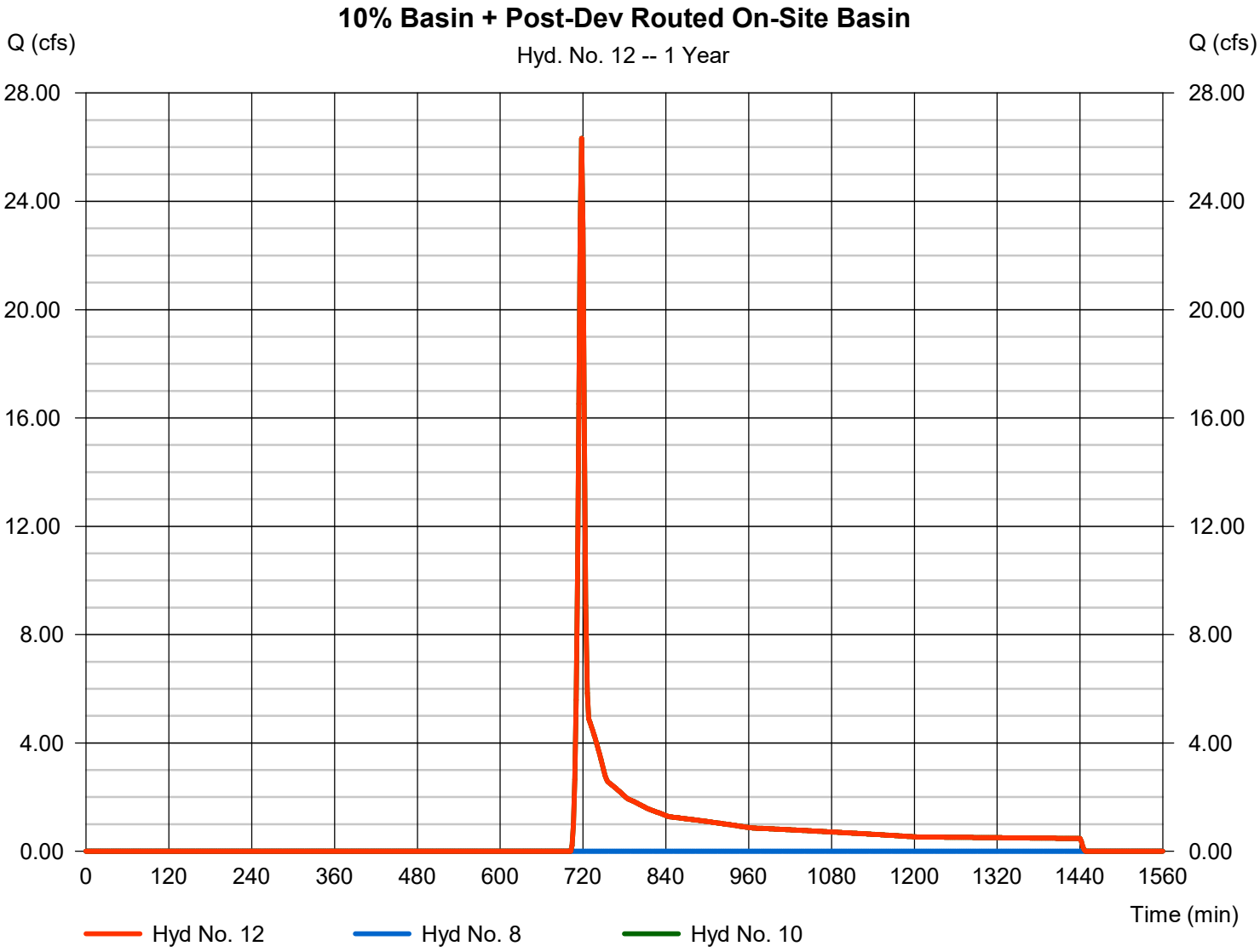


Hydrograph Report

Hyd. No. 12

10% Basin + Post-Dev Routed On-Site Basin

Hydrograph type	= Combine	Peak discharge	= 26.32 cfs
Storm frequency	= 1 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 57,899 cuft
Inflow hyds.	= 8, 10	Contrib. drain. area	= 39.000 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

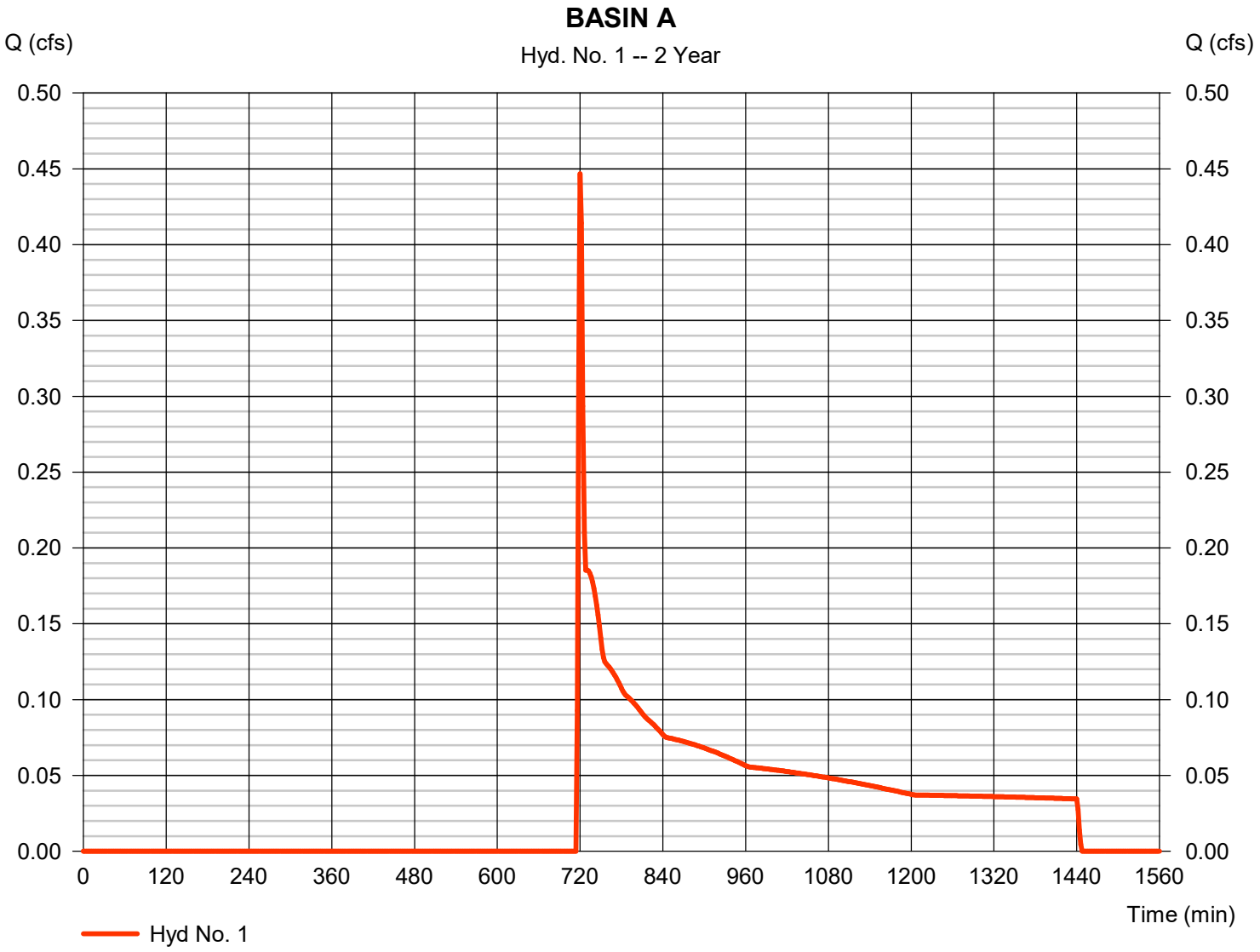
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	0.447	2	720	2,694	------	------	------	BASIN A
2	SCS Runoff	1.482	2	718	2,983	------	------	------	BASIN B OFFSITE
3	Combine	1.791	2	718	5,677	1, 2	------	------	TOTAL PRE
5	SCS Runoff	8.113	2	718	16,223	------	------	------	POST BASIN A
6	SCS Runoff	1.668	2	718	3,340	------	------	------	BASIN B OFFSITE
7	Combine	9.781	2	718	19,563	5, 6	------	------	TOTAL POST
8	Reservoir	0.000	2	n/a	0	7	731.15	19,563	TOTAL POST ROUTE
10	SCS Runoff	44.08	2	718	91,136	------	------	------	10% Basin Outside Site
11	Combine	45.87	2	718	96,814	3, 10	------	------	10% Basin + Pre-Dev On-Site Basins
12	Combine	44.08	2	718	91,136	8, 10,	------	------	10% Basin + Post-Dev Routed On-Sit

Hydrograph Report

Hyd. No. 1

BASIN A

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.447 cfs
Storm frequency	=	2 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	2,694 cuft
Drainage area	=	4.360 ac	Curve number	=	55
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.95 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



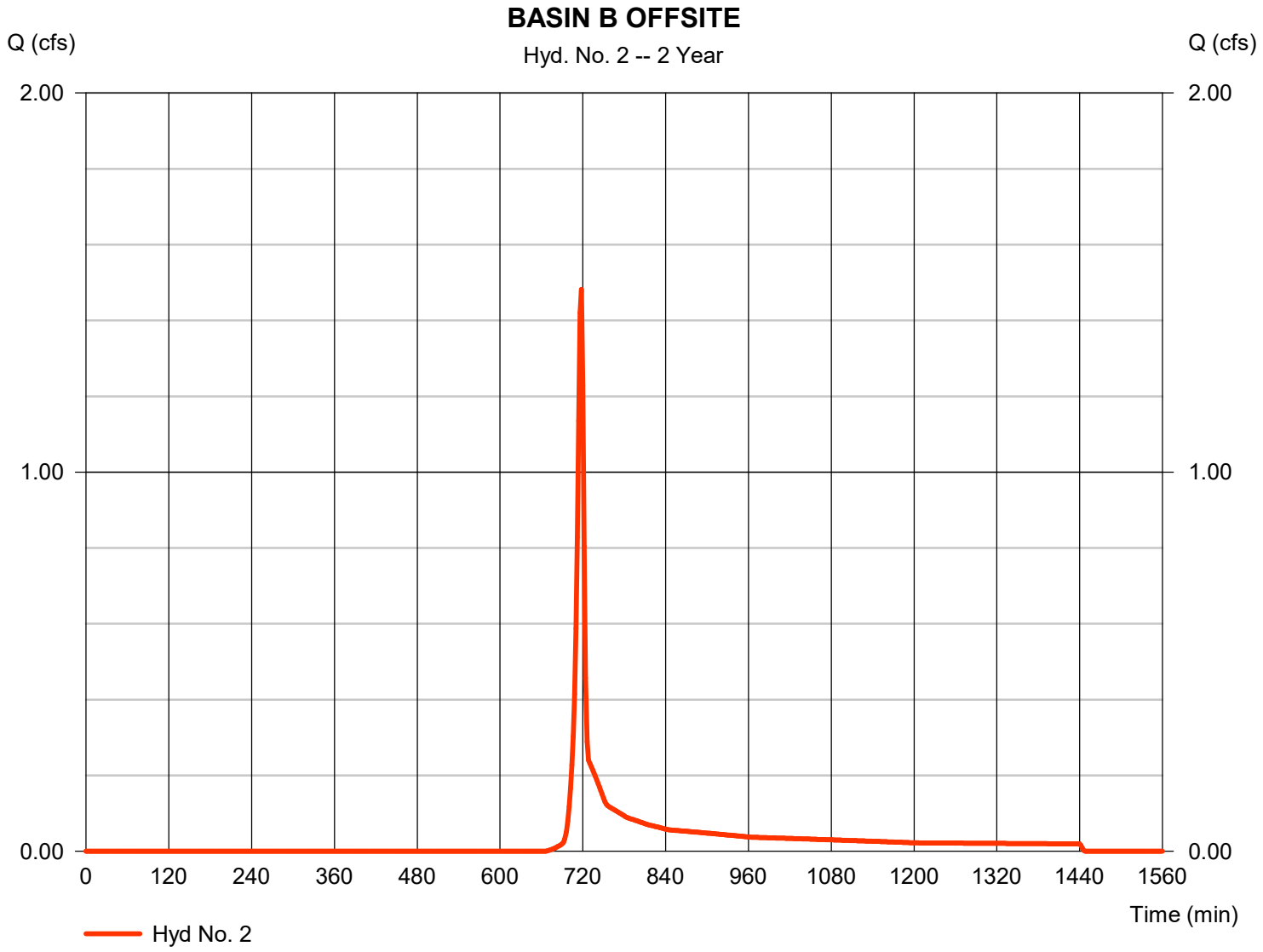
Hydrograph Report

Hyd. No. 2

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.482 cfs
Storm frequency	=	2 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	2,983 cuft
Drainage area	=	1.000 ac	Curve number	=	74*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.95 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.350 x 98) + (0.650 x 61)] / 1.000

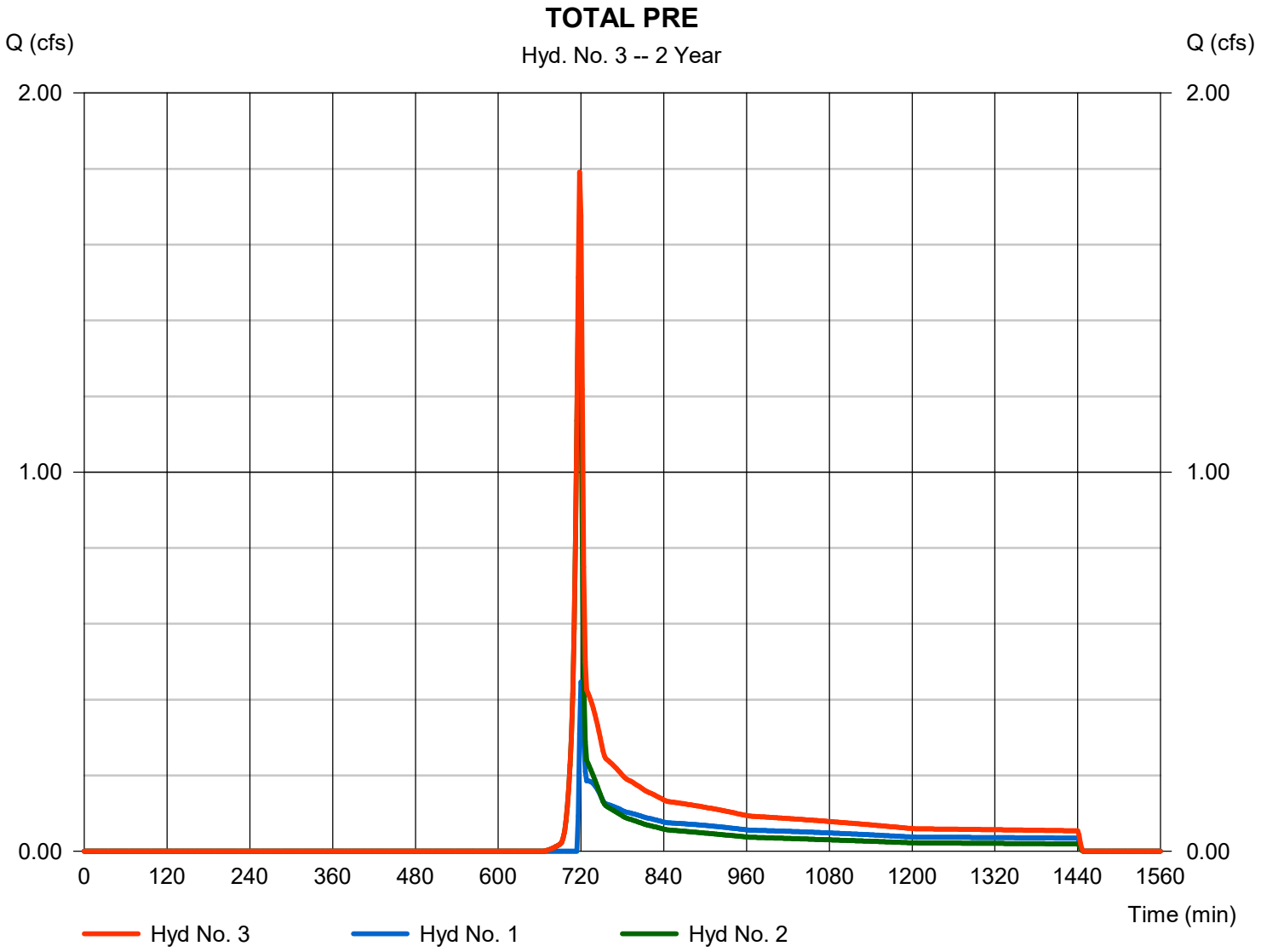


Hydrograph Report

Hyd. No. 3

TOTAL PRE

Hydrograph type	= Combine	Peak discharge	= 1.791 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 5,677 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 5.360 ac



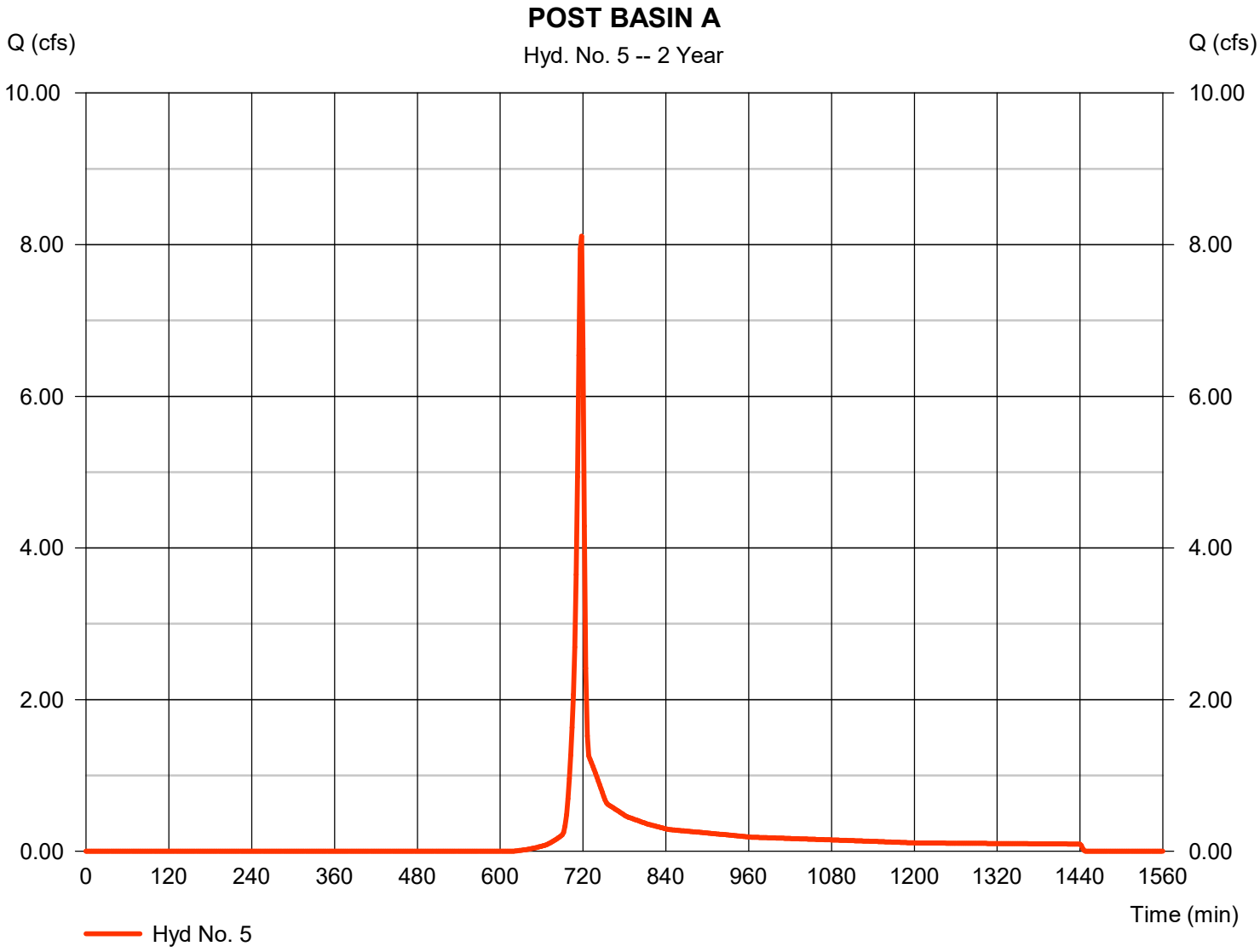
Hydrograph Report

Hyd. No. 5

POST BASIN A

Hydrograph type	= SCS Runoff	Peak discharge	= 8.113 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 16,223 cuft
Drainage area	= 4.360 ac	Curve number	= 78*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 2.95 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.960 x 98) + (2.400 x 61)] / 4.360



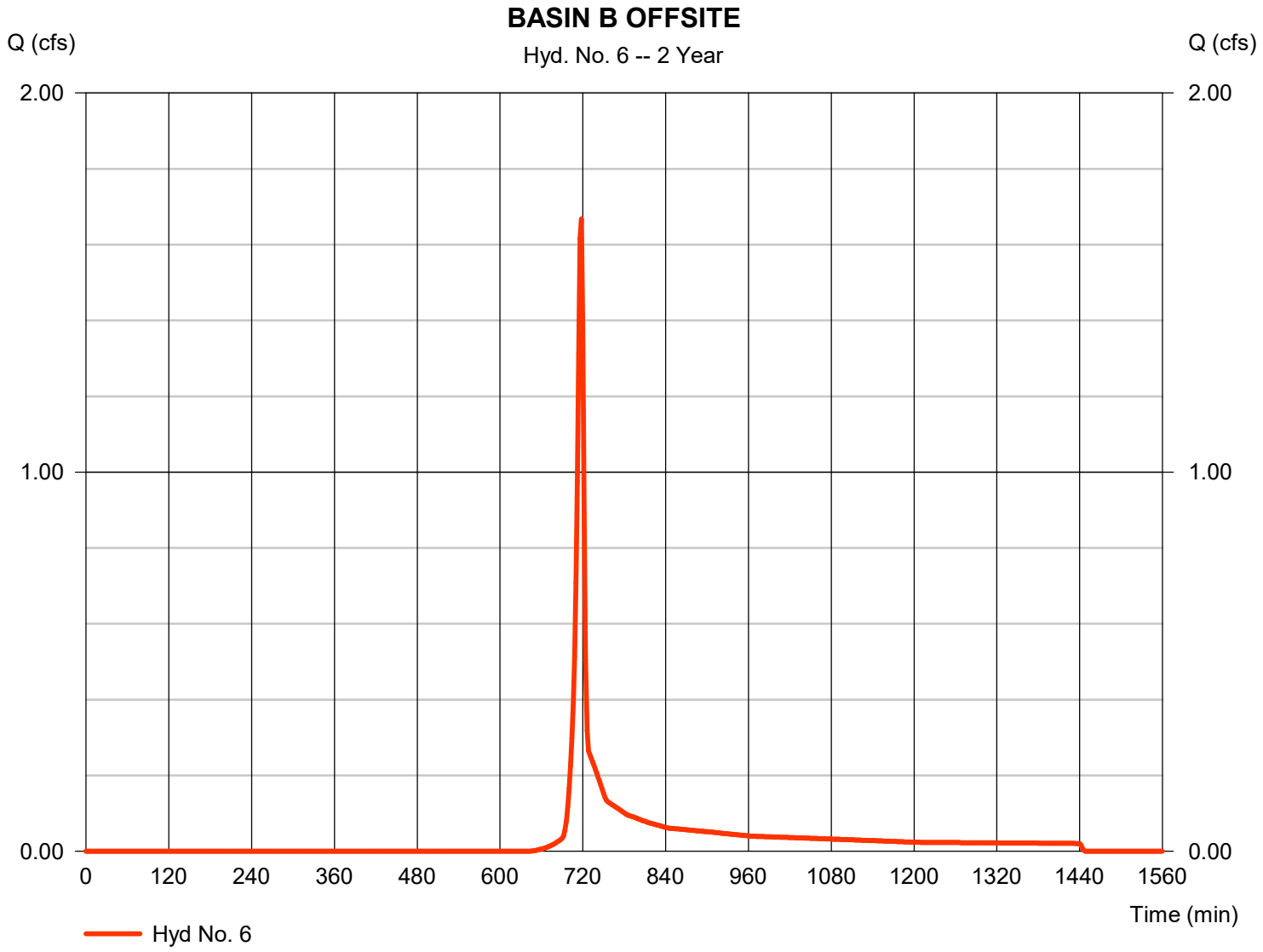
Hydrograph Report

Hyd. No. 6

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.668 cfs
Storm frequency	=	2 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	3,340 cuft
Drainage area	=	1.000 ac	Curve number	=	76*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.95 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.400 x 98) + (0.600 x 61)] / 1.000

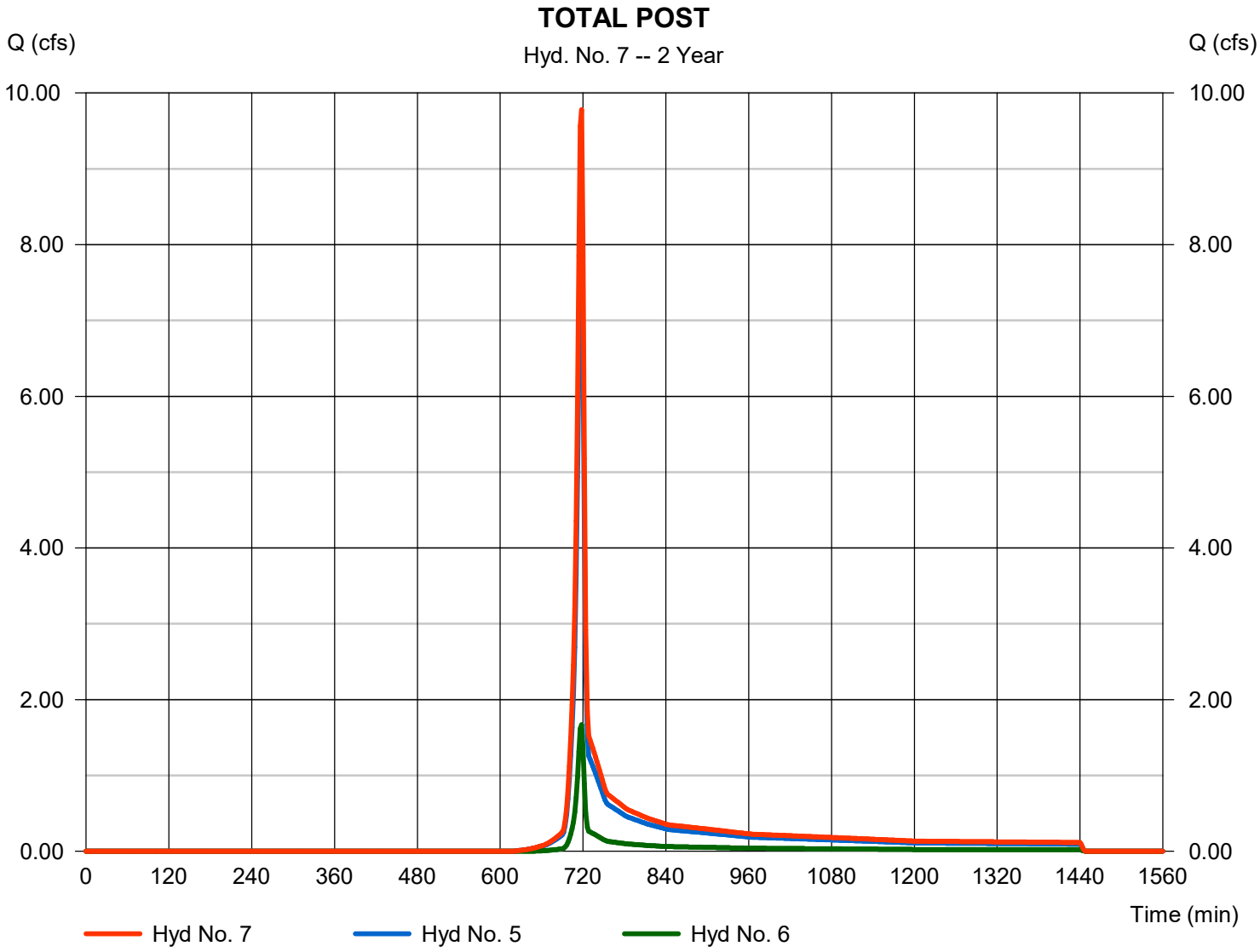


Hydrograph Report

Hyd. No. 7

TOTAL POST

Hydrograph type	= Combine	Peak discharge	= 9.781 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 19,563 cuft
Inflow hyds.	= 5, 6	Contrib. drain. area	= 5.360 ac



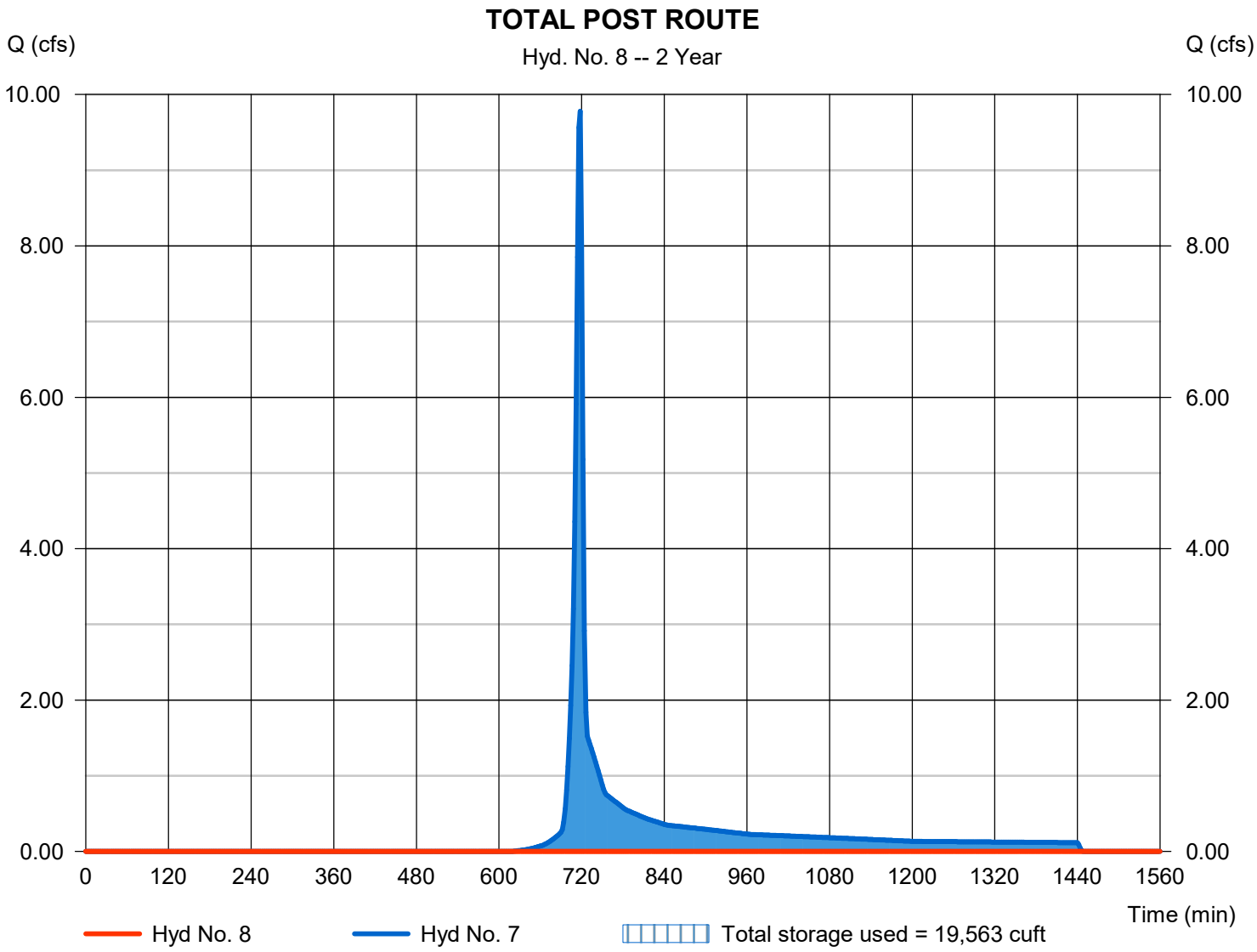
Hydrograph Report

Hyd. No. 8

TOTAL POST ROUTE

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 2 yrs	Time to peak	= n/a
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 7 - TOTAL POST	Max. Elevation	= 731.15 ft
Reservoir name	= POND	Max. Storage	= 19,563 cuft

Storage Indication method used.

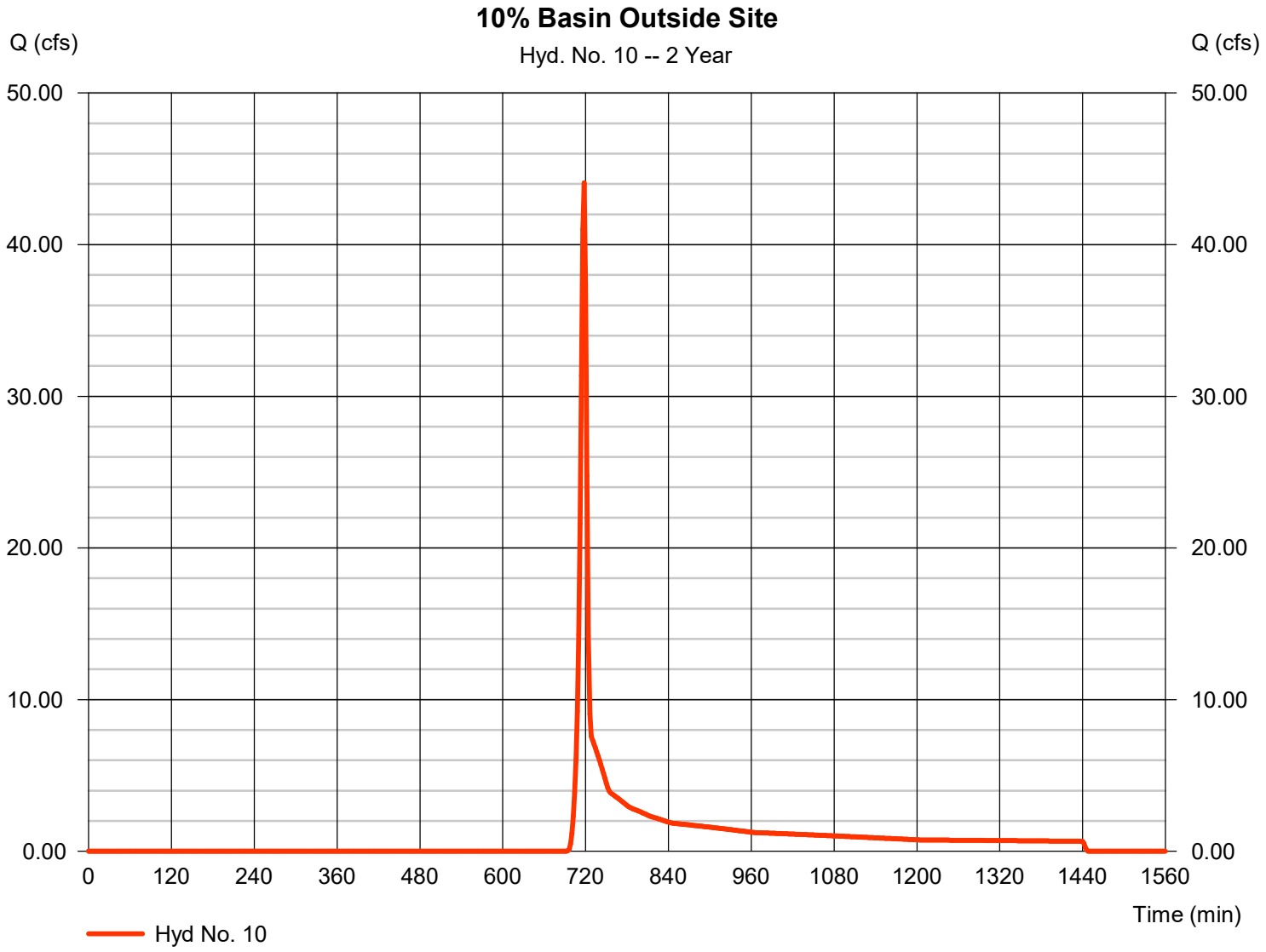


Hydrograph Report

Hyd. No. 10

10% Basin Outside Site

Hydrograph type	= SCS Runoff	Peak discharge	= 44.08 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 91,136 cuft
Drainage area	= 39.000 ac	Curve number	= 70
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 2.95 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

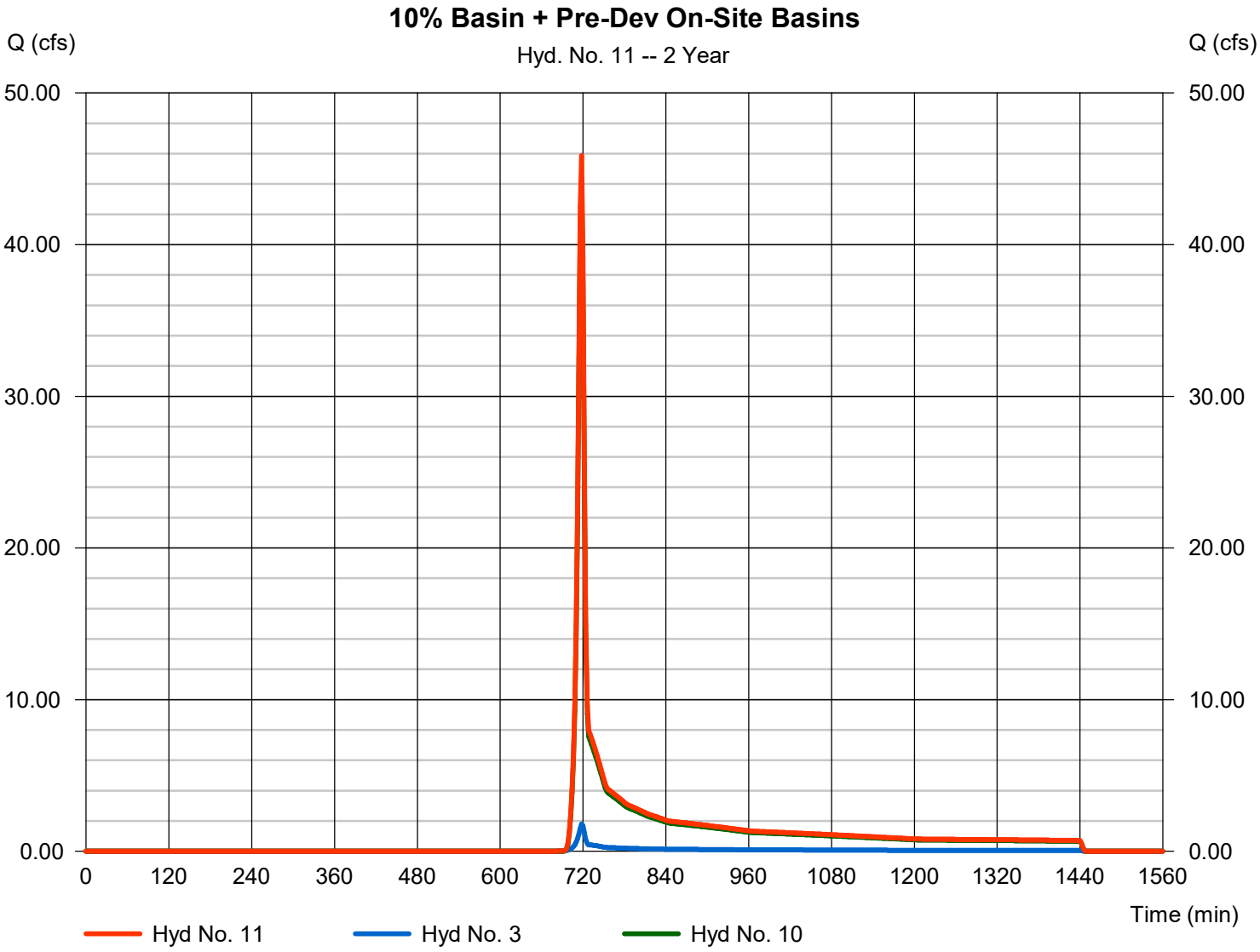


Hydrograph Report

Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

Hydrograph type	= Combine	Peak discharge	= 45.87 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 96,814 cuft
Inflow hyds.	= 3, 10	Contrib. drain. area	= 39.000 ac

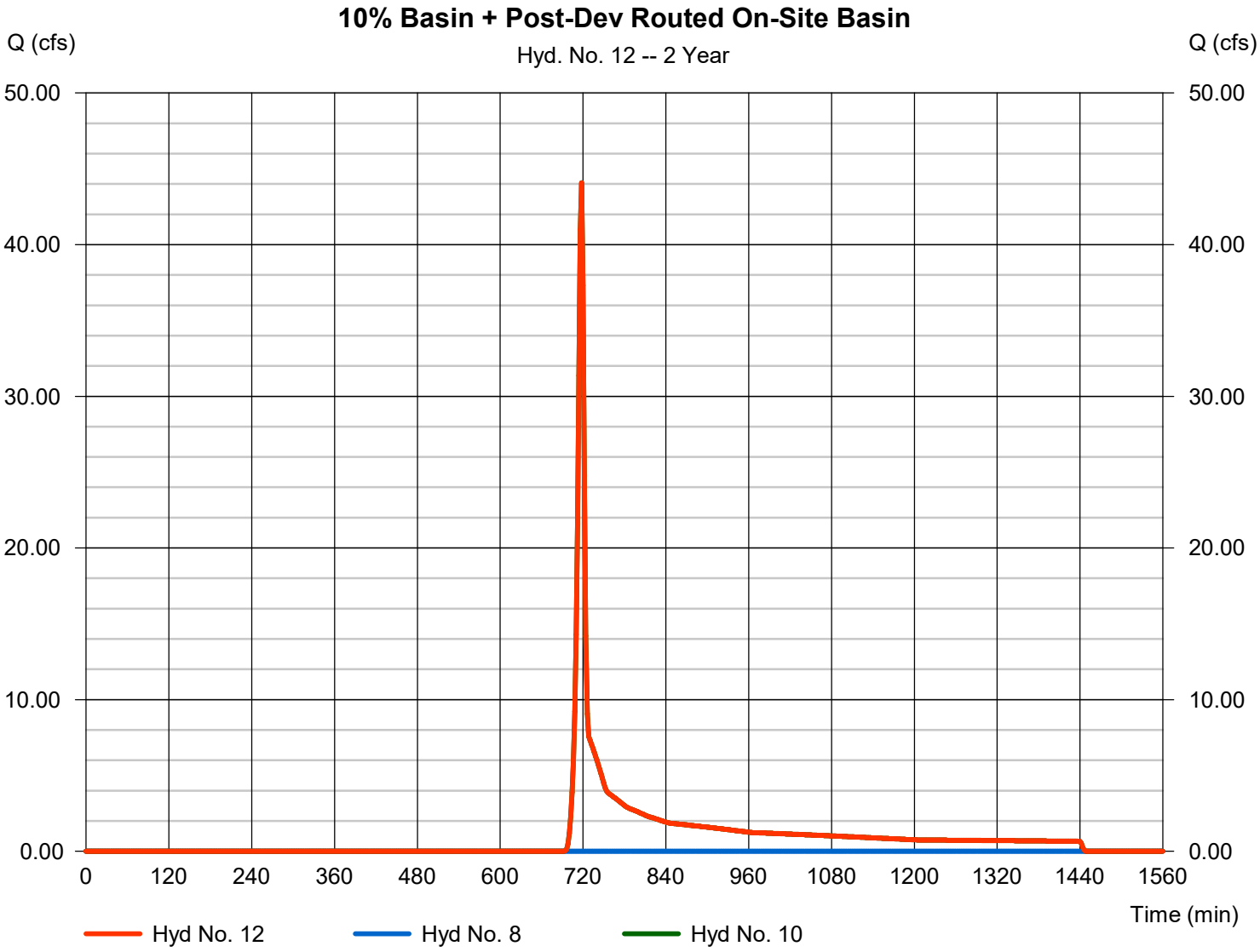


Hydrograph Report

Hyd. No. 12

10% Basin + Post-Dev Routed On-Site Basin

Hydrograph type	= Combine	Peak discharge	= 44.08 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 91,136 cuft
Inflow hyds.	= 8, 10	Contrib. drain. area	= 39.000 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

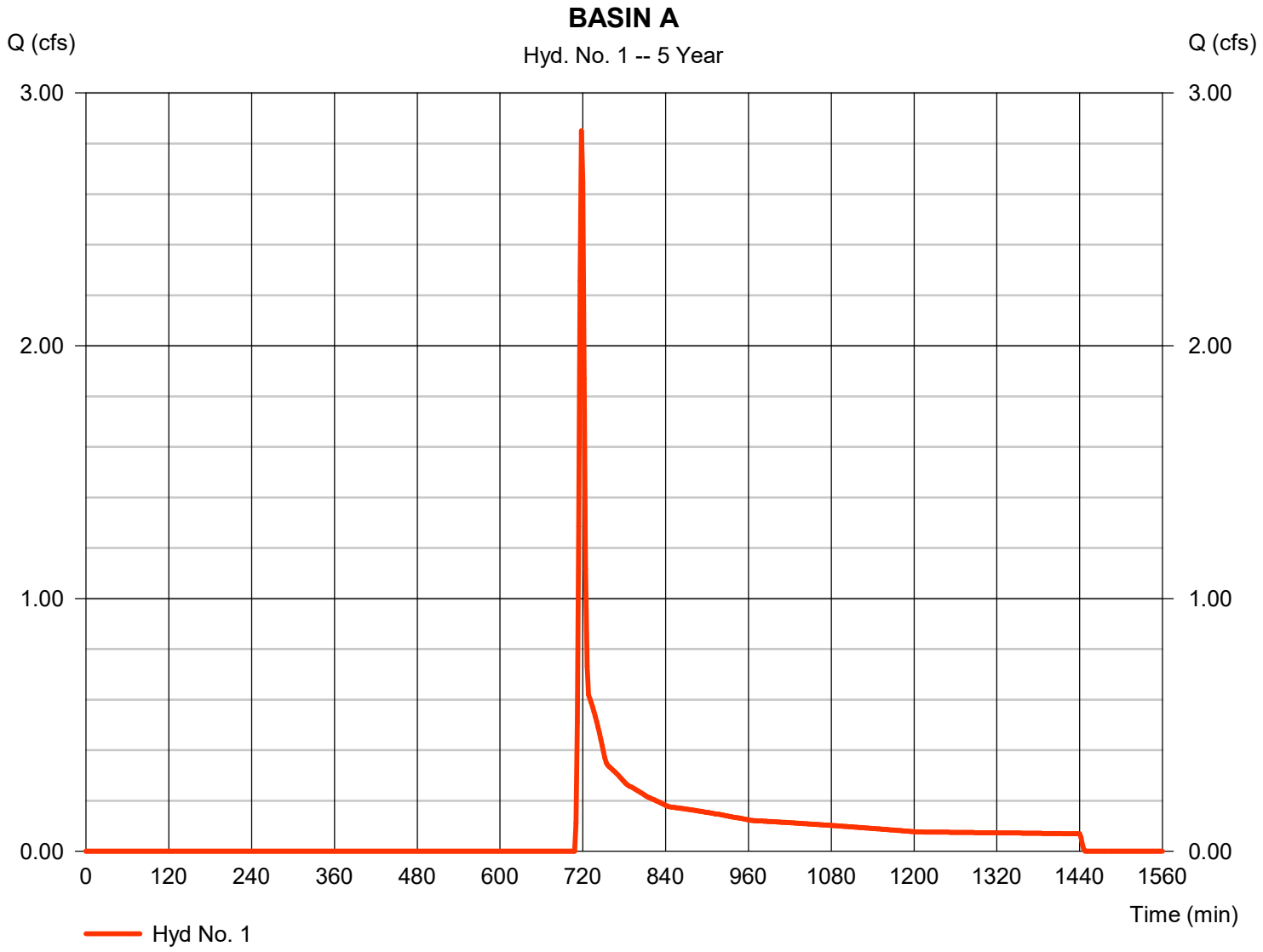
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	2.851	2	718	7,332	------	------	------	BASIN A
2	SCS Runoff	2.603	2	718	5,209	------	------	------	BASIN B OFFSITE
3	Combine	5.454	2	718	12,541	1, 2	------	------	TOTAL PRE
5	SCS Runoff	13.36	2	718	26,937	------	------	------	POST BASIN A
6	SCS Runoff	2.833	2	718	5,683	------	------	------	BASIN B OFFSITE
7	Combine	16.20	2	718	32,620	5, 6	------	------	TOTAL POST
8	Reservoir	0.000	2	n/a	0	7	732.36	32,620	TOTAL POST ROUTE
10	SCS Runoff	84.10	2	718	168,556	------	------	------	10% Basin Outside Site
11	Combine	89.55	2	718	181,097	3, 10	------	------	10% Basin + Pre-Dev On-Site Basins
12	Combine	84.10	2	718	168,556	8, 10,	------	------	10% Basin + Post-Dev Routed On-Sit

Hydrograph Report

Hyd. No. 1

BASIN A

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.851 cfs
Storm frequency	=	5 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	7,332 cuft
Drainage area	=	4.360 ac	Curve number	=	55
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	3.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



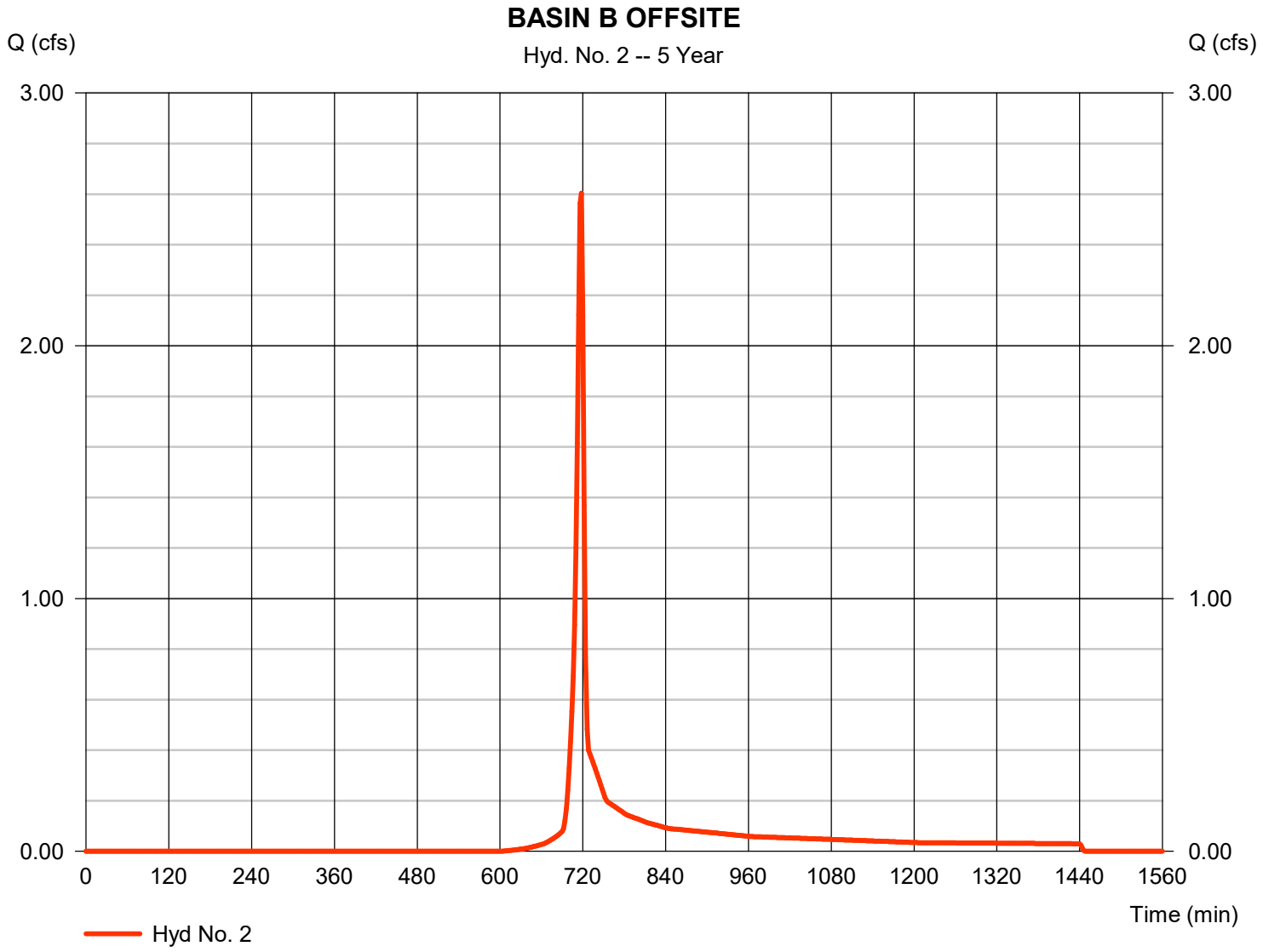
Hydrograph Report

Hyd. No. 2

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.603 cfs
Storm frequency	=	5 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	5,209 cuft
Drainage area	=	1.000 ac	Curve number	=	74*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	3.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.350 x 98) + (0.650 x 61)] / 1.000

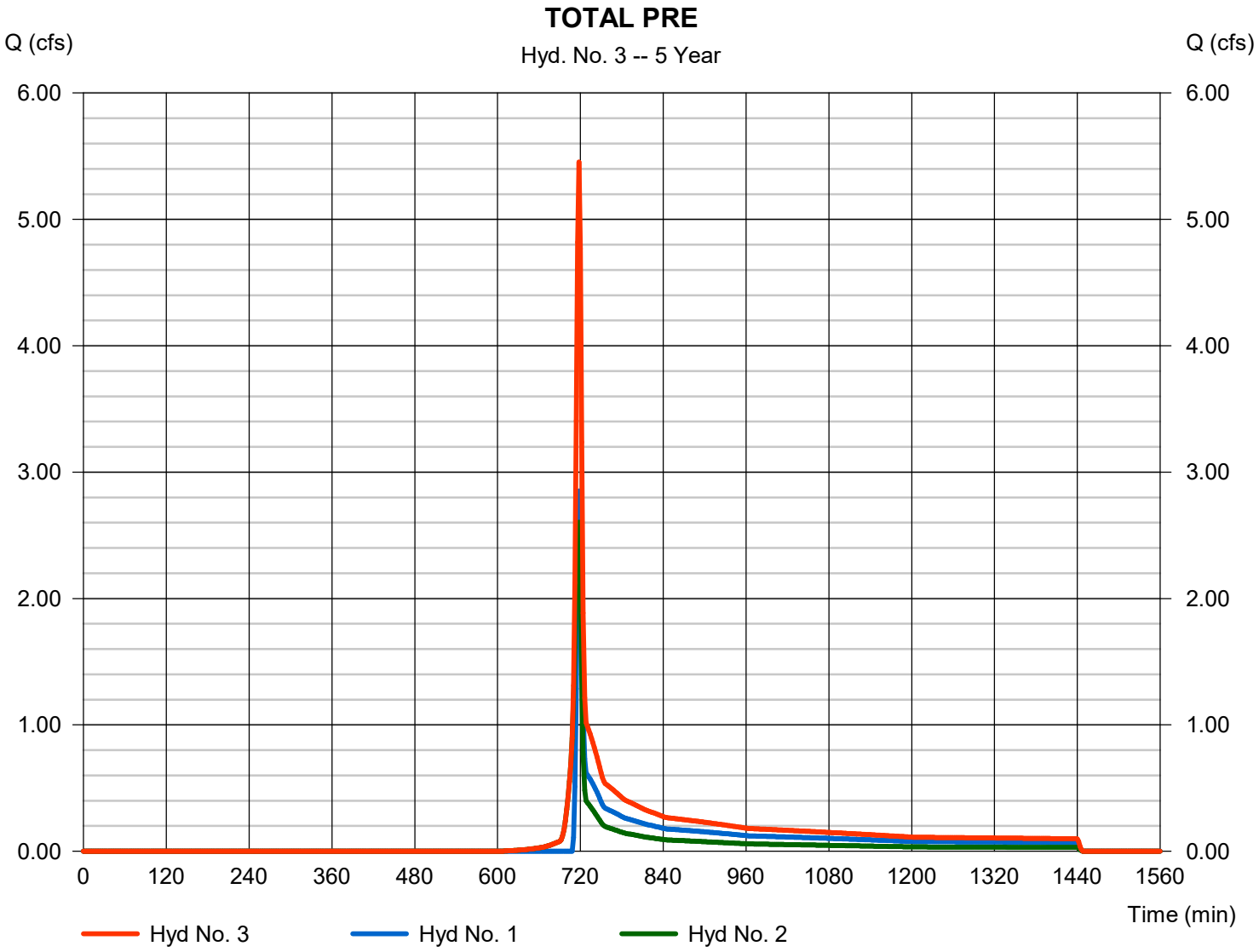


Hydrograph Report

Hyd. No. 3

TOTAL PRE

Hydrograph type	= Combine	Peak discharge	= 5.454 cfs
Storm frequency	= 5 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 12,541 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 5.360 ac



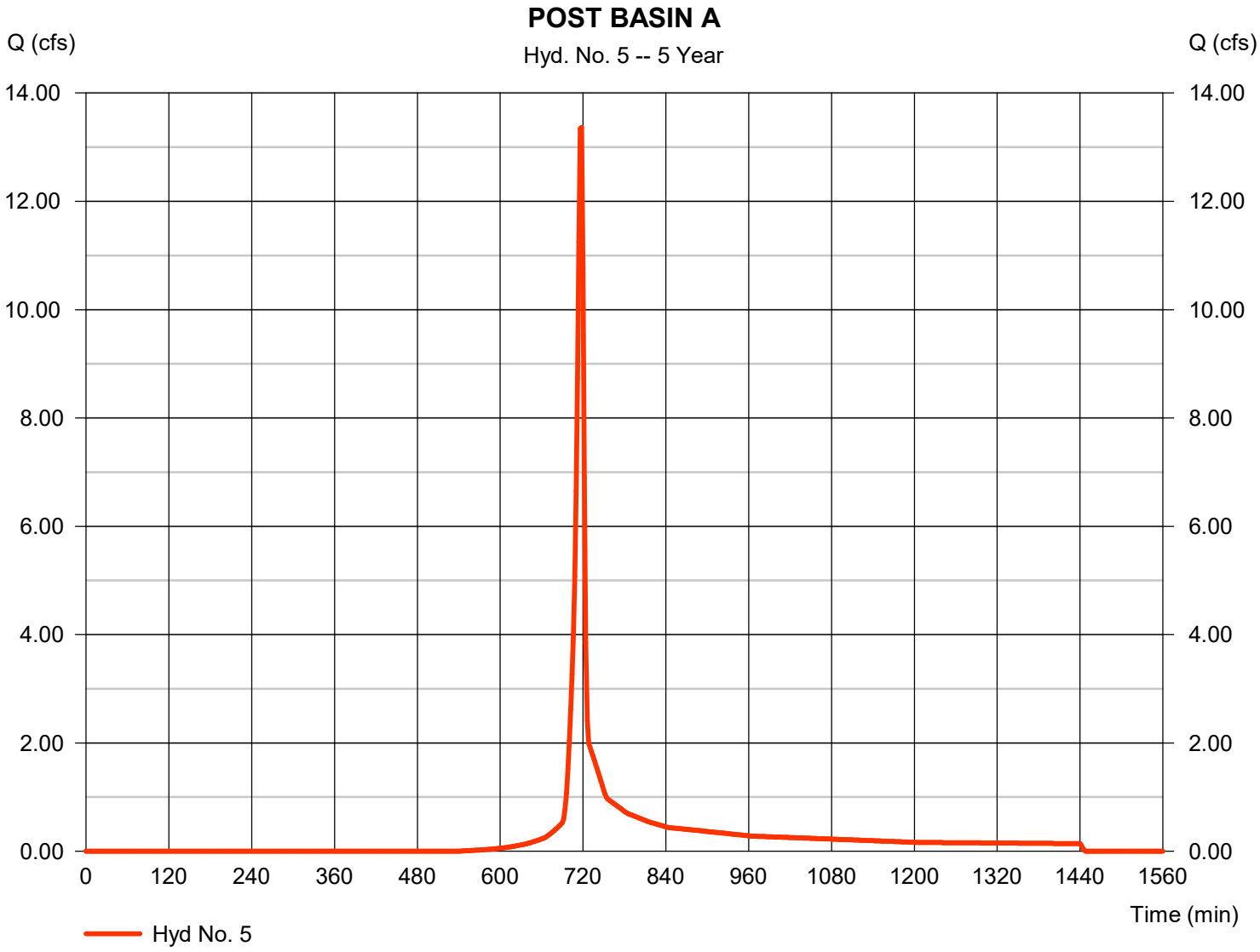
Hydrograph Report

Hyd. No. 5

POST BASIN A

Hydrograph type	= SCS Runoff	Peak discharge	= 13.36 cfs
Storm frequency	= 5 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 26,937 cuft
Drainage area	= 4.360 ac	Curve number	= 78*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 3.91 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.960 x 98) + (2.400 x 61)] / 4.360



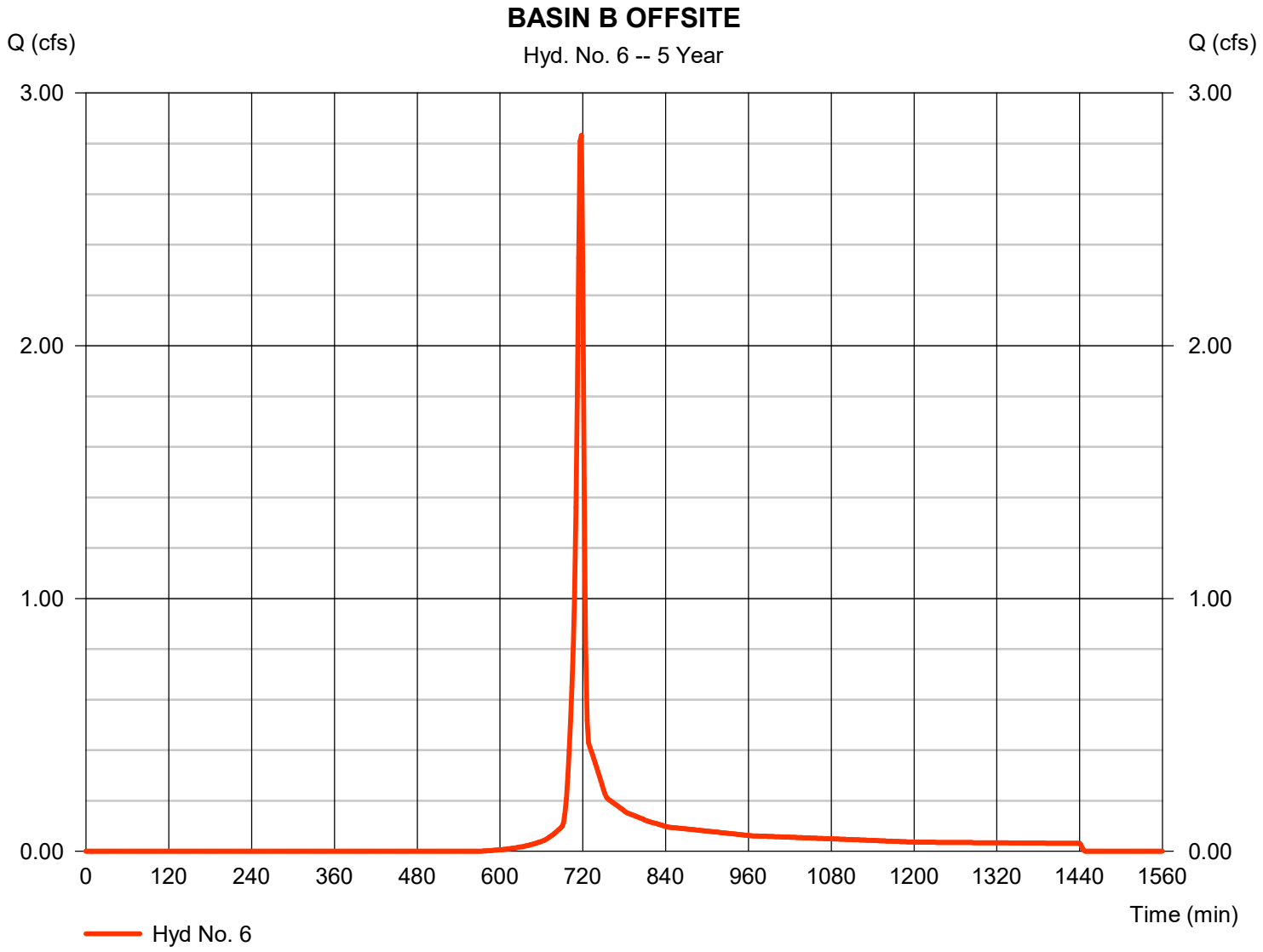
Hydrograph Report

Hyd. No. 6

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.833 cfs
Storm frequency	=	5 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	5,683 cuft
Drainage area	=	1.000 ac	Curve number	=	76*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	3.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.400 x 98) + (0.600 x 61)] / 1.000

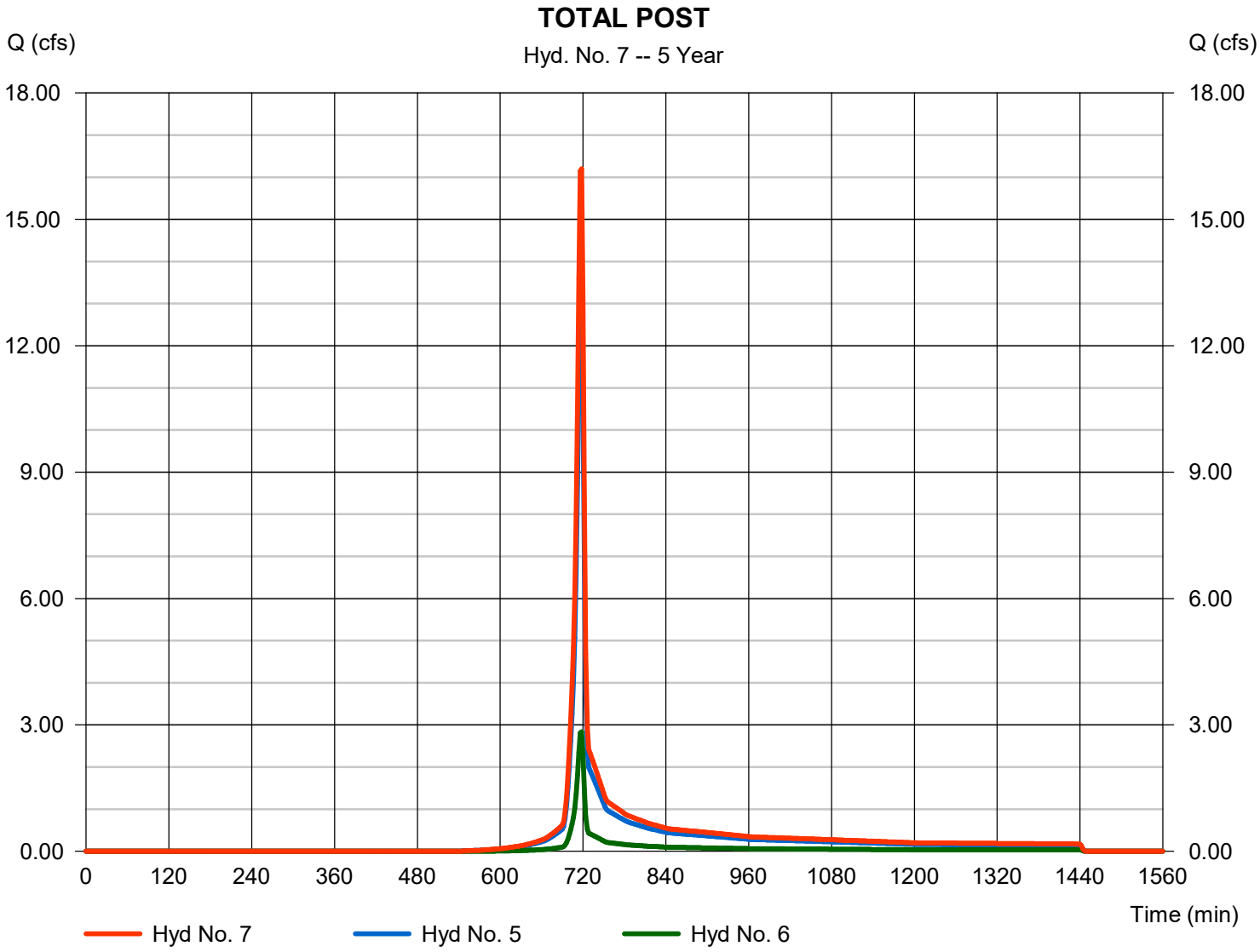


Hydrograph Report

Hyd. No. 7

TOTAL POST

Hydrograph type	= Combine	Peak discharge	= 16.20 cfs
Storm frequency	= 5 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 32,620 cuft
Inflow hyds.	= 5, 6	Contrib. drain. area	= 5.360 ac



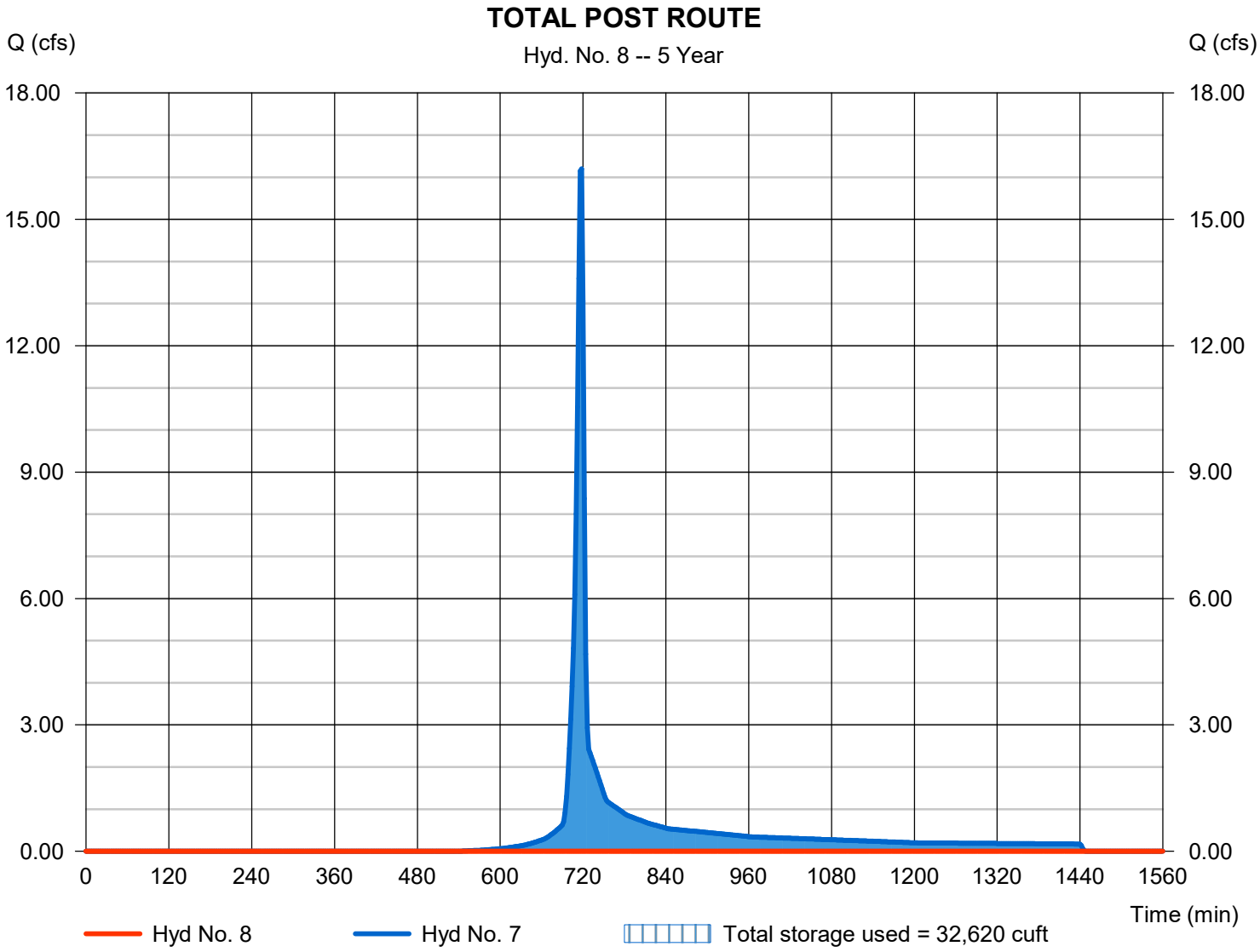
Hydrograph Report

Hyd. No. 8

TOTAL POST ROUTE

Hydrograph type	=	Reservoir	Peak discharge	=	0.000 cfs
Storm frequency	=	5 yrs	Time to peak	=	n/a
Time interval	=	2 min	Hyd. volume	=	0 cuft
Inflow hyd. No.	=	7 - TOTAL POST	Max. Elevation	=	732.36 ft
Reservoir name	=	POND	Max. Storage	=	32,620 cuft

Storage Indication method used.

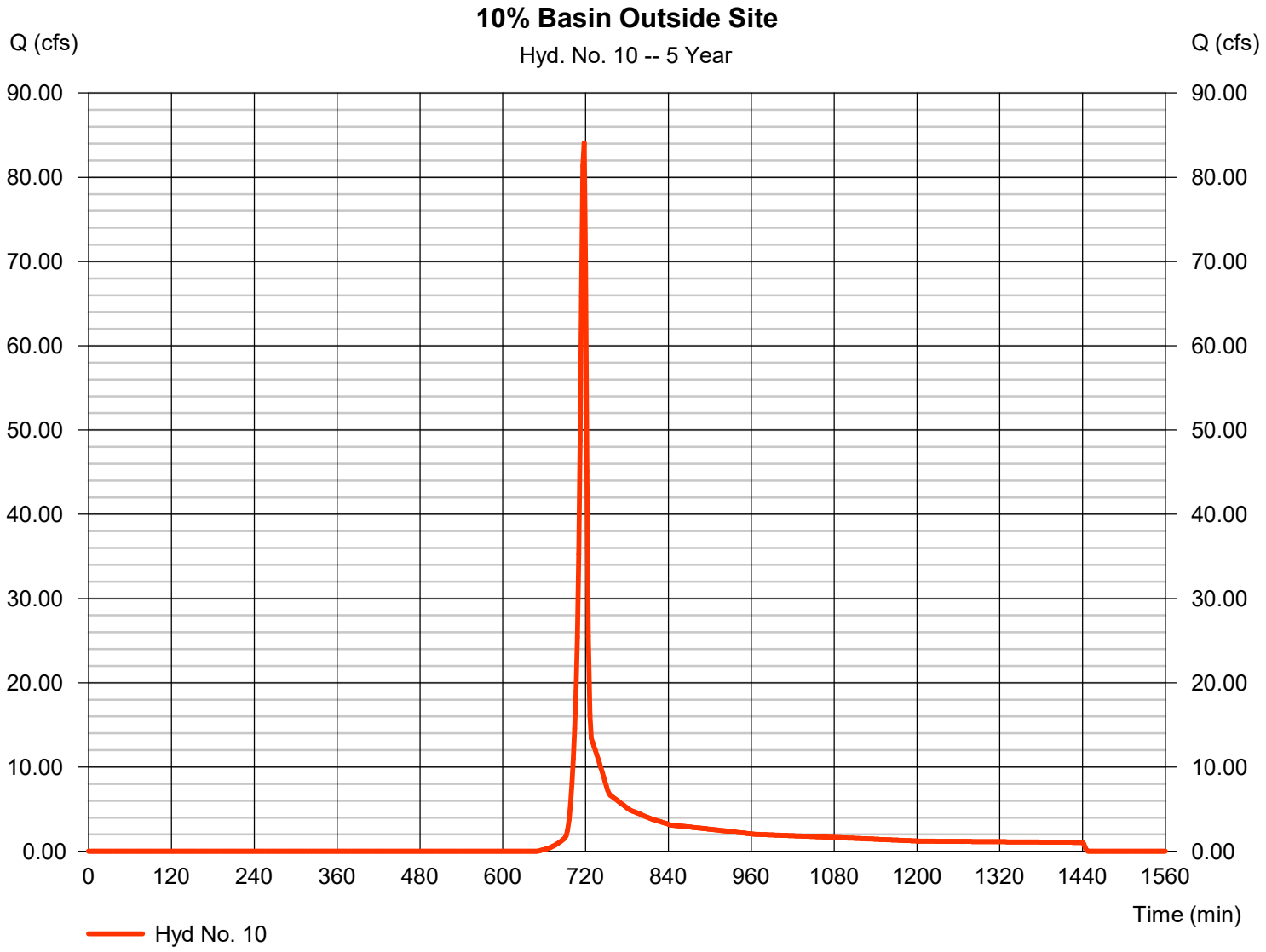


Hydrograph Report

Hyd. No. 10

10% Basin Outside Site

Hydrograph type	=	SCS Runoff	Peak discharge	=	84.10 cfs
Storm frequency	=	5 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	168,556 cuft
Drainage area	=	39.000 ac	Curve number	=	70
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	3.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

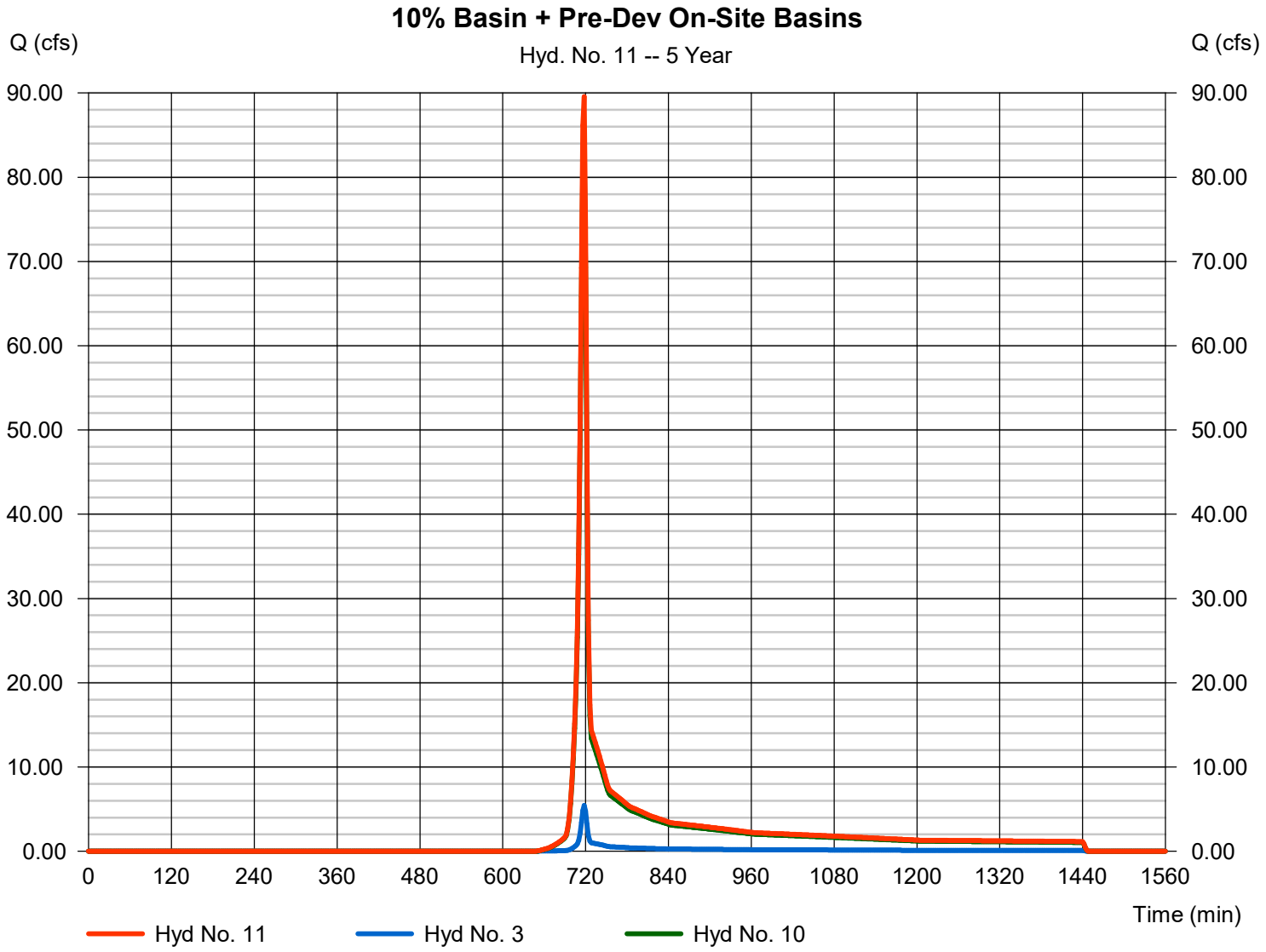


Hydrograph Report

Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

Hydrograph type	= Combine	Peak discharge	= 89.55 cfs
Storm frequency	= 5 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 181,097 cuft
Inflow hyds.	= 3, 10	Contrib. drain. area	= 39.000 ac

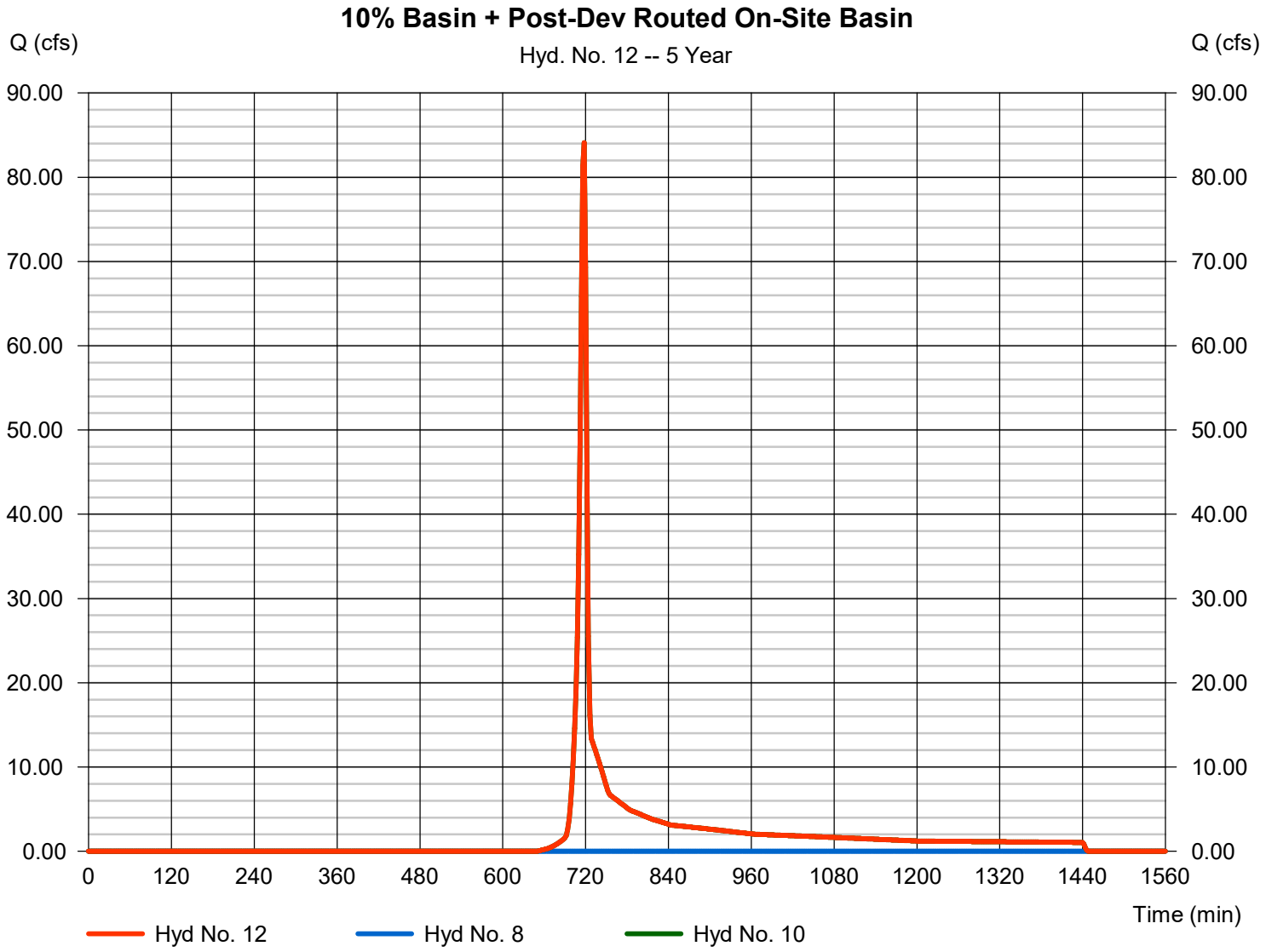


Hydrograph Report

Hyd. No. 12

10% Basin + Post-Dev Routed On-Site Basin

Hydrograph type	= Combine	Peak discharge	= 84.10 cfs
Storm frequency	= 5 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 168,556 cuft
Inflow hyds.	= 8, 10	Contrib. drain. area	= 39.000 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

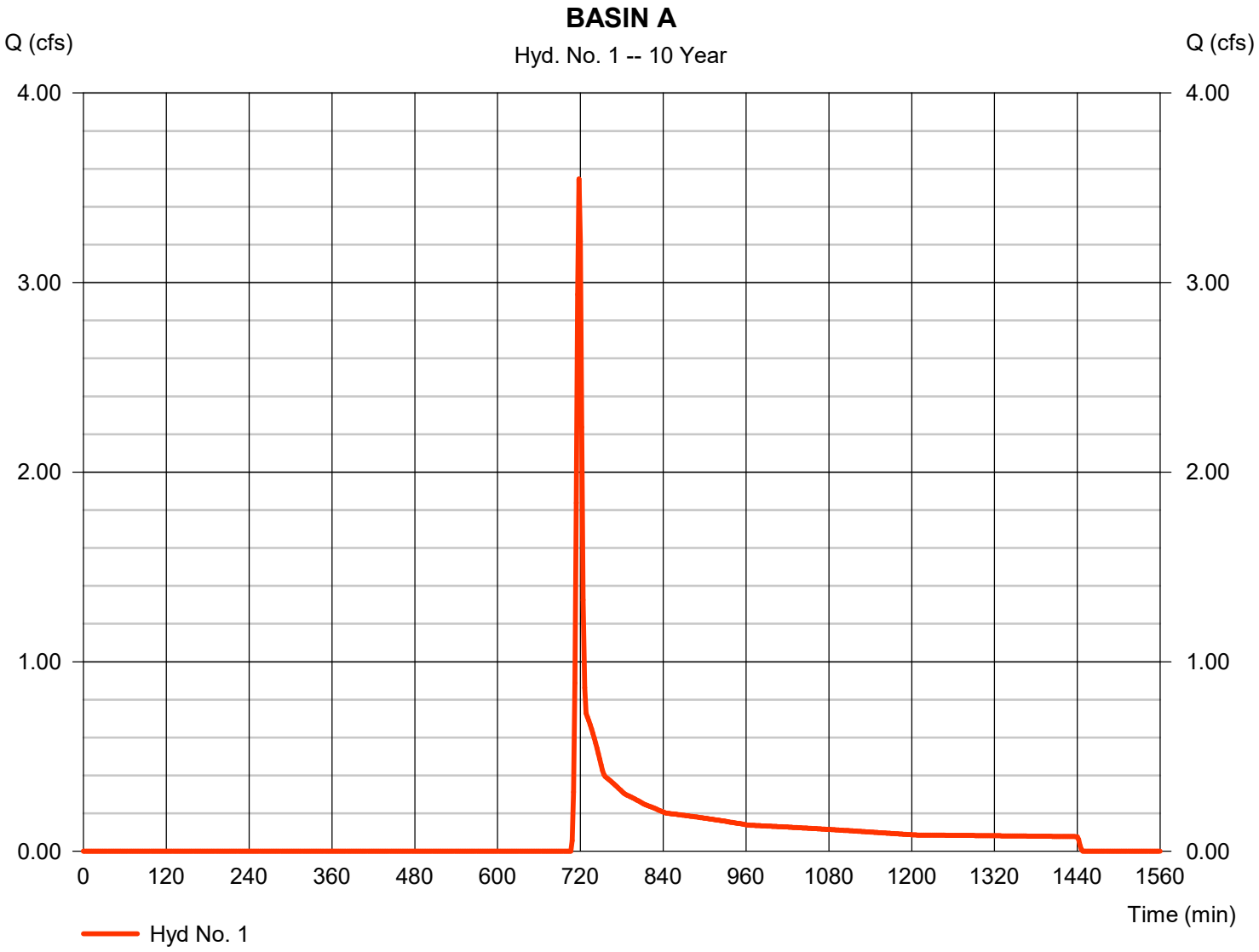
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	3.547	2	718	8,581	------	------	------	BASIN A
2	SCS Runoff	2.863	2	718	5,734	------	------	------	BASIN B OFFSITE
3	Combine	6.409	2	718	14,315	1, 2	------	------	TOTAL PRE
5	SCS Runoff	14.57	2	716	29,423	------	------	------	POST BASIN A
6	SCS Runoff	3.100	2	718	6,231	------	------	------	BASIN B OFFSITE
7	Combine	17.66	2	716	35,654	5, 6	------	------	TOTAL POST
8	Reservoir	0.000	2	n/a	0	7	732.62	35,654	TOTAL POST ROUTE
10	SCS Runoff	93.54	2	718	187,186	------	------	------	10% Basin Outside Site
11	Combine	99.95	2	718	201,501	3, 10	------	------	10% Basin + Pre-Dev On-Site Basins
12	Combine	93.54	2	718	187,186	8, 10,	------	------	10% Basin + Post-Dev Routed On-Sit

Hydrograph Report

Hyd. No. 1

BASIN A

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.547 cfs
Storm frequency	=	10 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	8,581 cuft
Drainage area	=	4.360 ac	Curve number	=	55
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	4.12 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



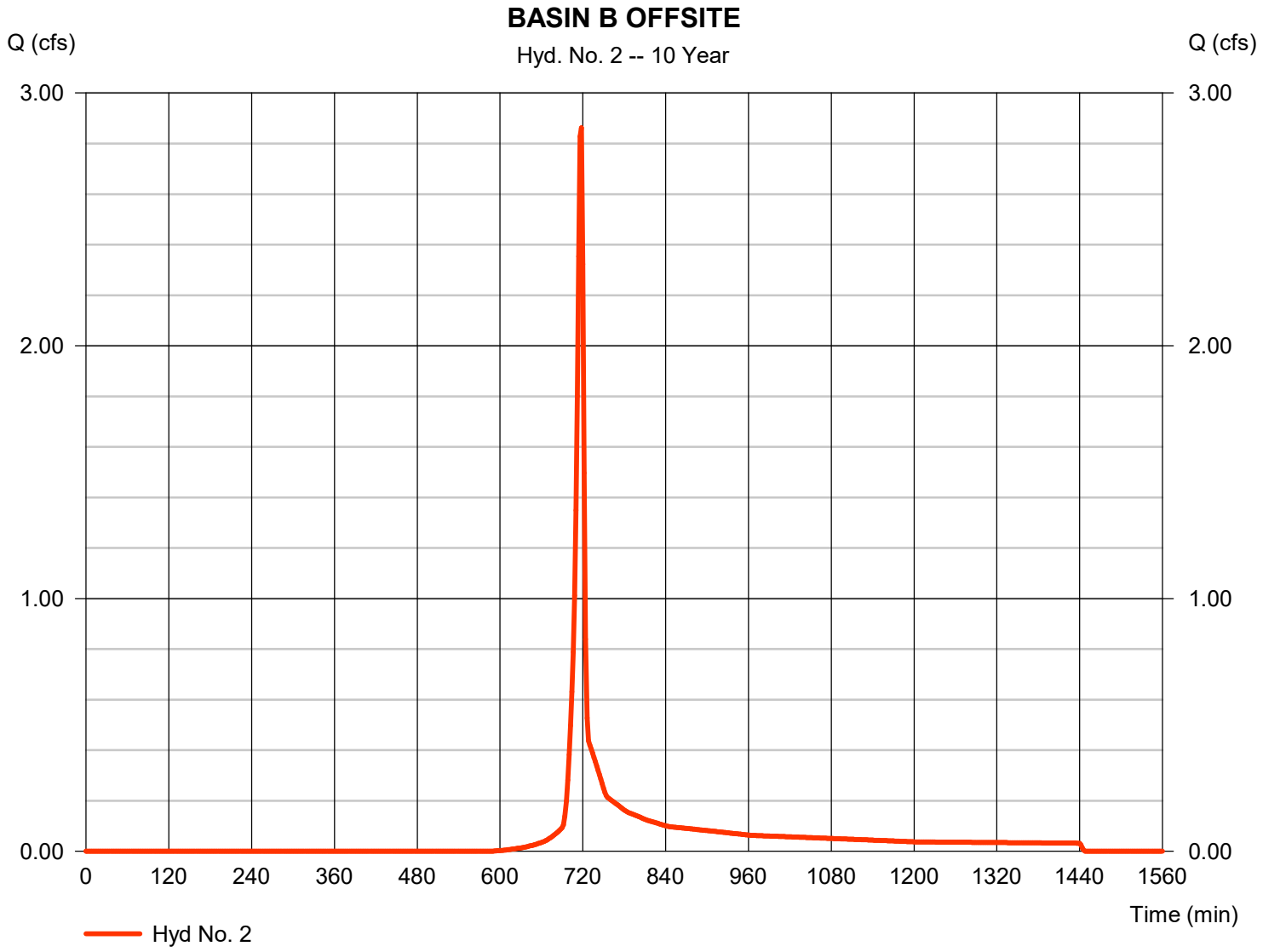
Hydrograph Report

Hyd. No. 2

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.863 cfs
Storm frequency	=	10 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	5,734 cuft
Drainage area	=	1.000 ac	Curve number	=	74*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	4.12 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.350 x 98) + (0.650 x 61)] / 1.000

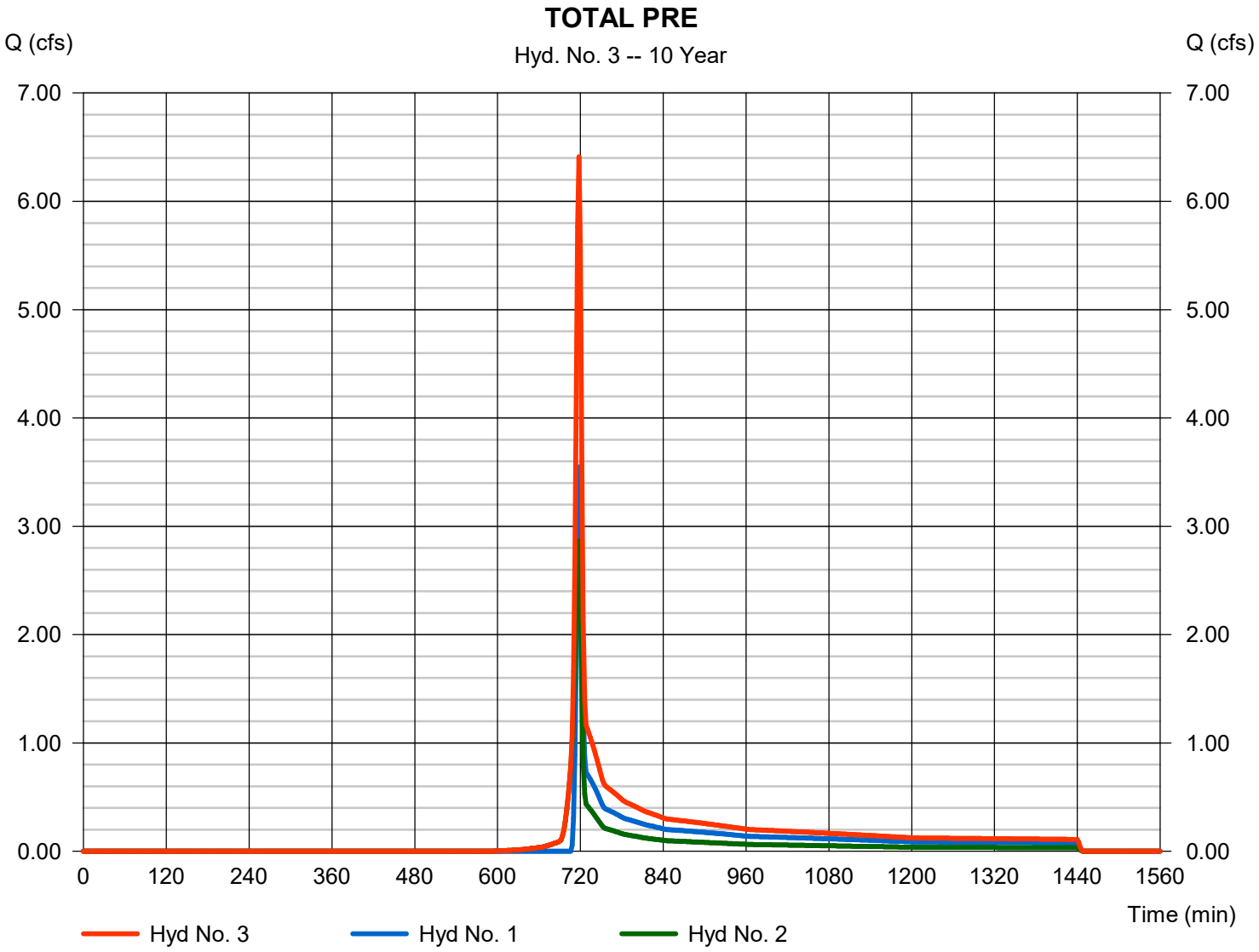


Hydrograph Report

Hyd. No. 3

TOTAL PRE

Hydrograph type	= Combine	Peak discharge	= 6.409 cfs
Storm frequency	= 10 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 14,315 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 5.360 ac



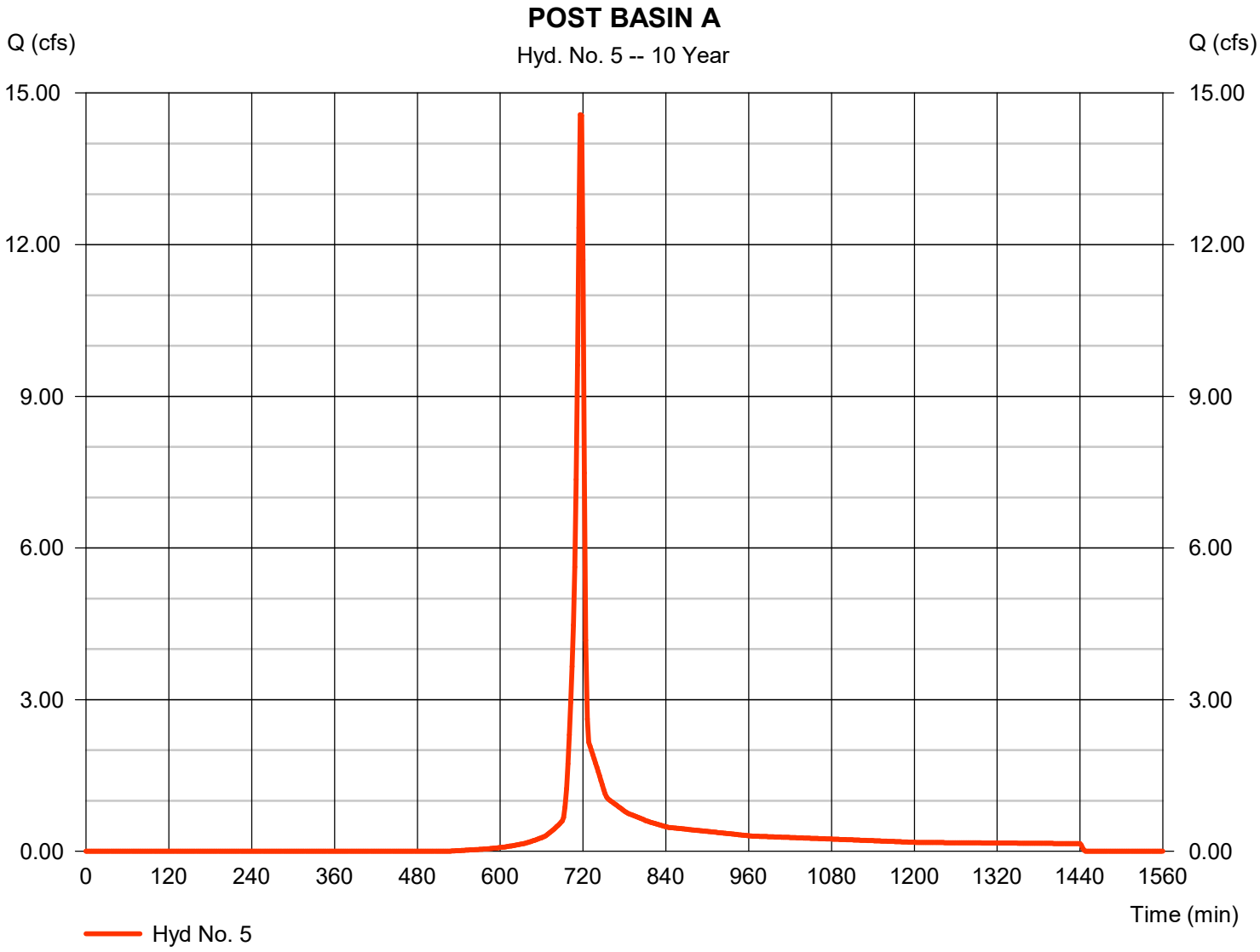
Hydrograph Report

Hyd. No. 5

POST BASIN A

Hydrograph type	= SCS Runoff	Peak discharge	= 14.57 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 29,423 cuft
Drainage area	= 4.360 ac	Curve number	= 78*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 4.12 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.960 x 98) + (2.400 x 61)] / 4.360



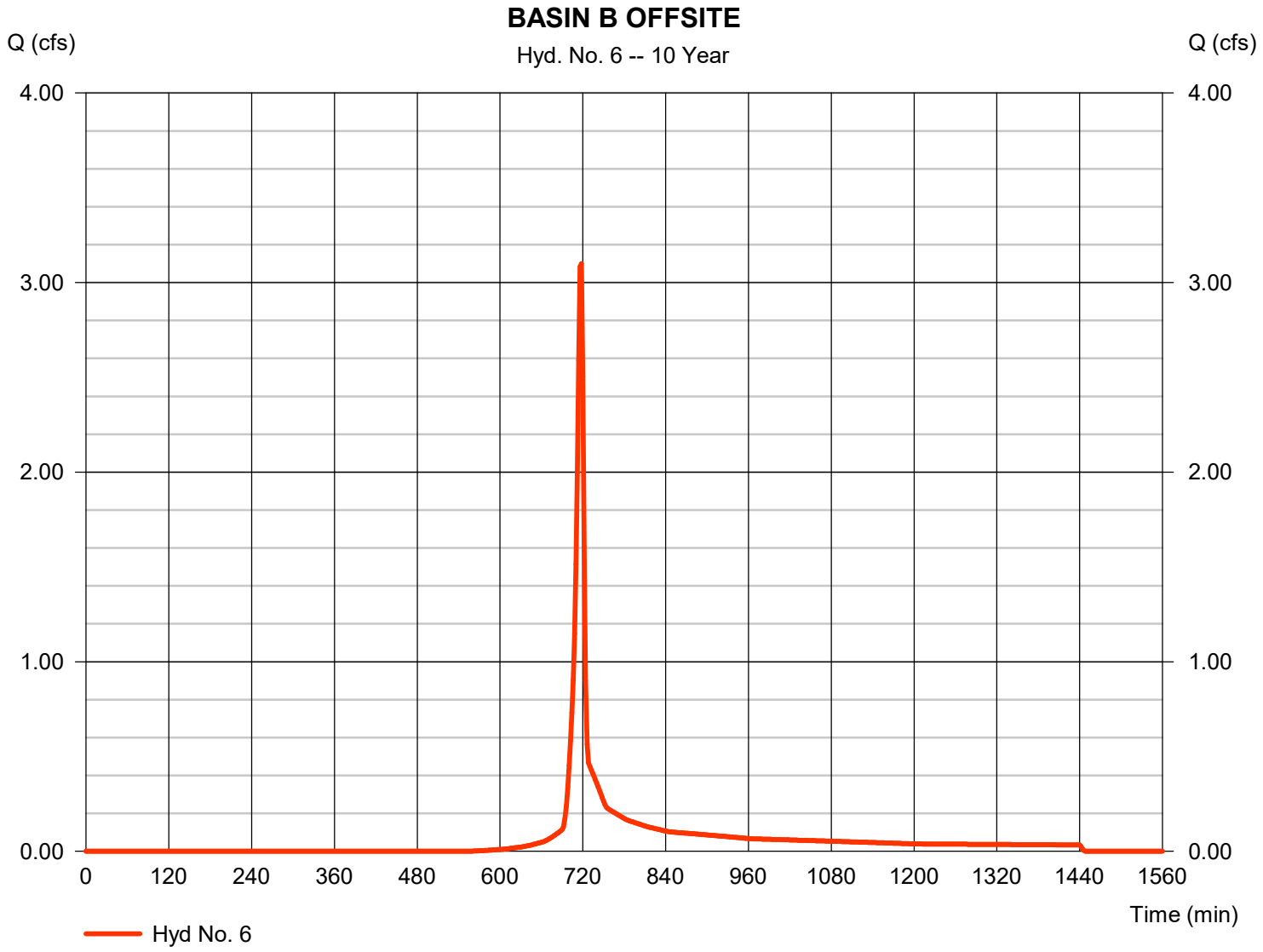
Hydrograph Report

Hyd. No. 6

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.100 cfs
Storm frequency	=	10 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	6,231 cuft
Drainage area	=	1.000 ac	Curve number	=	76*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	4.12 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.400 x 98) + (0.600 x 61)] / 1.000

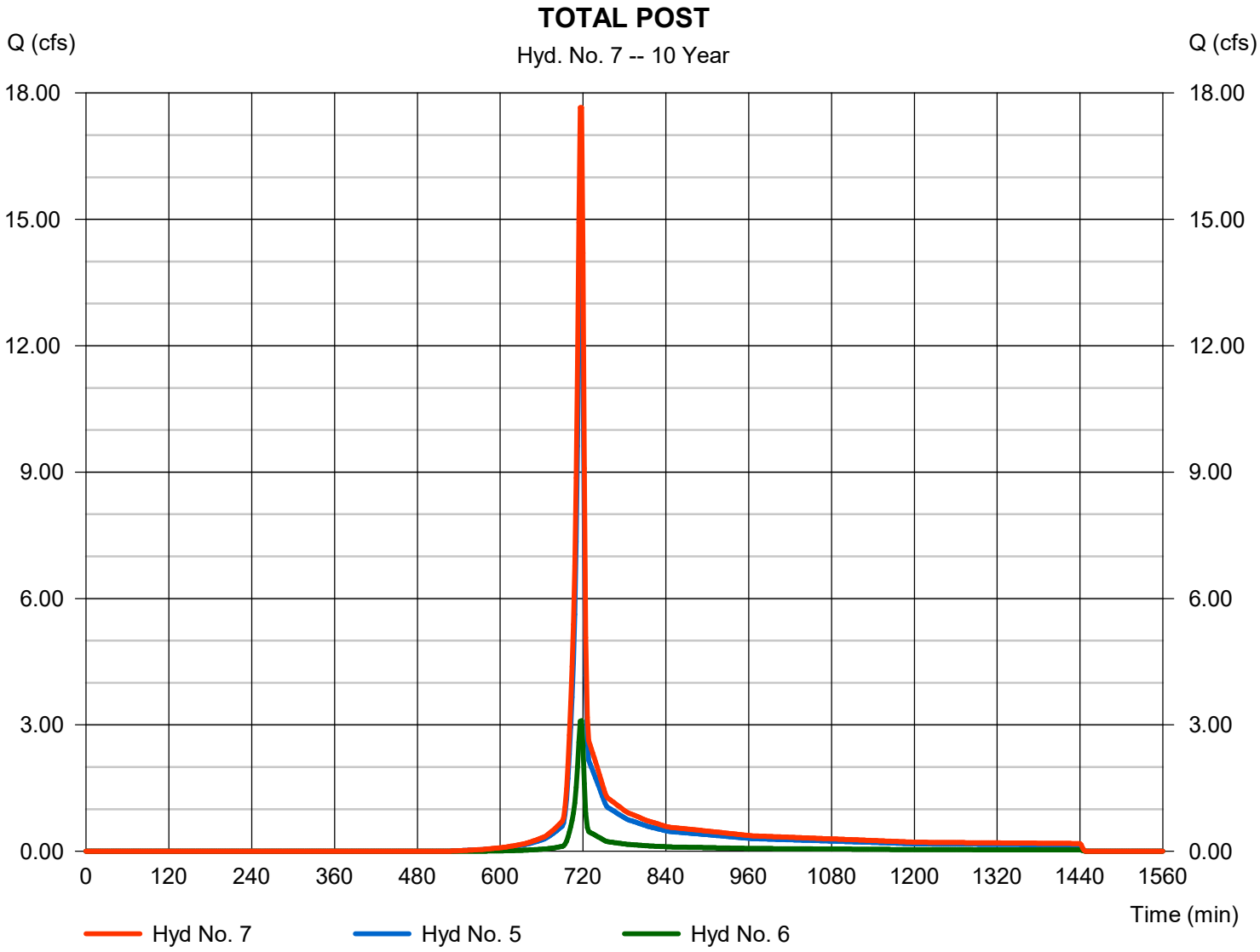


Hydrograph Report

Hyd. No. 7

TOTAL POST

Hydrograph type	= Combine	Peak discharge	= 17.66 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 35,654 cuft
Inflow hyds.	= 5, 6	Contrib. drain. area	= 5.360 ac



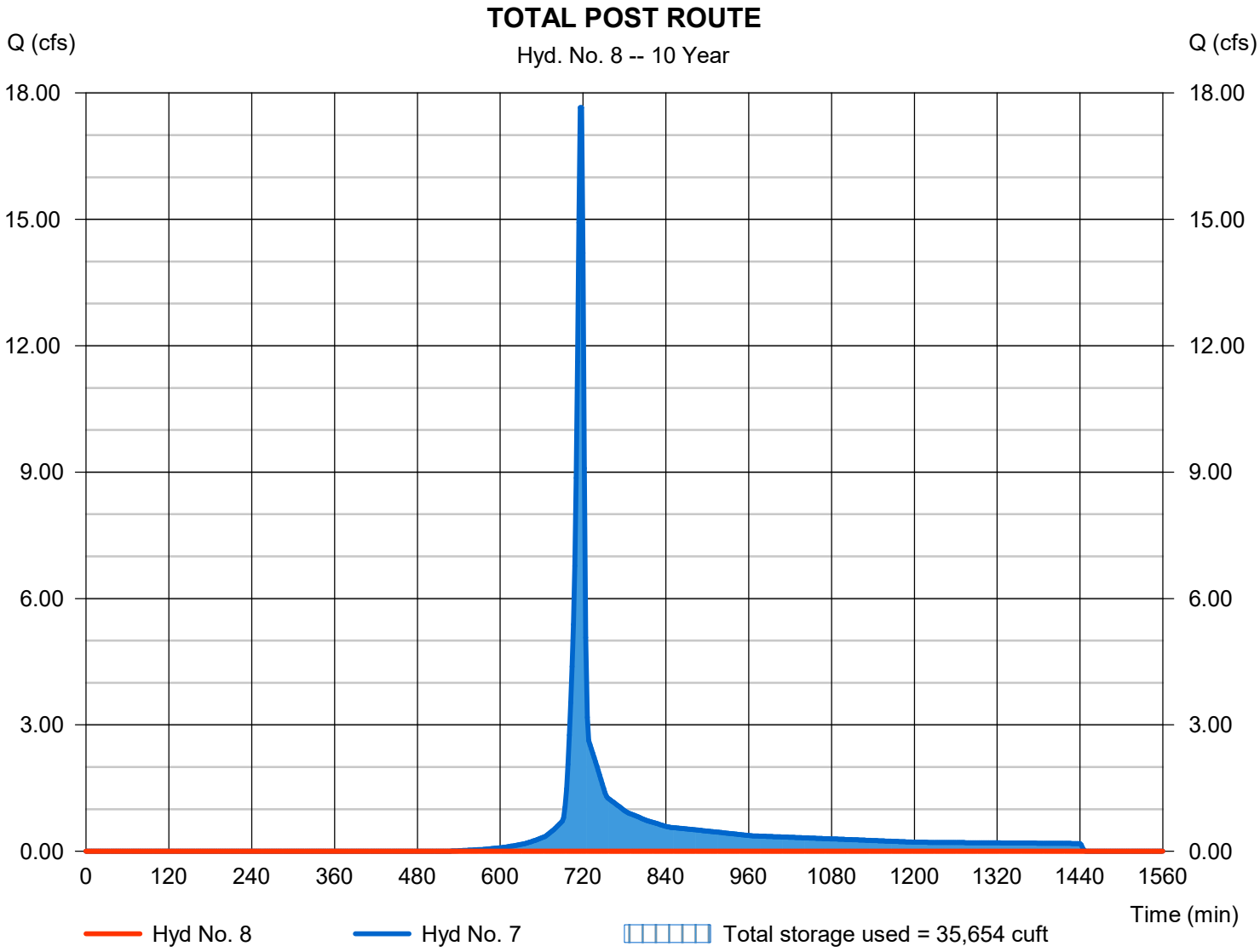
Hydrograph Report

Hyd. No. 8

TOTAL POST ROUTE

Hydrograph type	=	Reservoir	Peak discharge	=	0.000 cfs
Storm frequency	=	10 yrs	Time to peak	=	n/a
Time interval	=	2 min	Hyd. volume	=	0 cuft
Inflow hyd. No.	=	7 - TOTAL POST	Max. Elevation	=	732.62 ft
Reservoir name	=	POND	Max. Storage	=	35,654 cuft

Storage Indication method used.

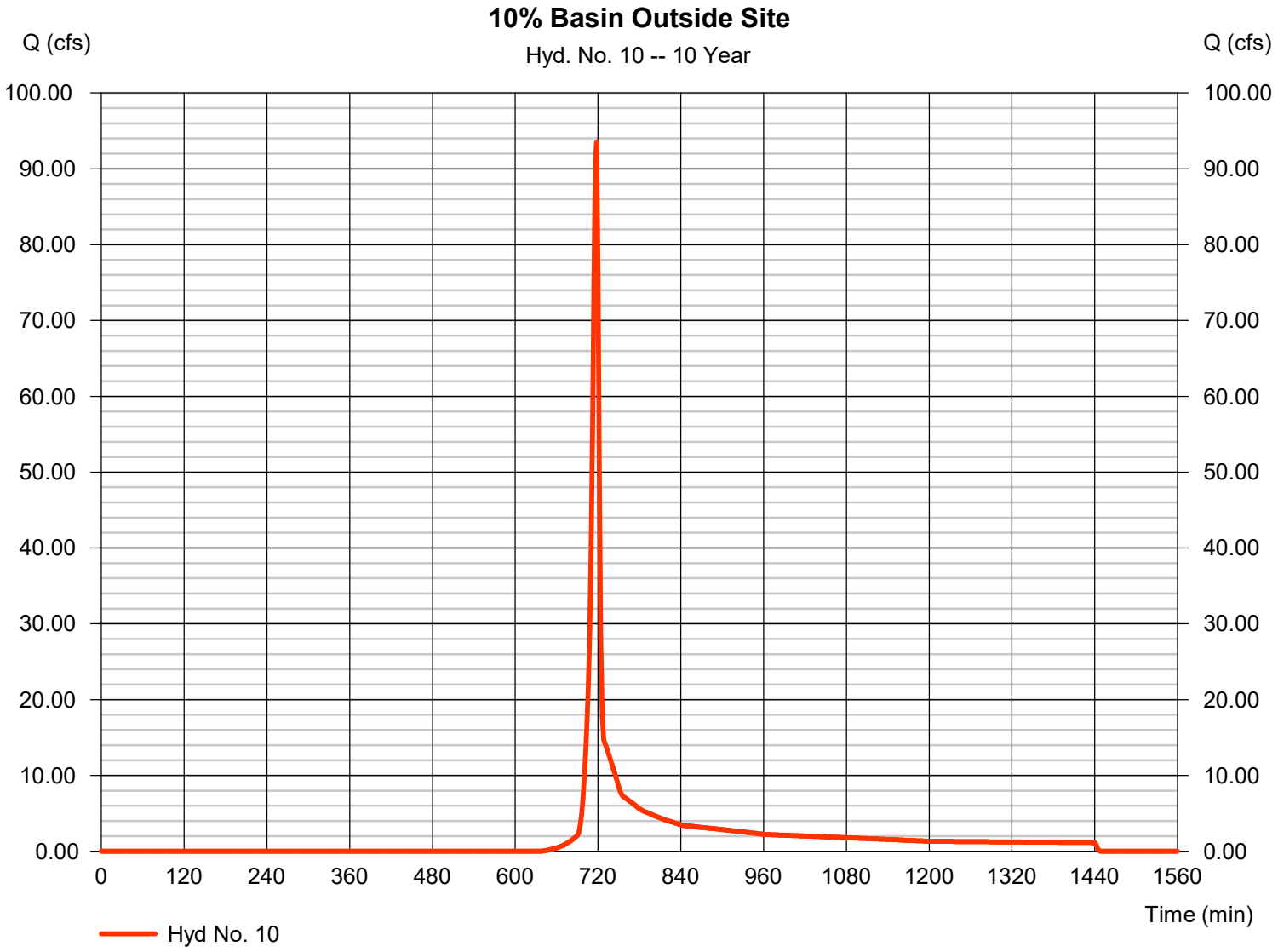


Hydrograph Report

Hyd. No. 10

10% Basin Outside Site

Hydrograph type	=	SCS Runoff	Peak discharge	=	93.54 cfs
Storm frequency	=	10 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	187,186 cuft
Drainage area	=	39.000 ac	Curve number	=	70
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	4.12 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

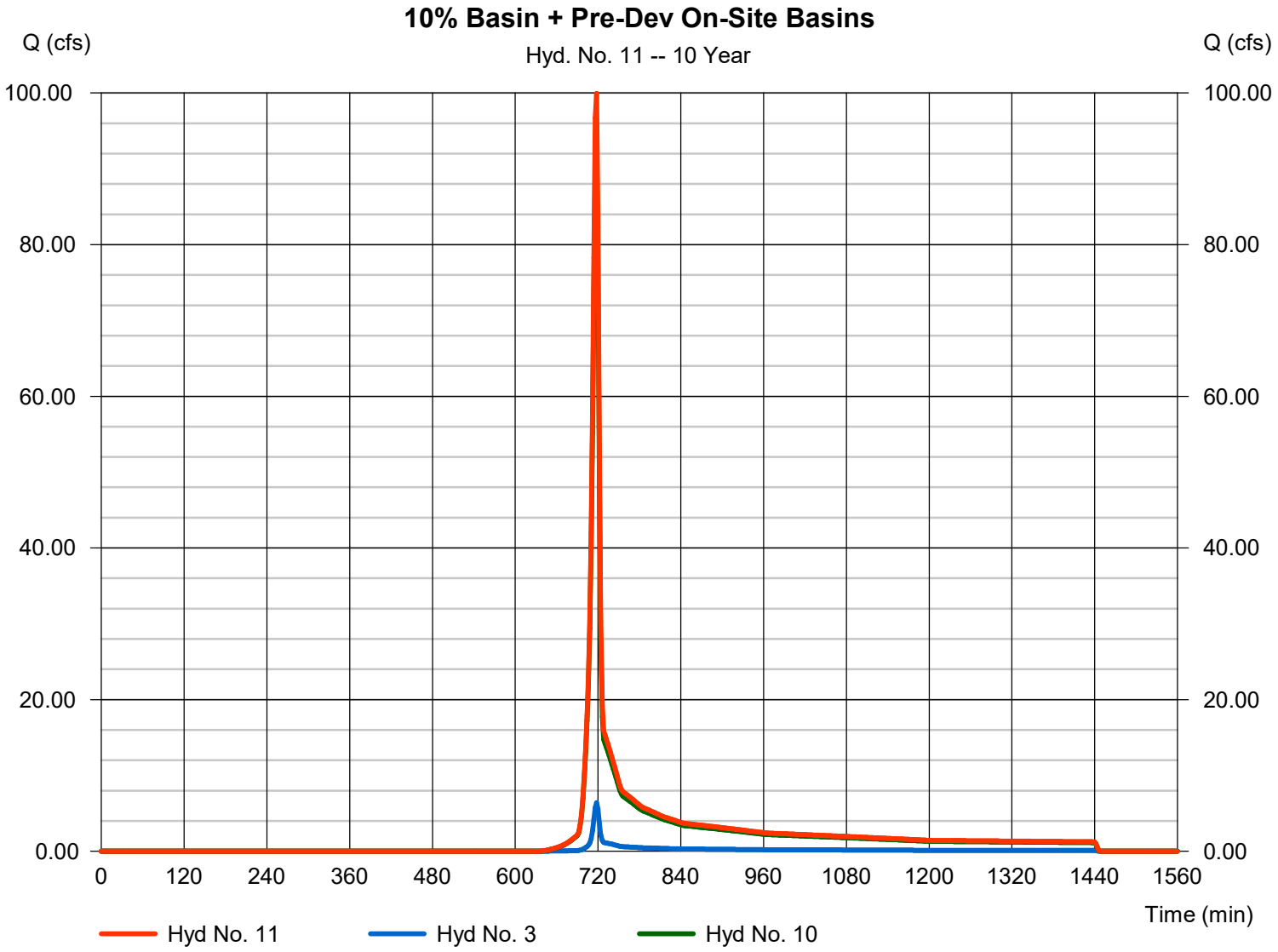


Hydrograph Report

Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

Hydrograph type	= Combine	Peak discharge	= 99.95 cfs
Storm frequency	= 10 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 201,501 cuft
Inflow hyds.	= 3, 10	Contrib. drain. area	= 39.000 ac

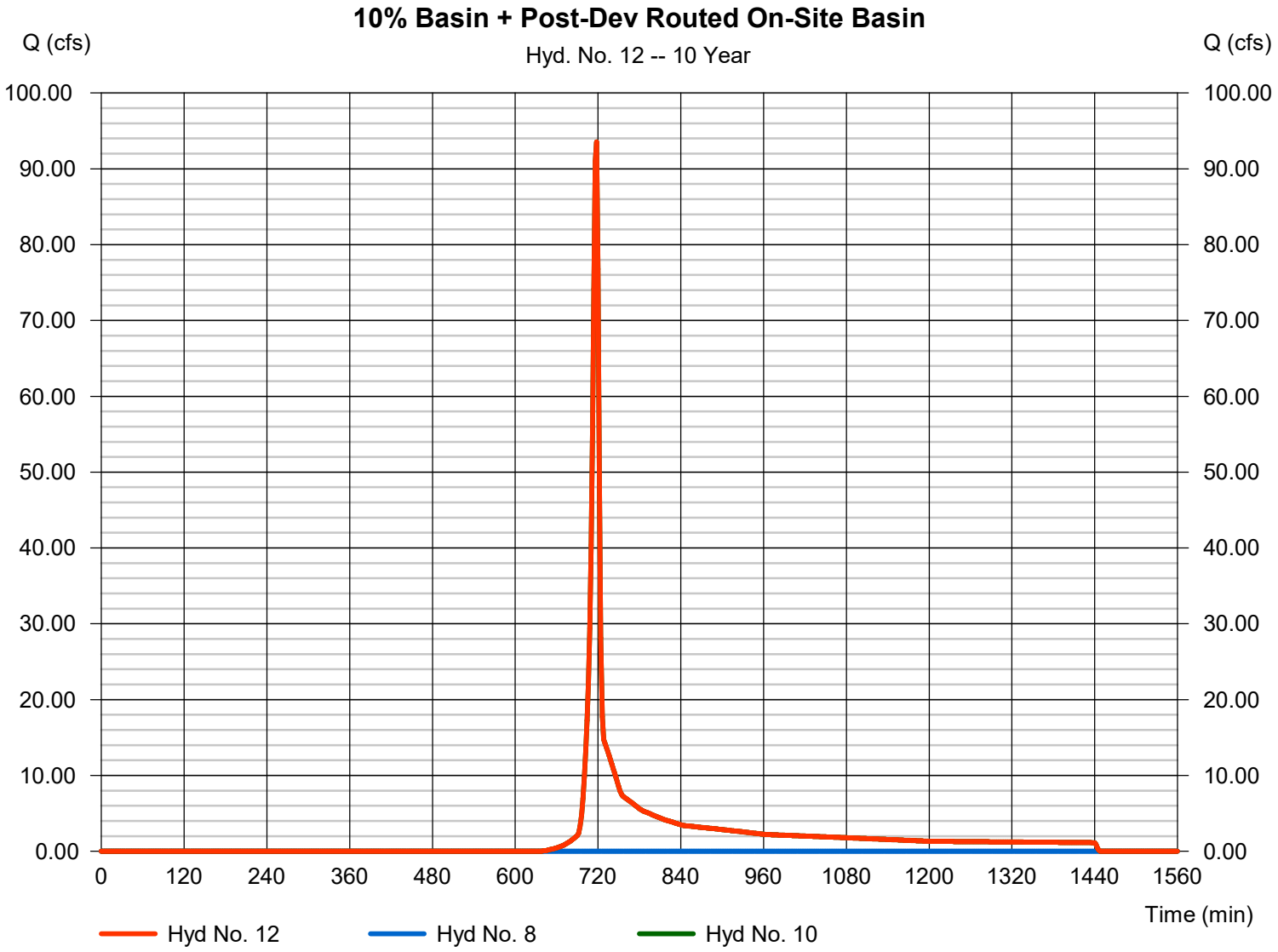


Hydrograph Report

Hyd. No. 12

10% Basin + Post-Dev Routed On-Site Basin

Hydrograph type	= Combine	Peak discharge	= 93.54 cfs
Storm frequency	= 10 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 187,186 cuft
Inflow hyds.	= 8, 10	Contrib. drain. area	= 39.000 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

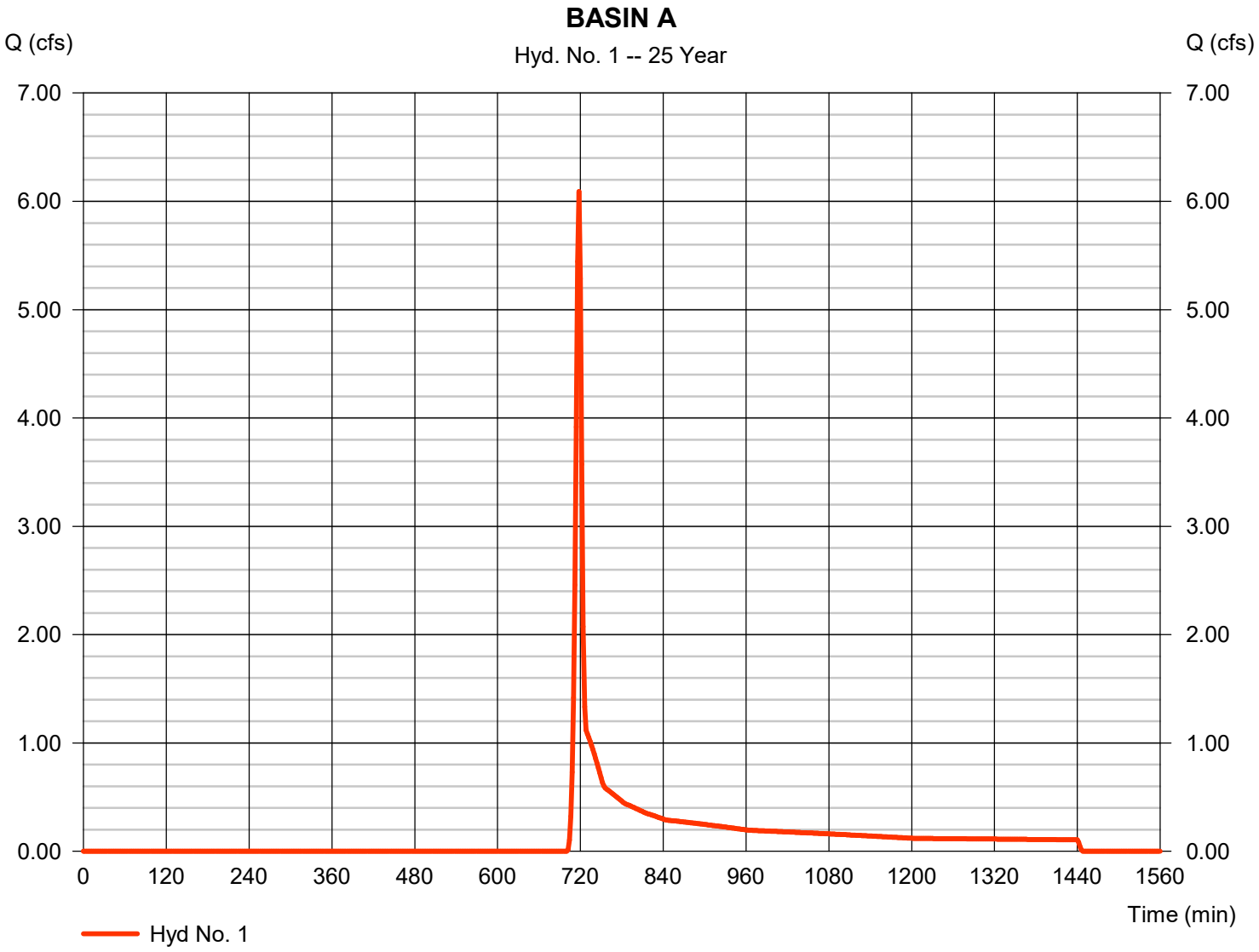
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	6.091	2	718	13,231	------	------	------	BASIN A
2	SCS Runoff	3.752	2	718	7,560	------	------	------	BASIN B OFFSITE
3	Combine	9.843	2	718	20,792	1, 2	------	------	TOTAL PRE
5	SCS Runoff	18.77	2	716	37,978	------	------	------	POST BASIN A
6	SCS Runoff	4.024	2	716	8,127	------	------	------	BASIN B OFFSITE
7	Combine	22.79	2	716	46,105	5, 6	------	------	TOTAL POST
8	Reservoir	0.000	2	n/a	0	7	733.49	46,105	TOTAL POST ROUTE
10	SCS Runoff	126.27	2	718	252,685	------	------	------	10% Basin Outside Site
11	Combine	136.11	2	718	273,477	3, 10	------	------	10% Basin + Pre-Dev On-Site Basins
12	Combine	126.27	2	718	252,685	8, 10,	------	------	10% Basin + Post-Dev Routed On-Sit

Hydrograph Report

Hyd. No. 1

BASIN A

Hydrograph type	=	SCS Runoff	Peak discharge	=	6.091 cfs
Storm frequency	=	25 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	13,231 cuft
Drainage area	=	4.360 ac	Curve number	=	55
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	4.82 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



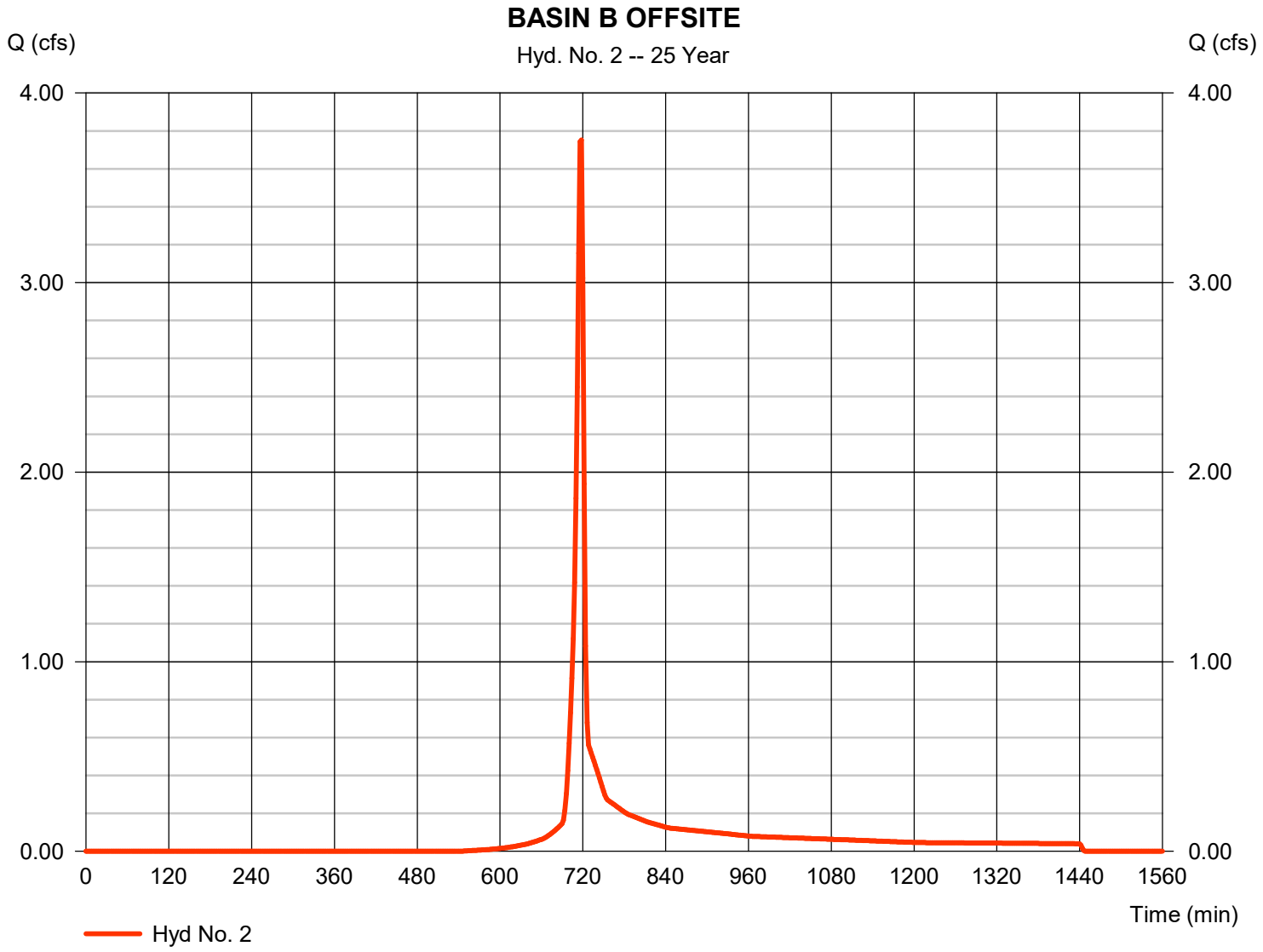
Hydrograph Report

Hyd. No. 2

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.752 cfs
Storm frequency	=	25 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	7,560 cuft
Drainage area	=	1.000 ac	Curve number	=	74*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	4.82 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.350 x 98) + (0.650 x 61)] / 1.000

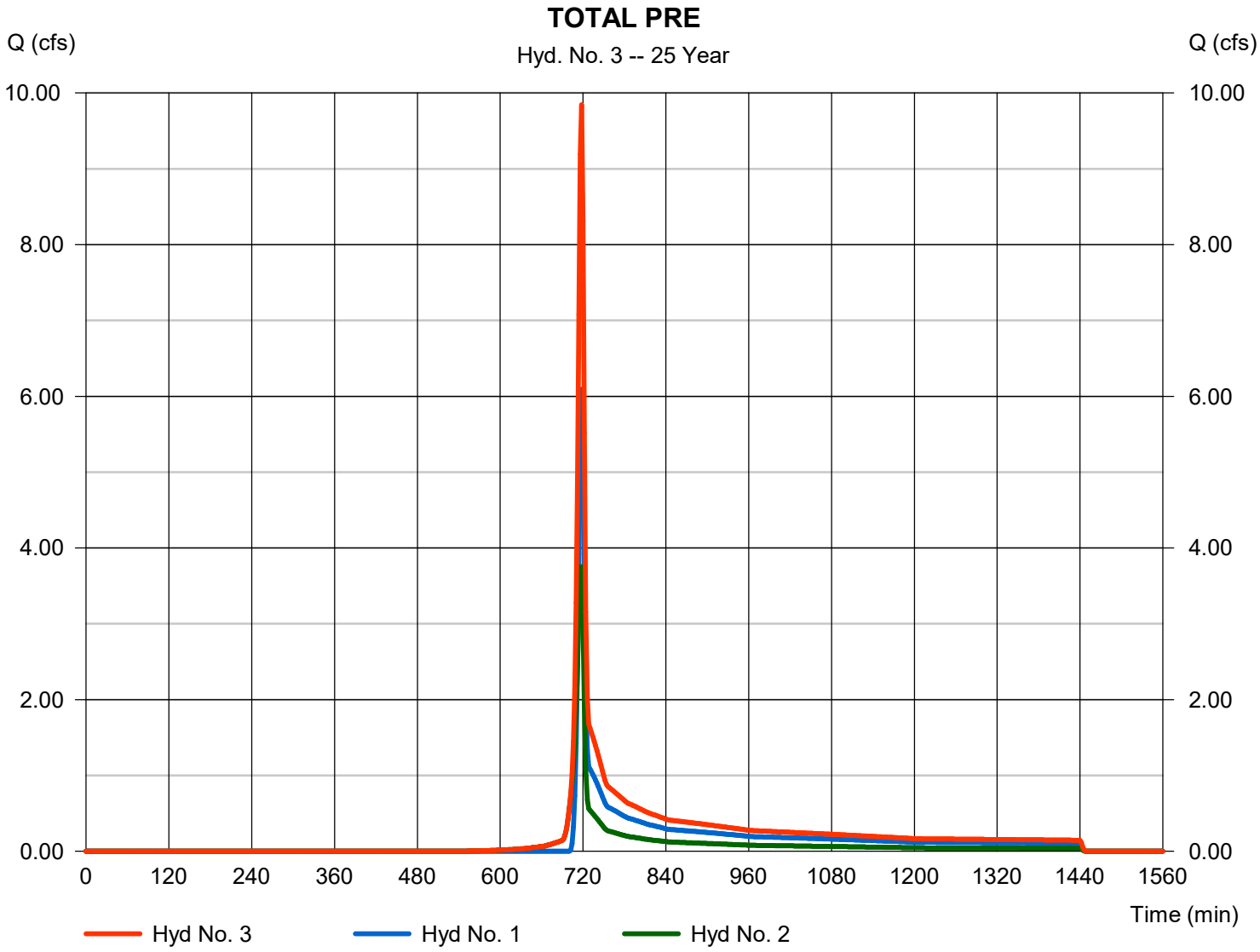


Hydrograph Report

Hyd. No. 3

TOTAL PRE

Hydrograph type	= Combine	Peak discharge	= 9.843 cfs
Storm frequency	= 25 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 20,792 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 5.360 ac



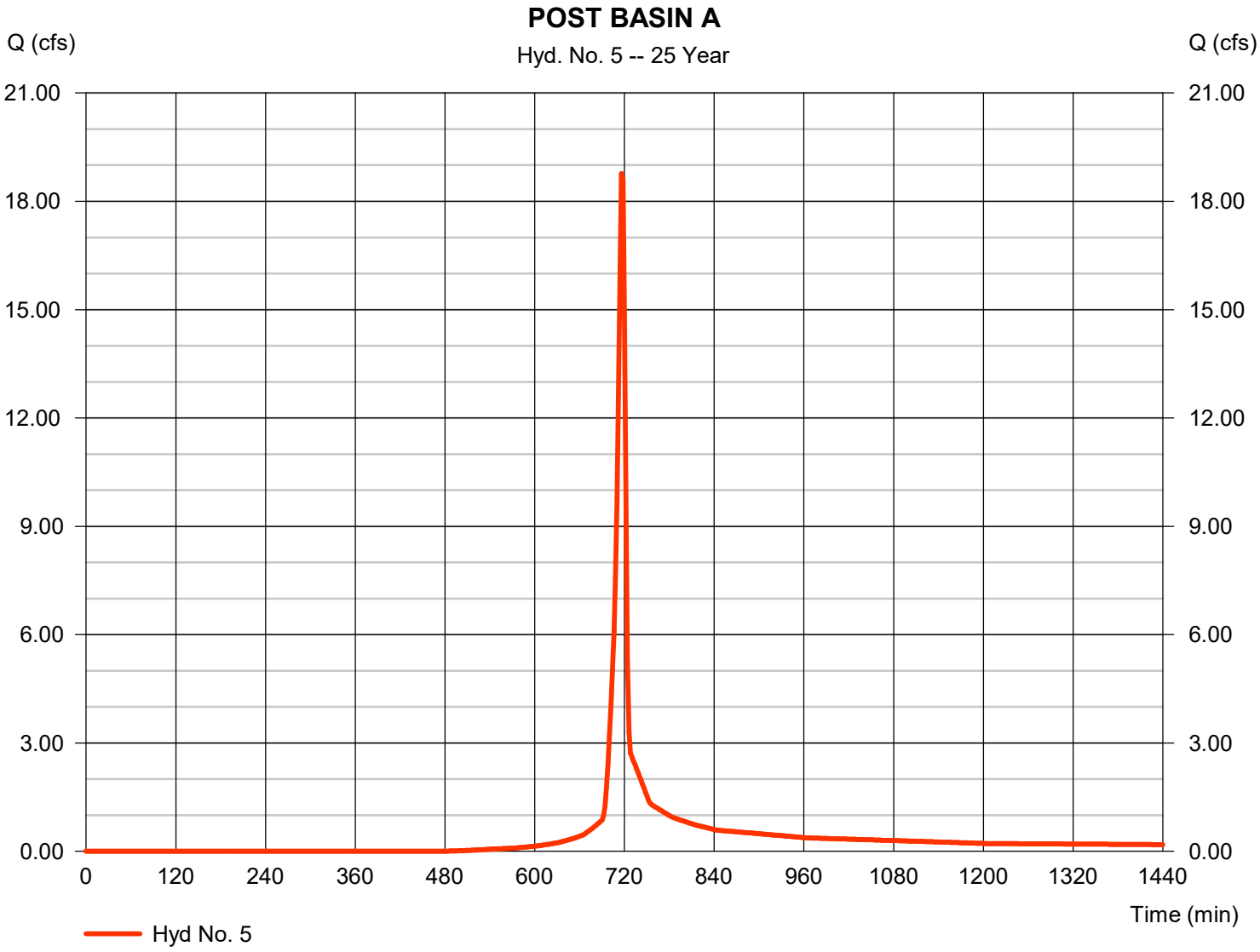
Hydrograph Report

Hyd. No. 5

POST BASIN A

Hydrograph type	= SCS Runoff	Peak discharge	= 18.77 cfs
Storm frequency	= 25 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 37,978 cuft
Drainage area	= 4.360 ac	Curve number	= 78*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 4.82 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.960 x 98) + (2.400 x 61)] / 4.360



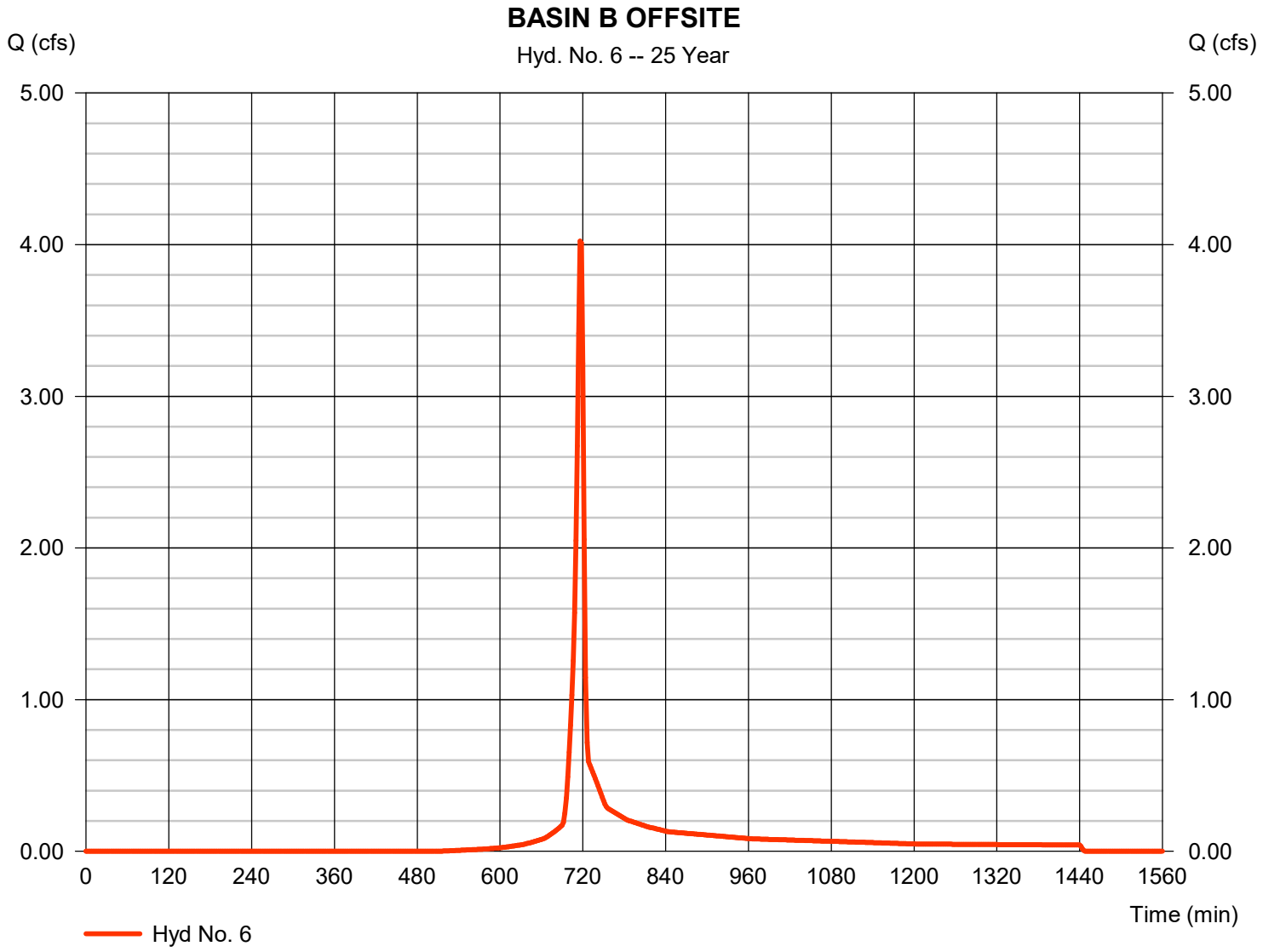
Hydrograph Report

Hyd. No. 6

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	4.024 cfs
Storm frequency	=	25 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	8,127 cuft
Drainage area	=	1.000 ac	Curve number	=	76*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	4.82 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.400 x 98) + (0.600 x 61)] / 1.000

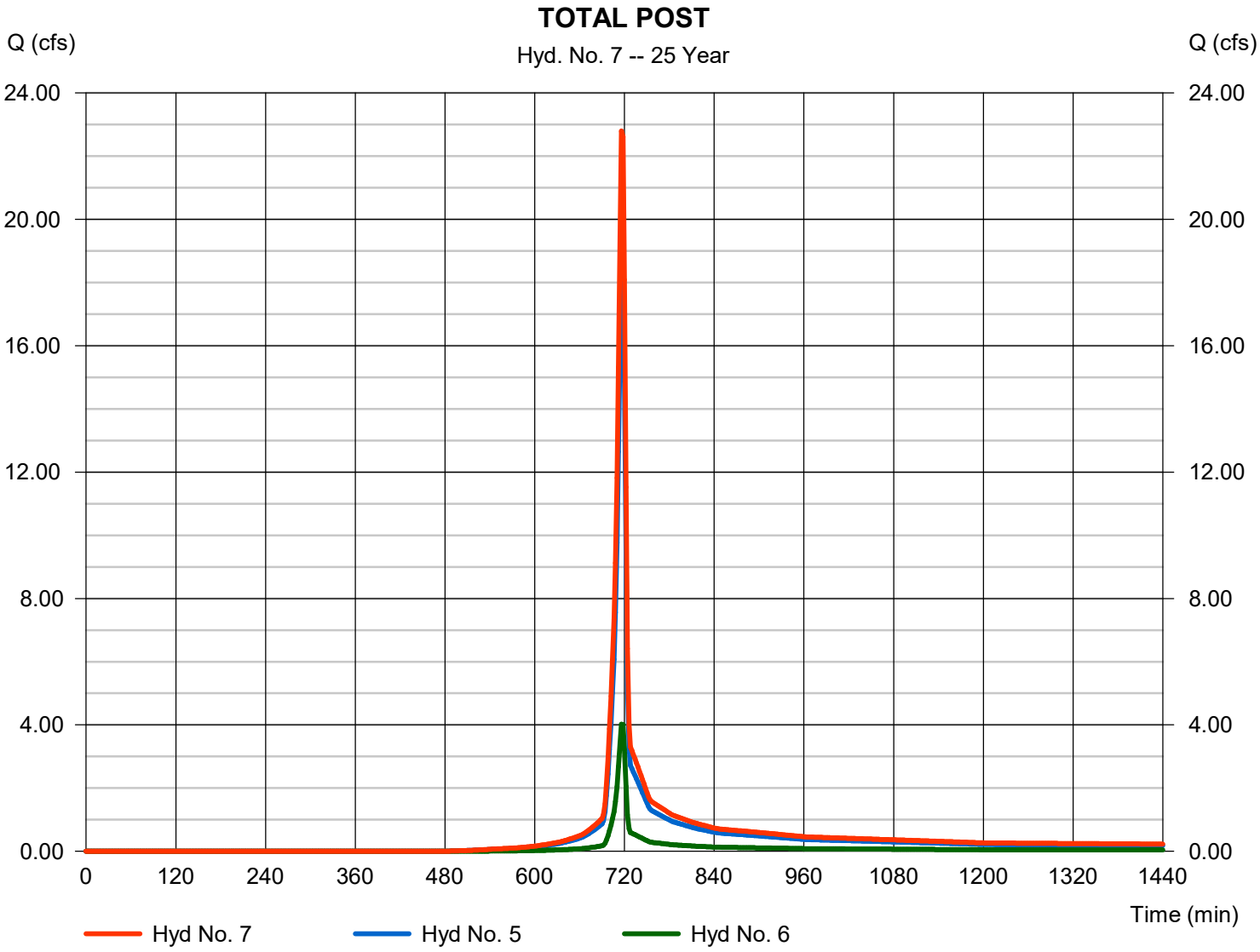


Hydrograph Report

Hyd. No. 7

TOTAL POST

Hydrograph type	= Combine	Peak discharge	= 22.79 cfs
Storm frequency	= 25 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 46,105 cuft
Inflow hyds.	= 5, 6	Contrib. drain. area	= 5.360 ac



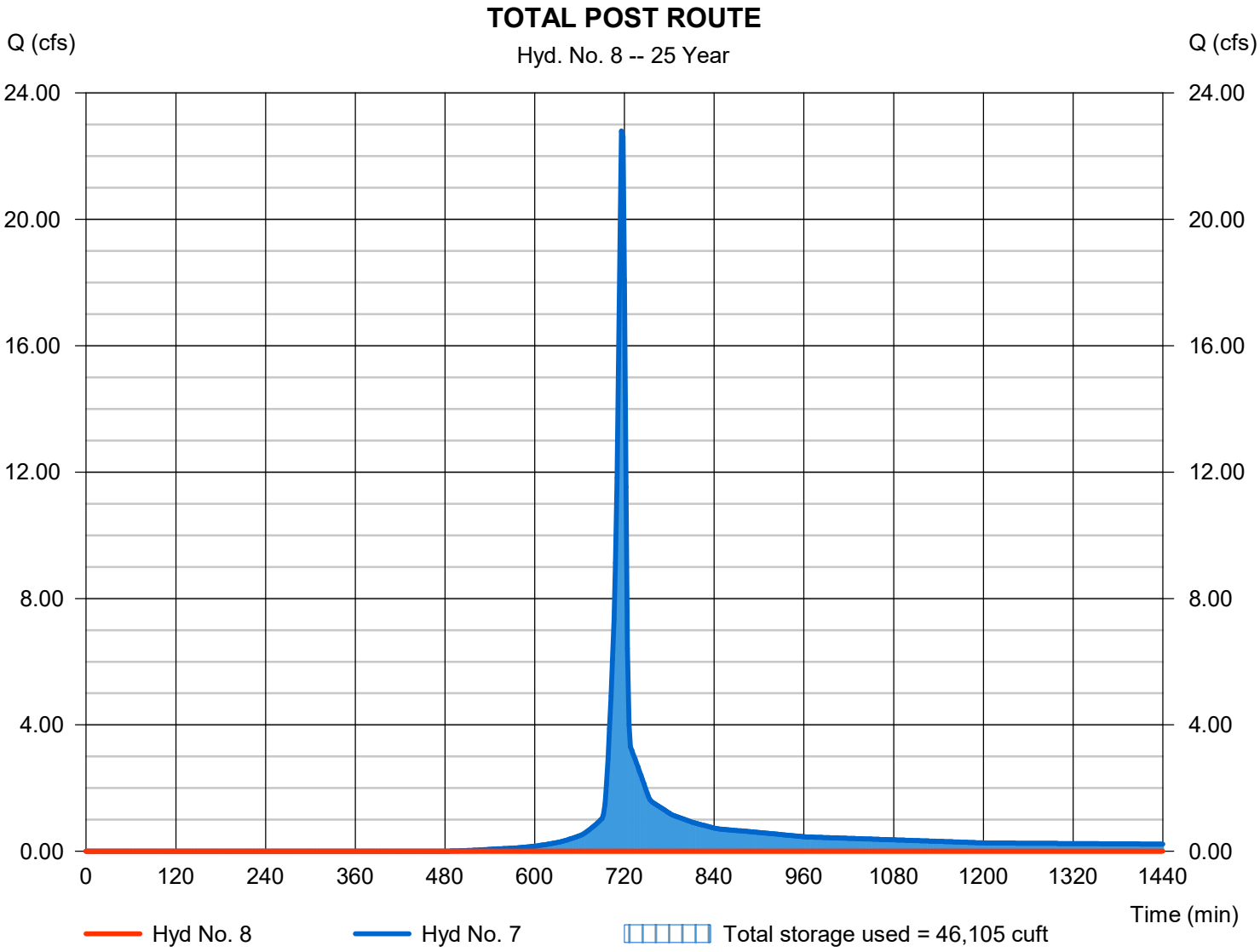
Hydrograph Report

Hyd. No. 8

TOTAL POST ROUTE

Hydrograph type	=	Reservoir	Peak discharge	=	0.000 cfs
Storm frequency	=	25 yrs	Time to peak	=	n/a
Time interval	=	2 min	Hyd. volume	=	0 cuft
Inflow hyd. No.	=	7 - TOTAL POST	Max. Elevation	=	733.49 ft
Reservoir name	=	POND	Max. Storage	=	46,105 cuft

Storage Indication method used.

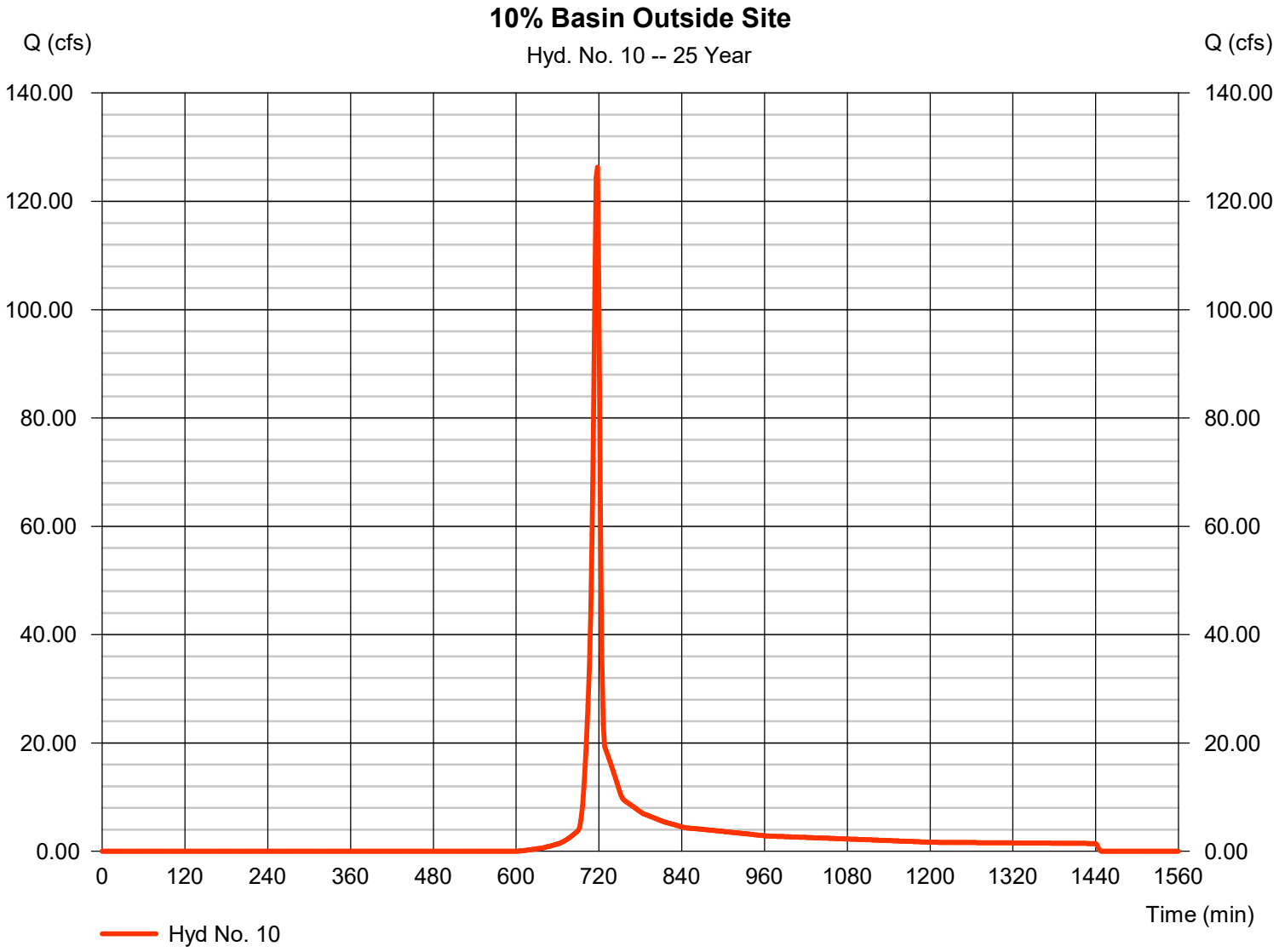


Hydrograph Report

Hyd. No. 10

10% Basin Outside Site

Hydrograph type	=	SCS Runoff	Peak discharge	=	126.27 cfs
Storm frequency	=	25 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	252,685 cuft
Drainage area	=	39.000 ac	Curve number	=	70
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	4.82 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

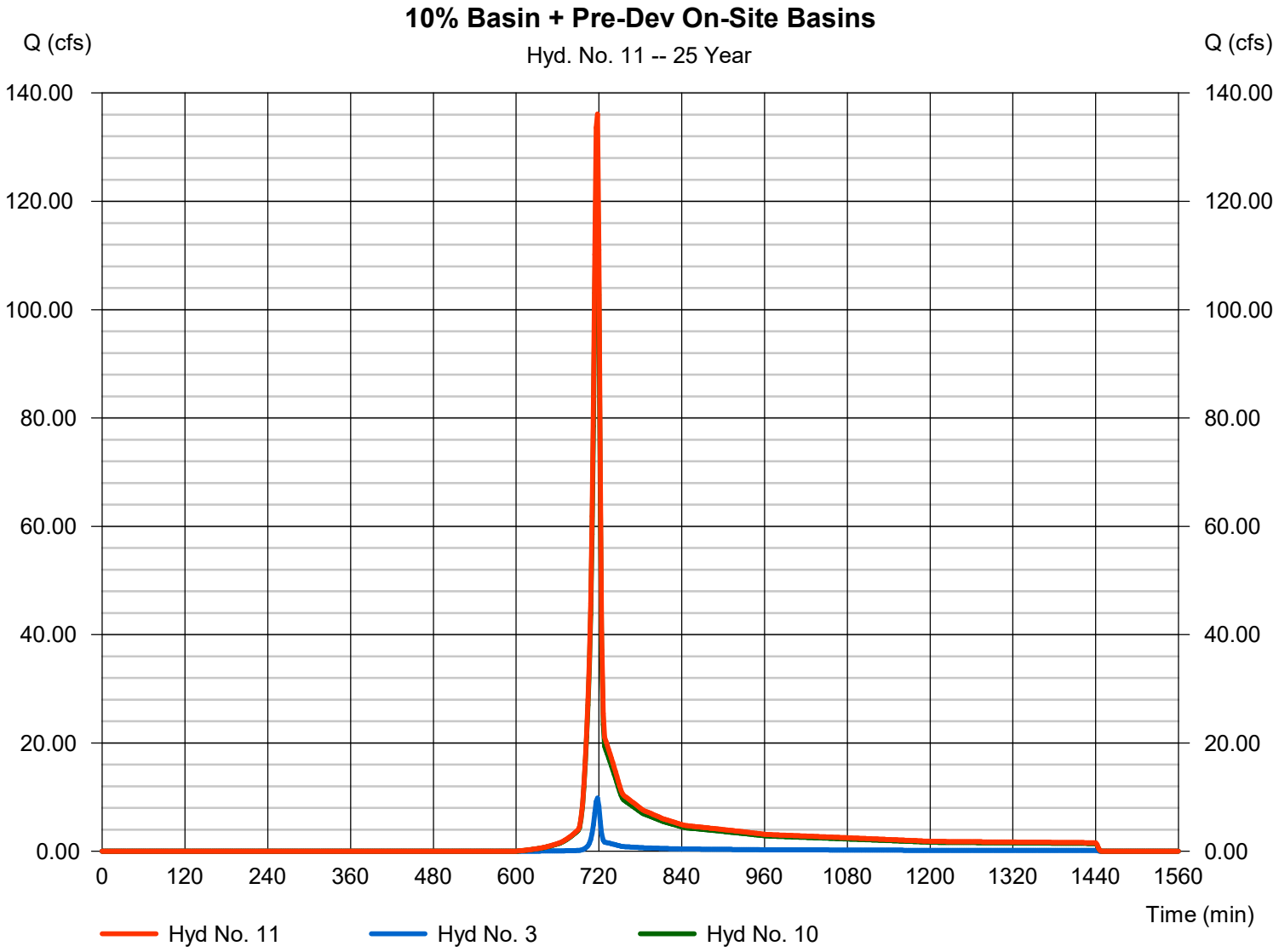


Hydrograph Report

Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

Hydrograph type	= Combine	Peak discharge	= 136.11 cfs
Storm frequency	= 25 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 273,477 cuft
Inflow hyds.	= 3, 10	Contrib. drain. area	= 39.000 ac

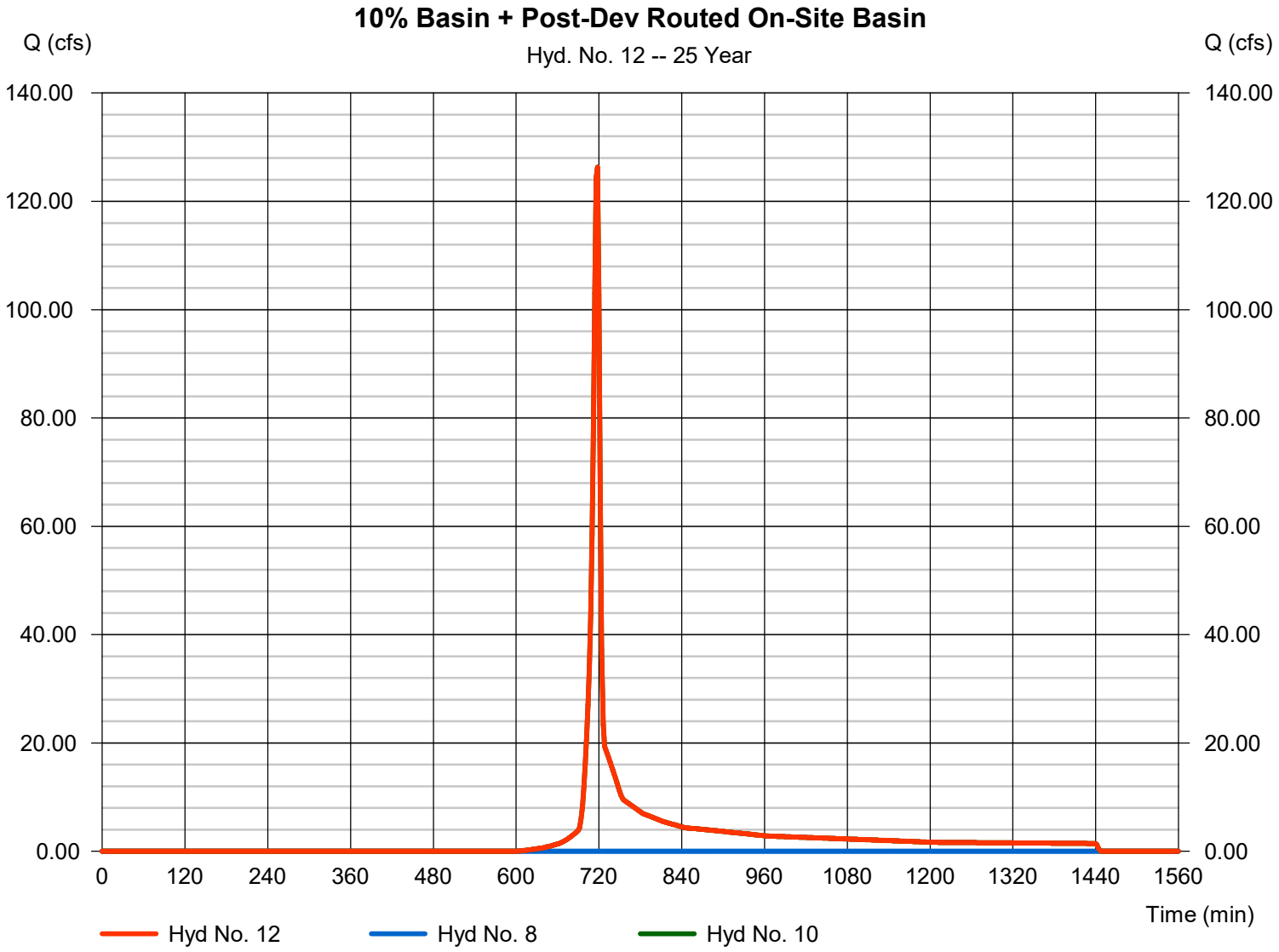


Hydrograph Report

Hyd. No. 12

10% Basin + Post-Dev Routed On-Site Basin

Hydrograph type	= Combine	Peak discharge	= 126.27 cfs
Storm frequency	= 25 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 252,685 cuft
Inflow hyds.	= 8, 10	Contrib. drain. area	= 39.000 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

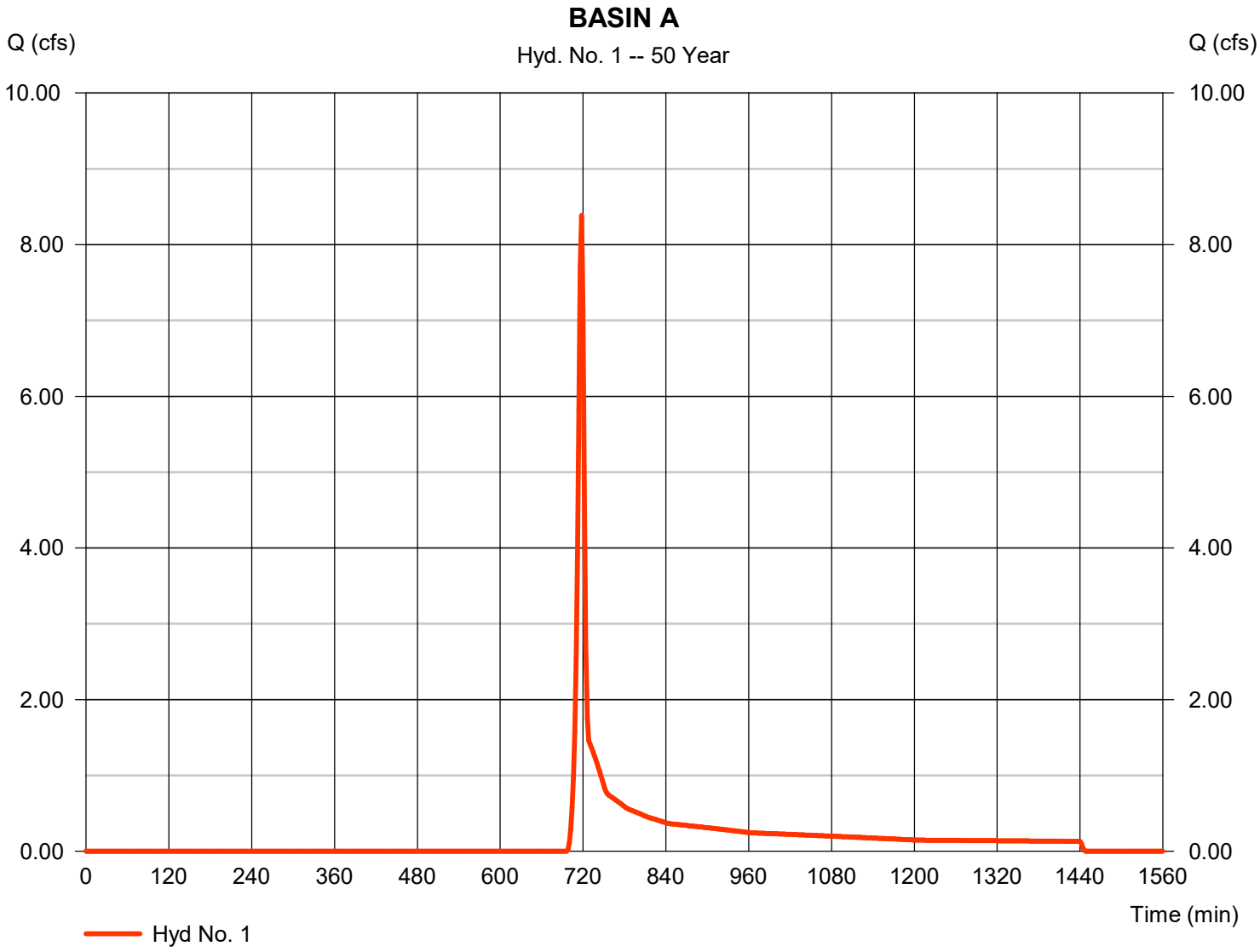
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	8.383	2	718	17,515	------	------	------	BASIN A
2	SCS Runoff	4.514	2	716	9,117	------	------	------	BASIN B OFFSITE
3	Combine	12.88	2	718	26,633	1, 2	------	------	TOTAL PRE
5	SCS Runoff	22.26	2	716	45,192	------	------	------	POST BASIN A
6	SCS Runoff	4.811	2	716	9,734	------	------	------	BASIN B OFFSITE
7	Combine	27.07	2	716	54,926	5, 6	------	------	TOTAL POST
8	Reservoir	0.277	2	1342	2,425	7	734.01	52,650	TOTAL POST ROUTE
10	SCS Runoff	154.05	2	718	309,235	------	------	------	10% Basin Outside Site
11	Combine	166.94	2	718	335,867	3, 10	------	------	10% Basin + Pre-Dev On-Site Basins
12	Combine	154.05	2	718	311,660	8, 10,	------	------	10% Basin + Post-Dev Routed On-Sit

Hydrograph Report

Hyd. No. 1

BASIN A

Hydrograph type	=	SCS Runoff	Peak discharge	=	8.383 cfs
Storm frequency	=	50 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	17,515 cuft
Drainage area	=	4.360 ac	Curve number	=	55
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	5.39 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



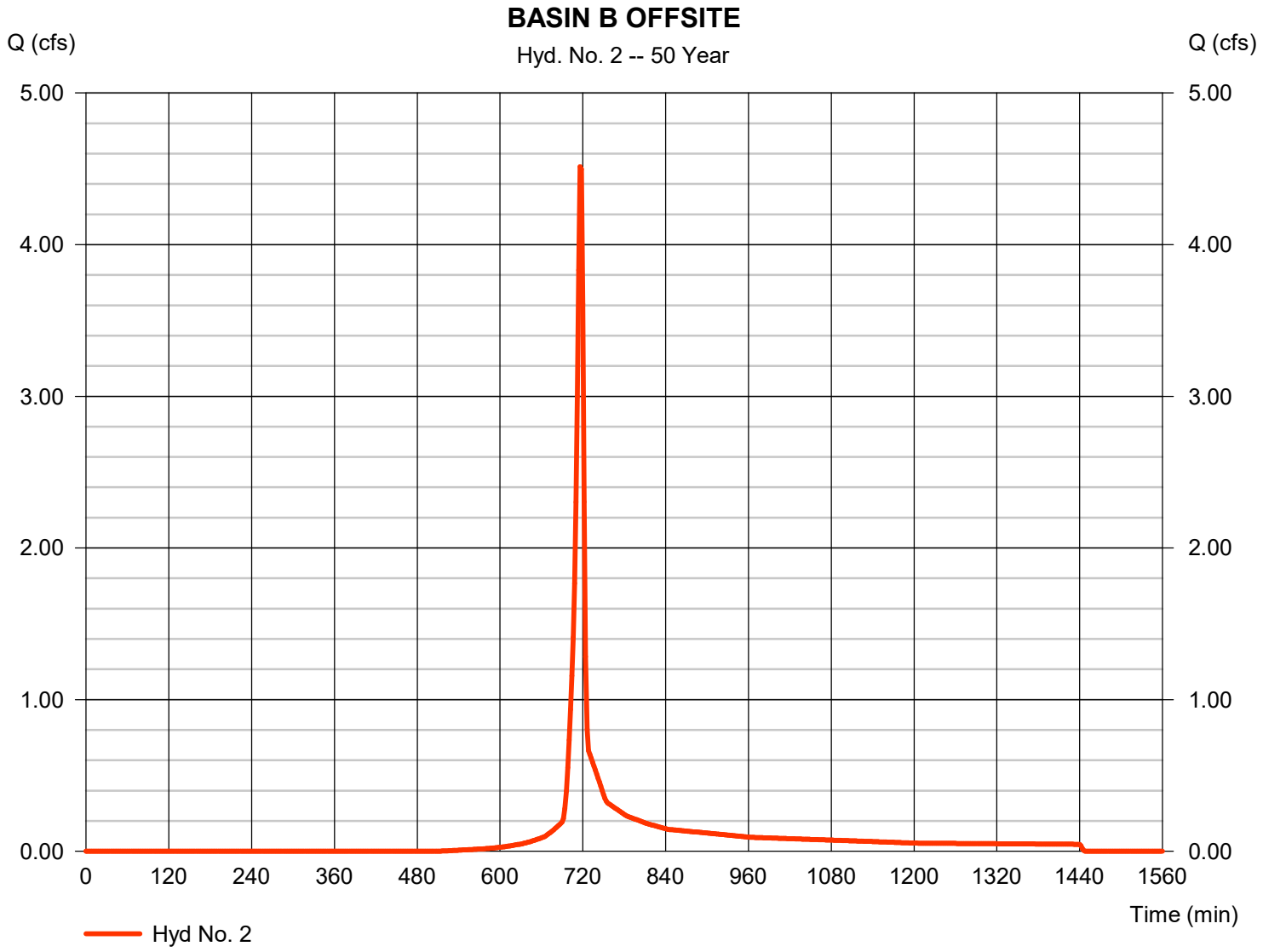
Hydrograph Report

Hyd. No. 2

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	4.514 cfs
Storm frequency	=	50 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	9,117 cuft
Drainage area	=	1.000 ac	Curve number	=	74*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	5.39 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.350 x 98) + (0.650 x 61)] / 1.000

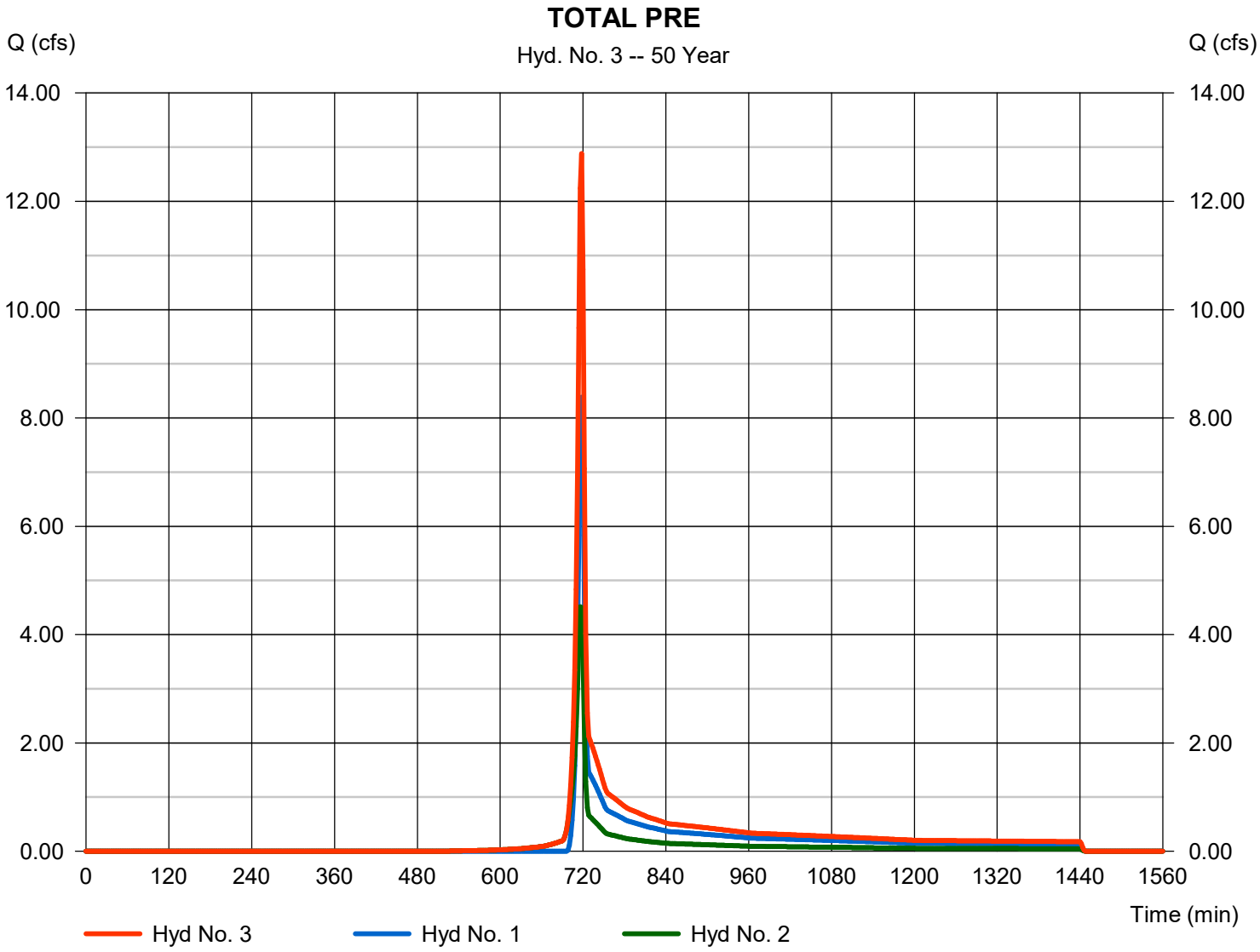


Hydrograph Report

Hyd. No. 3

TOTAL PRE

Hydrograph type	= Combine	Peak discharge	= 12.88 cfs
Storm frequency	= 50 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 26,633 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 5.360 ac



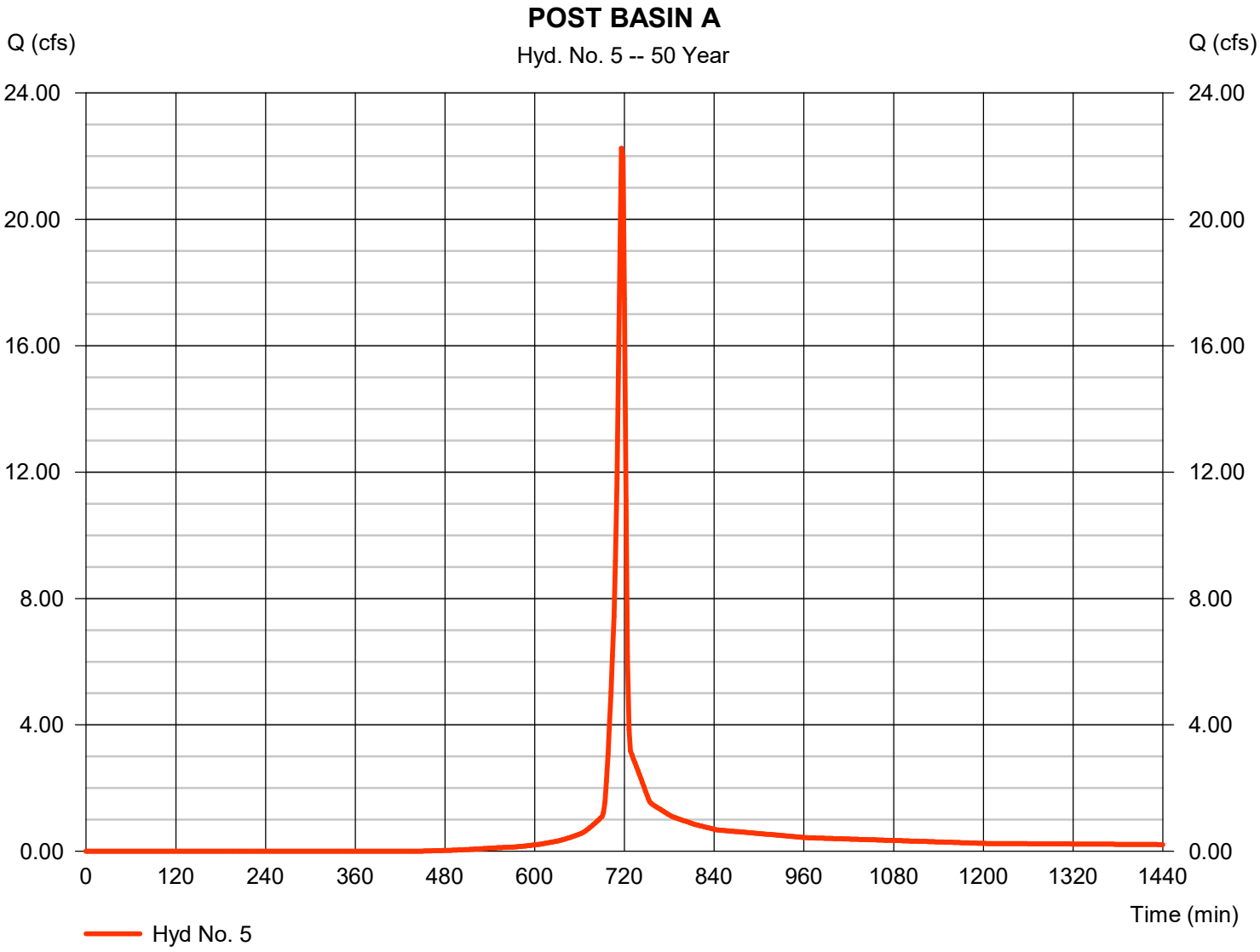
Hydrograph Report

Hyd. No. 5

POST BASIN A

Hydrograph type	=	SCS Runoff	Peak discharge	=	22.26 cfs
Storm frequency	=	50 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	45,192 cuft
Drainage area	=	4.360 ac	Curve number	=	78*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	5.39 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(1.960 x 98) + (2.400 x 61)] / 4.360



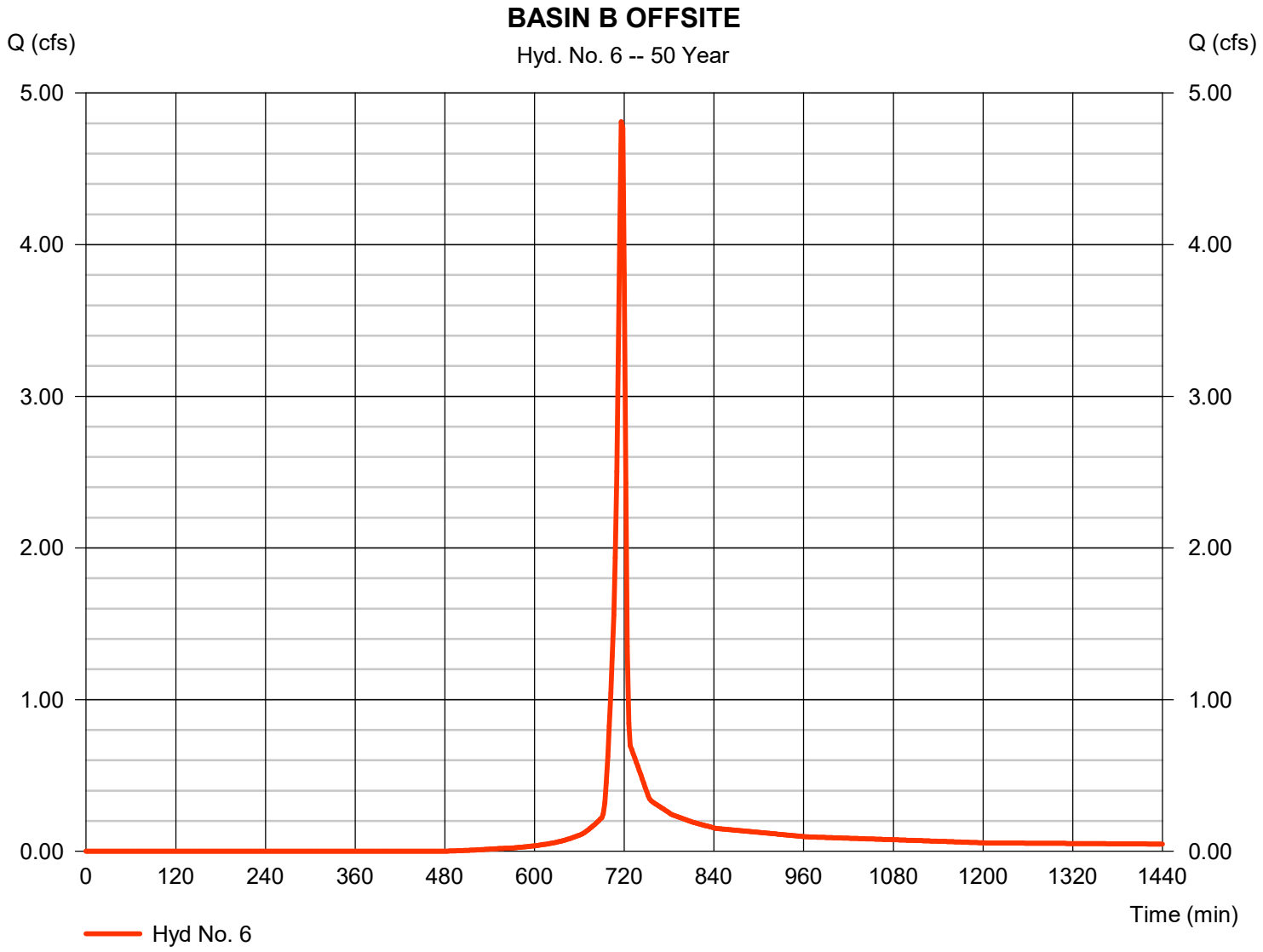
Hydrograph Report

Hyd. No. 6

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	4.811 cfs
Storm frequency	=	50 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	9,734 cuft
Drainage area	=	1.000 ac	Curve number	=	76*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	5.39 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.400 x 98) + (0.600 x 61)] / 1.000

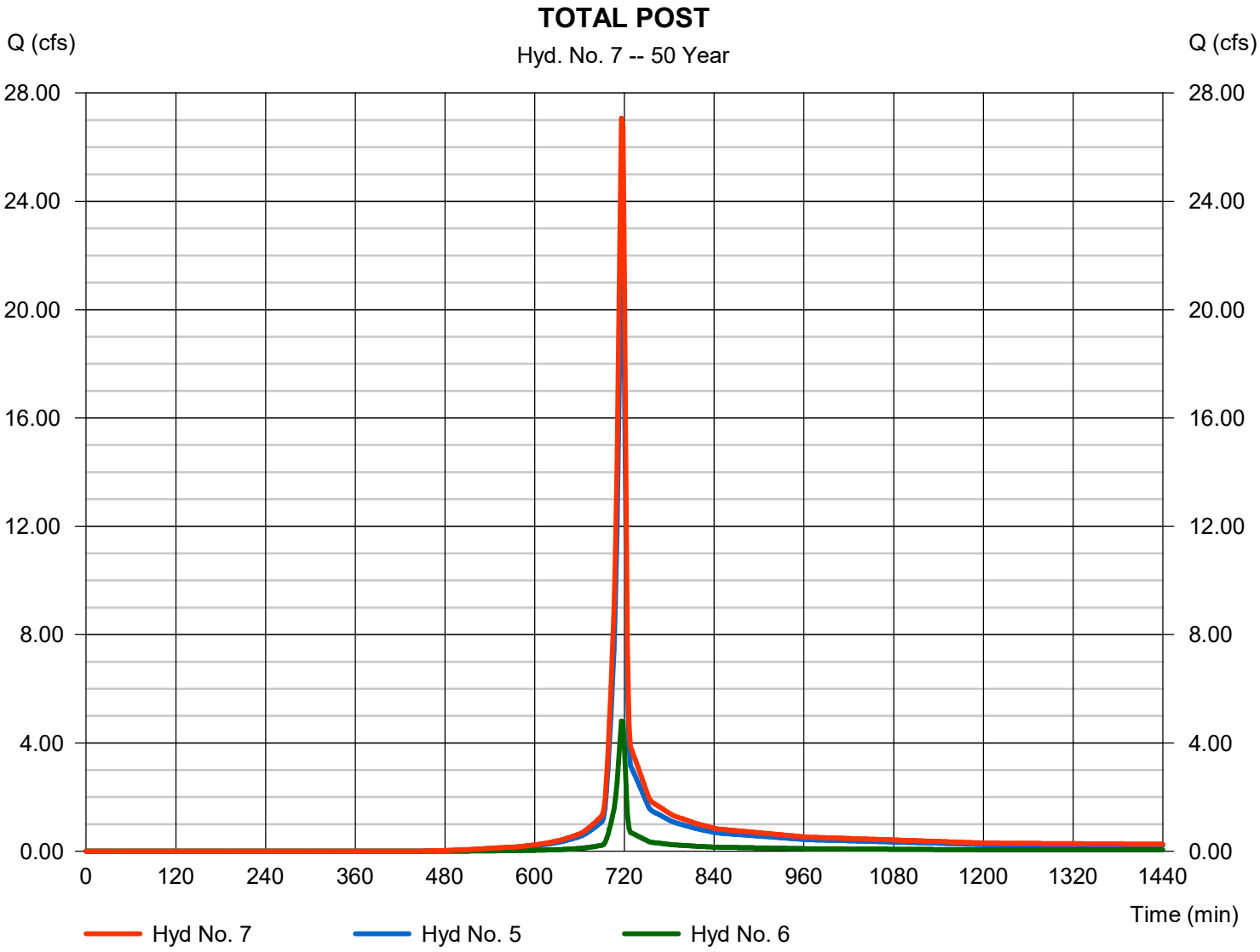


Hydrograph Report

Hyd. No. 7

TOTAL POST

Hydrograph type	= Combine	Peak discharge	= 27.07 cfs
Storm frequency	= 50 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 54,926 cuft
Inflow hyds.	= 5, 6	Contrib. drain. area	= 5.360 ac



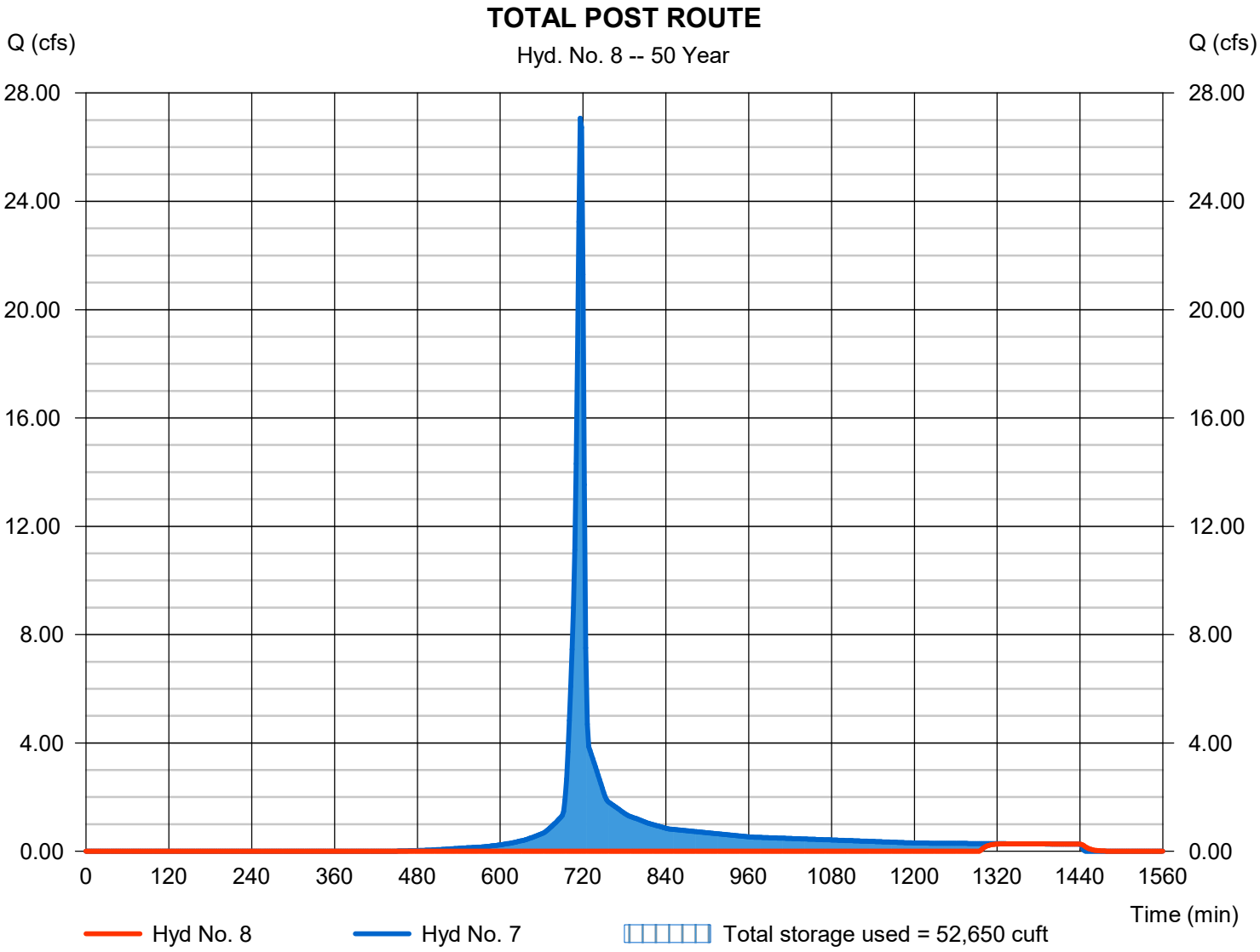
Hydrograph Report

Hyd. No. 8

TOTAL POST ROUTE

Hydrograph type	=	Reservoir	Peak discharge	=	0.277 cfs
Storm frequency	=	50 yrs	Time to peak	=	1342 min
Time interval	=	2 min	Hyd. volume	=	2,425 cuft
Inflow hyd. No.	=	7 - TOTAL POST	Max. Elevation	=	734.01 ft
Reservoir name	=	POND	Max. Storage	=	52,650 cuft

Storage Indication method used.

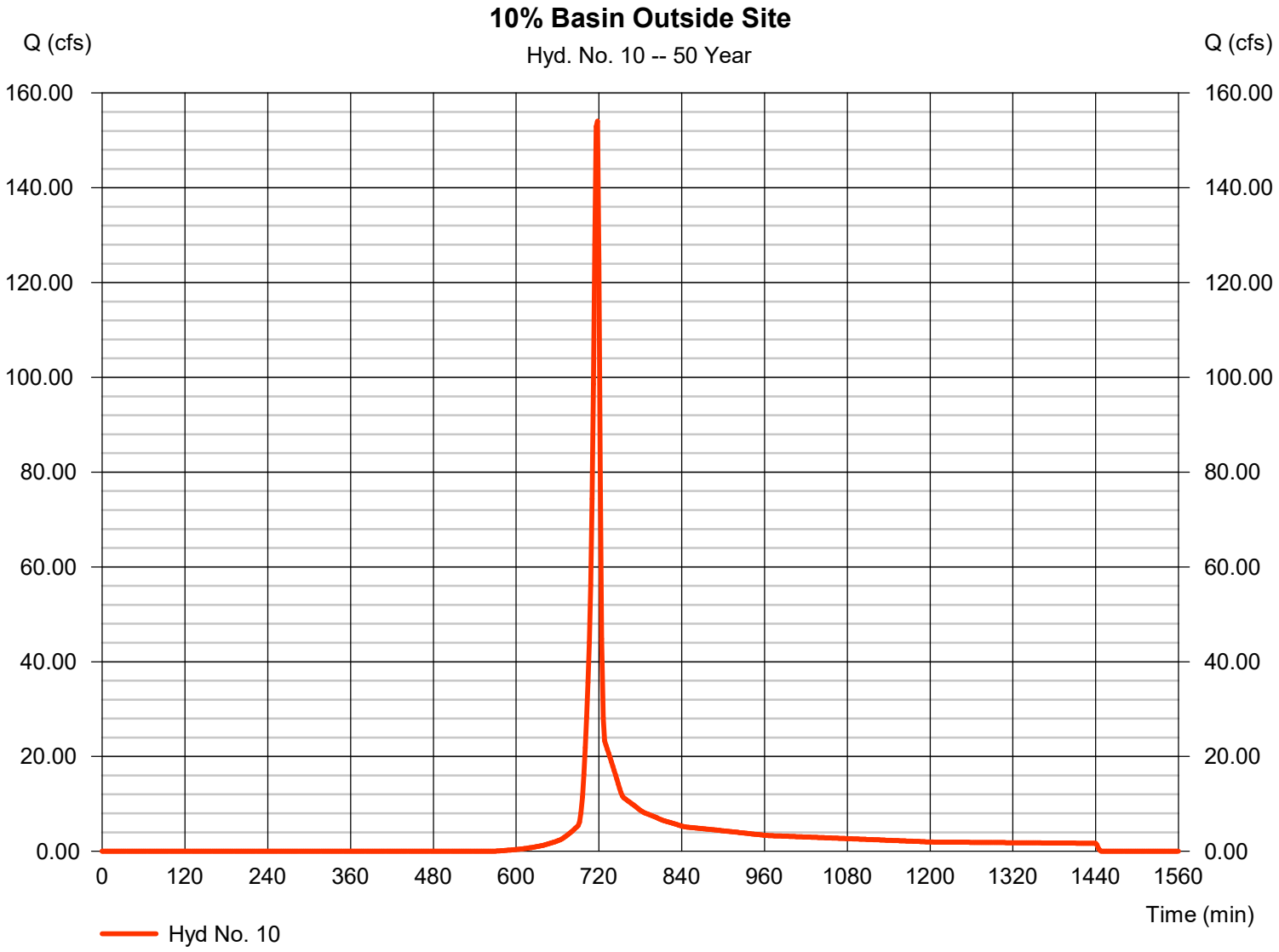


Hydrograph Report

Hyd. No. 10

10% Basin Outside Site

Hydrograph type	=	SCS Runoff	Peak discharge	=	154.05 cfs
Storm frequency	=	50 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	309,235 cuft
Drainage area	=	39.000 ac	Curve number	=	70
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	5.39 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

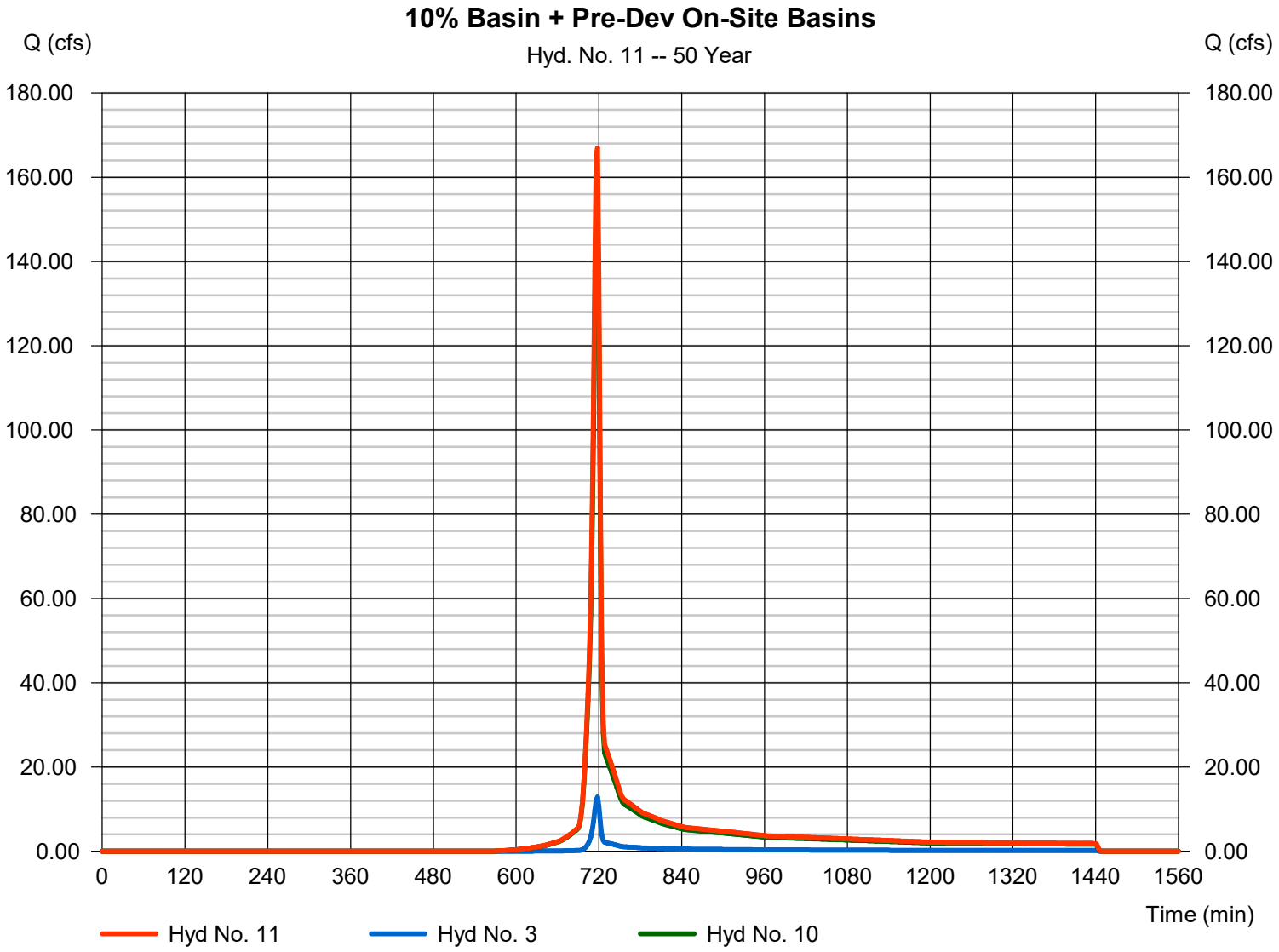


Hydrograph Report

Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

Hydrograph type	= Combine	Peak discharge	= 166.94 cfs
Storm frequency	= 50 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 335,867 cuft
Inflow hyds.	= 3, 10	Contrib. drain. area	= 39.000 ac

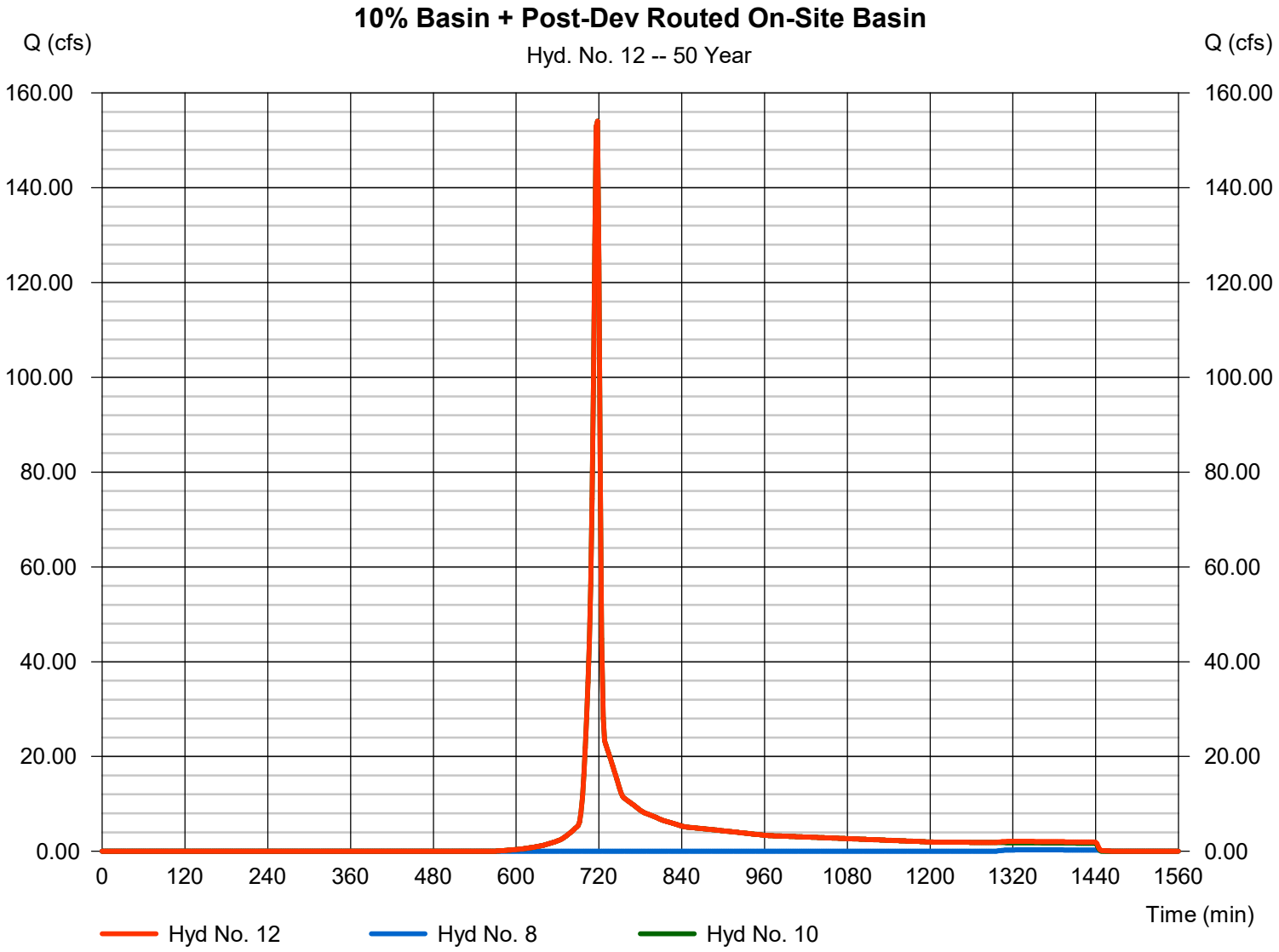


Hydrograph Report

Hyd. No. 12

10% Basin + Post-Dev Routed On-Site Basin

Hydrograph type	= Combine	Peak discharge	= 154.05 cfs
Storm frequency	= 50 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 311,660 cuft
Inflow hyds.	= 8, 10	Contrib. drain. area	= 39.000 ac



Hydrograph Summary Report

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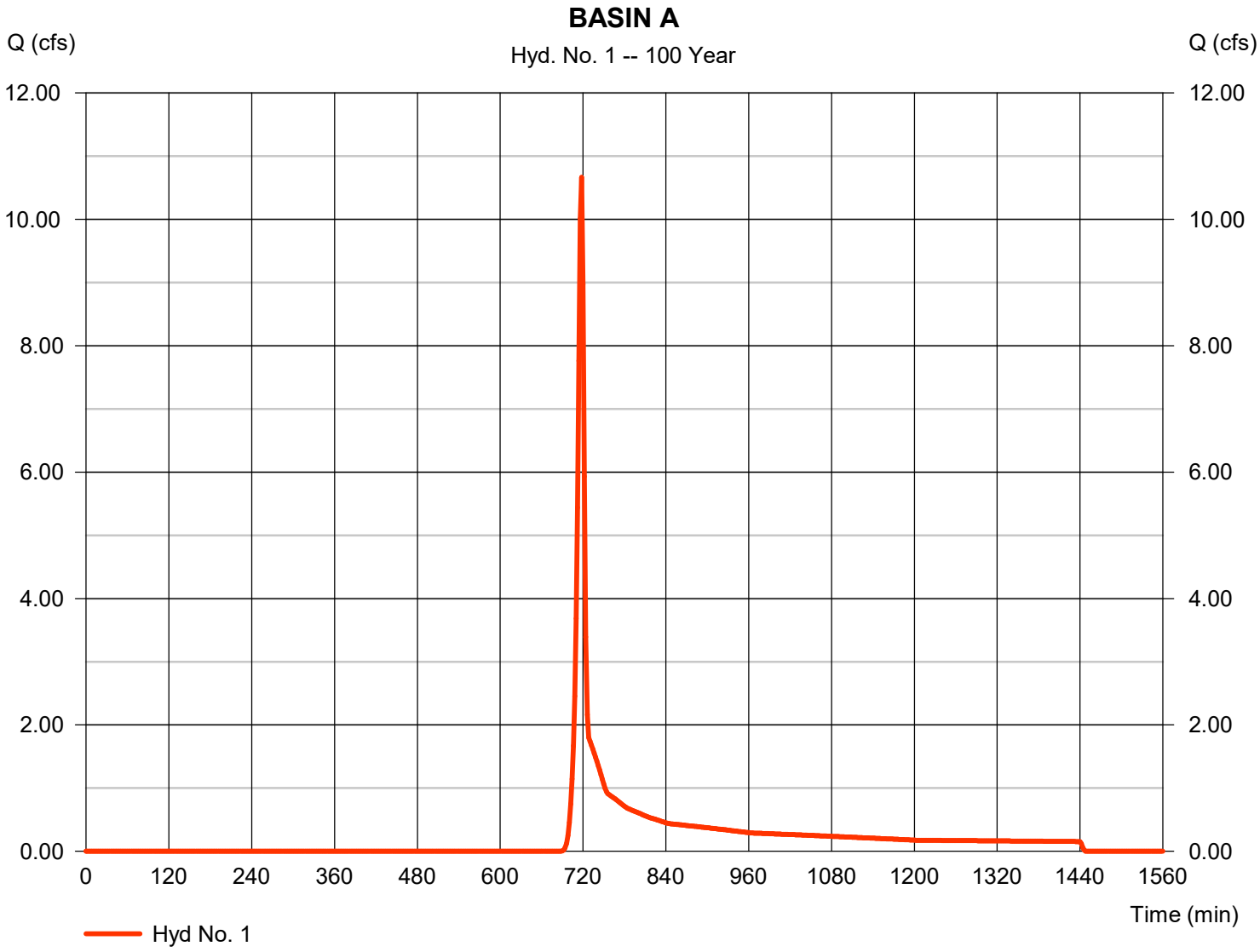
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	10.66	2	718	21,841	------	------	------	BASIN A
2	SCS Runoff	5.245	2	716	10,610	------	------	------	BASIN B OFFSITE
3	Combine	15.87	2	718	32,451	1, 2	------	------	TOTAL PRE
5	SCS Runoff	25.54	2	716	52,055	------	------	------	POST BASIN A
6	SCS Runoff	5.553	2	716	11,268	------	------	------	BASIN B OFFSITE
7	Combine	31.09	2	716	63,324	5, 6	------	------	TOTAL POST
8	Reservoir	0.539	2	1012	10,823	7	734.02	52,792	TOTAL POST ROUTE
10	SCS Runoff	180.56	2	718	363,906	------	------	------	10% Basin Outside Site
11	Combine	196.43	2	718	396,357	3, 10	------	------	10% Basin + Pre-Dev On-Site Basins
12	Combine	180.56	2	718	374,729	8, 10,	------	------	10% Basin + Post-Dev Routed On-Sit

Hydrograph Report

Hyd. No. 1

BASIN A

Hydrograph type	= SCS Runoff	Peak discharge	= 10.66 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 21,841 cuft
Drainage area	= 4.360 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 5.92 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



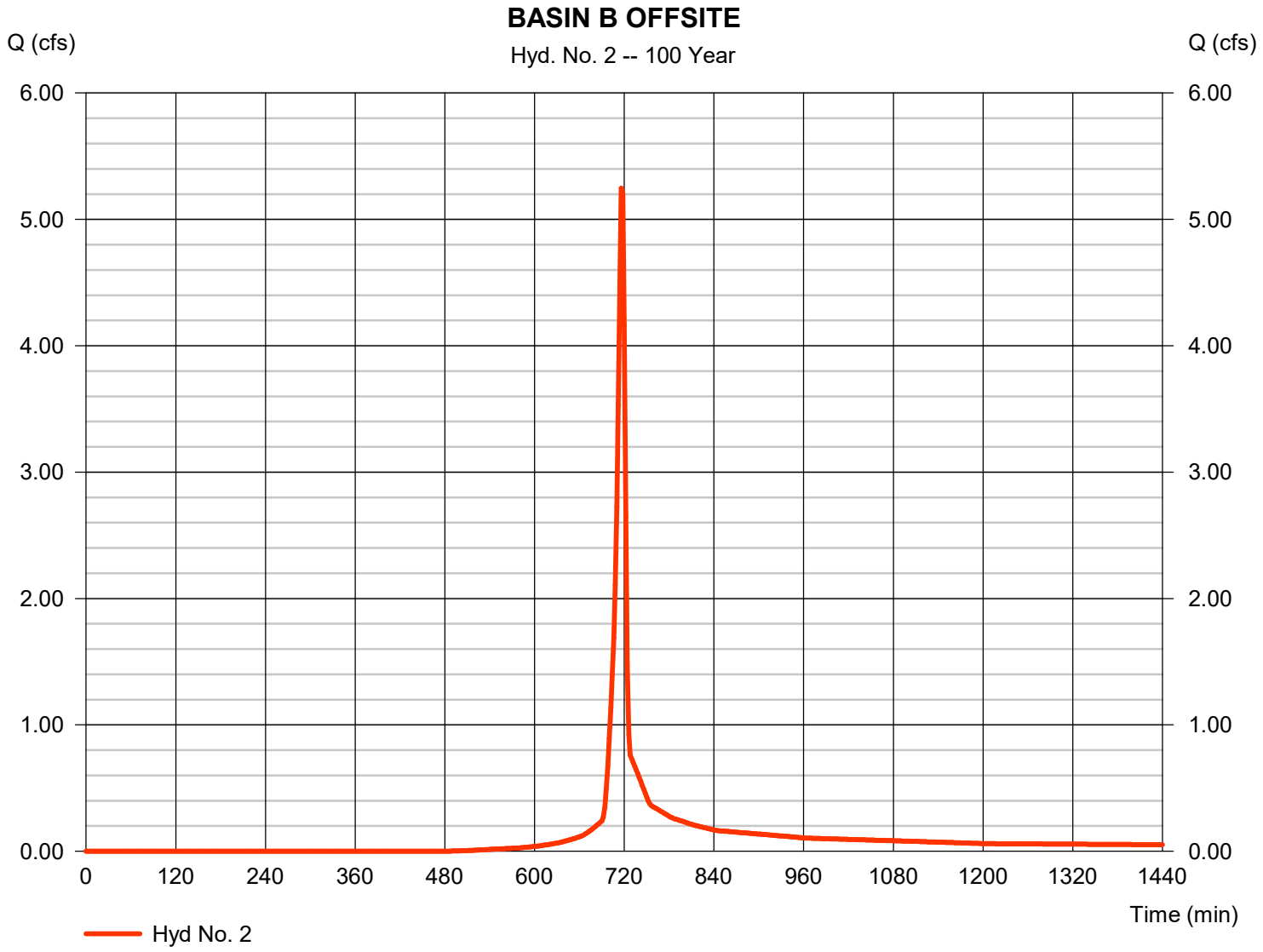
Hydrograph Report

Hyd. No. 2

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	5.245 cfs
Storm frequency	=	100 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	10,610 cuft
Drainage area	=	1.000 ac	Curve number	=	74*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	5.92 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.350 x 98) + (0.650 x 61)] / 1.000

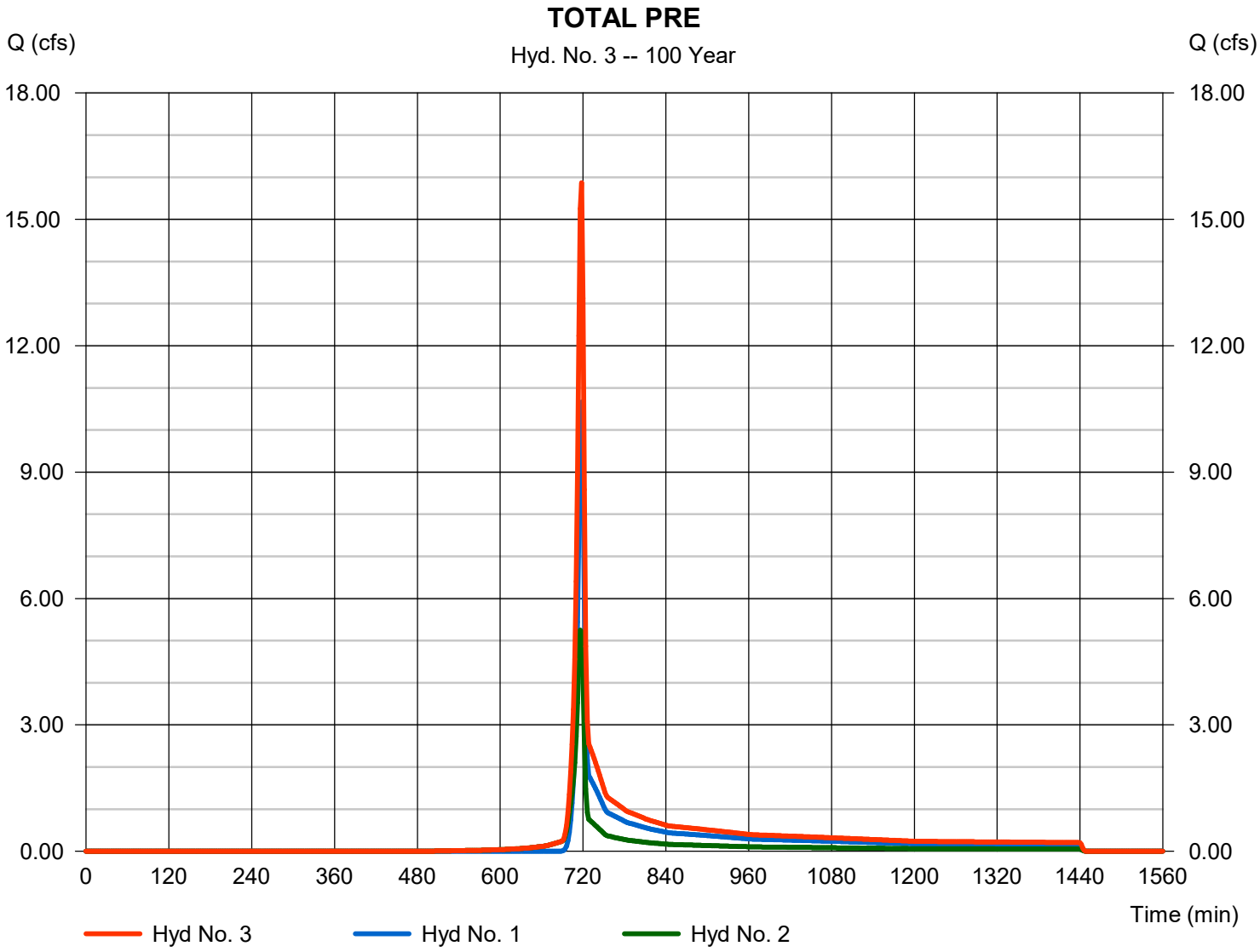


Hydrograph Report

Hyd. No. 3

TOTAL PRE

Hydrograph type	= Combine	Peak discharge	= 15.87 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 32,451 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 5.360 ac



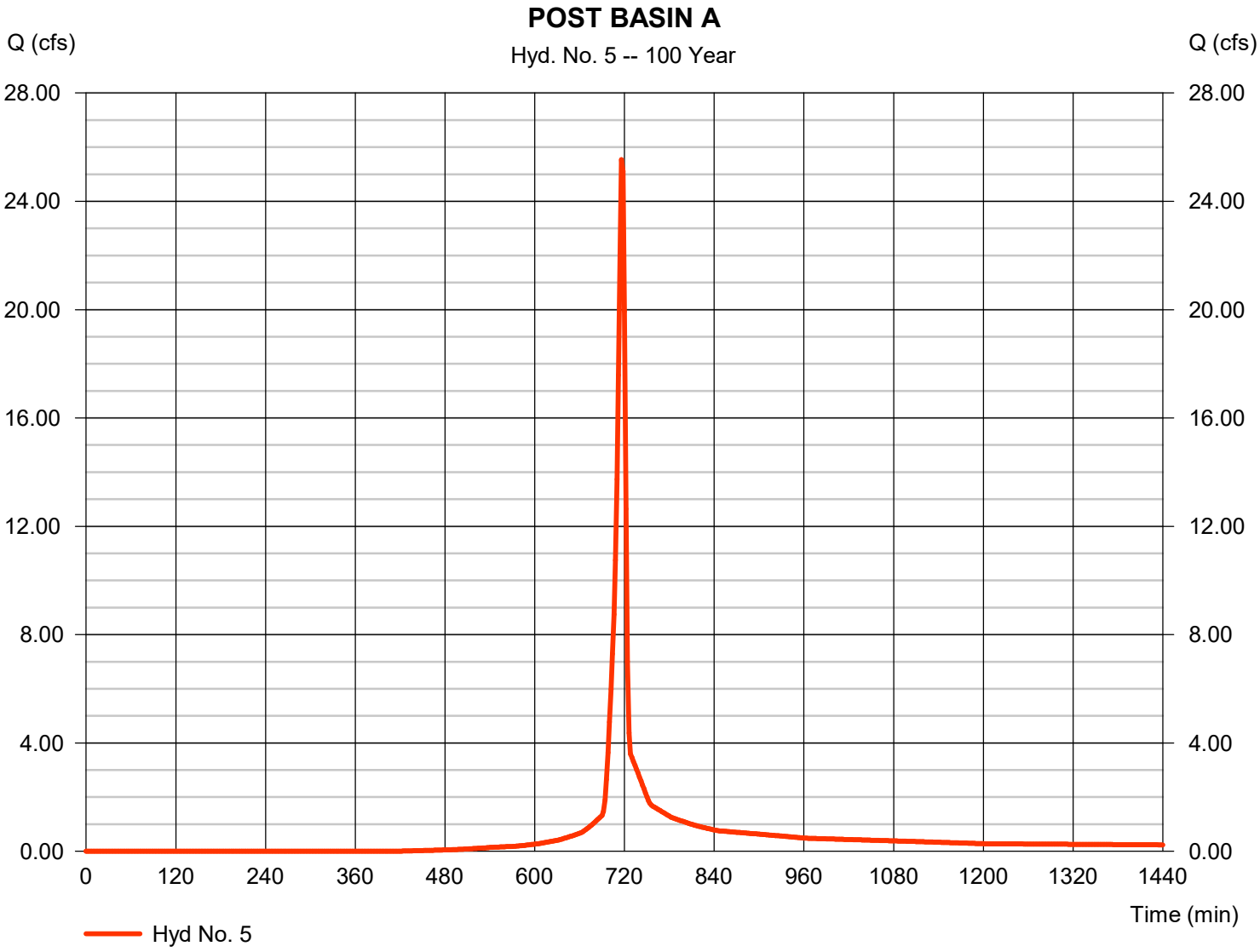
Hydrograph Report

Hyd. No. 5

POST BASIN A

Hydrograph type	=	SCS Runoff	Peak discharge	=	25.54 cfs
Storm frequency	=	100 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	52,055 cuft
Drainage area	=	4.360 ac	Curve number	=	78*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	5.92 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(1.960 x 98) + (2.400 x 61)] / 4.360



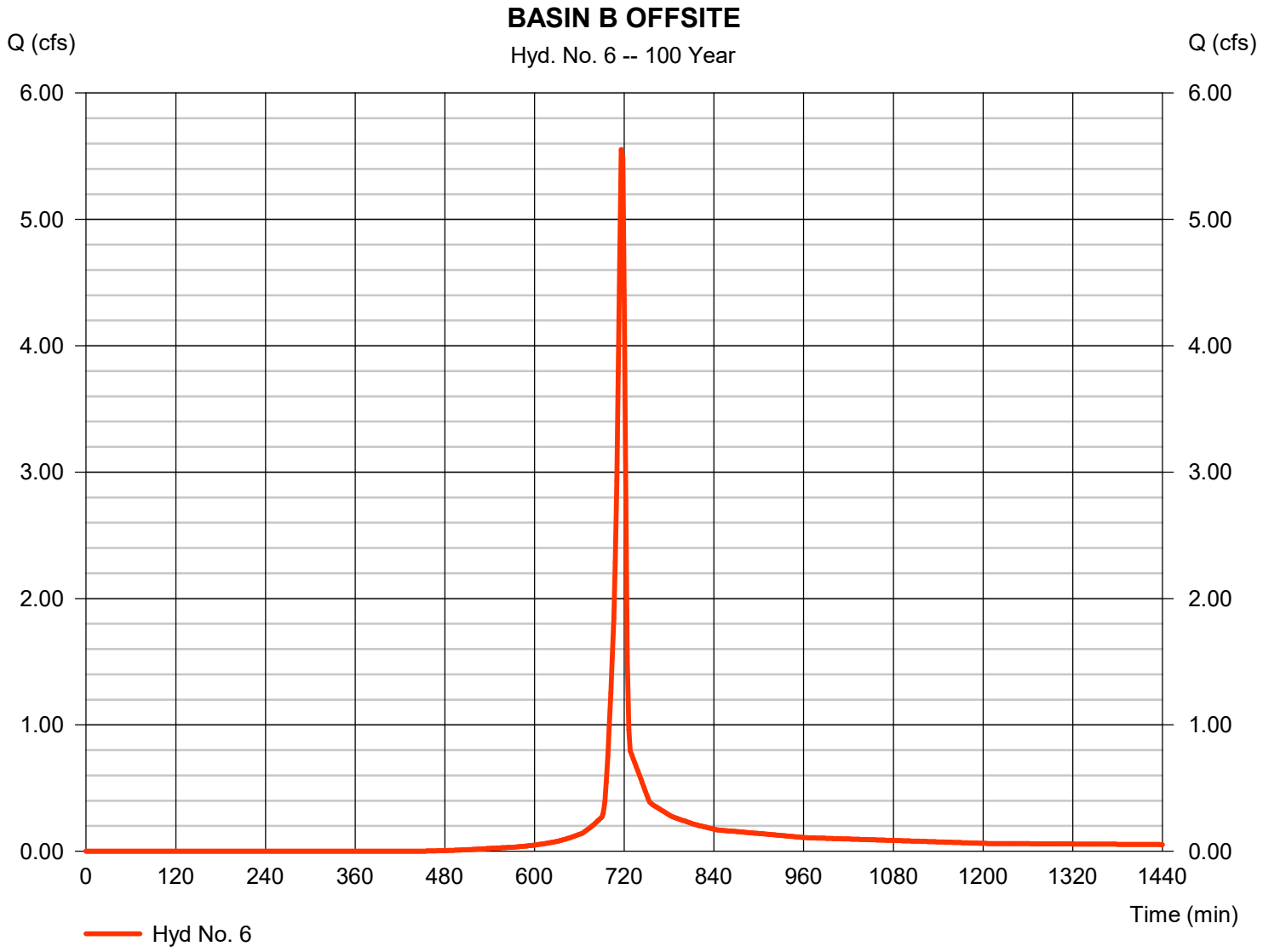
Hydrograph Report

Hyd. No. 6

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	5.553 cfs
Storm frequency	=	100 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	11,268 cuft
Drainage area	=	1.000 ac	Curve number	=	76*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	5.92 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.400 x 98) + (0.600 x 61)] / 1.000

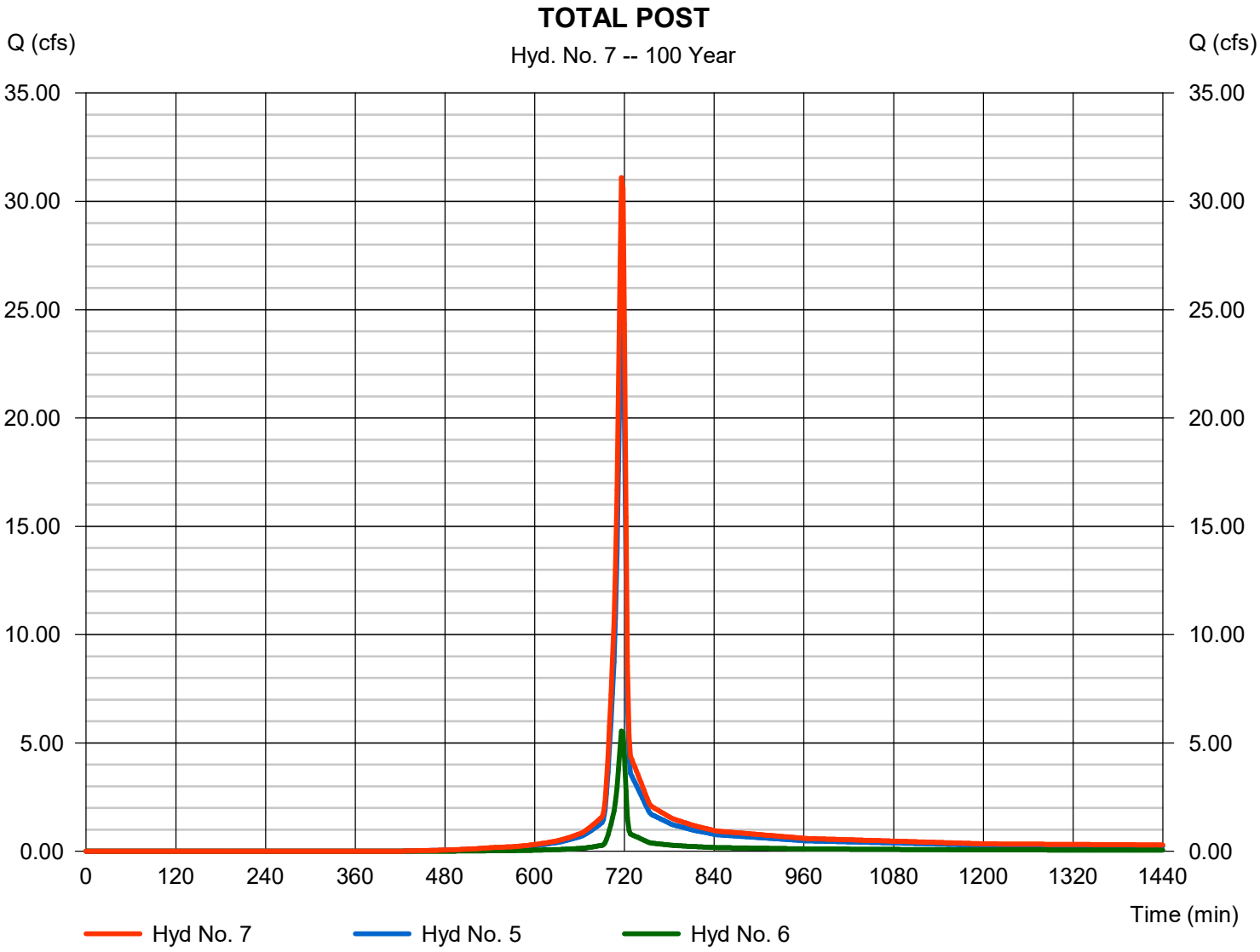


Hydrograph Report

Hyd. No. 7

TOTAL POST

Hydrograph type	= Combine	Peak discharge	= 31.09 cfs
Storm frequency	= 100 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 63,324 cuft
Inflow hyds.	= 5, 6	Contrib. drain. area	= 5.360 ac



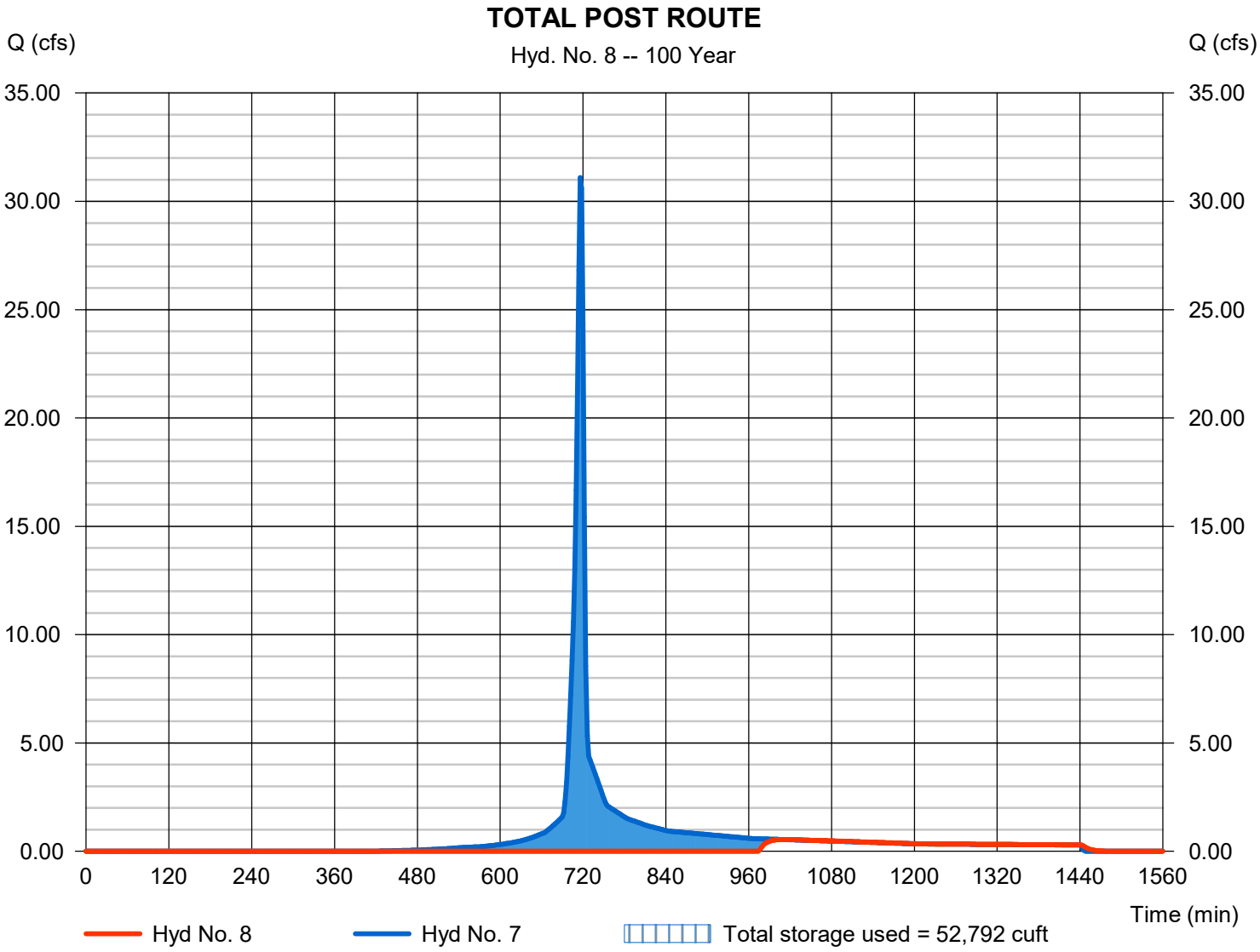
Hydrograph Report

Hyd. No. 8

TOTAL POST ROUTE

Hydrograph type	=	Reservoir	Peak discharge	=	0.539 cfs
Storm frequency	=	100 yrs	Time to peak	=	1012 min
Time interval	=	2 min	Hyd. volume	=	10,823 cuft
Inflow hyd. No.	=	7 - TOTAL POST	Max. Elevation	=	734.02 ft
Reservoir name	=	POND	Max. Storage	=	52,792 cuft

Storage Indication method used.

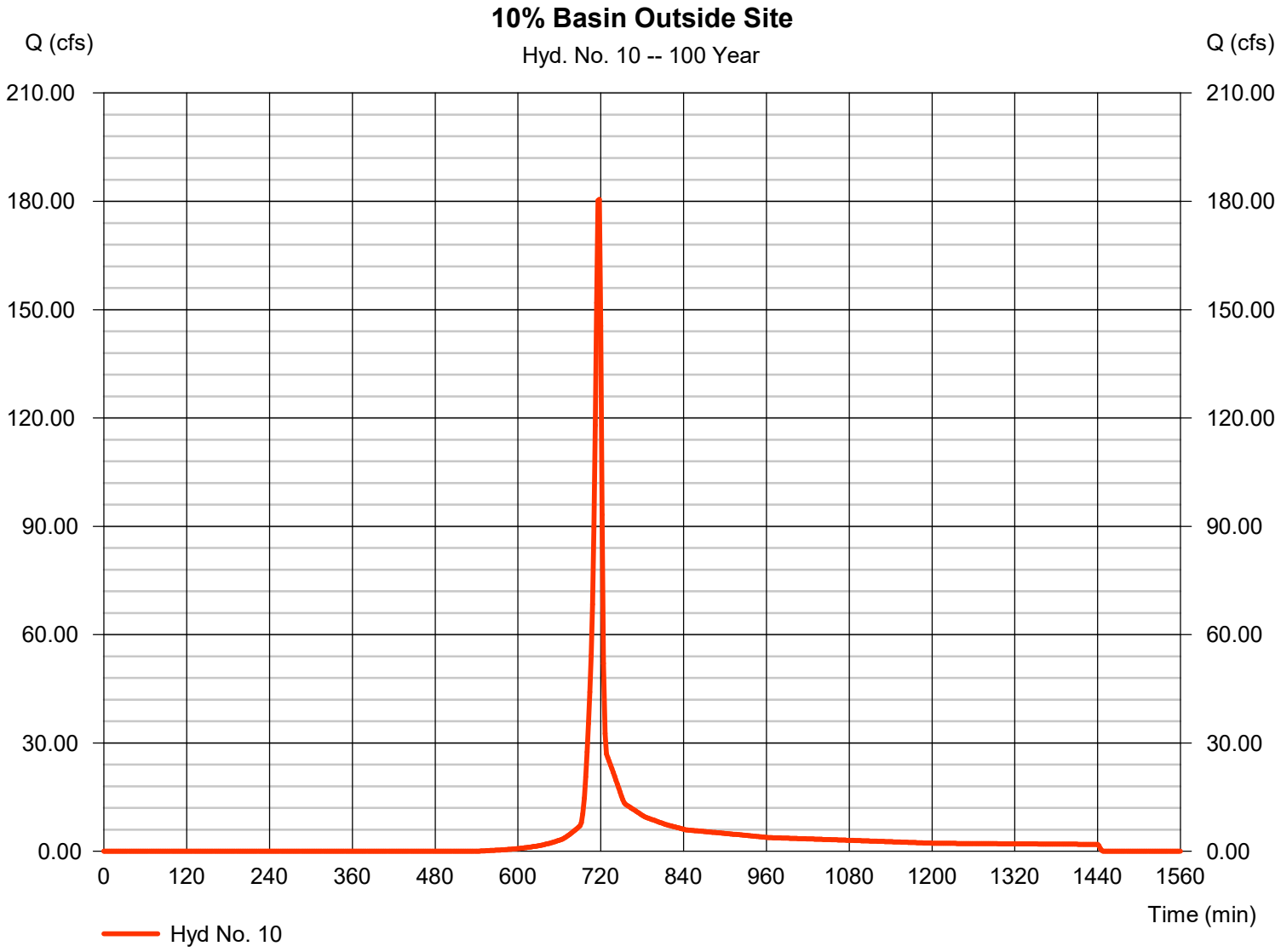


Hydrograph Report

Hyd. No. 10

10% Basin Outside Site

Hydrograph type	=	SCS Runoff	Peak discharge	=	180.56 cfs
Storm frequency	=	100 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	363,906 cuft
Drainage area	=	39.000 ac	Curve number	=	70
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	5.92 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

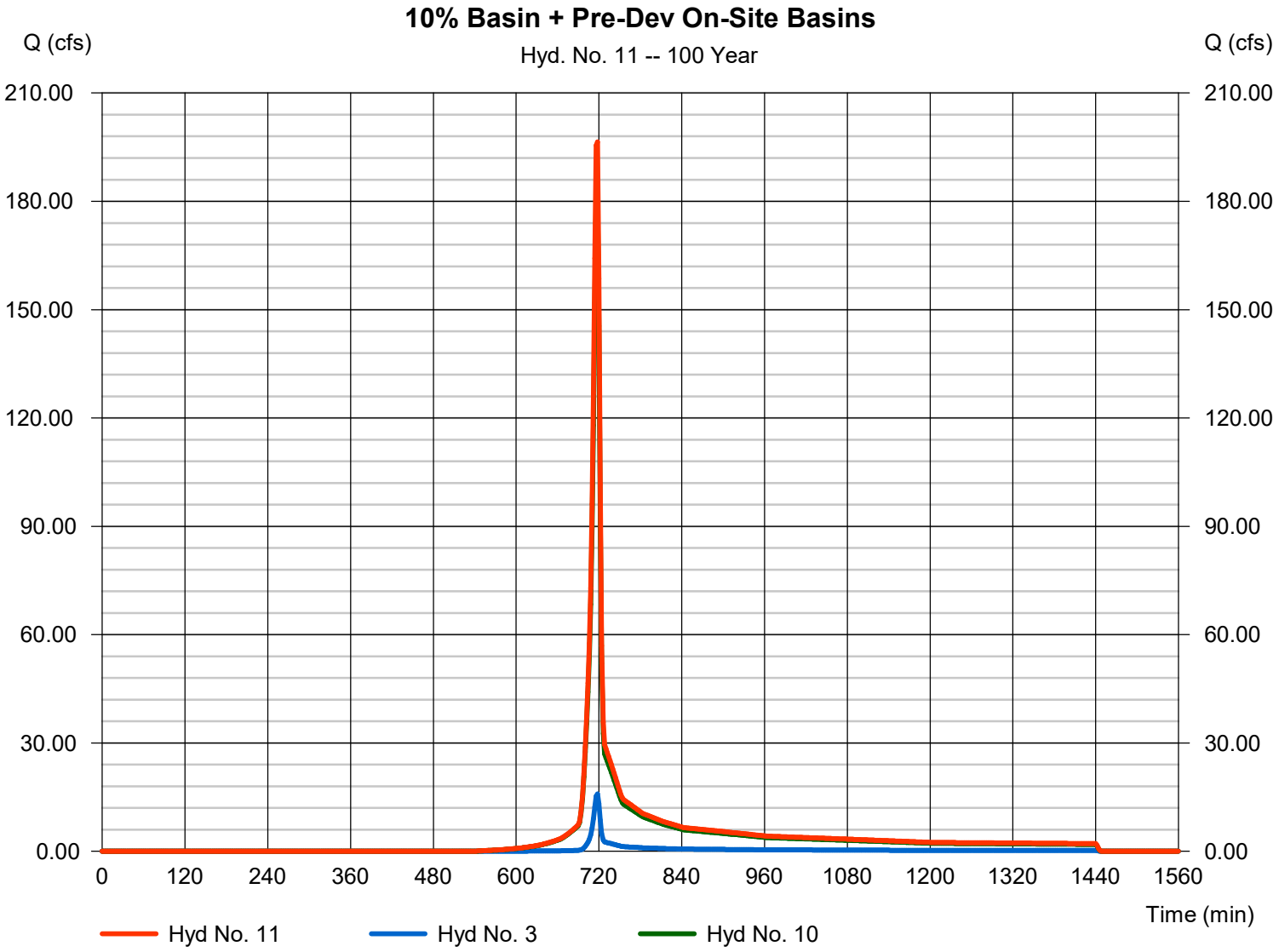


Hydrograph Report

Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

Hydrograph type	= Combine	Peak discharge	= 196.43 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 396,357 cuft
Inflow hyds.	= 3, 10	Contrib. drain. area	= 39.000 ac

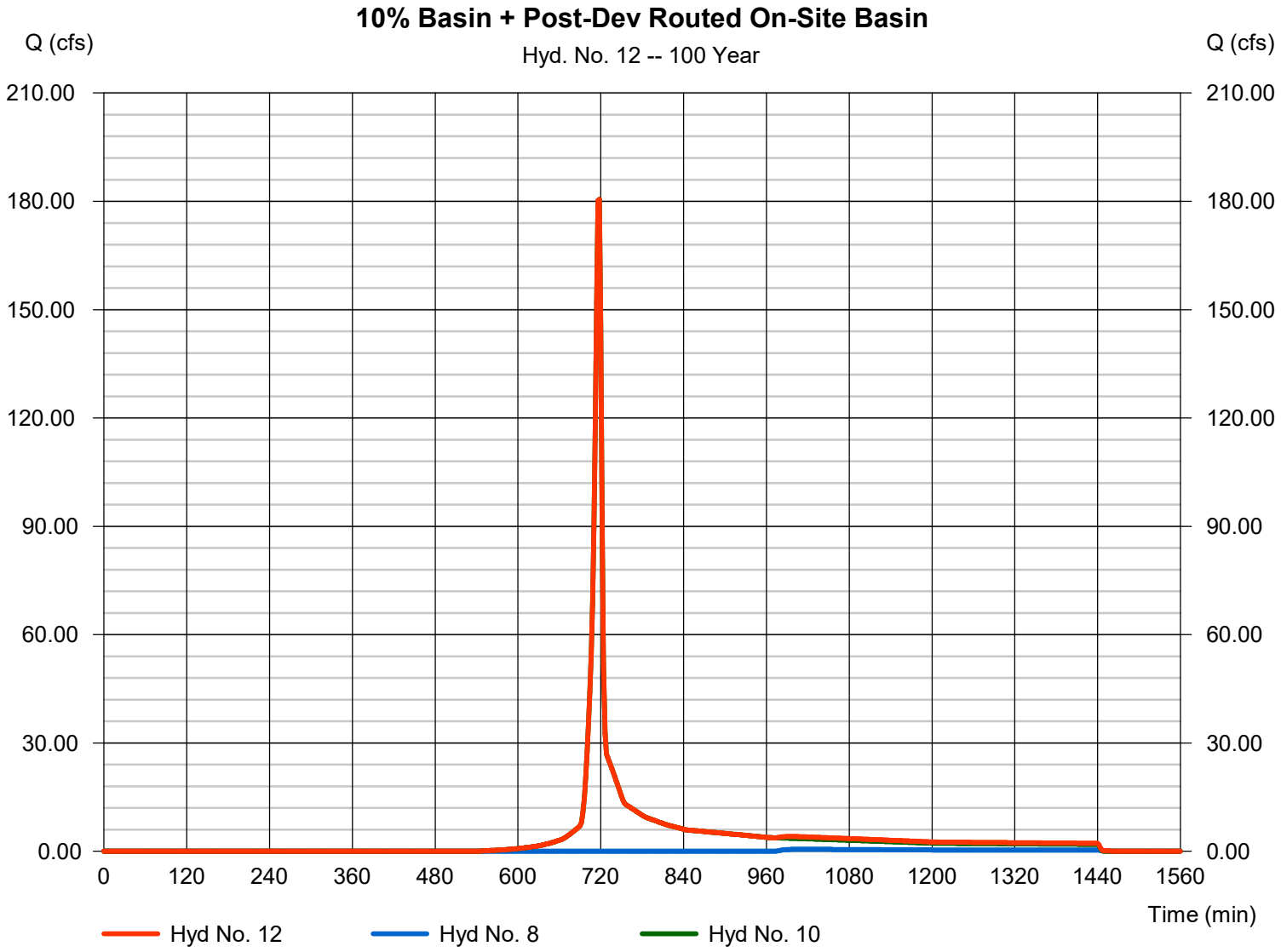


Hydrograph Report

Hyd. No. 12

10% Basin + Post-Dev Routed On-Site Basin

Hydrograph type	= Combine	Peak discharge	= 180.56 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 374,729 cuft
Inflow hyds.	= 8, 10	Contrib. drain. area	= 39.000 ac



Plot Date: Thursday, August 1, 2024 8:31:05 AM



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.	DESCRIPTION	DATE	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

File Location: s:\landarchive_01-civil_projects\03-projects_canton_ga_official_assigned_lja\2024-033 rock quarry road retail stockbridge ga\cad\by_others\landscape rendering\landscape rendering

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.

WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

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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.

Harold Buckley Jr.

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)).

WILSON BROCK & IRBY, L.L.C.

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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.

[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. OR25-589
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
- ☒ 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.

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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

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. _____

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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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_____
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

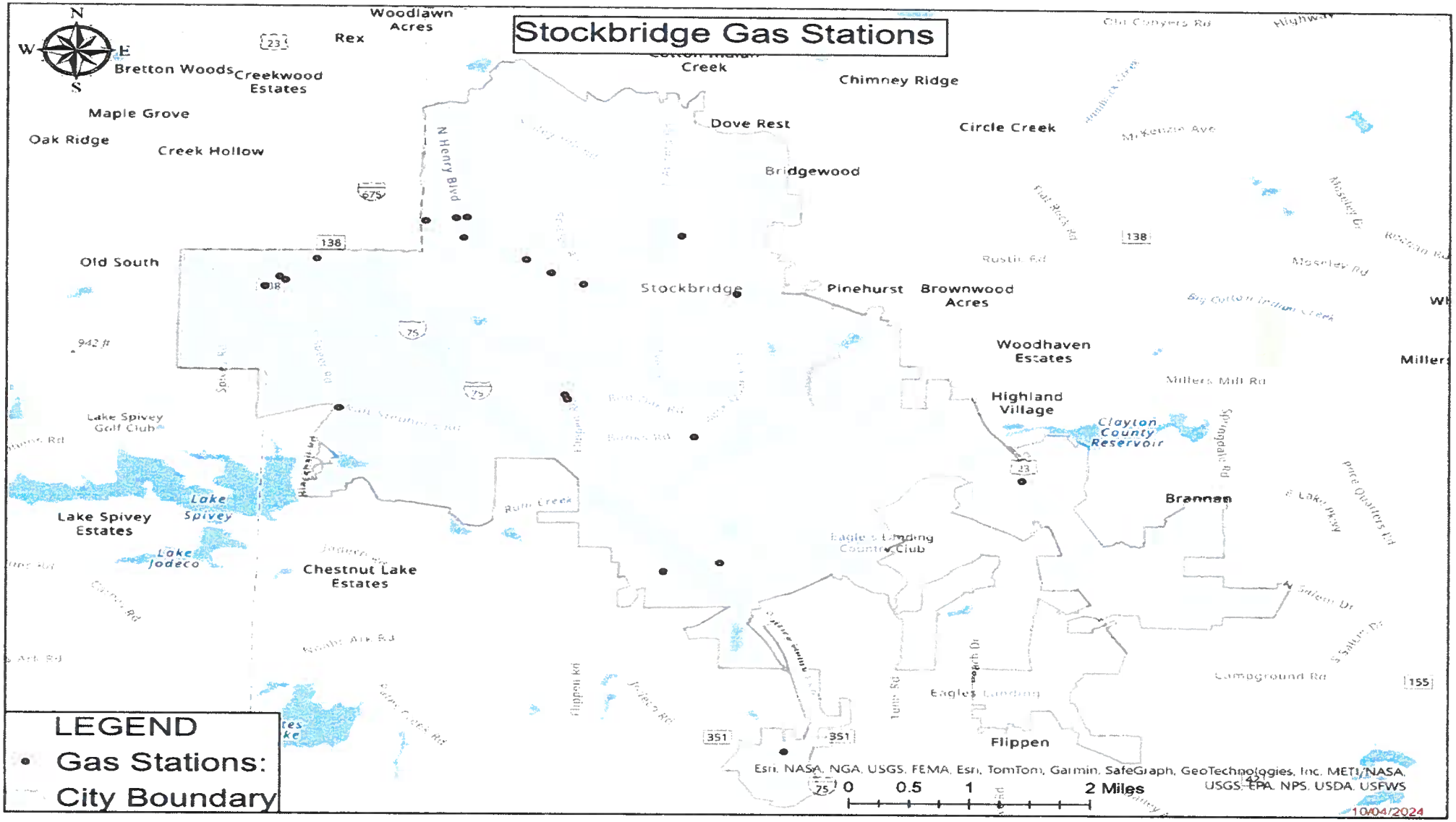
Purpose

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
N
W
E
S
Woodlawn Acres
Rex
Bretton Woods
Creekwood Estates
Maple Grove
Oak Ridge
Creek Hollow
Chimney Ridge
Dove Rest
Circle Creek
Bridgewood
Old South
Stockbridge
Pinehurst
Brownwood Acres
Woodhaven Estates
Highland Village
Clayton County Reservoir
Lake Spivey Golf Club
Lake Spivey
Lake Spivey Estates
Lake Jodeco
Chestnut Lake Estates
Eagle's Landing Country Club
Brannan
Flippen
Eagles Landing
Campground Rd
Miller's Mill Rd
N Henry Blvd
LEGEND
Gas Stations:
City Boundary
Esri, NASA, NGA, USGS, FEMA, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS
0 0.5 1 2 Miles
10/04/2024

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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_____
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





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

Stockbridge

Where Community Connects

POWERPOINT PRESENTATION FOR

PARCEL #032-01030012

ON ROCK QUARRY ROAD:

CP-2024-10 & SP-2024-01

CITY OF STOCKBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING AND ZONING DIVISION

PLANNING COMMISSION MEETING—MAY 22, 2025

CITY COUNCIL MEETING—JUNE 9, 2025

PROJECT OVERVIEW:

~ Purposes of the Cases
~ Property Description
~ Proposed Development

FACTS ABOUT THE CASES

TWO CASES:

~ **Comprehensive Plan Amendment Case #CP-2024-10:**

Purpose—To change the property's future land use designation from "High-Density Residential" to "Low-Density Mixed-Use."

~ **Special Use Permit Case #SP-2024-01:**

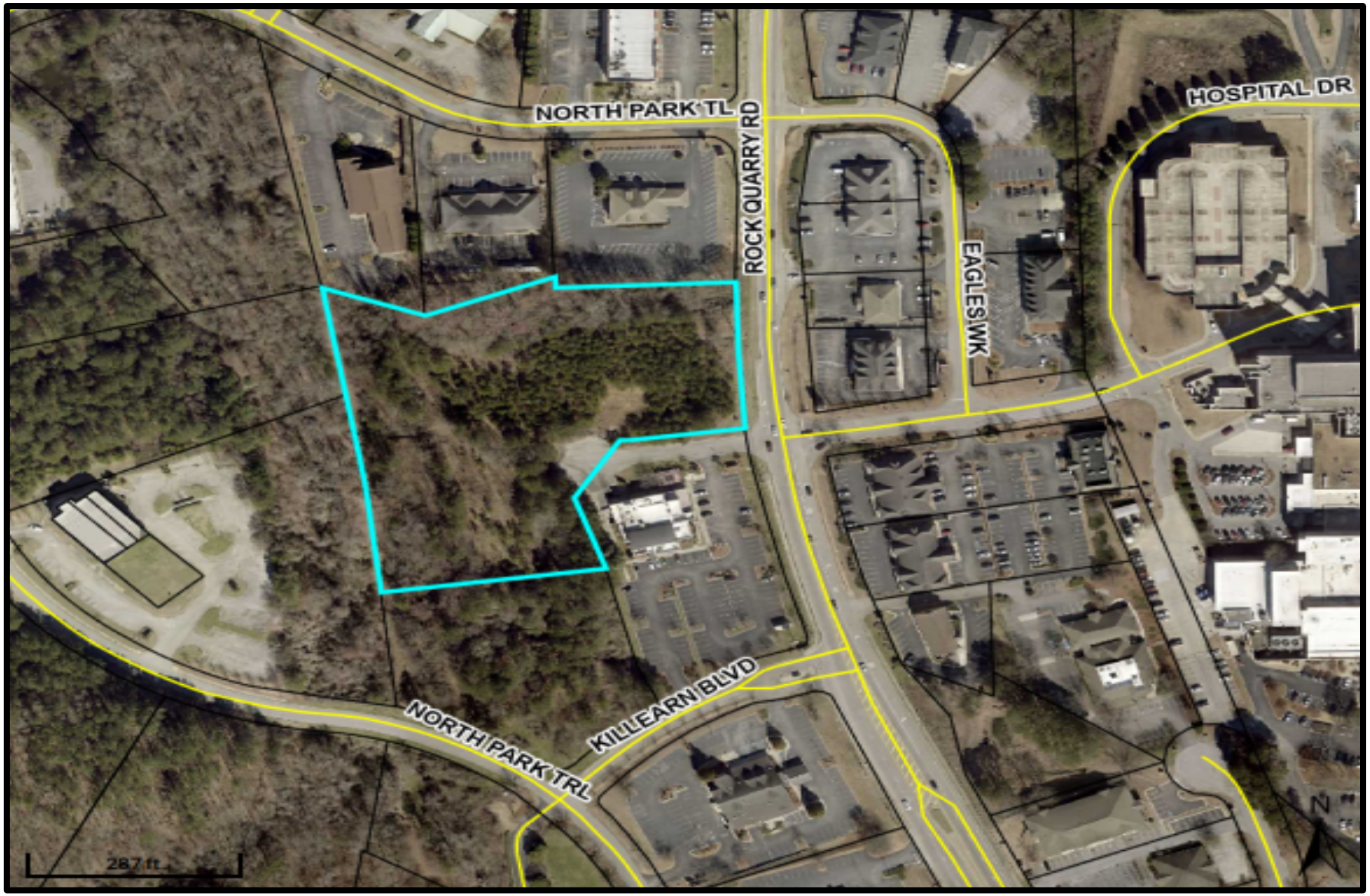
Purpose—To allow a convenience store with fuel sales; i.e., a gas station. The property's PMU (Parkway Mixed-Use) Overlay District requires a special use permit for a gas station.

Applicant: GMI 2, LLC.

Agent: Harold Buckley, Jr., Esq., from Wilson, Brock & Irby.

NOTE: Before SP-2024-01 can be approved, CP-2024-10 must be approved so that the subject property may have a type of future land use designation which would allow the proposed uses. The property already has the appropriate base zoning of C-2 (General Commercial); thus, no rezoning of the property is required.

AERIAL PHOTO FOR PARCEL #032-01030012 ON ROCK QUARRY ROAD



FACTS ABOUT THE SUBJECT PROPERTY

Property Owner: GMI 2, LLC (same as the applicant).

Parcel Number: 032-01030012.

Property Size: 4.37 +/- acres.

Property Location: Southwest corner of Rock Quarry Road and Hospital Drive, across from Piedmont Hospital. Hospital Drive dead-ends into a cul-de-sac adjacent to the subject property. Gabino's Mexican Restaurant has two driveways on Hospital Drive.

Property Conditions: Vacant and mostly wooded. Rock Quarry Road is being widened to four lanes, with 10 feet of right-of-way to be taken for that purpose. Because of this, no driveway access would be allowed off Rock Quarry Road.

Current Zoning: C-2 (General Commercial) and PMU (Parkway Mixed-Use Overlay District.

Future Land Use Designation: High-Density Residential.

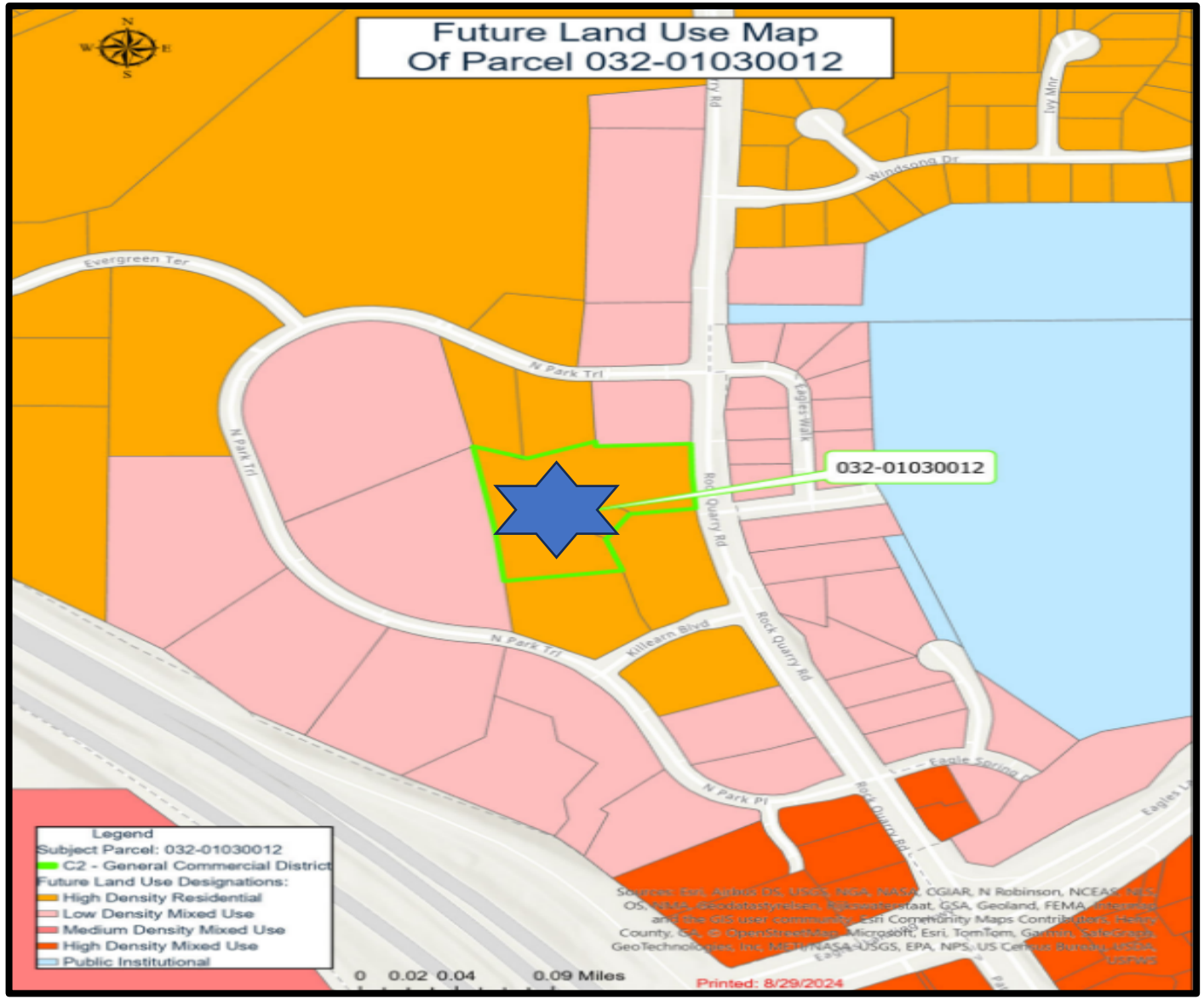
CASE FACTS TABLE (Slide #1)

DESCRIPTIVE FACTOR	RESEARCH FINDINGS
Proposed Use:	Gas station and a retail building containing a convenience store plus three retail tenants, plus an adjacent hotel.
Property Address:	N/A. Parcel #032-01030012 on Rock Quarry Road. The parcel is a corner lot, and it contains two tracts.
Parcel Acreage:	4.37 +/- acres.
Land District and Land Lot:	District 6, Land Lot 13.
Council District:	3
Applicant:	GMI 2, LLC.
Owner:	GMI 2, LLC.
Existing Zoning:	C-2 (General Commercial) and Parkway Mixed-Use (PMU) Overlay District.
Surrounding Zoning:	North, South, and East—C-2 (General Commercial). West—C-3 (Heavy Commercial).

CASE FACTS TABLE (Slide #2)

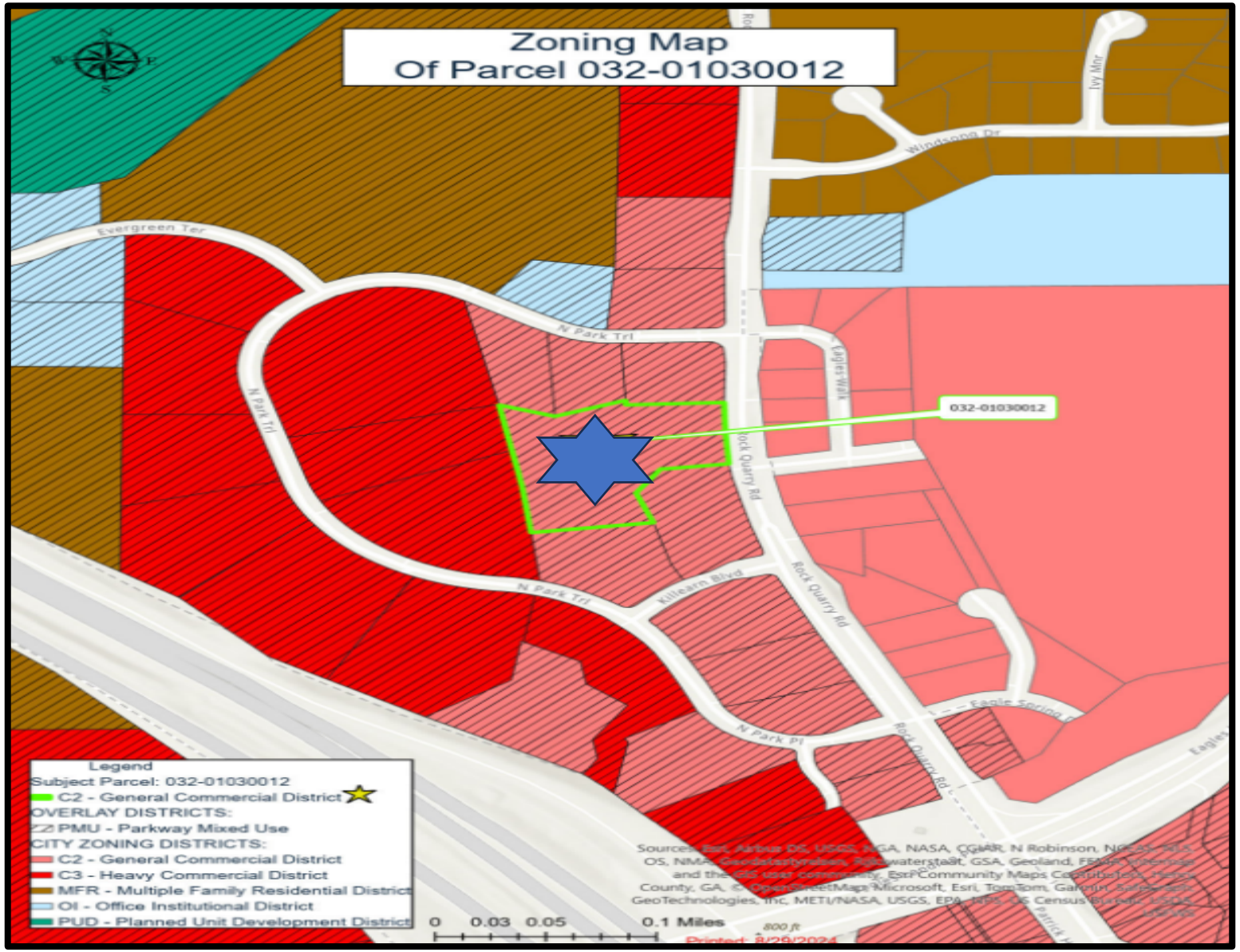
Property Location:	**West side of Rock Quarry Road, at the end of Hospital Drive.**
Property Conditions:	**Vacant and mostly wooded, except for a portion of the cul-de-sac at the end of Hospital Drive. A narrow strip of wetlands is present along the western boundary.**
Current Use:	**Undeveloped.**
Surrounding Land Uses:	**~ North, East, and Southwest—Medical office buildings.** **~ Northwest and South—Vacant land.** **~ Southeast—Commercial (Gabino's, a full-serve Mexican restaurant).**
Current and Proposed Future Land Use Designation:	**Current--High-Density Residential.** **Proposed—Low-Density Mixed-Use.**
Future Land Use Designations:	**~ North and South—High-Density Residential.** **~ Northeast, Northwest, and West—Low-Density Mixed-Use.**
Road Classification:	**Minor Arterial.**

FUTURE LAND USE MAP FOR PARCEL #032-01030012



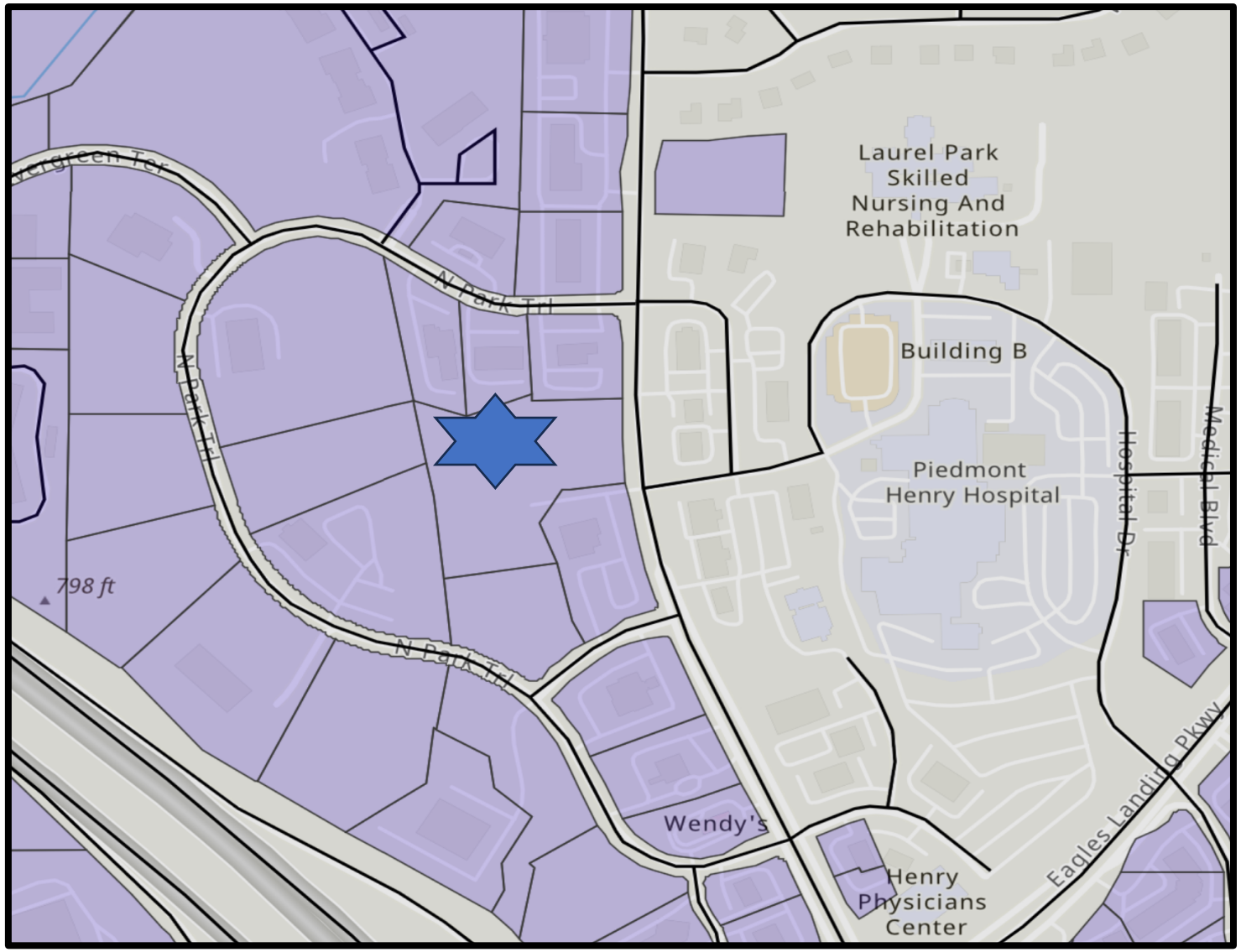
BASE ZONING MAP OF PARCEL #032-01030012

Base Zoning—C-2 (General Commercial)



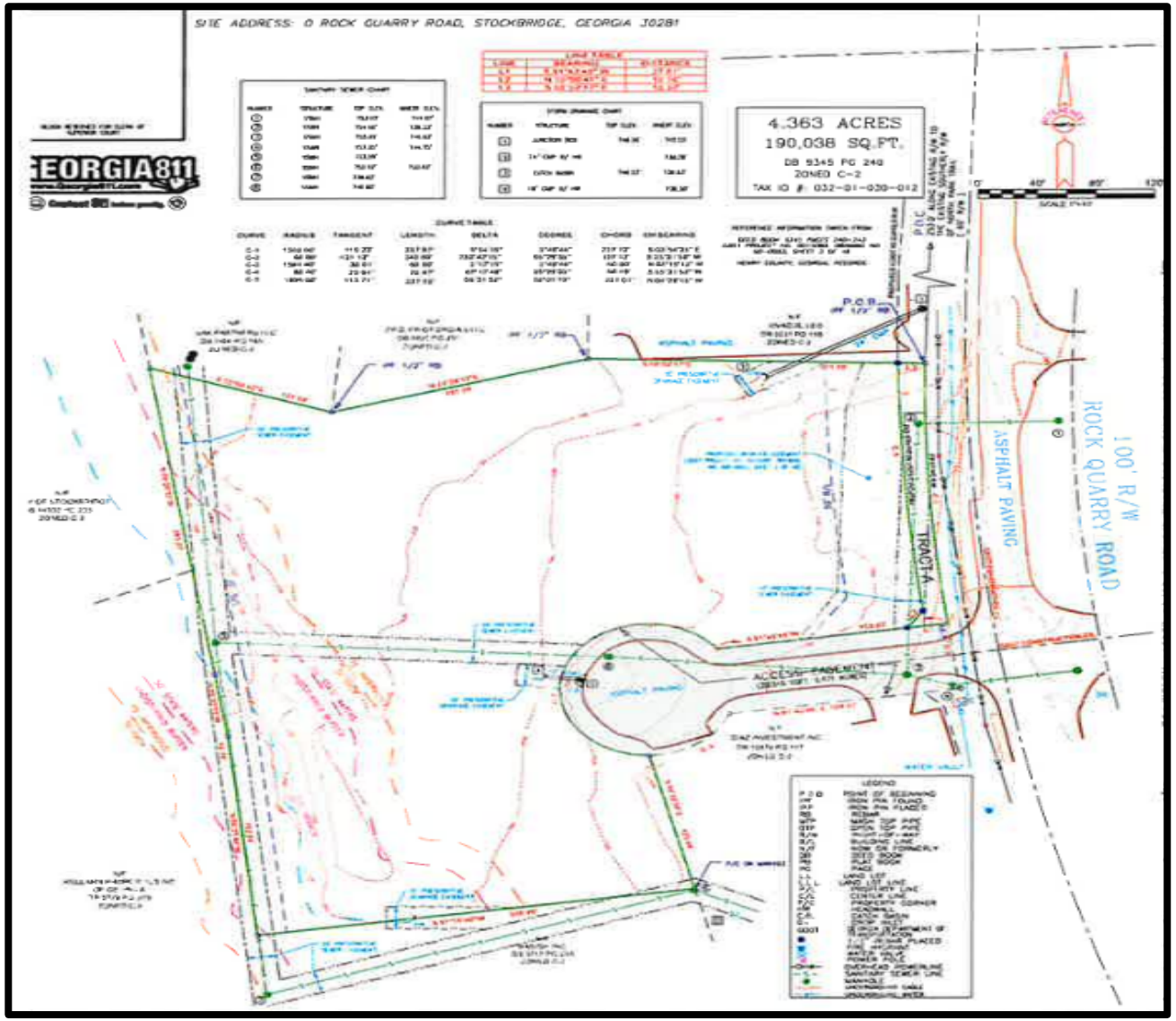
OVERLAY DISTRICT MAP OF PARCEL #032-01030012

Overlay District—Parkway Mixed-Use (PMU)



SURVEY OF PARCEL #032-01030012

Prepared by Alta NSPS Land Title for GMI 2, LLC on 05/02/22



DESCRIPTION OF THE PROPOSED DEVELOPMENT (Slide #1)

Type of Development—Mixed commercial uses.

Components:

- **Phase I--A convenience center with fuel sales (i.e., a gas station) and a retail building with three additional shops.**
  - **Gas Station—Would also include an equal number of EV (electric vehicle) charging stations).**
  - **Retail building--9,840 total square feet.**
    - **Convenience store--6,000 square feet.**
    - **Three more retail tenant spaces -- 1,280 square feet each.**
- **Phase II—A hotel with 12,276 total square feet on 3 floors, with 13 rooms per floor. A pylon (pole) sign is proposed in front of the hotel, but that would not be permitted.**

NOTE: The applicant has stated that the financial viability of the proposed development would be dependent upon the inclusion of the convenience store. The development of a hotel was added later, via the applicant's revised Letter of Intent from April 8, 2025.

DESCRIPTION OF THE PROPOSED DEVELOPMENT (Slide #2)

Property Accesses—Two driveways off Hospital Drive, plus a circular driveway around the hotel to facilitate fire truck access.

Setbacks—Required: 50 feet in the front, 10 feet on the sides, and 20 feet in the rear.

All setback requirements would be met.

Buffers—None are required since no residential properties border the property.

Lot Coverage (Impervious Area)—Maximum allowed is 70 percent. Proposed development would only cover 49.5 percent, with the remaining 50.6 percent being left as open space (pervious area).

Parking—Would include 51 spaces for the retail uses (50 are required), plus 43 spaces for the hotel (39 are required). All parking requirements would be met.

Exterior Architecture:

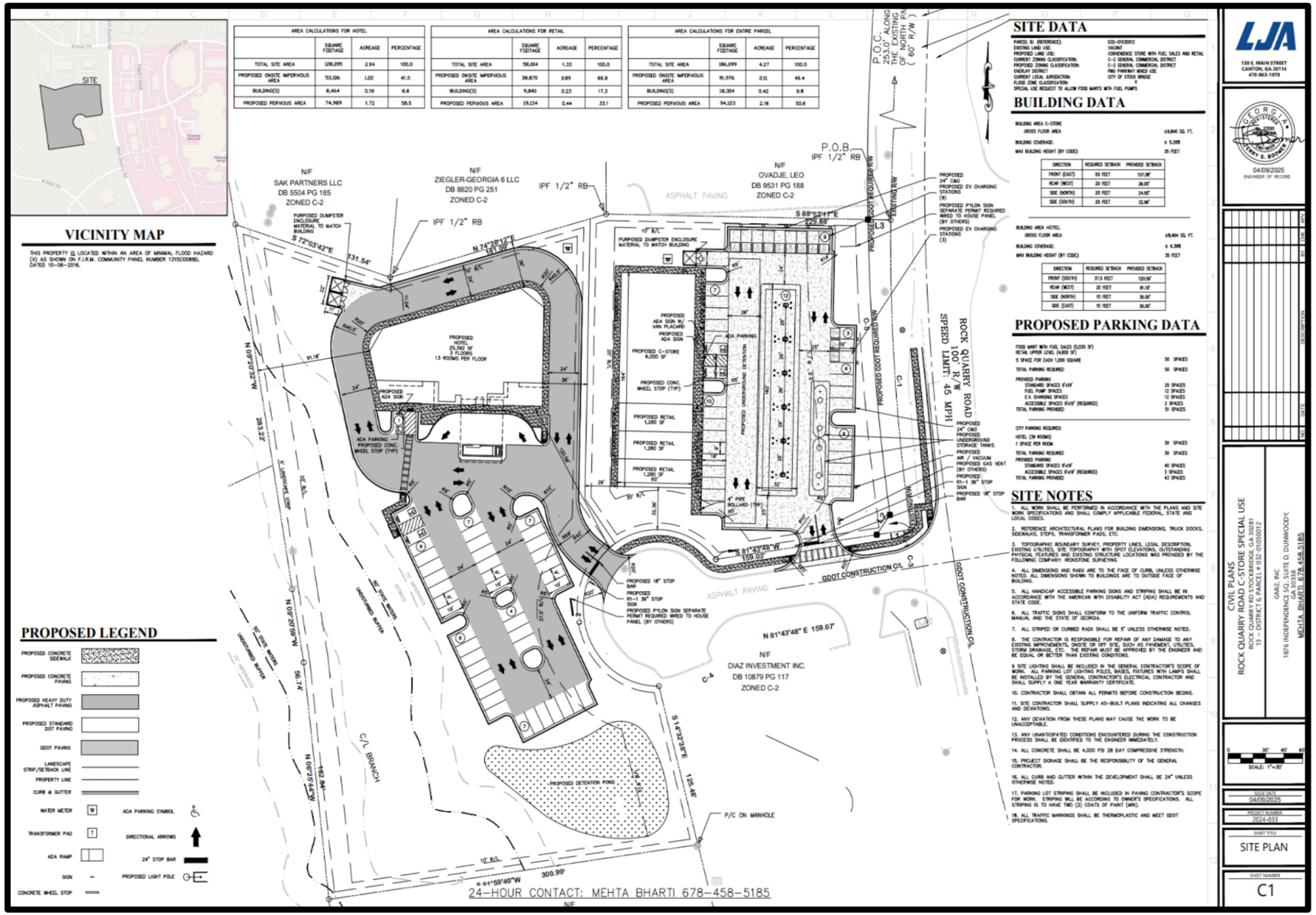
o Buildings would have brick facades.

o Gas pumps and electric charging stations must have covered canopies. The submitted renderings show that the gas pumps would have them, but the EV stations would not.

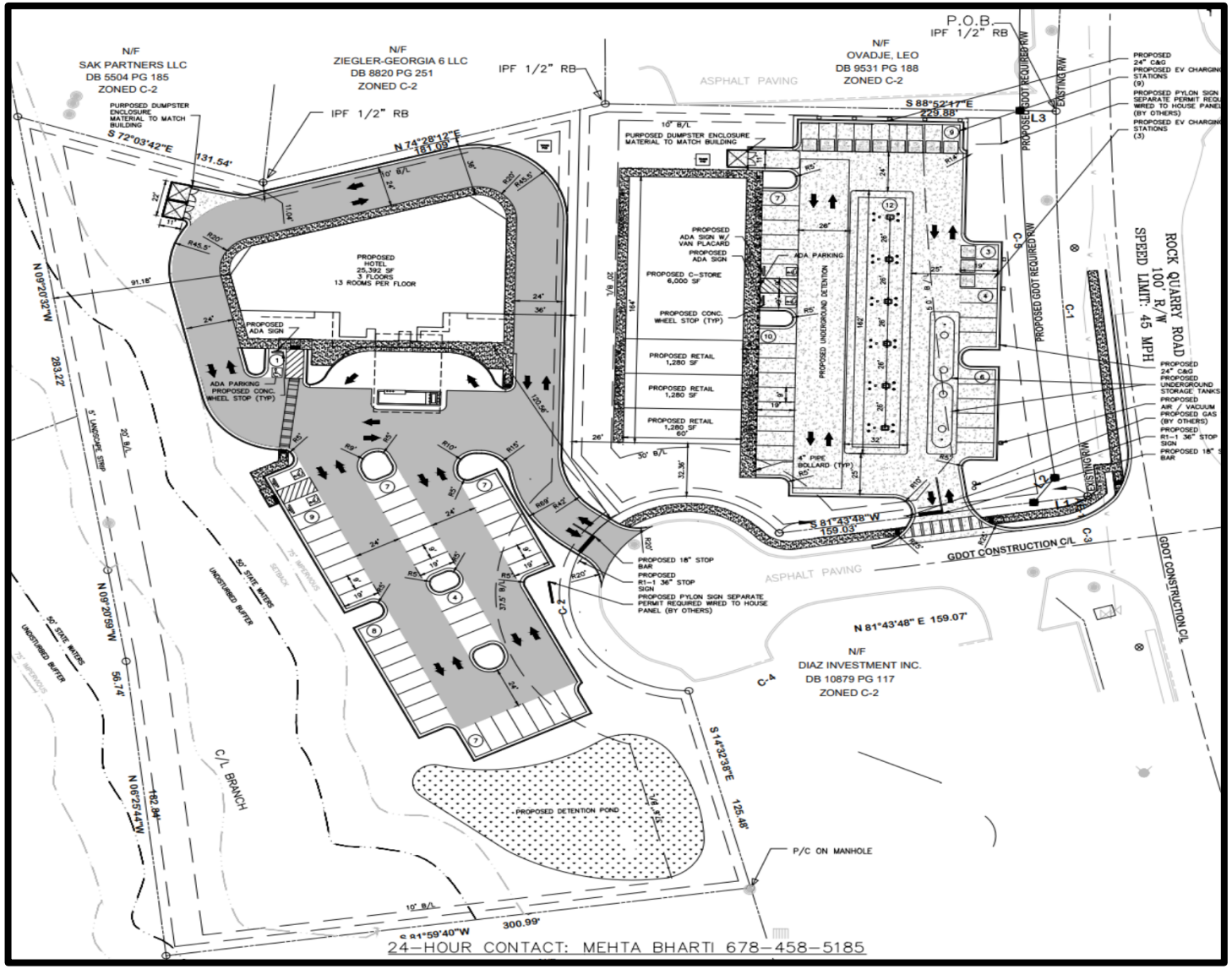
PROPOSED SITE PLAN FOR PARCEL #032-01030012

Title: “Civil Plans: Rock Quarry Road C-Store Special Use”;

Prepared by LJA; Issue Date: 03-18-25



SITE PLAN ENLARGEMENT FOR PARCEL #032-01030012



ARCHITECTURAL RENDERINGS – RETAIL BUILDING



ARCHITECTURAL RENDERINGS – GAS STATION



ARCHITECTURAL RENDERINGS – E.V. CHARGING STATIONS



ELEVATION DRAWINGS – RETAIL BUILDING (Front & Rear)



1 PROPOSED FRONT BUILDING ELEVATION

ANALYSIS OF CP-2024-10

(Comprehensive Plan Amendment Case #CP-2024-10)

ANALYSIS OF CP-2024-10 (Slide #1)

APPLICANT'S REQUEST: Change the property's future land use designation from High-Density Residential to Low-Density Mixed-Use.

STAFF ANALYSIS:

A. Comparison of Future Land Use Designations:

- **High-Density Residential—Intended primarily for residential land uses with multi-story buildings and small commercial or service businesses.**
- **Low-Density Mixed-Use—Intended for commercial / retail areas along various corridors and intersections. They mainly serve the residents of the surrounding residential neighborhoods. Future development and redevelopment should maintain the community-oriented feel.**
- **Analysis:**
  - **a. The applicant does not propose to build a residential development; thus, High-Density Residential is not the appropriate future land use designation.**

ANALYSIS OF CP-2024-10 (Slide #2)

b. Conversely:

- **The Low-Density Mixed-Use future land use designation is intended for commercial and retail areas along various corridors in the City, including Rock Rock Quarry Road, with various single-family subdivisions and apartment developments located along it or within several blocks. The proposed retail center would be located close to these residential developments, offering quick services and goods for the regular and frequent needs of customers.**
- **In addition, since the proposed development would only have an impervious cover of 49.4 percent, and the proposed hotel would only have three stories, these characteristics would be compatible with the intent of the Low-Density Mixed-Use designation.**

ANALYSIS OF CP-2024-10 (Slide #3)

B. Suitability of the Subject Property's Location:

- **Low-Density Mixed-Use designations are present on the adjacent parcel to the north and on many parcels on the east side of Rock Quarry Road, directly across the road from the subject property. Thus, the approval of CP-2024-01 would not create a "spot" future land use designation.**
- **The subject property is part of the commercial development corridor along Rock Quarry Road, which includes numerous retail uses on the same (west) side of the road and larger commercial uses along the eastern side of the road (Piedmont Hospital and associated medical office buildings). Due to the high intensity of the hospital and medical office buildings and the large number of employees and patients whom they represent, the provision of the proposed retail center (including the convenience center / gas station) and hotel would be appropriate and desirable.**
- **The proposed development would serve the automobile and retail needs of the many nearby residential developments.**

ANALYSIS OF CP-2024-10 (Slide #4)

C. Compatibility with a Goal of the Comprehensive Plan -- **Page 42 of the City's Comprehensive Plan identifies the top economic development goal for the City of Stockbridge as follows: "#1-To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities." The proposed retail center would comply with that goal, particularly since few retail centers have been developed within the City in the past five years.**

ANALYSIS OF CP-2024-10 (Slide #5)

D. Relation to the Zoning of the Property:

a. The proposed commercial uses would be compatible with the property's C-2 (General Commercial) zoning, thus no rezoning would be required.

b. They would also be suitable for the PMU (Parkway Mixed-Use Overlay) District.

c. The proposed Low-Density Mixed-Use future land use designation calls for low-density commercial uses. The proposed development would only have an impervious cover of 49.4 percent, and the proposed hotel would only have three stories; thus, the proposed development can be considered to be of low-density and it would include a mixture of commercial uses.

STAFF CONCLUSIONS FOR CP-2024-10

STAFF CONCLUSIONS:

1. The subject property's existing future land use designation of High-Density Residential is not appropriate for the subject property because the applicant is not proposing to build a residential development.
2. The proposed retail uses would be compatible with one of the intentions of the requested future land use designation of Low-Density Mixed-Use, which is to serve the needs of nearby residential areas.
3. The subject property is in a suitable location for the Low-Density Mixed-Use future land use designation due to the adjacency of other properties to the north and across Rock Quarry Road, which all have the same designation.
4. The development of the proposed retail uses would serve to further an economic development goal of the Comprehensive Plan.

STAFF RECOMMENDATION FOR CP-2024-10

STAFF RECOMMENDATION -- In view of the aforementioned conclusions for CP-2024-10 on Parcel #032-01030012, the Planning & Zoning Staff recommends the APPROVAL of CP-2024-10.

ANALYSIS OF SP-2024-01

(Special Use Permit Case #SP-2024-01)

ANALYSIS OF SP-2024-01 (Slide #1)

APPLICANT'S REQUEST: **Grant a Special Use Permit to allow a gas station (a convenience center with fuel sales) to locate and operate on a C-2 property within the PMU (Parkway Mixed-Use) Overlay District.**

Necessity of a Special Use Permit – **Required for "select uses" (gas stations / convenience stores), which may be permitted uses in a C-2 (General Commercial) zoning district if a special use permit is approved.**

Source of Requirement--Ordinance #OR24-563 for the PMU Overlay District, per Text Amendment Case #TX-2024-03. Section 2.5.2(C)(1) identifies gas stations and convenience stores as being "select uses" in the PMU Overlay District.

The proposed gas station and convenience store must meet four types of compliance requirements, as are listed on the next slide.

ANALYSIS OF SP-2024-01 (Slide #2)

FOUR TYPES OF COMPLIANCE REQUIREMENTS FOR SP-2024-01:

1. **Requirements for "select uses"** from Section 2.5.2.(C)(2) of the UDC for the Parkway Mixed-Use (PMU) Overlay District.
2. **Requirements for gasoline stations** from Section 3.2.14 of the UDC. These requirements were recently amended with the approval of Ordinance #OR25-589 (a.k.a. Text Amendment Case #TX-2024-06) on February 10, 2025, which amended the gas station distance requirement from 2,400 feet to 800 feet and imposed other requirements.
3. **Requirements for special use permits** from Section 9.2.5 of the UDC (staff considerations).
4. **Requirements for special use permits** from Section 9.2.6 of the UDC (City Council considerations).

ANALYSIS OF SP-2024-01 (Slide #3)

1. **Requirements for "select uses"** from Section 2.5.2.(C)(2) of the UDC for the Parkway Mixed-Use (PMU) Overlay District. Gas stations and convenience stores are types of select uses. They used to be prohibited in the PMU, but now they may be permitted in the C-2 district if a special use permit is obtained. This is due to the passage of Ordinance #OR24-263 for Text Amendment Case#TX-2024-03 on May 13, 2024. The ordinance identified the permitted uses in Section 2.5.2.(C)(1) of the UDC.

Analysis of Section 2.5.2(C)(2) Requirements for Select Uses (Gas Station and Convenience Store):

a. ***A Select Use must be located on a property which has frontage on either a collector or an arterial road.*** The subject property has frontage on Rock Quarry Road, which is classified as a minor arterial.

b. ***The property must have a base zoning district which allows such uses.*** The property is zoned 'C-2',which is an allowable base zoning district for a Select Use.

ANALYSIS OF SP-2024-01 (Slide #4)

c. All property design standards of the base zoning district must be met. It appears from the submitted site plan that most, if not all, of the property design standards have been met.

d. Any existing non-conforming structures may not be enlarged. The subject property is currently undeveloped.

e. Building facades for both primary and accessory structures must be constructed of brick on all sides. The submitted architectural renderings suggest that all four sides of the proposed retail building would be constructed of brick.

f. 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. The site plan shows that the there would be the same number of electric charging stations (12) as gas pumps (12). The applicant's renderings show that covered canopies would be provided over the gas pumps but not the EV charging stations.

ANALYSIS OF SP-2024-01 (Slide #5)

g. An acceptable means of access and internal circulation must be provided, to be determined by the Fire Marshal. **The site plan shows that the proposed retail uses and the hotel would have separate accesses off Hospital Drive, and the hotel would have a circular driveway around it.**

h. The required number of parking spaces must be provided. **The retail uses and the hotel would meet their parking requirements.**

i. The required buffers must be provided. **Since no residential properties are located adjacent to the subject property, no residential buffers would be required.**

j. Other special requirements. **No other special requirements have been identified.**

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #1)

Section 3.2.14 below from the UDC provides requirements specifically for gas stations.

These requirements were amended on February 10, 2025 with the approval of Ordinance #OR25-589 (a.k.a. Text Amendment Case #TX-2024-06). It amended the gas station distance requirement from 2,400 feet to 800 feet and imposed other requirements.

Section 3.2.14 appears below, including the updated Subsection C and the addition of Subsections E through P, which appear below.

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.

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #2)

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 eight hundred (800) feet. This distance requirement shall be measured from property line to property line of another existing gasoline service station.

ANALYSIS #2—REQUIREMENTS FOR GASOLINE STATIONS (Slide #3)

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

Development Feature	Standard
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 6 feet in height in addition to the standards set forth in this title.

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #4)

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.

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #5)

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 subtenants.

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.

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #6)

Analysis of Section 3.2.14 Requirements for Gas Stations:

A. **Compliance with Site Design Standards for the C-2 District --** It appears from the site plan that all design standards of the C-2 zoning district would be met. These include the minimum lot width (100 feet), the minimum setback requirements (50 feet in the front, 10 feet on the sides, and 20 feet in the rear), and the maximum lot coverage of 70 percent.

B. **Types of Activities to Be Included --** The proposed convenience store and sale of fuel are among the activities that are permitted for gas stations.

C. **Separation Distance of Eight Hundred (800) Feet --** As are shown by the Gas Station Radius Map and the Gas Station Distance Map below, no other gas stations are located within the required separation distance of 800 feet from the subject property. The closest gas station is a Texaco station, which is located south of the subject property at 1247 Eagles Landing Parkway, situated at the southwest corner

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #7)

of Patrick Henry Parkway (an extension of Rock Quarry Road) and Eagles Landing Parkway. To the north, a BP station is located approximately 4,060 feet away, at 901 Rock Quarry Road (Parcel #050-01016011), at the southwest corner of Rock Quarry Road and Banks Road. Within the Hudson Bridge Road corridor, a Murphy gas station is located at 1440 Hudson Bridge Road, and a Quik Trip gas station is located farther to the west, at 1614 Hudson Bridge Road.

~ Within the Rock Quarry Road / Eagles Landing Parkway Corridor:

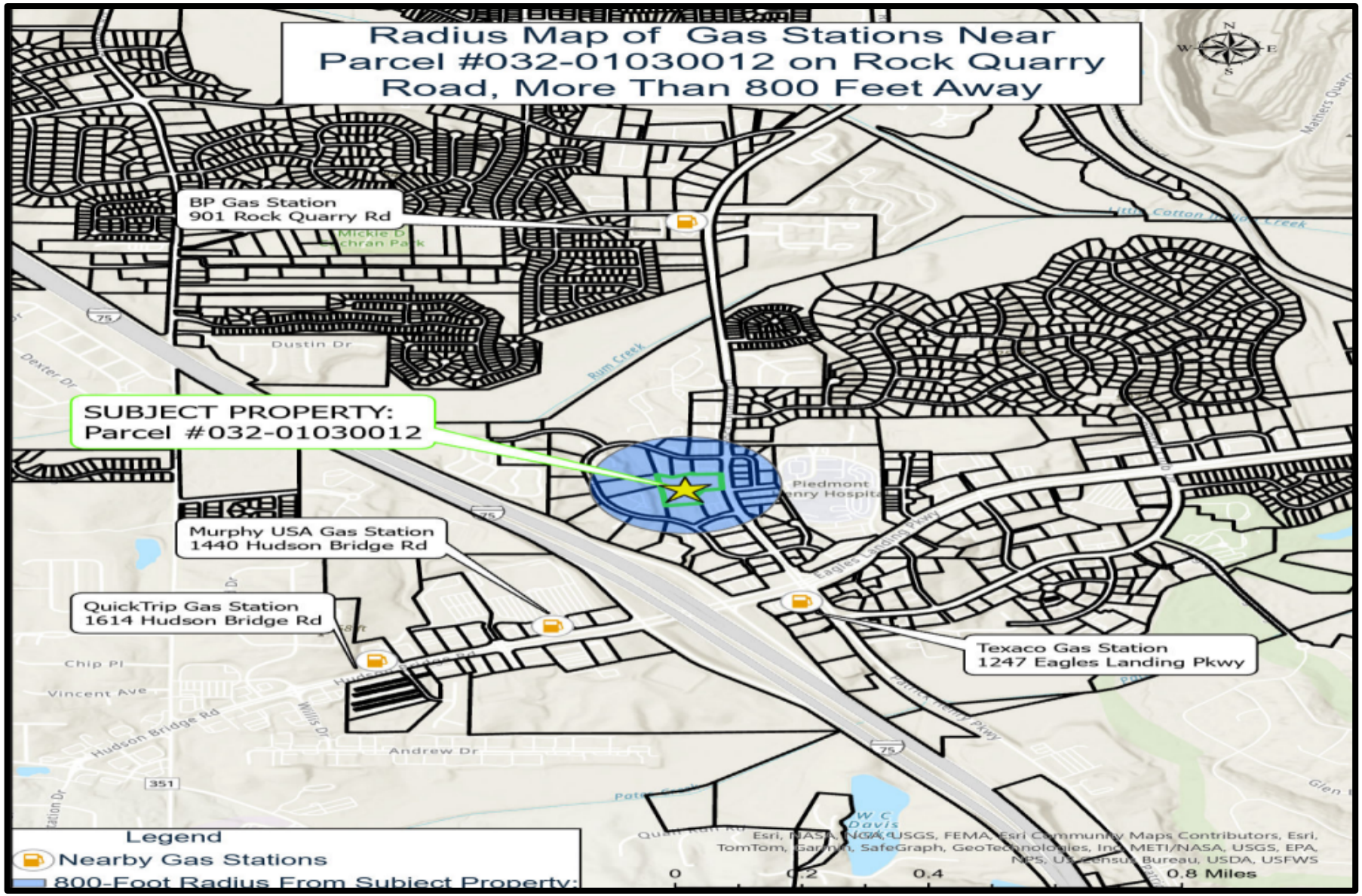
- **Texaco gas station -- Located approximately 1,706 feet from the subject property.**
- **BP gas station -- Located approximately 4,060 feet from the subject property.**

~ Within the Hudson Bridge Road Corridor:

- **Murphy gas station – Located approximately 2,055 feet from the subject property.**
- **QuikTrip gas station – Located approximately 3,315 feet from the subject property.**

Based on these measured distances, all four of the nearest gas stations are located significantly more than the required minimum of 800 feet away from the subject property.

GAS STATION RADIUS MAP



GAS STATION DISTANCE MAP

For the Rock Quarry Road / Eagles Pkwy. Landing Corridor



ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #8)

D. Design Standards for Gas Stations -- The table above from Section 3.2.14 of the UDC lists design standards for gas station requirements. Among them are various setback requirements, and it appears from the April 9, 2025 site plan that these setbacks would be met. In addition, access drives must be at least 20 feet from the intersection of street right-of-way lines, but these distances could not be determined from the site plan.

E. Road Classification – Rock Quarry Road is classified as a minor arterial.

F. Zoning District – The subject property is zoned 'C-2', and the applicant is applying for the required special use permit.

G. Property Design Standards for the Base Zoning District -- The revised site plan appears to meet most of the design requirements, except for the ones that are noted.

H. Building Façade Materials – The submitted renderings appear to show that the proposed gas station would have brick facades, but it is not clear as to whether all four sides would be brick.

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #9)

I. Electric Charging Stations – An equal number of electric charging stations as gasoline pumps would be provided. But no covered canopies are shown over the electric charging stations.

J. Access and Internal Circulation -- The proposed gas station would allow an acceptable access and internal circulation.

K. Parking Spaces – The required number of parking spaces would be provided and slightly exceeded.

L. Buffers -- The 25-foot buffers which are required by Section 3.2.14 of the UDC for gas stations that are located next to non-residentially-zoned properties have not been indicated on the submitted site plan.

M. Size of Gas Station – The proposed gas station would have 6,000 square, exceeding the minimum required size of 5,000 square feet.

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #10)

N. Sub-Tenants – The proposed gas station would have three sub-tenants (retail stores), thus exceeding the required two sub-tenants.

O. Other Codes of Ordinances – The proposed gas station must meet all other related regulations.

P. Other Special Requirements -- None have been identified at this time.

ANALYSIS #3—REQUIREMENTS FOR SPECIAL USE PERMITS: STAFF CONSIDERATIONS (Slide #1)

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

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

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

- ***~ The applicant has not submitted a traffic impact study.***
- **~ However, since Rock Quarry Road is currently being widened to four lanes by Georgia DOT, projected traffic volumes from undeveloped properties along Rock Quarry Road, including the subject property, have presumably been projected and accounted for.**
- **~ The proposed new traffic signal at the Rock Quarry Road / Hospital Drive Intersection as part of the road widening would be beneficial in facilitating left turns out of the proposed development onto Rock Quarry Road.**
- **~ Some traffic congestion may be experienced on the short, western end of Hospital Drive and its cul-de-sac since six businesses would be using it**

ANALYSIS #3—REQUIREMENTS FOR SPECIAL USE PERMITS: STAFF CONSIDERATIONS (Slide #2)

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

Although the subject property has an unusual shape, the site plan shows that there would be sufficient room for the proposed development, with the remainder of the site to remain wooded. A detention pond would be provided at the southern end of the property.

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

- **The applicant's letter from the Henry County Water Authority, dated July 12, 2024, stated that water service is available to serve the property, and that sewage treatment and sewer line capacity are also available to serve the property.**
- **However, this was based on the proposed development without the hotel.**
- **An updated Water Authority letter needs to be obtained.**

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

This is unknown at this time.

ANALYSIS #3—REQUIREMENTS FOR SPECIAL USE PERMITS: STAFF CONSIDERATIONS (Slide #3)

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

- **The proposed commercial uses would further the Comprehensive Plan's policy to "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." Rather than having separate buildings and strip development uses along Rock Quarry Road, the proposed convenience store and gas station, plus the other three retail shops, would allow for the cohesive existence of several businesses within a unified development.**
- **The proposed uses may be beneficial by meeting the service needs of drivers who are already present within the vicinity as employees or patients of the hospital, other medical facilities, and restaurants along Rock Quarry Road, plus the residents of the surrounding residential areas.**
- **The property's future land use designation is High-Density Residential. The 2024-2028 Comprehensive Plan states that this designation is meant primarily for residential developments, but that small commercial or service businesses may be permitted within such developments. Although the proposed development would consist of small commercial and service businesses, no residential uses are proposed, nor are any residential uses located near the subject property. Therefore, it would be appropriate for the property's future land use designation to be changed to Low-Density Mixed-Use.**

ANALYSIS #4—USE PERMIT CONSIDERATIONS (Slide #1)

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

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

The proposed gas station and convenience store represent commercial uses, which would be compatible with the numerous other commercial uses that are present within the vicinity. However, commercial uses are not permitted by the subject property's future land use designation of High-Density Residential. A Comprehensive Plan amendment is therefore needed to change the property's future land use designation to Medium-Density Mixed-Use.

ANALYSIS #4—USE PERMIT CONSIDERATIONS (Slide #2)

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

The proposed gas station and convenience store would be compatible with the surrounding commercial uses (restaurants and retail stores), and the property's C-2 zoning is compatible with the C-2 zoning of the adjacent properties to the north and south.

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

No such violations have been identified.

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

The forthcoming widening of Rock Quarry Road, including the installation of a traffic signal at the Rock Quarry Road / Hospital Drive Intersection, should serve to improve traffic flow within the vicinity, and to provide pedestrian access.

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

The applicant plans to provide a few more parking spaces than are required for the retail uses (51) and the hotel (39).

ANALYSIS #4—USE PERMIT CONSIDERATIONS (Slide #3)

6. The amount and location of open space;

The proposed pervious area (open space) would be 50.6 percent, according to the data on the site plan. This would exceed the required 30 percent for the C-2 district.

7. Protective screening;

The applicant's letter of intent states that screening would be provided around the proposed trash dumpster for the gas station, which would be fully enclosed with opaque gates.

8. Hours and manner of operation;

The proposed gas station and convenience store would be open for twenty-four hours per day. This is not anticipated to be a problem since no residential uses are located next to the subject property.

9. Outdoor lighting; and

The applicant's letter of intent states that generous outdoor lighting systems would be used for the safety and security of the patrons and employees, and that measures would be taken to ensure that no unreasonable glare would be emitted to the surrounding area.

ANALYSIS #4—USE PERMIT CONSIDERATIONS (Slide #4)

10. Ingress and egress to the property.

Since the subject property is located on a corner lot with a cul-de-sac turnaround, and since a traffic signal is scheduled to be installed at the intersection, no traffic congestion emanating from the proposed uses is anticipated.

STAFF CONCLUSIONS (Slide #1)

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

1. **Gas Station Distance Requirement—The proposed gas station (convenience store with gas pumps) would be located significantly more than the minimum required distance of 800 feet away from other gas stations within the vicinity, as is required by Section 3.2.14 of the UDC for gas stations.**
2. **Suitability of Uses -- The proposed gas station, along with the retail shops and hotel, are all permitted types of uses within the C-2 district, and they would be suitable and desirable types of uses for the subject property due to its location in a busy commercial corridor, as well as its proximity to large residential areas. The specific types of retail tenants to be included within the proposed retail center would need to be allowable uses within the PMU Overlay District.**
3. **Traffic Impacts -- The trip generation from the proposed uses would likely have minimal impacts on the surrounding road network due to the forthcoming widening of Rock Quarry Road and the installation of a traffic signal at Hospital Drive.**

STAFF CONCLUSIONS (Slide #2)

4. Access Requirements—To meet the access requirements of Section 3.2.14 of the UDC, access driveways must be located at least 20 feet from the intersection of street right-of-way lines. It could not be determined from the April 9, 2025 site plan whether this requirement would be met.

5. Buffers--The 25-foot buffers which are required by Section 3.2.14 of the UDC for gas stations that are located next to non-residentially-zoned properties have not been indicated on the submitted site plan.

6. Facades—The submitted architectural renderings suggest that the proposed retail building for the gas station would be constructed of brick, but it is not clear as to whether all four sides would be brick, as is required by Section 2.5.2(C)(2) of the UDC for Select Uses within the PMU Parkway Overlay District.

STAFF CONCLUSIONS (Slide #3)

7. Canopies—The submitted architectural renderings show that the gasoline pumps would have a covered canopy over them, but that the electric charging stations would not have one. Both types of facilities are required to have a canopy, in compliance with the requirements of Section 2.5.2(C)(2) of the UDC for Select Uses within the PMU Overlay District.

8. Signage—A proposed pylon (pole) sign is shown for the hotel, which is not a permitted type of sign within the City of Stockbridge.

9. Water Authority Letter – The Water Authority letter which the applicant submitted was for the gas station and retail center alone, without the hotel. An updated Water Authority letter needs to be obtained to determine whether sufficient water and sewer capacity would be available to serve these uses plus the proposed hotel.

STAFF RECOMMENDATIONS (Slide #1)

In view of the aforementioned analysis and conclusions, the Planning & Zoning staff recommends APPROVAL WITH CONDITIONS for Special Use Permit Case #SP-2024-01 for Parcel #032-01030012 on Rock Quarry Road at Hospital Drive. The recommended zoning conditions are as follows:

1. **Comprehensive Plan Amendment – SP-2024-01 shall not be approved unless the applicant's Comprehensive Plan Amendment Case #CP-2024-10 is approved prior to the consideration of SP-2024-01.**
2. **Site Plan – The proposed development shall be built according to a site plan which is similar in design to the submitted site plan, entitled "Civil Plans: Rock Quarry Road C-Store Special Use", which was prepared for GMI 2, Inc. by LJA with an issue date of 04-09-25).**
3. **Requirements for Select Uses – The proposed development shall meet all of the requirements for "select uses" from Section 2.5.2.(C)(2) of the UDC for the Parkway Mixed-Use (PMU) Overlay District.**

STAFF RECOMMENDATIONS (Slide #2)

4. Requirements for Gasoline Stations – The proposed development shall meet all of the updated requirements for gasoline stations within Section 3.2.14 of the UDC, as amended on February 10, 2025 with the approval of Ordinance #OR25-589 (a.k.a. Text Amendment Case #TX-2024-06).
5. Requirements for Special Use Permits, Staff Considerations – The proposed development shall meet all of the requirements for special use permits from Section 9.2.5 of the UDC (staff considerations).
6. Requirements for Special Use Permits, City Council Considerations – The proposed development shall meet all of the requirements for special use permits from Section 9.2.6 of the UDC (City Council considerations).
7. Access Requirements—To meet the access requirements of Section 3.2.14 of the UDC, all access driveways shall be located at least 20 feet from the intersection of street right-of-way lines.
8. Buffers--The 25-foot buffers which are required by Section 3.2.14 of the UDC for gas stations shall be provided next to all non-residentially-zoned properties.

STAFF RECOMMENDATIONS (Slide #3)

9. Facades—All four sides of the proposed gas station shall be construct of brick, in compliance with Section 2.5.2(C)(2) of the UDC for Select Uses within the PMU Parkway Overlay District.
10. Canopies—Both the gasoline pumps and the electric charging stations shall be covered with canopies, in compliance with Section 2.5.2(C)(2) of the UDC for Select Uses within the PMU Overlay District.
11. Signage—No pylon (pole) signs shall be permitted within the proposed development.
12. Water Authority Letter – The applicant shall obtain an updated Henry County Water Authority availability letter to determine whether sufficient water and sewer capacity would be available to serve all of the proposed uses on the subject property (the gas station, retail center, and hotel), and the developer shall comply with all of the specifications of that letter.

ARE THERE ANY QUESTIONS?

Stockbridge

Where Community Connects

POWERPOINT PRESENTATION FOR

PARCEL #032-01030012

ON ROCK QUARRY ROAD:

CP-2024-10 & SP-2024-01

CITY OF STOCKBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING AND ZONING DIVISION

PLANNING COMMISSION MEETING—MAY 22, 2025

CITY COUNCIL MEETING—JUNE 9, 2025

PROJECT OVERVIEW:

~ Purposes of the Cases
~ Property Description
~ Proposed Development

FACTS ABOUT THE CASES

TWO CASES:

~ **Comprehensive Plan Amendment Case #CP-2024-10:**

Purpose—To change the property's future land use designation from "High-Density Residential" to "Low-Density Mixed-Use."

~ **Special Use Permit Case #SP-2024-01:**

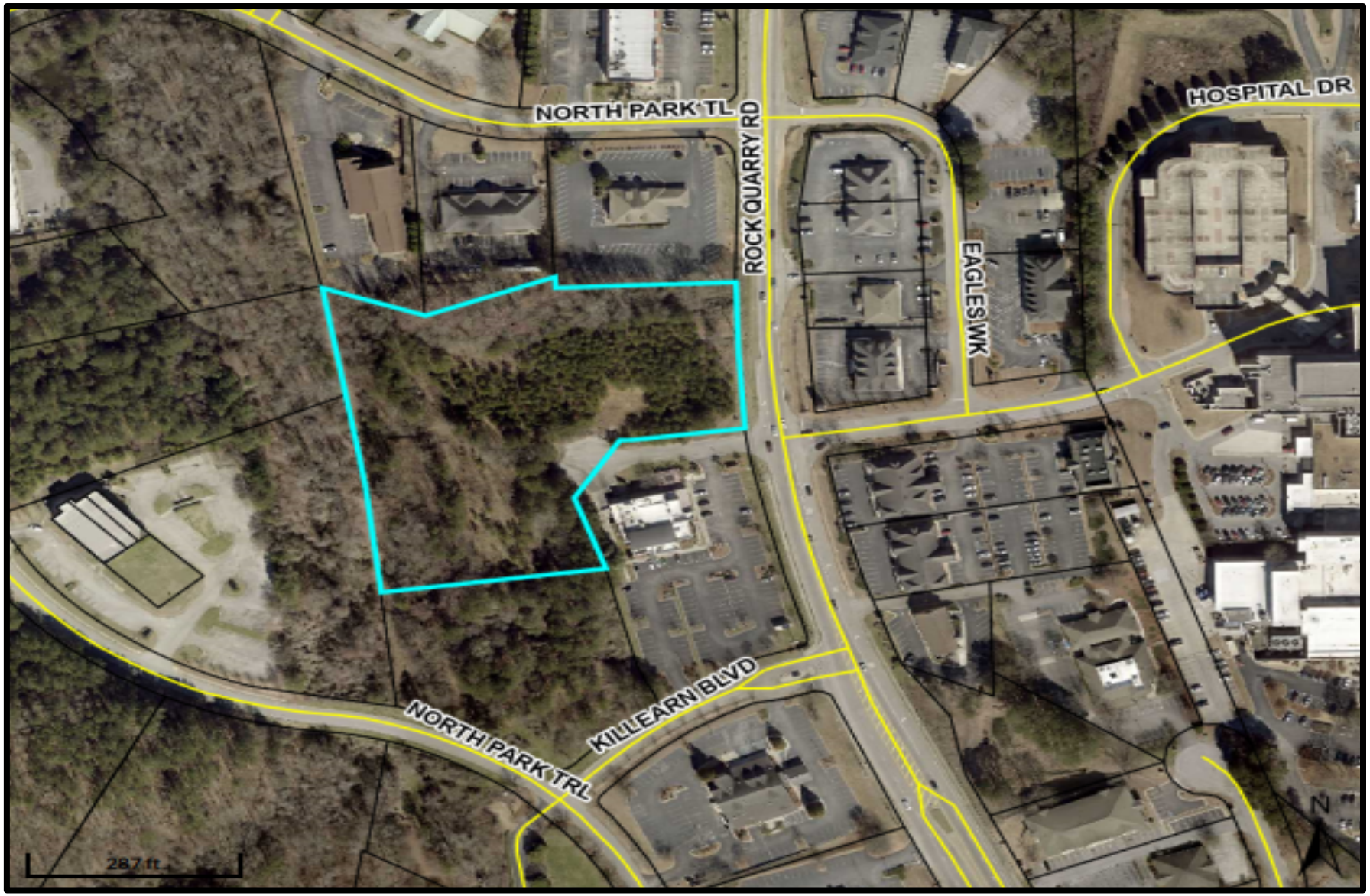
Purpose—To allow a convenience store with fuel sales; i.e., a gas station. The property's PMU (Parkway Mixed-Use) Overlay District requires a special use permit for a gas station.

Applicant: GMI 2, LLC.

Agent: Harold Buckley, Jr., Esq., from Wilson, Brock & Irby.

NOTE: Before SP-2024-01 can be approved, CP-2024-10 must be approved so that the subject property may have a type of future land use designation which would allow the proposed uses. The property already has the appropriate base zoning of C-2 (General Commercial); thus, no rezoning of the property is required.

AERIAL PHOTO FOR PARCEL #032-01030012 ON ROCK QUARRY ROAD



FACTS ABOUT THE SUBJECT PROPERTY

Property Owner: GMI 2, LLC (same as the applicant).

Parcel Number: 032-01030012.

Property Size: 4.37 +/- acres.

Property Location: Southwest corner of Rock Quarry Road and Hospital Drive, across from Piedmont Hospital. Hospital Drive dead-ends into a cul-de-sac adjacent to the subject property. Gabino's Mexican Restaurant has two driveways on Hospital Drive.

Property Conditions: Vacant and mostly wooded. Rock Quarry Road is being widened to four lanes, with 10 feet of right-of-way to be taken for that purpose. Because of this, no driveway access would be allowed off Rock Quarry Road.

Current Zoning: C-2 (General Commercial) and PMU (Parkway Mixed-Use Overlay District.

Future Land Use Designation: High-Density Residential.

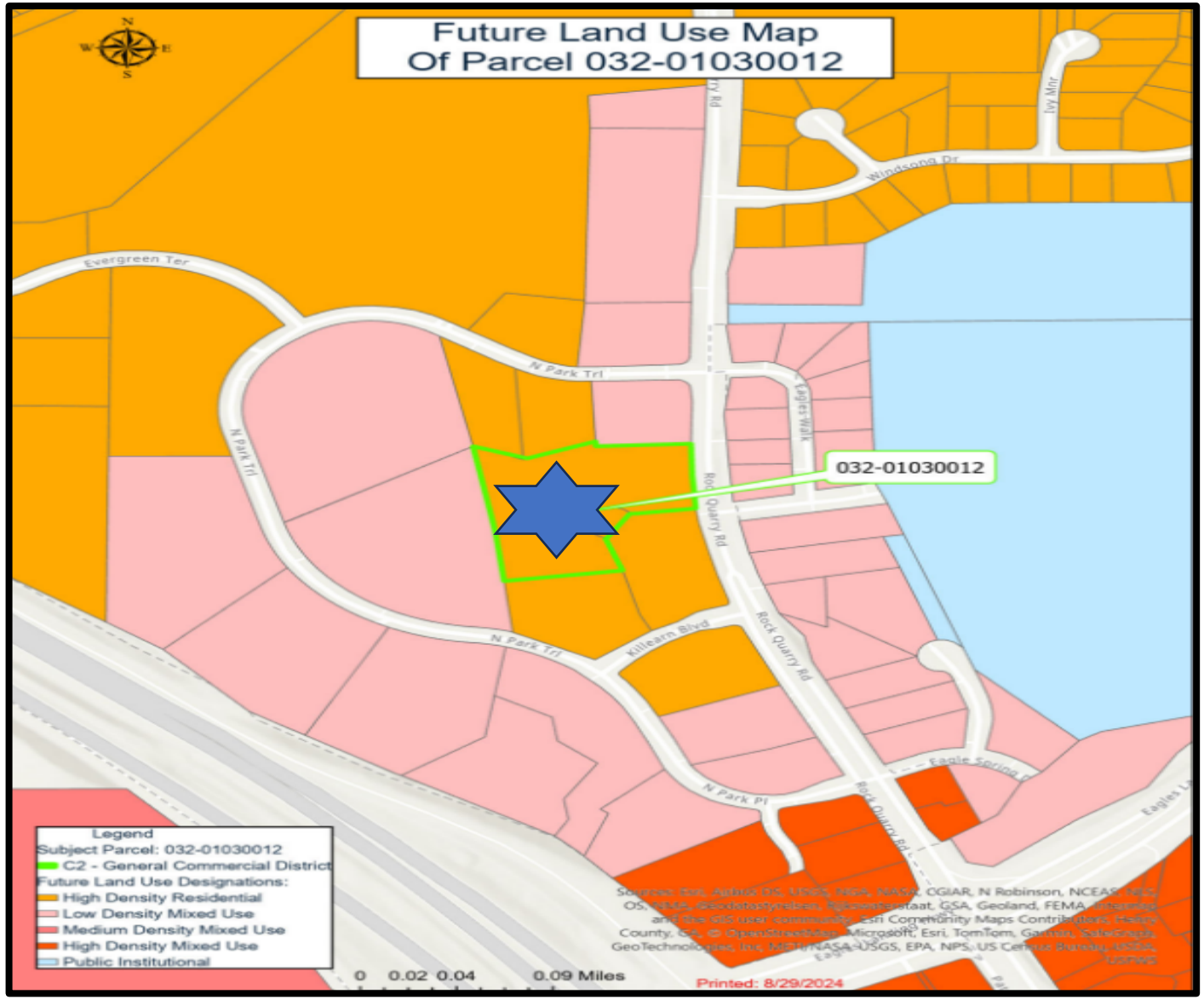
CASE FACTS TABLE (Slide #1)

DESCRIPTIVE FACTOR	RESEARCH FINDINGS
Proposed Use:	Gas station and a retail building containing a convenience store plus three retail tenants, plus an adjacent hotel.
Property Address:	N/A. Parcel #032-01030012 on Rock Quarry Road. The parcel is a corner lot, and it contains two tracts.
Parcel Acreage:	4.37 +/- acres.
Land District and Land Lot:	District 6, Land Lot 13.
Council District:	3
Applicant:	GMI 2, LLC.
Owner:	GMI 2, LLC.
Existing Zoning:	C-2 (General Commercial) and Parkway Mixed-Use (PMU) Overlay District.
Surrounding Zoning:	North, South, and East—C-2 (General Commercial). West—C-3 (Heavy Commercial).

CASE FACTS TABLE (Slide #2)

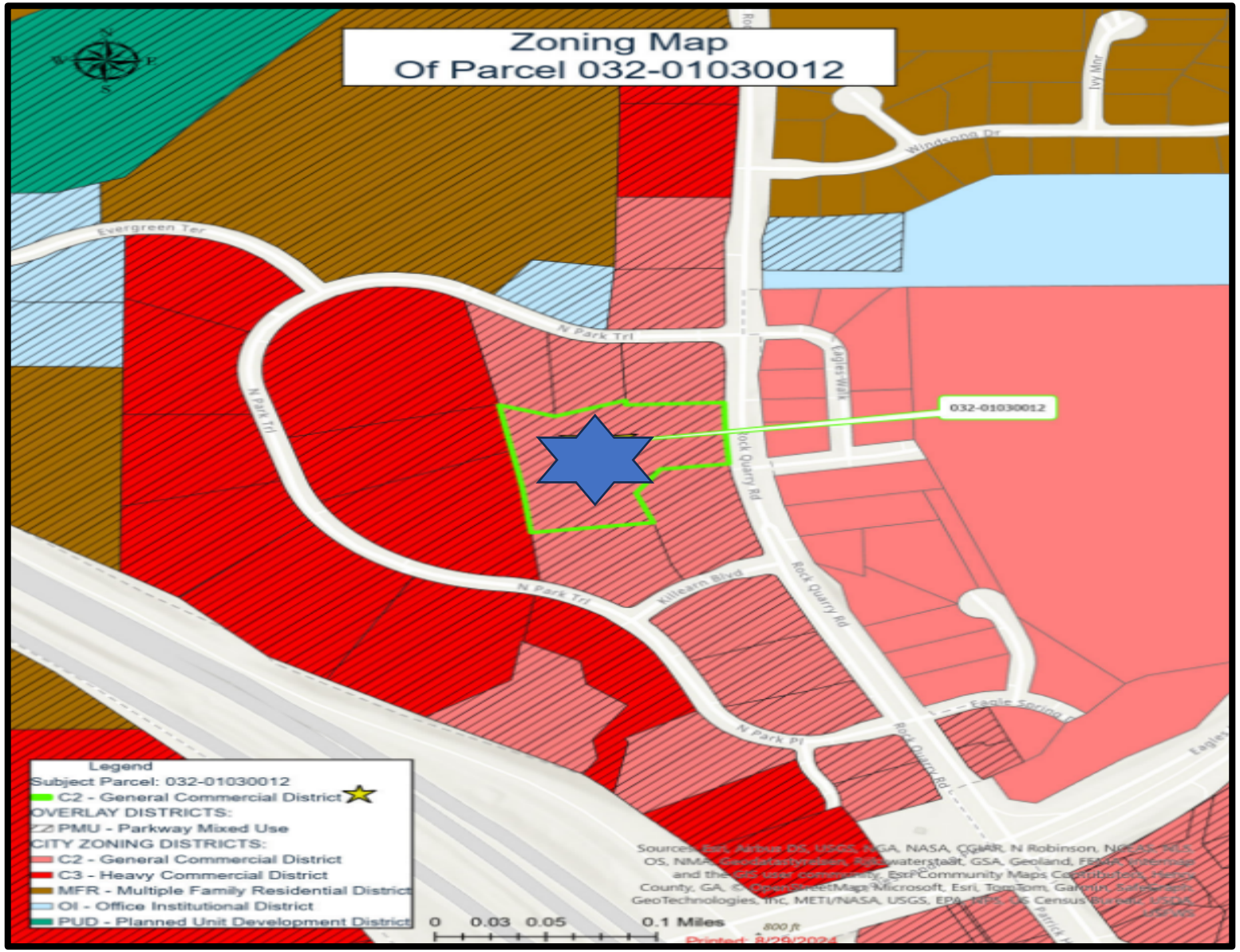
Property Location:	**West side of Rock Quarry Road, at the end of Hospital Drive.**
Property Conditions:	**Vacant and mostly wooded, except for a portion of the cul-de-sac at the end of Hospital Drive. A narrow strip of wetlands is present along the western boundary.**
Current Use:	**Undeveloped.**
Surrounding Land Uses:	**~ North, East, and Southwest—Medical office buildings.** **~ Northwest and South—Vacant land.** **~ Southeast—Commercial (Gabino's, a full-serve Mexican restaurant).**
Current and Proposed Future Land Use Designation:	**Current--High-Density Residential.** **Proposed—Low-Density Mixed-Use.**
Future Land Use Designations:	**~ North and South—High-Density Residential.** **~ Northeast, Northwest, and West—Low-Density Mixed-Use.**
Road Classification:	**Minor Arterial.**

FUTURE LAND USE MAP FOR PARCEL #032-01030012



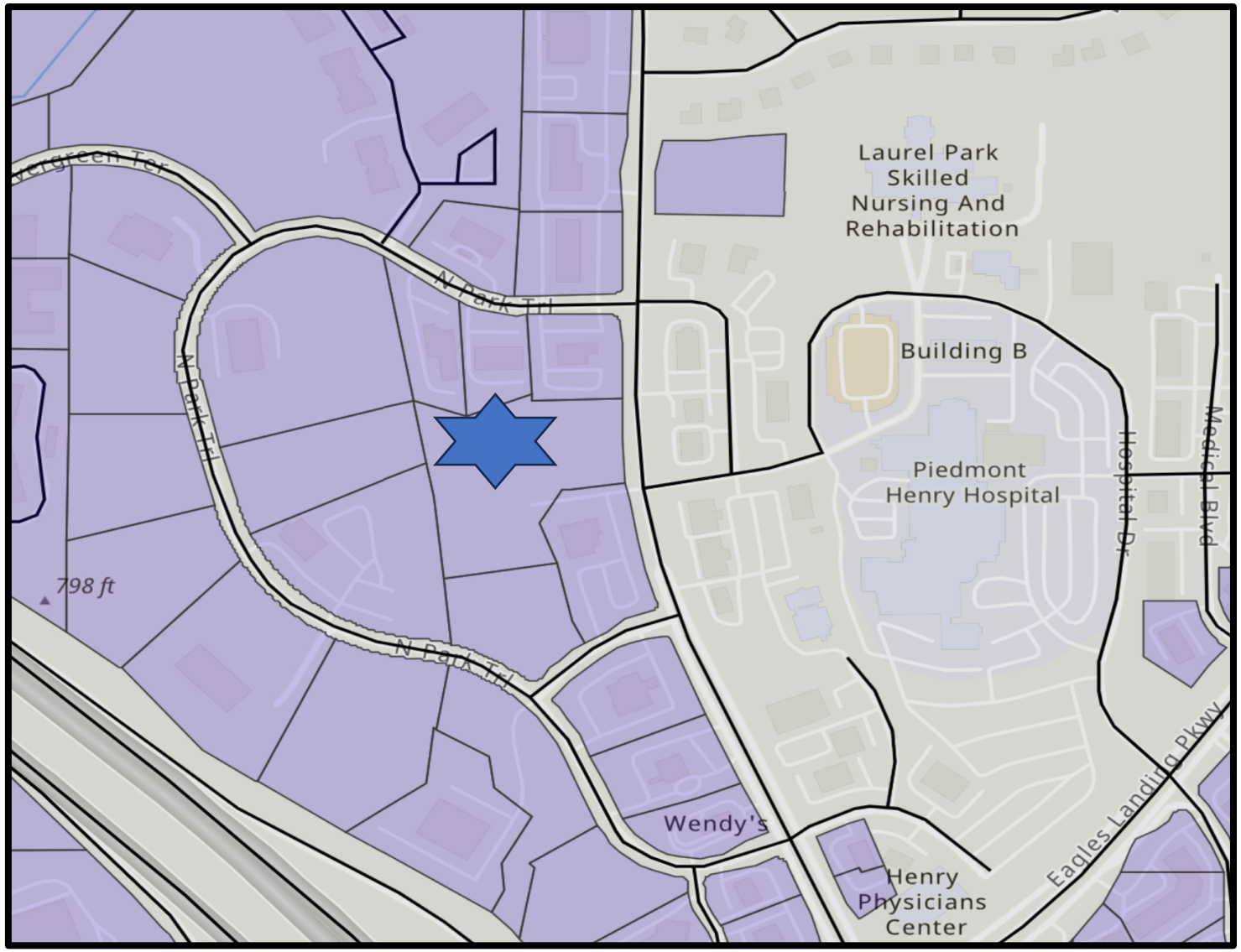
BASE ZONING MAP OF PARCEL #032-01030012

Base Zoning—C-2 (General Commercial)



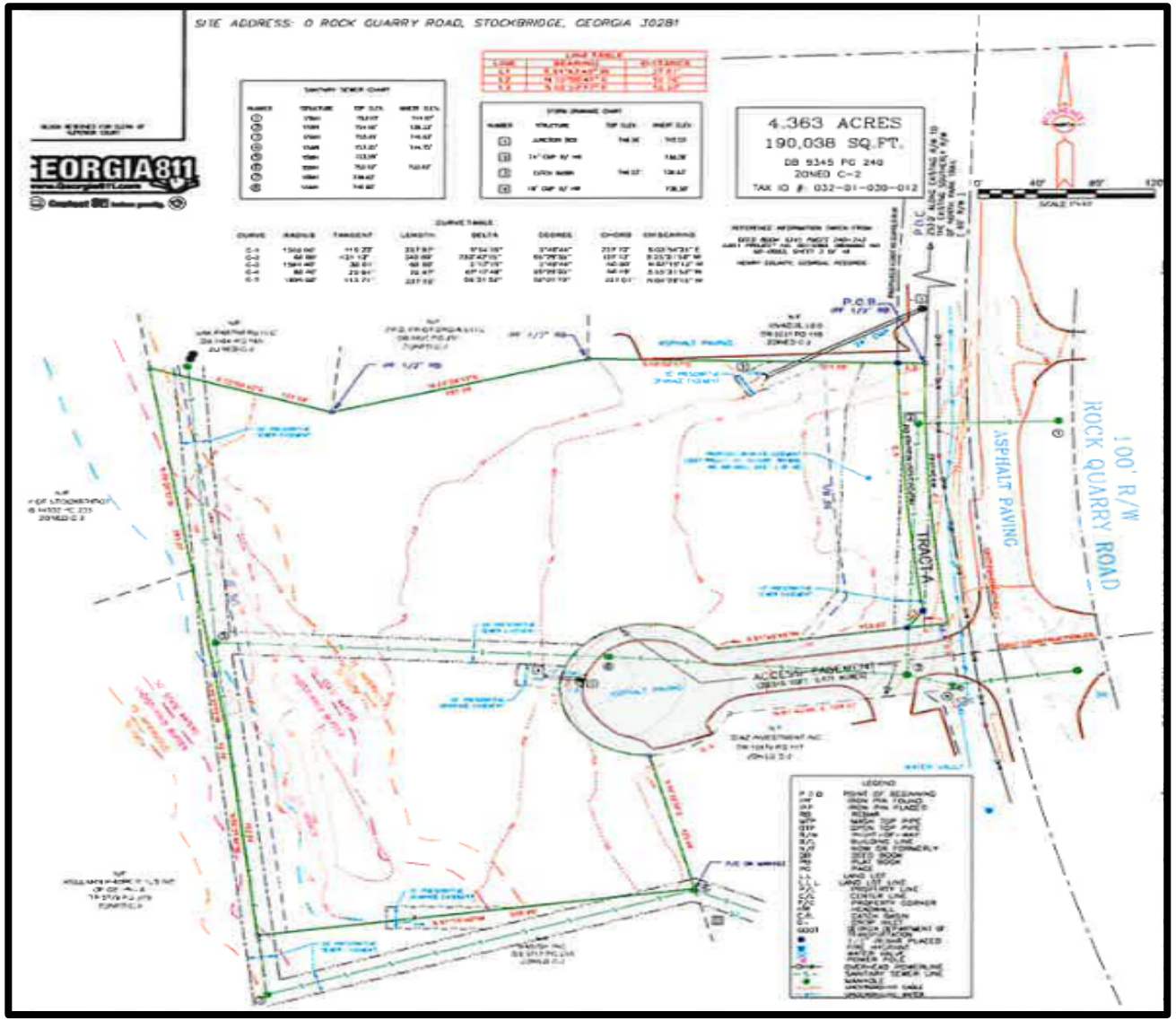
OVERLAY DISTRICT MAP OF PARCEL #032-01030012

Overlay District—Parkway Mixed-Use (PMU)



SURVEY OF PARCEL #032-01030012

Prepared by Alta NSPS Land Title for GMI 2, LLC on 05/02/22



DESCRIPTION OF THE PROPOSED DEVELOPMENT (Slide #1)

Type of Development—Mixed commercial uses.

Components:

- **Phase I--A convenience center with fuel sales (i.e., a gas station) and a retail building with three additional shops.**
  - **~ Gas Station—Would also include an equal number of EV (electric vehicle) charging stations).**
  - **~ Retail building--9,840 total square feet.**
    - **-- Convenience store--6,000 square feet.**
    - **-- Three more retail tenant spaces -- 1,280 square feet each.**
- **Phase II—A hotel with 12,276 total square feet on 3 floors, with 13 rooms per floor. A pylon (pole) sign is proposed in front of the hotel, but that would not be permitted.**

NOTE: The applicant has stated that the financial viability of the proposed development would be dependent upon the inclusion of the convenience store. The development of a hotel was added later, via the applicant's revised Letter of Intent from April 8, 2025.

DESCRIPTION OF THE PROPOSED DEVELOPMENT (Slide #2)

Two Site Plans: One Colored, and One Black-and-White. Title: "Civil Plans: Rock Quarry Road C-Store Special Use"; Prepared by LJA; Issue Date: 04-09-25.

Property Accesses—Two driveways off Hospital Drive, plus a circular driveway around the hotel to facilitate fire truck access.

Setbacks—Required: 50 feet in the front, 10 feet on the sides, and 20 feet in the rear. All setback requirements would be met.

Buffers—None are required since no residential properties border the property.

Lot Coverage (Impervious Area)—Maximum allowed is 70 percent. The proposed development would only cover 49.5 percent, with the remaining 50.6 percent being left as open space (pervious area).

Parking—Would include 51 spaces for the retail uses (50 are required), plus 43 spaces for the hotel (39 are required). All parking requirements would be met.

Exterior Architecture:

o Buildings would have brick facades.

o Gas pumps and electric charging stations must have covered canopies. The submitted renderings show that the gas pumps would have them, but the EV stations would not.

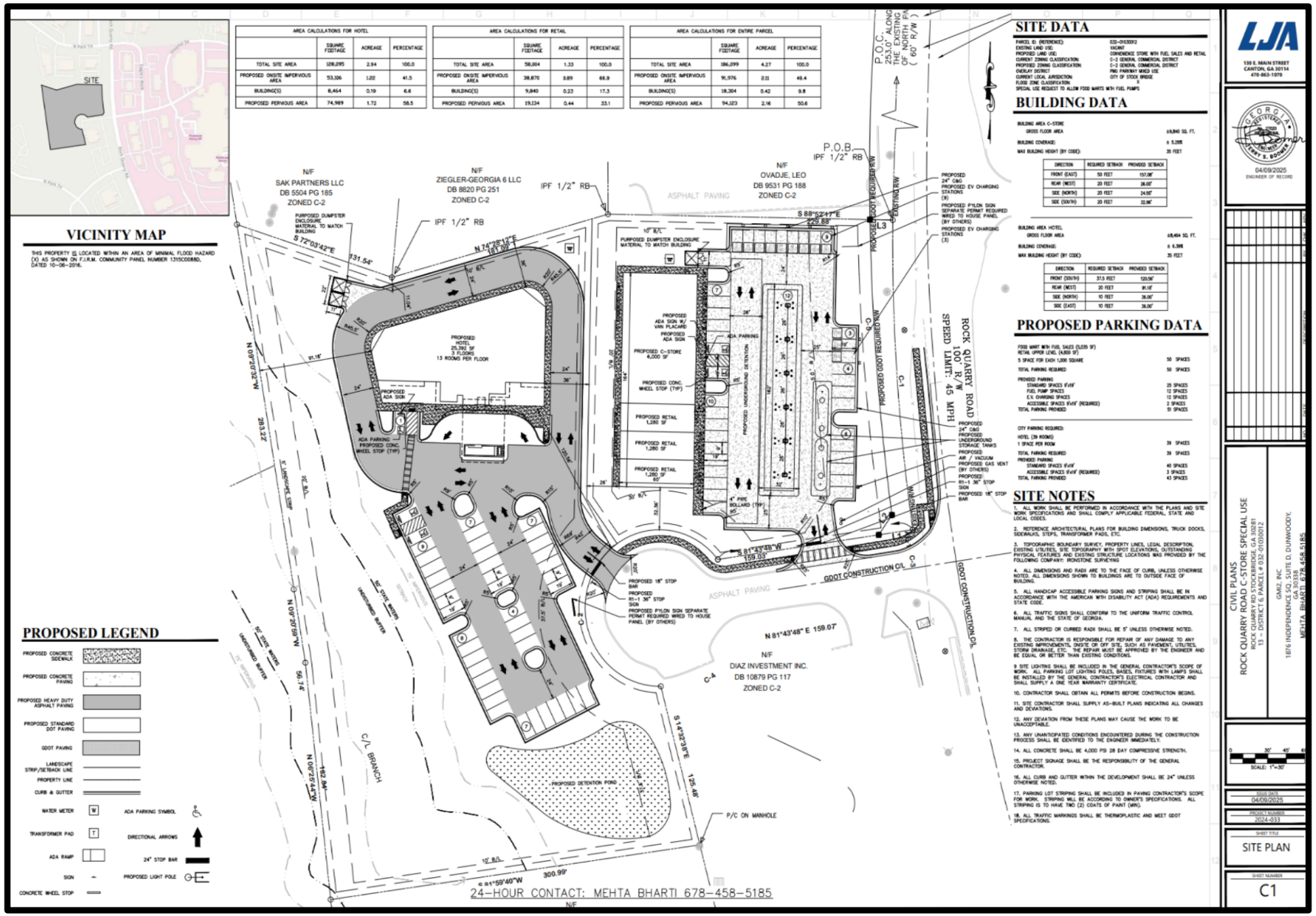
PROPOSED SITE PLAN – COLORED



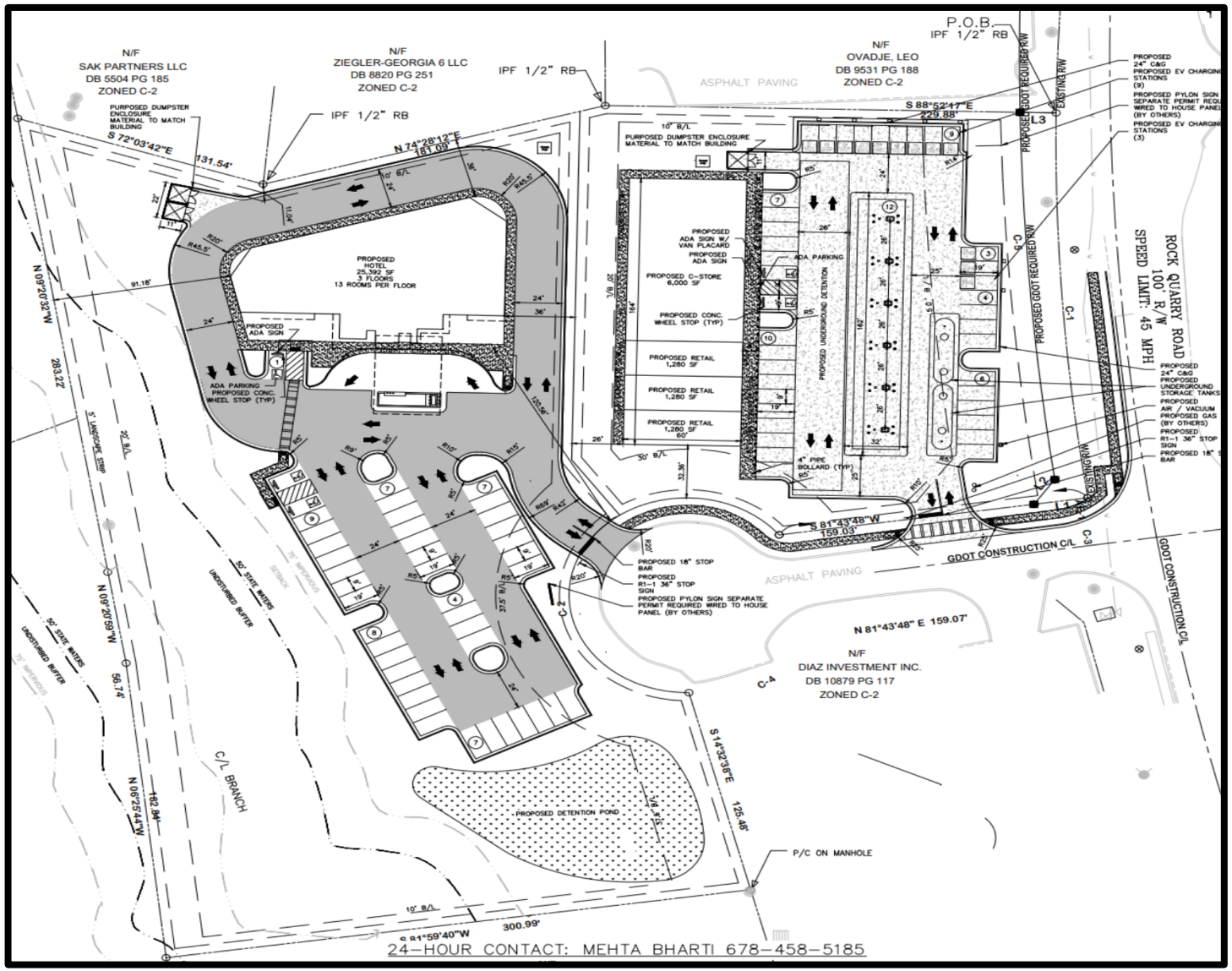
SITE PLAN ENLARGEMENT—COLORED



PROPOSED SITE PLAN – BLACK & WHITE



SITE PLAN ENLARGEMENT—BLACK & WHITE



ARCHITECTURAL RENDERINGS – RETAIL BUILDING



ARCHITECTURAL RENDERINGS – GAS STATION



ARCHITECTURAL RENDERINGS – E.V. CHARGING STATIONS



ELEVATION DRAWINGS – RETAIL BUILDING (Front & Rear)



1 PROPOSED FRONT BUILDING ELEVATION

ANALYSIS OF CP-2024-10

(Comprehensive Plan Amendment Case #CP-2024-10)

ANALYSIS OF CP-2024-10 (Slide #1)

APPLICANT'S REQUEST: Change the property's future land use designation from High-Density Residential to Low-Density Mixed-Use.

STAFF ANALYSIS:

A. Comparison of Future Land Use Designations:

- **High-Density Residential—Intended primarily for residential land uses with multi-story buildings and small commercial or service businesses.**
- **Low-Density Mixed-Use—Intended for commercial / retail areas along various corridors and intersections. They mainly serve the residents of the surrounding residential neighborhoods. Future development and redevelopment should maintain the community-oriented feel.**
- **Analysis:**
  - **a. The applicant does not propose to build a residential development; thus, High-Density Residential is not the appropriate future land use designation.**

ANALYSIS OF CP-2024-10 (Slide #2)

b. Conversely:

- **The Low-Density Mixed-Use future land use designation is intended for commercial and retail areas along various corridors in the City, including Rock Rock Quarry Road, with various single-family subdivisions and apartment developments located along it or within several blocks. The proposed retail center would be located close to these residential developments, offering quick services and goods for the regular and frequent needs of customers.**
- **In addition, since the proposed development would only have an impervious cover of 49.4 percent, and the proposed hotel would only have three stories, these characteristics would be compatible with the intent of the Low-Density Mixed-Use designation.**

ANALYSIS OF CP-2024-10 (Slide #3)

B. Suitability of the Subject Property's Location:

- **Low-Density Mixed-Use designations are present on the adjacent parcel to the north and on many parcels on the east side of Rock Quarry Road, directly across the road from the subject property. Thus, the approval of CP-2024-01 would not create a "spot" future land use designation.**
- **The subject property is part of the commercial development corridor along Rock Quarry Road, which includes numerous retail uses on the same (west) side of the road and larger commercial uses along the eastern side of the road (Piedmont Hospital and associated medical office buildings). Due to the high intensity of the hospital and medical office buildings and the large number of employees and patients whom they represent, the provision of the proposed retail center (including the convenience center / gas station) and hotel would be appropriate and desirable.**
- **The proposed development would serve the automobile and retail needs of the many nearby residential developments.**

ANALYSIS OF CP-2024-10 (Slide #4)

C. Compatibility with a Goal of the Comprehensive Plan -- **Page 42 of the City's Comprehensive Plan identifies the top economic development goal for the City of Stockbridge as follows: "#1-To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities." The proposed retail center would comply with that goal, particularly since few retail centers have been developed within the City in the past five years.**

ANALYSIS OF CP-2024-10 (Slide #5)

D. Relation to the Zoning of the Property:

a. The proposed commercial uses would be compatible with the property's C-2 (General Commercial) zoning, thus no rezoning would be required.

b. They would also be suitable for the PMU (Parkway Mixed-Use Overlay) District.

c. The proposed Low-Density Mixed-Use future land use designation calls for low-density commercial uses. The proposed development would only have an impervious cover of 49.4 percent, and the proposed hotel would only have three stories; thus, the proposed development can be considered to be of low-density and it would include a mixture of commercial uses.

STAFF CONCLUSIONS FOR CP-2024-10

STAFF CONCLUSIONS:

1. The subject property's existing future land use designation of High-Density Residential is not appropriate for the subject property because the applicant is not proposing to build a residential development.
2. The proposed retail uses would be compatible with one of the intentions of the requested future land use designation of Low-Density Mixed-Use, which is to serve the needs of nearby residential areas.
3. The subject property is in a suitable location for the Low-Density Mixed-Use future land use designation due to the adjacency of other properties to the north and across Rock Quarry Road, which all have the same designation.
4. The development of the proposed retail uses would serve to further an economic development goal of the Comprehensive Plan.

STAFF RECOMMENDATION FOR CP-2024-10

STAFF RECOMMENDATION -- In view of the aforementioned conclusions for CP-2024-10 on Parcel #032-01030012, the Planning & Zoning Staff recommends the APPROVAL of CP-2024-10.

ANALYSIS OF SP-2024-01

(Special Use Permit Case #SP-2024-01)

ANALYSIS OF SP-2024-01 (Slide #1)

APPLICANT'S REQUEST: **Grant a Special Use Permit to allow a gas station (a convenience center with fuel sales) to locate and operate on a C-2 property within the PMU (Parkway Mixed-Use) Overlay District.**

Necessity of a Special Use Permit – **Required for "select uses" (gas stations / convenience stores), which may be permitted uses in a C-2 (General Commercial) zoning district if a special use permit is approved.**

Source of Requirement--Ordinance #OR24-563 for the PMU Overlay District, per Text Amendment Case #TX-2024-03. Section 2.5.2(C)(1) identifies gas stations and convenience stores as being "select uses" in the PMU Overlay District.

The proposed gas station and convenience store must meet four types of compliance requirements, as are listed on the next slide.

ANALYSIS OF SP-2024-01 (Slide #2)

FOUR TYPES OF COMPLIANCE REQUIREMENTS FOR SP-2024-01:

1. **Requirements for "select uses"** from Section 2.5.2.(C)(2) of the UDC for the Parkway Mixed-Use (PMU) Overlay District.
2. **Requirements for gasoline stations** from Section 3.2.14 of the UDC. These requirements were recently amended with the approval of Ordinance #OR25-589 (a.k.a. Text Amendment Case #TX-2024-06) on February 10, 2025, which amended the gas station distance requirement from 2,400 feet to 800 feet and imposed other requirements.
3. **Requirements for special use permits** from Section 9.2.5 of the UDC (staff considerations).
4. **Requirements for special use permits** from Section 9.2.6 of the UDC (City Council considerations).

ANALYSIS OF SP-2024-01 (Slide #3)

1. **Requirements for "select uses"** from Section 2.5.2.(C)(2) of the UDC for the Parkway Mixed-Use (PMU) Overlay District. Gas stations and convenience stores are types of select uses. They used to be prohibited in the PMU, but now they may be permitted in the C-2 district if a special use permit is obtained. This is due to the passage of Ordinance #OR24-263 for Text Amendment Case#TX-2024-03 on May 13, 2024. The ordinance identified the permitted uses in Section 2.5.2.(C)(1) of the UDC.

Analysis of Section 2.5.2(C)(2) Requirements for Select Uses (Gas Station and Convenience Store):

a. ***A Select Use must be located on a property which has frontage on either a collector or an arterial road.*** The subject property has frontage on Rock Quarry Road, which is classified as a minor arterial.

b. ***The property must have a base zoning district which allows such uses.*** The property is zoned 'C-2',which is an allowable base zoning district for a Select Use.

ANALYSIS OF SP-2024-01 (Slide #4)

c. ***All property design standards of the base zoning district must be met.*** It appears from the submitted site plan that most, if not all, of the property design standards have been met.

d. ***Any existing non-conforming structures may not be enlarged.*** The subject property is currently undeveloped.

e. ***Building facades for both primary and accessory structures must be constructed of brick on all sides.*** The submitted architectural renderings suggest that all four sides of the proposed retail building would be constructed of brick.

f. ***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.*** The site plan shows that the there would be the same number of electric charging stations (12) as gas pumps (12). The applicant's renderings show that covered canopies would be provided over the gas pumps but not the EV charging stations.

ANALYSIS OF SP-2024-01 (Slide #5)

g. An acceptable means of access and internal circulation must be provided, to be determined by the Fire Marshal. **The site plan shows that the proposed retail uses and the hotel would have separate accesses off Hospital Drive, and the hotel would have a circular driveway around it.**

h. The required number of parking spaces must be provided. **The retail uses and the hotel would meet their parking requirements.**

i. The required buffers must be provided. **Since no residential properties are located adjacent to the subject property, no residential buffers would be required.**

j. Other special requirements. **No other special requirements have been identified.**

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #1)

Section 3.2.14 below from the UDC provides requirements specifically for gas stations.

These requirements were amended on February 10, 2025 with the approval of Ordinance #OR25-589 (a.k.a. Text Amendment Case #TX-2024-06). It amended the gas station distance requirement from 2,400 feet to 800 feet and imposed other requirements.

Section 3.2.14 appears below, including the updated Subsection C and the addition of Subsections E through P, which appear below.

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.

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #2)

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 eight hundred (800) feet. This distance requirement shall be measured from property line to property line of another existing gasoline service station.

ANALYSIS #2—REQUIREMENTS FOR GASOLINE STATIONS (Slide #3)

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

Development Feature	Standard
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 6 feet in height in addition to the standards set forth in this title.

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #4)

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.

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #5)

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 subtenants.

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.

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #6)

Analysis of Section 3.2.14 Requirements for Gas Stations:

A. **Compliance with Site Design Standards for the C-2 District --** It appears from the site plan that all design standards of the C-2 zoning district would be met. These include the minimum lot width (100 feet), the minimum setback requirements (50 feet in the front, 10 feet on the sides, and 20 feet in the rear), and the maximum lot coverage of 70 percent.

B. **Types of Activities to Be Included --** The proposed convenience store and sale of fuel are among the activities that are permitted for gas stations.

C. **Separation Distance of Eight Hundred (800) Feet --** As are shown by the Gas Station Radius Map and the Gas Station Distance Map below, no other gas stations are located within the required separation distance of 800 feet from the subject property. The closest gas station is a Texaco station, which is located south of the subject property at 1247 Eagles Landing Parkway, situated at the southwest corner

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #7)

of Patrick Henry Parkway (an extension of Rock Quarry Road) and Eagles Landing Parkway. To the north, a BP station is located approximately 4,060 feet away, at 901 Rock Quarry Road (Parcel #050-01016011), at the southwest corner of Rock Quarry Road and Banks Road. Within the Hudson Bridge Road corridor, a Murphy gas station is located at 1440 Hudson Bridge Road, and a Quik Trip gas station is located farther to the west, at 1614 Hudson Bridge Road.

~ Within the Rock Quarry Road / Eagles Landing Parkway Corridor:

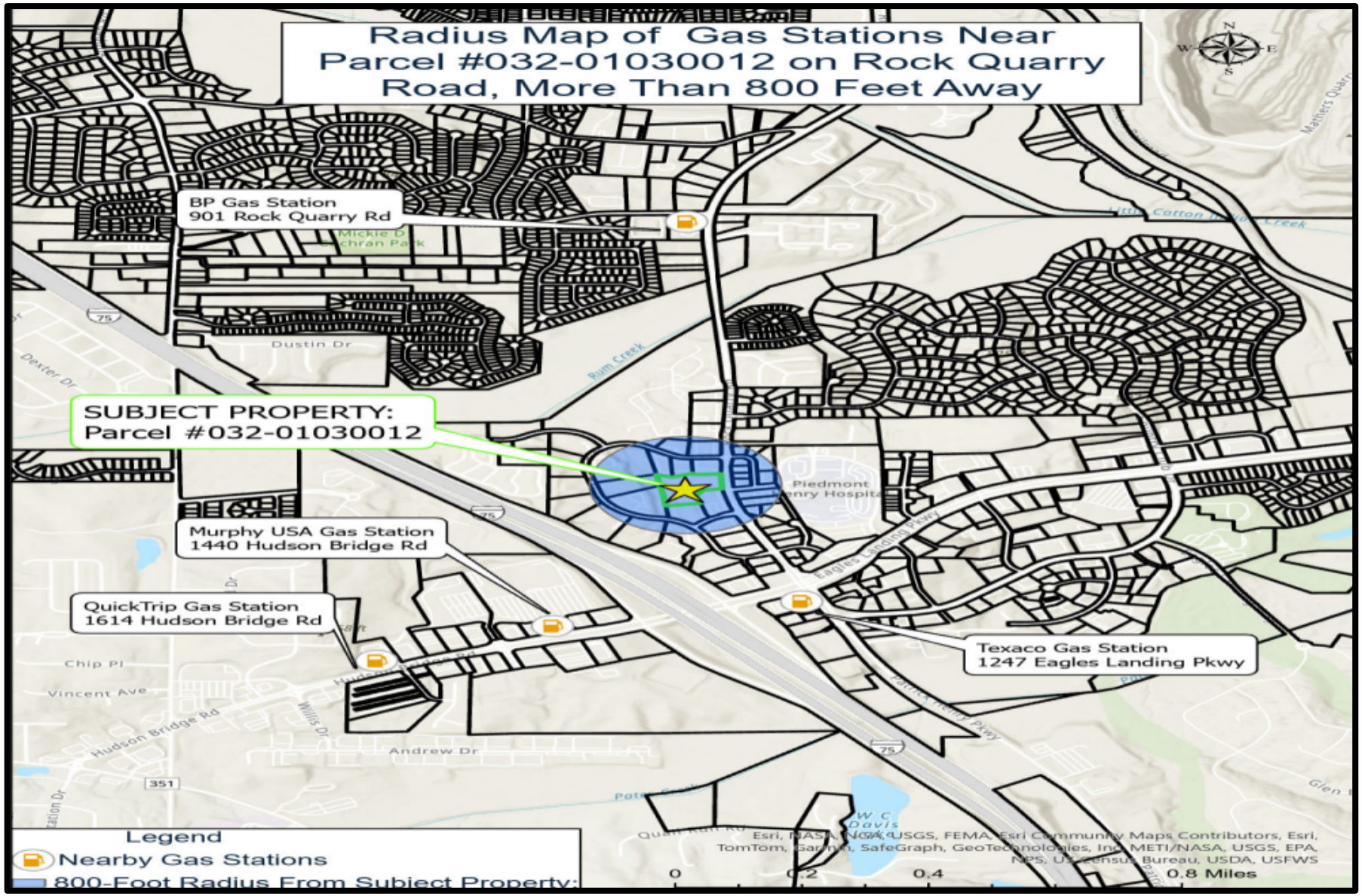
- **Texaco gas station -- Located approximately 1,706 feet from the subject property.**
- **BP gas station -- Located approximately 4,060 feet from the subject property.**

~ Within the Hudson Bridge Road Corridor:

- **Murphy gas station – Located approximately 2,055 feet from the subject property.**
- **QuikTrip gas station – Located approximately 3,315 feet from the subject property.**

Based on these measured distances, all four of the nearest gas stations are located significantly more than the required minimum of 800 feet away from the subject property.

GAS STATION RADIUS MAP



GAS STATION DISTANCE MAP

For the Rock Quarry Road / Eagles Pkwy. Landing Corridor



ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #8)

D. Design Standards for Gas Stations -- The table above from Section 3.2.14 of the UDC lists design standards for gas station requirements. Among them are various setback requirements, and it appears from the April 9, 2025 site plan that these setbacks would be met. In addition, access drives must be at least 20 feet from the intersection of street right-of-way lines, but these distances could not be determined from the site plan.

E. Road Classification – Rock Quarry Road is classified as a minor arterial.

F. Zoning District – The subject property is zoned 'C-2', and the applicant is applying for the required special use permit.

G. Property Design Standards for the Base Zoning District -- The revised site plan appears to meet most of the design requirements, except for the ones that are noted.

H. Building Façade Materials – The submitted renderings appear to show that the proposed gas station would have brick facades, but it is not clear as to whether all four sides would be brick.

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #9)

I. Electric Charging Stations – An equal number of electric charging stations as gasoline pumps would be provided. But no covered canopies are shown over the electric charging stations.

J. Access and Internal Circulation -- The proposed gas station would allow an acceptable access and internal circulation.

K. Parking Spaces – The required number of parking spaces would be provided and slightly exceeded.

L. Buffers -- The 25-foot buffers which are required by Section 3.2.14 of the UDC for gas stations that are located next to non-residentially-zoned properties have not been indicated on the submitted site plan.

M. Size of Gas Station – The proposed gas station would have 6,000 square, exceeding the minimum required size of 5,000 square feet.

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #10)

N. Sub-Tenants – The proposed gas station would have three sub-tenants (retail stores), thus exceeding the required two sub-tenants.

O. Other Codes of Ordinances – The proposed gas station must meet all other related regulations.

P. Other Special Requirements -- None have been identified at this time.

ANALYSIS #3—REQUIREMENTS FOR SPECIAL USE PERMITS: STAFF CONSIDERATIONS (Slide #1)

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

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

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

- ***~ The applicant has not submitted a traffic impact study.***
- **~ However, since Rock Quarry Road is currently being widened to four lanes by Georgia DOT, projected traffic volumes from undeveloped properties along Rock Quarry Road, including the subject property, have presumably been projected and accounted for.**
- **~ The proposed new traffic signal at the Rock Quarry Road / Hospital Drive Intersection as part of the road widening would be beneficial in facilitating left turns out of the proposed development onto Rock Quarry Road.**
- **~ Some traffic congestion may be experienced on the short, western end of Hospital Drive and its cul-de-sac since six businesses would be using it**

ANALYSIS #3—REQUIREMENTS FOR SPECIAL USE PERMITS: STAFF CONSIDERATIONS (Slide #2)

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

Although the subject property has an unusual shape, the site plan shows that there would be sufficient room for the proposed development, with the remainder of the site to remain wooded. A detention pond would be provided at the southern end of the property.

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

- **The applicant's letter from the Henry County Water Authority, dated July 12, 2024, stated that water service is available to serve the property, and that sewage treatment and sewer line capacity are also available to serve the property.**
- **However, this was based on the proposed development without the hotel.**
- **An updated Water Authority letter needs to be obtained.**

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

This is unknown at this time.

ANALYSIS #3—REQUIREMENTS FOR SPECIAL USE PERMITS: STAFF CONSIDERATIONS (Slide #3)

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

- **The proposed commercial uses would further the Comprehensive Plan's policy to "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." Rather than having separate buildings and strip development uses along Rock Quarry Road, the proposed convenience store and gas station, plus the other three retail shops, would allow for the cohesive existence of several businesses within a unified development.**
- **The proposed uses may be beneficial by meeting the service needs of drivers who are already present within the vicinity as employees or patients of the hospital, other medical facilities, and restaurants along Rock Quarry Road, plus the residents of the surrounding residential areas.**
- **The property's future land use designation is High-Density Residential. The 2024-2028 Comprehensive Plan states that this designation is meant primarily for residential developments, but that small commercial or service businesses may be permitted within such developments. Although the proposed development would consist of small commercial and service businesses, no residential uses are proposed, nor are any residential uses located near the subject property. Therefore, it would be appropriate for the property's future land use designation to be changed to Low-Density Mixed-Use.**

ANALYSIS #4—USE PERMIT CONSIDERATIONS (Slide #1)

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

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

The proposed gas station and convenience store represent commercial uses, which would be compatible with the numerous other commercial uses that are present within the vicinity. However, commercial uses are not permitted by the subject property's future land use designation of High-Density Residential. A Comprehensive Plan amendment is therefore needed to change the property's future land use designation to Medium-Density Mixed-Use.

ANALYSIS #4—USE PERMIT CONSIDERATIONS (Slide #2)

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

The proposed gas station and convenience store would be compatible with the surrounding commercial uses (restaurants and retail stores), and the property's C-2 zoning is compatible with the C-2 zoning of the adjacent properties to the north and south.

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

No such violations have been identified.

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

The forthcoming widening of Rock Quarry Road, including the installation of a traffic signal at the Rock Quarry Road / Hospital Drive Intersection, should serve to improve traffic flow within the vicinity, and to provide pedestrian access.

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

The applicant plans to provide a few more parking spaces than are required for the retail uses (51) and the hotel (39).

ANALYSIS #4—USE PERMIT CONSIDERATIONS (Slide #3)

6. The amount and location of open space;

The proposed pervious area (open space) would be 50.6 percent, according to the data on the site plan. This would exceed the required 30 percent for the C-2 district.

7. Protective screening;

The applicant's letter of intent states that screening would be provided around the proposed trash dumpster for the gas station, which would be fully enclosed with opaque gates.

8. Hours and manner of operation;

The proposed gas station and convenience store would be open for twenty-four hours per day. This is not anticipated to be a problem since no residential uses are located next to the subject property.

9. Outdoor lighting; and

The applicant's letter of intent states that generous outdoor lighting systems would be used for the safety and security of the patrons and employees, and that measures would be taken to ensure that no unreasonable glare would be emitted to the surrounding area.

ANALYSIS #4—USE PERMIT CONSIDERATIONS (Slide #4)

10. Ingress and egress to the property.

Since the subject property is located on a corner lot with a cul-de-sac turnaround, and since a traffic signal is scheduled to be installed at the intersection, no traffic congestion emanating from the proposed uses is anticipated.

STAFF CONCLUSIONS (Slide #1)

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

1. **Gas Station Distance Requirement—The proposed gas station (convenience store with gas pumps) would be located significantly more than the minimum required distance of 800 feet away from other gas stations within the vicinity, as is required by Section 3.2.14 of the UDC for gas stations.**
2. **Suitability of Uses -- The proposed gas station, along with the retail shops and hotel, are all permitted types of uses within the C-2 district, and they would be suitable and desirable types of uses for the subject property due to its location in a busy commercial corridor, as well as its proximity to large residential areas. The specific types of retail tenants to be included within the proposed retail center would need to be allowable uses within the PMU Overlay District.**
3. **Traffic Impacts -- The trip generation from the proposed uses would likely have minimal impacts on the surrounding road network due to the forthcoming widening of Rock Quarry Road and the installation of a traffic signal at Hospital Drive.**

STAFF CONCLUSIONS (Slide #2)

4. Access Requirements—To meet the access requirements of Section 3.2.14 of the UDC, access driveways must be located at least 20 feet from the intersection of street right-of-way lines. It could not be determined from the April 9, 2025 site plan whether this requirement would be met.

5. Buffers--The 25-foot buffers which are required by Section 3.2.14 of the UDC for gas stations that are located next to non-residentially-zoned properties have not been indicated on the submitted site plan.

6. Facades—The submitted architectural renderings suggest that the proposed retail building for the gas station would be constructed of brick, but it is not clear as to whether all four sides would be brick, as is required by Section 2.5.2(C)(2) of the UDC for Select Uses within the PMU Parkway Overlay District.

STAFF CONCLUSIONS (Slide #3)

7. Canopies—The submitted architectural renderings show that the gasoline pumps would have a covered canopy over them, but that the electric charging stations would not have one. Both types of facilities are required to have a canopy, in compliance with the requirements of Section 2.5.2(C)(2) of the UDC for Select Uses within the PMU Overlay District.

8. Signage—A proposed pylon (pole) sign is shown for the hotel, which is not a permitted type of sign within the City of Stockbridge.

9. Water Authority Letter – The Water Authority letter which the applicant submitted was for the gas station and retail center alone, without the hotel. An updated Water Authority letter needs to be obtained to determine whether sufficient water and sewer capacity would be available to serve these uses plus the proposed hotel.

STAFF RECOMMENDATIONS (Slide #1)

In view of the aforementioned analysis and conclusions, the Planning & Zoning staff recommends APPROVAL WITH CONDITIONS for Special Use Permit Case #SP-2024-01 for Parcel #032-01030012 on Rock Quarry Road at Hospital Drive. The recommended zoning conditions are as follows:

1. **Comprehensive Plan Amendment – SP-2024-01 shall not be approved unless the applicant's Comprehensive Plan Amendment Case #CP-2024-10 is approved prior to the consideration of SP-2024-01.**
2. **Site Plan – The proposed development shall be built according to a site plan which is similar in design to the submitted site plan, entitled "Civil Plans: Rock Quarry Road C-Store Special Use", which was prepared for GMI 2, Inc. by LJA with an issue date of 04-09-25).**
3. **Requirements for Select Uses – The proposed development shall meet all of the requirements for "select uses" from Section 2.5.2.(C)(2) of the UDC for the Parkway Mixed-Use (PMU) Overlay District.**

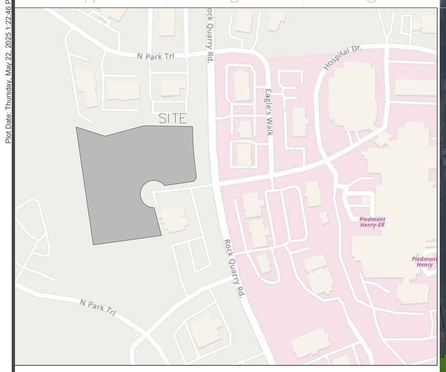
STAFF RECOMMENDATIONS (Slide #2)

4. **Requirements for Gasoline Stations –** The proposed development shall meet all of the updated requirements for gasoline stations within Section 3.2.14 of the UDC, as amended on February 10, 2025 with the approval of Ordinance #OR25-589 (a.k.a. Text Amendment Case #TX-2024-06).
5. **Requirements for Special Use Permits, Staff Considerations –** The proposed development shall meet all of the requirements for special use permits from Section 9.2.5 of the UDC (staff considerations).
6. **Requirements for Special Use Permits, City Council Considerations –** The proposed development shall meet all of the requirements for special use permits from Section 9.2.6 of the UDC (City Council considerations).
7. **Access Requirements—**To meet the access requirements of Section 3.2.14 of the UDC, all access driveways shall be located at least 20 feet from the intersection of street right-of-way lines.
8. **Buffers--**The 25-foot buffers which are required by Section 3.2.14 of the UDC for gas stations shall be provided next to all non-residentially-zoned properties.

STAFF RECOMMENDATIONS (Slide #3)

9. Facades—All four sides of the proposed gas station shall be construct of brick, in compliance with Section 2.5.2(C)(2) of the UDC for Select Uses within the PMU Parkway Overlay District.
10. Canopies—Both the gasoline pumps and the electric charging stations shall be covered with canopies, in compliance with Section 2.5.2(C)(2) of the UDC for Select Uses within the PMU Overlay District.
11. Signage—No pylon (pole) signs shall be permitted within the proposed development.
12. Water Authority Letter – The applicant shall obtain an updated Henry County Water Authority availability letter to determine whether sufficient water and sewer capacity would be available to serve all of the proposed uses on the subject property (the gas station, retail center, and hotel), and the developer shall comply with all of the specifications of that letter.
13. Hotel Quality—The proposed hotel shall have a three-star rating or better.

ARE THERE ANY QUESTIONS?



VICINITY MAP

THIS PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD (X) AS SHOWN ON F.I.R.M. COMMUNITY PANEL NUMBER 13151C0088D, DATED 10-06-2016.

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



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	26.00'
SIDE (NORTH)	20 FEET	24.50'
SIDE (SOUTH)	20 FEET	32.96'

BUILDING AREA HOTEL

GROSS FLOOR AREA	±8,464 SQ. FT.
BUILDING COVERAGE:	± 6.39%
MAX BUILDING HEIGHT (BY CODE):	35 FEET

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
FRONT (SOUTH)	37.5 FEET	120.56'
REAR (WEST)	20 FEET	91.18'
SIDE (NORTH)	10 FEET	36.00'
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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 (39 ROOMS)	
1 SPACE PER ROOM	39 SPACES
TOTAL PARKING REQUIRED	39 SPACES
PROVIDED PARKING	
STANDARD SPACES 9'x19'	40 SPACES
ACCESSIBLE SPACES 9'x19' (REQUIRED)	3 SPACES
TOTAL PARKING PROVIDED	43 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
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7. ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
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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 No. 27020 PROFESSIONAL ENGINEER TERRY S. BOOMER
04/09/2025
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 30' 45' 60'
SCALE: 1"=30'

ISSUE DATE
04/09/2025

PROJECT NUMBER
2024-033

SHEET TITLE
SITE PLAN

SHEET NUMBER
C1

Plot Date: Thursday, May 22, 2025 1:22:46 PM
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Plot Date: Wednesday, April 9, 2025 4:07:33 PM



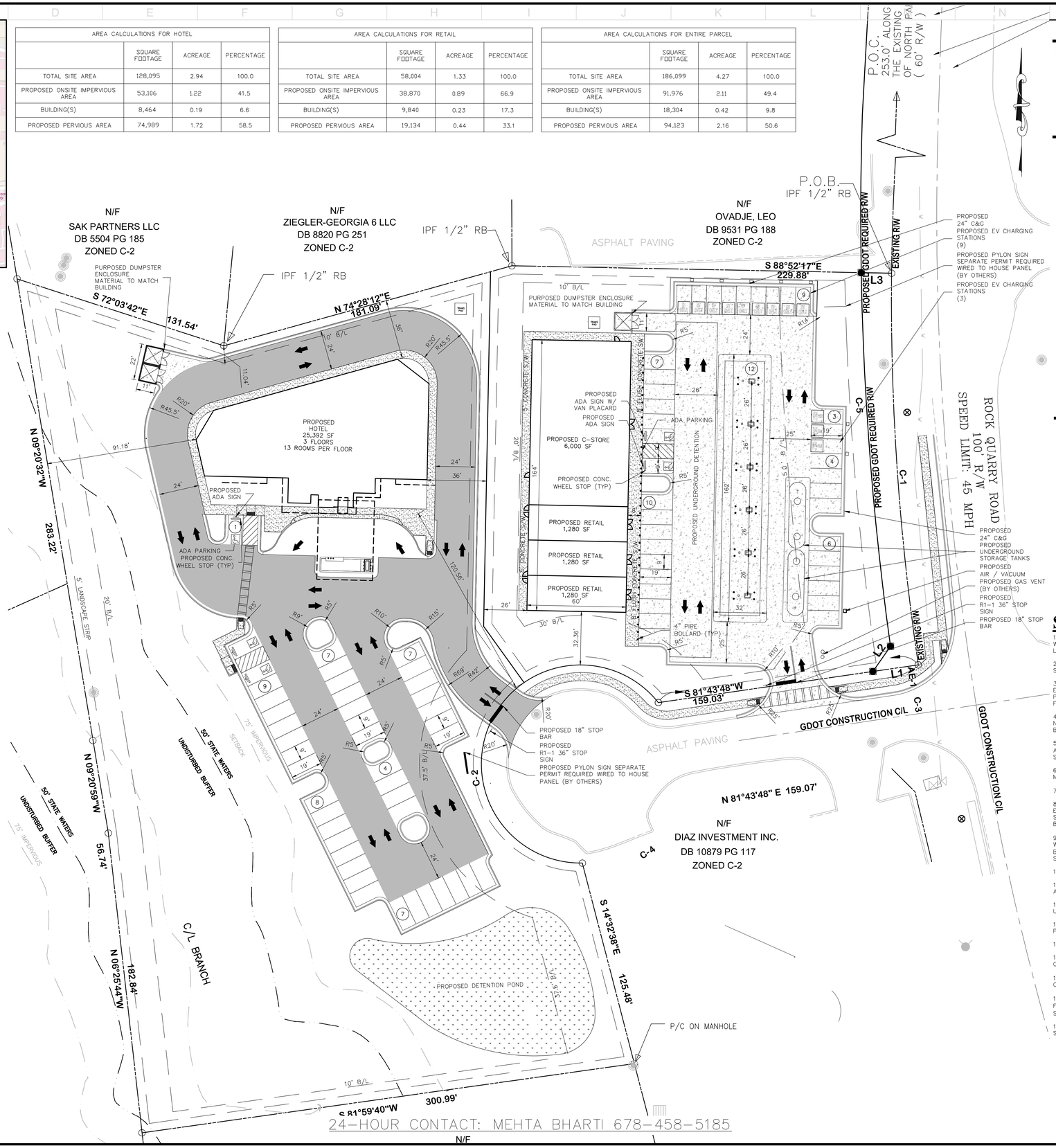
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AREA CALCULATIONS FOR HOTEL			
	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
TOTAL SITE AREA	128,095	2.94	100.0
PROPOSED ONSITE IMPERVIOUS AREA	53,106	1.22	41.5
BUILDING(S)	8,464	0.19	6.6
PROPOSED PERVIOUS AREA	74,989	1.72	58.5

AREA CALCULATIONS FOR RETAIL			
	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
TOTAL SITE AREA	58,004	1.33	100.0
PROPOSED ONSITE IMPERVIOUS AREA	38,870	0.89	66.9
BUILDING(S)	9,840	0.23	17.3
PROPOSED PERVIOUS AREA	19,134	0.44	33.1

AREA CALCULATIONS FOR ENTIRE PARCEL			
	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
TOTAL SITE AREA	186,099	4.27	100.0
PROPOSED ONSITE IMPERVIOUS AREA	91,976	2.11	49.4
BUILDING(S)	18,304	0.42	9.8
PROPOSED PERVIOUS AREA	94,123	2.16	50.6



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GEORGIA REGISTERED No. 27020 PROFESSIONAL ENGINEER TERRY S. BOOMER
04/09/2025
ENGINEER OF RECORD

NO.	DATE	DESCRIPTION	BY	CHK	APV

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

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PROJECT NUMBER
2024-033

SHEET TITLE
SITE PLAN

SHEET NUMBER
C1

File Location: s:\ea\archive_01-civil_projects\03-projects_canton_ga_office\on hold_archive_backup\2024-033 rock quary road retail stockbridge ga\cad\prod\ rock quarry road hold cop 2

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.

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'	

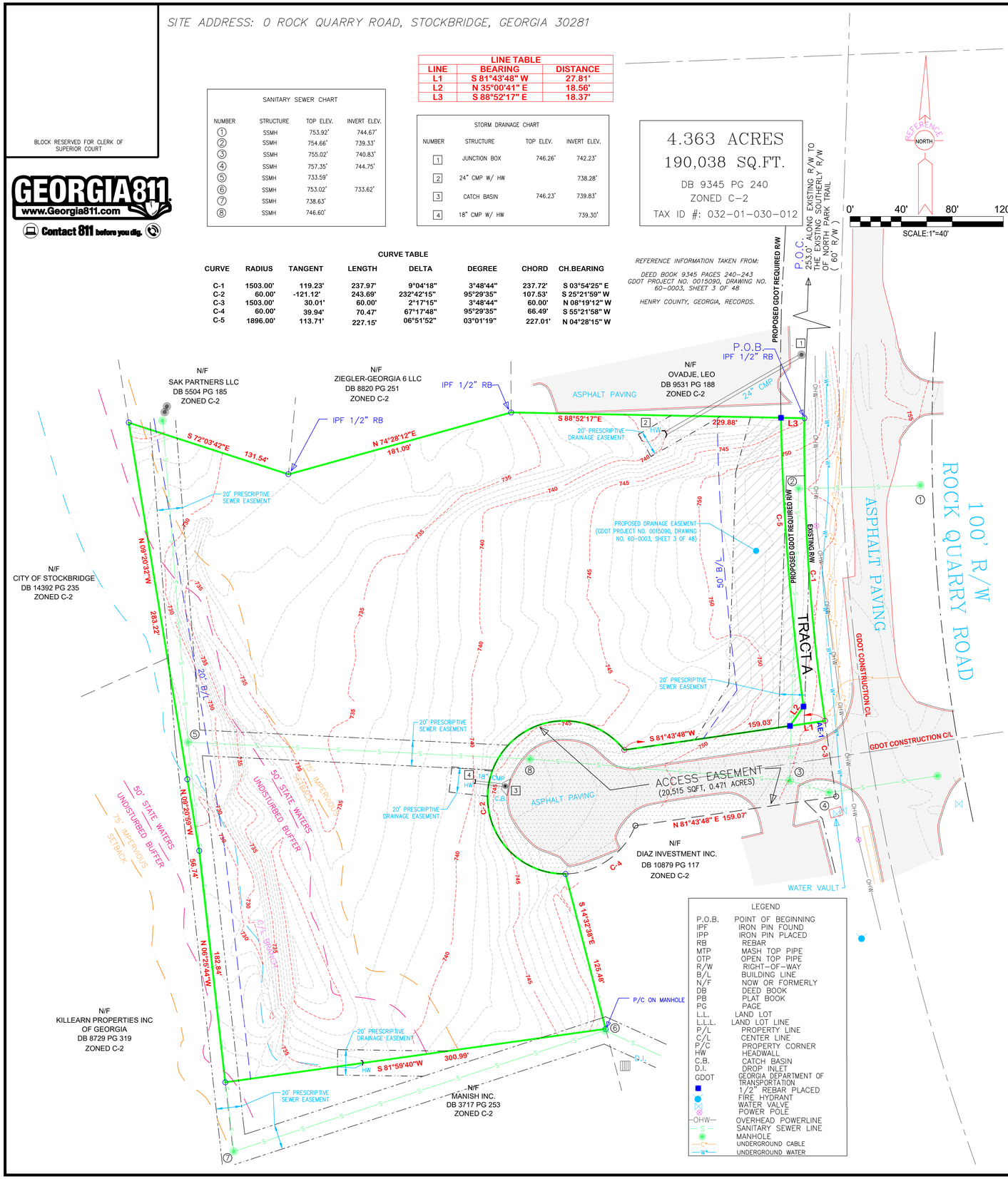
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 81°43'48" W	27.81'
L2	N 35°00'41" E	18.56'
L3	S 88°52'17" E	18.37'

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 A 4.363 ACRES, MORE OR LESS.

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

BEGINNING AT A POINT PREVIOUSLY DESCRIBED AS "AE-1", LOCATED ON THE EXISTING WESTERLY RIGHT-OF-WAY OF ROCK QUARRY ROAD, 490.97 FEET SOUTHERLY AS MEASURED ALONG SAID RIGHT-OF-WAY LINE FROM THE POINT FORMED BY THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH PARK TRAIL; THENCE DEPARTING SAID RIGHT-OF-WAY S81°43'48"W A DISTANCE OF 159.03 FEET TO A POINT; THENCE ALONG A CURVE PREVIOUSLY DESCRIBED AS "C-2", TURNING TO THE LEFT, WITH AN ARC LENGTH OF 243.69', WITH A RADIUS OF 60.00', BEING SUBTENDED BY A CHORD BEARING OF S25°21'59"W, WITH A CHORD LENGTH OF 107.53' TO A POINT; THENCE ALONG A COMPOUND CURVE HEREBY KNOWN AS "C-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.

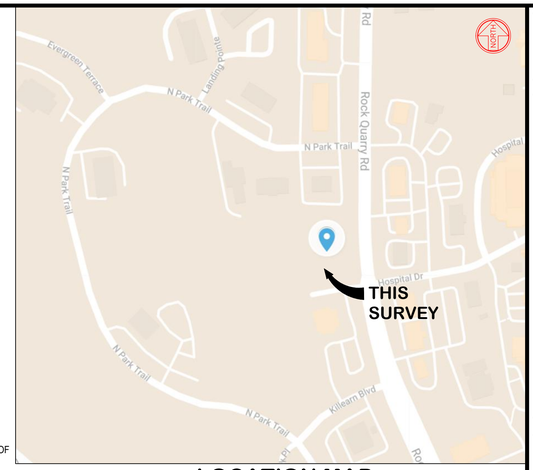
8– EASEMENTS IN FAVOR OF GEORGIA POWER COMPANY RECORDED IN THE FOLLOWING RECORDS OF HENRY COUNTY, GEORGIA:
(A) FROM MRS. NELLIE STEWART DEAN, DATED DECEMBER 18, 1947, AND RECORDED IN DEED BOOK 39, PAGE 330;
(B) FROM H.E. DEAN, JR.; DATED JULY XX, 1963, AND RECORDED IN DEED BOOK 76, PAGE 542;
(C) FROM 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

City of Stockbridge

AGENDA ITEM

MEETING DATE

JUNE 9, 2025

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ 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: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

SP-2024-01 for Parcel #032-01030012 on Rock Quarry Road at Hospital Drive. Applicant requests a Special Use Permit to allow a gas station (along with a retail building and a hotel) on 4.26 +/- acres within the PMU Overlay District, and within 800 feet of another gas station. Applicant also requests a Comprehensive Plan Amendment from High-Density Residential to Low-Density Mixed-Use.

BACKGROUND INFORMATION:

Staff Recommendation—Approval with Conditions. Planning Commission Action on May 22, 2025—Approval with Conditions. SP-2024-01 and CP-2024-10 have been on hold until the Council approved two text amendments—one to allow gas stations in the PMU Overlay District, and the other to allow gas stations within only 800 feet (formerly 2,400 feet) of another gas station.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

GRANTS ADMIN._____

ATTACHMENTS:

ITEM/PROJECT/EVENT:

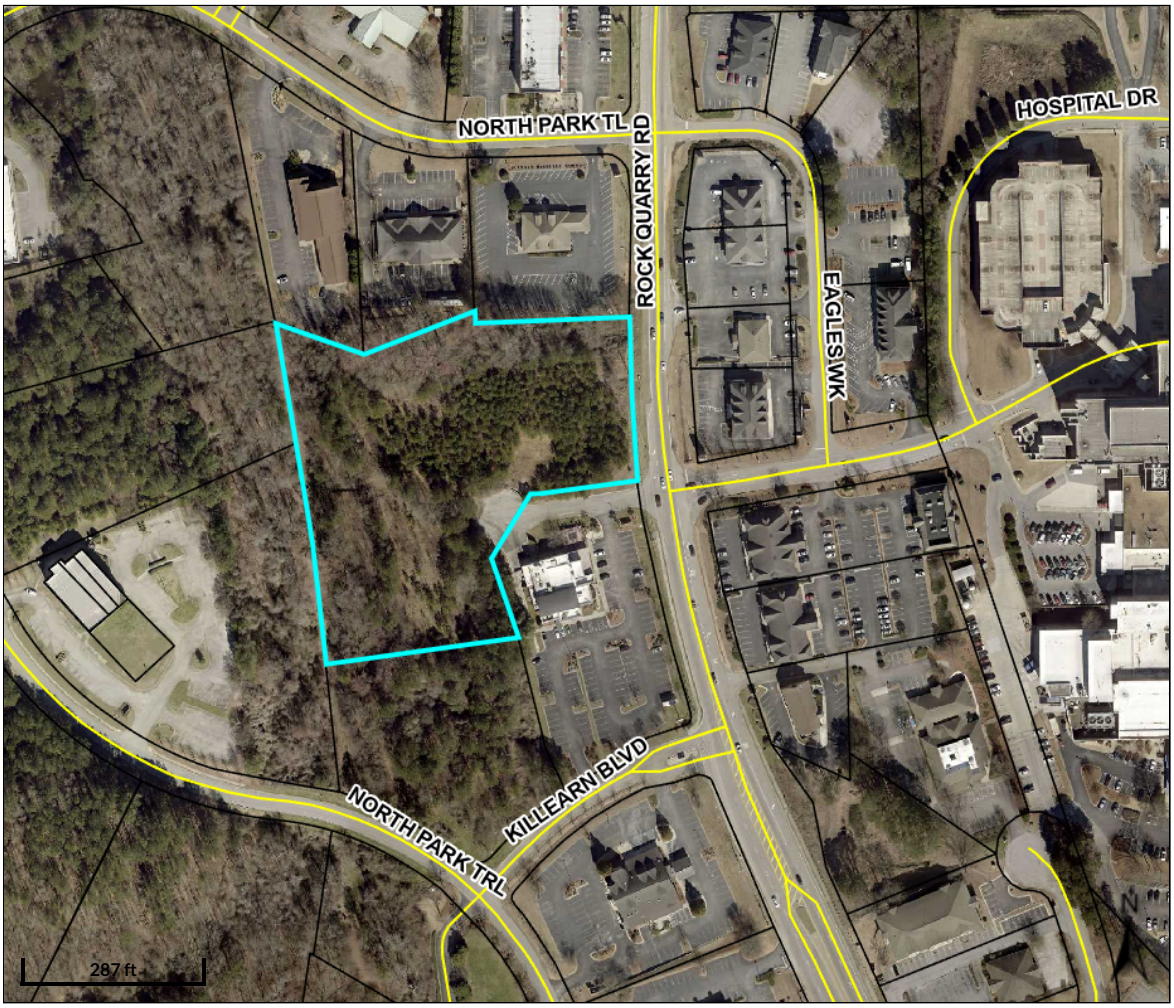
SPECIAL USE PERMIT CASE #SP-2024-01.

BACKGROUND INFORMATION:

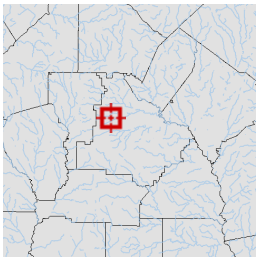
STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

Staff Signature_____

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

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

Keedra Jackson, 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 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 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)).

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_____, _____

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 26 day of June 2024

Notary Public

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

* 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 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

_____

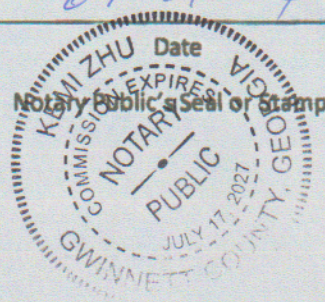
Signature of Notary Public

Mimi Zhu
_____

Printed Name of Notary Public

6/26/2024
_____
Date

Notary Public's Seal or Stamp:



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 D 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.

Address of Property: 0 Rock Quarry Road

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

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

B.A. mehta
Signature of Applicant

Sung Lee
Printed Name of Witness

Bharti. Mehta -
Printed Name of Applicant

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)*

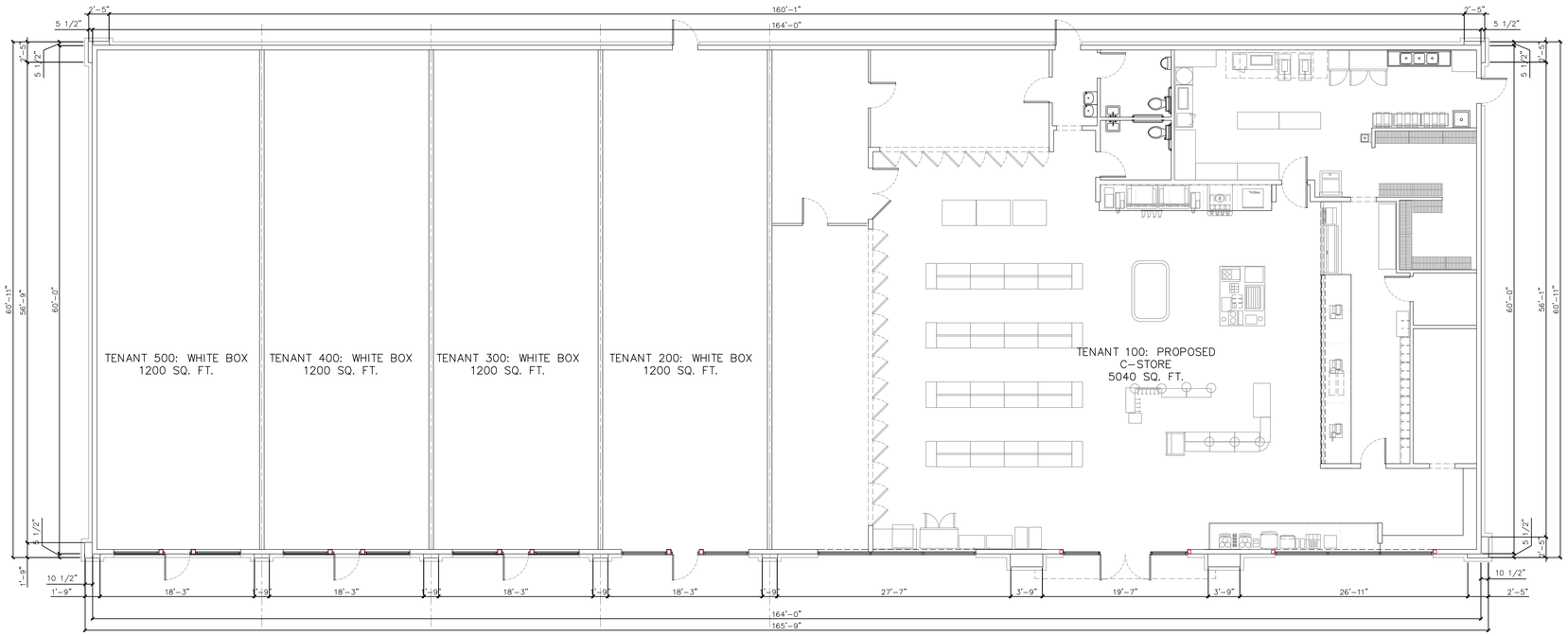
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Pre-application meeting:_____ Date: _____

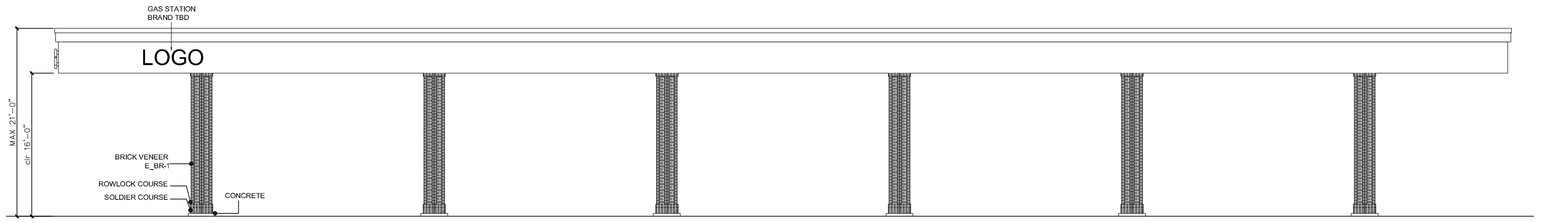
Planning Commission Decision: _____

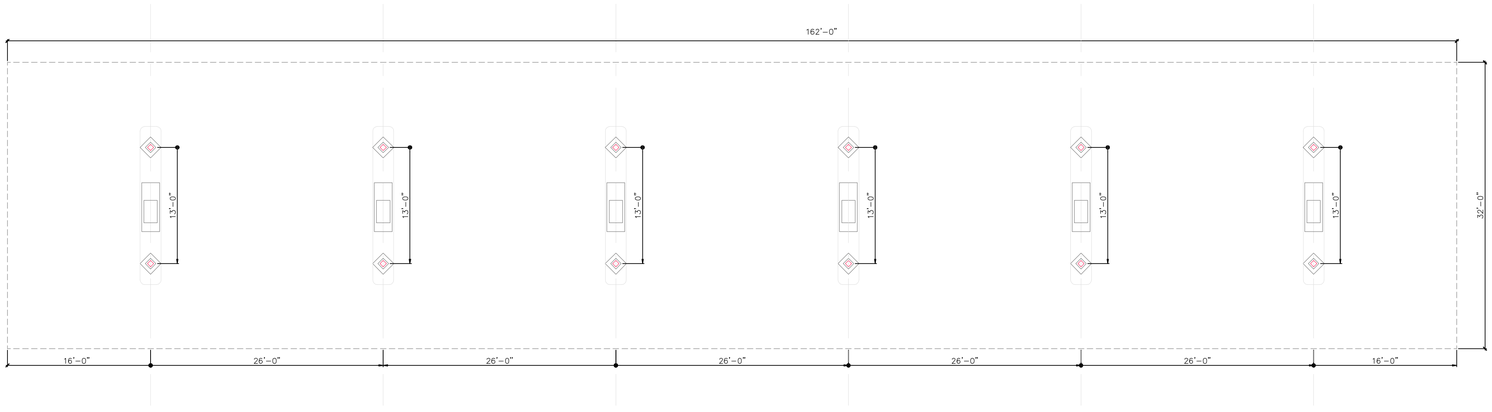
City Council Decision: _____

Community Development Director's Signature:_____ Date: _____

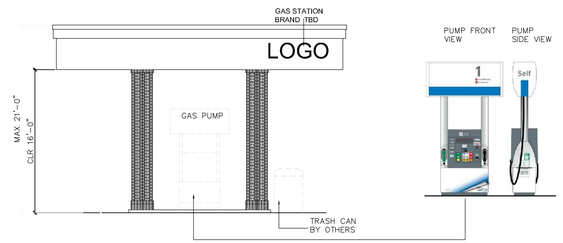


1 PROPOSED BUILDING PLAN SCALE: 1/4"=1'-0"





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 PEAK RD
WOODSTOCK, GA
30189
PH: 404-954-4865
DARTHREG@AOL.COM
WWW.DT-ARCH.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. RA025337
REGISTERED ARCHITECT

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DESIGN TODAY 2005

:DRAWING TITLE:
PROPOSED BUILDING PLAN AND GAS CANOPY DETAILS

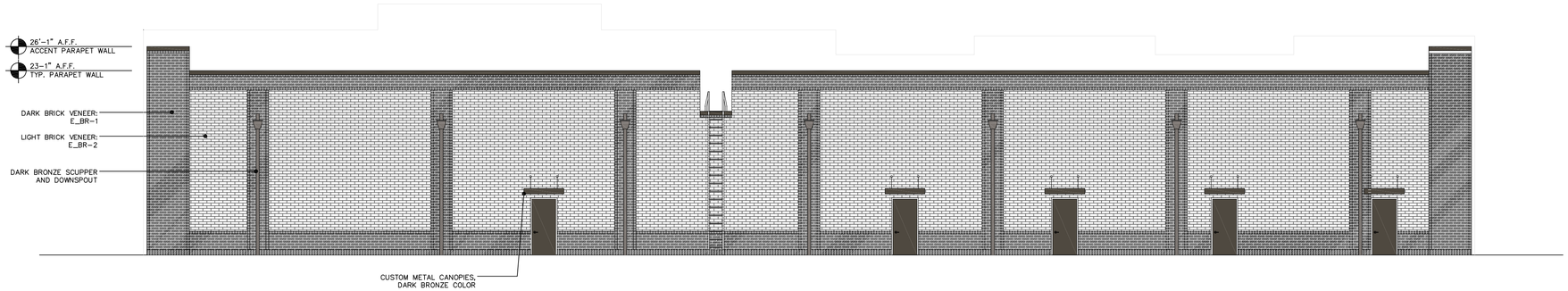
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DT

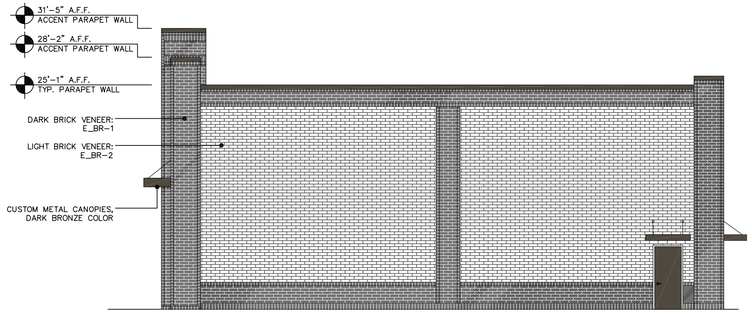
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A1.00



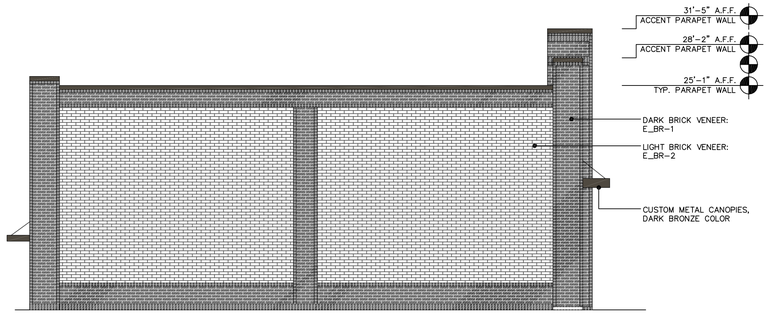
1 PROPOSED FRONT BUILDING ELEVATION — SCALE: 1/4"=1'-0"



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"



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
2005 SUGAR PINE RD
WOODSTOCK, GA
30189
PH: 404-954-4866
DARCTHIS@GMAIL.COM
WWW.DARCTHIS.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. 036033
REGISTERED ARCHITECT

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DESIGN TODAY 2005

:DRAWING TITLE:
PROPOSED BUILDING EXTERIOR ELEVATIONS

:ISSUE DATE:

:DRAWN BY:
DT

:SHEET NUMBER:
A1.01

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

November 21, 2024

VIA HAND DELIVERY

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

Re: Deferral Request for Application by GMI 2, Inc. For a Comprehensive Plan Amendment.

Dear Keedra:

Thank you for letting me know that the city council deferred its consideration of the text amendment to reduce the distance requirements for automotive service stations. Given that it is unlikely that the city would approve this application without its prior approval of the text amendment, GMI respectfully requests a deferral of its comprehensive plan amendment application to allow the city council to consider it after a final decision is made on the pending text amendment.

Please don't hesitate to let me know if I may provide any additional information or clarification.

Sincerely,

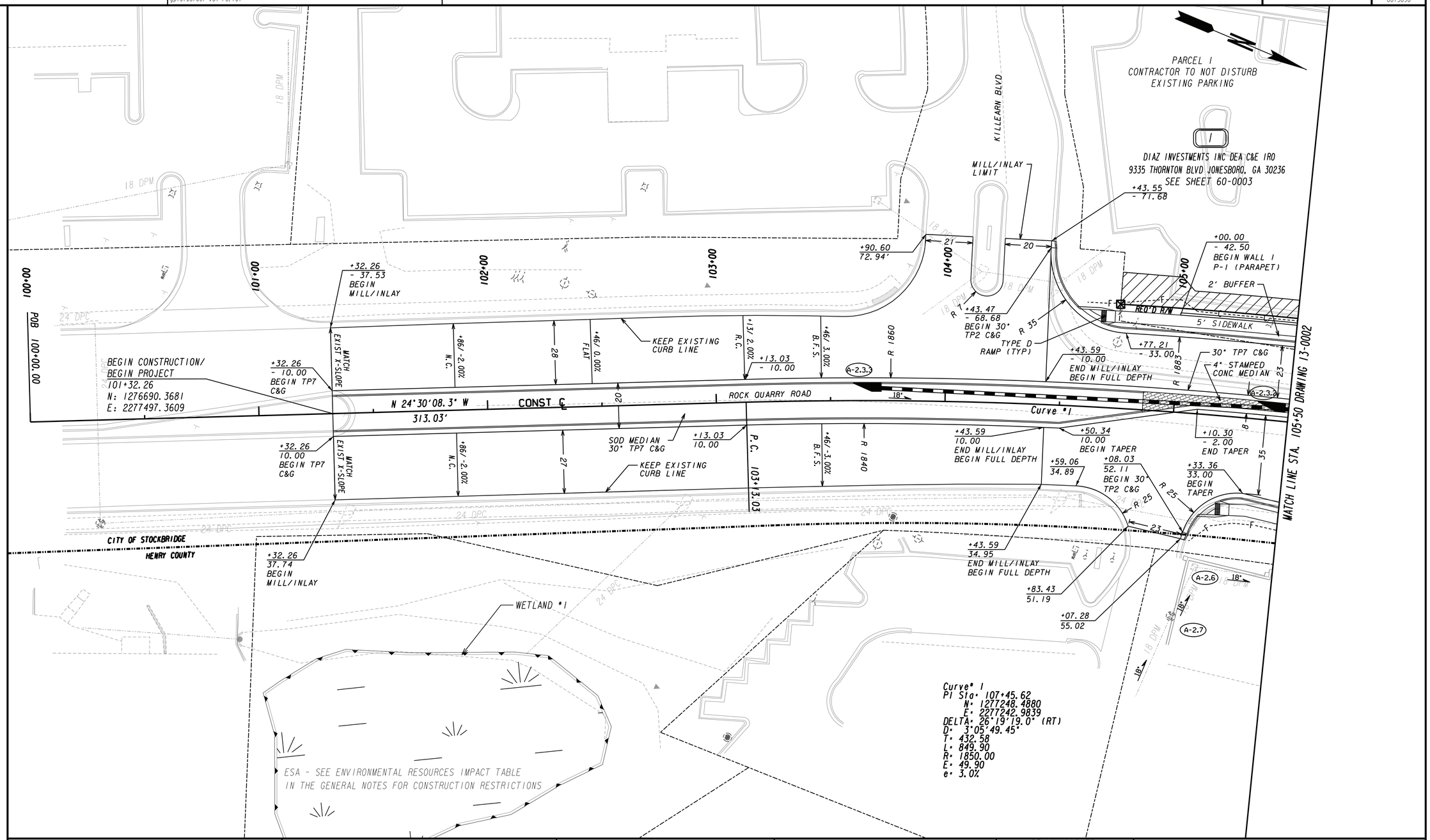
WILSON BROCK & IRBY, L.L.C.

Harold Buckley Jr.

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

103093.2 211992-000001
1015627.1 242193-000001

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

10/23/2015 GPLN

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D* 3°05'49.45"
T* 432.58
L* 849.90
R* 1850.00
E* 49.90
e* 3.0%

PARCEL 1
CONTRACTOR TO NOT DISTURB
EXISTING PARKING

1
DIAZ INVESTMENTS INC DEA C&E 1RO
9335 THORNTON BLVD JONESBORO, GA 30236
SEE SHEET 60-0002

4
SK PROPERTY OLDINGS I LLC & JOAN C STEELE
2330 PATRICK HENRY PKWY STE 200
MCDONOUGH, GA 30253

7
LEO OVADJE
177 GLEN EAGLE WAY
MCDONOUGH, GA 30253
SEE SHEET 60-0004

5
DAVID M HARDY & DONNA S MEHAN
1430 JOSHUA CT
MCDONOUGH, GA 30253
SEE SHEET 60-0026

6
HWH PROPERTIES PO BOX 2458
STOCKBRIDGE, GA 30281
SEE SHEET 60-0004

PARCEL 6
CONTRACTOR TO NOT DISTURB
EXISTING PARKING

MATCH LINE STA. 105+50 DRAWING 13-0001

MATCH LINE STA. 111+00 DRAWING 13-0003

MATCH LINE STA. 13+00 DRAWING 13-0025

ROCK QUARRY ROAD
CONST ℄
ROCK QUARRY RD STA. 108+05.68
HOSPITAL DRIVE STA. 11+80.27
N=1277324.9054
E=2277279.8162
CITY OF STOCKBRIDGE
HENRY COUNTY
HOSPITAL DRIVE
REQ'D R/W
5' SIDEWALK
2' BUFFER
30" TP2 C&G
30" TP7 C&G
4" CONC MEDIAN
4" STAMPED CONC MEDIAN
STAMPED ASPHALT CROSSWALK
TYPE B RAMP (TYP)
REM EXISTING PIPE
BEGIN SUP
10' SHARED-USE PATH
EXISTING FLUMES TO BE REMOVED
RIP RAP TP 3 44 SY 18" DEPTH
DO NOT DISTURB EXIST SIGN
DO NOT DISTURB EXIST SIGN AND POLE
DO NOT DISTURB EXIST POLE
DO NOT DISTURB EXIST SIGN
STRAIN POLE (TP IV)
END SIDEWALK
BEGIN WALL (MSE)
END WALL 1 P-2 (PARAPET)
END T-BEAM BEG W-BEAM
BEGIN T-BEAM GA STD 4382
END W-BEAM
TP 1 ANCHOR
END P-1 WALL BEG P-2 WALL
END TAPER
BEGIN TAPER
REM PIPE
ASPH.
N 81°26'45.7" E 418.87'
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SCALE IN FEET 0 20 40 80

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

REVISION DATES

CONSTRUCTION PLAN
ROCK QUARRY ROAD

CHECKED:	DATE:	DRAWING No.
BACKCHECKED:	DATE:	
CORRECTED:	DATE:	13-0002
VERIFIED:	DATE:	

10/23/2015 GPLN

HYDROLOGY REPORT

For Project:

Rock Quarry Road C-Store/Retail Development

Located at
Rock Quarry Road & Hospital Drive
Stockbridge, Georgia 30281

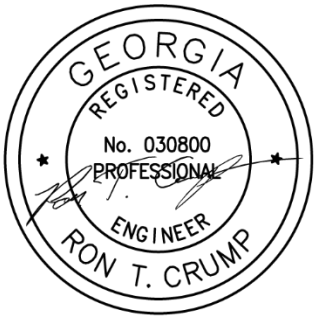
GMI 2, Inc.
1876 Independence Square, Suite D
Dunwoody, Georgia 30338
(678) 458-5185

October 14, 2022

Prepared by:

CONTINEO GROUP

755 Commerce Drive
Suite 800
Decatur, GA 30030
www.THECONTINEOGROUP.com



HYDROLOGY REPORT

Rock Quarry Road C-Store/Retail Development

Rock Quarry Road & Hospital Drive
Stockbridge, GA 30281

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Conclusion 15
APPENDIX 16

HYDROLOGY REPORT

Rock Quarry Road C-Store/Retail Development

Rock Quarry Road & Hospital Drive
Stockbridge, GA 30281

Project Description

The proposed development is located at Rock Quarry Road and Hospital Drive, Stockbridge, GA 30281. The vicinity map below delineates the approximate location of the development within the City of Stockbridge. The 4.363-acre property has approximately 4.2-acres of disturbance. The project site will be developed as a convenience store/retail building that includes parking, drive aisles, utilities, and stormwater facilities. A future phase for the project site will include a medical office building and all related facilities.

This report is to demonstrate that the proposed extended dry detention system and other stormwater management practices designed for the development have enough capacity to retain stormwater without causing any negative effect on downstream drainage. Stormwater is designed to reach the detention pond through a series of curb inlets and pipes. The calculations consist of analysis of peak flow rates between pre-developed and post-developed basins. Please refer to corresponding sections for details in this report.

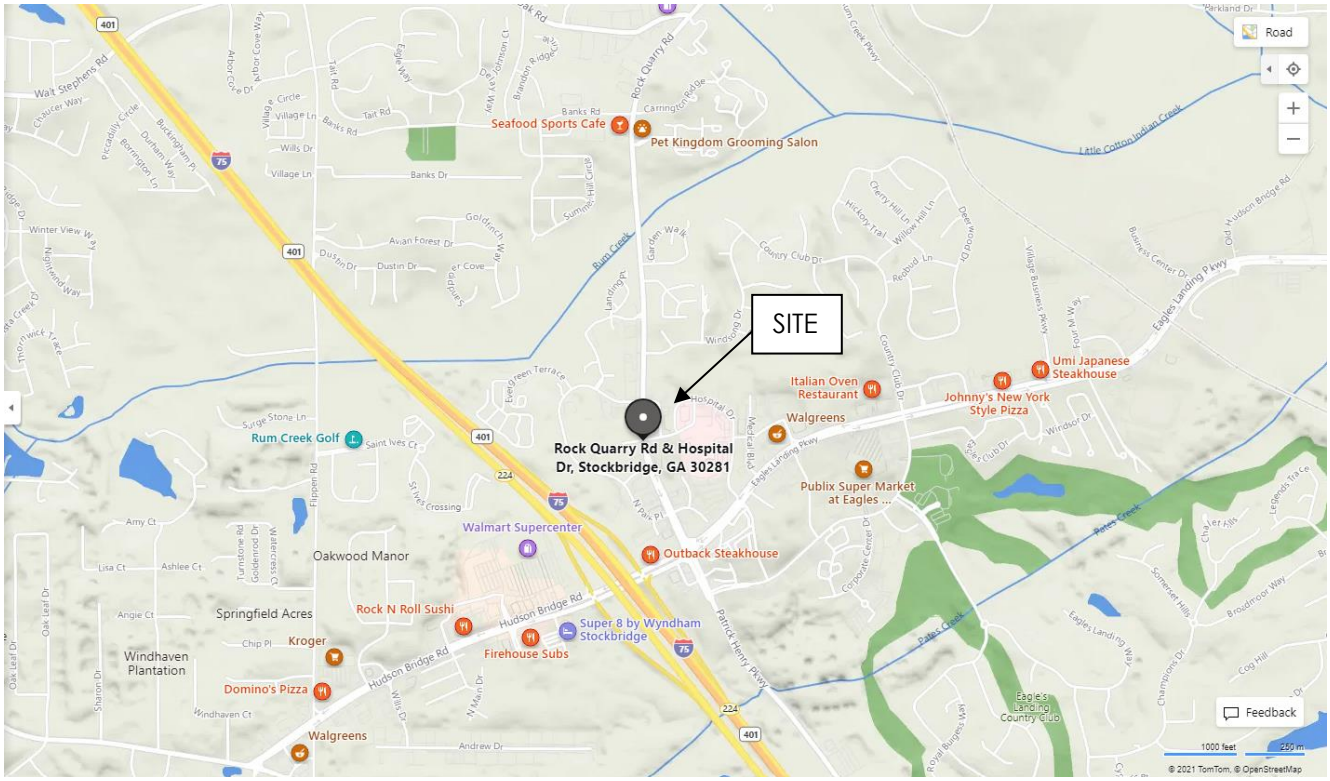


Figure 1. Vicinity Map

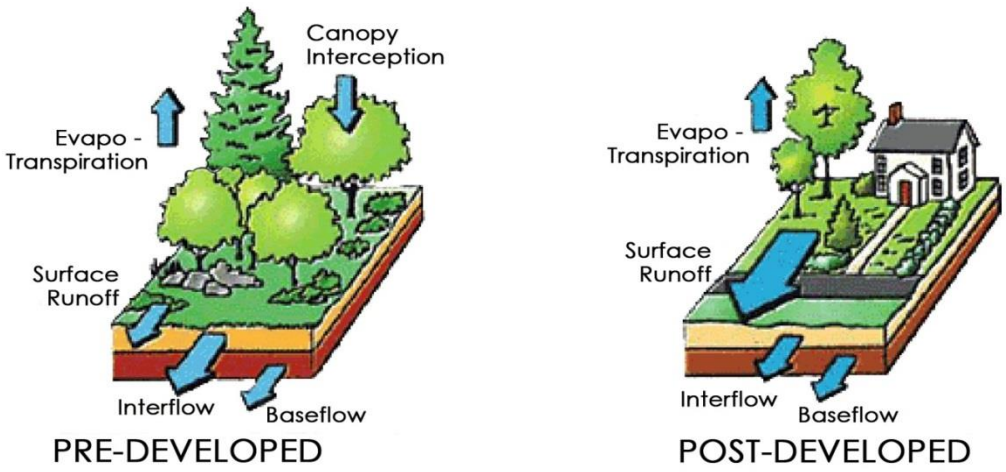
Methodology

The purpose of this study is to evaluate the hydrologic conditions of the existing site as it impacts the development. To have a better understanding of its impact, there are several methods or tools conducted in this study:

Rainfall Intensity data for project site was obtained from NOAA Atlas 14. The data from Point Precipitation Frequency Estimates with 24-hour duration was then utilized in Hydraflow Hydrographs for peak flow rate calculations. For more details, please reference the NOAA Rainfall Report in the Appendix.

The time of concentration (T_C) is defined as the time needed for water to flow from the most remote point in a watershed to the outlet of a watershed, and acts as a function of the topography, geology, and land use within the watershed. The time of concentration for each basin is calculated using TR-55 Method by summing all travel times for both sheet flow and shallow concentrated flow. The minimum value of time of concentration is assumed to be 6 minutes.

The SCS Method was used for analysis of the existing and proposed conditions by calculating SCS Curve Number based on land cover conditions. Hydraflow Hydrographs 2023 from Autodesk's AutoCAD Civil 3D, a computer software program was used to develop time of concentrations for the studied basins, generate and route hydrographs for this study. The program was utilized the SCS Method to model all rainfall events for the both pre-developed and post-developed sites by analyzing hydrologic data with a 2-minute time interval, a Type II Storm Distribution, and a Shape Factor of 484.



Pre-Developed vs. Post-Developed Basins

Existing Conditions Hydrologic Analysis

The purpose of the following study is to evaluate the current hydrologic conditions of the existing site as it would have flowed prior to any development. The existing property consists of 4.363 acres of land, with none of the site being existing impervious. Prior to construction, the CN for the overall site is 55 as an undeveloped site.

Rainfall Intensity data for this job site was utilized for the 24-hour Precipitation events, as provided on the National Weather Service NOAA website, which corresponds to 3.32 inches for the 1-year storm event, 3.78 inches for the 2-year storm event, 4.58 inches for the 5-year event, 5.27 inches for the 10-year, 6.27 inches for the 25-year, 7.08 inches for the 50-year, and 7.93 inches for the 100-year storm event.



Figure 2. Aerial Image

The TR55 method was utilized for determining the Time of Concentration for each basin of the site. This includes both the pre-developed and post-developed conditions. A minimum T_C of 6 minutes should be utilized for stormwater discharge models.

Hydrographs Number 1, 2, 3, and 4 (Pre-Developed Basins A, B, C, and D) illustrates the existing conditions for the lot, as seen in the basin map below. The basins drain via overland flow in all directions exiting the site. See each basin and their respective impervious and pervious areas, and curve numbers below.

Pre-Developed Basin A	
Total Area	4.36-AC
Pervious Area	4.36-AC
Impervious Area	0.00-AC
CN Value	55
Time of Concentration	18.8-min

Hydrograph #1 (Pre-Developed Basin A):
It illustrates the existing conditions for the site. Currently this basin is considered an undeveloped site with its CN of 55 (Woods, good condition).

Pre-Developed Basin B	
Total Area	1.00-AC
Pervious Area	0.65-AC
Impervious Area	0.35-AC
CN Value	74
Time of Concentration	6.0-min

Hydrograph #2 (Pre-Developed Basin B):
It illustrates the existing conditions for the offsite area adjacent to the site that will flow through the site and into the proposed pond. Currently this basin is considered a partially developed site with its CN of 74.

The pre-developed drainage basins and flow paths are shown on the diagram below.

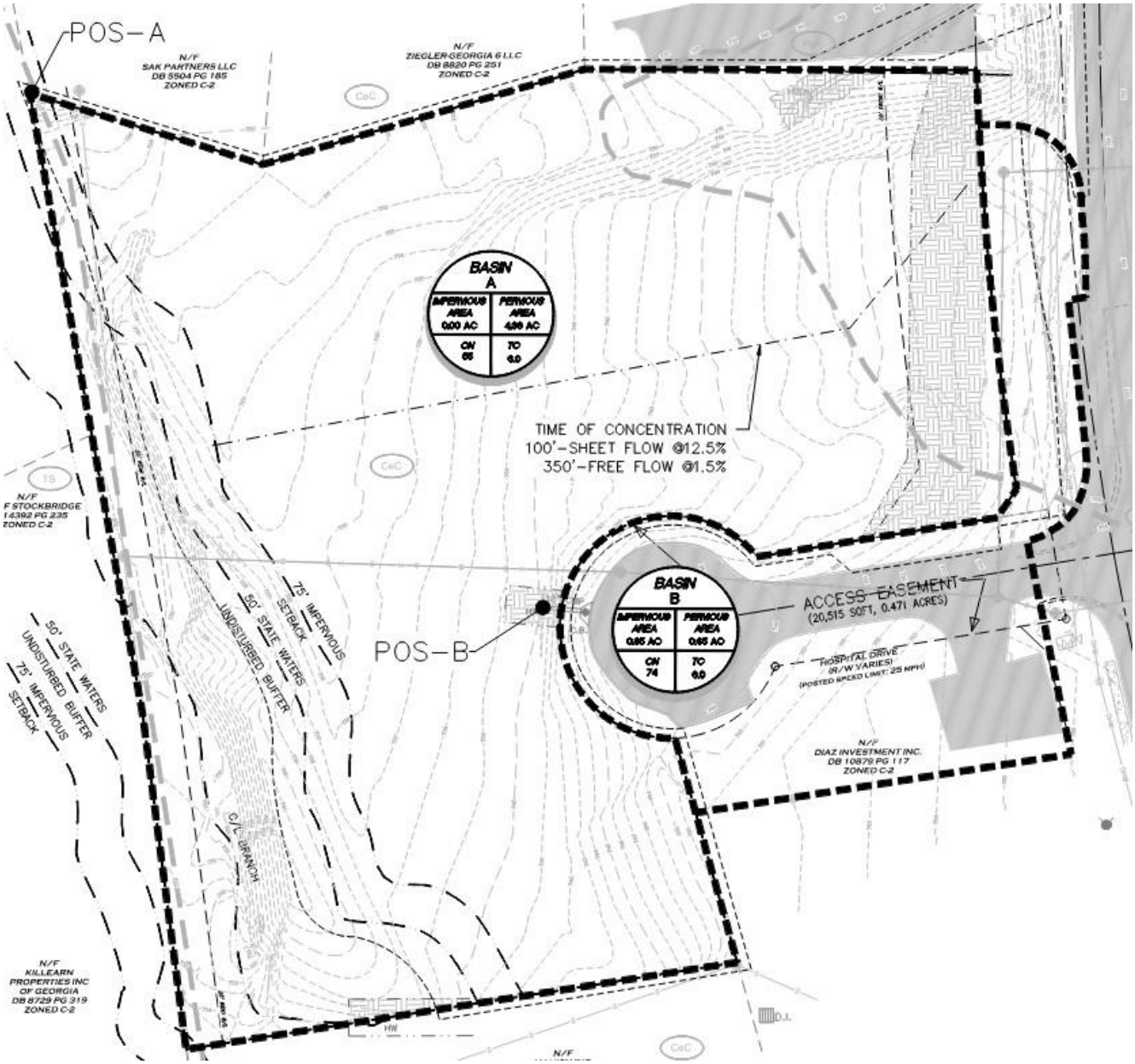


Figure 3. Pre-Developed Basin Map
(See appendix for more legible copy)

Post-Developed Hydrologic Analysis

The purpose of the following study is to evaluate the hydrologic conditions of the proposed site as it will flow after development is completed. The proposed development involves the construction of one proposed structure, with associated parking, utilities, and stormwater conveyances. The site will consist of two post development basins. One basin will pass through an on-site stormwater management system, and another basin consists of water flowing from off-site through the site to the proposed detention pond.

Hydrographs number 5 and 6 (Post-Dev A and B) illustrate the post developed conditions for the site. Hydrograph numbers 7 and 8 represent the pond, pools, and flow combinations and are explained accordingly below.

Post-Developed Basin A	
Total Area	4.36-AC
Pervious Area	2.40-AC
Impervious Area	1.96-AC
CN Average	78
Time of Concentration	18.8-min

Hydrograph #5: Basin A consists of the project site, including the proposed building, parking spaces, drive aisles, and landscape areas. All stormwater is captured via curb inlets and roof drains and then routed into the detention pond, which utilizes the bottom 2' of the pond as a micropool.

Post-Developed Basin B	
Total Area	1.00-AC
Pervious Area	0.60-AC
Impervious Area	0.40-AC
CN Average	76
Time of Concentration	6-min

Hydrographs #6: Basin B consists of the offsite area adjacent to the site boundary. Water flows from Rock Quarry Road and Hospital Drive to an existing double wing catch basin at the end of the existing cul-de-sac. From there, water is discharged from a headwall and flows via sheet flow to the proposed detention pond.

The post-developed drainage basins and flow paths are shown on the diagram below.

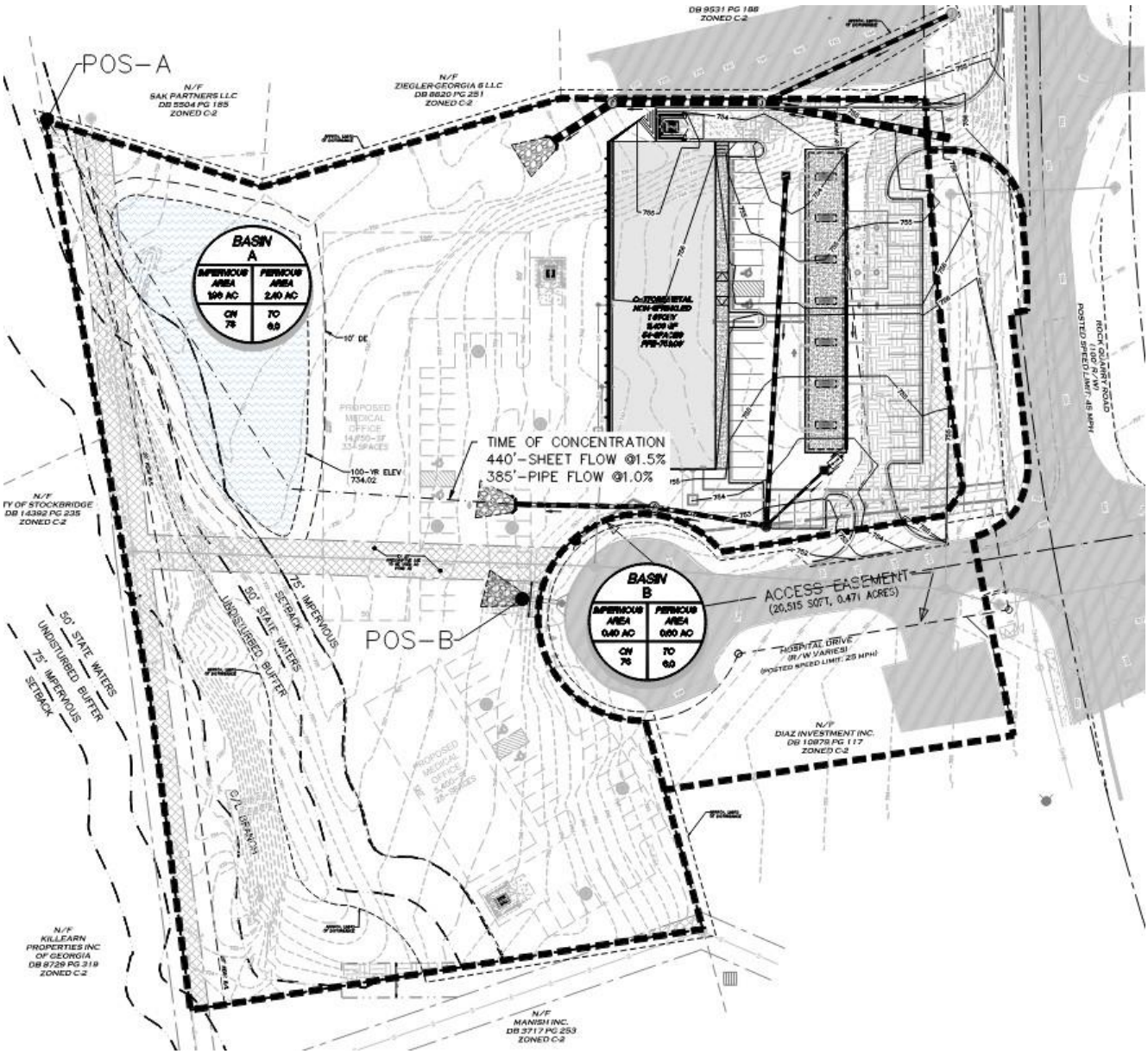


Figure 4. Post-Developed Basin Map
(See appendix for more legible copy)

Data Summary

The table below summarizes flow, flow reduction, and elevations for the entire site for each storm event between the pre-developed and post-developed basins. The data from the table (Study 1) comes from Hydrograph #3 (total pre-developed flow), and #8 (total post-routed flow). All results indicate that peak flow rates are reduced for each storm event with return period between 1 to 100-year.

Summary of Hydrograph Results

Summary of Flow to Point of Study 1 (POS-A)					
Storm Event	**Pre-Development (cfs)**	**Post-Development w/ Detention (cfs)**	**Flow Reduction (cfs)**	**Percent Reduction**	**Elevation (ft)**
1-Year	0.968	0.000	0.968	100.0%	730.51
2-Year	1.791	0.000	1.791	100.0%	731.15
5-Year	5.454	0.000	5.454	100.0%	732.36
10-Year	6.409	0.000	6.409	100.0%	732.62
25-Year	9.843	0.000	9.843	100.0%	733.49
50-Year	12.88	0.277	12.60	97.8%	734.18
100-Year	15.87	0.539	15.33	96.6%	734.79

Water Quality (WQ_v)

Water Quality Volume Design

Impervious Area =		1.96	Acres
Pervious Area =		2.40	Acres
Total Pond Drainage Area (A) =		4.36	Acres
Total Percent Impervious (I) =		45.0%	
First Flush Rain Storm Event (FF) =		1.2	inches
$R_V = 0.05 + (I) \times 0.009$ (where (I) is expressed as a whole number)	R_V =	0.45	
$WQ_R = FF \times RV$	WQ_R =	0.55	
$WQ_V = WQ_R / 12 \times A$	WQ_V =	0.20	Ac.Ft.
Required WQ Volume (WQ_V) =		8,634	Cu.Ft.

Water Quality Orifice Design

Draw Down Time (t) =		24	hours
$Q_{ALLOW} = WQ_V / t$ (in seconds)	Q_{ALLOW} =	0.10	cfs
Total Head (h) =		1.80	feet
Orifice Diameter Coefficient (C_d) = (where (C_d) is typically 0.6, but may be adjusted for non-standard orifices)		0.60	

Orifice equation: $Q_{ALLOW} = C_d \times A_O \times (2 \times g \times h/2)^{0.5}$

where (g) is gravity expressed as 32.2 ft/s

the average head method is used by calculating Total Head divided by 2

and A_O is the Area of the Orifice and converted from square feet to square inches

$A_O = Q_{ALLOW} / C_d \times (2 \times g \times h/2)^{0.5}$	A_O =	3.15	sq.in.
Circular Orifice Diameter is calculated as =		2.00	inches

Round Down to next lower orifice size = 0.25", 0.5", 0.75", 1.0", 1.25", 1.5", 1.75", 2.0", 2.5", 3.0", 3.5", 4.0", etc.

Channel Protection (CP_V)

Channel Protection shall be provided as extended detention of the 1-year, 24-hour storm event releases over a period of 24 hours to protect downstream channel from exceeding critical erosive velocities and flow volumes. Per the hydrograph analysis, channel protection volume (CP_V) was provided the detention pond designed to meet requirement of extended detention for the 1-year, 24-hour storm event volume.

POND: Proposed Detention Pond

Channel Protection Volume Design

CN value for Impervious Area =		98	
CN value for Pervious Area =		61	
1-yr 24-hour Rainfall (P) =		3.32	inches
Total Pond Drainage Area (A) =		4.36	Acres
Runoff Curve Number (CN) =		78	
S = (1,000 / CN) - 10	S =	2.88	
$Q = (P - 0.2 S)^2 / (P + 0.8 S)$	Q =	1.34	inches
$CP_V = Q / 12 \times A$	CP_V =	0.49	Ac.Ft.
Required CP Volume (CP_V) =		21,182	Cu.Ft.

Total Volume Stacking Reduction

Allowable Reduction (between 0% to 50%)	50%	
CP_V Reduction based on WQ_V Stacking =	4,317	Cu.Ft.
Reduced WQ_V Elevation =	923.15	feet
Reduced Required CP Volume (CP_V) =	16,866	Cu.Ft.
TOTAL WQ_V & CP_V Volume Required =	25,499	Cu.Ft.

Channel Protection Orifice Design

Draw Down Time (t) =	24	hours
Q_{ALLOW} = Total Volume / t (in seconds) Q_{ALLOW} =	0.30	cfs
Total Head (h) =	1.3	feet
Orrifice Diameter Coefficient (C_d) =	0.60	

where (C_d) is typically 0.6, but may be adjusted for non-standard orifices

Orifice equation: $Q_{ALLOW} = C_d \times A_O \times (2 \times g \times h/2)^{0.5}$

where (g) is gravity expressed as 32.2 ft/s

the average head method is used by calculating Total Head divided by 2

and A_O is the Area of the Orifice and converted from square feet to square inches

$A_O = Q_{ALLOW} / C_d \times (2 \times g \times h/2)^{0.5}$	A_O =	11.07	sq.in.
Circular Orifice Diameter is calculated as =		3.75	inches

Round Down to next lower orifice size = 0.25", 0.5", 0.75", 1.0", 1.25", 1.5", 1.75", 2.0", 2.5", 3.0", 3.5", 4.0", etc.

Overbank Flood Protection (Q_{P25})

Overbank flood protection shall be provided to control post-development peak discharge rate is less than pre-development peak discharge rate for the 25-year, 24-hour return frequency storm event. This standard is met because hydrograph analysis illustrates post-development peak discharge rate, which is 0 cfs, is 9.843 cfs less than the pre-developed peak discharge rate.

Extreme Flood Protection (Q_f)

Extreme flood protection shall be provided to manage the impact of the extreme storm event through detention controls and/or to maintain the existing 100-year floodplain. On this project, the detention pond is designed to control the 100-year, 24-hour rainfall event peak discharge flow Q_f via the outlet control structure without negatively impacting downstream.

Total Suspended Solids (TSS) Removal

The TSS have been calculated according to the Georgia Stormwater Management Manual – Stormwater Quality Site Development Review Tool. Using the stormwater pond, the required 80% TSS removal is achieved. Calculations and complete spreadsheet are shown in appendix of this report.

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool
Version 2.2

General Information

Name of Developer:	MG Enterprises 9	Date Submitted:	9/23/2022
Development Name:	Rock Quarry Road C-Store/Retail	Permit Number:	
Site Location / Address:	Rock Quarry Road & Hospital Drive Stockbridge, GA 30281	Developer Contact: Phone Number:	Sunny Mehta (404) 457-3919
		Name of Engineer(s):	Erick Garcia - Salas
Development Type:	Commercial/Retail	Maintenance Responsibility:	MG Enterprises 9

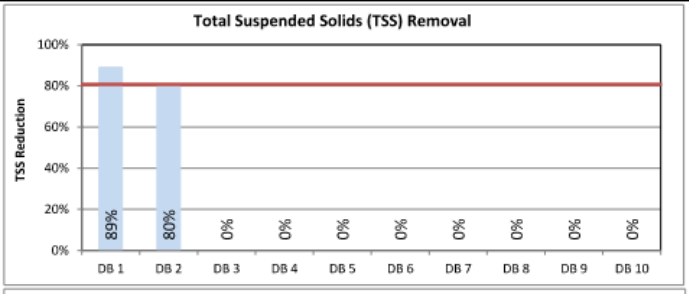
Site Summary

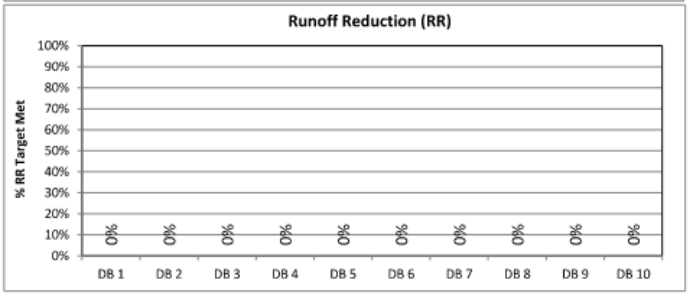
Total Pre-Development Area (ac):	5.36
Total Post-Development Area (ac):	5.36
Total Treated Area (ac):	5.58
Total Untreated Area (ac):	-0.22

		I (ac)	P (ac)	CA (ac)
POS-A	DB 1	1.96	2.40	0.00
POS-B	DB 2	0.40	0.60	0.00
Drainage Basin 3	DB 3	0.00	0.00	0.00
Drainage Basin 4	DB 4	0.00	0.00	0.00
Drainage Basin 5	DB 5	0.00	0.00	0.00
Drainage Basin 6	DB 6	0.00	0.00	0.00
Drainage Basin 7	DB 7	0.00	0.00	0.00
Drainage Basin 8	DB 8	0.00	0.00	0.00
Drainage Basin 9	DB 9	0.00	0.00	0.00
Drainage Basin 10	DB 10	0.00	0.00	0.00
	TOTAL	2.36	3.00	0.00

I = Impervious Area, P = Pervious Area, CA = Conservation Area

Target Runoff Reduction Volume Achieved?	No
Target TSS Removal Achieved?	Yes
Total Target Runoff Reduction Volume (cf)	10,420
Runoff Reduction Volume Achieved (cf)	0
Total Target Water Quality Volume (cf)	10,420
% TSS Removal Achieved	88%





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Reviewed By:			
Date Approved:			

10% Downstream Analysis

Hydrograph #10 denotes the total area for the 10% downstream analysis outside of the site. Hydrographs #11 (PRE DN) and #12 (POST DN) denote combined area of site and downstream, including the pre-developed and post-developed events respectively. This downstream analysis represents that the site is 10% of total downstream area and demonstrates that the development will not negatively impact downstream runoff, as shown in the table below.

Table 10. Storm Event Summary for 10% Downstream Analysis

Storm Event	Pre-Developed Flow (cfs)	Post-Developed Flow (cfs)	Flow Reduction (cfs)	Percent Reduction
1-Year	27.29	26.32	0.97	3.6%
2-Year	45.87	44.08	1.79	3.9%
5-Year	89.55	84.10	5.45	6.1%
10-Year	99.95	93.54	6.41	6.4%
25-Year	136.11	126.27	9.84	7.2%
50-Year	166.95	154.05	12.90	7.7%
100-Year	196.43	180.56	15.87	8.1%

The 10% downstream Basin Map is shown as below:

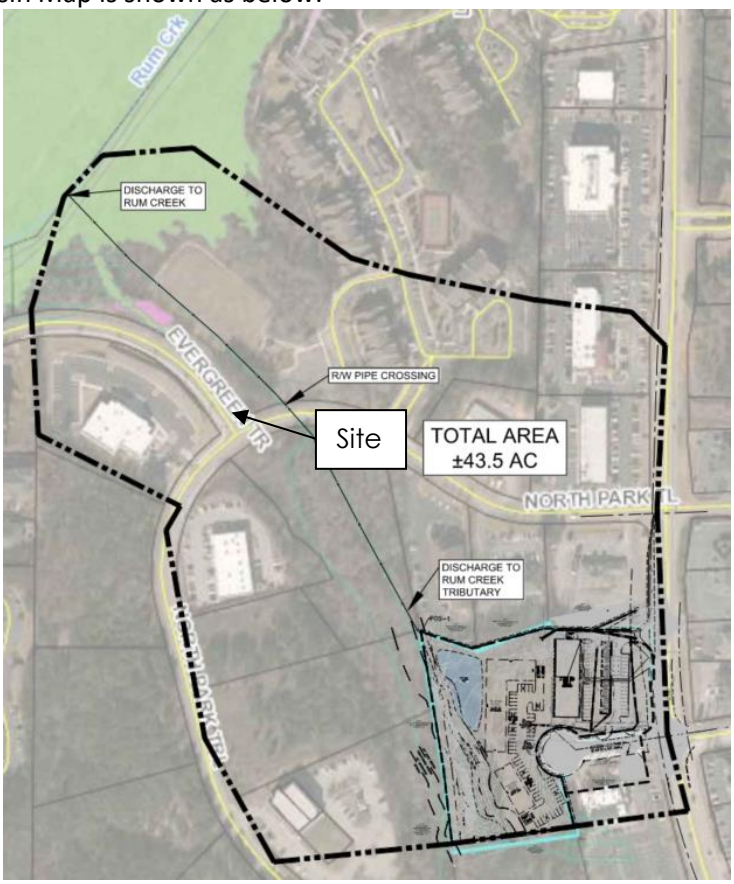


Figure 5. Designed Post-Developed Basin Map
(See appendix for more legible copy)

Erosion & Sedimentation Control Plan

The project site has been designed to utilize a wide range of erosion and sedimentation control practices per standards and specifications in the Manual for Erosion and Sediment Control in Georgia. Those practices include:

- Construction exit will be placed at the point where vehicular traffic leaving the project site onto a public street in order to reduce or eliminate transportation of soils from construction.
- Silt fence and inlet protection will be used to retain excess sediment by reducing the velocity of sheet flows.
- Inlet sediment trap will be used to prevent sediment from entering a drainage system prior to permanent stabilization.
- Mulching, temporary, and permanent seeding around disturbed areas to stabilize and minimize erosion and sediment impact during construction.
- Temporary sediment traps to allow sediment to settle out of stormwater before it discharges offsite.

Landscaping Plan

The site design incorporates a detailed planting schedule, and a plan outlining the use of such planting, along with the exact type species, size, and count for other plantings to be installed on site. This plan from the landscape architect is in the construction set of plans. For specific landscaping guidelines for the proposed stormwater facilities, the contractor will refer to Appendix D of the GSMM. Henry County is in USDA Zone 7b. Section D.4.2 contains landscaping guidelines for bioretention areas. Section 5 in Appendix D contains the Georgia Native plant list for use with stormwater facilities.

Conclusion

This report illustrates that the proposed wet extended detention basin should act as functional stormwater management systems for this project site. The routed stormwater will leave the project site at a lower rate than its pre-development discharge rate in 24-hour storm events with return periods from 1-year to 100-year.

Should you have any additional questions, please feel free to contact us at your best convenience.

Respectfully,

Ron T. Crump, PE

GEORGIA REGISTERED No. 030800 PROFESSIONAL ENGINEER RON T. CRUMP

APPENDIX

POS–A

N/F
SAK PARTNERS LLC
DB 5504 PG 185
ZONED C-2

N/F
ZIEGLER-GEORGIA 6 LLC
DB 8820 PG 251
ZONED C-2

N/F
OVADJE, LEO
DB 9531 PG 188
ZONED C-2

N/F
CITY OF STOCKBRIDGE
DB 14392 PG 235
ZONED C-2

N/F
KILLEARN
PROPERTIES INC
OF GEORGIA
DB 8729 PG 319
ZONED C-2

N/F
MANISH INC.
DB 3717 PG 253
ZONED C-2

N/F
DIAZ INVESTMENT INC.
DB 10879 PG 117
ZONED C-2

BASIN A

IMPERVIOUS AREA	PERVIOUS AREA
0.00 AC	4.36 AC
CN	TC
55	6.0

BASIN B

IMPERVIOUS AREA	PERVIOUS AREA
0.35 AC	0.65 AC
CN	TC
74	6.0

TIME OF CONCENTRATION
100'–SHEET FLOW @12.5%
350'–FREE FLOW @1.5%

POS–B

ACCESS EASEMENT
(20,515 SQFT, 0.471 ACRES)

ROCK QUARRY ROAD
(100' R/W)
POSTED SPEED LIMIT: 45 MPH

HOSPITAL DRIVE
(R/W VARIES)
(POSTED SPEED LIMIT: 25 MPH)

50' STATE WATERS UNDISTURBED BUFFER
75' IMPERVIOUS SETBACK

C/L BRANCH

30' PROP. R/A

20' R/A

SCALE: 1"=30'

GEORGIA REGISTERED No. 030800 PROFESSIONAL ENGINEER
AARON T. CRUMP
GSWCC LEVEL II CERTIFICATION NO. 14184 EXPIRES: 7/28/2024
10/14/22

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BHARTI MEHTA
SUNNYOMSAI@YAHOO.COM
678.458.5185

ROCK QUARRY ROAD
C-STORE/RETAIL
DEVELOPMENT

ISSUED FOR: CONSTRUCTION
JURISDICTION: CITY OF STOCKBRIDGE
LOCATION: ROCK QUARRY ROAD & HOSPITAL DRIVE, STOCKBRIDGE, GA 30281

#	DATE	REVISIONS

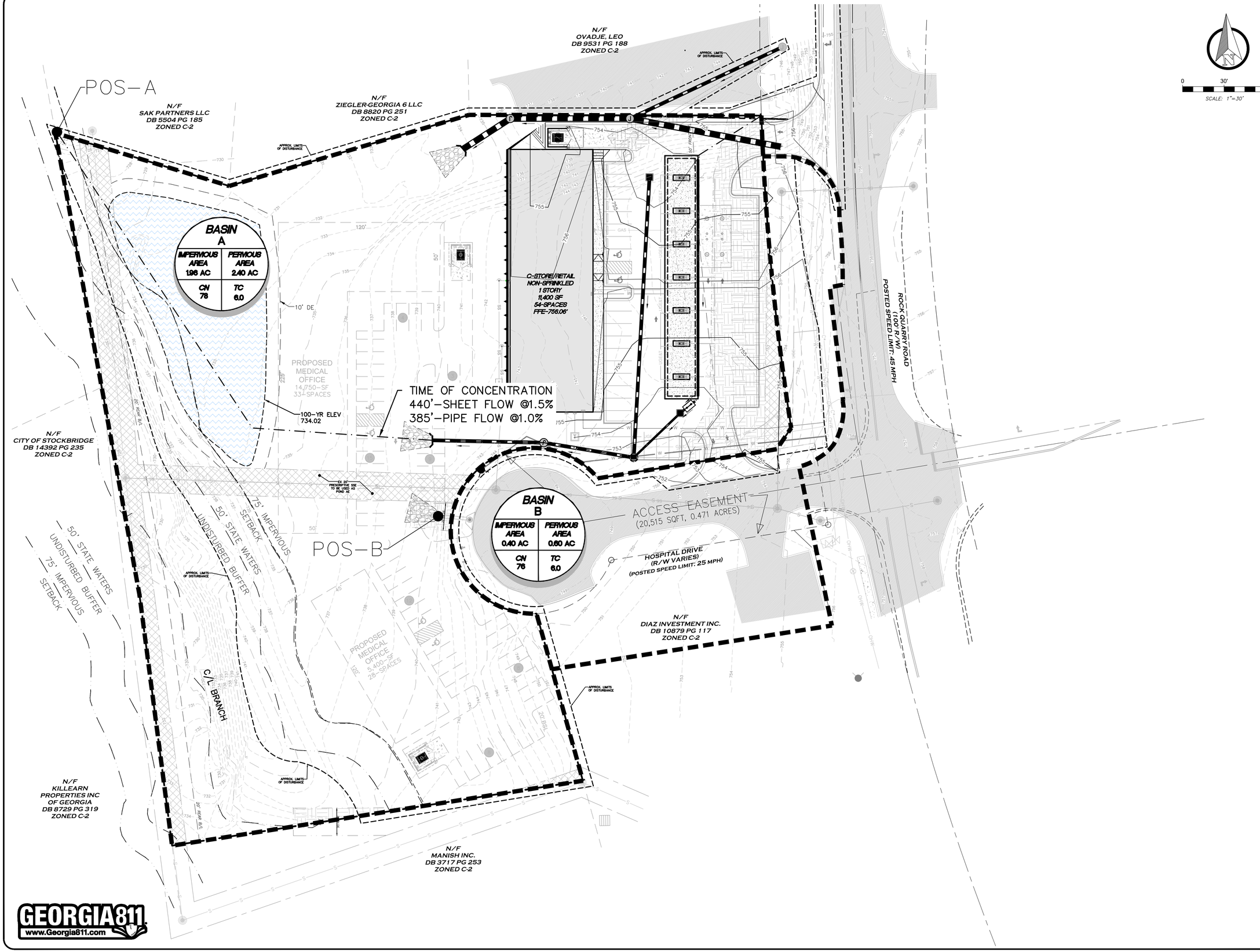
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KK	EGS
JOB NO:	DATE:
21–409	10/14/22

PRE DEVELOPED
BASIN MAP

SHEET PRE

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PROFESSIONAL
ENGINEER
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ROCK QUARRY ROAD
C-STORE/RETAIL
DEVELOPMENT

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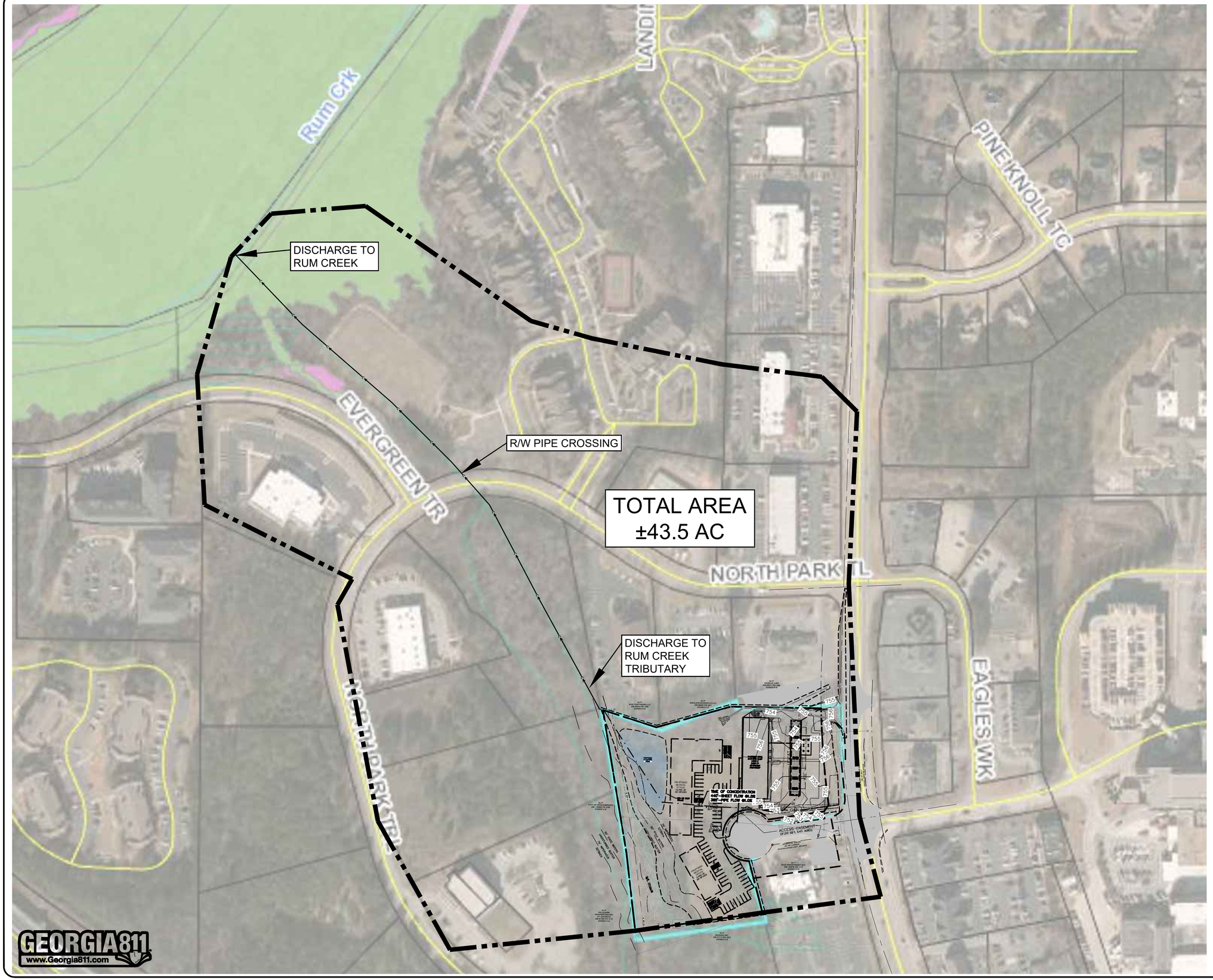
#	DATE	REVISIONS

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DRAWN:	CHECK:
KK	EGS
JOB NO:	DATE:
21-409	10/14/22

POST DEVELOPED BASIN MAP

SHEET POST



GEORGIA811
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C:\USERS\THEO\CONTINEO-MASTER DROPBOX\BRYAN RUSSELL (DROPBOX)\CONTINEO-MASTER\(P-DRIVE) PROJECTS\2021\21-409 - MGE - FUEL & MEDICAL - STOCKBRIDGE HENRY CITY GA\DRAWINGS

GEORGIA
REGISTERED
No. 030800
PROFESSIONAL
ENGINEER
AARON T. CRUMP

SDACC LEVEL II
CERTIFICATION NO. 14184
EXPIRES: 7/28/2024

10/14/22

CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA 30030
404.457.3919
www.tcg.engineer

GMI 2, INC.
1876 INDEPENDENCE SQUARE
SUITE D
DUNWOODY, GA 30338
BHARTI MEHTA
SUNNYOMSAI@YAHOO.COM
678.458.5185

ROCK QUARRY ROAD
C-STORE/RETAIL
DEVELOPMENT

ISSUED FOR: CONSTRUCTION

JURISDICTION: CITY OF STOCKBRIDGE

LOCATION: ROCK QUARRY ROAD & HOSPITAL DRIVE, STOCKBRIDGE, GA 30281

#	DATE	REVISIONS

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DRAWN:	CHECK:
KK	EGS
JOB NO:	DATE:
21-409	10/14/22

HYDRO - DOWNSTREAM

SHEET 10%

POND: **Proposed Detention Pond**

Water Quality Volume Design

Impervious Area =		1.96	Acres
Pervious Area =		2.40	Acres
Total Pond Drainage Area (A) =		4.36	Acres
Total Percent Impervious (I) =		45.0%	
First Flush Rain Storm Event (FF) =		1.2	inches
$R_V = 0.05 + (I) \times 0.009$ (where (I) is expressed as a whole number)	$R_V =$	0.45	
$WQ_R = FF \times RV$	$WQ_R =$	0.55	
$WQ_V = WQ_R / 12 \times A$	$WQ_V =$	0.20	Ac.Ft.
Required WQ Volume (WQ_V) =		8,634	Cu.Ft.

Water Quality Orifice Design

Draw Down Time (t) =		24	hours
$Q_{ALLOW} = WQ_V / t$ (in seconds)	$Q_{ALLOW} =$	0.10	cfs
Total Head (h) =		1.80	feet
Orifice Diameter Coefficient (C_d) = (where (C_d) is typically 0.6, but may be adjusted for non-standard orifices)		0.60	

Orifice equation: $Q_{ALLOW} = C_d \times A_O \times (2 \times g \times h/2)^{0.5}$

where (g) is gravity expressed as 32.2 ft/s

the average head method is used by calculating Total Head divided by 2

and A_O is the Area of the Orifice and converted from square feet to square inches

$A_O = Q_{ALLOW} / C_d \times (2 \times g \times h/2)^{0.5}$	$A_O =$	3.15	sq.in.
Circular Orifice Diameter is calculated as =		2.00	inches

Round Down to next lower orifice size = 0.25", 0.5", 0.75", 1.0", 1.25", 1.5", 1.75", 2.0", 2.5", 3.0", 3.5", 4.0", etc.

Water Quality Orifice Elevation

Elevation of Water Quality Orifice Location = 921.00

POND: **Proposed Detention Pond**

Channel Protection Volume Design

CN value for Impervious Area =		**98**	
CN value for Pervious Area =		**61**	
1-yr 24-hour Rainfall (P) =		**3.32**	**inches**
Total Pond Drainage Area (A) =		**4.36**	**Acres**
Runoff Curve Number (CN) =		**78**	
S = (1,000 / CN) - 10	**S =**	**2.88**	
$Q = (P - 0.2\ S)^2 / (P + 0.8\ S)$	**Q =**	**1.34**	**inches**
$CP_V = Q / 12 \times A$	**CP_V =**	**0.49**	**Ac.Ft.**
Required CP Volume (CP_V) =		**21,182**	**Cu.Ft.**

Total Volume Stacking Reduction

Allowable Reduction (between 0% to 50%)	**50%**	
CP_V Reduction based on WQ_V Stacking =	**4,317**	**Cu.Ft.**
Reduced WQ_V Elevation =	**923.15**	**feet**
Reduced Required CP Volume (CP_V) =	**16,866**	**Cu.Ft.**
TOTAL WQ_V & CP_V Volume Required =	**25,499**	**Cu.Ft.**

Channel Protection Orifice Design

Draw Down Time (t) =		**24**	**hours**
Q_{ALLOW} = Total Volume / t (in seconds)	**Q_{ALLOW} =**	**0.30**	**cfs**
Total Head (h) =		**1.3**	**feet**
Orrifice Diameter Coefficient (C_d) =		**0.60**	

where (C_d) is typically 0.6, but may be adjusted for non-standard orifices

Orifice equation: $Q_{ALLOW} = C_d \times A_O \times (2 \times g \times h/2)^{0.5}$

where (g) is gravity expressed as 32.2 ft/s

the average head method is used by calculating Total Head divided by 2

and A_O is the Area of the Orifice and converted from square feet to square inches

$A_O = Q_{ALLOW} / C_d \times (2 \times g \times h/2)^{0.5}$	**A_O =**	**11.07**	**sq.in.**
Circular Orifice Diameter is calculated as =		**3.75**	**inches**

Round Down to next lower orifice size = 0.25", 0.5", 0.75", 1.0", 1.25", 1.5", 1.75", 2.0", 2.5", 3.0", 3.5", 4.0", etc.

POND: **Proposed Detention Pond**

Pond Storage Data

Bottom of Pond Elevation Inside Pond =	**729.00**	
Top of Pond Berm Elevation (Highest Point) =	**735.00**	
Bottom of Berm Elevation Outside Pond (Low Point) =	**730.00**	
NOTE: This should be the point at which the Berm slope ends, and not to the bottom of a slope after the Berm		
Total Depth of Pond (Bottom to Berm) =	**6.00**	
Total Height of Pond Berm (Outside of Pond) =	**5.00**	
NOTE: The Dam's Act governs ALL ponds whose Berm exceeds 25-ft in Total Height		
Top of 100-Yr Storm Water Storage Elevation =	**734.98**	
Stage Storage Contour Inveral at =	**1** **Ft.**	**Hydrograph**

Channel Protection Orifice Elevation

Required WQ Volume (WQ_V) =	**8,634**	**Cu.Ft.**
Nearest Contour Elevation Below Volume =	**732**	
Obtain information from Pond Stage Storage Data from Hydroflow model, AutoCAD, or design		
Cumulative Volume at that Contour Elevation =	**3,824**	**Cu.Ft.**
Obtain information from Pond Stage Storage Data from Hydroflow model, AutoCAD, or design		
Cumulative Volume at Contour Elevation Above V_C =	**7,219**	**Cu.Ft.**
Obtain information from Pond Stage Storage Data from Hydroflow model, AutoCAD, or design		
Elevation of Channel Protection Orifice Location =	**733.42**	

Storm Event Detention System Weir Elevation

TOTAL WQ_V & CP_V Volume Required =	**25,499**	**Cu.Ft.**
Nearest Contour Elevation Below Volume =	**734**	
Obtain information from Pond Stage Storage Data from Hydroflow model, AutoCAD, or design		
Cumulative Volume at that Contour Elevation =	**11,875**	**Cu.Ft.**
Obtain information from Pond Stage Storage Data from Hydroflow model, AutoCAD, or design		
Cumulative Volume at Contour Elevation Above V_C =	**17,993**	**Cu.Ft.**
Obtain information from Pond Stage Storage Data from Hydroflow model, AutoCAD, or design		
Elevation to Start Detention Weir System Location =	**736.23**	

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool
Version 2.2

General Information

Name of Developer:	GMI 2, Inc.	**Date Submitted:**	10/14/2022
Development Name:	Rock Quarry Road C-Store/Retail	**Permit Number:**	
Site Location / Address:	Rock Quarry Road & Hospital Drive	**Developer Contact:**	Sunny Mehta
	Stockbridge, GA 30281	**Phone Number:**	(678) 458-5185
		Name of Engineer(s):	Erick Garcia - Salas
Development Type:	Commercial/Retail	**Maintenance Responsibility:**	GMI 2, Inc.

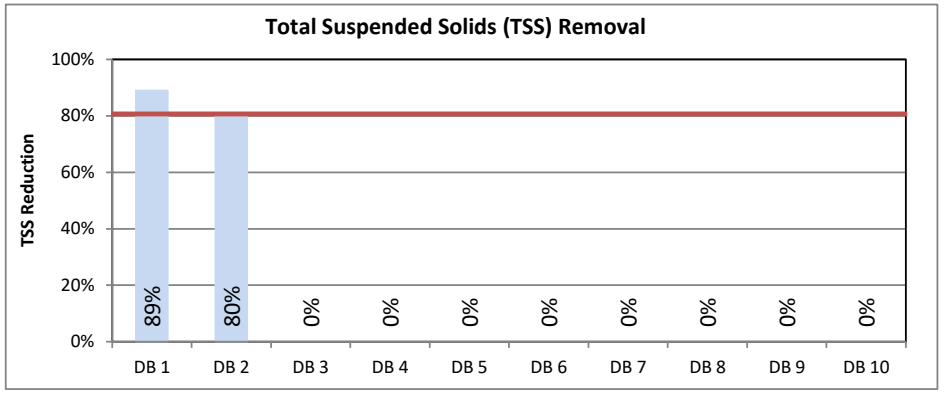
Site Summary

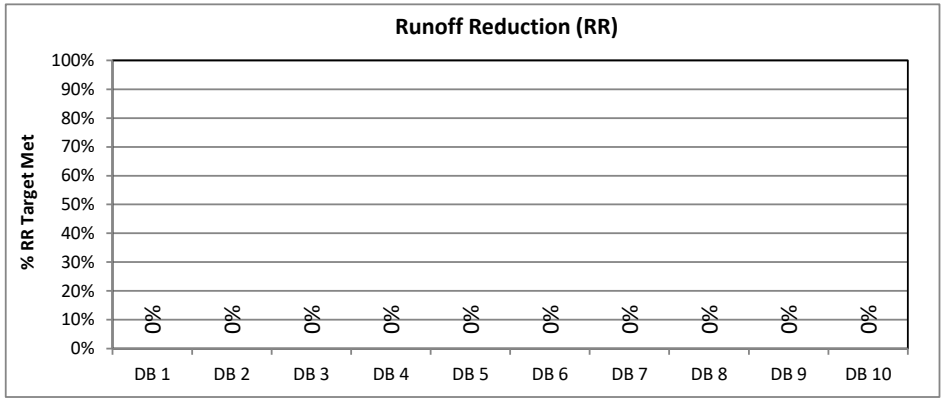
Total Pre-Development Area (ac):	**5.36**
Total Post-Development Area (ac):	**5.36**
Total Treated Area (ac):	**5.58**
Total Untreated Area (ac):	**-0.22**

		I (ac)	P (ac)	CA (ac)
POS-A	**DB 1**	1.96	2.40	0.00
POS-B	**DB 2**	0.40	0.60	0.00
Drainage Basin 3	**DB 3**	0.00	0.00	0.00
Drainage Basin 4	**DB 4**	0.00	0.00	0.00
Drainage Basin 5	**DB 5**	0.00	0.00	0.00
Drainage Basin 6	**DB 6**	0.00	0.00	0.00
Drainage Basin 7	**DB 7**	0.00	0.00	0.00
Drainage Basin 8	**DB 8**	0.00	0.00	0.00
Drainage Basin 9	**DB 9**	0.00	0.00	0.00
Drainage Basin 10	**DB 10**	0.00	0.00	0.00
	TOTAL	**2.36**	**3.00**	**0.00**

I = Impervious Area, P = Pervious Area, CA = Conservation Area

Target Runoff Reduction Volume Achieved?	**No**
Target TSS Removal Achieved?	**Yes**
Total Target Runoff Reduction Volume (cf)	10,420
Runoff Reduction Volume Achieved (cf)	0
Total Target Water Quality Volume (cf)	10,420
% TSS Removal Achieved	88%





Official Use Only

Tracking #:		**Conditions of Approval:**	
Reviewed By:			
Date Approved:			

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name: Rock Quarry Road C-Store/Retail Devt
Drainage Basin Name: POS-A

data input cells
calculation cells
constant values

Site Data

Indicate Pre-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG* A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Woods - Good Condition		30	4.36	55		70		77	4.36	100%
Impervious		98		98		98		98	0.00	0%
Open space - Good condition (grass cover > 75%)		39		61		74		80	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Other									0.00	0%
Total	0.00		4.36		0.00		0.00		4.36	100%

*HSG = hydrologic soil group

Impervious (ac)	0.00
Weighted CN	55
Potential Max Soil Retention, S_{pre} (in)	8.18

Indicate Post-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Open space - Good condition (grass cover > 75%)		39	2.40	61		74		80	2.40	55%
Impervious		98	1.96	98		98		98	1.96	45%
Woods - Good Condition		30		55		70		77	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Gravel									0.00	0%
Total	0.00		4.36		0.00		0.00		4.36	100%

Impervious (ac)	1.96
Rv	0.45
Weighted CN	78
Potential Max Soil Retention, S_{post} (in)	2.88

Conservation Area Credits

Scenario 1: Natural Conservation Area **See the GSMM Volume 2, Section 2.3.3.3 for more information.*

☐ Check the box if a portion of the post-developed area is protected by a conservation easement or equivalent form of protection.

Area (ac) of development protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 1 box above is checked

Scenario 2: Site Reforestation/Revegetation **See the GSMM Volume 2, Section 4.22 for more information.*

☐ Check the box if a portion of the post-developed area employs site reforestation/revegetation and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development reforested/revegetated and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 2 box above is checked

Scenario 3: Soil Restoration **See the GSMM Volume 2, Section 4.23 for more information.*

☐ Check the box if a portion of the post-developed area employs soil restoration and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development with restored soils and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 3 box above is checked

Scenario 4: Site Reforestation/Revegetation & Soil Restoration **See the GSMM Volume 2, Section 4.22 and 4.23 for more information.*

☐ Check the box if the same portion of the post-developed area employs site reforestation/revegetation and soil restoration, and is protected by a conservation easement or equivalent form of protection.

Area (ac) with restored soils in a reforested & revegetated area and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 4 box above is checked

Total Conservation Area Credit (acres) 0.00

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name: Rock Quarry Road C-Store/Retail Devt
Drainage Basin Name: POS-A

data input cells
calculation cells
constant values

Water Quality Goals

Target Runoff Reduction Storm (in)	1.20
Total Site Area for Water Quality Volume (acres)	4.36
Target Runoff Reduction Volume (cf)	8,634
Target Water Quality Volume (cf)	8,634

Select BMPs for Runoff Reduction and Water Quality

		Area Draining to Each BMP			Storage Volume Provided by BMP (cf)	RR Conveyance Volume Provided by BMP (cf)	Down-stream BMP	Runoff Reduction Calculations						WQ Calculations	
		On-site Pervious Area (acres)	On-site Impervious Area (acres)	Offsite Area (acres)				RR Volume from Direct Drainage (cf)	RR Volume from Upstream Practices (cf)	Total RR Volume Received by BMP (cf)	Runoff Reduction %	RR Achieved (cf)	Remaining RR Volume (cf)	WQ_v from Direct Drainage (cf)	Effective TSS Removal %
BMP 1	Gravity (oil-grit) Separator		0.22			910	BMP 2	910	0	910	0%	0	910	910	40%
BMP 2	Stormwater Pond	2.40	1.96		52,792			8,634	910	9,544	0%	0	9,544	8,634	80%
BMP 3	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 4	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 5	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 6	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 7	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 8	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 9	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 10	Select a BMP…							0	0	0	N/A	0	0	0	N/A
	TOTAL	2.40	2.18	0.00				9,544				0		9,544	
	UNTREATED AREA (acres)	0.00	0.00												

Target Runoff Reduction Volume (cf)	8,634
Target Achieved?	No
Remaining Runoff Reduction Volume (cf)	8,634

Target Water Quality Volume (cf)	8,634
% TSS Removal Achieved	89%
Target Achieved?	Yes!
Remaining TSS Removal %	0%

Channel and Flood Protection Calculations

	1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm
Target Rainfall Event (in)	3.32	3.78	6.27	7.93

1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name: Rock Quarry Road C-Store/Retail Devt
Drainage Basin Name: POS-A

data input cells
calculation cells
constant values

Pre-Development Runoff Volume (in)	0.29	0.45	1.68	2.74
Post Development Runoff Volume (in) with no BMPs	1.34	1.69	3.78	5.28
Post-Development Runoff Volume (in) with BMPs	1.34	1.69	3.78	5.28
Adjusted CN	**78**	**78**	**78**	**78**

*See Stormwater Management Standards to Determine Detention Requirements.

Comments

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name: Rock Quarry Road C-Store/Retail Devt
Drainage Basin Name: POS-B

data input cells
calculation cells
constant values

Site Data

Indicate Pre-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG* A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Open space - Good condition (grass cover > 75%)		39	0.65	61		74		80	0.65	65%
Impervious		98	0.35	98		98		98	0.35	35%
Select a land cover type…		0		0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Other									0.00	0%
Total	0.00		1.00		0.00		0.00		1.00	100%

*HSG = hydrologic soil group

Impervious (ac)	0.35
Weighted CN	74
Potential Max Soil Retention, S_{pre} (in)	3.52

Indicate Post-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Open space - Good condition (grass cover > 75%)		39	0.60	61		74		80	0.60	60%
Impervious		98	0.40	98		98		98	0.40	40%
Woods - Good Condition		30		55		70		77	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Other									0.00	0%
Total	0.00		1.00		0.00		0.00		1.00	100%

Impervious (ac)	0.40
Rv	0.41
Weighted CN	76
Potential Max Soil Retention, S_{post} (in)	3.19

Conservation Area Credits

Scenario 1: Natural Conservation Area **See the GSMM Volume 2, Section 2.3.3.3 for more information.*

☐ Check the box if a portion of the post-developed area is protected by a conservation easement or equivalent form of protection.

Area (ac) of development protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 1 box above is checked

Scenario 2: Site Reforestation/Revegetation **See the GSMM Volume 2, Section 4.22 for more information.*

☐ Check the box if a portion of the post-developed area employs site reforestation/revegetation and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development reforested/revegetated and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 2 box above is checked

Scenario 3: Soil Restoration **See the GSMM Volume 2, Section 4.23 for more information.*

☐ Check the box if a portion of the post-developed area employs soil restoration and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development with restored soils and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 3 box above is checked

Scenario 4: Site Reforestation/Revegetation & Soil Restoration **See the GSMM Volume 2, Section 4.22 and 4.23 for more information.*

☐ Check the box if the same portion of the post-developed area employs site reforestation/revegetation and soil restoration, and is protected by a conservation easement or equivalent form of protection.

Area (ac) with restored soils in a reforested & revegetated area and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 4 box above is checked

Total Conservation Area Credit (acres) **0.00**

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name: Rock Quarry Road C-Store/Retail Devt
Drainage Basin Name: POS-B

data input cells
calculation cells
constant values

Water Quality Goals

Target Runoff Reduction Storm (in): 1.20

Total Site Area for Water Quality Volume (acres)	1.00
Target Runoff Reduction Volume (cf)	1,786
Target Water Quality Volume (cf)	1,786

Select BMPs for Runoff Reduction and Water Quality

		Area Draining to Each BMP			Storage Volume Provided by BMP (cf)	RR Conveyance Volume Provided by BMP (cf)	Down-stream BMP	Runoff Reduction Calculations						WQ Calculations	
		On-site Pervious Area (acres)	On-site Impervious Area (acres)	Offsite Area (acres)				RR Volume from Direct Drainage (cf)	RR Volume from Upstream Practices (cf)	Total RR Volume Received by BMP (cf)	Runoff Reduction %	RR Achieved (cf)	Remaining RR Volume (cf)	WQ_v from Direct Drainage (cf)	Effective TSS Removal %
BMP 1	Stormwater Pond	0.60	0.40		52,792			1,786	0	1,786	0%	0	1,786	1,786	80%
BMP 2	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 3	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 4	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 5	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 6	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 7	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 8	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 9	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 10	Select a BMP…							0	0	0	N/A	0	0	0	N/A
	TOTAL	0.60	0.40	0.00				1,786				0		1,786	
	UNTREATED AREA (acres)	0.00	0.00												

Target Runoff Reduction Volume (cf)	1,786
Target Achieved?	No
Remaining Runoff Reduction Volume (cf)	1,786

Target Water Quality Volume (cf)	1,786
% TSS Removal Achieved	80%
Target Achieved?	Yes!
Remaining TSS Removal %	0%

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name: Rock Quarry Road C-Store/Retail Devt
Drainage Basin Name: POS-B

data input cells
calculation cells
constant values

Channel and Flood Protection Calculations

	1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm
Target Rainfall Event (in)	3.32	3.78	6.27	7.93

	1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm
Pre-Development Runoff Volume (in)	1.11	1.43	3.41	4.86
Post Development Runoff Volume (in) with no BMPs	1.22	1.56	3.59	5.07
Post-Development Runoff Volume (in) with BMPs	1.22	1.56	3.59	5.07
Adjusted CN	**76**	**76**	**76**	**76**

*See Stormwater Management Standards to Determine Detention Requirements.

Comments



Map Scale: 1:1,850 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 25 50 100 150

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Clayton, Fayette, and Henry Counties, Georgia
Survey Area Data: Version 15, Sep 13, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 5, 2019—Jun 26, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CeC	Cecil sandy loam, 6 to 10 percent slopes	5.1	49.8%
PaE	Pacolet sandy loam, 10 to 25 percent slopes	2.2	21.2%
TS	Toccoa sandy loam, 0 to 2 percent slopes, frequently flooded	3.0	29.1%
Totals for Area of Interest		**10.3**	**100.0%**

NOAA Atlas 14, Volume 9, Version 2
Location name: Stockbridge, Georgia, USA*
Latitude: 33.5111°, Longitude: -84.2305°
Elevation: 746.14 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.401** (0.318-0.499)	**0.464** (0.368-0.578)	**0.569** (0.450-0.709)	**0.656** (0.517-0.820)	**0.778** (0.598-0.989)	**0.874** (0.659-1.12)	**0.970** (0.713-1.26)	**1.07** (0.761-1.40)	**1.20** (0.830-1.60)	**1.30** (0.882-1.75)
10-min	**0.587** (0.466-0.731)	**0.680** (0.539-0.846)	**0.832** (0.659-1.04)	**0.961** (0.757-1.20)	**1.14** (0.875-1.45)	**1.28** (0.965-1.64)	**1.42** (1.04-1.84)	**1.57** (1.11-2.06)	**1.76** (1.22-2.34)	**1.91** (1.29-2.56)
15-min	**0.716** (0.569-0.891)	**0.829** (0.657-1.03)	**1.01** (0.803-1.27)	**1.17** (0.923-1.46)	**1.39** (1.07-1.77)	**1.56** (1.18-2.00)	**1.73** (1.27-2.24)	**1.91** (1.36-2.51)	**2.15** (1.48-2.86)	**2.33** (1.58-3.12)
30-min	**1.05** (0.829-1.30)	**1.21** (0.962-1.51)	**1.49** (1.18-1.86)	**1.72** (1.36-2.15)	**2.04** (1.57-2.59)	**2.29** (1.73-2.92)	**2.54** (1.86-3.28)	**2.79** (1.99-3.66)	**3.13** (2.16-4.16)	**3.39** (2.29-4.54)
60-min	**1.36** (1.08-1.69)	**1.57** (1.25-1.96)	**1.92** (1.52-2.40)	**2.23** (1.75-2.78)	**2.66** (2.05-3.39)	**3.01** (2.27-3.85)	**3.36** (2.47-4.36)	**3.73** (2.66-4.91)	**4.24** (2.93-5.66)	**4.64** (3.14-6.22)
2-hr	**1.68** (1.35-2.06)	**1.93** (1.55-2.37)	**2.36** (1.89-2.90)	**2.73** (2.18-3.38)	**3.28** (2.56-4.15)	**3.72** (2.85-4.73)	**4.18** (3.12-5.39)	**4.68** (3.38-6.11)	**5.35** (3.75-7.09)	**5.89** (4.04-7.84)
3-hr	**1.88** (1.52-2.29)	**2.14** (1.73-2.62)	**2.61** (2.10-3.19)	**3.02** (2.43-3.71)	**3.64** (2.88-4.60)	**4.16** (3.22-5.27)	**4.70** (3.54-6.04)	**5.29** (3.86-6.88)	**6.11** (4.32-8.07)	**6.77** (4.67-8.97)
6-hr	**2.28** (1.87-2.75)	**2.58** (2.12-3.12)	**3.13** (2.56-3.78)	**3.62** (2.95-4.39)	**4.36** (3.49-5.45)	**4.98** (3.91-6.25)	**5.65** (4.31-7.19)	**6.37** (4.71-8.22)	**7.39** (5.30-9.68)	**8.21** (5.74-10.8)
12-hr	**2.79** (2.32-3.33)	**3.16** (2.62-3.77)	**3.80** (3.15-4.54)	**4.38** (3.61-5.25)	**5.24** (4.24-6.45)	**5.95** (4.72-7.37)	**6.70** (5.18-8.42)	**7.50** (5.61-9.58)	**8.63** (6.26-11.2)	**9.54** (6.75-12.4)
24-hr	**3.32** (2.80-3.91)	**3.78** (3.19-4.46)	**4.58** (3.84-5.40)	**5.27** (4.40-6.23)	**6.27** (5.14-7.62)	**7.08** (5.69-8.66)	**7.93** (6.20-9.84)	**8.83** (6.68-11.1)	**10.1** (7.39-12.9)	**11.0** (7.92-14.3)
2-day	**3.83** (3.28-4.46)	**4.39** (3.75-5.11)	**5.34** (4.55-6.23)	**6.17** (5.23-7.21)	**7.36** (6.11-8.83)	**8.32** (6.77-10.1)	**9.32** (7.38-11.4)	**10.4** (7.95-13.0)	**11.8** (8.79-15.0)	**13.0** (9.41-16.6)
3-day	**4.21** (3.63-4.86)	**4.78** (4.11-5.53)	**5.77** (4.95-6.68)	**6.65** (5.68-7.71)	**7.92** (6.64-9.47)	**8.97** (7.37-10.8)	**10.1** (8.05-12.3)	**11.2** (8.70-14.0)	**12.9** (9.65-16.3)	**14.2** (10.4-18.0)
4-day	**4.53** (3.93-5.21)	**5.12** (4.43-5.88)	**6.13** (5.29-7.06)	**7.05** (6.05-8.14)	**8.40** (7.09-10.00)	**9.52** (7.87-11.4)	**10.7** (8.61-13.0)	**12.0** (9.33-14.9)	**13.8** (10.4-17.4)	**15.2** (11.2-19.3)
7-day	**5.35** (4.69-6.09)	**6.00** (5.25-6.82)	**7.15** (6.24-8.14)	**8.18** (7.11-9.36)	**9.74** (8.33-11.5)	**11.1** (9.25-13.1)	**12.4** (10.1-15.1)	**14.0** (11.0-17.2)	**16.1** (12.3-20.2)	**17.8** (13.3-22.5)
10-day	**6.07** (5.35-6.85)	**6.77** (5.97-7.65)	**8.02** (7.05-9.08)	**9.15** (8.01-10.4)	**10.8** (9.33-12.7)	**12.3** (10.3-14.5)	**13.8** (11.3-16.6)	**15.4** (12.2-18.9)	**17.7** (13.6-22.1)	**19.6** (14.7-24.6)
20-day	**8.12** (7.26-9.05)	**8.96** (8.01-10.0)	**10.4** (9.30-11.7)	**11.7** (10.4-13.1)	**13.6** (11.8-15.7)	**15.2** (12.9-17.6)	**16.8** (13.9-19.9)	**18.5** (14.9-22.4)	**20.9** (16.3-25.8)	**22.8** (17.4-28.4)
30-day	**9.94** (8.97-11.0)	**10.9** (9.87-12.1)	**12.6** (11.3-14.0)	**14.0** (12.6-15.6)	**16.1** (14.0-18.3)	**17.7** (15.2-20.3)	**19.3** (16.1-22.6)	**21.0** (17.0-25.1)	**23.3** (18.3-28.5)	**25.1** (19.2-31.0)
45-day	**12.4** (11.3-13.6)	**13.7** (12.4-15.0)	**15.7** (14.2-17.2)	**17.3** (15.6-19.1)	**19.5** (17.1-22.0)	**21.2** (18.3-24.1)	**22.8** (19.2-26.5)	**24.5** (19.9-29.0)	**26.6** (21.0-32.2)	**28.1** (21.8-34.6)
60-day	**14.6** (13.4-16.0)	**16.1** (14.7-17.6)	**18.5** (16.9-20.2)	**20.3** (18.5-22.3)	**22.7** (20.0-25.4)	**24.5** (21.2-27.7)	**26.1** (22.1-30.1)	**27.7** (22.6-32.6)	**29.6** (23.5-35.7)	**31.0** (24.1-38.0)

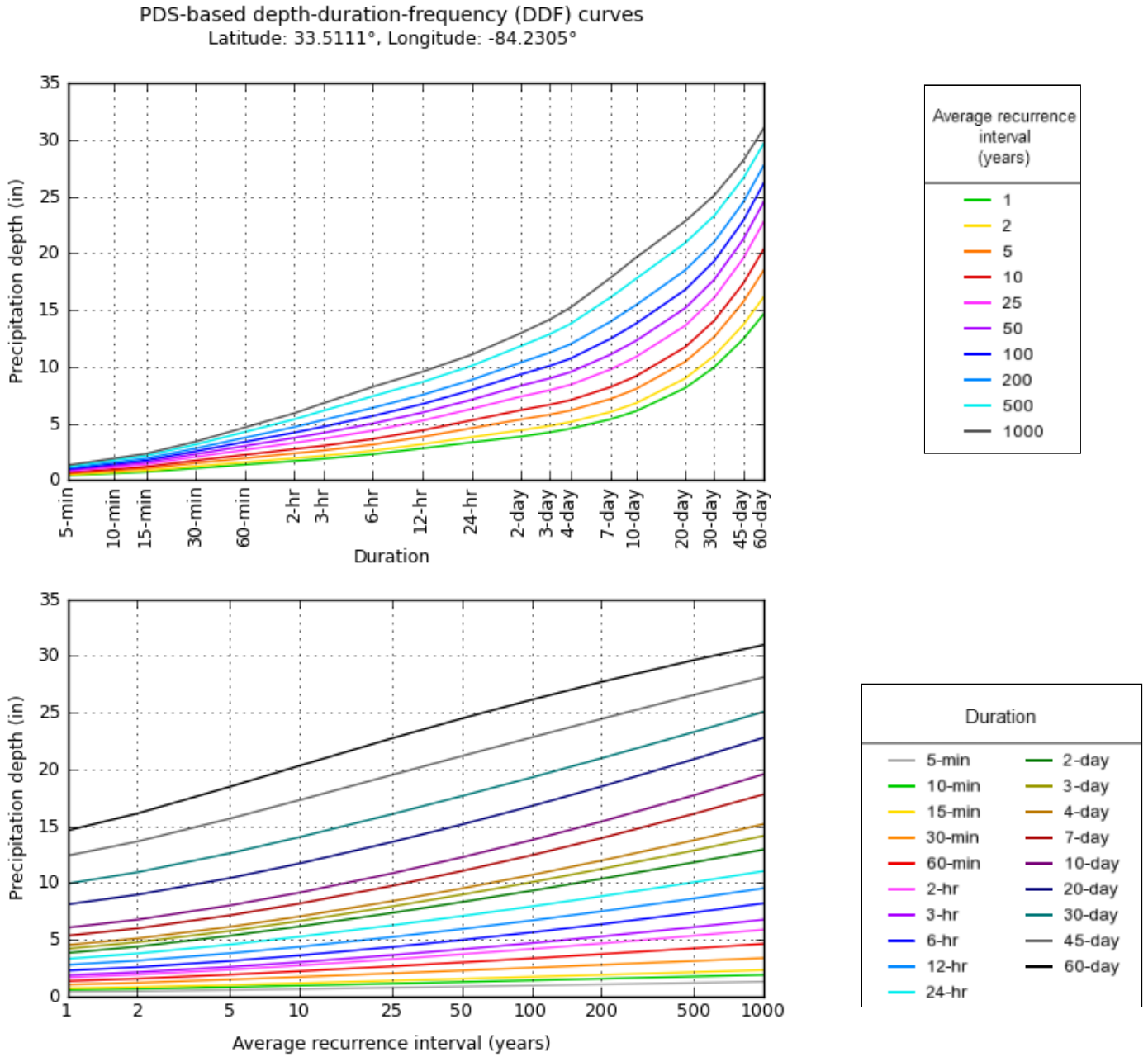
[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical



NOAA Atlas 14, Volume 9, Version 2

Created (GMT): Wed Nov 10 13:58:52 2021

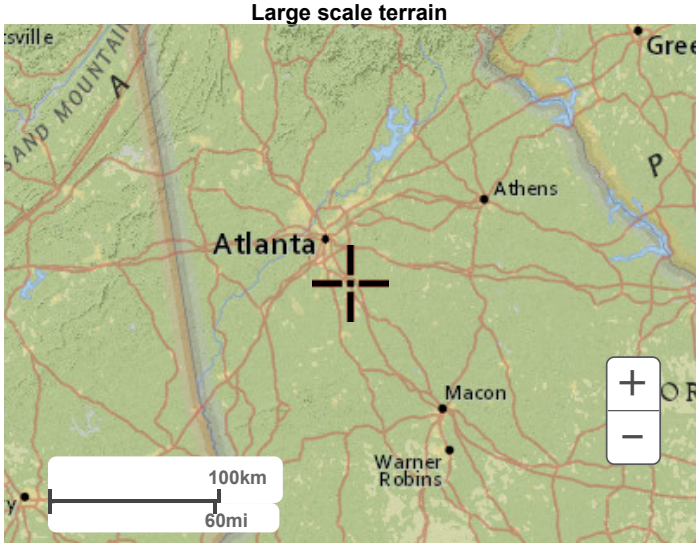
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Maps & aerials

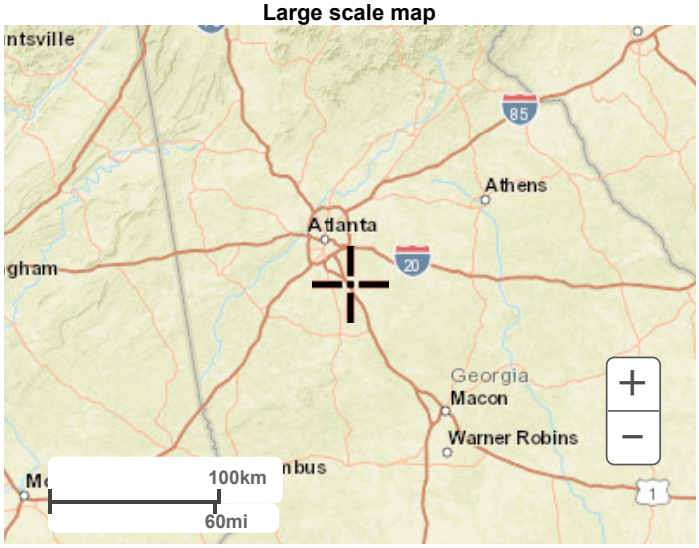
Small scale terrain



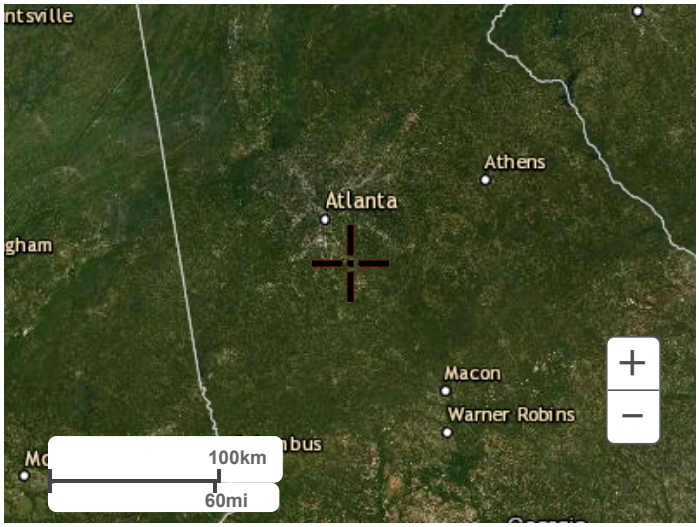
Large scale terrain



Large scale map



Large scale aerial



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National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	------	0.039	0.447	-------	2.851	3.547	6.091	8.383	10.66	BASIN A
2	SCS Runoff	------	0.968	1.482	-------	2.603	2.863	3.752	4.514	5.245	BASIN B OFFSITE
3	Combine	1, 2	0.968	1.791	-------	5.454	6.409	9.843	12.88	15.87	TOTAL PRE
5	SCS Runoff	------	5.630	8.113	-------	13.36	14.57	18.77	22.26	25.54	POST BASIN A
6	SCS Runoff	------	1.125	1.668	-------	2.833	3.100	4.024	4.811	5.553	BASIN B OFFSITE
7	Combine	5, 6	6.756	9.781	-------	16.20	17.66	22.79	27.07	31.09	TOTAL POST
8	Reservoir	7	0.000	0.000	-------	0.000	0.000	0.000	0.277	0.539	TOTAL POST ROUTE
10	SCS Runoff	------	26.32	44.08	-------	84.10	93.54	126.27	154.05	180.56	10% Basin Outside Site
11	Combine	3, 10	27.29	45.87	-------	89.55	99.95	136.11	166.94	196.43	10% Basin + Pre-Dev On-Site Basins
12	Combine	8, 10,	26.32	44.08	-------	84.10	93.54	126.27	154.05	180.56	10% Basin + Post-Dev Routed On-Sit

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

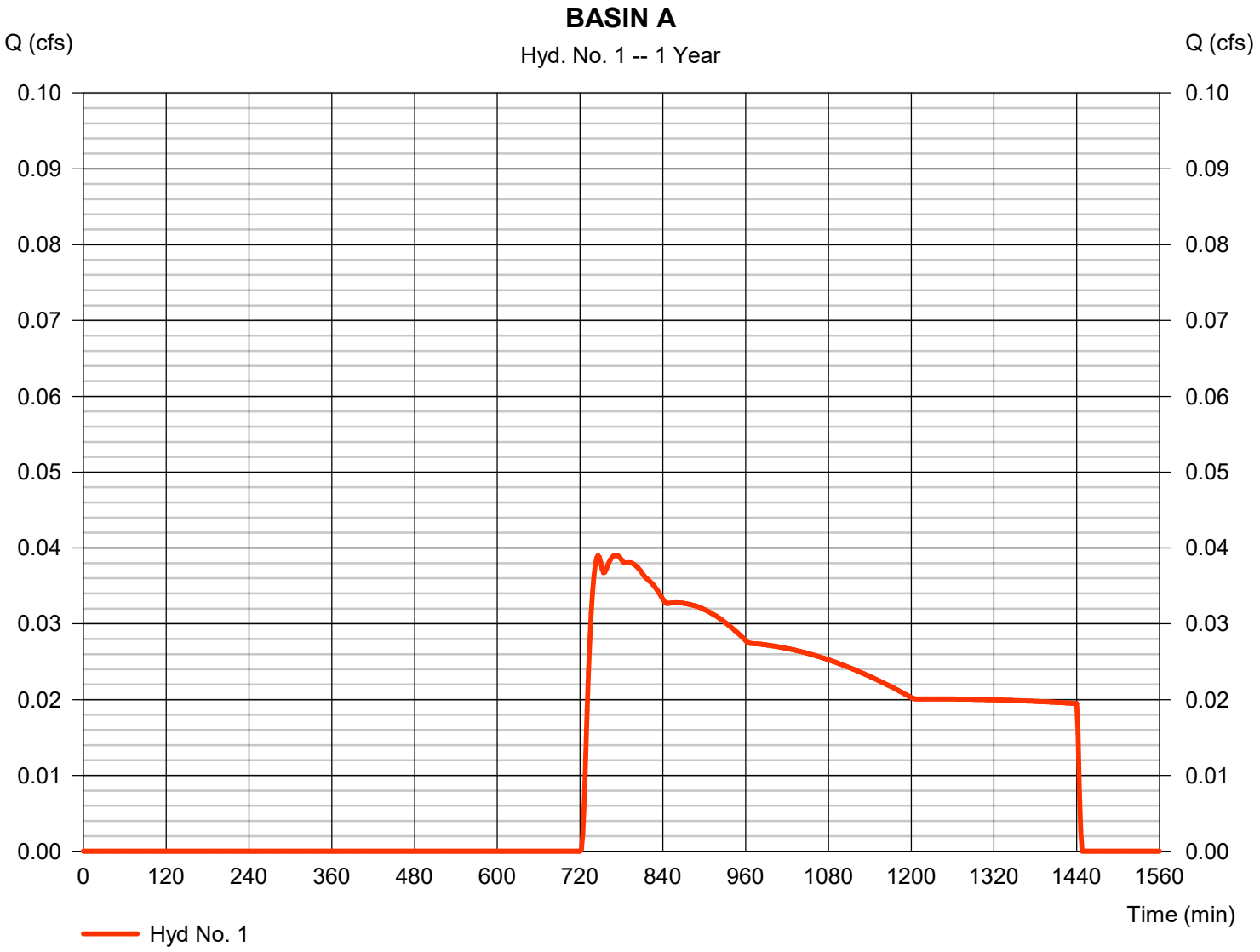
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	0.039	2	772	1,118	------	------	------	BASIN A
2	SCS Runoff	0.968	2	718	1,994	------	------	------	BASIN B OFFSITE
3	Combine	0.968	2	718	3,111	1, 2	------	------	TOTAL PRE
5	SCS Runoff	5.630	2	718	11,308	------	------	------	POST BASIN A
6	SCS Runoff	1.125	2	718	2,282	------	------	------	BASIN B OFFSITE
7	Combine	6.756	2	718	13,590	5, 6	------	------	TOTAL POST
8	Reservoir	0.000	2	n/a	0	7	730.51	13,590	TOTAL POST ROUTE
10	SCS Runoff	26.32	2	718	57,899	------	------	------	10% Basin Outside Site
11	Combine	27.29	2	718	61,011	3, 10	------	------	10% Basin + Pre-Dev On-Site Basins
12	Combine	26.32	2	718	57,899	8, 10,	------	------	10% Basin + Post-Dev Routed On-Sit

Hydrograph Report

Hyd. No. 1

BASIN A

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.039 cfs
Storm frequency	=	1 yrs	Time to peak	=	772 min
Time interval	=	2 min	Hyd. volume	=	1,118 cuft
Drainage area	=	4.360 ac	Curve number	=	55
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.46 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



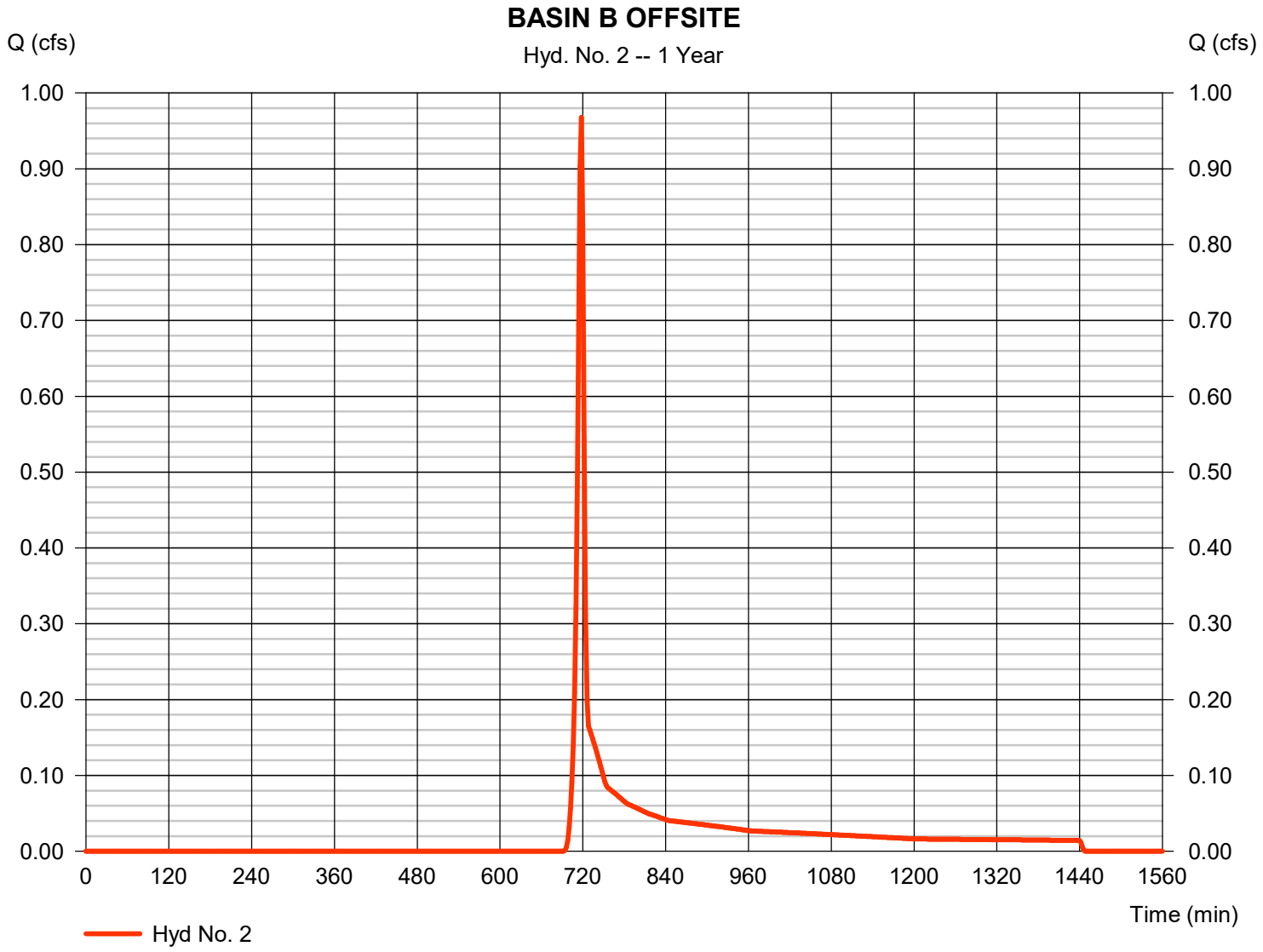
Hydrograph Report

Hyd. No. 2

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.968 cfs
Storm frequency	=	1 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	1,994 cuft
Drainage area	=	1.000 ac	Curve number	=	74*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.46 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.350 x 98) + (0.650 x 61)] / 1.000

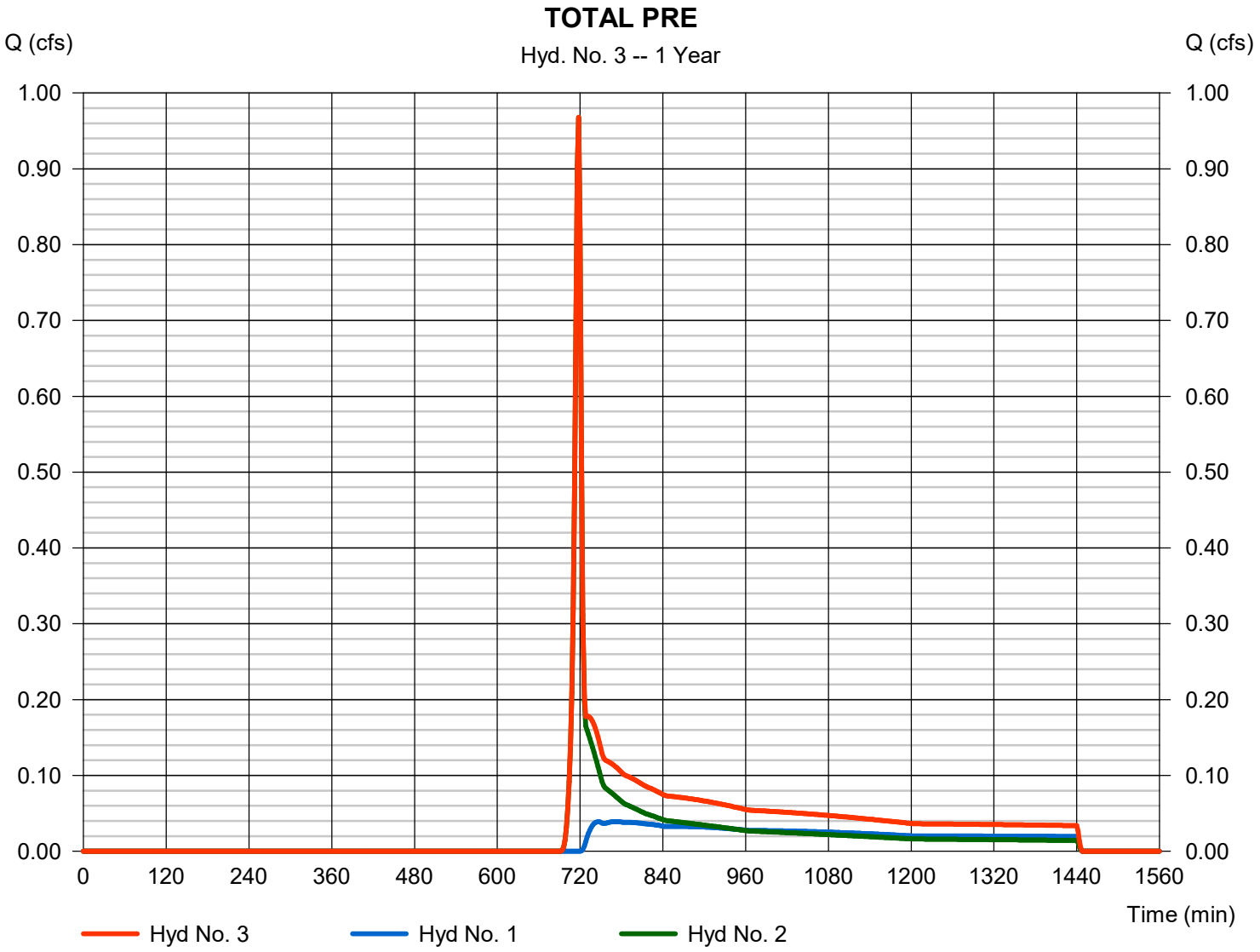


Hydrograph Report

Hyd. No. 3

TOTAL PRE

Hydrograph type	= Combine	Peak discharge	= 0.968 cfs
Storm frequency	= 1 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 3,111 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 5.360 ac



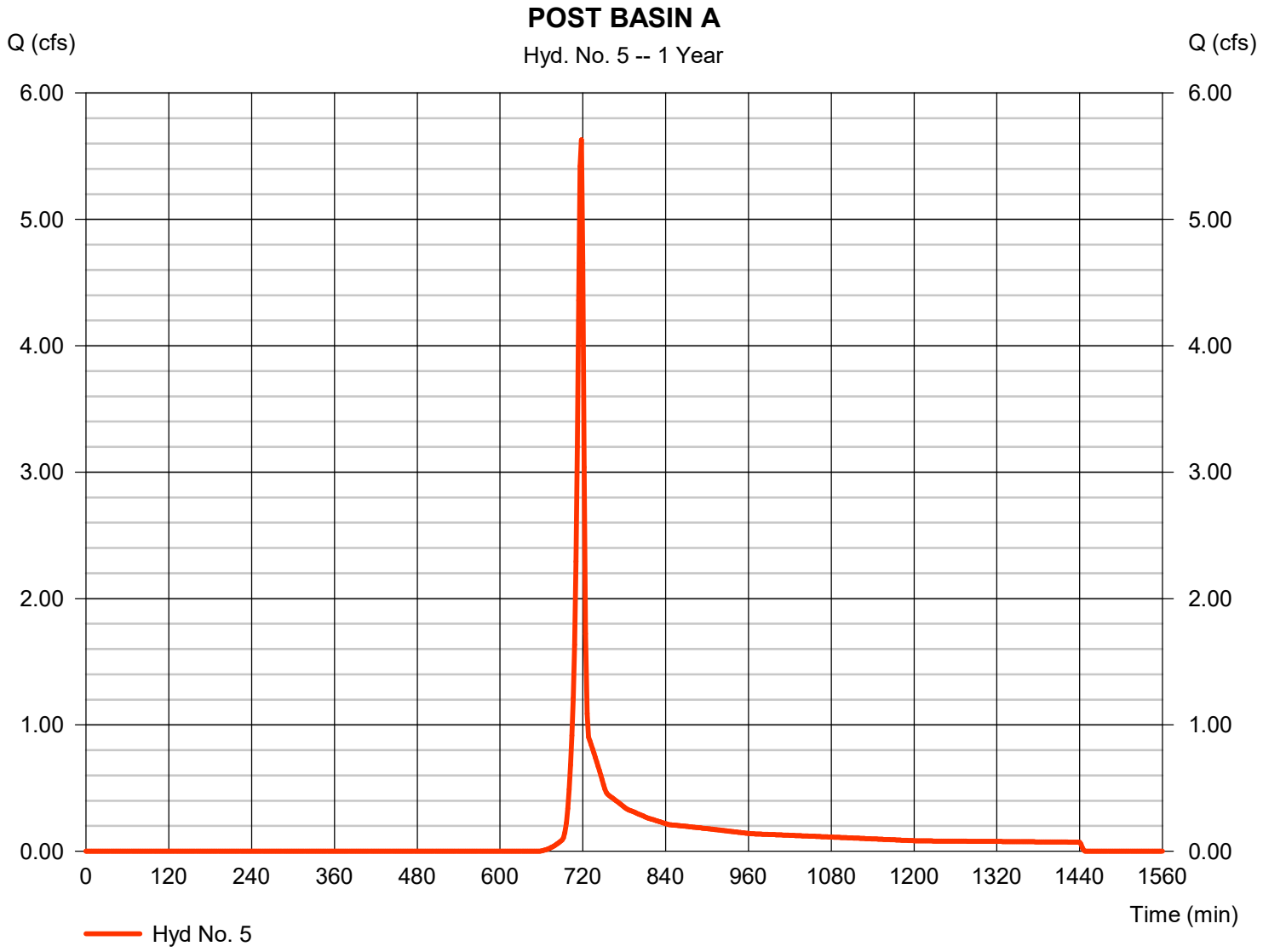
Hydrograph Report

Hyd. No. 5

POST BASIN A

Hydrograph type	=	SCS Runoff	Peak discharge	=	5.630 cfs
Storm frequency	=	1 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	11,308 cuft
Drainage area	=	4.360 ac	Curve number	=	78*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.46 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(1.960 x 98) + (2.400 x 61)] / 4.360



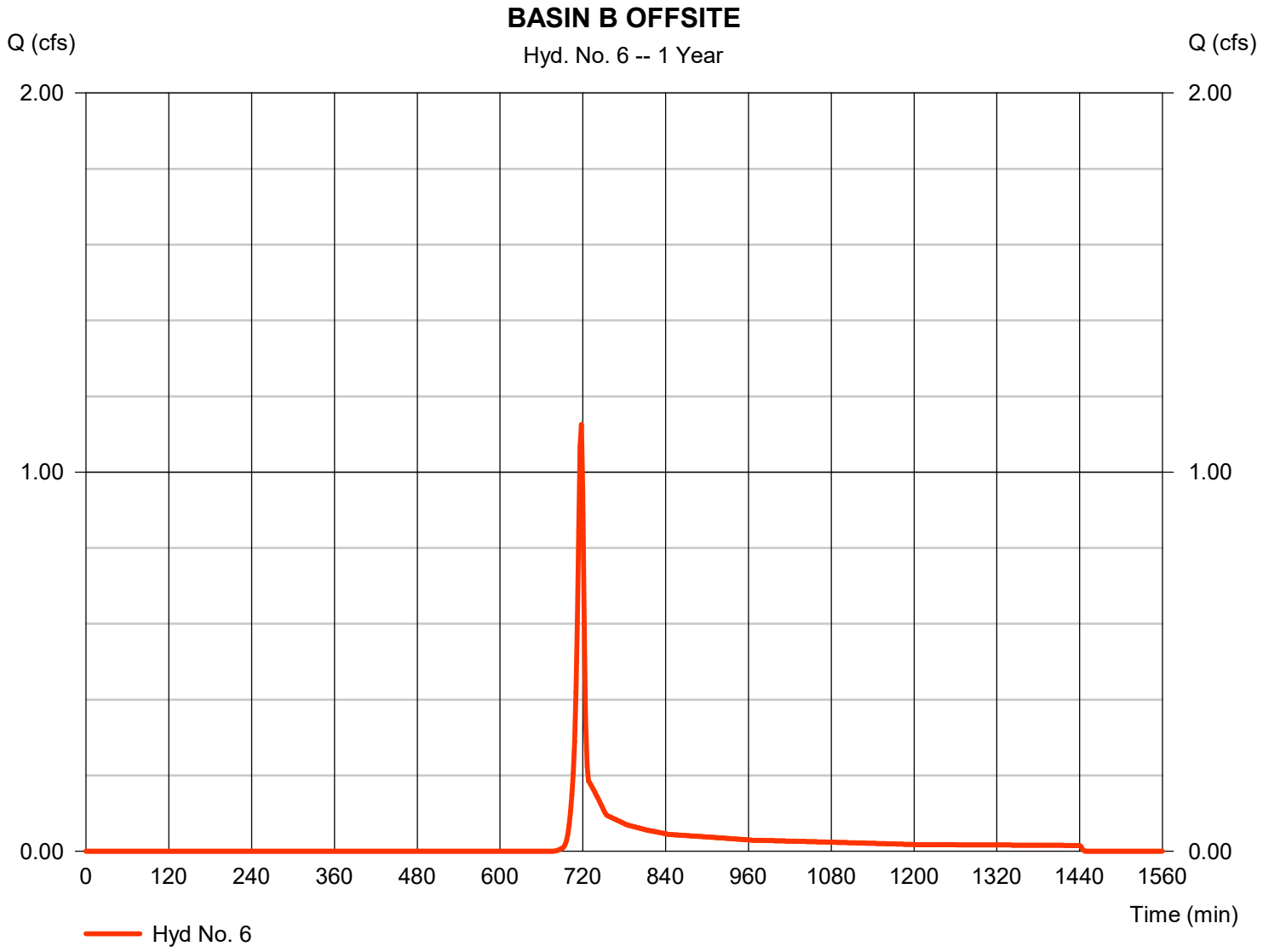
Hydrograph Report

Hyd. No. 6

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.125 cfs
Storm frequency	=	1 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	2,282 cuft
Drainage area	=	1.000 ac	Curve number	=	76*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.46 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.400 x 98) + (0.600 x 61)] / 1.000

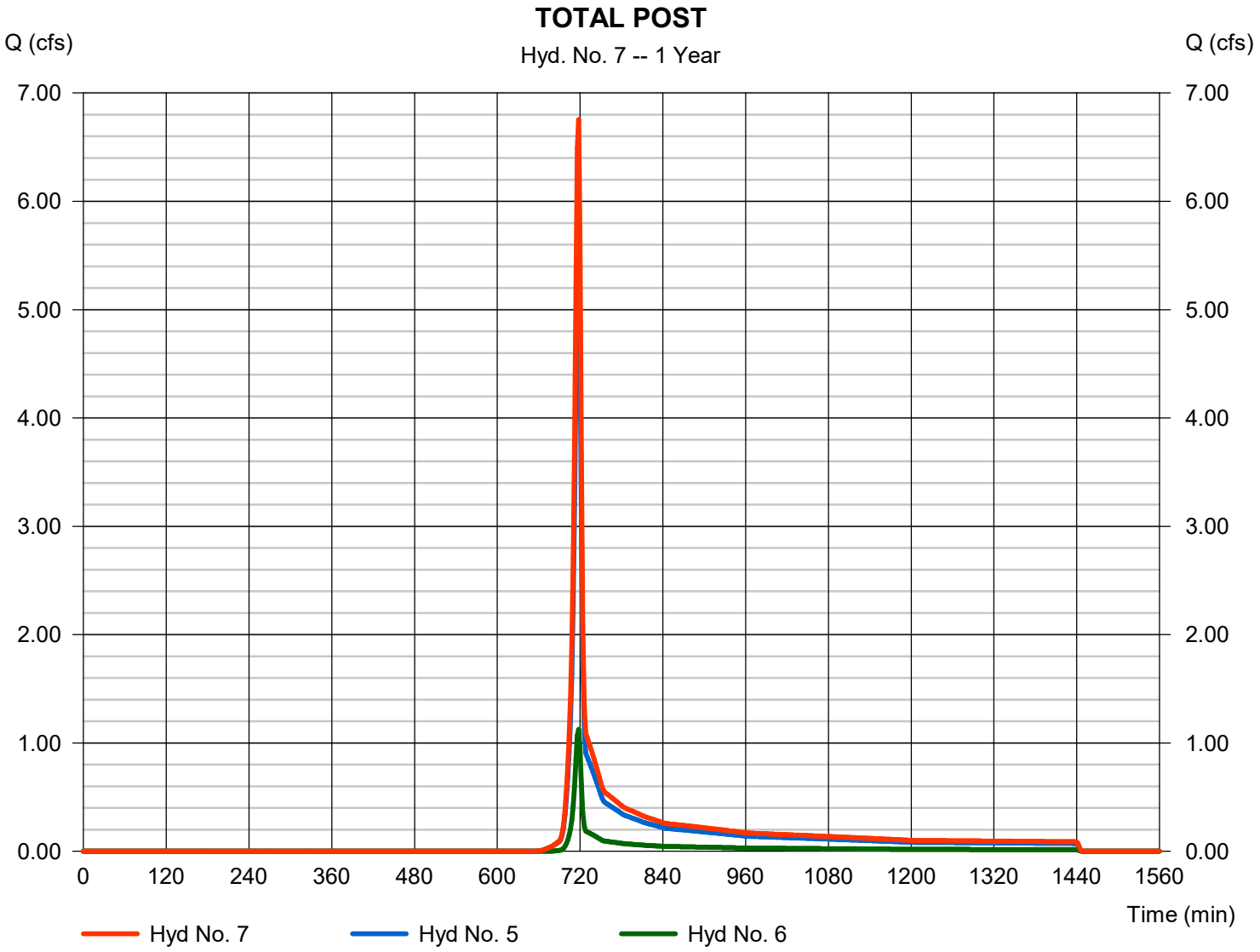


Hydrograph Report

Hyd. No. 7

TOTAL POST

Hydrograph type	= Combine	Peak discharge	= 6.756 cfs
Storm frequency	= 1 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 13,590 cuft
Inflow hyds.	= 5, 6	Contrib. drain. area	= 5.360 ac



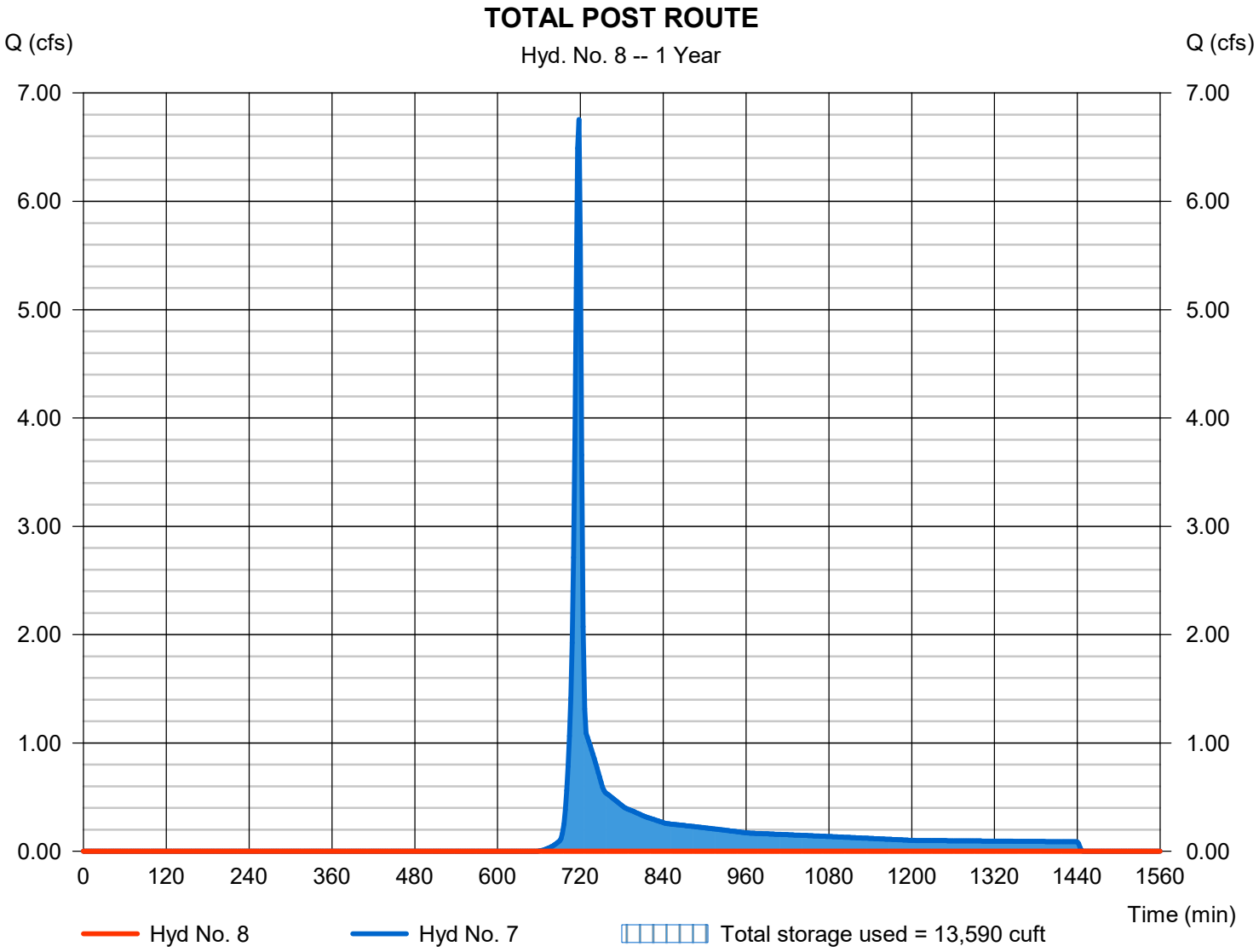
Hydrograph Report

Hyd. No. 8

TOTAL POST ROUTE

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 1 yrs	Time to peak	= n/a
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 7 - TOTAL POST	Max. Elevation	= 730.51 ft
Reservoir name	= POND	Max. Storage	= 13,590 cuft

Storage Indication method used.



Pond Report

Pond No. 1 - POND

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 728.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	728.00	2,000	0	0
1.00	729.00	4,000	3,000	3,000
2.00	730.00	8,000	6,000	9,000
3.00	731.00	10,000	9,000	18,000
4.00	732.00	11,000	10,500	28,500
5.00	733.00	12,000	11,500	40,000
6.00	734.00	13,000	12,500	52,500
7.00	735.00	14,400	13,700	66,200

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 48.00	0.00	0.00	0.00
Span (in)	= 48.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 728.00	0.00	0.00	0.00
Length (ft)	= 25.00	0.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .024	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

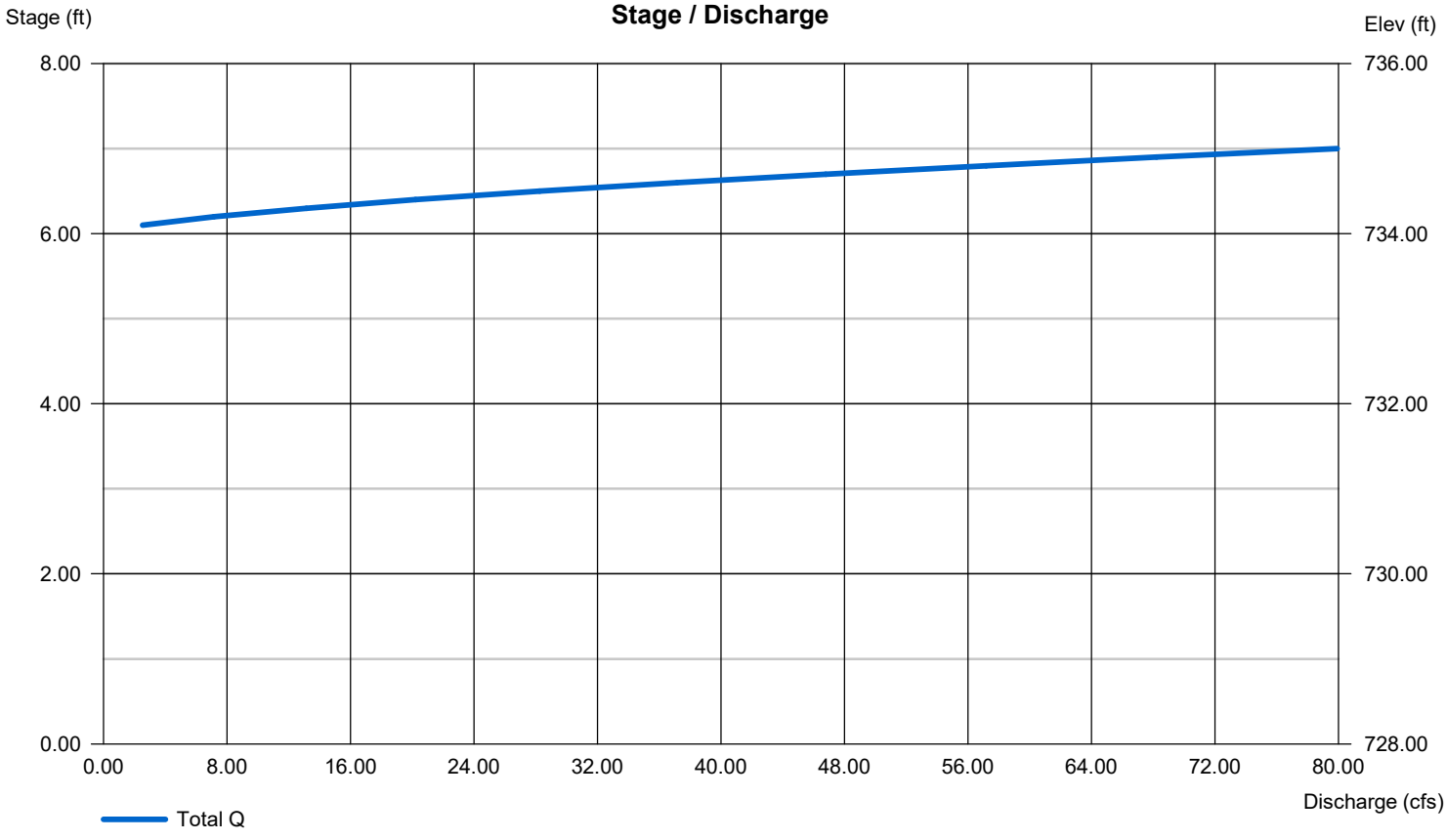
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 24.00	0.00	0.00	0.00
Crest El. (ft)	= 734.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	---	---	---
Multi-Stage	= Yes	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

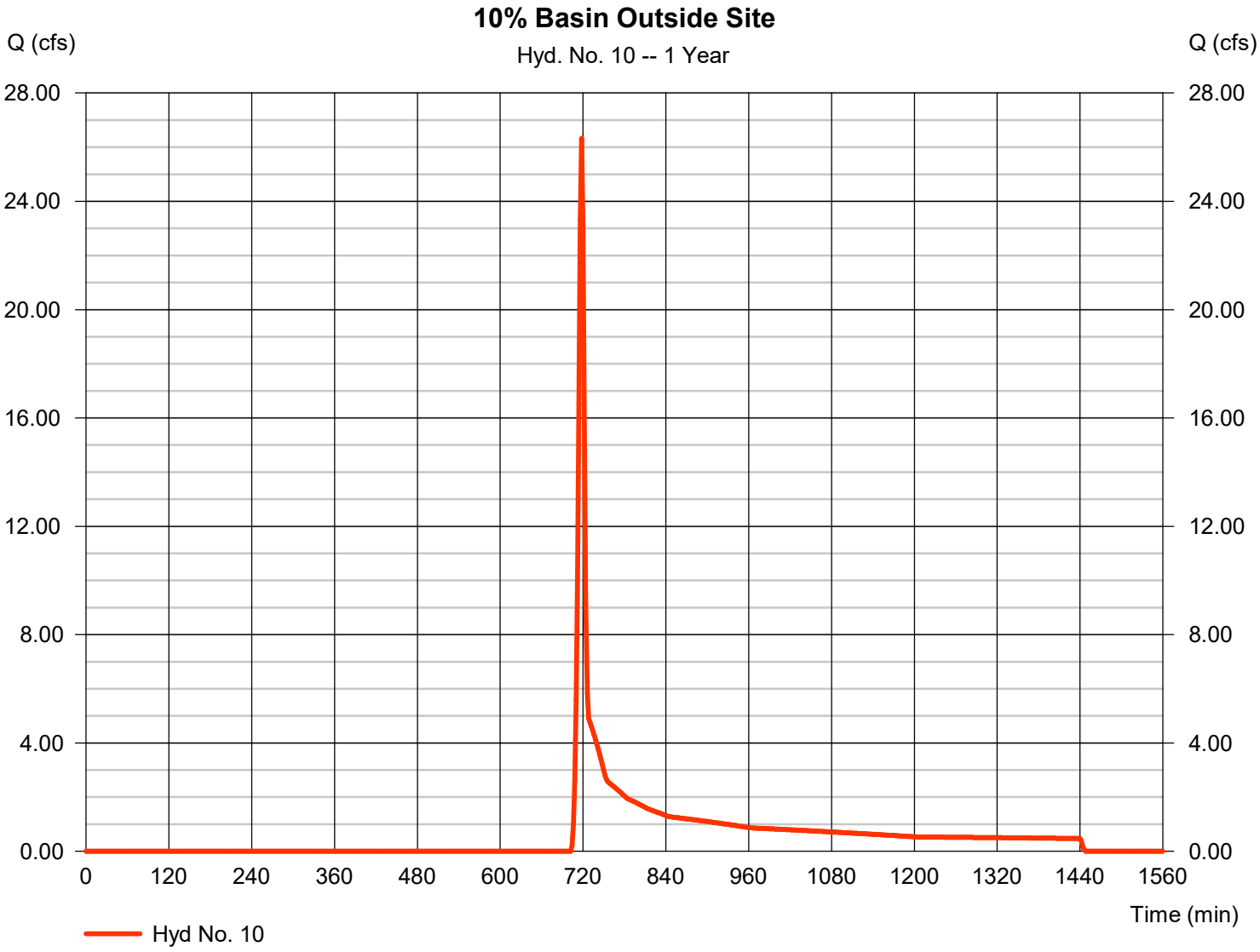


Hydrograph Report

Hyd. No. 10

10% Basin Outside Site

Hydrograph type	=	SCS Runoff	Peak discharge	=	26.32 cfs
Storm frequency	=	1 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	57,899 cuft
Drainage area	=	39.000 ac	Curve number	=	70
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.46 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

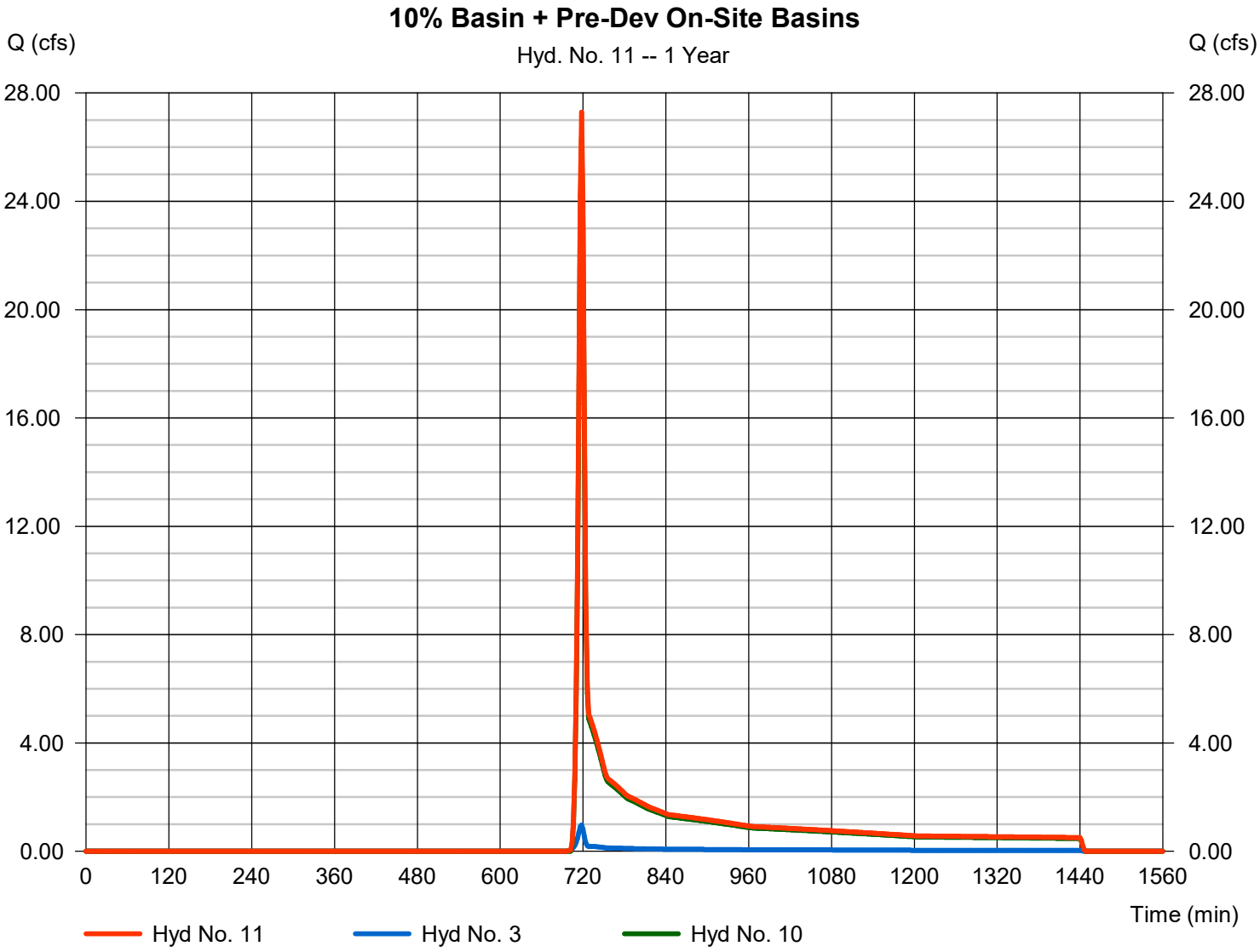


Hydrograph Report

Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

Hydrograph type	= Combine	Peak discharge	= 27.29 cfs
Storm frequency	= 1 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 61,011 cuft
Inflow hyds.	= 3, 10	Contrib. drain. area	= 39.000 ac

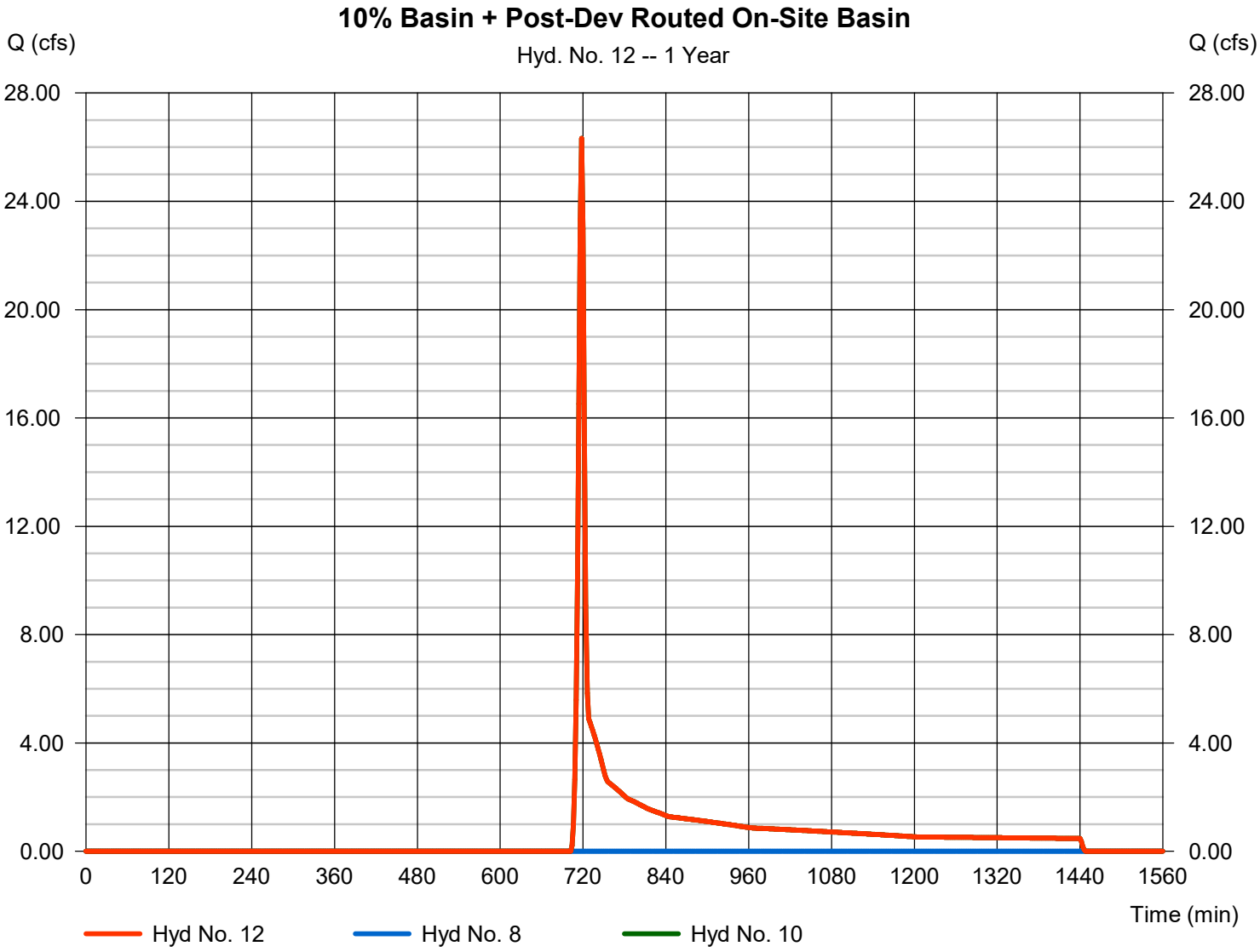


Hydrograph Report

Hyd. No. 12

10% Basin + Post-Dev Routed On-Site Basin

Hydrograph type	= Combine	Peak discharge	= 26.32 cfs
Storm frequency	= 1 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 57,899 cuft
Inflow hyds.	= 8, 10	Contrib. drain. area	= 39.000 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

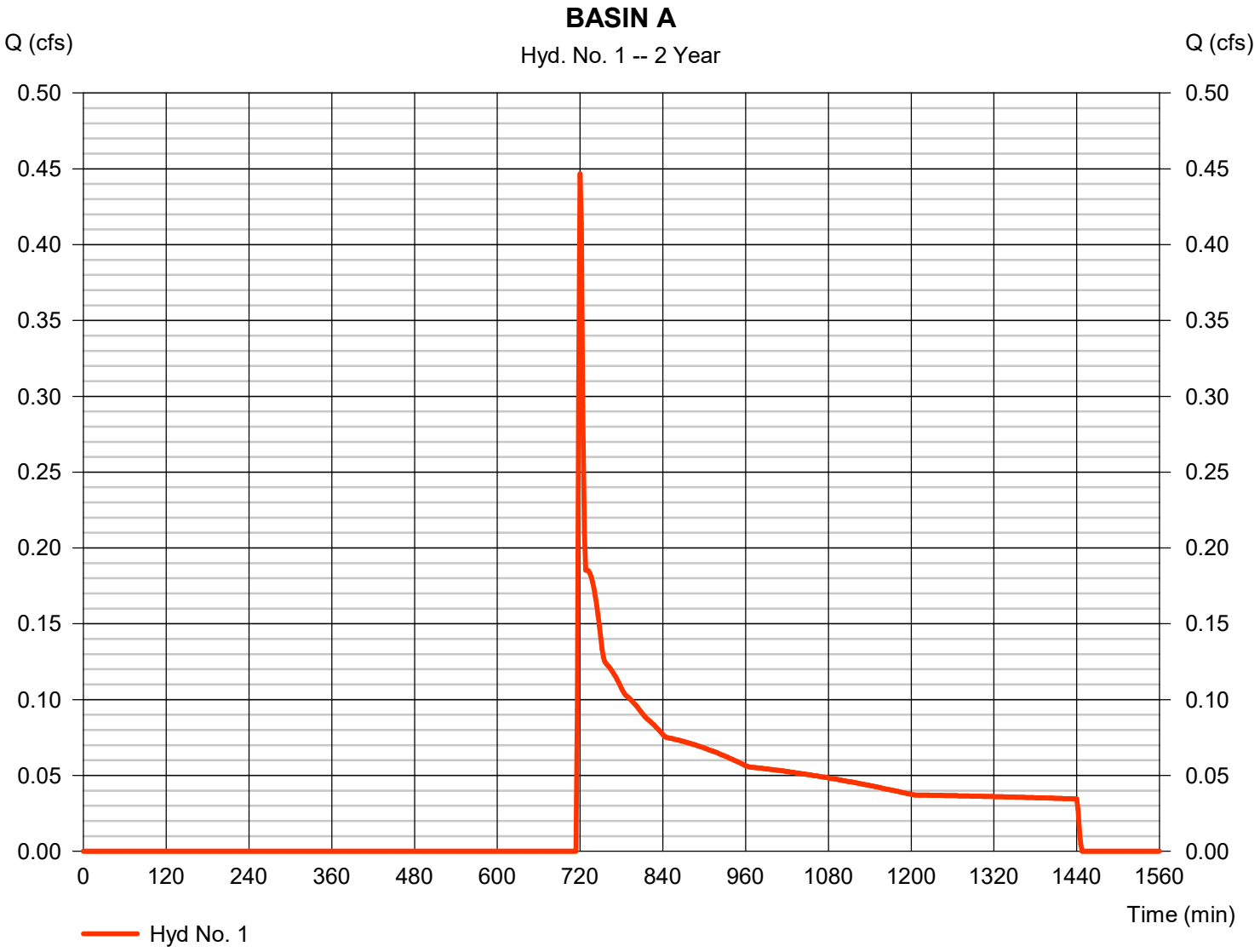
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	0.447	2	720	2,694	------	------	------	BASIN A
2	SCS Runoff	1.482	2	718	2,983	------	------	------	BASIN B OFFSITE
3	Combine	1.791	2	718	5,677	1, 2	------	------	TOTAL PRE
5	SCS Runoff	8.113	2	718	16,223	------	------	------	POST BASIN A
6	SCS Runoff	1.668	2	718	3,340	------	------	------	BASIN B OFFSITE
7	Combine	9.781	2	718	19,563	5, 6	------	------	TOTAL POST
8	Reservoir	0.000	2	n/a	0	7	731.15	19,563	TOTAL POST ROUTE
10	SCS Runoff	44.08	2	718	91,136	------	------	------	10% Basin Outside Site
11	Combine	45.87	2	718	96,814	3, 10	------	------	10% Basin + Pre-Dev On-Site Basins
12	Combine	44.08	2	718	91,136	8, 10,	------	------	10% Basin + Post-Dev Routed On-Sit

Hydrograph Report

Hyd. No. 1

BASIN A

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.447 cfs
Storm frequency	=	2 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	2,694 cuft
Drainage area	=	4.360 ac	Curve number	=	55
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.95 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



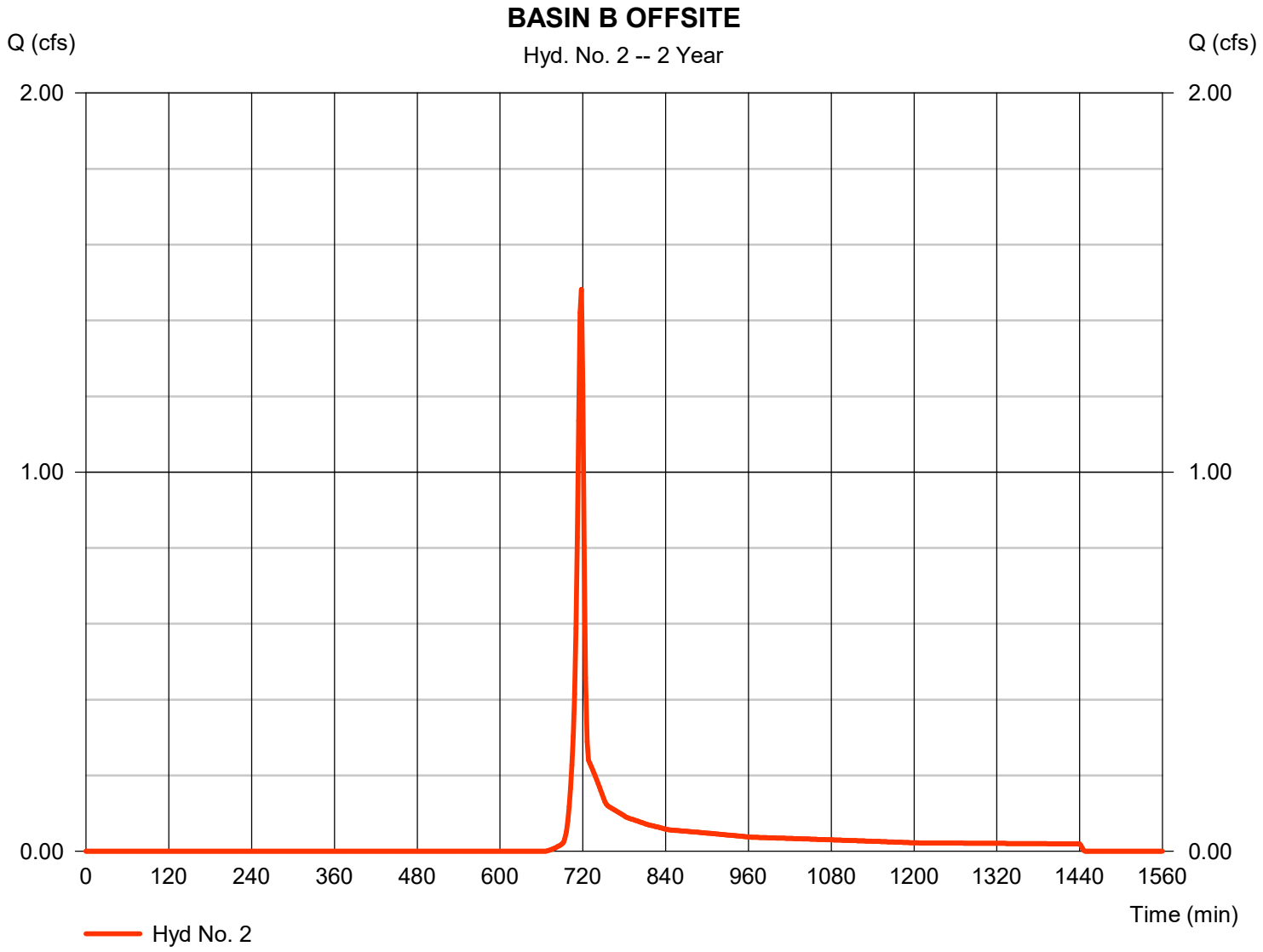
Hydrograph Report

Hyd. No. 2

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.482 cfs
Storm frequency	=	2 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	2,983 cuft
Drainage area	=	1.000 ac	Curve number	=	74*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.95 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.350 x 98) + (0.650 x 61)] / 1.000

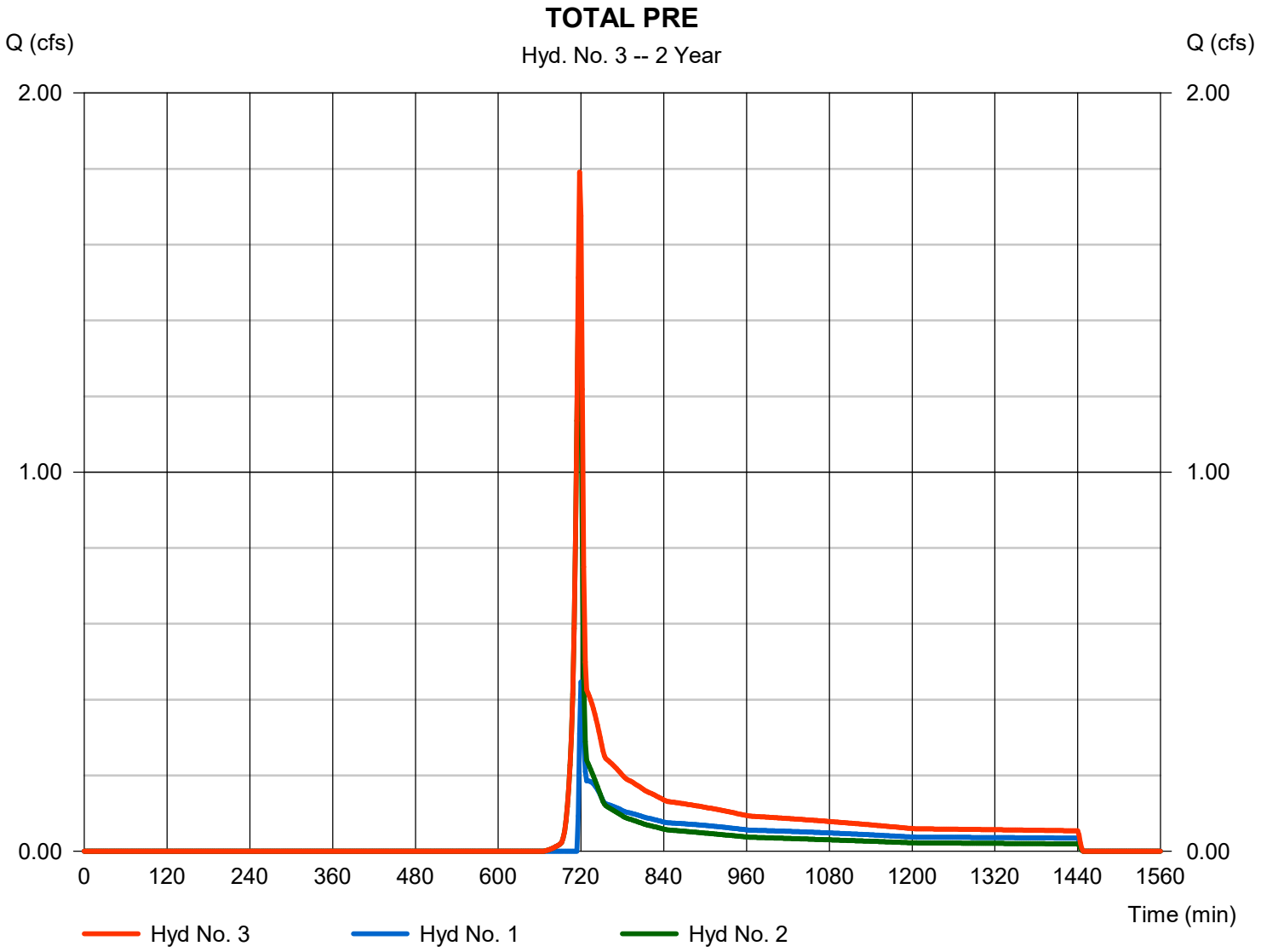


Hydrograph Report

Hyd. No. 3

TOTAL PRE

Hydrograph type	= Combine	Peak discharge	= 1.791 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 5,677 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 5.360 ac



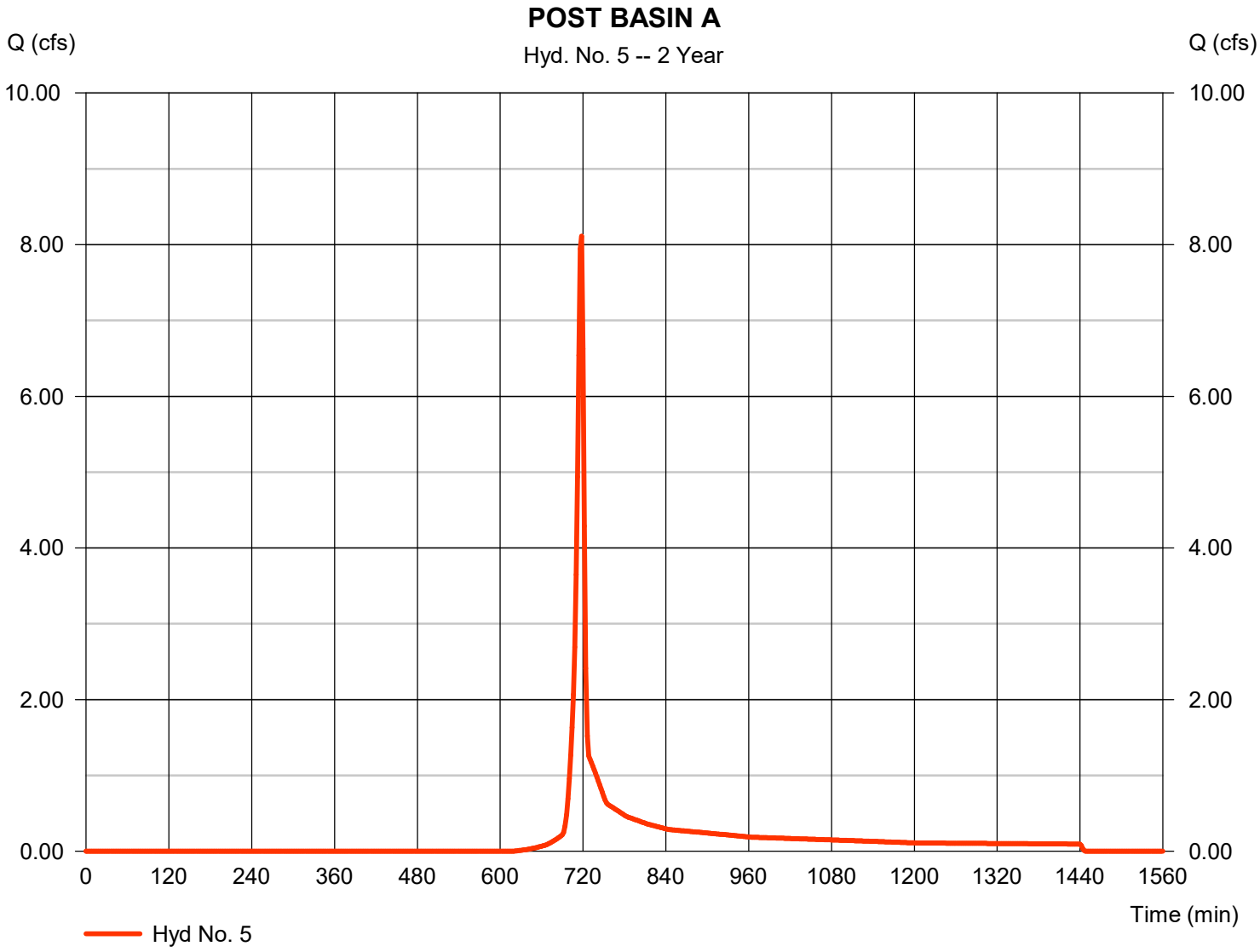
Hydrograph Report

Hyd. No. 5

POST BASIN A

Hydrograph type	= SCS Runoff	Peak discharge	= 8.113 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 16,223 cuft
Drainage area	= 4.360 ac	Curve number	= 78*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 2.95 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.960 x 98) + (2.400 x 61)] / 4.360



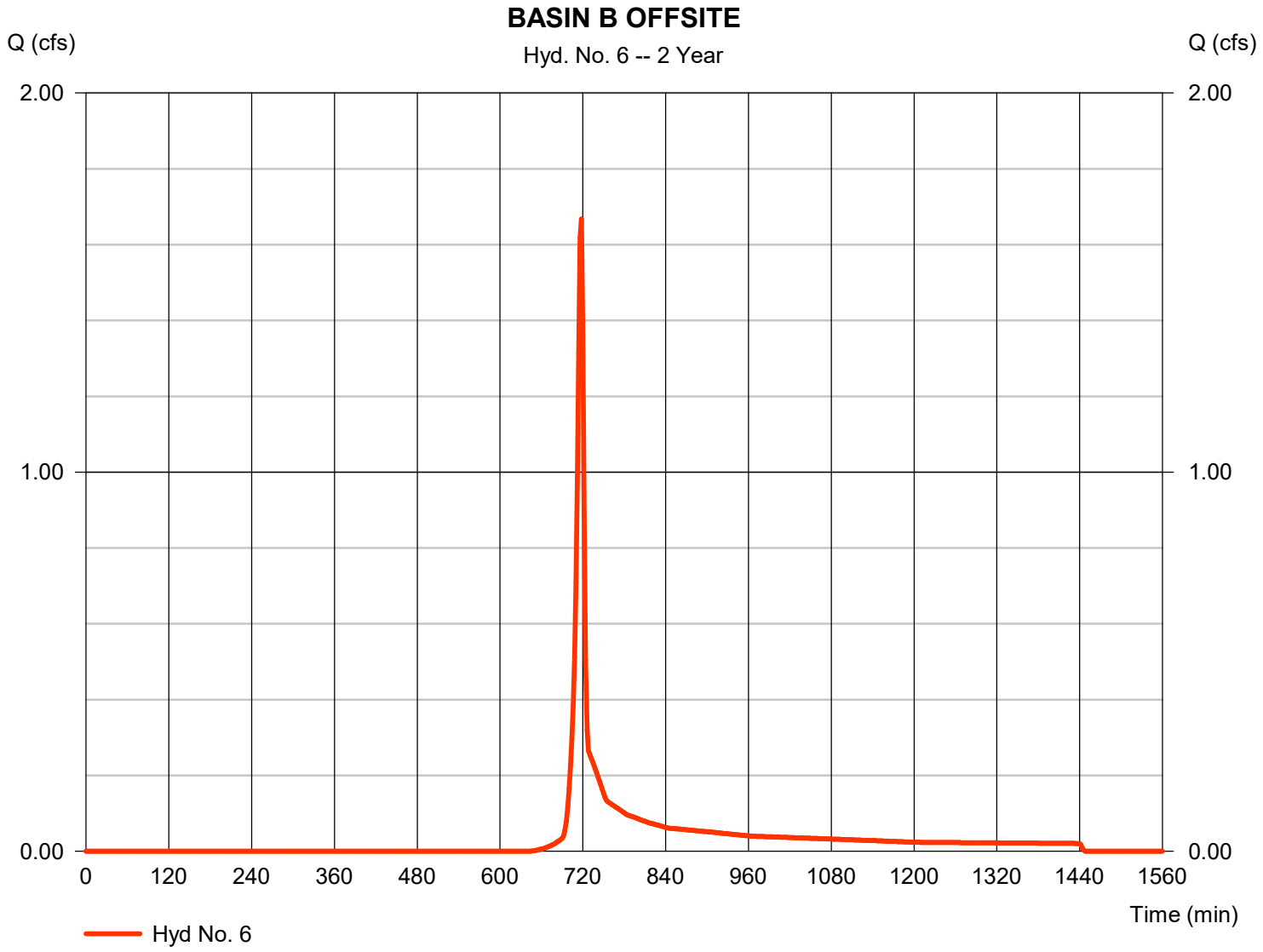
Hydrograph Report

Hyd. No. 6

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.668 cfs
Storm frequency	=	2 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	3,340 cuft
Drainage area	=	1.000 ac	Curve number	=	76*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.95 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.400 x 98) + (0.600 x 61)] / 1.000

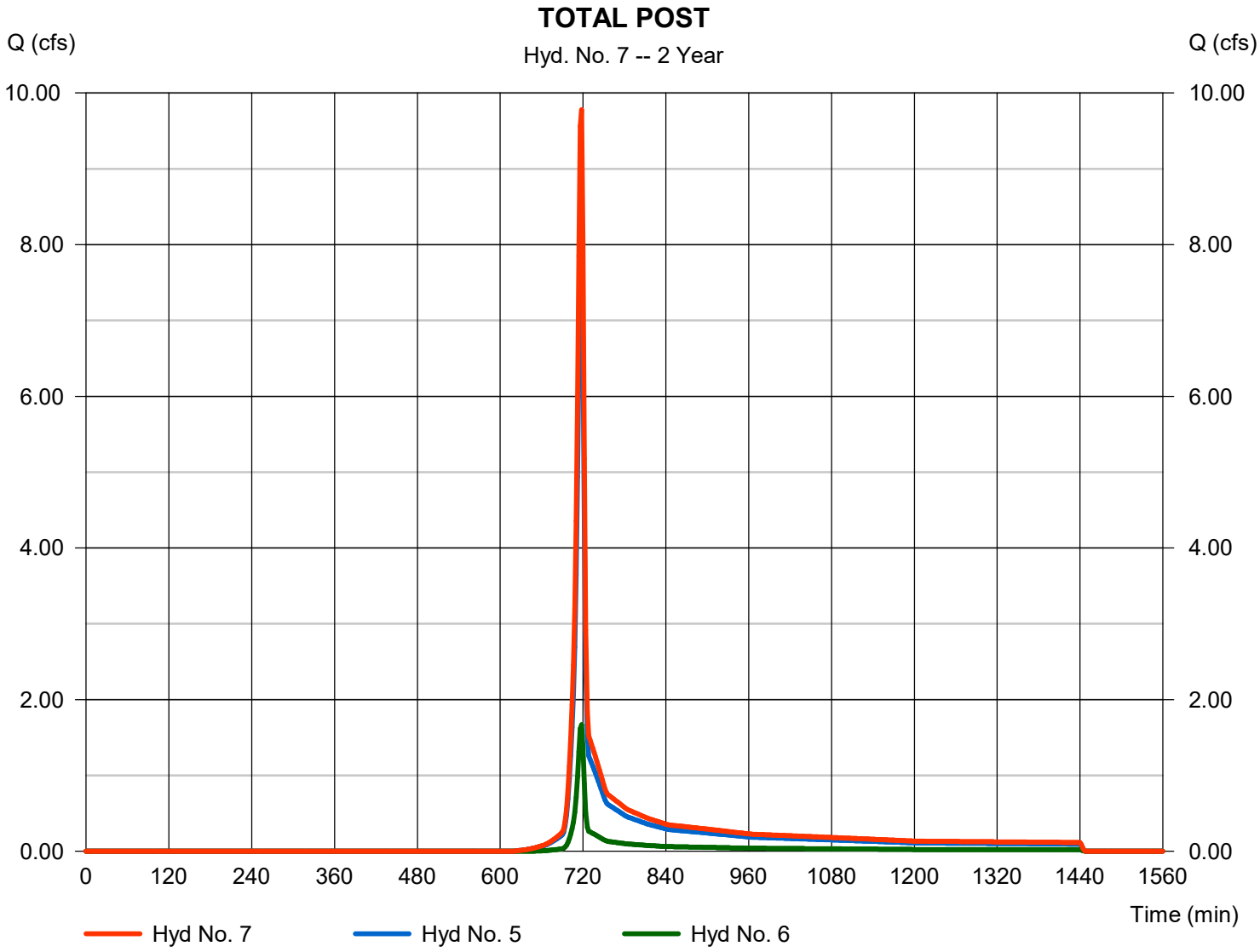


Hydrograph Report

Hyd. No. 7

TOTAL POST

Hydrograph type	= Combine	Peak discharge	= 9.781 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 19,563 cuft
Inflow hyds.	= 5, 6	Contrib. drain. area	= 5.360 ac



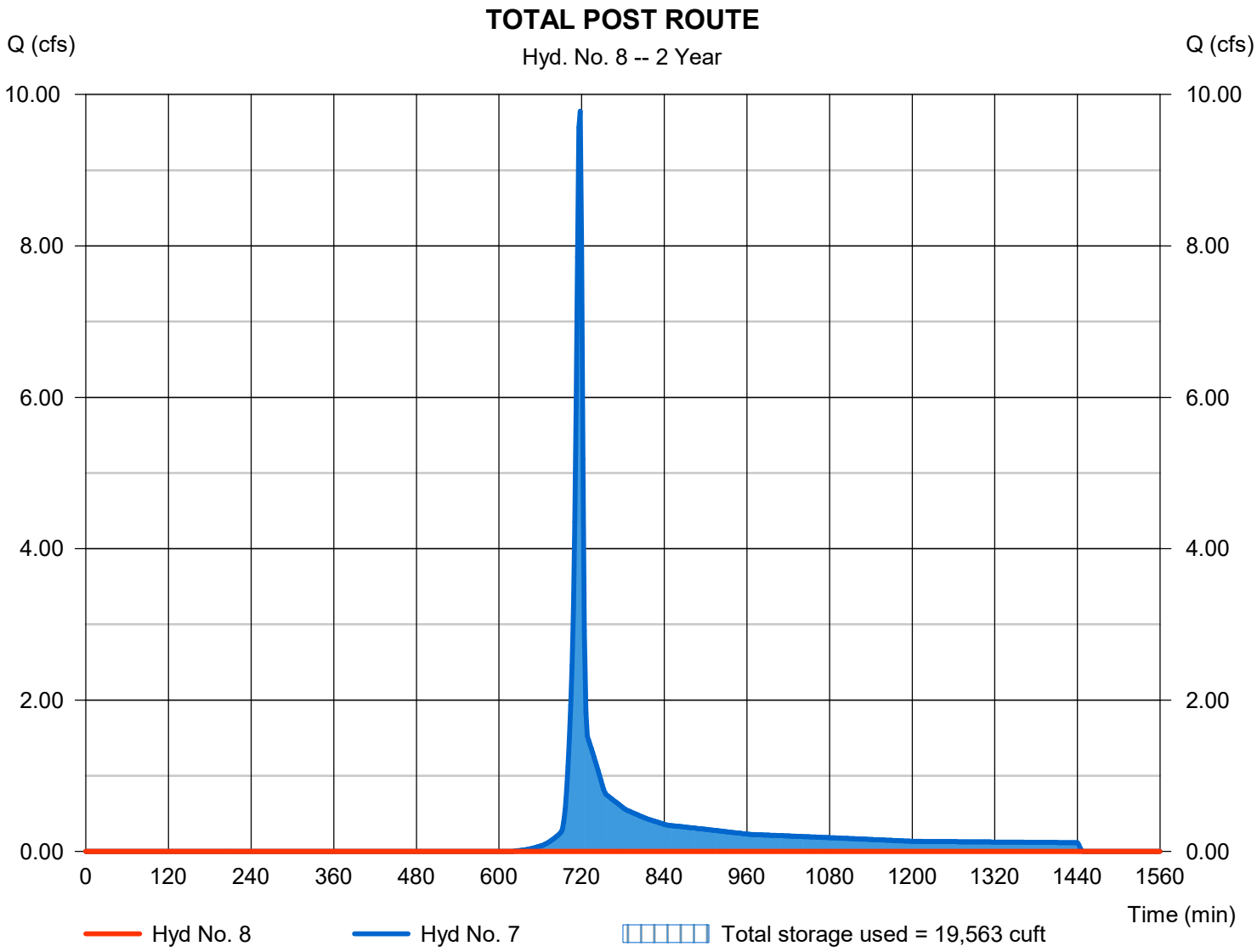
Hydrograph Report

Hyd. No. 8

TOTAL POST ROUTE

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 2 yrs	Time to peak	= n/a
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 7 - TOTAL POST	Max. Elevation	= 731.15 ft
Reservoir name	= POND	Max. Storage	= 19,563 cuft

Storage Indication method used.

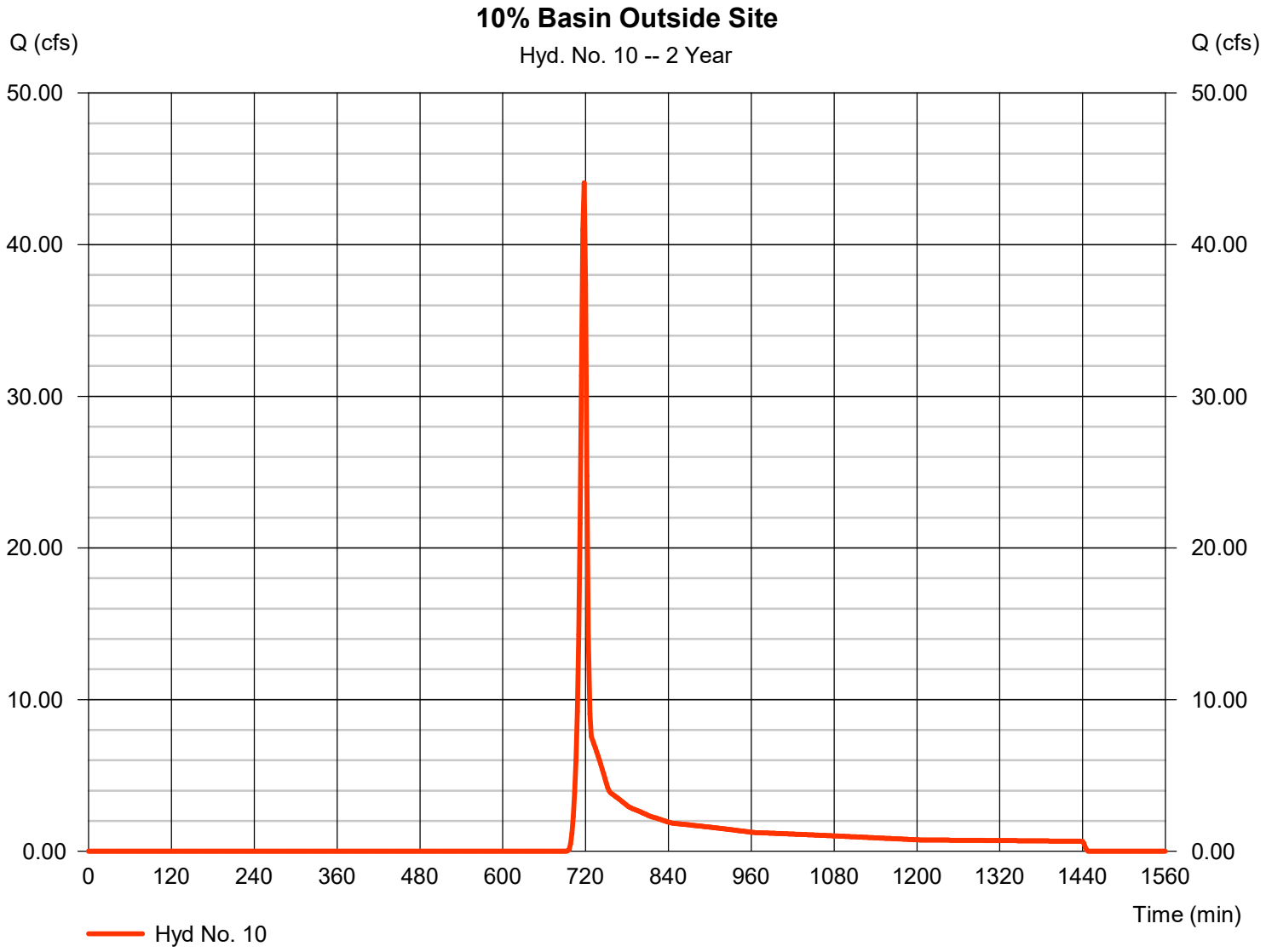


Hydrograph Report

Hyd. No. 10

10% Basin Outside Site

Hydrograph type	= SCS Runoff	Peak discharge	= 44.08 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 91,136 cuft
Drainage area	= 39.000 ac	Curve number	= 70
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 2.95 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

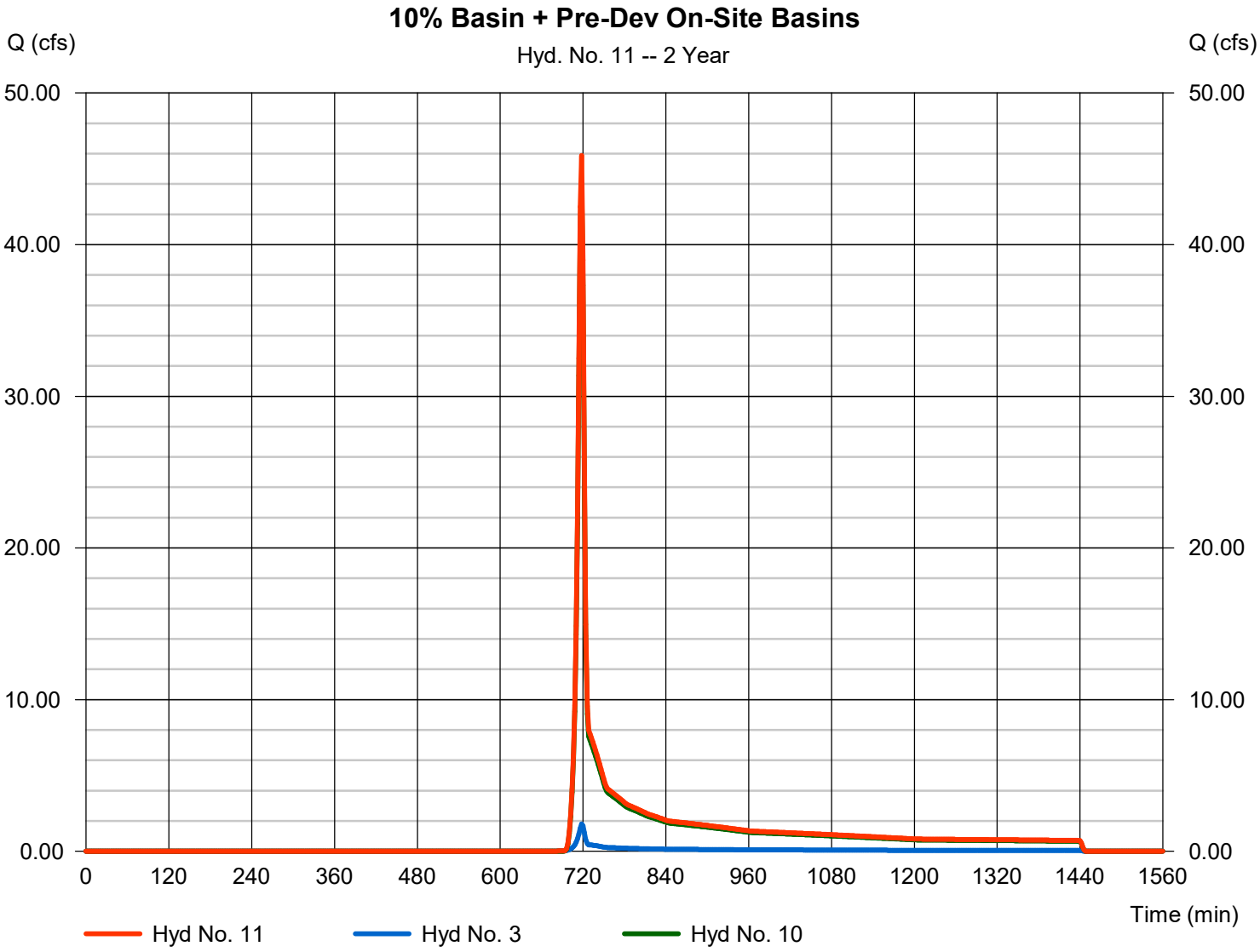


Hydrograph Report

Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

Hydrograph type	= Combine	Peak discharge	= 45.87 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 96,814 cuft
Inflow hyds.	= 3, 10	Contrib. drain. area	= 39.000 ac

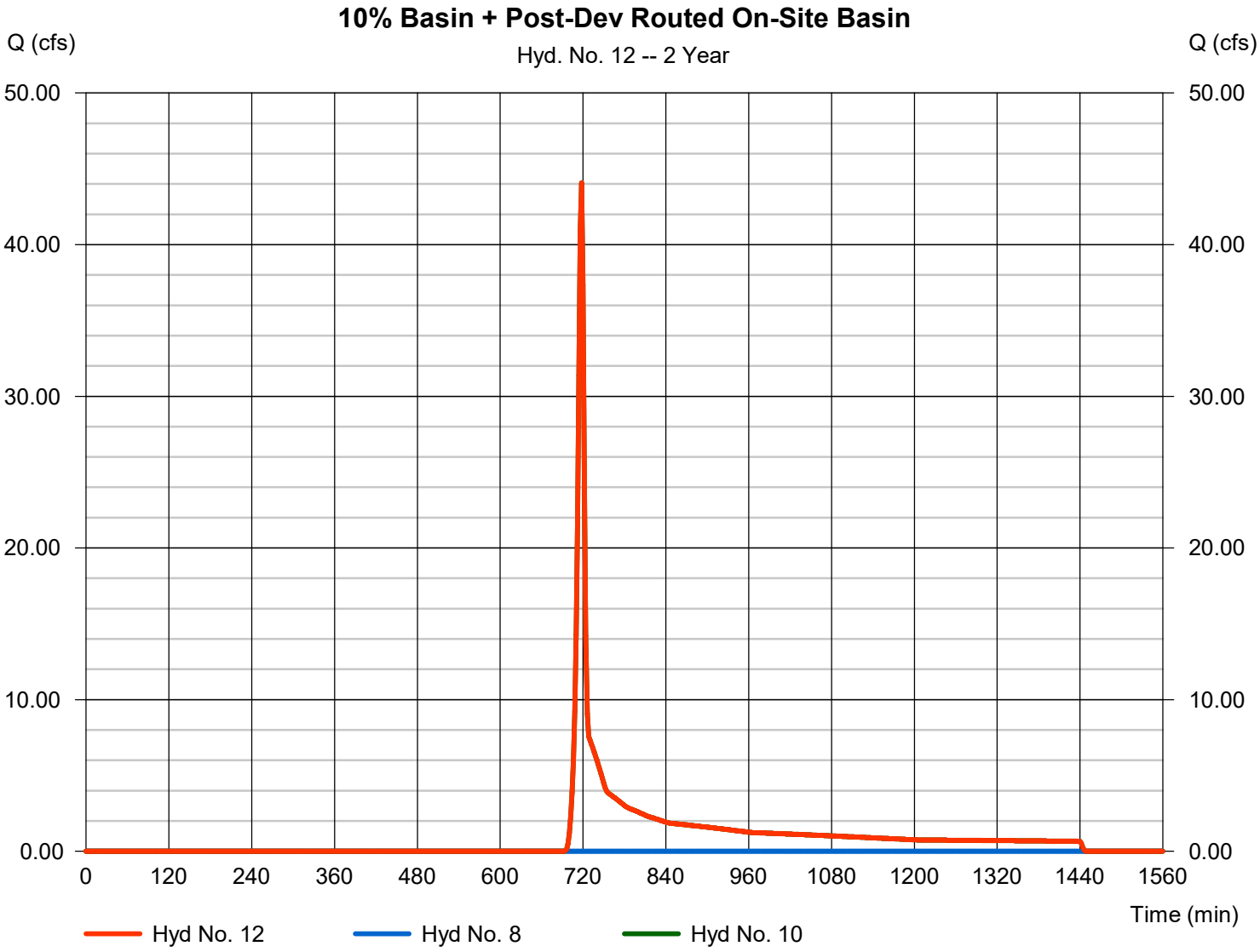


Hydrograph Report

Hyd. No. 12

10% Basin + Post-Dev Routed On-Site Basin

Hydrograph type	= Combine	Peak discharge	= 44.08 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 91,136 cuft
Inflow hyds.	= 8, 10	Contrib. drain. area	= 39.000 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

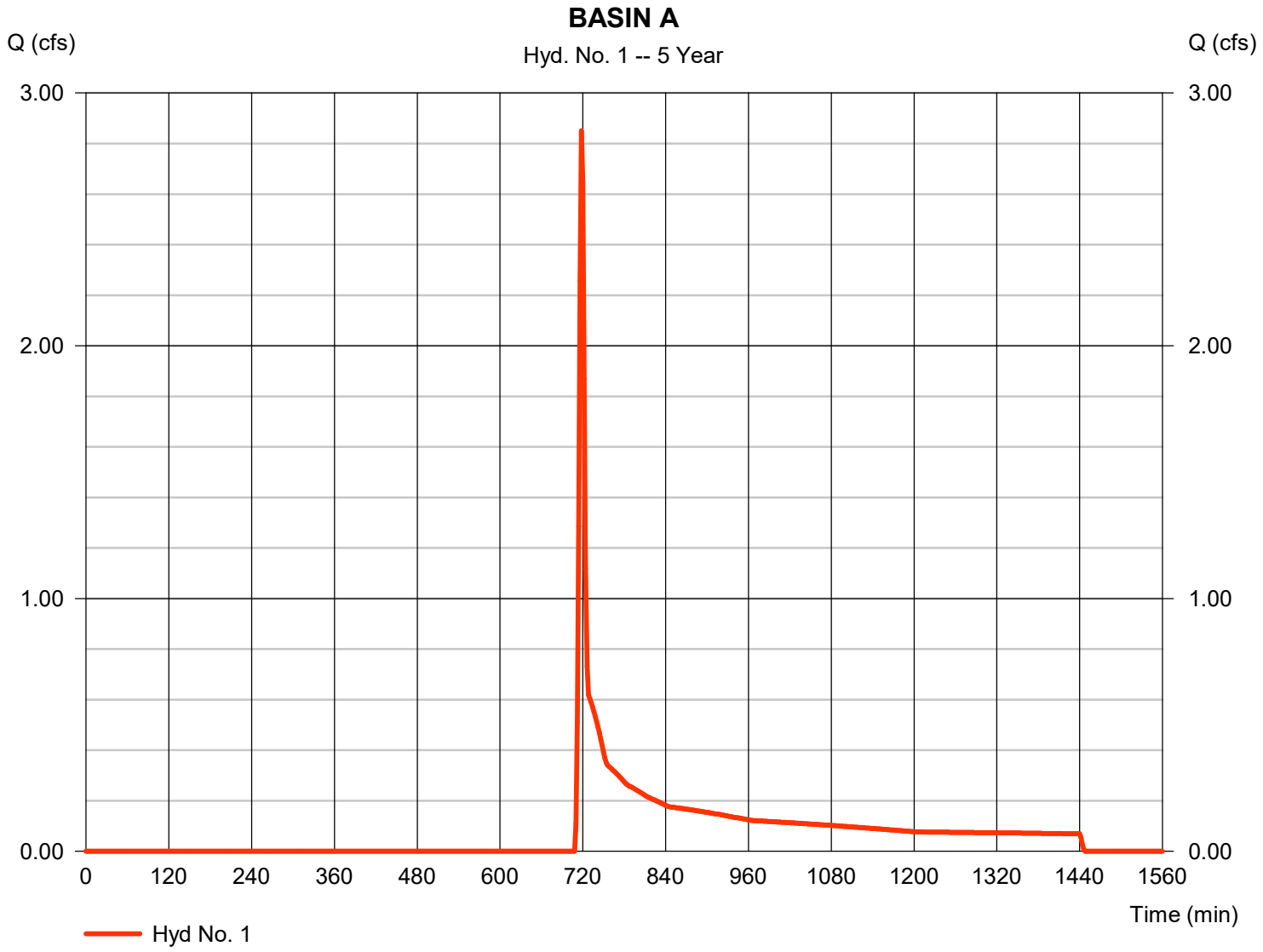
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	2.851	2	718	7,332	------	------	------	BASIN A
2	SCS Runoff	2.603	2	718	5,209	------	------	------	BASIN B OFFSITE
3	Combine	5.454	2	718	12,541	1, 2	------	------	TOTAL PRE
5	SCS Runoff	13.36	2	718	26,937	------	------	------	POST BASIN A
6	SCS Runoff	2.833	2	718	5,683	------	------	------	BASIN B OFFSITE
7	Combine	16.20	2	718	32,620	5, 6	------	------	TOTAL POST
8	Reservoir	0.000	2	n/a	0	7	732.36	32,620	TOTAL POST ROUTE
10	SCS Runoff	84.10	2	718	168,556	------	------	------	10% Basin Outside Site
11	Combine	89.55	2	718	181,097	3, 10	------	------	10% Basin + Pre-Dev On-Site Basins
12	Combine	84.10	2	718	168,556	8, 10,	------	------	10% Basin + Post-Dev Routed On-Sit

Hydrograph Report

Hyd. No. 1

BASIN A

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.851 cfs
Storm frequency	=	5 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	7,332 cuft
Drainage area	=	4.360 ac	Curve number	=	55
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	3.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



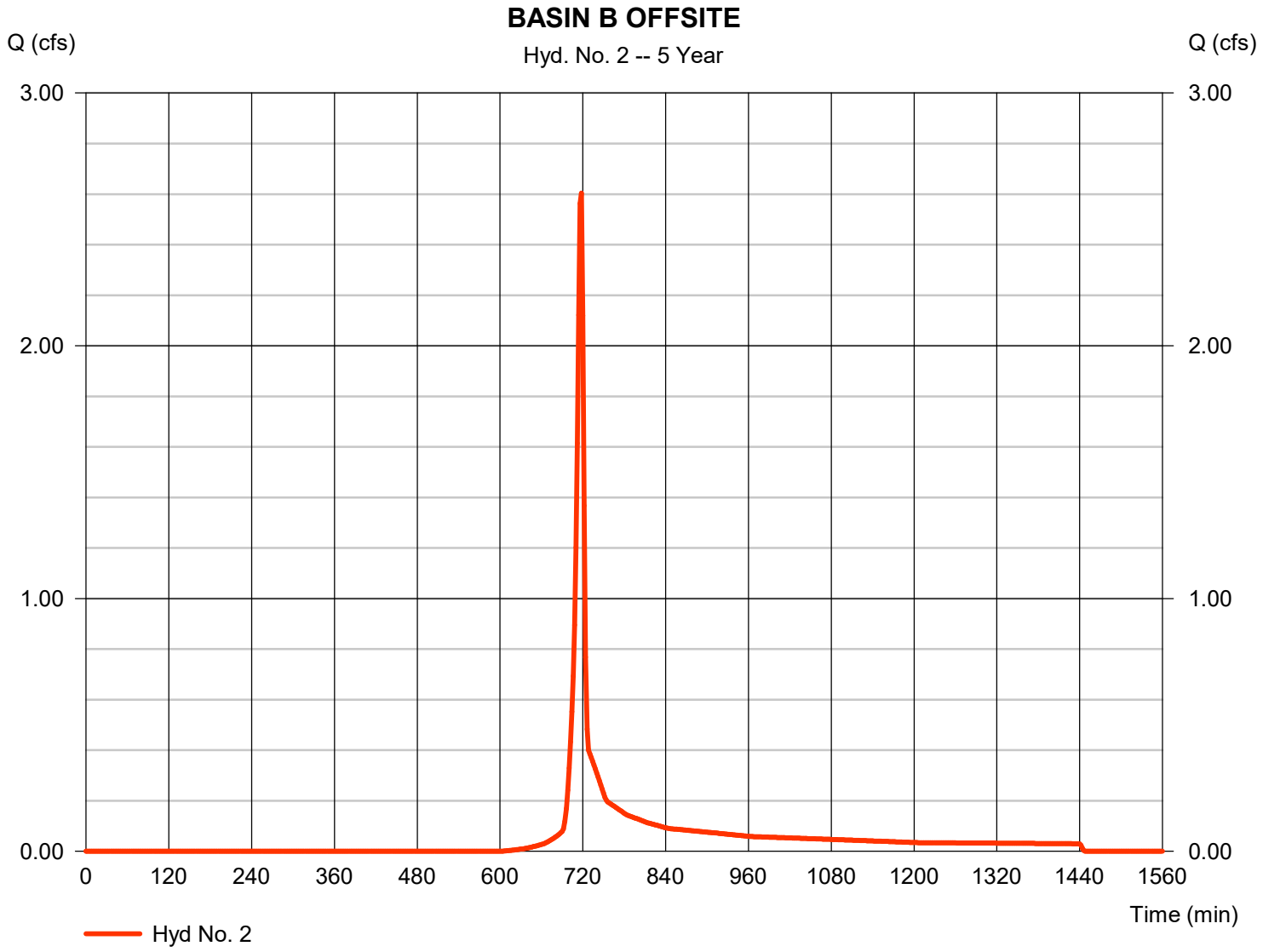
Hydrograph Report

Hyd. No. 2

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.603 cfs
Storm frequency	=	5 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	5,209 cuft
Drainage area	=	1.000 ac	Curve number	=	74*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	3.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.350 x 98) + (0.650 x 61)] / 1.000

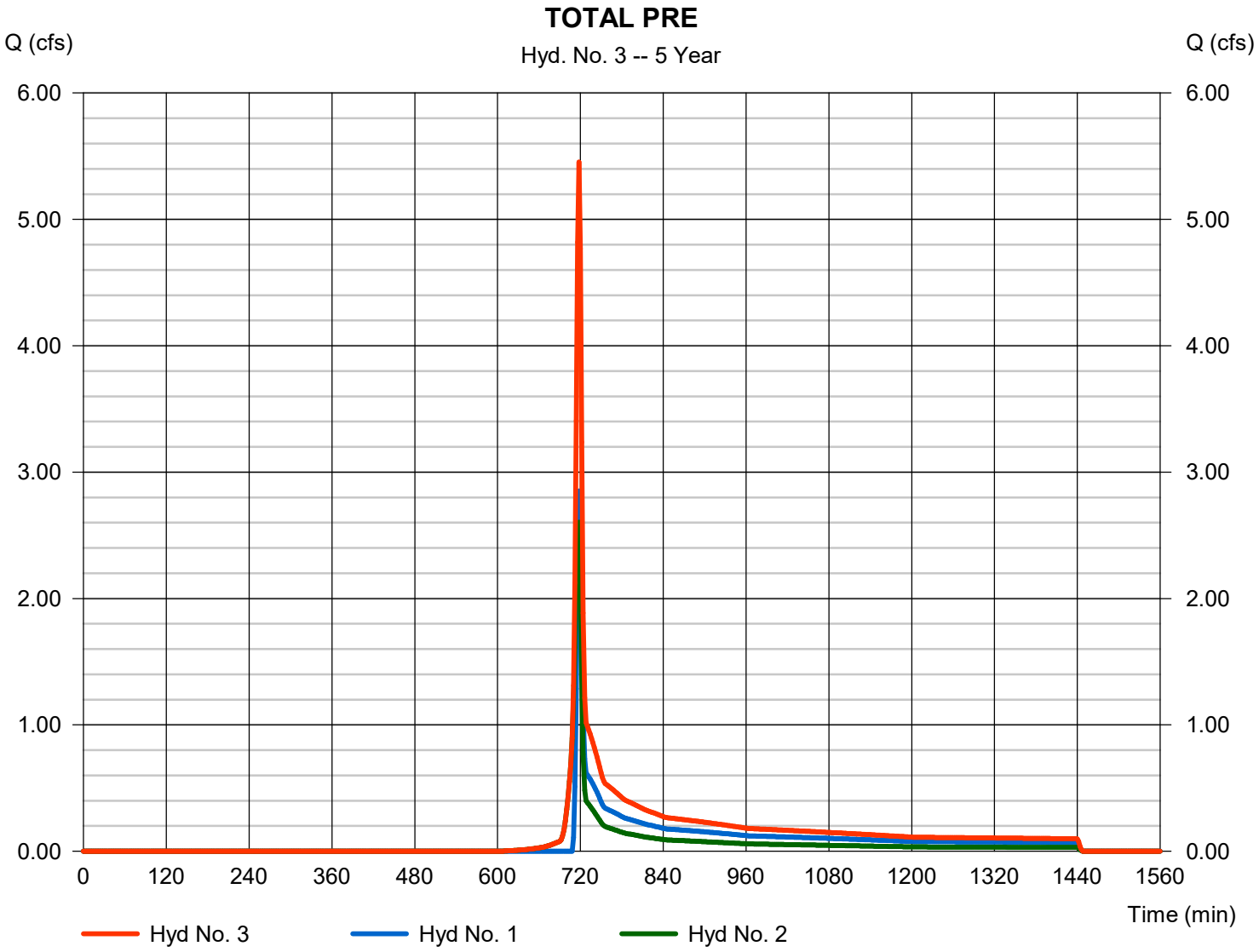


Hydrograph Report

Hyd. No. 3

TOTAL PRE

Hydrograph type	= Combine	Peak discharge	= 5.454 cfs
Storm frequency	= 5 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 12,541 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 5.360 ac



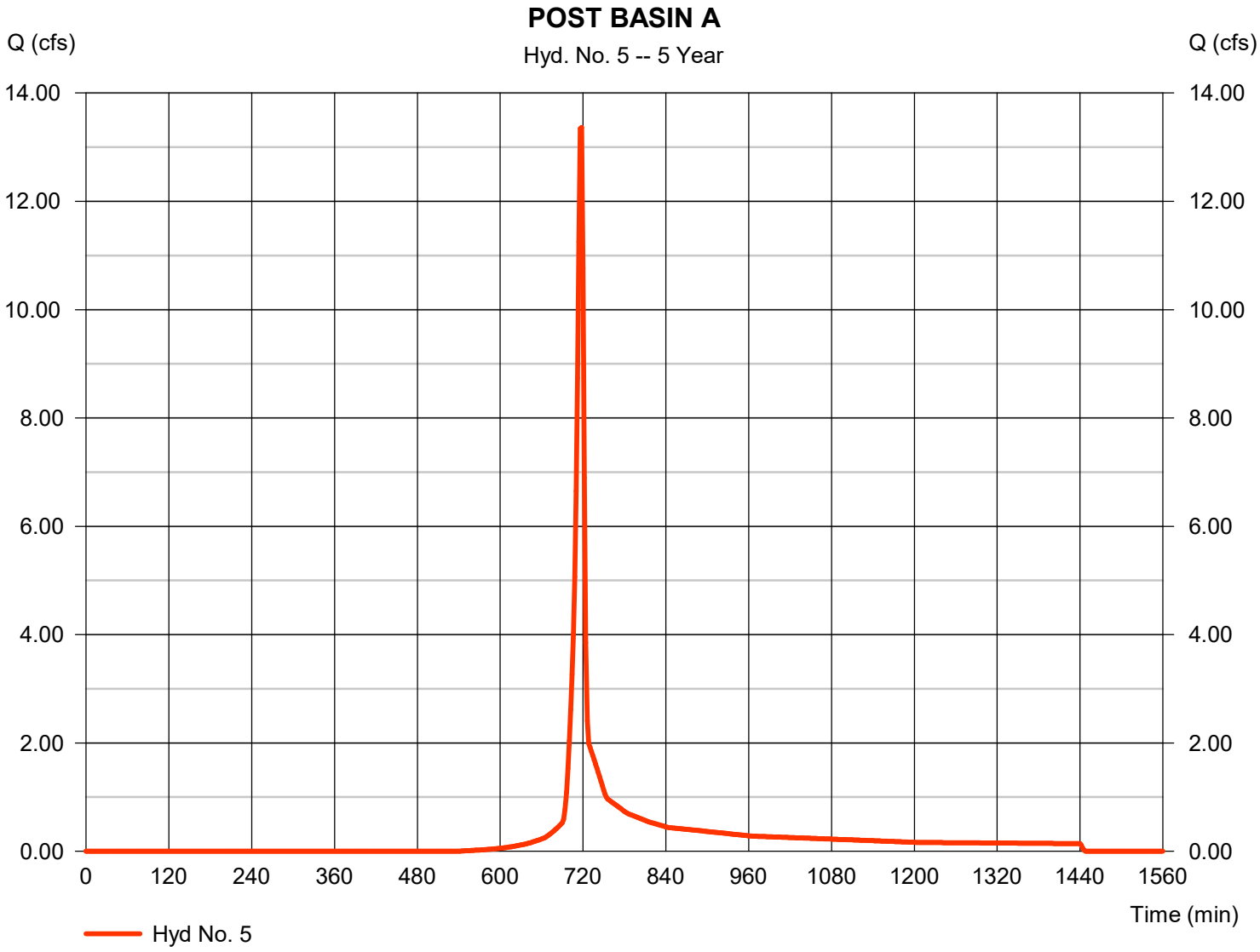
Hydrograph Report

Hyd. No. 5

POST BASIN A

Hydrograph type	= SCS Runoff	Peak discharge	= 13.36 cfs
Storm frequency	= 5 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 26,937 cuft
Drainage area	= 4.360 ac	Curve number	= 78*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 3.91 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.960 x 98) + (2.400 x 61)] / 4.360



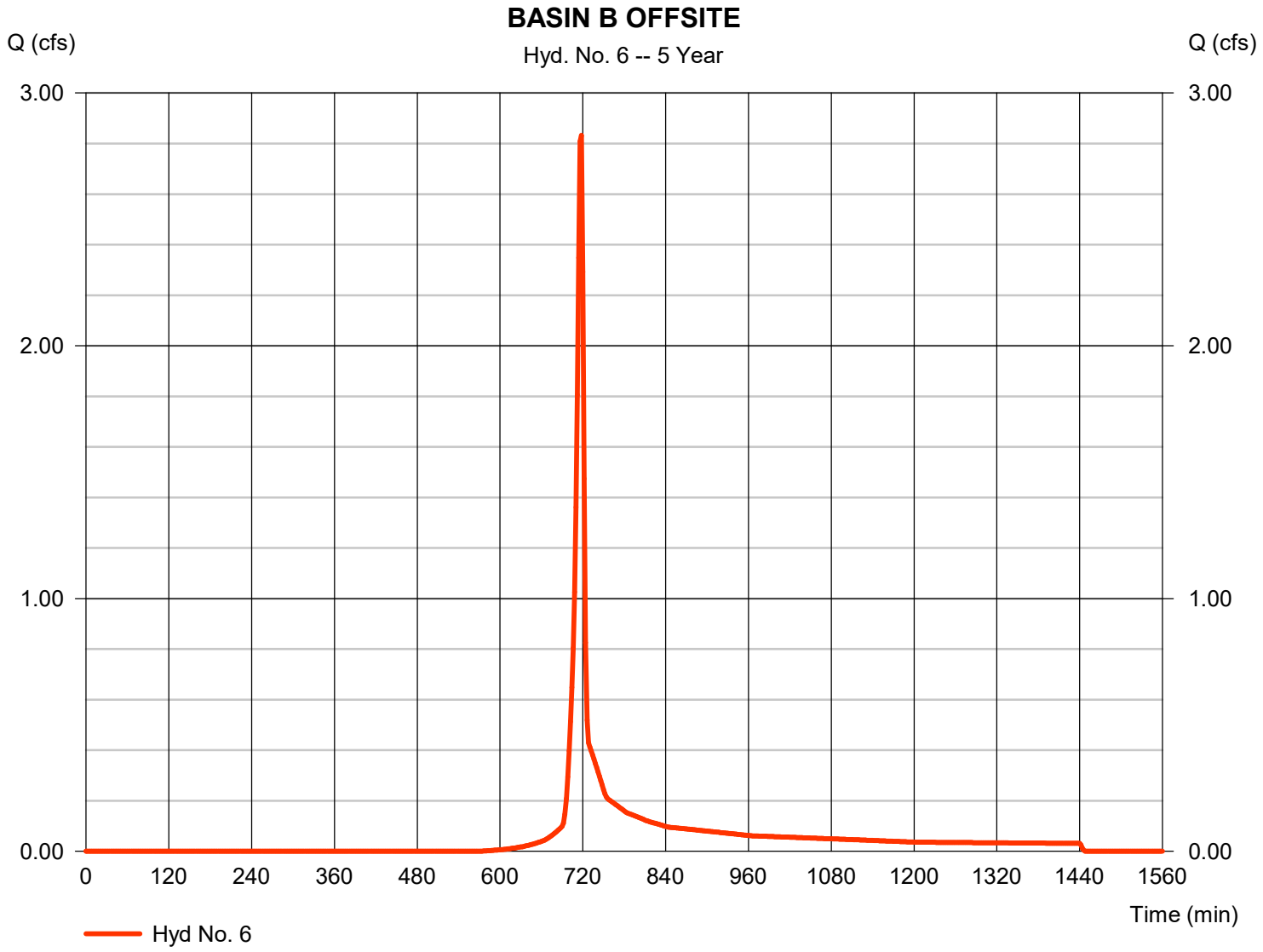
Hydrograph Report

Hyd. No. 6

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.833 cfs
Storm frequency	=	5 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	5,683 cuft
Drainage area	=	1.000 ac	Curve number	=	76*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	3.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.400 x 98) + (0.600 x 61)] / 1.000

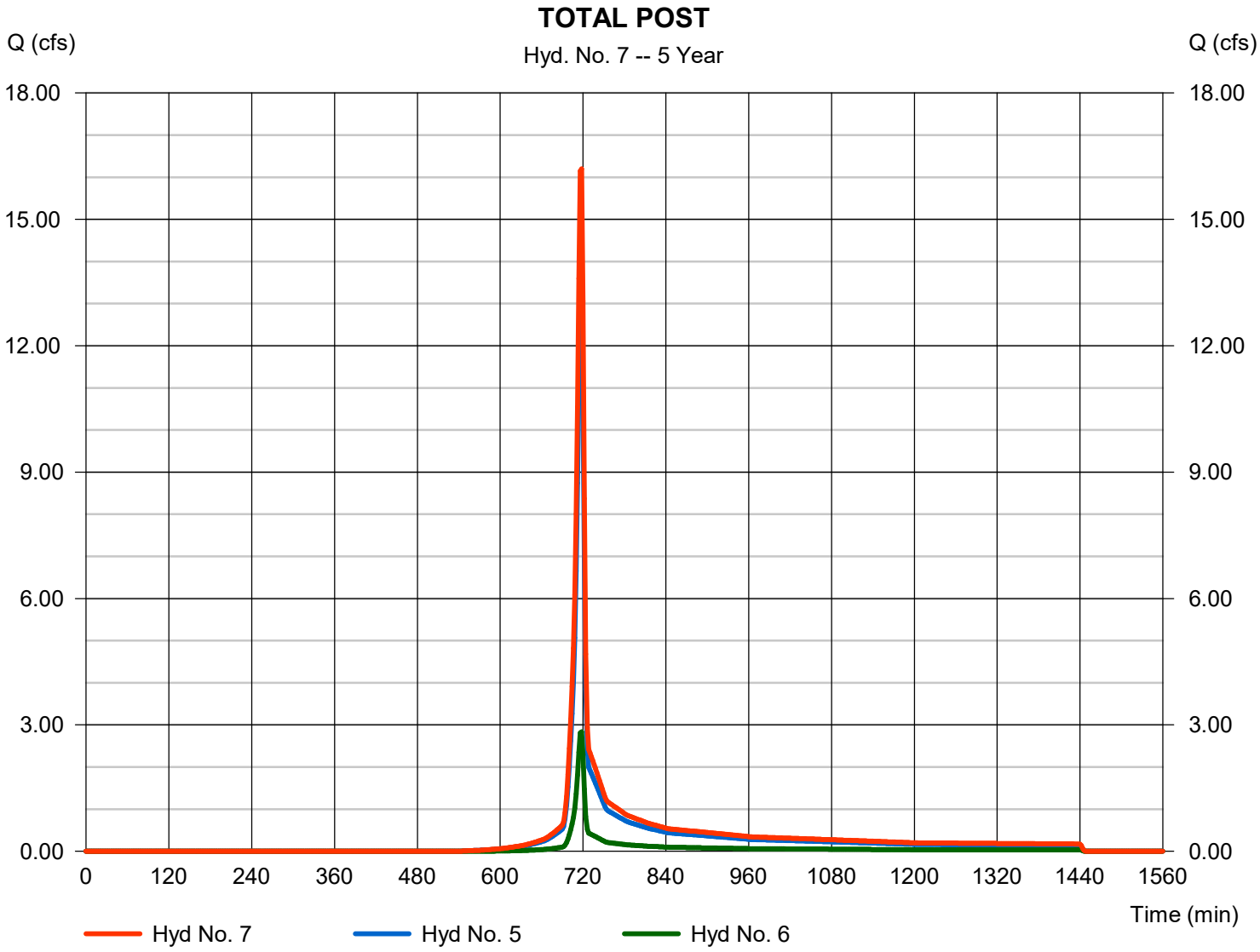


Hydrograph Report

Hyd. No. 7

TOTAL POST

Hydrograph type	= Combine	Peak discharge	= 16.20 cfs
Storm frequency	= 5 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 32,620 cuft
Inflow hyds.	= 5, 6	Contrib. drain. area	= 5.360 ac



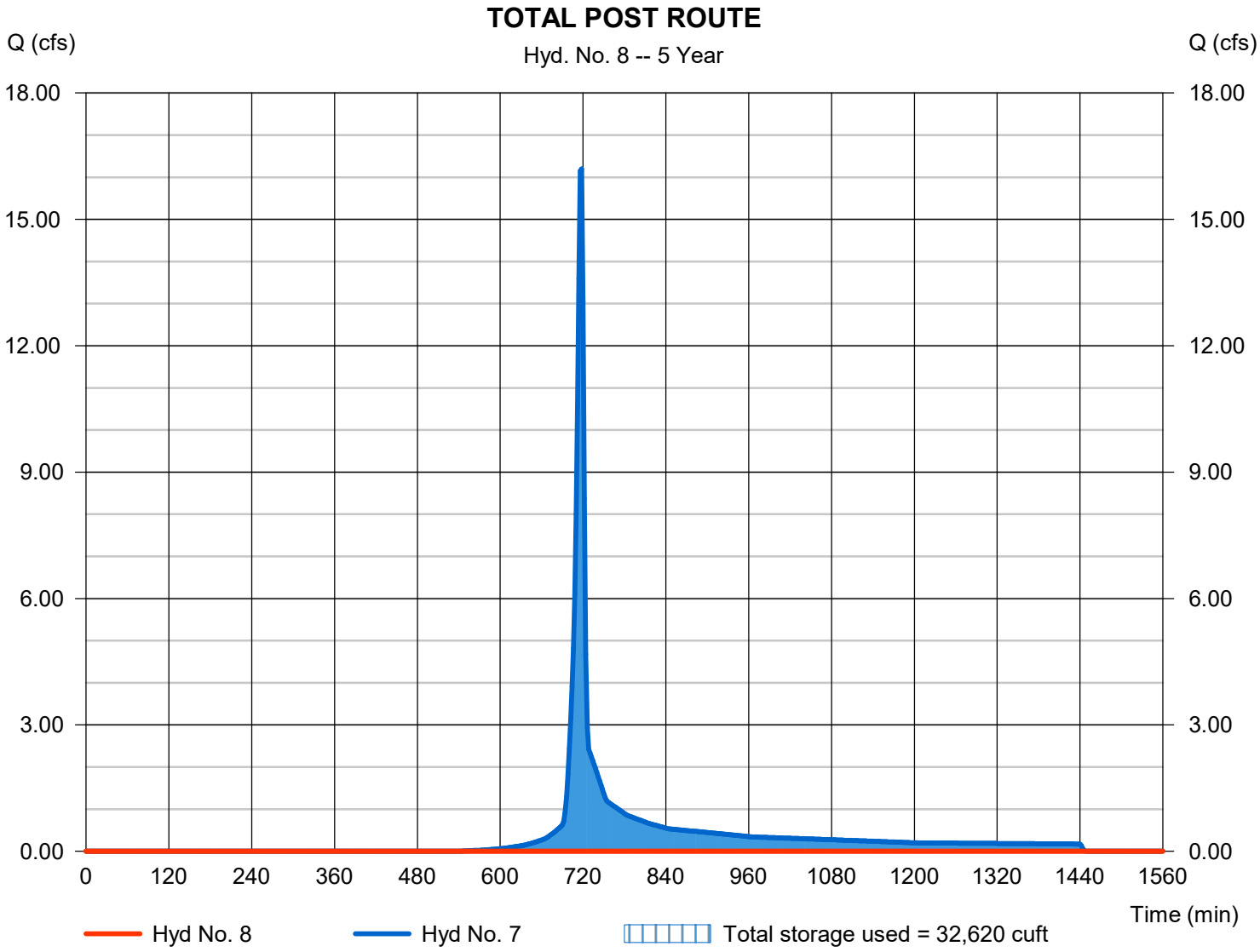
Hydrograph Report

Hyd. No. 8

TOTAL POST ROUTE

Hydrograph type	=	Reservoir	Peak discharge	=	0.000 cfs
Storm frequency	=	5 yrs	Time to peak	=	n/a
Time interval	=	2 min	Hyd. volume	=	0 cuft
Inflow hyd. No.	=	7 - TOTAL POST	Max. Elevation	=	732.36 ft
Reservoir name	=	POND	Max. Storage	=	32,620 cuft

Storage Indication method used.

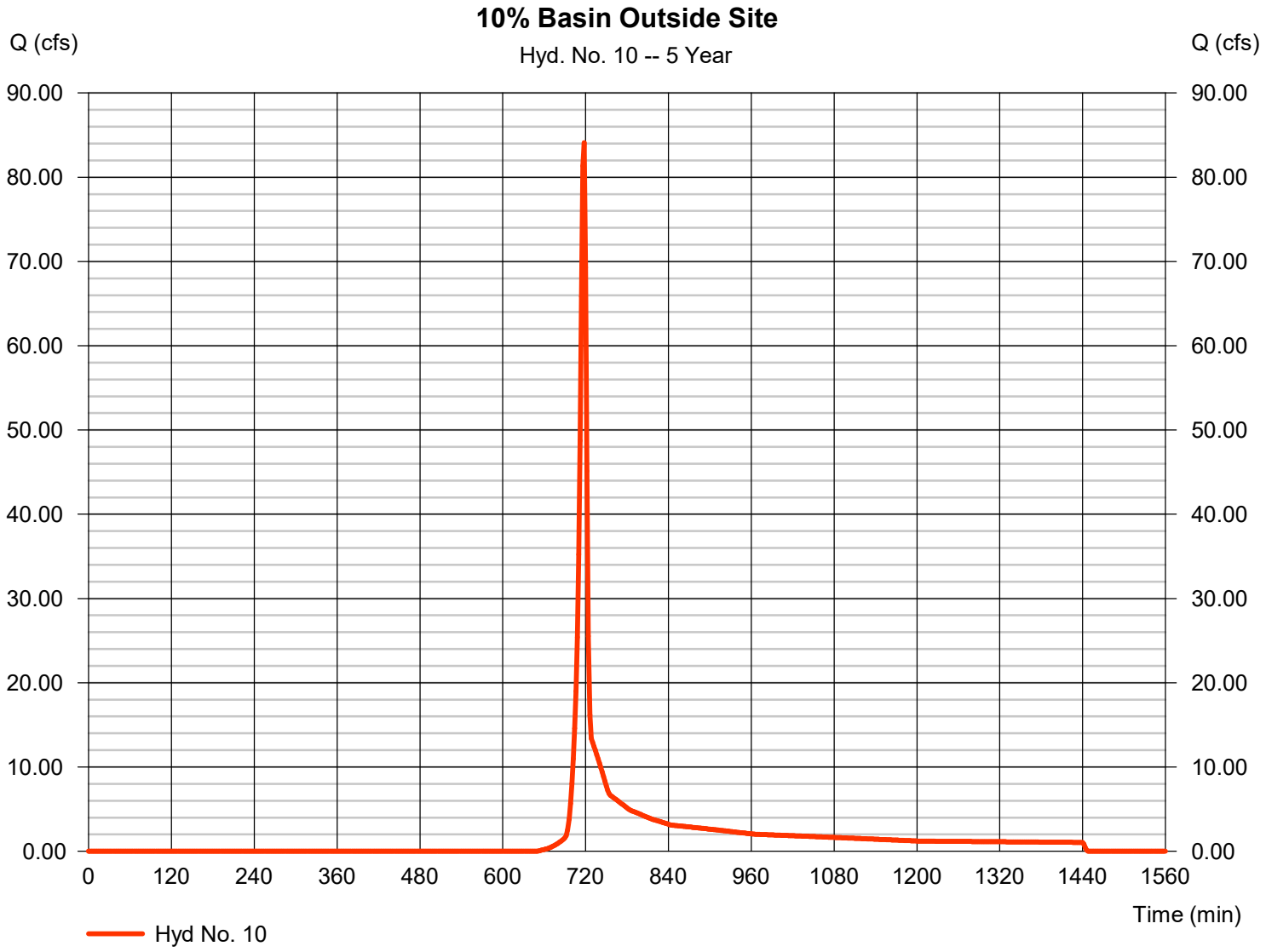


Hydrograph Report

Hyd. No. 10

10% Basin Outside Site

Hydrograph type	=	SCS Runoff	Peak discharge	=	84.10 cfs
Storm frequency	=	5 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	168,556 cuft
Drainage area	=	39.000 ac	Curve number	=	70
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	3.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

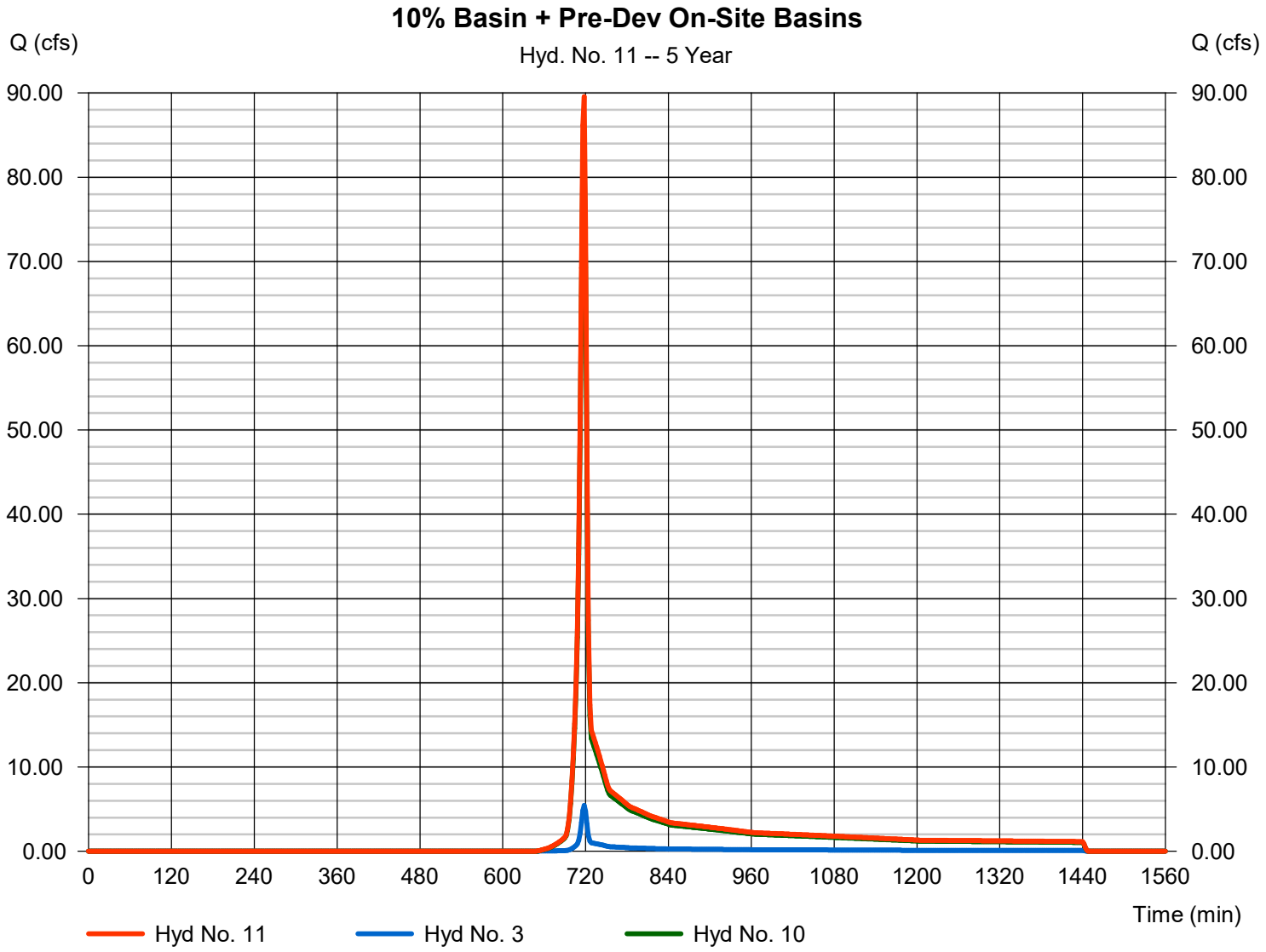


Hydrograph Report

Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

Hydrograph type	= Combine	Peak discharge	= 89.55 cfs
Storm frequency	= 5 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 181,097 cuft
Inflow hyds.	= 3, 10	Contrib. drain. area	= 39.000 ac

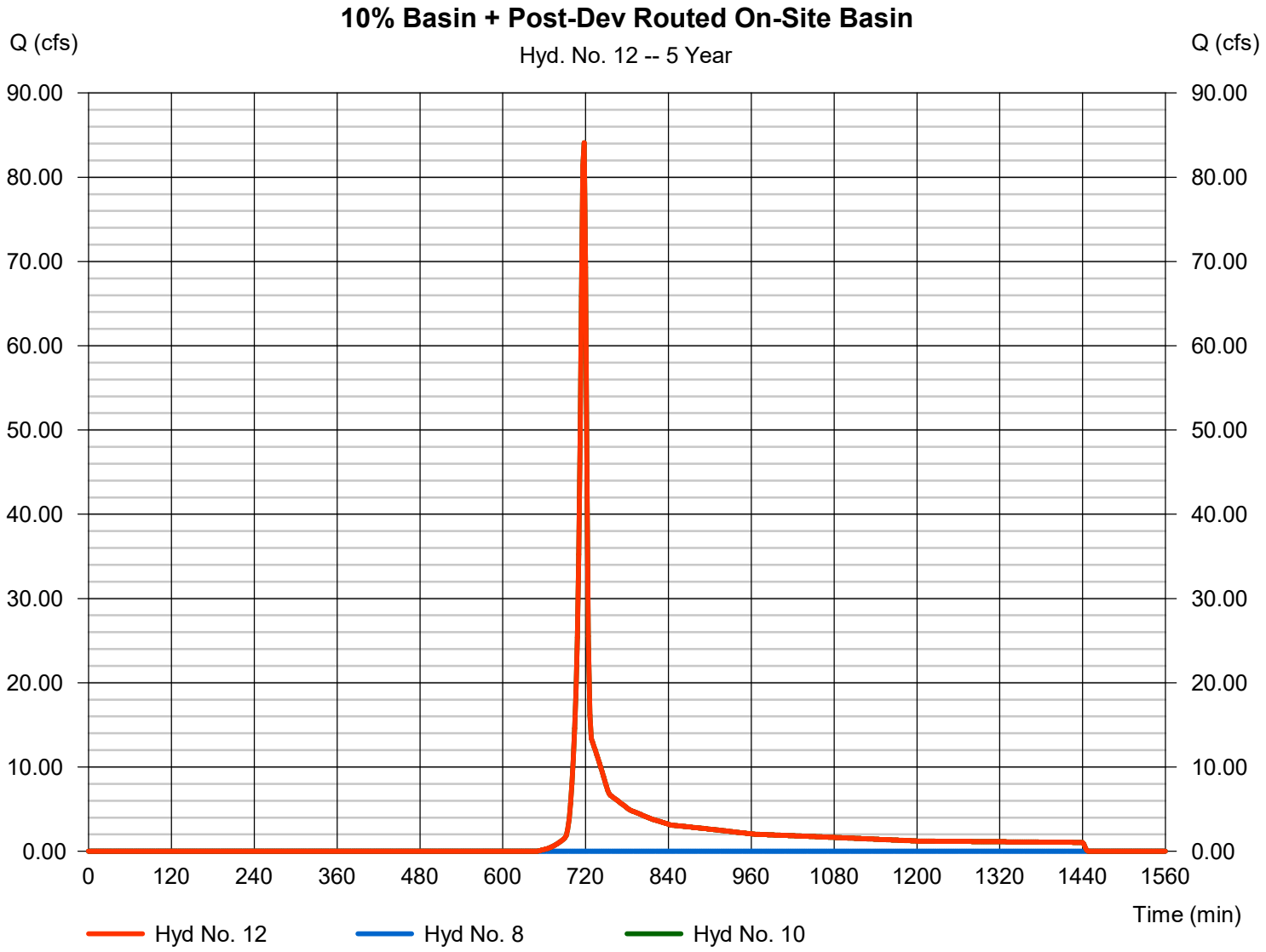


Hydrograph Report

Hyd. No. 12

10% Basin + Post-Dev Routed On-Site Basin

Hydrograph type	= Combine	Peak discharge	= 84.10 cfs
Storm frequency	= 5 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 168,556 cuft
Inflow hyds.	= 8, 10	Contrib. drain. area	= 39.000 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

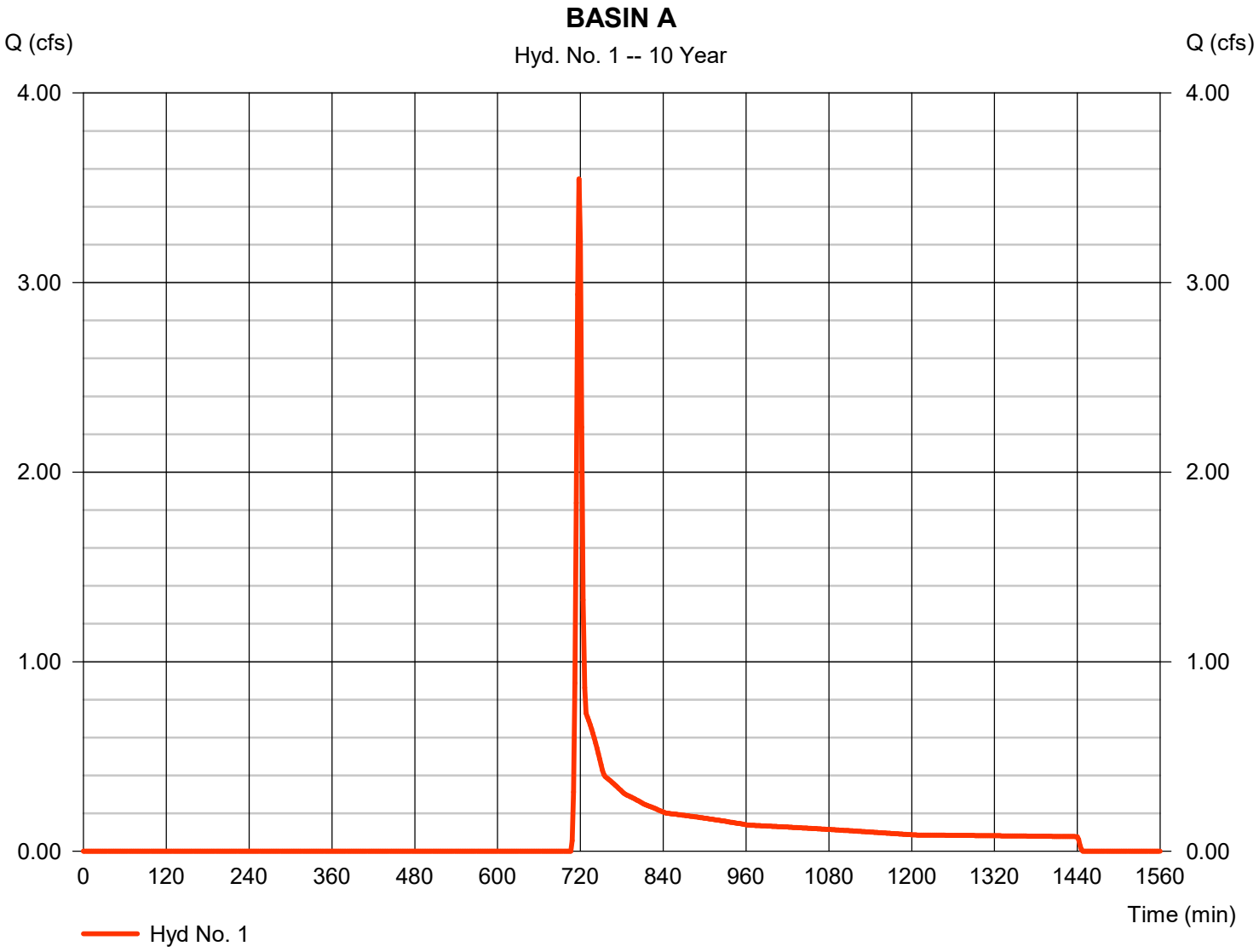
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	3.547	2	718	8,581	------	------	------	BASIN A
2	SCS Runoff	2.863	2	718	5,734	------	------	------	BASIN B OFFSITE
3	Combine	6.409	2	718	14,315	1, 2	------	------	TOTAL PRE
5	SCS Runoff	14.57	2	716	29,423	------	------	------	POST BASIN A
6	SCS Runoff	3.100	2	718	6,231	------	------	------	BASIN B OFFSITE
7	Combine	17.66	2	716	35,654	5, 6	------	------	TOTAL POST
8	Reservoir	0.000	2	n/a	0	7	732.62	35,654	TOTAL POST ROUTE
10	SCS Runoff	93.54	2	718	187,186	------	------	------	10% Basin Outside Site
11	Combine	99.95	2	718	201,501	3, 10	------	------	10% Basin + Pre-Dev On-Site Basins
12	Combine	93.54	2	718	187,186	8, 10,	------	------	10% Basin + Post-Dev Routed On-Sit

Hydrograph Report

Hyd. No. 1

BASIN A

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.547 cfs
Storm frequency	=	10 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	8,581 cuft
Drainage area	=	4.360 ac	Curve number	=	55
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	4.12 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



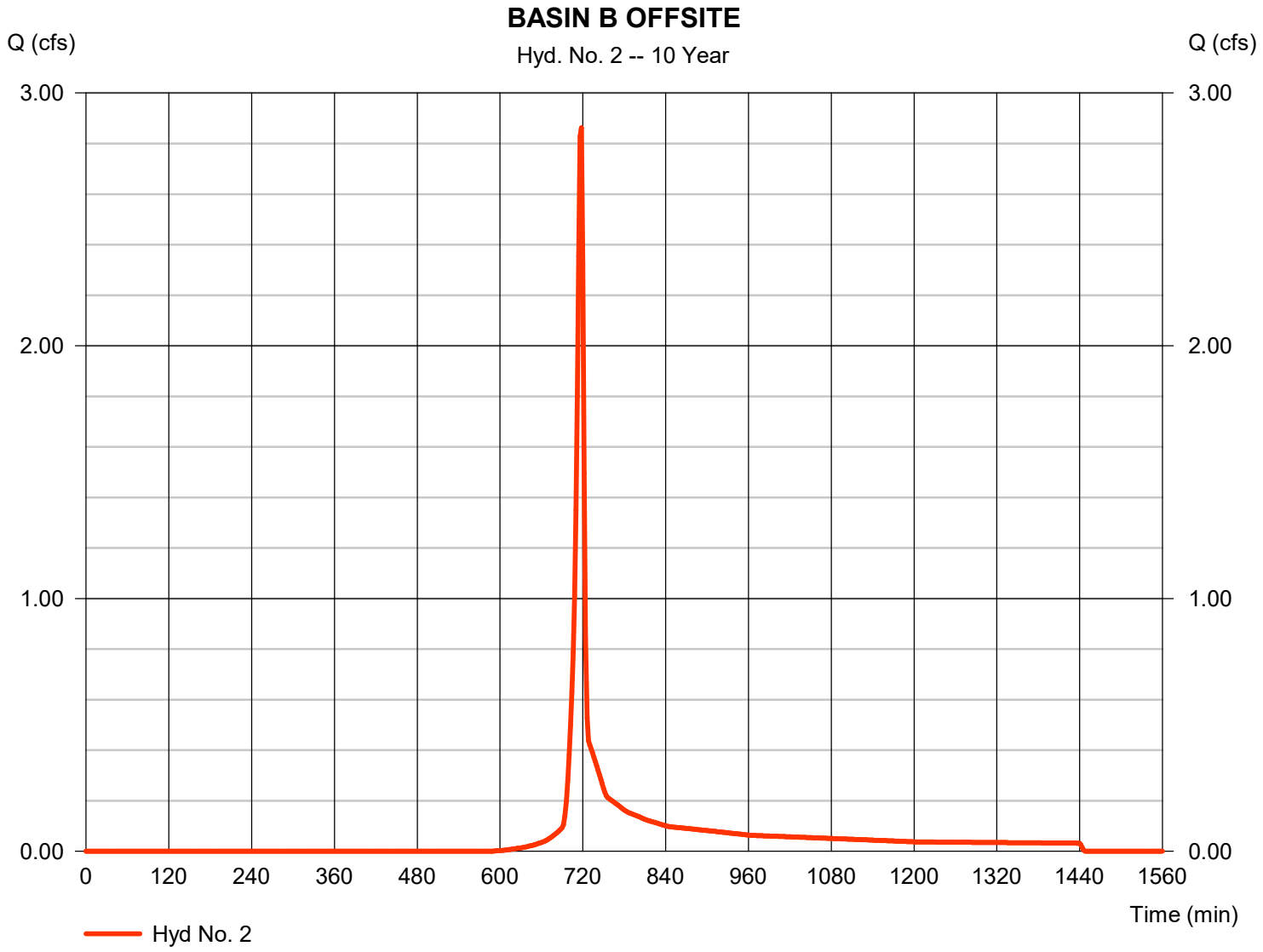
Hydrograph Report

Hyd. No. 2

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.863 cfs
Storm frequency	=	10 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	5,734 cuft
Drainage area	=	1.000 ac	Curve number	=	74*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	4.12 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.350 x 98) + (0.650 x 61)] / 1.000

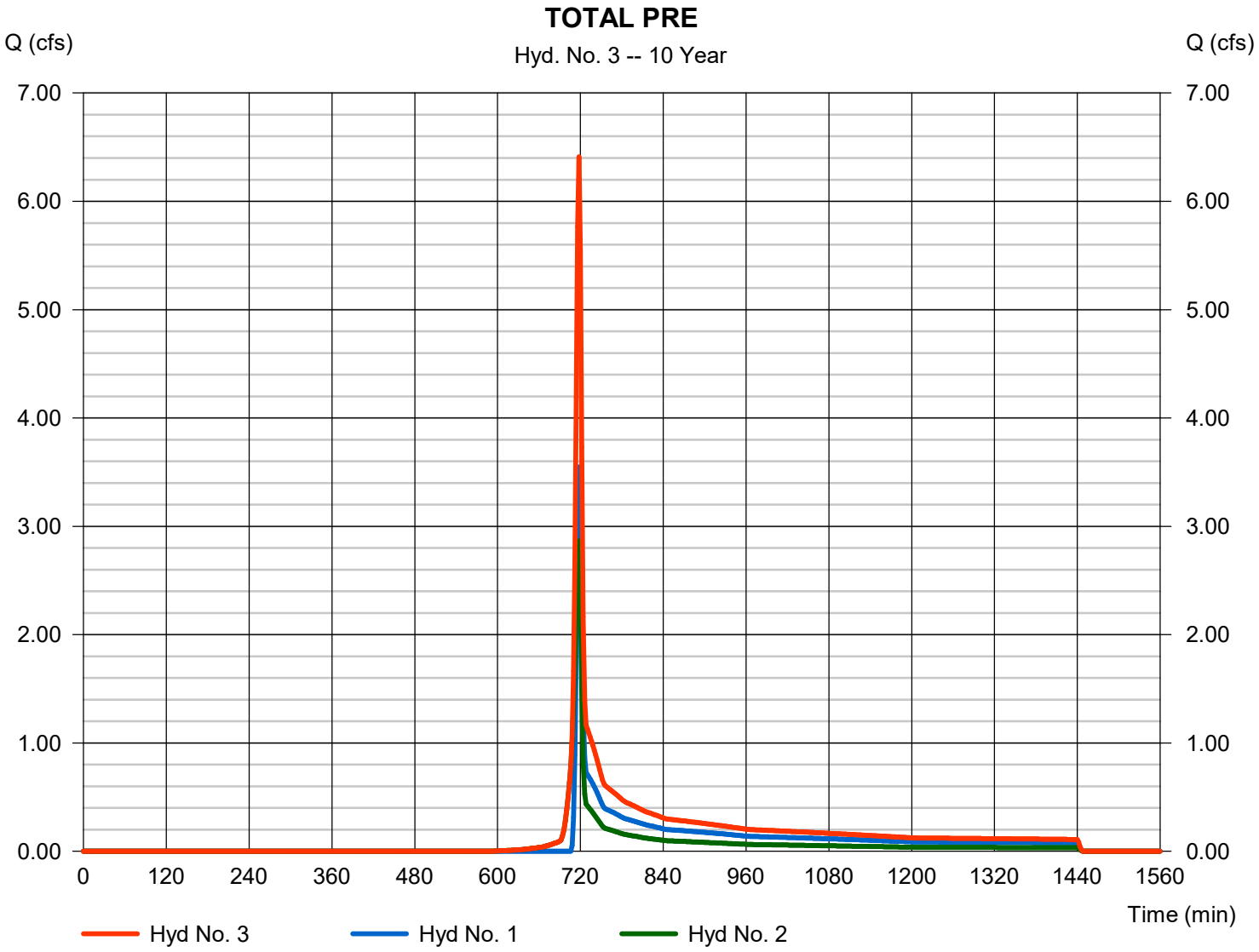


Hydrograph Report

Hyd. No. 3

TOTAL PRE

Hydrograph type	= Combine	Peak discharge	= 6.409 cfs
Storm frequency	= 10 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 14,315 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 5.360 ac



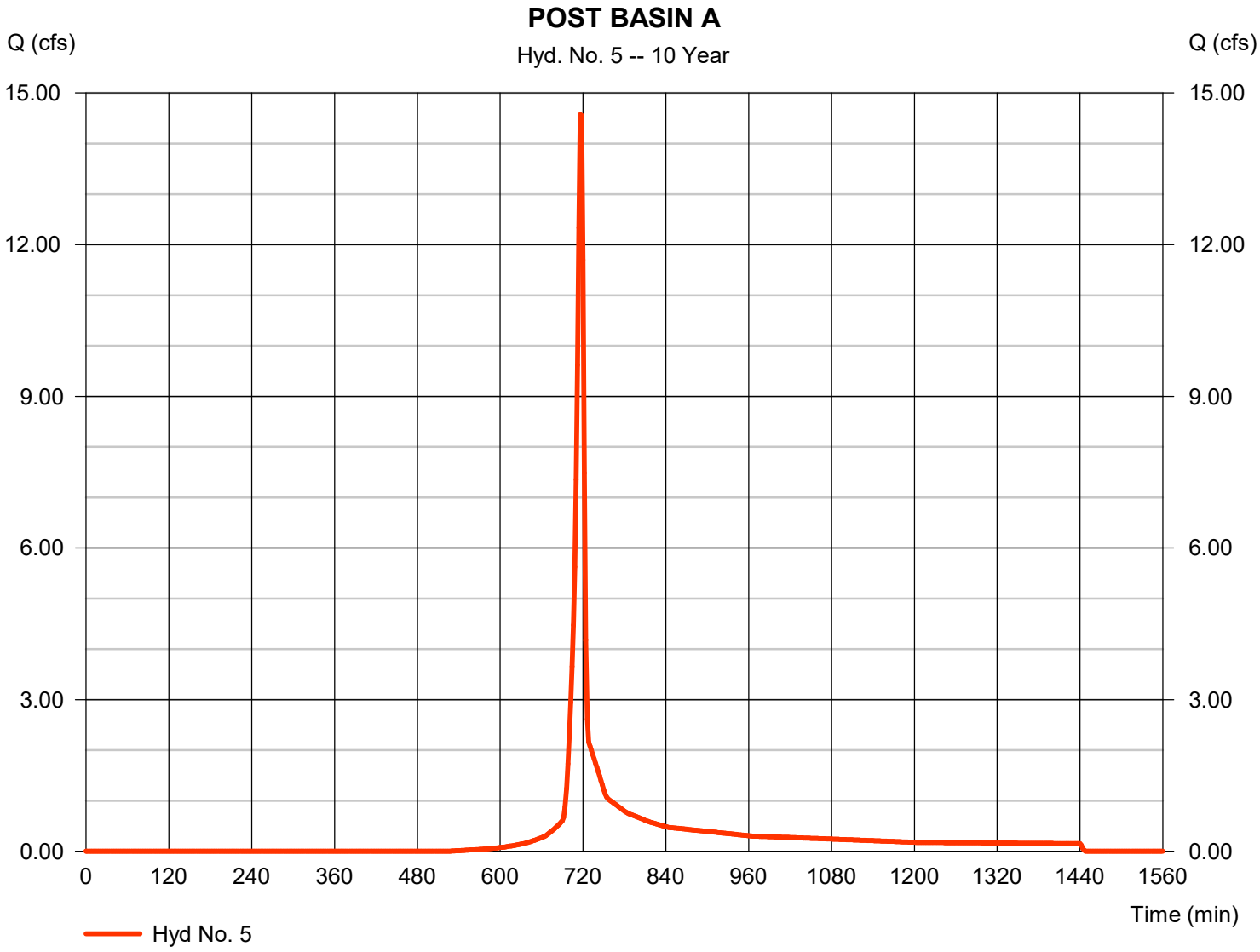
Hydrograph Report

Hyd. No. 5

POST BASIN A

Hydrograph type	= SCS Runoff	Peak discharge	= 14.57 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 29,423 cuft
Drainage area	= 4.360 ac	Curve number	= 78*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 4.12 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.960 x 98) + (2.400 x 61)] / 4.360



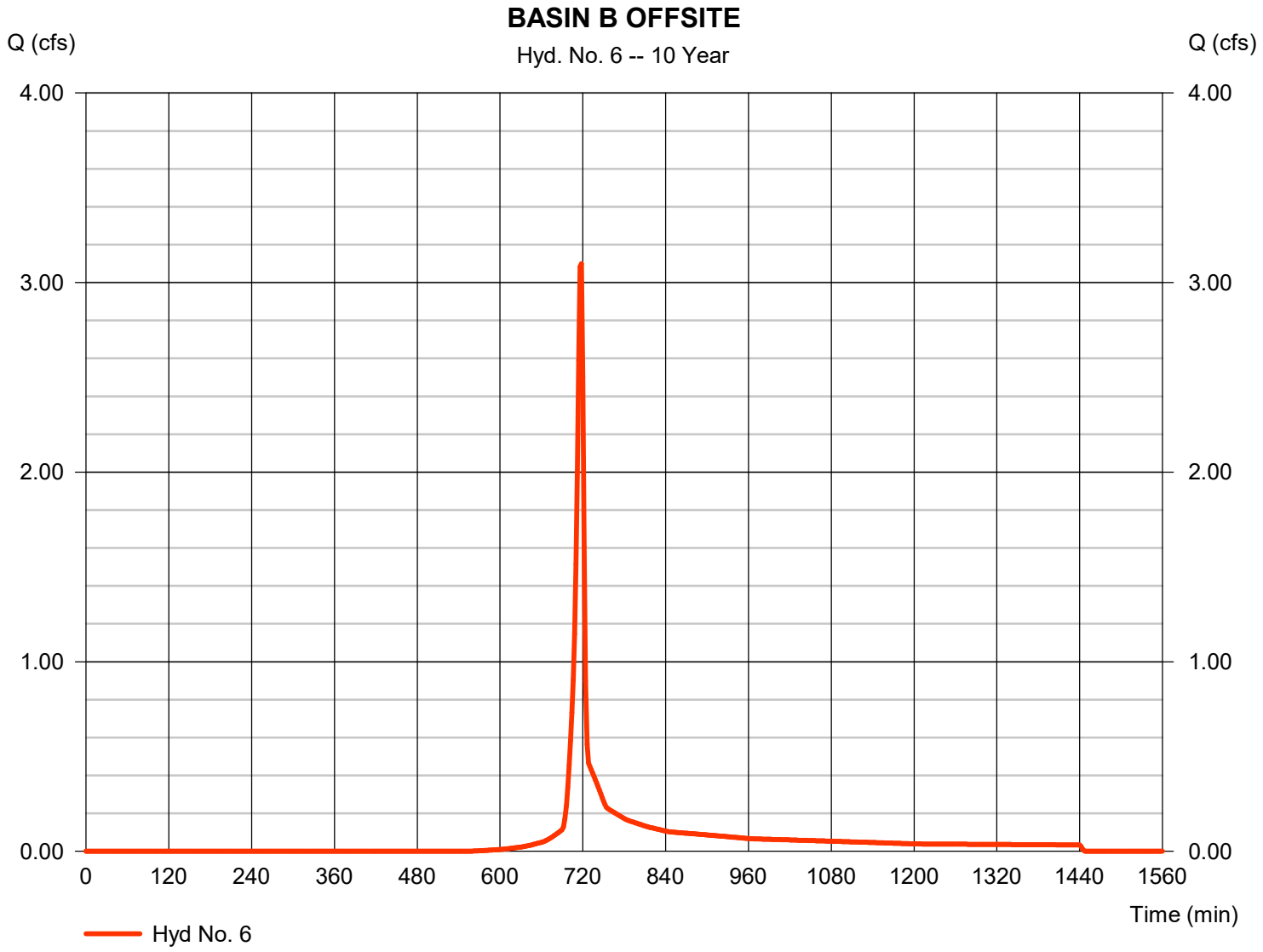
Hydrograph Report

Hyd. No. 6

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.100 cfs
Storm frequency	=	10 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	6,231 cuft
Drainage area	=	1.000 ac	Curve number	=	76*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	4.12 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.400 x 98) + (0.600 x 61)] / 1.000

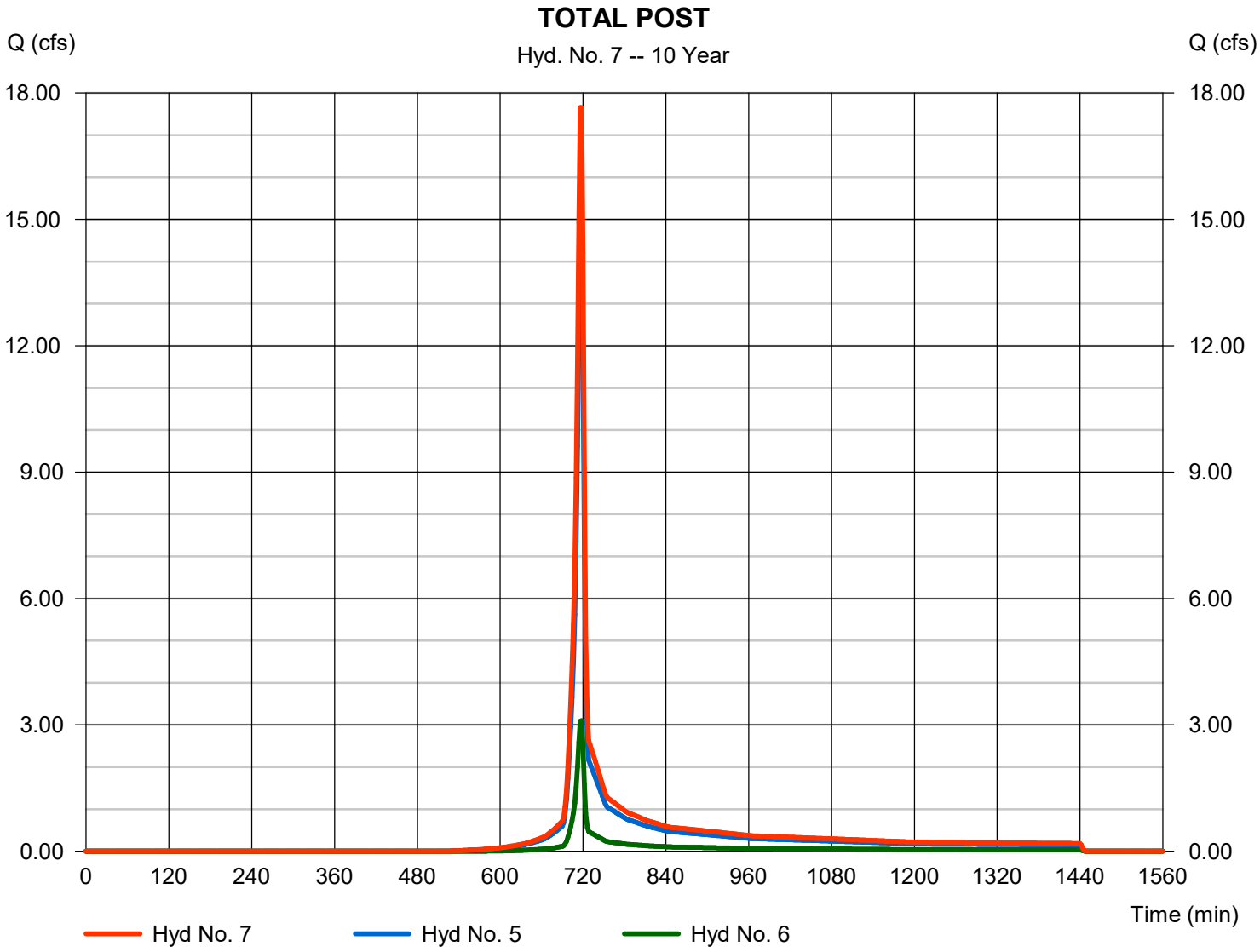


Hydrograph Report

Hyd. No. 7

TOTAL POST

Hydrograph type	= Combine	Peak discharge	= 17.66 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 35,654 cuft
Inflow hyds.	= 5, 6	Contrib. drain. area	= 5.360 ac



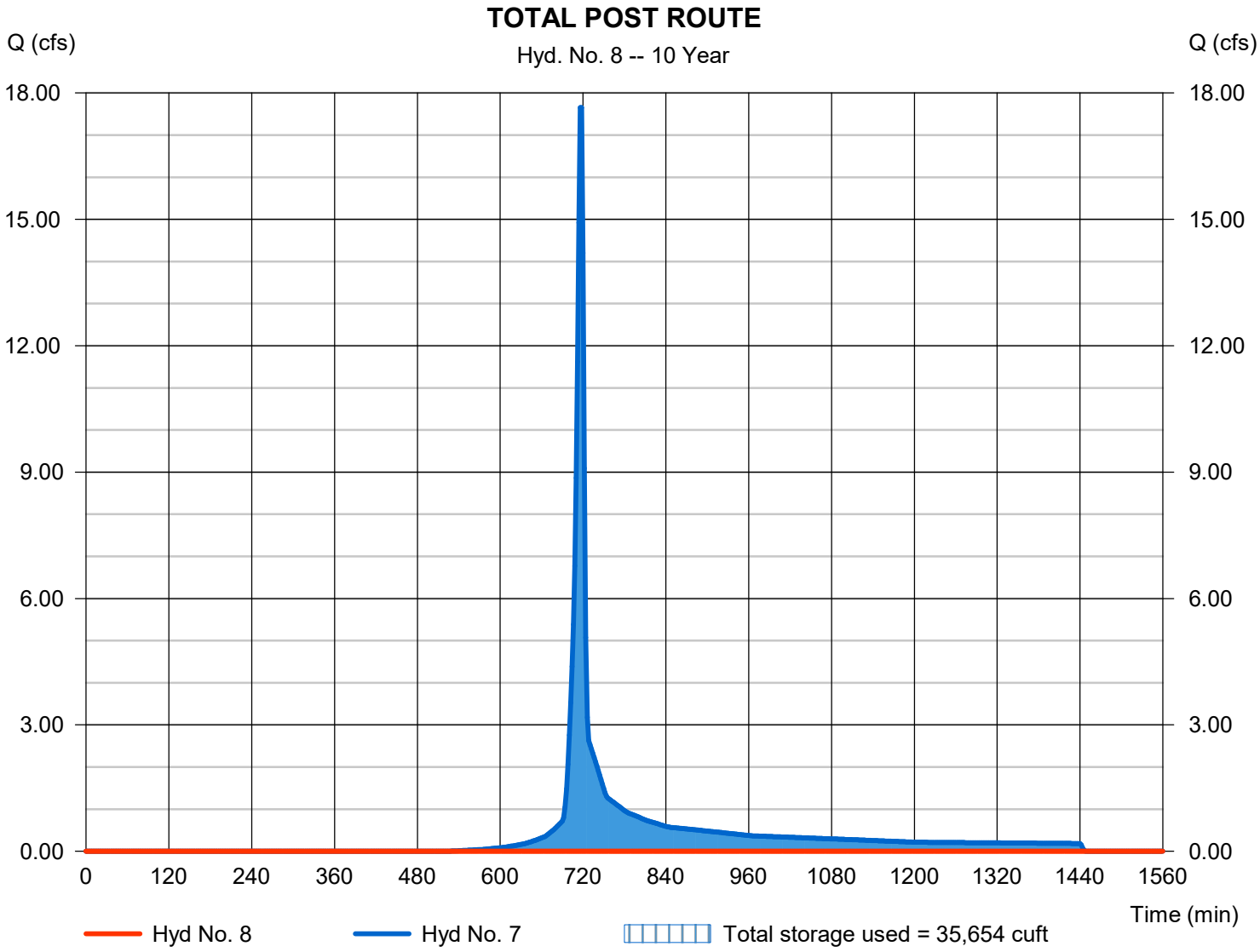
Hydrograph Report

Hyd. No. 8

TOTAL POST ROUTE

Hydrograph type	=	Reservoir	Peak discharge	=	0.000 cfs
Storm frequency	=	10 yrs	Time to peak	=	n/a
Time interval	=	2 min	Hyd. volume	=	0 cuft
Inflow hyd. No.	=	7 - TOTAL POST	Max. Elevation	=	732.62 ft
Reservoir name	=	POND	Max. Storage	=	35,654 cuft

Storage Indication method used.

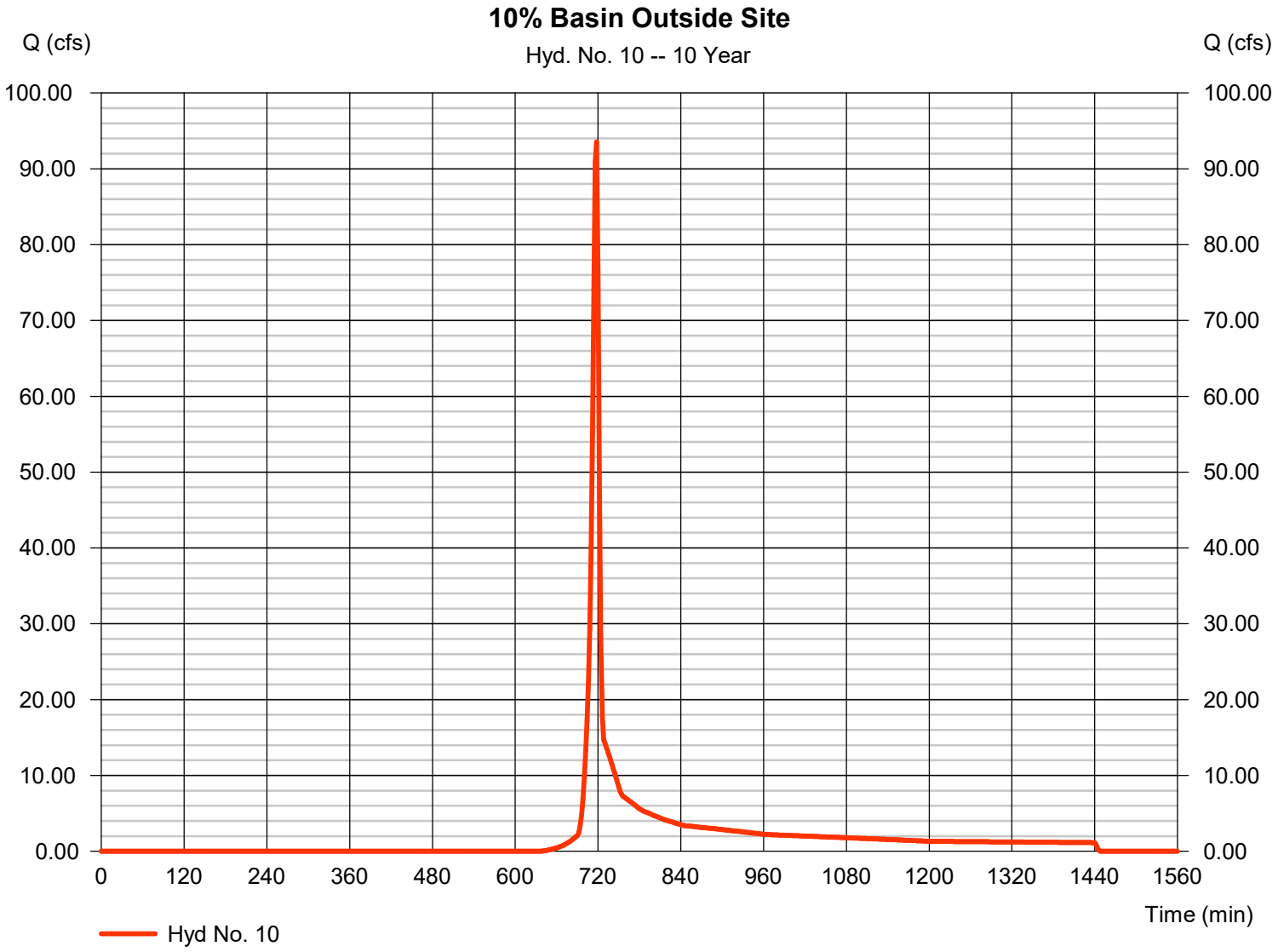


Hydrograph Report

Hyd. No. 10

10% Basin Outside Site

Hydrograph type	=	SCS Runoff	Peak discharge	=	93.54 cfs
Storm frequency	=	10 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	187,186 cuft
Drainage area	=	39.000 ac	Curve number	=	70
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	4.12 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

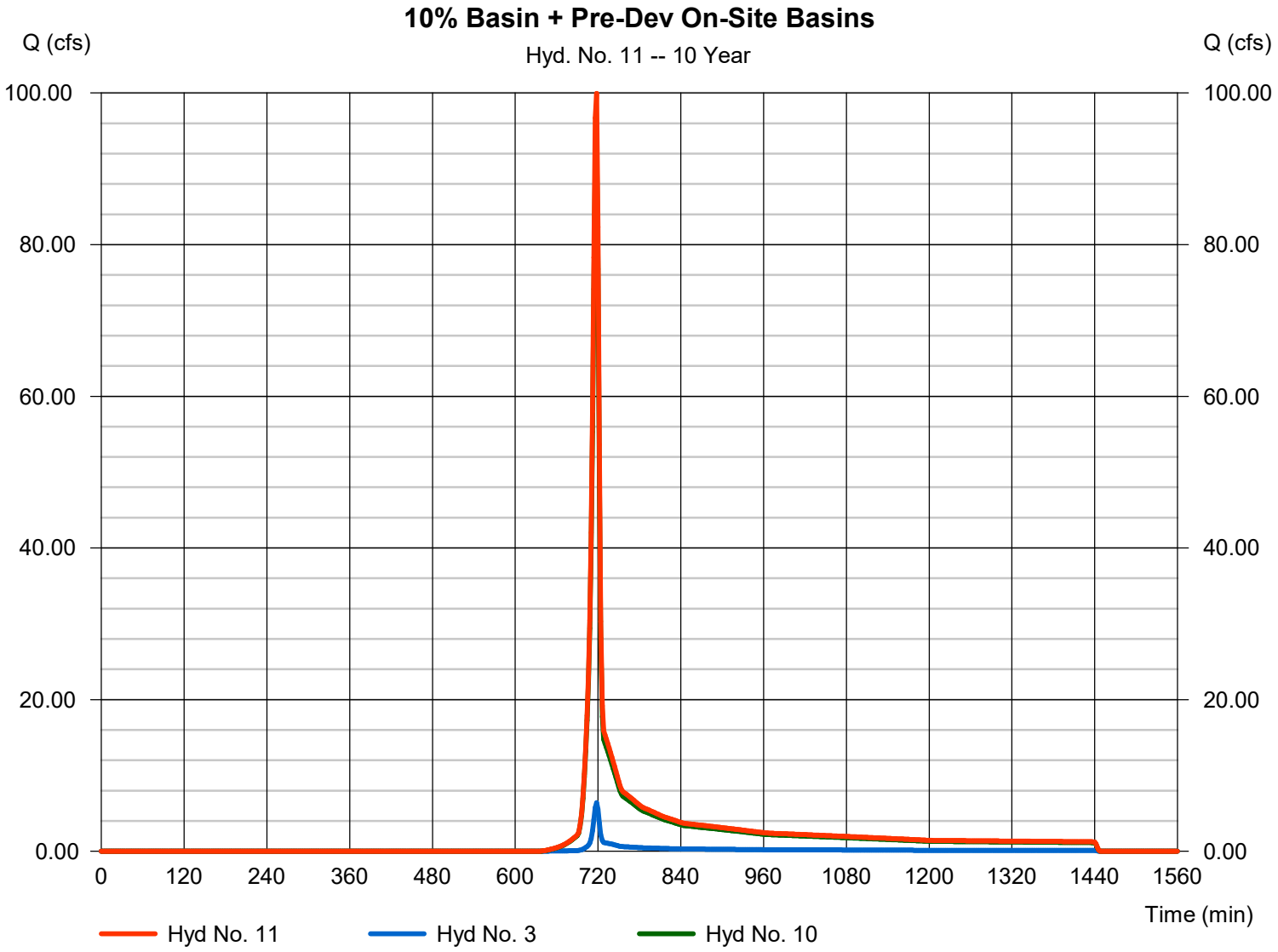


Hydrograph Report

Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

Hydrograph type	= Combine	Peak discharge	= 99.95 cfs
Storm frequency	= 10 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 201,501 cuft
Inflow hyds.	= 3, 10	Contrib. drain. area	= 39.000 ac

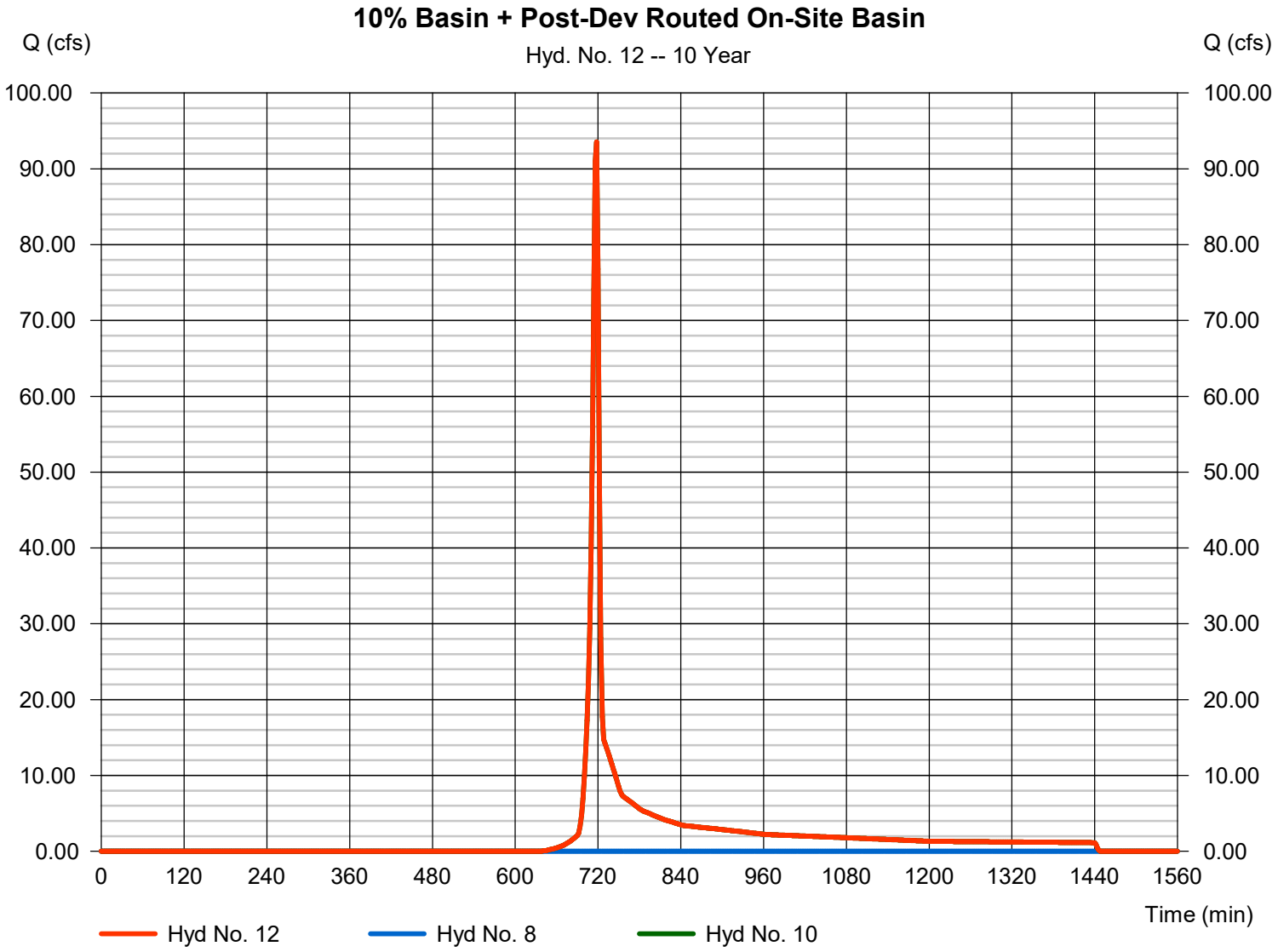


Hydrograph Report

Hyd. No. 12

10% Basin + Post-Dev Routed On-Site Basin

Hydrograph type	= Combine	Peak discharge	= 93.54 cfs
Storm frequency	= 10 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 187,186 cuft
Inflow hyds.	= 8, 10	Contrib. drain. area	= 39.000 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

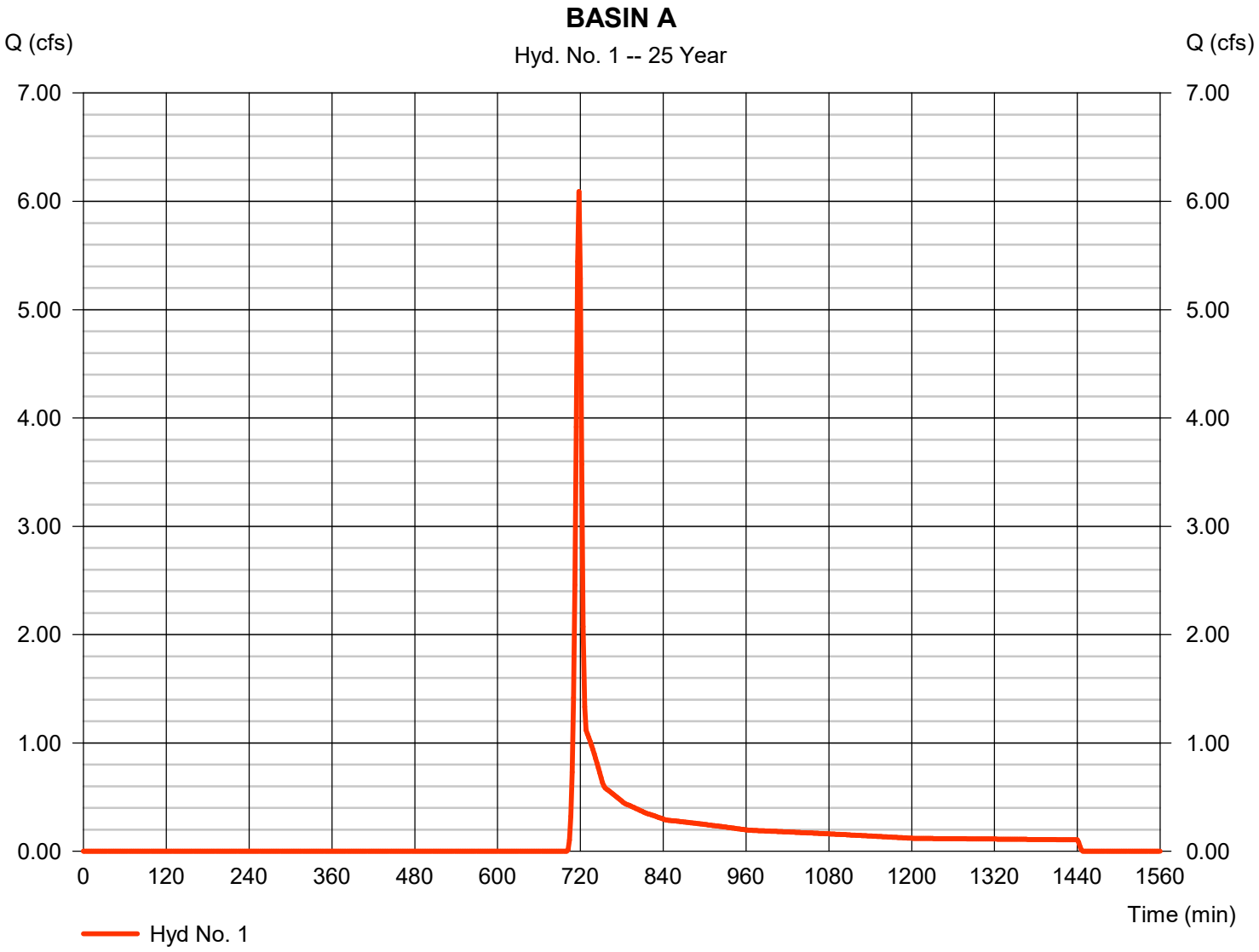
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	6.091	2	718	13,231	------	------	------	BASIN A
2	SCS Runoff	3.752	2	718	7,560	------	------	------	BASIN B OFFSITE
3	Combine	9.843	2	718	20,792	1, 2	------	------	TOTAL PRE
5	SCS Runoff	18.77	2	716	37,978	------	------	------	POST BASIN A
6	SCS Runoff	4.024	2	716	8,127	------	------	------	BASIN B OFFSITE
7	Combine	22.79	2	716	46,105	5, 6	------	------	TOTAL POST
8	Reservoir	0.000	2	n/a	0	7	733.49	46,105	TOTAL POST ROUTE
10	SCS Runoff	126.27	2	718	252,685	------	------	------	10% Basin Outside Site
11	Combine	136.11	2	718	273,477	3, 10	------	------	10% Basin + Pre-Dev On-Site Basins
12	Combine	126.27	2	718	252,685	8, 10,	------	------	10% Basin + Post-Dev Routed On-Sit

Hydrograph Report

Hyd. No. 1

BASIN A

Hydrograph type	=	SCS Runoff	Peak discharge	=	6.091 cfs
Storm frequency	=	25 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	13,231 cuft
Drainage area	=	4.360 ac	Curve number	=	55
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	4.82 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



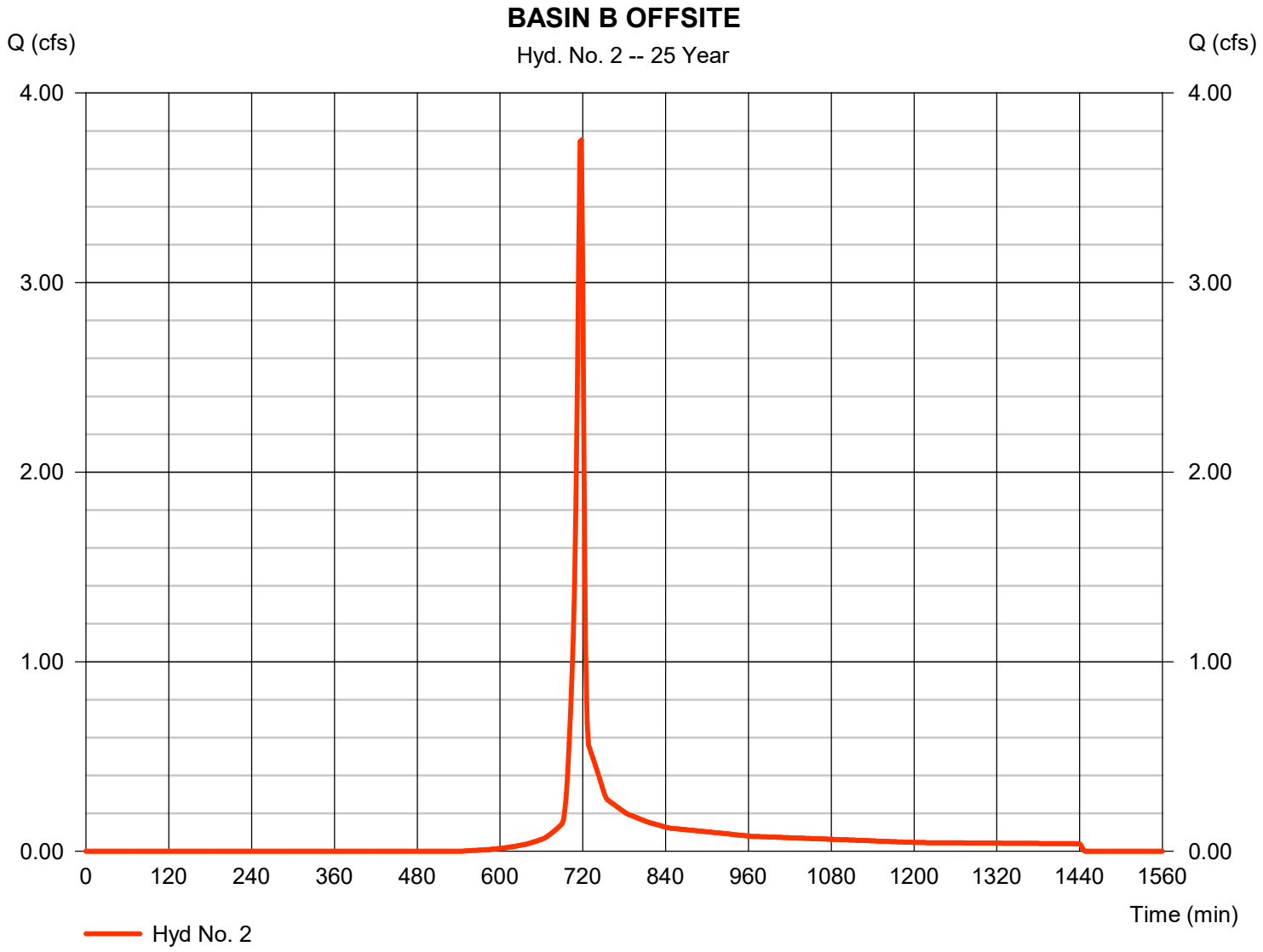
Hydrograph Report

Hyd. No. 2

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.752 cfs
Storm frequency	=	25 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	7,560 cuft
Drainage area	=	1.000 ac	Curve number	=	74*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	4.82 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.350 x 98) + (0.650 x 61)] / 1.000

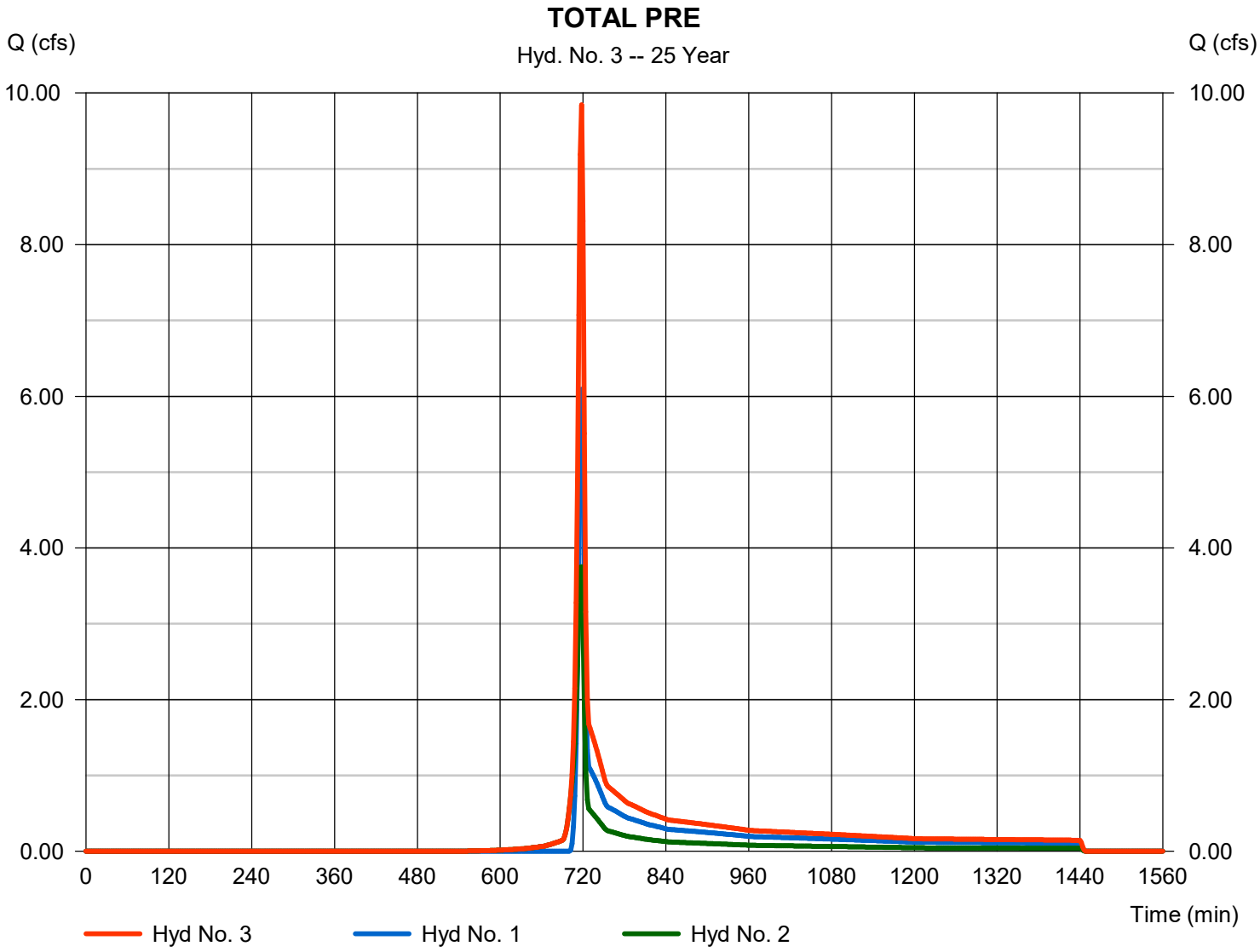


Hydrograph Report

Hyd. No. 3

TOTAL PRE

Hydrograph type	= Combine	Peak discharge	= 9.843 cfs
Storm frequency	= 25 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 20,792 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 5.360 ac



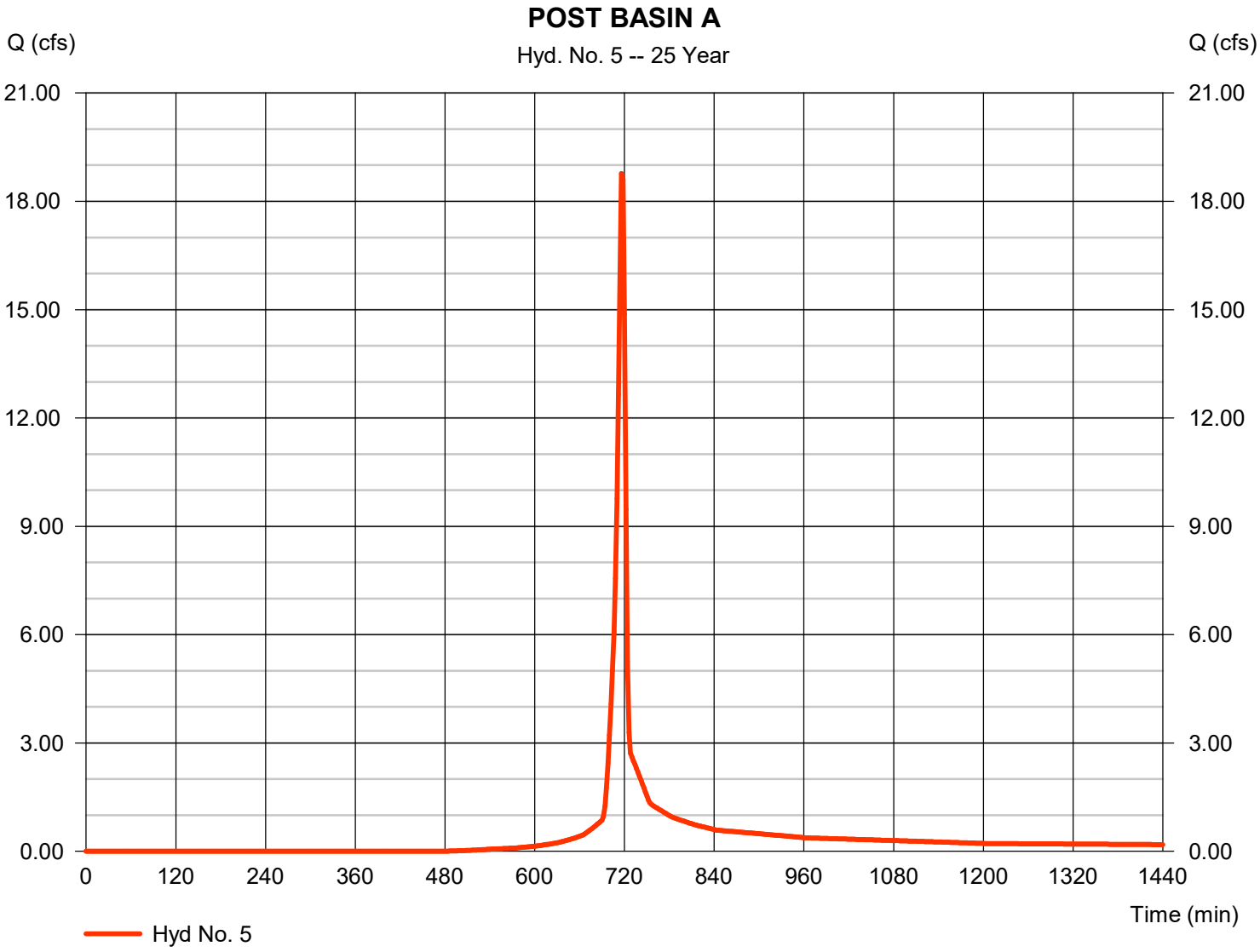
Hydrograph Report

Hyd. No. 5

POST BASIN A

Hydrograph type	= SCS Runoff	Peak discharge	= 18.77 cfs
Storm frequency	= 25 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 37,978 cuft
Drainage area	= 4.360 ac	Curve number	= 78*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 4.82 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.960 x 98) + (2.400 x 61)] / 4.360



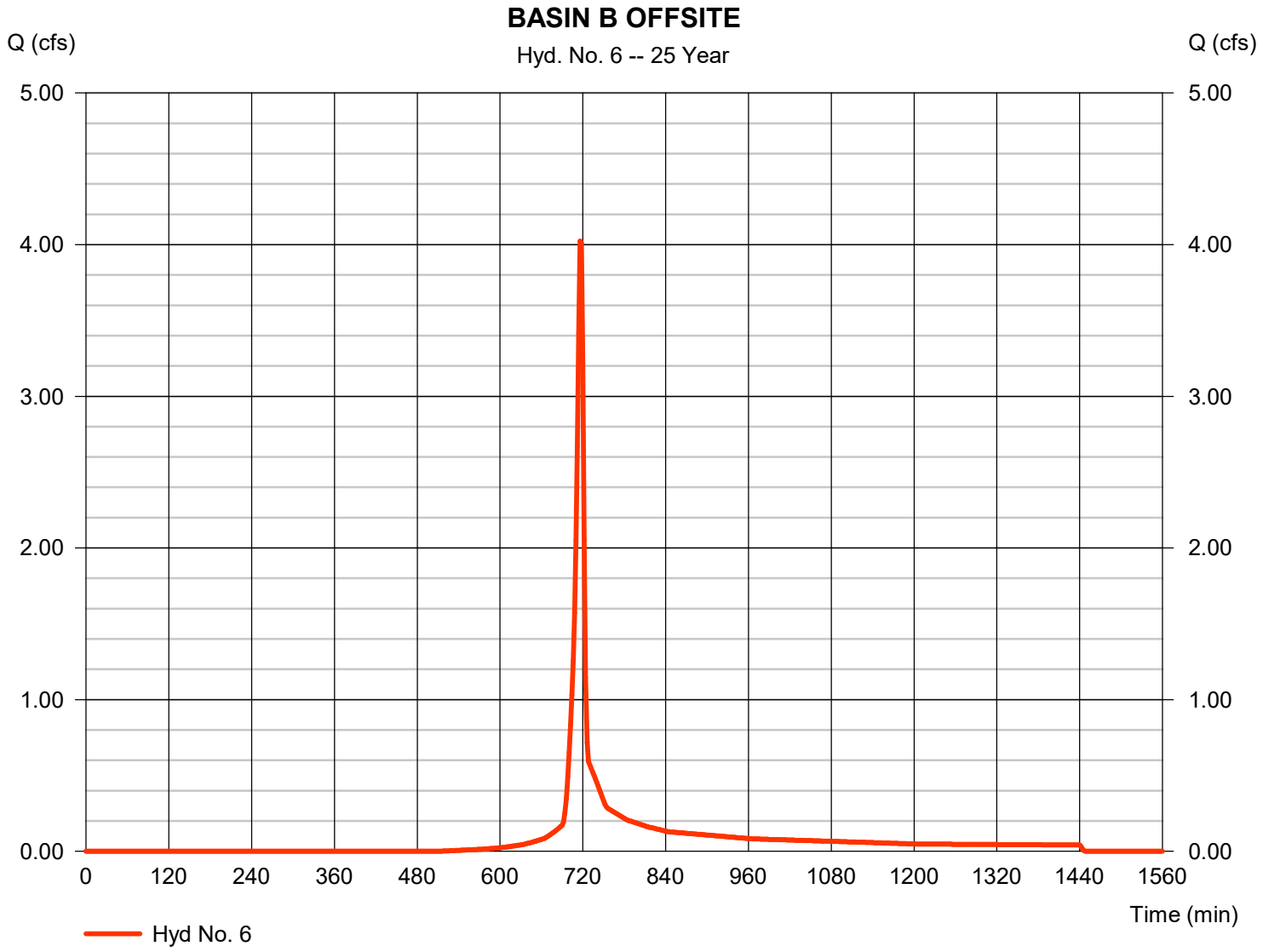
Hydrograph Report

Hyd. No. 6

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	4.024 cfs
Storm frequency	=	25 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	8,127 cuft
Drainage area	=	1.000 ac	Curve number	=	76*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	4.82 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.400 x 98) + (0.600 x 61)] / 1.000

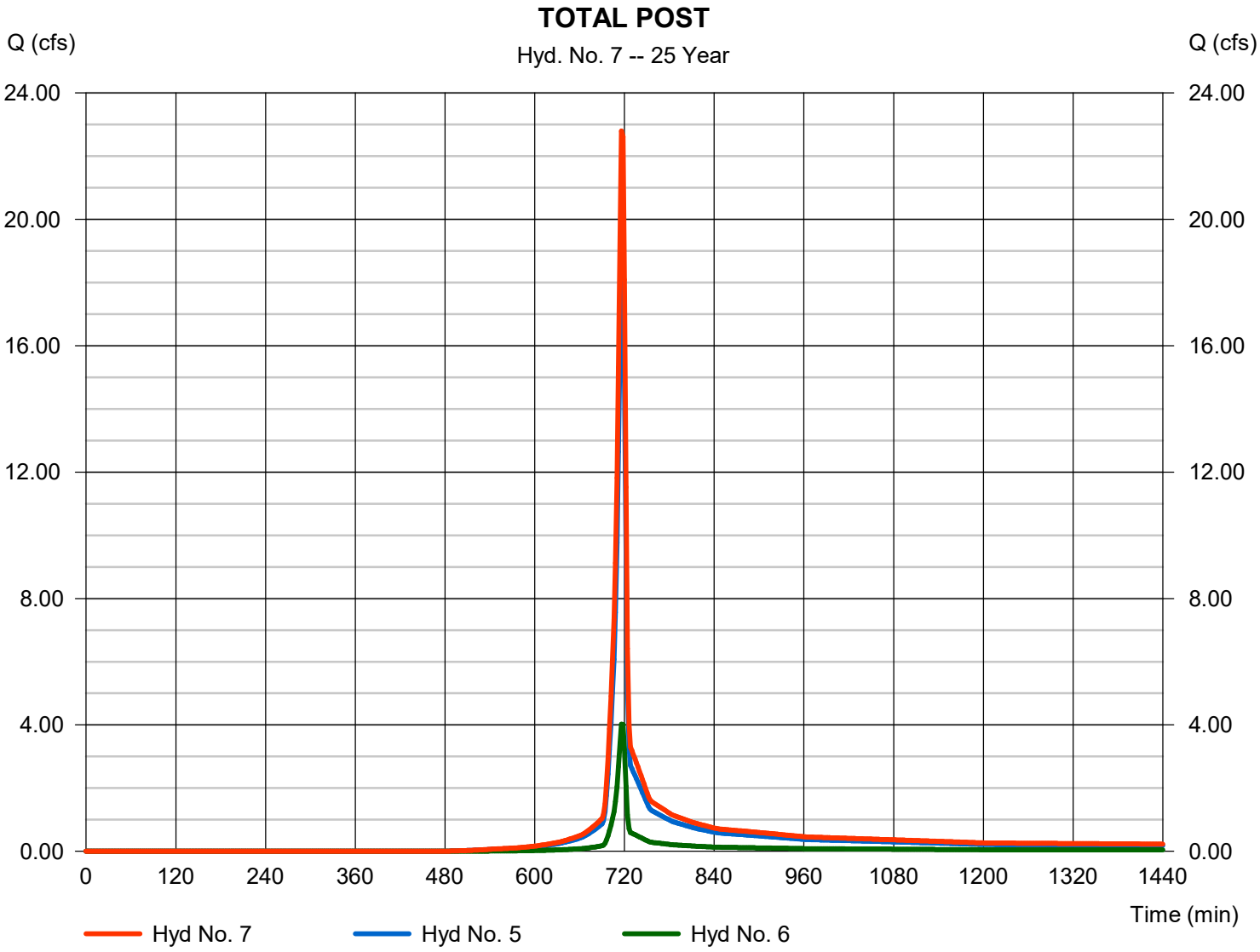


Hydrograph Report

Hyd. No. 7

TOTAL POST

Hydrograph type	= Combine	Peak discharge	= 22.79 cfs
Storm frequency	= 25 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 46,105 cuft
Inflow hyds.	= 5, 6	Contrib. drain. area	= 5.360 ac



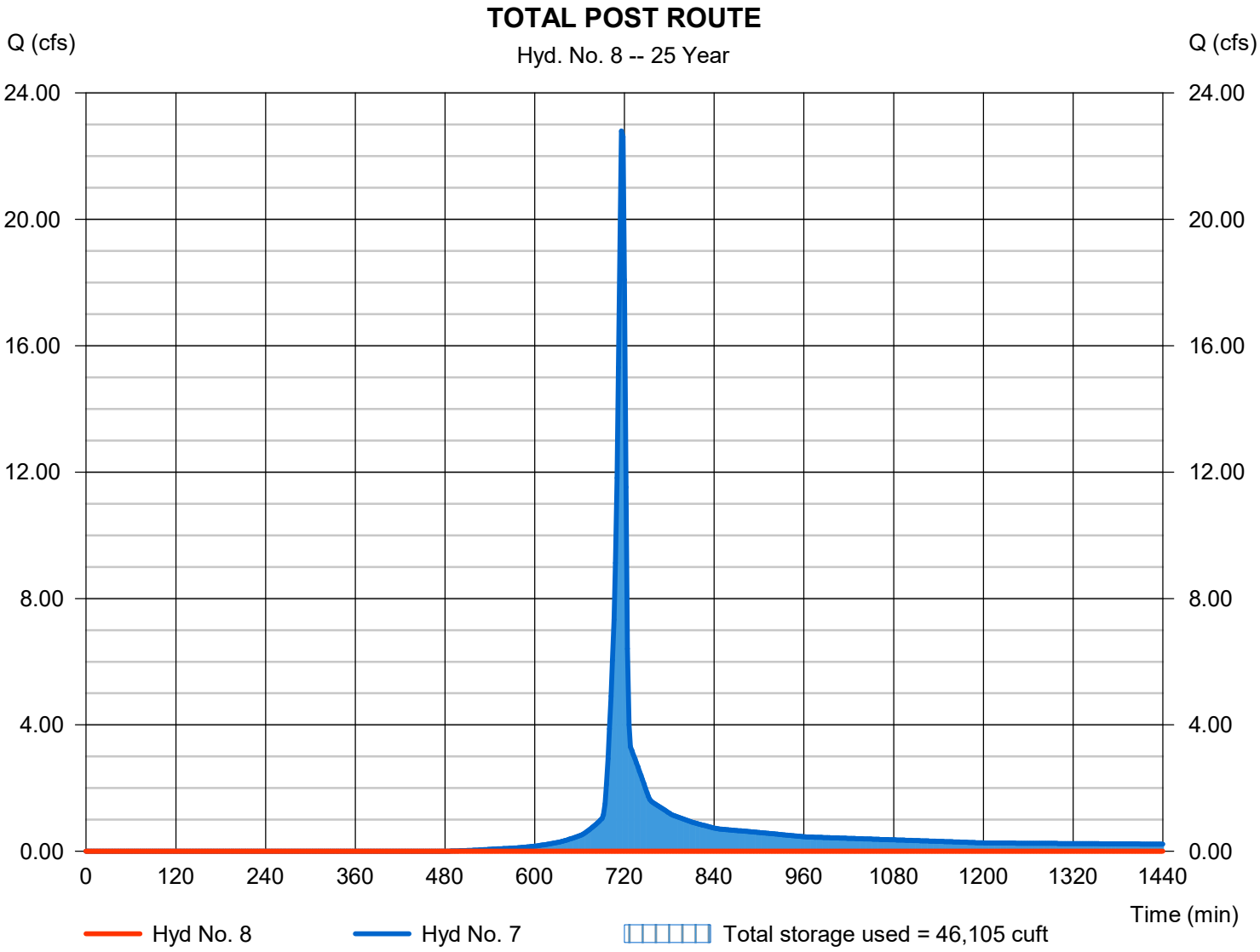
Hydrograph Report

Hyd. No. 8

TOTAL POST ROUTE

Hydrograph type	=	Reservoir	Peak discharge	=	0.000 cfs
Storm frequency	=	25 yrs	Time to peak	=	n/a
Time interval	=	2 min	Hyd. volume	=	0 cuft
Inflow hyd. No.	=	7 - TOTAL POST	Max. Elevation	=	733.49 ft
Reservoir name	=	POND	Max. Storage	=	46,105 cuft

Storage Indication method used.

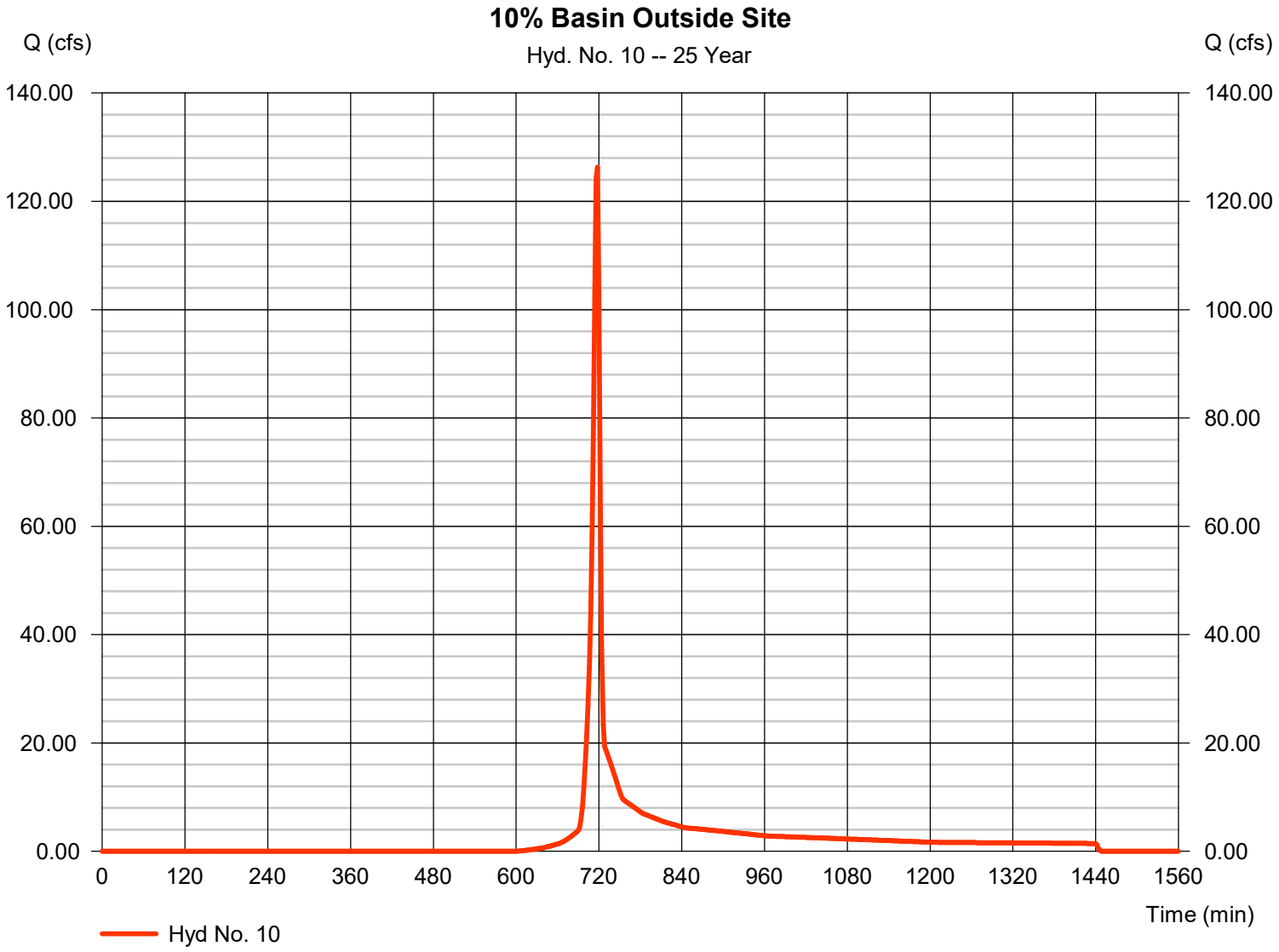


Hydrograph Report

Hyd. No. 10

10% Basin Outside Site

Hydrograph type	=	SCS Runoff	Peak discharge	=	126.27 cfs
Storm frequency	=	25 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	252,685 cuft
Drainage area	=	39.000 ac	Curve number	=	70
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	4.82 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

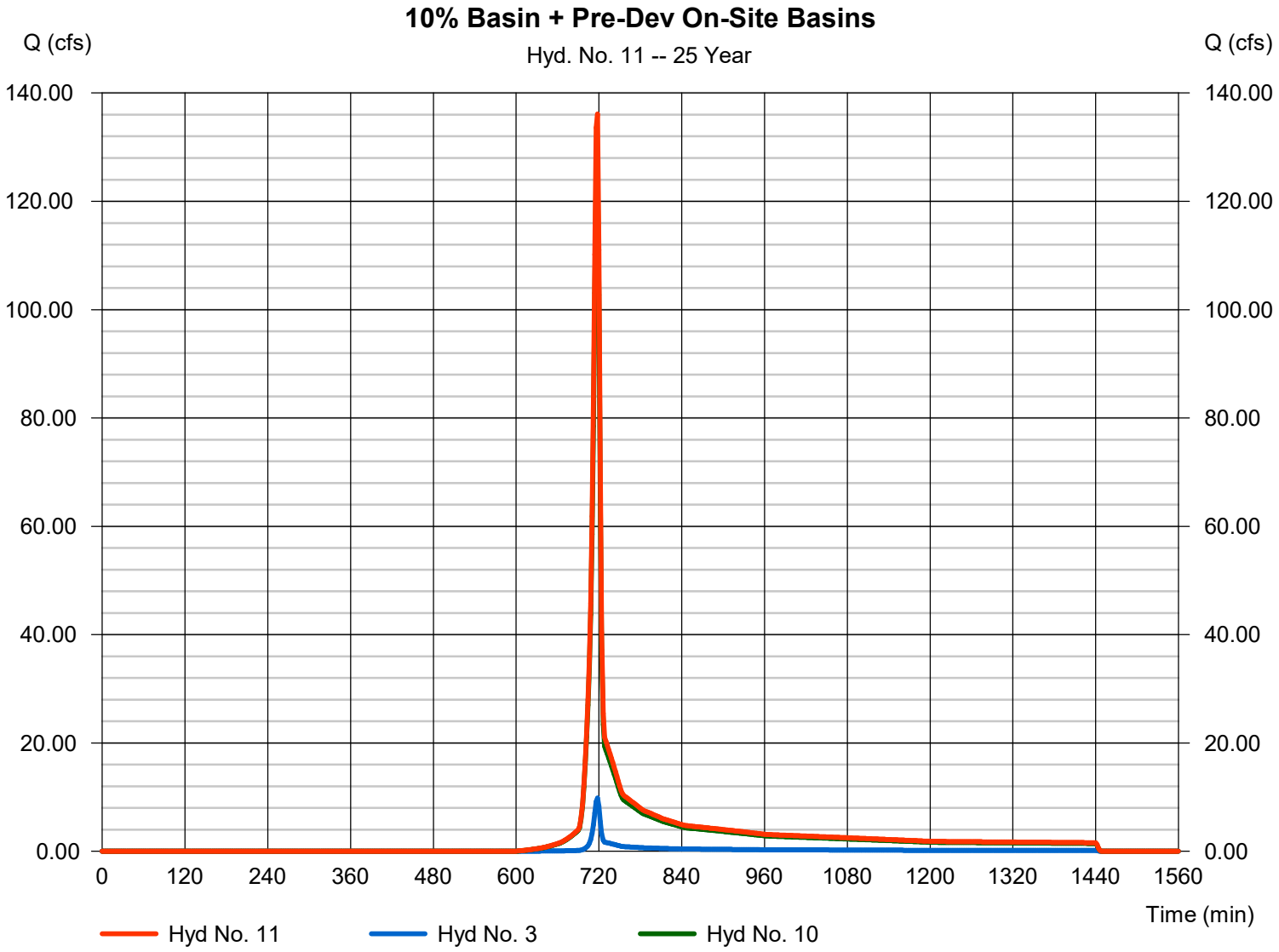


Hydrograph Report

Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

Hydrograph type	= Combine	Peak discharge	= 136.11 cfs
Storm frequency	= 25 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 273,477 cuft
Inflow hyds.	= 3, 10	Contrib. drain. area	= 39.000 ac

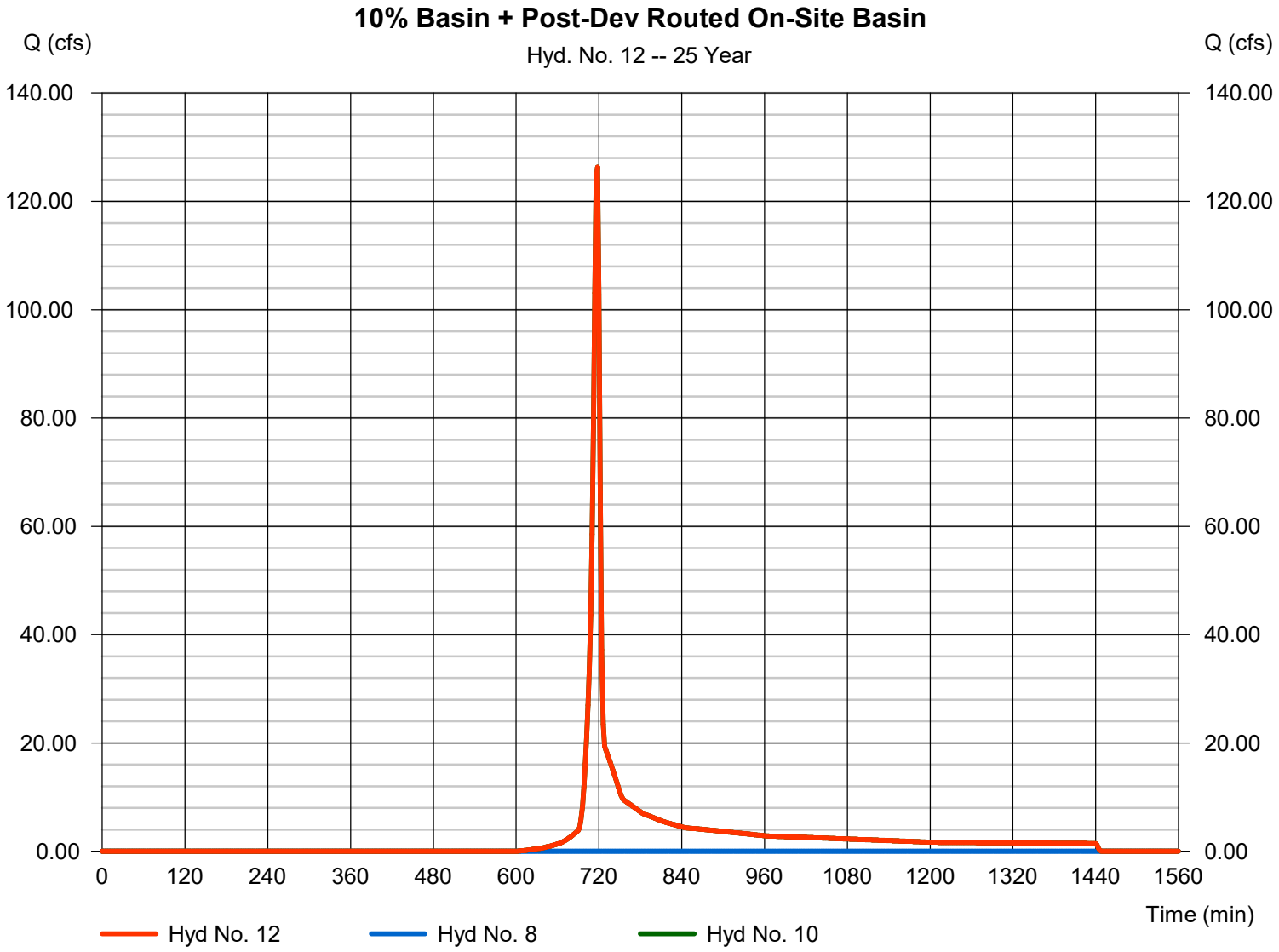


Hydrograph Report

Hyd. No. 12

10% Basin + Post-Dev Routed On-Site Basin

Hydrograph type	= Combine	Peak discharge	= 126.27 cfs
Storm frequency	= 25 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 252,685 cuft
Inflow hyds.	= 8, 10	Contrib. drain. area	= 39.000 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

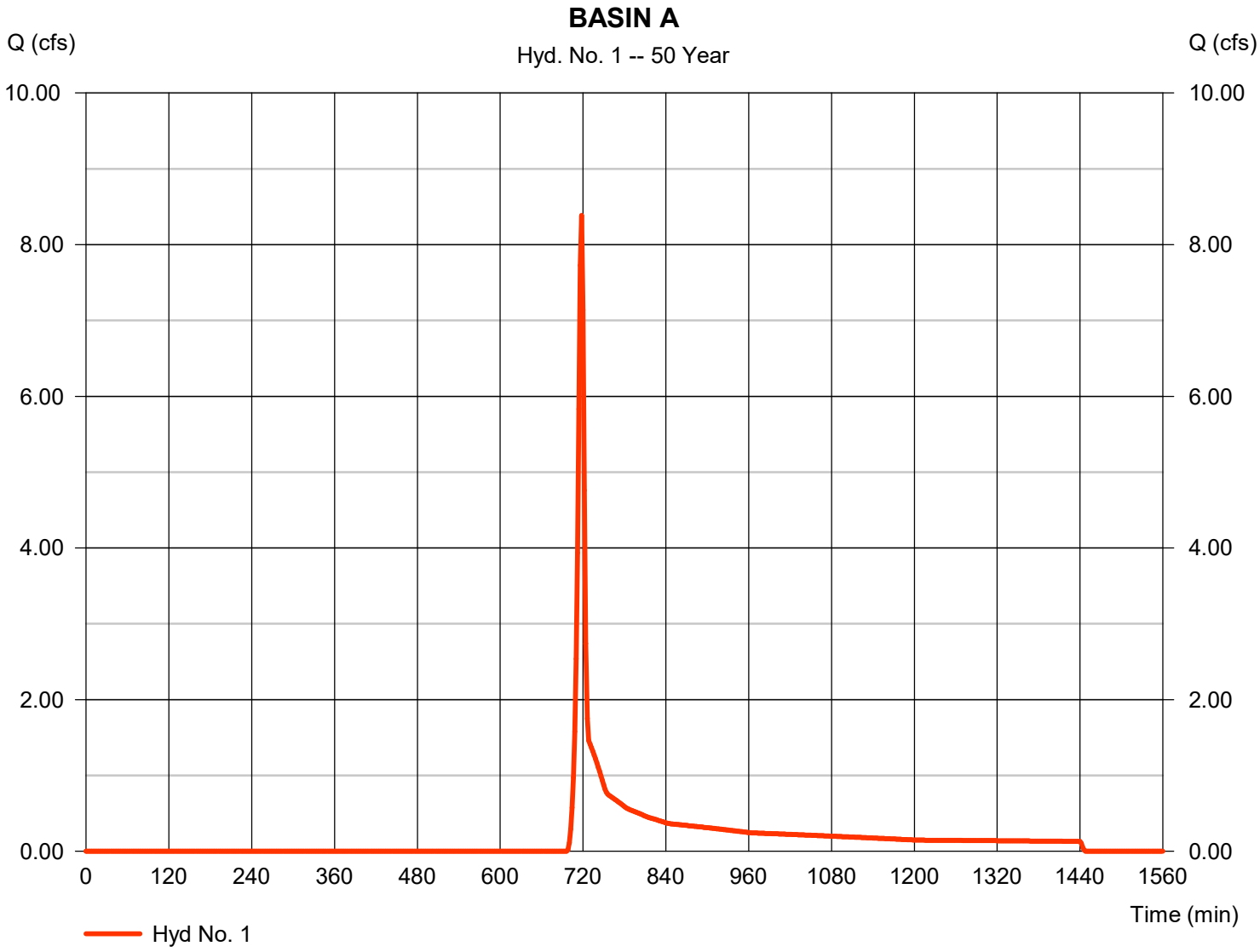
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	8.383	2	718	17,515	------	------	------	BASIN A
2	SCS Runoff	4.514	2	716	9,117	------	------	------	BASIN B OFFSITE
3	Combine	12.88	2	718	26,633	1, 2	------	------	TOTAL PRE
5	SCS Runoff	22.26	2	716	45,192	------	------	------	POST BASIN A
6	SCS Runoff	4.811	2	716	9,734	------	------	------	BASIN B OFFSITE
7	Combine	27.07	2	716	54,926	5, 6	------	------	TOTAL POST
8	Reservoir	0.277	2	1342	2,425	7	734.01	52,650	TOTAL POST ROUTE
10	SCS Runoff	154.05	2	718	309,235	------	------	------	10% Basin Outside Site
11	Combine	166.94	2	718	335,867	3, 10	------	------	10% Basin + Pre-Dev On-Site Basins
12	Combine	154.05	2	718	311,660	8, 10,	------	------	10% Basin + Post-Dev Routed On-Sit

Hydrograph Report

Hyd. No. 1

BASIN A

Hydrograph type	=	SCS Runoff	Peak discharge	=	8.383 cfs
Storm frequency	=	50 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	17,515 cuft
Drainage area	=	4.360 ac	Curve number	=	55
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	5.39 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



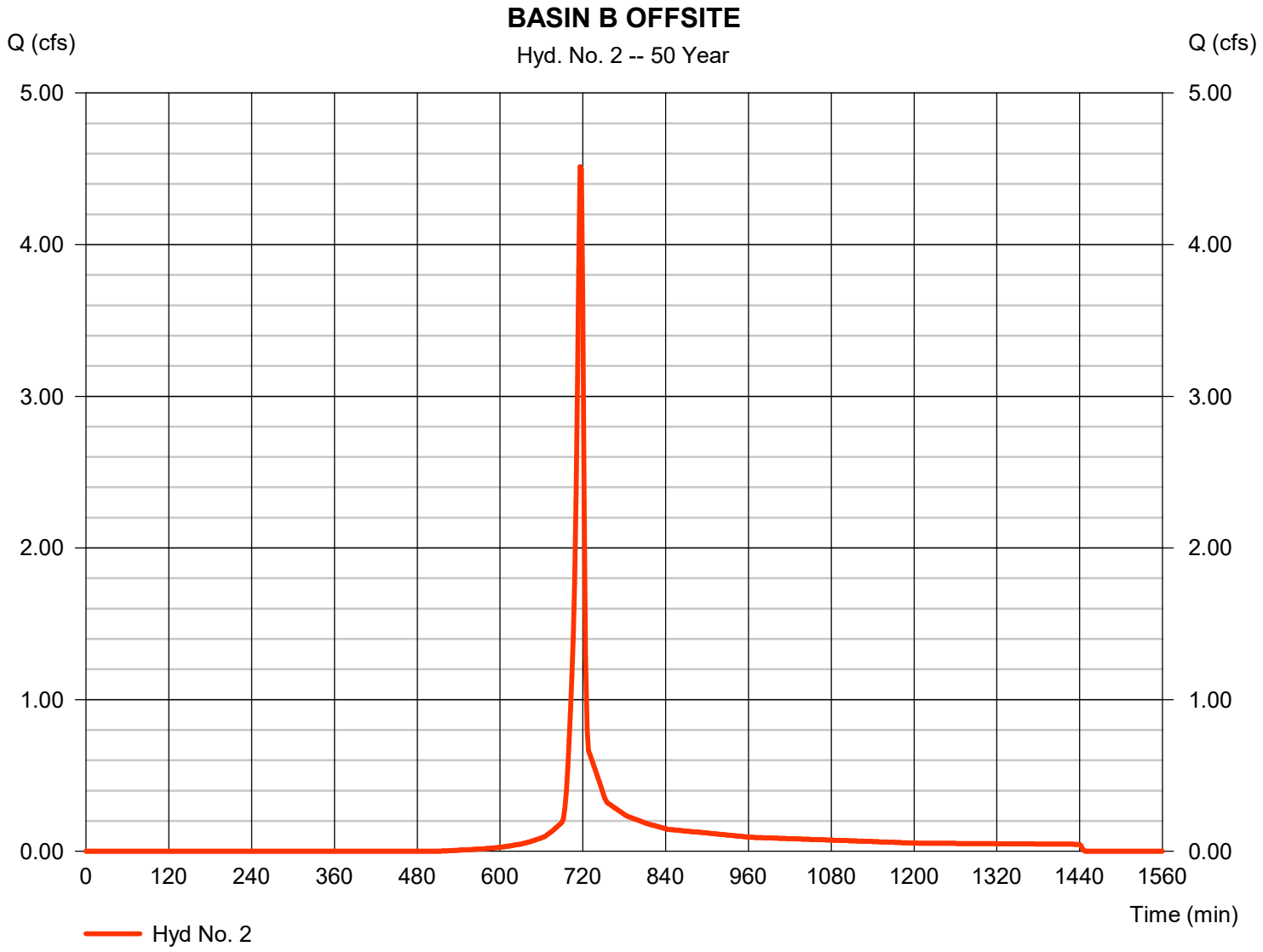
Hydrograph Report

Hyd. No. 2

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	4.514 cfs
Storm frequency	=	50 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	9,117 cuft
Drainage area	=	1.000 ac	Curve number	=	74*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	5.39 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.350 x 98) + (0.650 x 61)] / 1.000

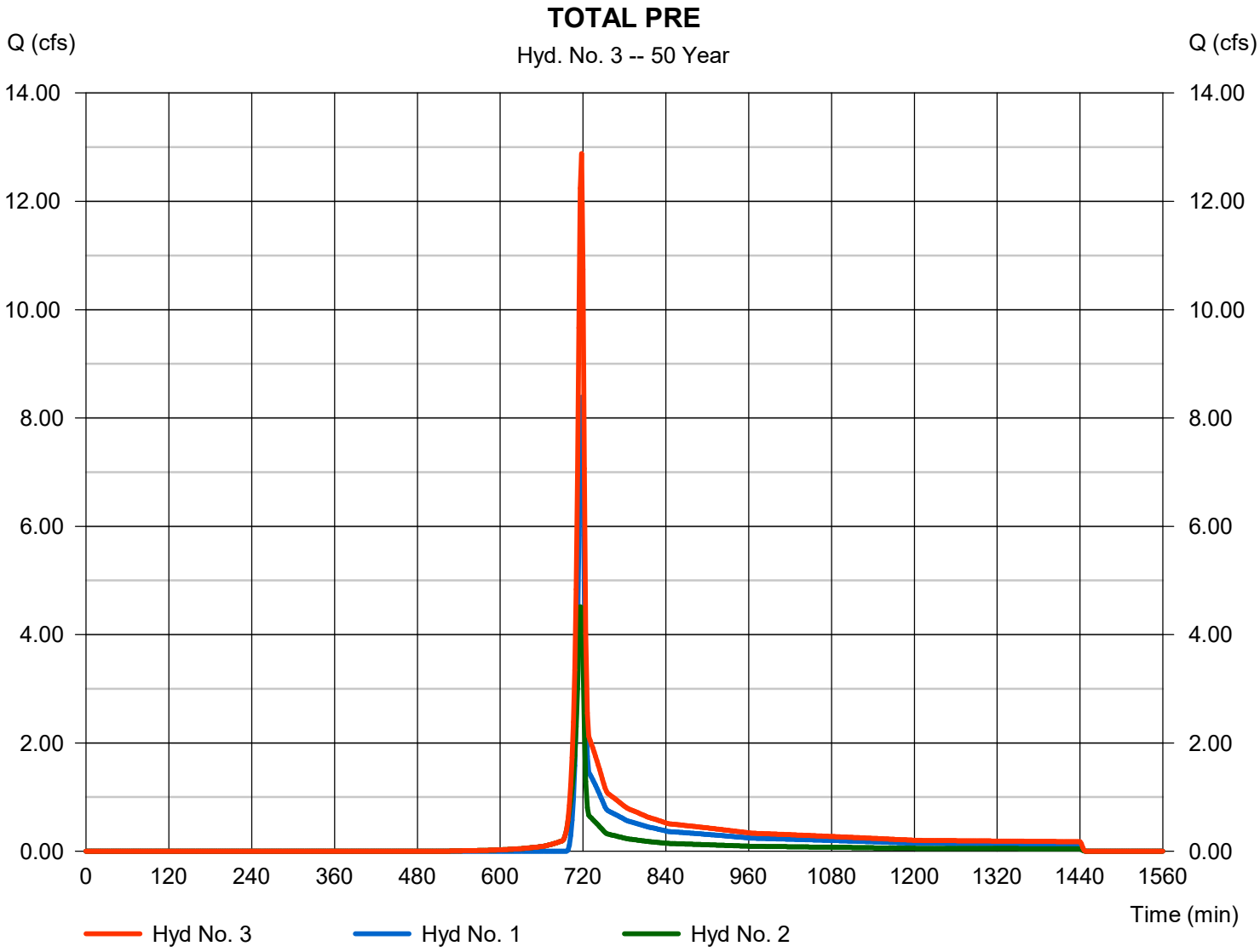


Hydrograph Report

Hyd. No. 3

TOTAL PRE

Hydrograph type	= Combine	Peak discharge	= 12.88 cfs
Storm frequency	= 50 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 26,633 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 5.360 ac



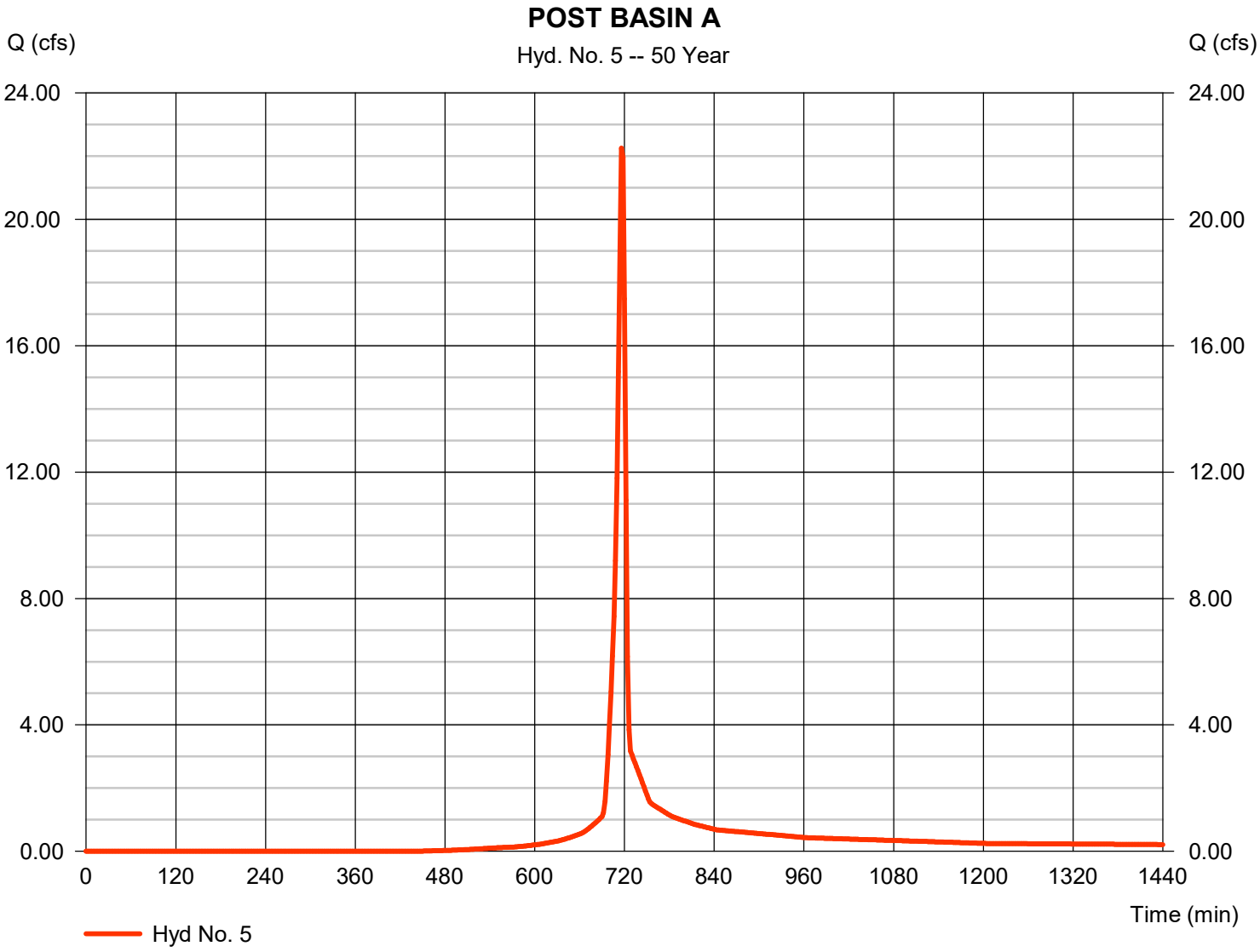
Hydrograph Report

Hyd. No. 5

POST BASIN A

Hydrograph type	=	SCS Runoff	Peak discharge	=	22.26 cfs
Storm frequency	=	50 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	45,192 cuft
Drainage area	=	4.360 ac	Curve number	=	78*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	5.39 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(1.960 x 98) + (2.400 x 61)] / 4.360



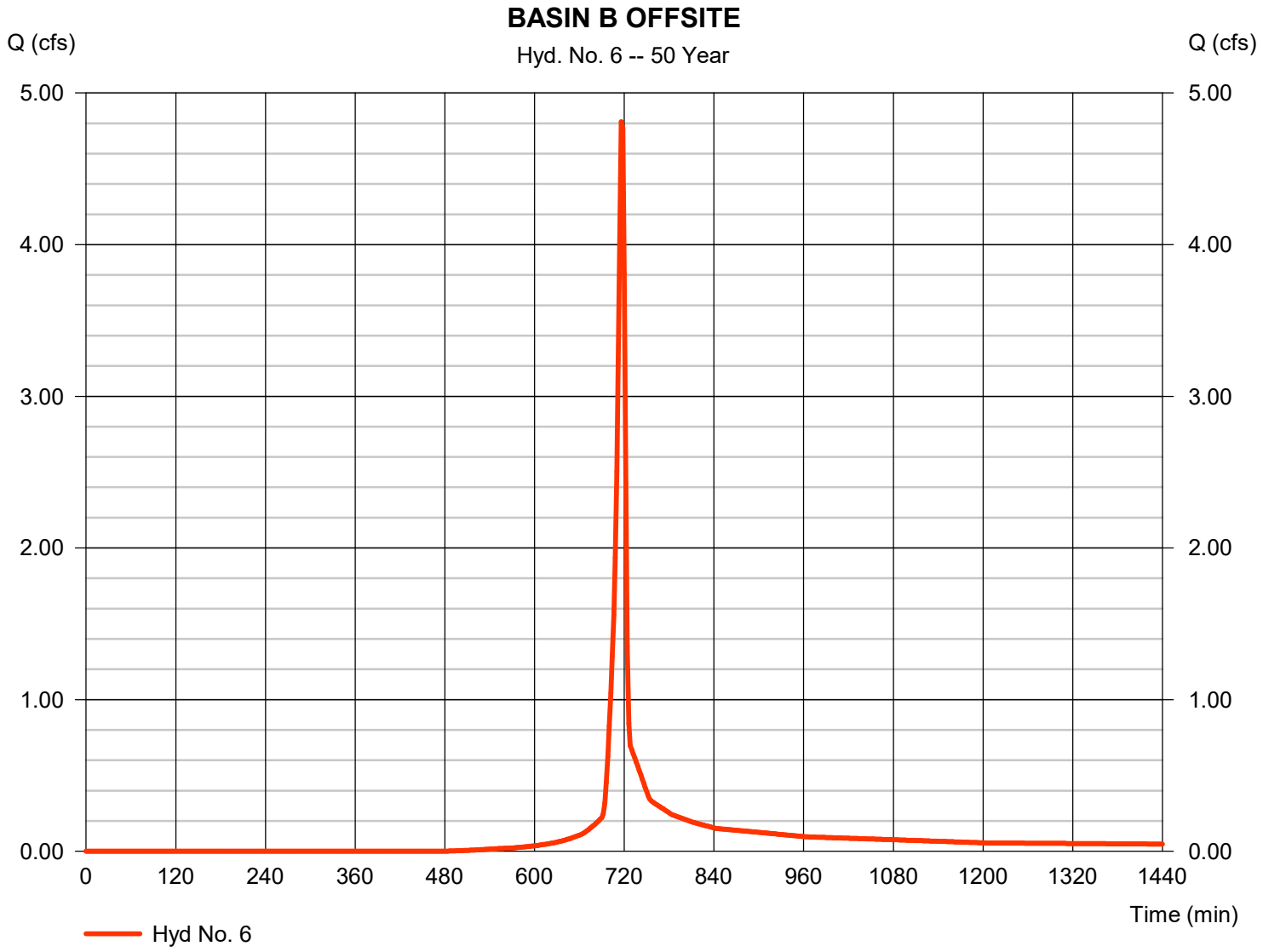
Hydrograph Report

Hyd. No. 6

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	4.811 cfs
Storm frequency	=	50 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	9,734 cuft
Drainage area	=	1.000 ac	Curve number	=	76*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	5.39 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.400 x 98) + (0.600 x 61)] / 1.000

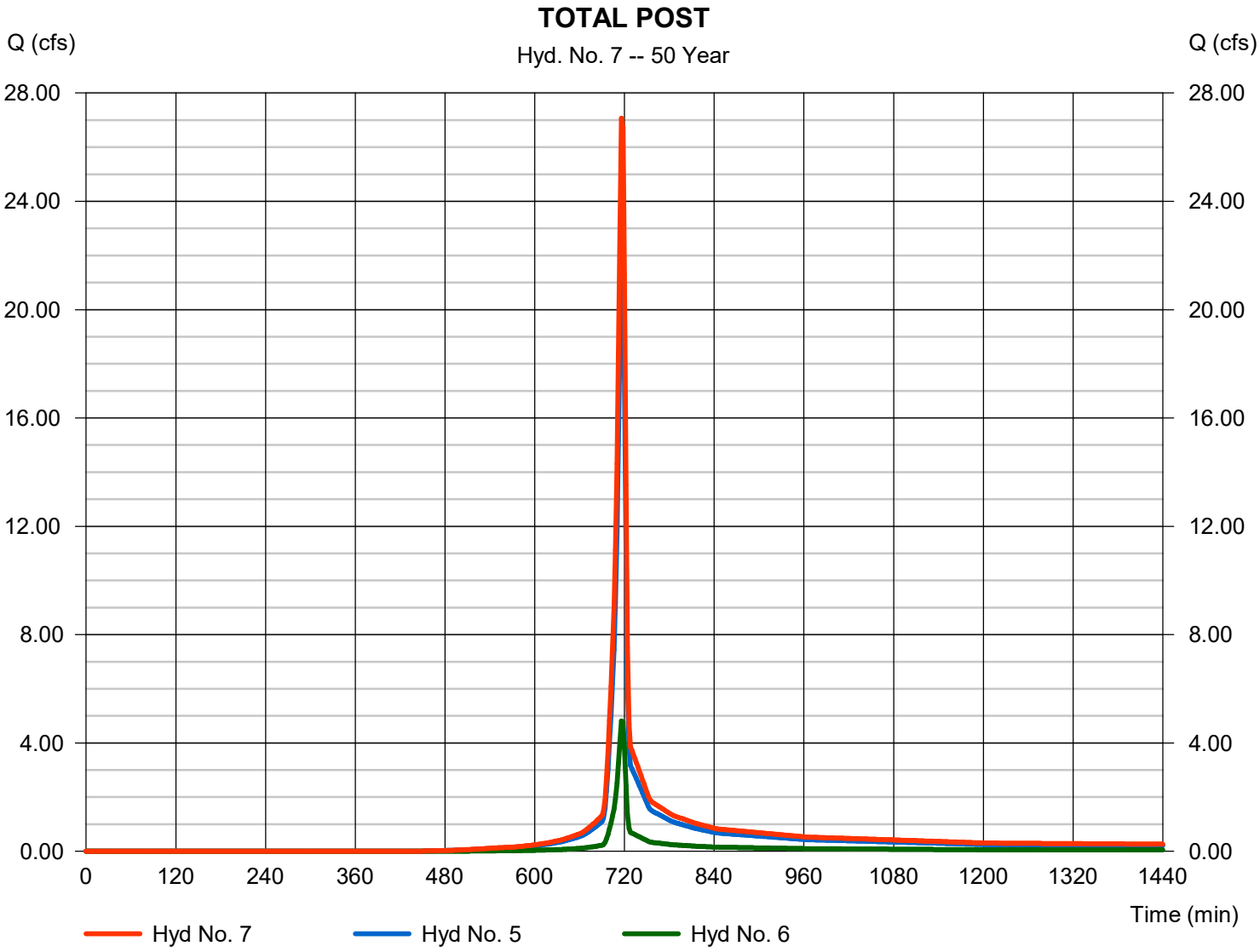


Hydrograph Report

Hyd. No. 7

TOTAL POST

Hydrograph type	= Combine	Peak discharge	= 27.07 cfs
Storm frequency	= 50 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 54,926 cuft
Inflow hyds.	= 5, 6	Contrib. drain. area	= 5.360 ac



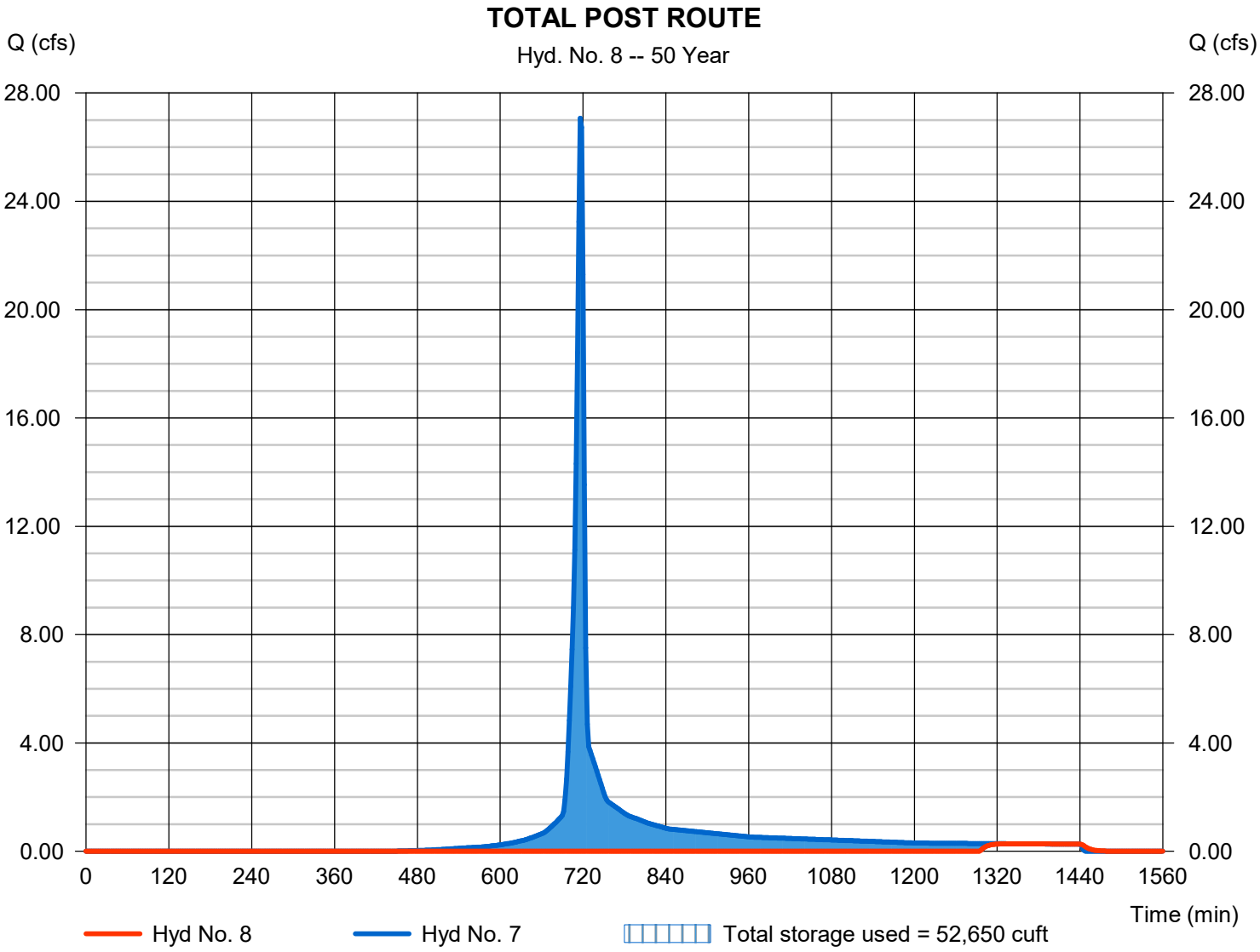
Hydrograph Report

Hyd. No. 8

TOTAL POST ROUTE

Hydrograph type	=	Reservoir	Peak discharge	=	0.277 cfs
Storm frequency	=	50 yrs	Time to peak	=	1342 min
Time interval	=	2 min	Hyd. volume	=	2,425 cuft
Inflow hyd. No.	=	7 - TOTAL POST	Max. Elevation	=	734.01 ft
Reservoir name	=	POND	Max. Storage	=	52,650 cuft

Storage Indication method used.

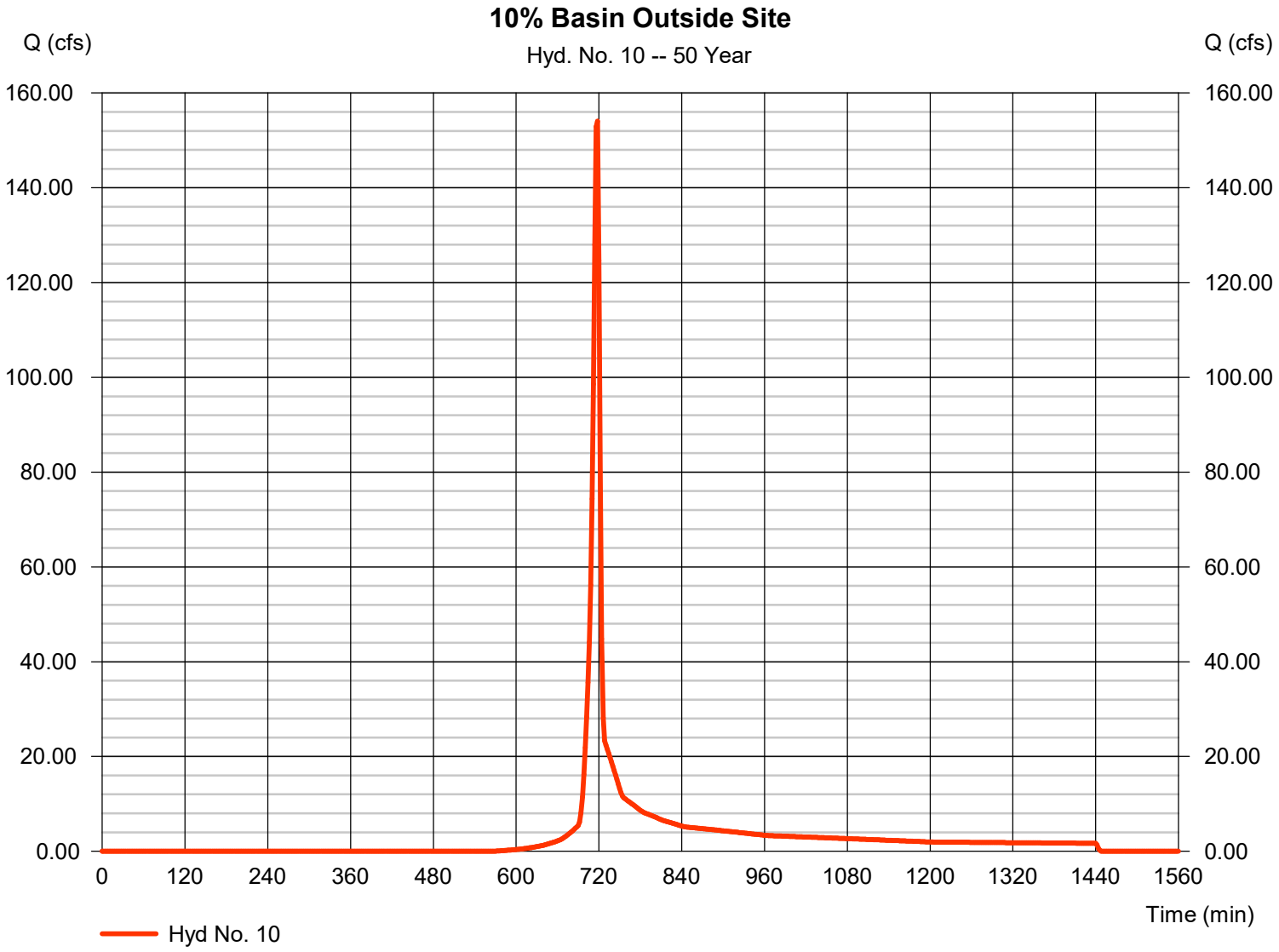


Hydrograph Report

Hyd. No. 10

10% Basin Outside Site

Hydrograph type	=	SCS Runoff	Peak discharge	=	154.05 cfs
Storm frequency	=	50 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	309,235 cuft
Drainage area	=	39.000 ac	Curve number	=	70
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	5.39 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

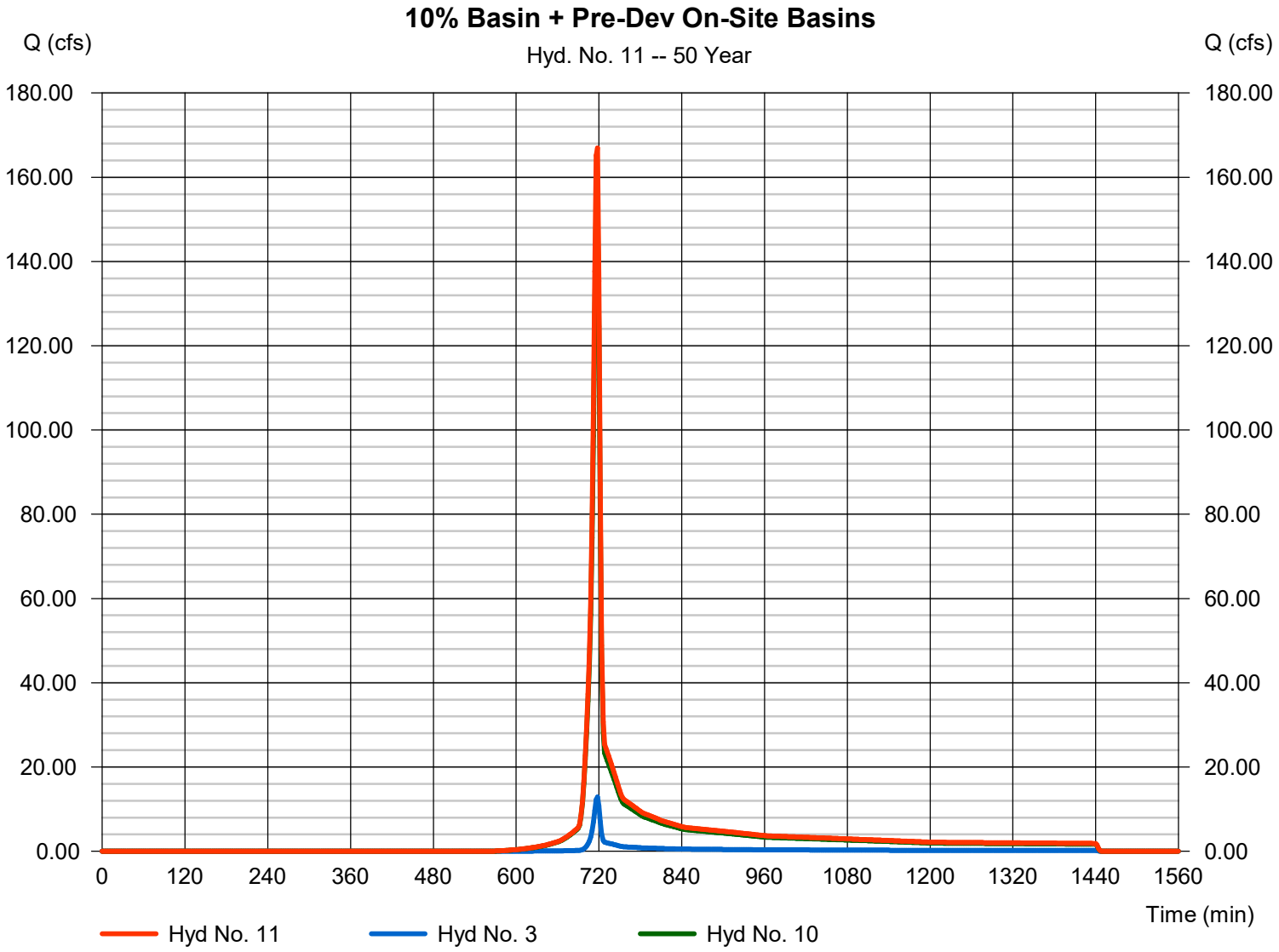


Hydrograph Report

Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

Hydrograph type	= Combine	Peak discharge	= 166.94 cfs
Storm frequency	= 50 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 335,867 cuft
Inflow hyds.	= 3, 10	Contrib. drain. area	= 39.000 ac

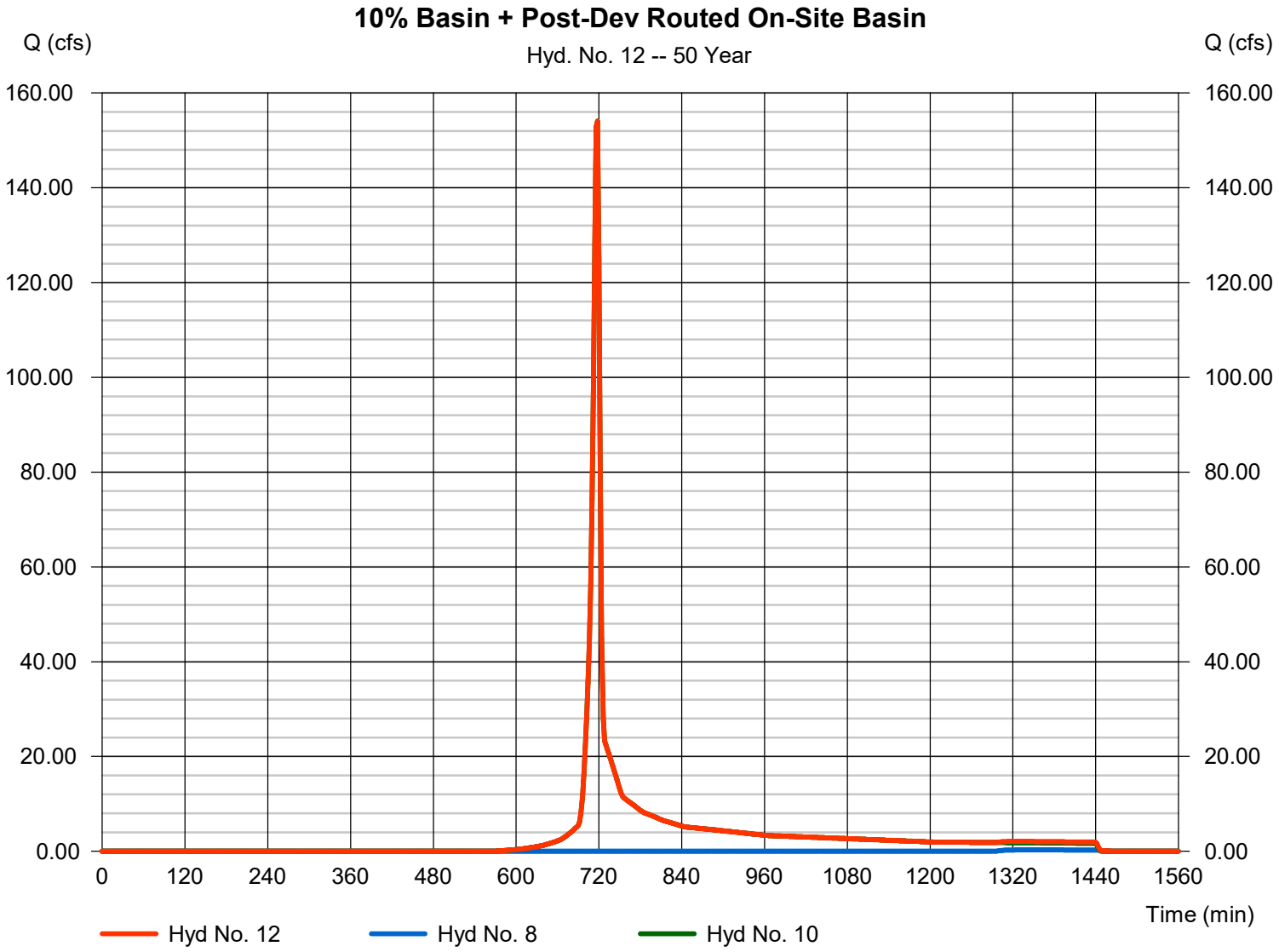


Hydrograph Report

Hyd. No. 12

10% Basin + Post-Dev Routed On-Site Basin

Hydrograph type	= Combine	Peak discharge	= 154.05 cfs
Storm frequency	= 50 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 311,660 cuft
Inflow hyds.	= 8, 10	Contrib. drain. area	= 39.000 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

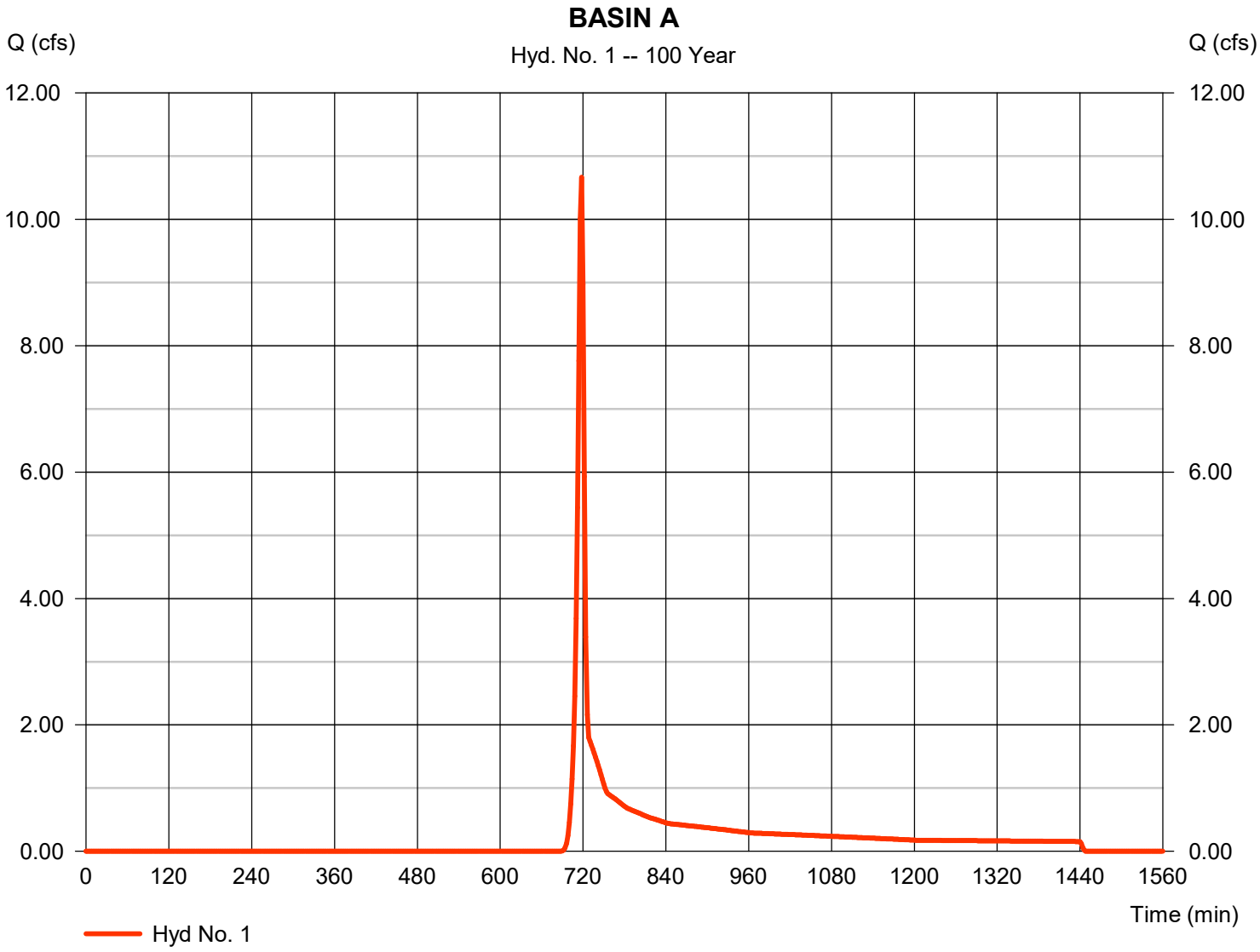
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	10.66	2	718	21,841	------	------	------	BASIN A
2	SCS Runoff	5.245	2	716	10,610	------	------	------	BASIN B OFFSITE
3	Combine	15.87	2	718	32,451	1, 2	------	------	TOTAL PRE
5	SCS Runoff	25.54	2	716	52,055	------	------	------	POST BASIN A
6	SCS Runoff	5.553	2	716	11,268	------	------	------	BASIN B OFFSITE
7	Combine	31.09	2	716	63,324	5, 6	------	------	TOTAL POST
8	Reservoir	0.539	2	1012	10,823	7	734.02	52,792	TOTAL POST ROUTE
10	SCS Runoff	180.56	2	718	363,906	------	------	------	10% Basin Outside Site
11	Combine	196.43	2	718	396,357	3, 10	------	------	10% Basin + Pre-Dev On-Site Basins
12	Combine	180.56	2	718	374,729	8, 10,	------	------	10% Basin + Post-Dev Routed On-Sit

Hydrograph Report

Hyd. No. 1

BASIN A

Hydrograph type	= SCS Runoff	Peak discharge	= 10.66 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 21,841 cuft
Drainage area	= 4.360 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 5.92 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



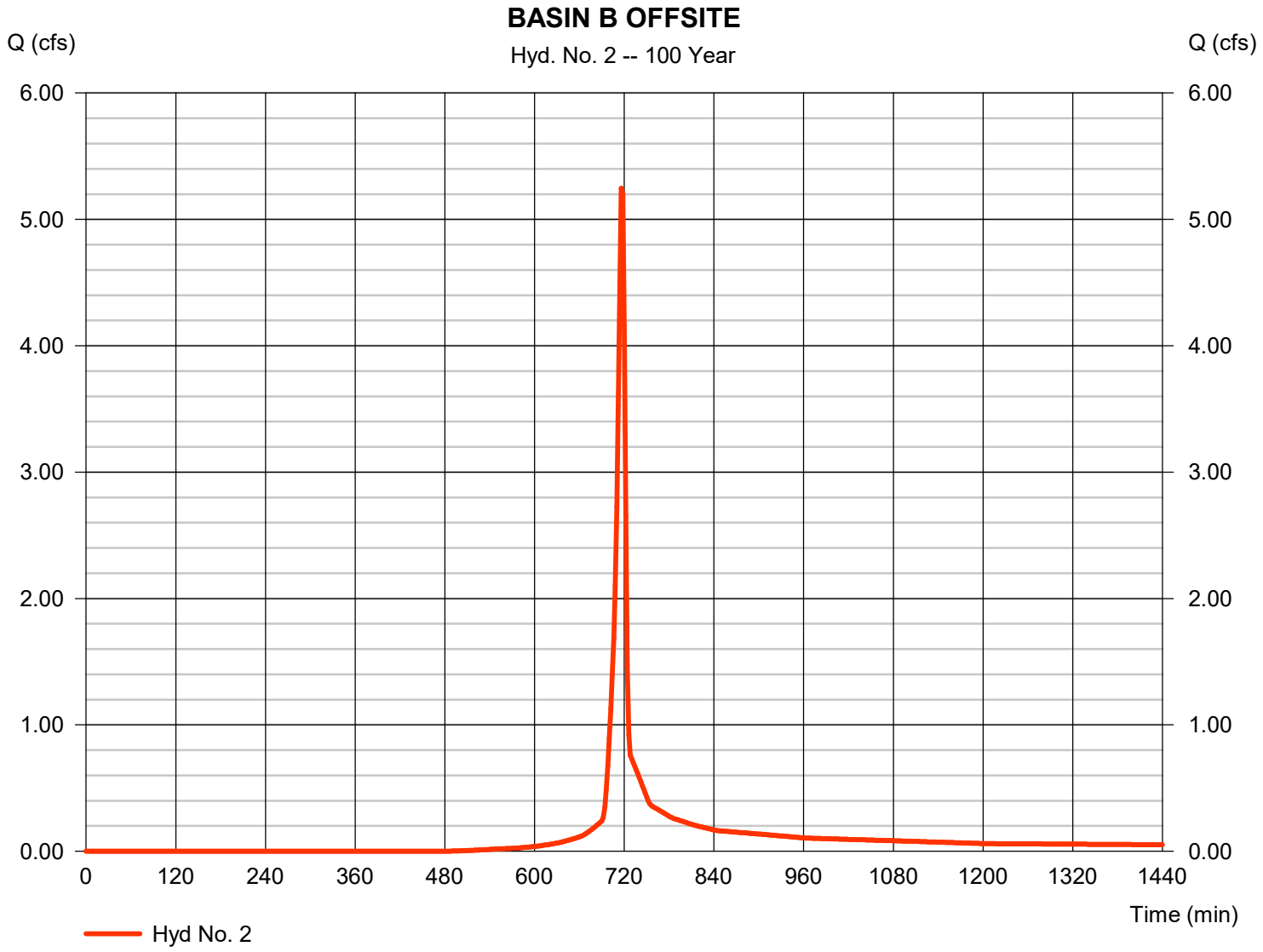
Hydrograph Report

Hyd. No. 2

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	5.245 cfs
Storm frequency	=	100 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	10,610 cuft
Drainage area	=	1.000 ac	Curve number	=	74*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	5.92 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.350 x 98) + (0.650 x 61)] / 1.000

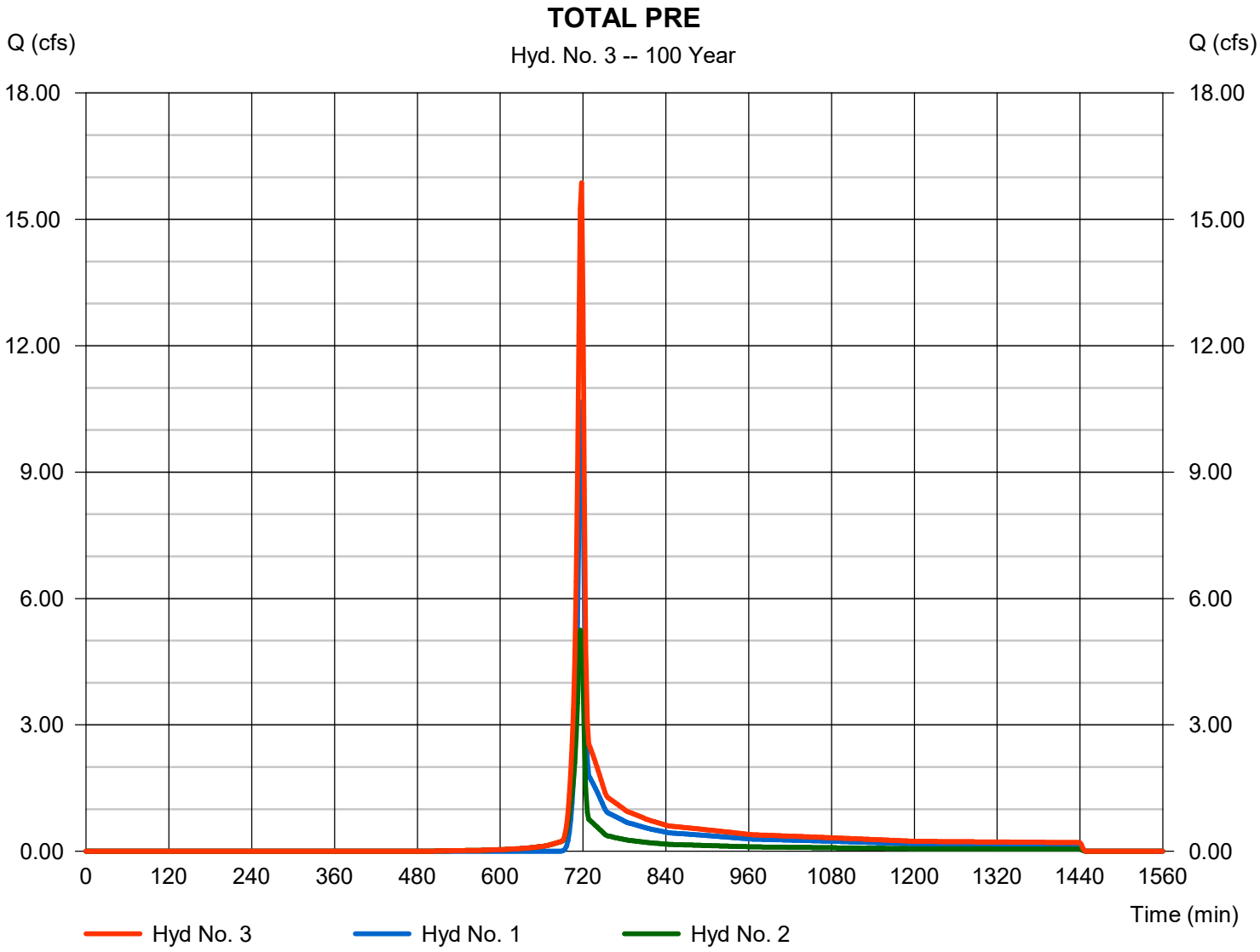


Hydrograph Report

Hyd. No. 3

TOTAL PRE

Hydrograph type	= Combine	Peak discharge	= 15.87 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 32,451 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 5.360 ac



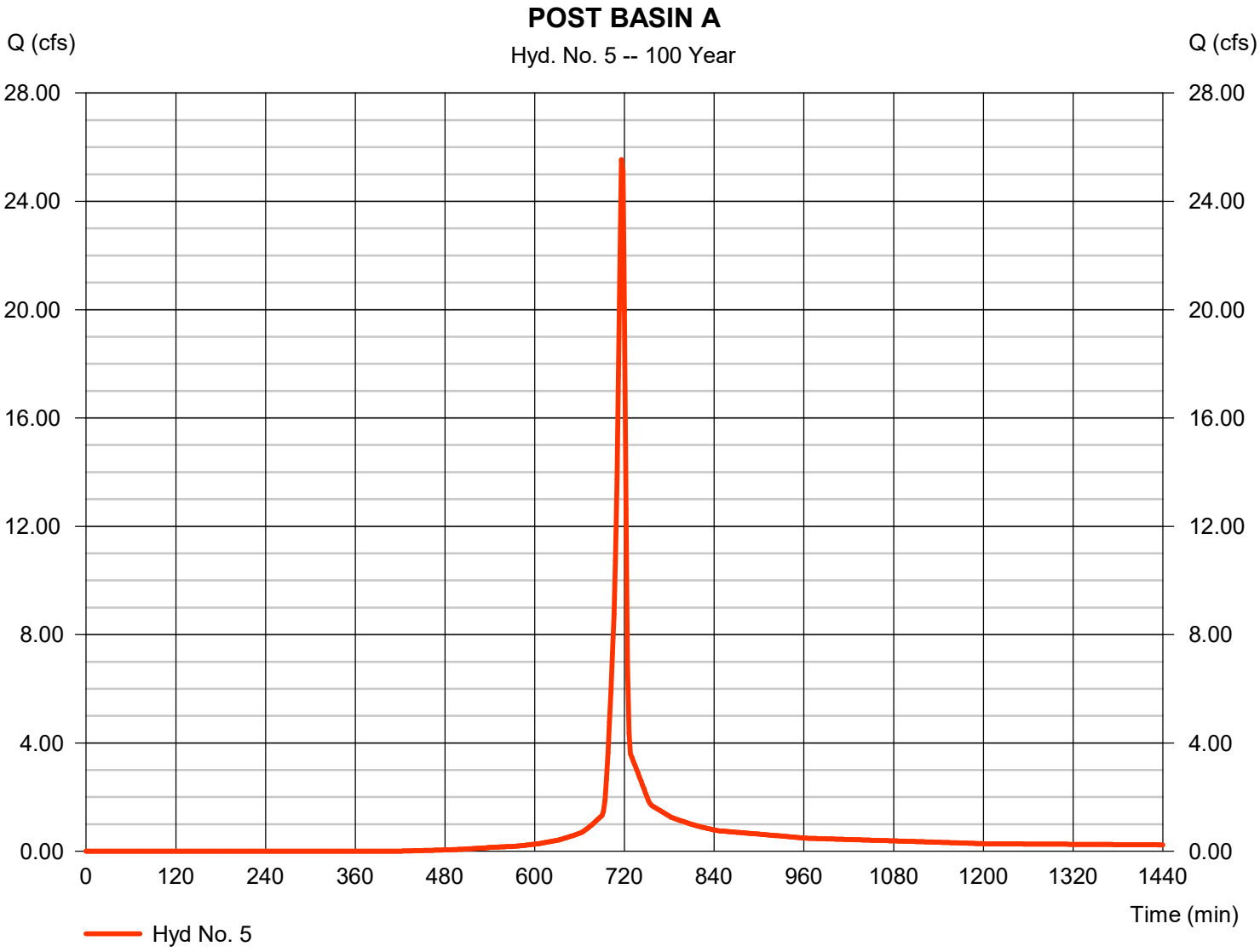
Hydrograph Report

Hyd. No. 5

POST BASIN A

Hydrograph type	=	SCS Runoff	Peak discharge	=	25.54 cfs
Storm frequency	=	100 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	52,055 cuft
Drainage area	=	4.360 ac	Curve number	=	78*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	5.92 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(1.960 x 98) + (2.400 x 61)] / 4.360



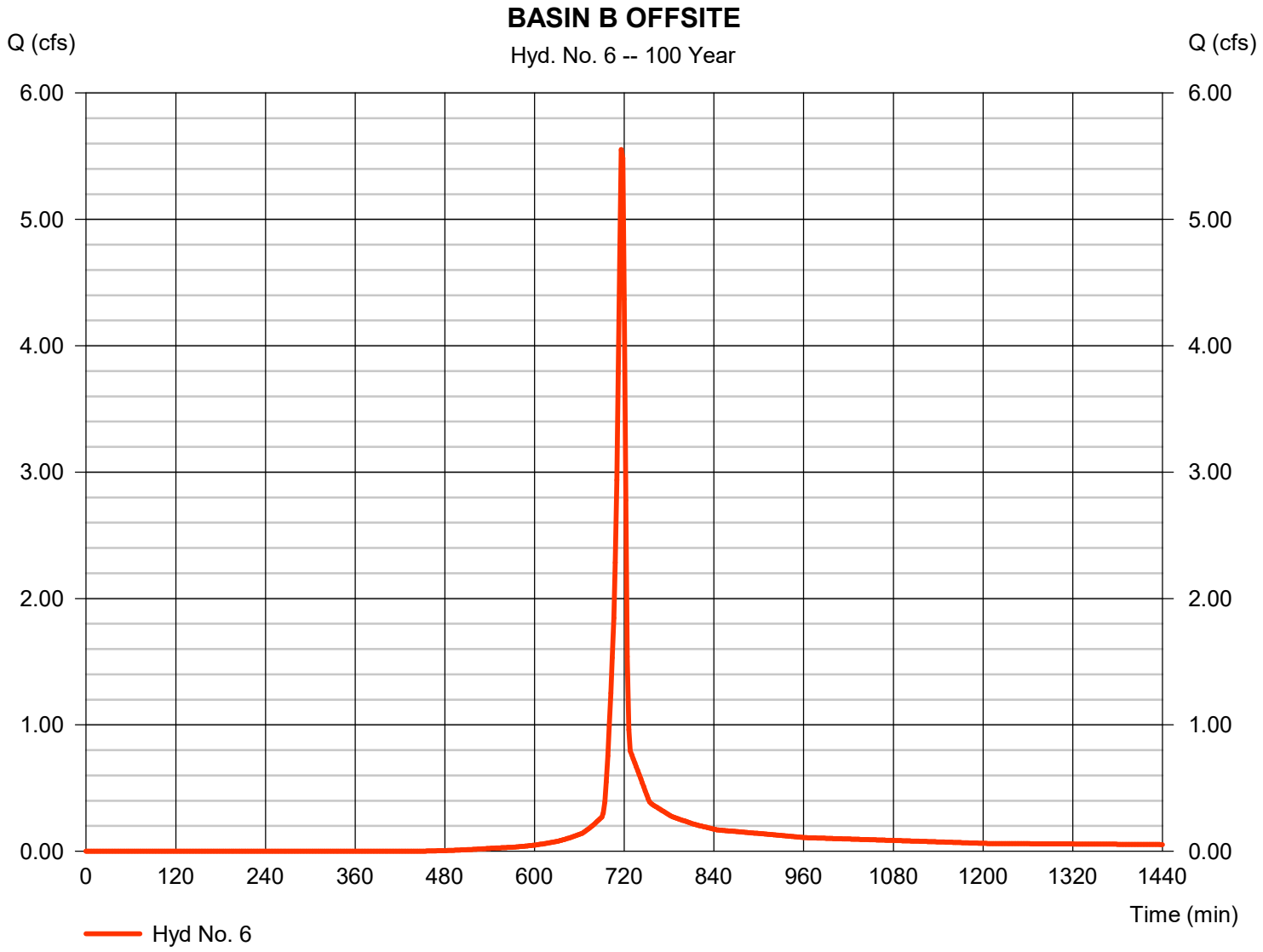
Hydrograph Report

Hyd. No. 6

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	5.553 cfs
Storm frequency	=	100 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	11,268 cuft
Drainage area	=	1.000 ac	Curve number	=	76*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	5.92 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.400 x 98) + (0.600 x 61)] / 1.000

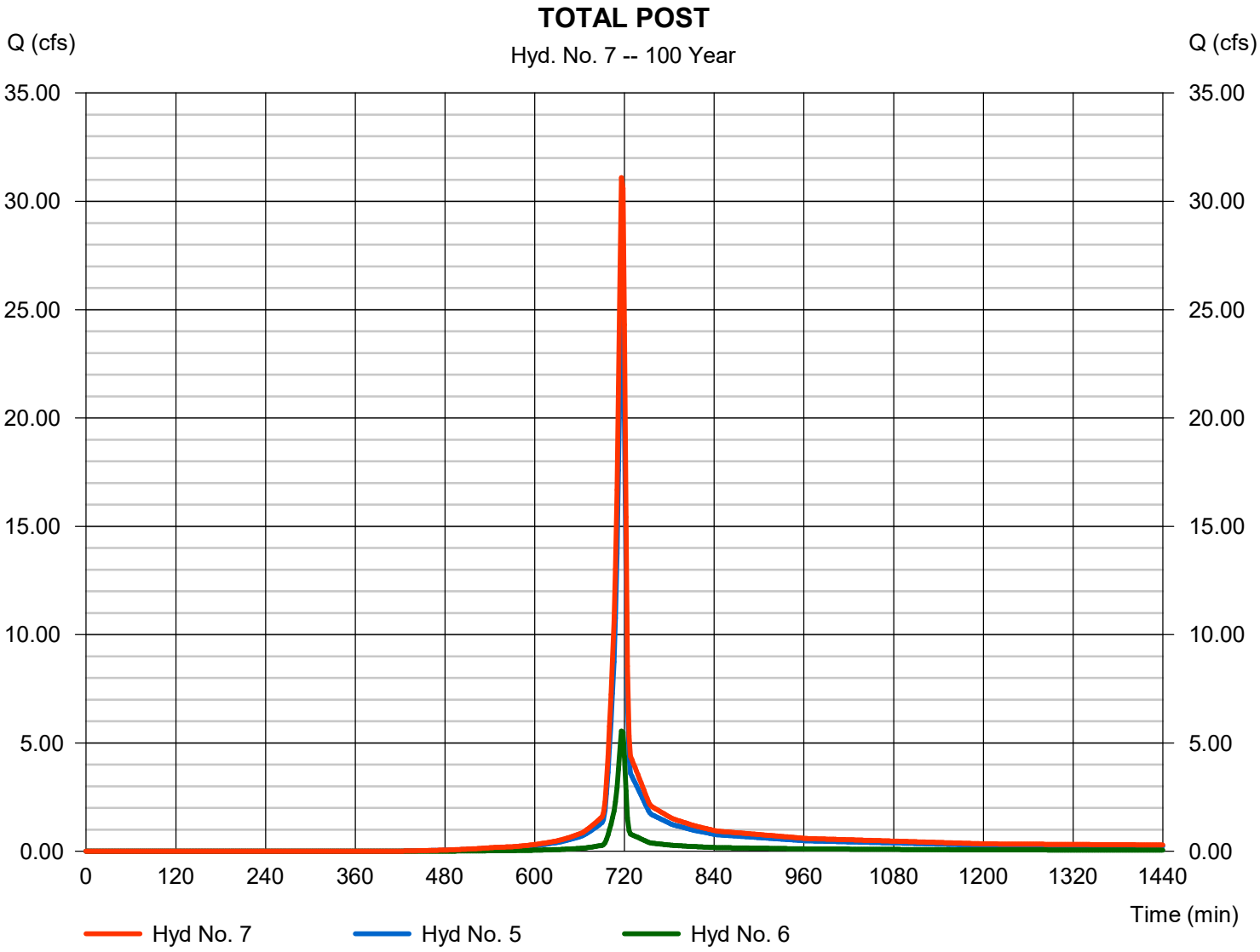


Hydrograph Report

Hyd. No. 7

TOTAL POST

Hydrograph type	= Combine	Peak discharge	= 31.09 cfs
Storm frequency	= 100 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 63,324 cuft
Inflow hyds.	= 5, 6	Contrib. drain. area	= 5.360 ac



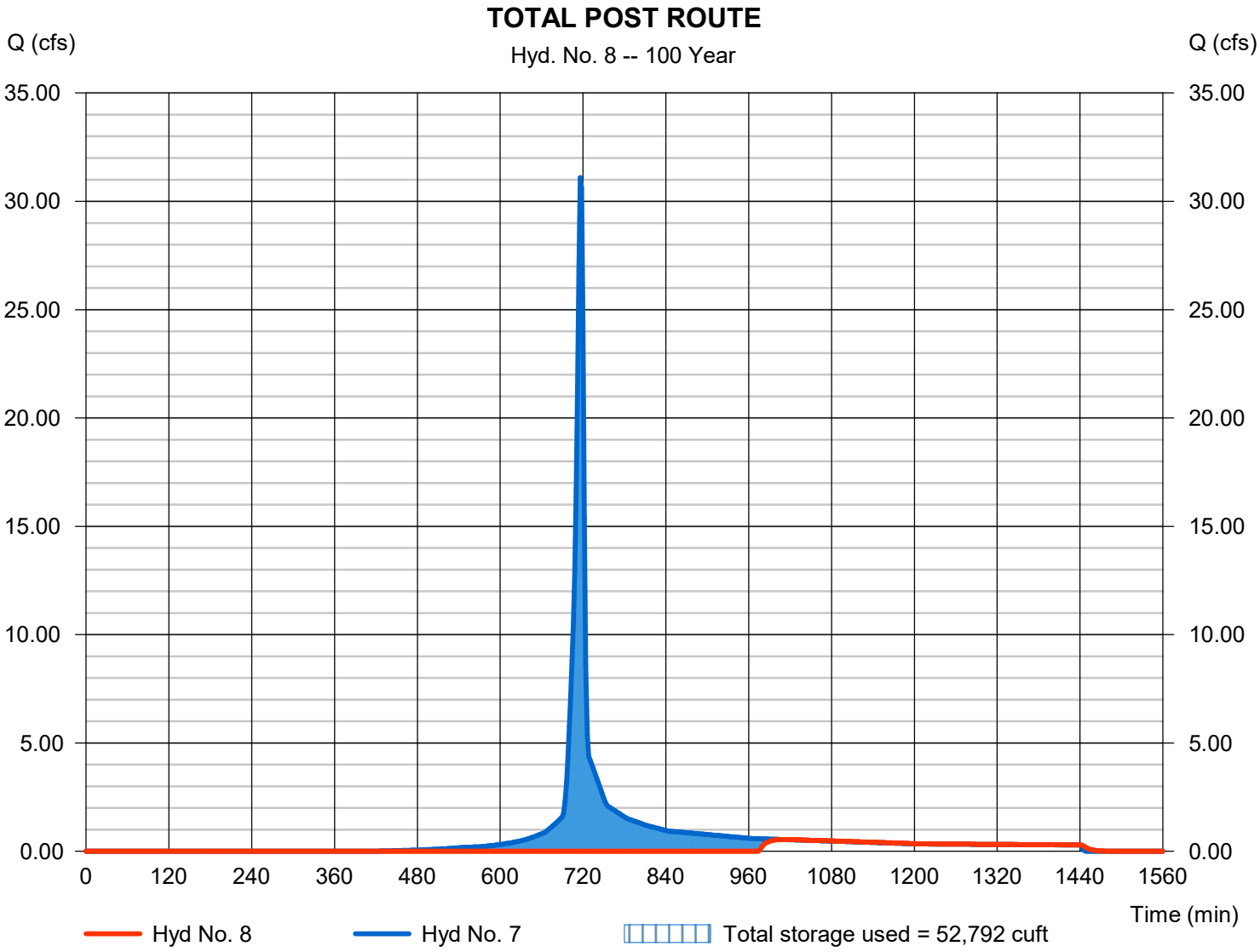
Hydrograph Report

Hyd. No. 8

TOTAL POST ROUTE

Hydrograph type	=	Reservoir	Peak discharge	=	0.539 cfs
Storm frequency	=	100 yrs	Time to peak	=	1012 min
Time interval	=	2 min	Hyd. volume	=	10,823 cuft
Inflow hyd. No.	=	7 - TOTAL POST	Max. Elevation	=	734.02 ft
Reservoir name	=	POND	Max. Storage	=	52,792 cuft

Storage Indication method used.

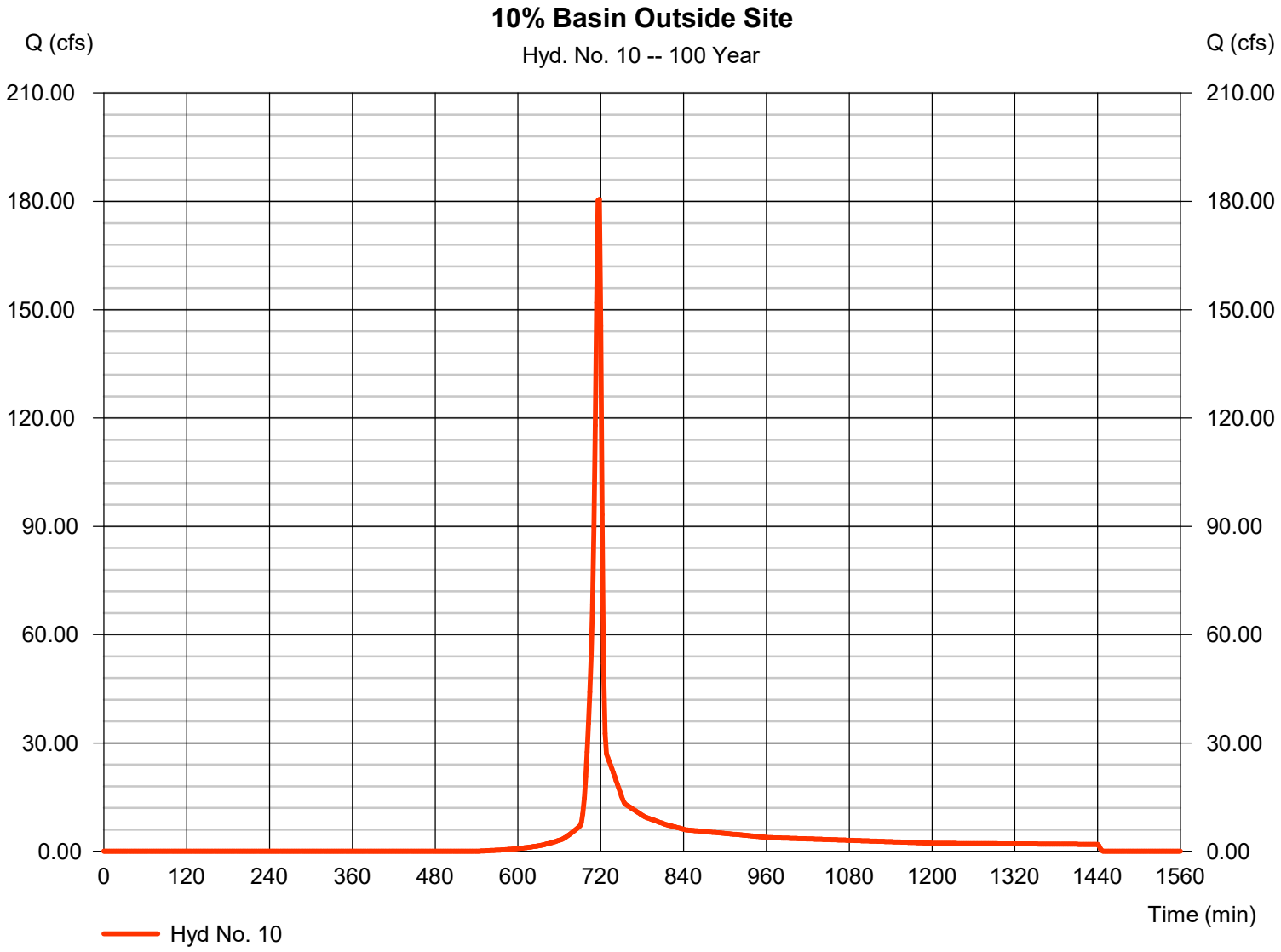


Hydrograph Report

Hyd. No. 10

10% Basin Outside Site

Hydrograph type	=	SCS Runoff	Peak discharge	=	180.56 cfs
Storm frequency	=	100 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	363,906 cuft
Drainage area	=	39.000 ac	Curve number	=	70
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	5.92 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

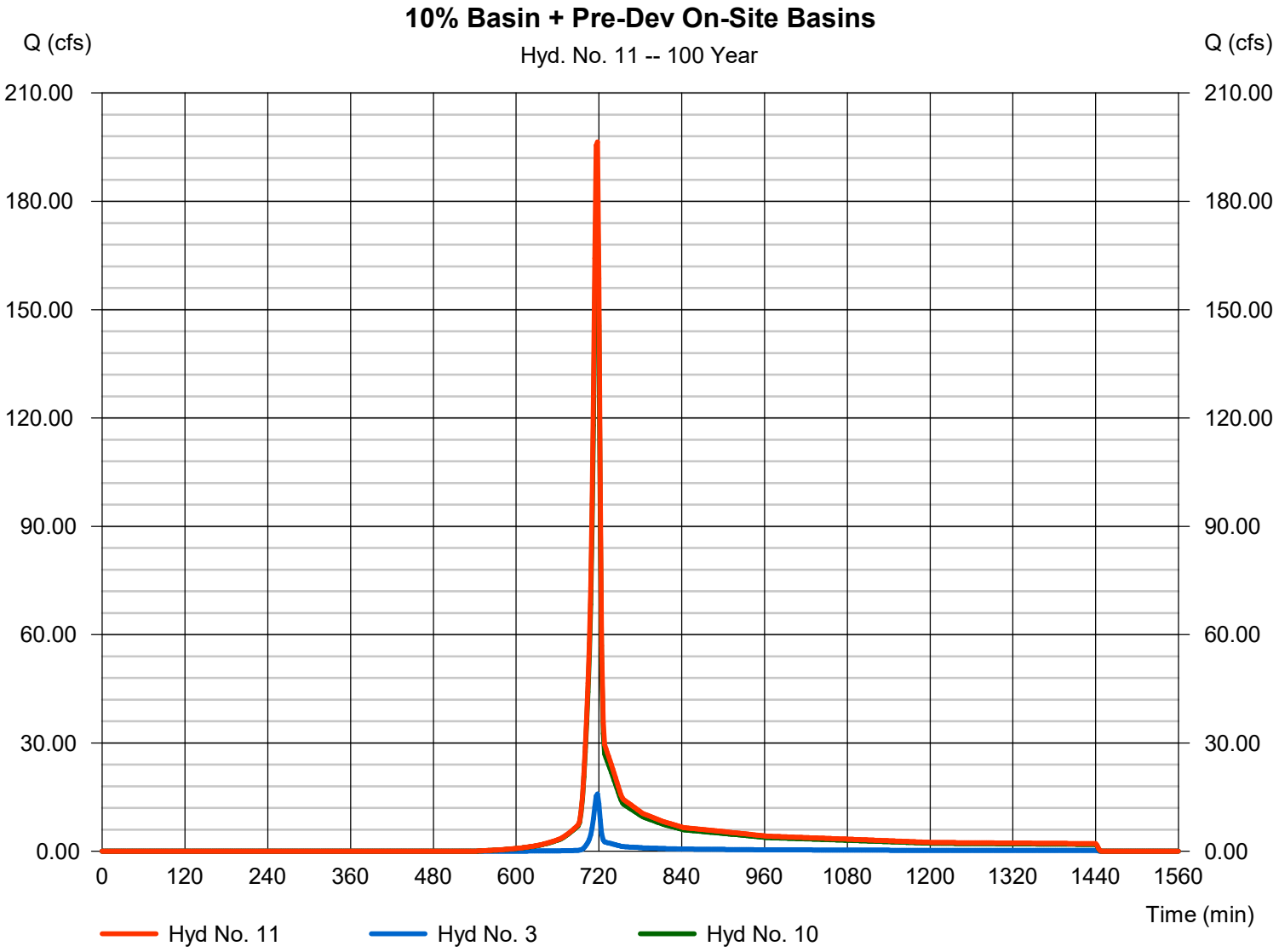


Hydrograph Report

Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

Hydrograph type	= Combine	Peak discharge	= 196.43 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 396,357 cuft
Inflow hyds.	= 3, 10	Contrib. drain. area	= 39.000 ac

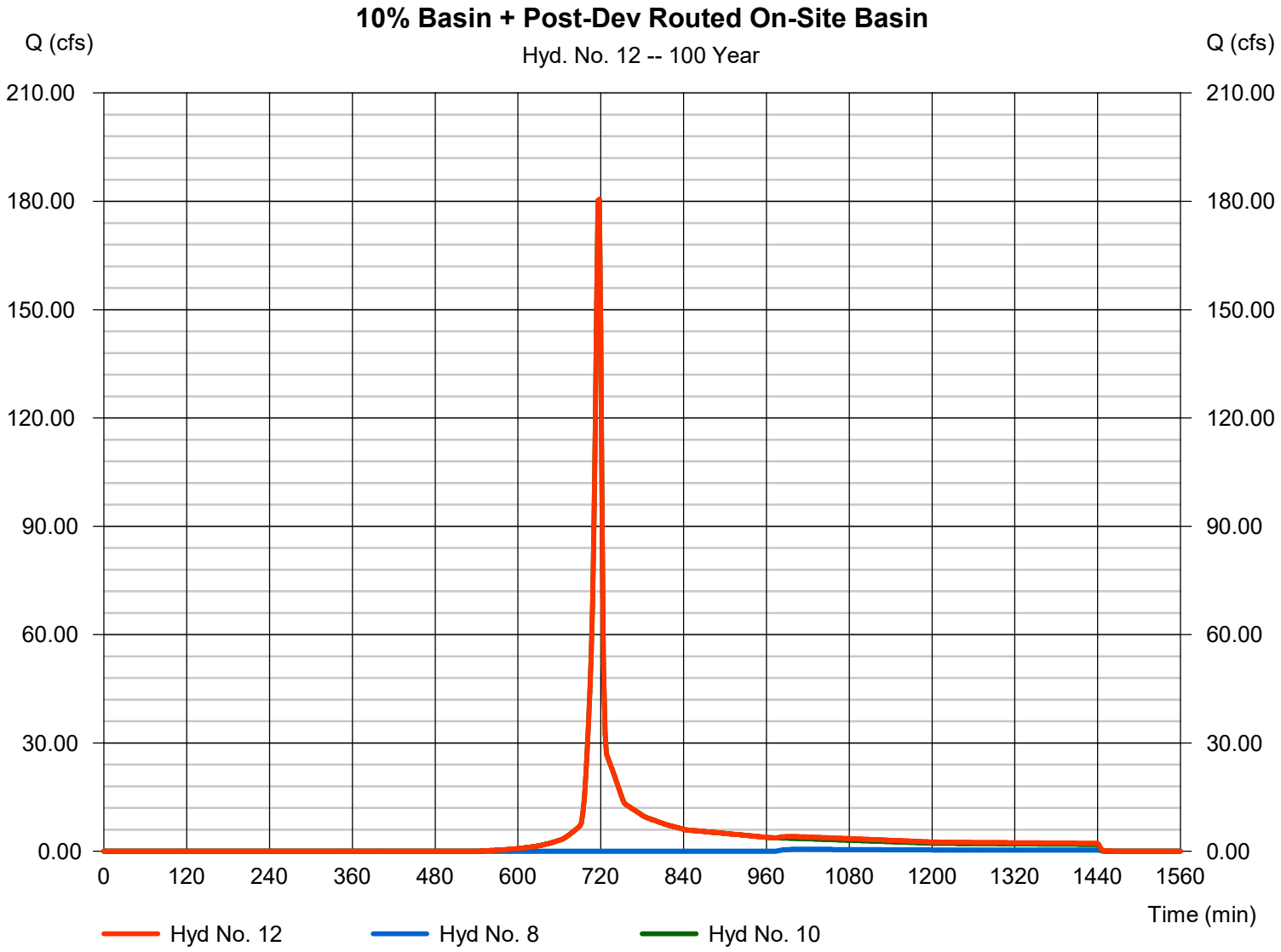


Hydrograph Report

Hyd. No. 12

10% Basin + Post-Dev Routed On-Site Basin

Hydrograph type	= Combine	Peak discharge	= 180.56 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 374,729 cuft
Inflow hyds.	= 8, 10	Contrib. drain. area	= 39.000 ac



Plot Date: Thursday, August 1, 2024 8:31:05 AM



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.	DESCRIPTION	DATE	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

File Location: s:\landarchive_01-civil_projects\03-projects_canton_ga_official_assigned_lja\2024-033 rock quarry road retail stockbridge ga\cad\by_others\landscape rendering\landscape rendering

WILSON BROCK & IRBY, L.L.C.

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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.

[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.

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. OR25-589
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
- ☒ 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.

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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

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.

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

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

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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

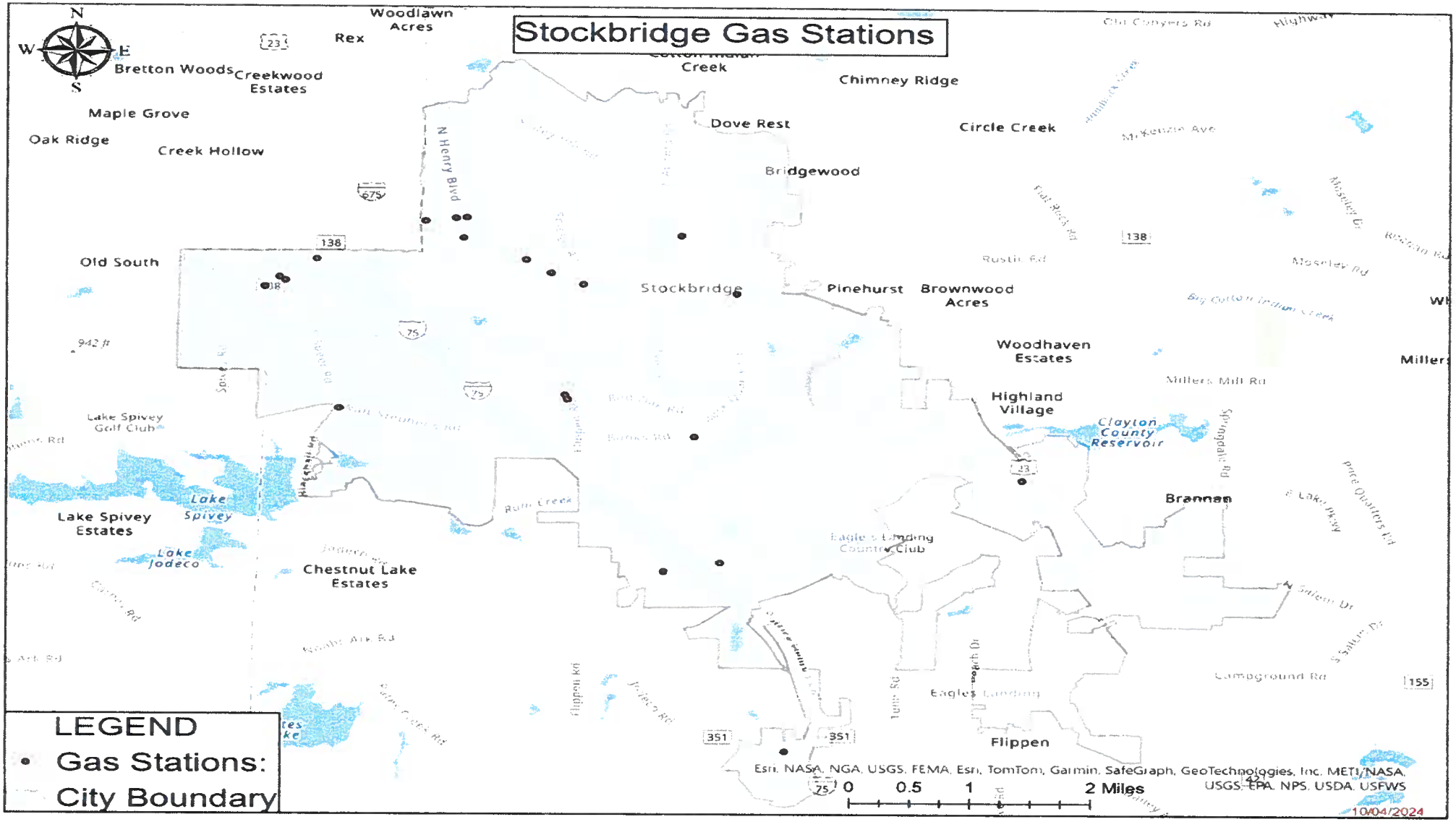
Purpose

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
N
W
E
S
Woodlawn Acres
Rex
Bretton Woods
Creekwood Estates
Maple Grove
Oak Ridge
Creek Hollow
Chimney Ridge
Dove Rest
Circle Creek
Bridgewood
Old South
Stockbridge
Pinehurst
Brownwood Acres
Woodhaven Estates
Highland Village
Clayton County Reservoir
Lake Spivey Golf Club
Lake Spivey
Lake Spivey Estates
Lake Jodeco
Chestnut Lake Estates
Eagle's Landing Country Club
Brannan
Flippen
Eagles Landing
Campground Rd
Miller's Mill Rd
N Henry Blvd
LEGEND
Gas Stations:
City Boundary
Esri, NASA, NGA, USGS, FEMA, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS
0 0.5 1 2 Miles
10/04/2024

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

3.2.14 Gasoline service stations.

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

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

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

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

Standards for Gasoline Service Stations

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

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

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

Requirements added to Section 3.2.14 of the Stockbridge Unified Development Code

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

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

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

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

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

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

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

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

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

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

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

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

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

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. _____

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

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

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

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

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

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

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

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

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

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

_____
ANTHONY S. FORD, Mayor

SO ORDAINED this ___ day of _____, 2024.

ATTEST:

_____ (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





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

Stockbridge

Where Community Connects

POWERPOINT PRESENTATION FOR

PARCEL #032-01030012

ON ROCK QUARRY ROAD:

CP-2024-10 & SP-2024-01

CITY OF STOCKBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING AND ZONING DIVISION

PLANNING COMMISSION MEETING—MAY 22, 2025

CITY COUNCIL MEETING—JUNE 9, 2025

PROJECT OVERVIEW:

~ Purposes of the Cases
~ Property Description
~ Proposed Development

FACTS ABOUT THE CASES

TWO CASES:

~ **Comprehensive Plan Amendment Case #CP-2024-10:**

Purpose—To change the property's future land use designation from "High-Density Residential" to "Low-Density Mixed-Use."

~ **Special Use Permit Case #SP-2024-01:**

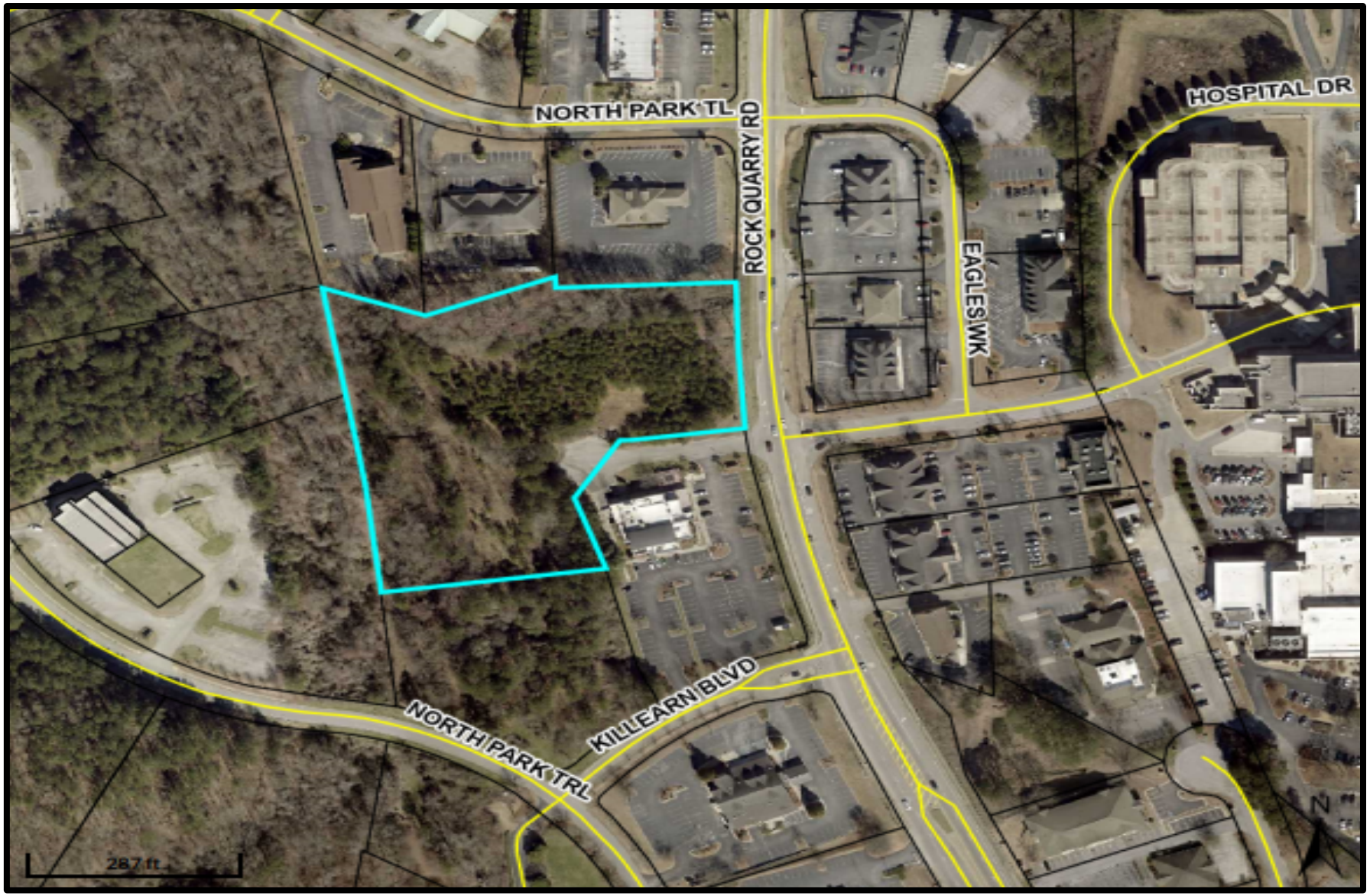
Purpose—To allow a convenience store with fuel sales; i.e., a gas station. The property's PMU (Parkway Mixed-Use) Overlay District requires a special use permit for a gas station.

Applicant: GMI 2, LLC.

Agent: Harold Buckley, Jr., Esq., from Wilson, Brock & Irby.

NOTE: Before SP-2024-01 can be approved, CP-2024-10 must be approved so that the subject property may have a type of future land use designation which would allow the proposed uses. The property already has the appropriate base zoning of C-2 (General Commercial); thus, no rezoning of the property is required.

AERIAL PHOTO FOR PARCEL #032-01030012 ON ROCK QUARRY ROAD



FACTS ABOUT THE SUBJECT PROPERTY

Property Owner: GMI 2, LLC (same as the applicant).

Parcel Number: 032-01030012.

Property Size: 4.37 +/- acres.

Property Location: Southwest corner of Rock Quarry Road and Hospital Drive, across from Piedmont Hospital. Hospital Drive dead-ends into a cul-de-sac adjacent to the subject property. Gabino's Mexican Restaurant has two driveways on Hospital Drive.

Property Conditions: Vacant and mostly wooded. Rock Quarry Road is being widened to four lanes, with 10 feet of right-of-way to be taken for that purpose. Because of this, no driveway access would be allowed off Rock Quarry Road.

Current Zoning: C-2 (General Commercial) and PMU (Parkway Mixed-Use Overlay District.

Future Land Use Designation: High-Density Residential.

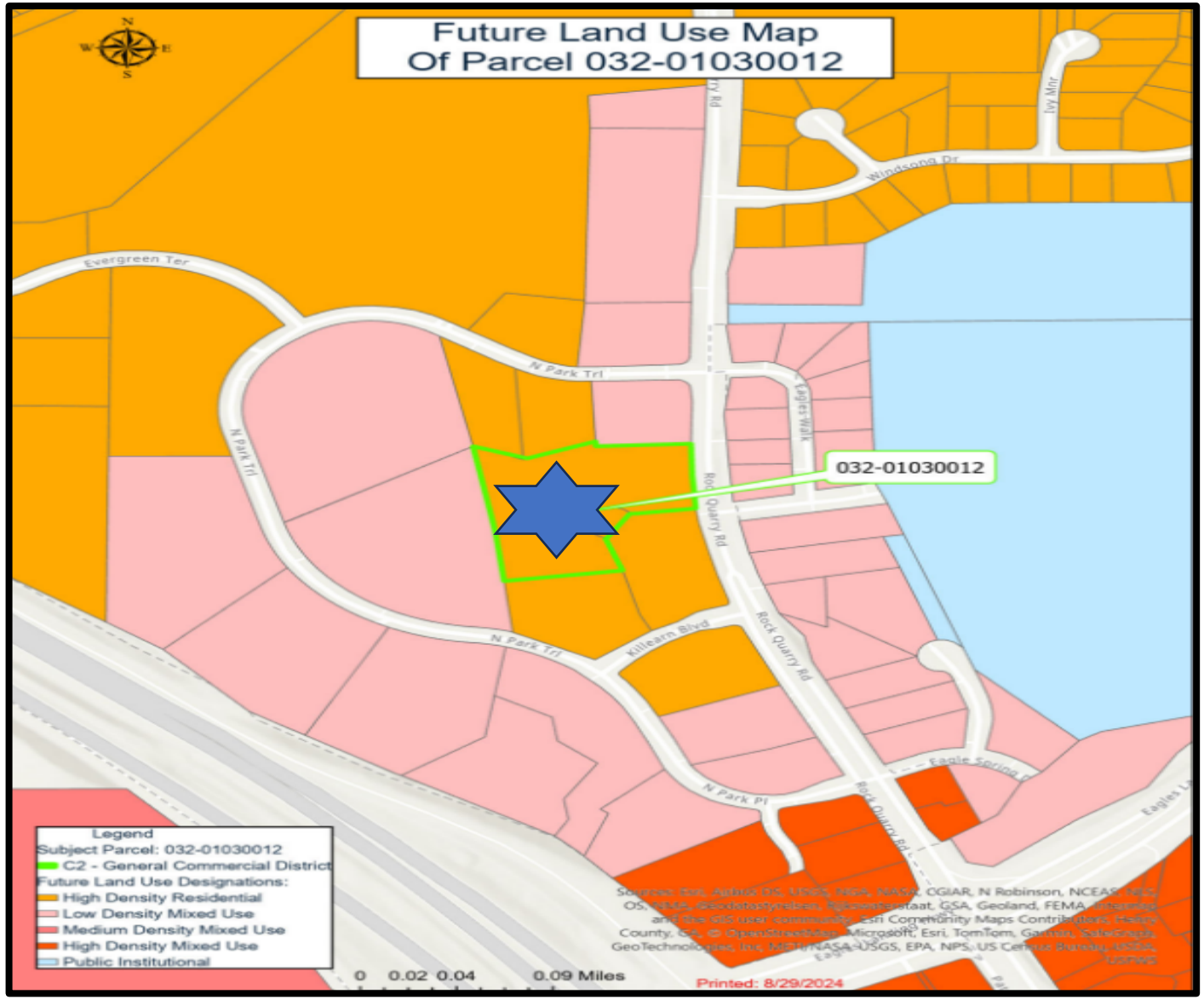
CASE FACTS TABLE (Slide #1)

DESCRIPTIVE FACTOR	RESEARCH FINDINGS
Proposed Use:	Gas station and a retail building containing a convenience store plus three retail tenants, plus an adjacent hotel.
Property Address:	N/A. Parcel #032-01030012 on Rock Quarry Road. The parcel is a corner lot, and it contains two tracts.
Parcel Acreage:	4.37 +/- acres.
Land District and Land Lot:	District 6, Land Lot 13.
Council District:	3
Applicant:	GMI 2, LLC.
Owner:	GMI 2, LLC.
Existing Zoning:	C-2 (General Commercial) and Parkway Mixed-Use (PMU) Overlay District.
Surrounding Zoning:	North, South, and East—C-2 (General Commercial). West—C-3 (Heavy Commercial).

CASE FACTS TABLE (Slide #2)

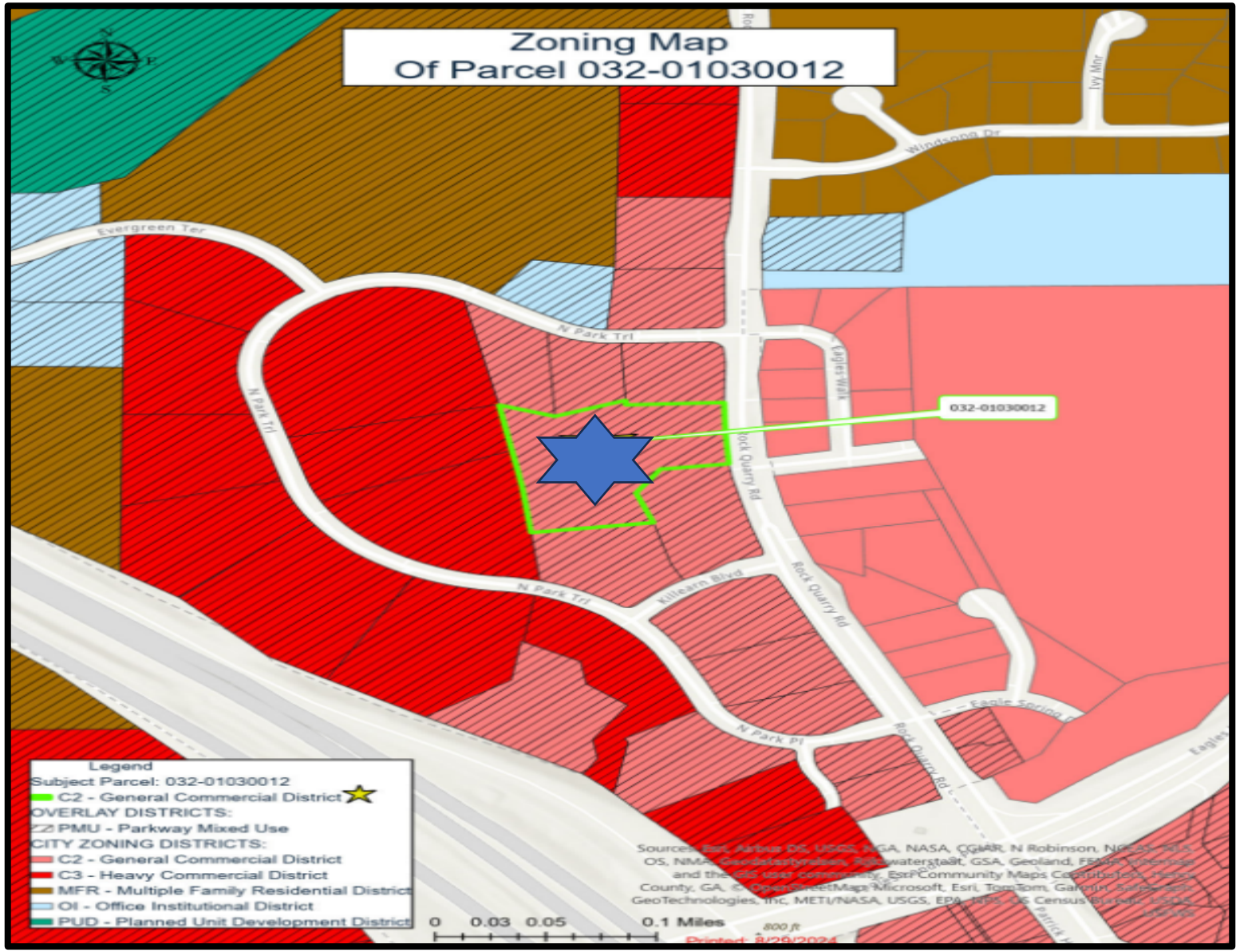
Property Location:	**West side of Rock Quarry Road, at the end of Hospital Drive.**
Property Conditions:	**Vacant and mostly wooded, except for a portion of the cul-de-sac at the end of Hospital Drive. A narrow strip of wetlands is present along the western boundary.**
Current Use:	**Undeveloped.**
Surrounding Land Uses:	**~ North, East, and Southwest—Medical office buildings.** **~ Northwest and South—Vacant land.** **~ Southeast—Commercial (Gabino's, a full-serve Mexican restaurant).**
Current and Proposed Future Land Use Designation:	**Current--High-Density Residential.** **Proposed—Low-Density Mixed-Use.**
Future Land Use Designations:	**~ North and South—High-Density Residential.** **~ Northeast, Northwest, and West—Low-Density Mixed-Use.**
Road Classification:	**Minor Arterial.**

FUTURE LAND USE MAP FOR PARCEL #032-01030012



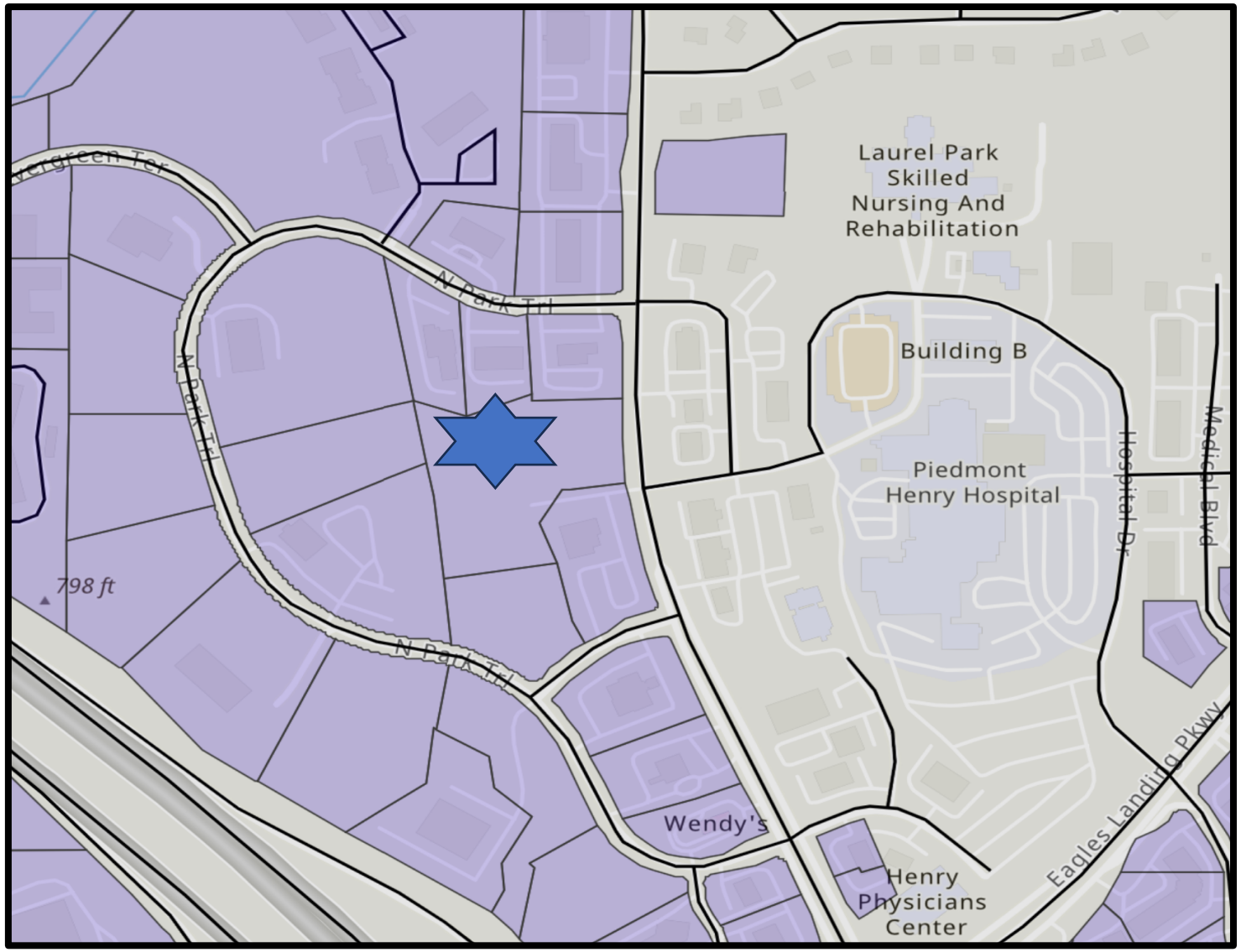
BASE ZONING MAP OF PARCEL #032-01030012

Base Zoning—C-2 (General Commercial)



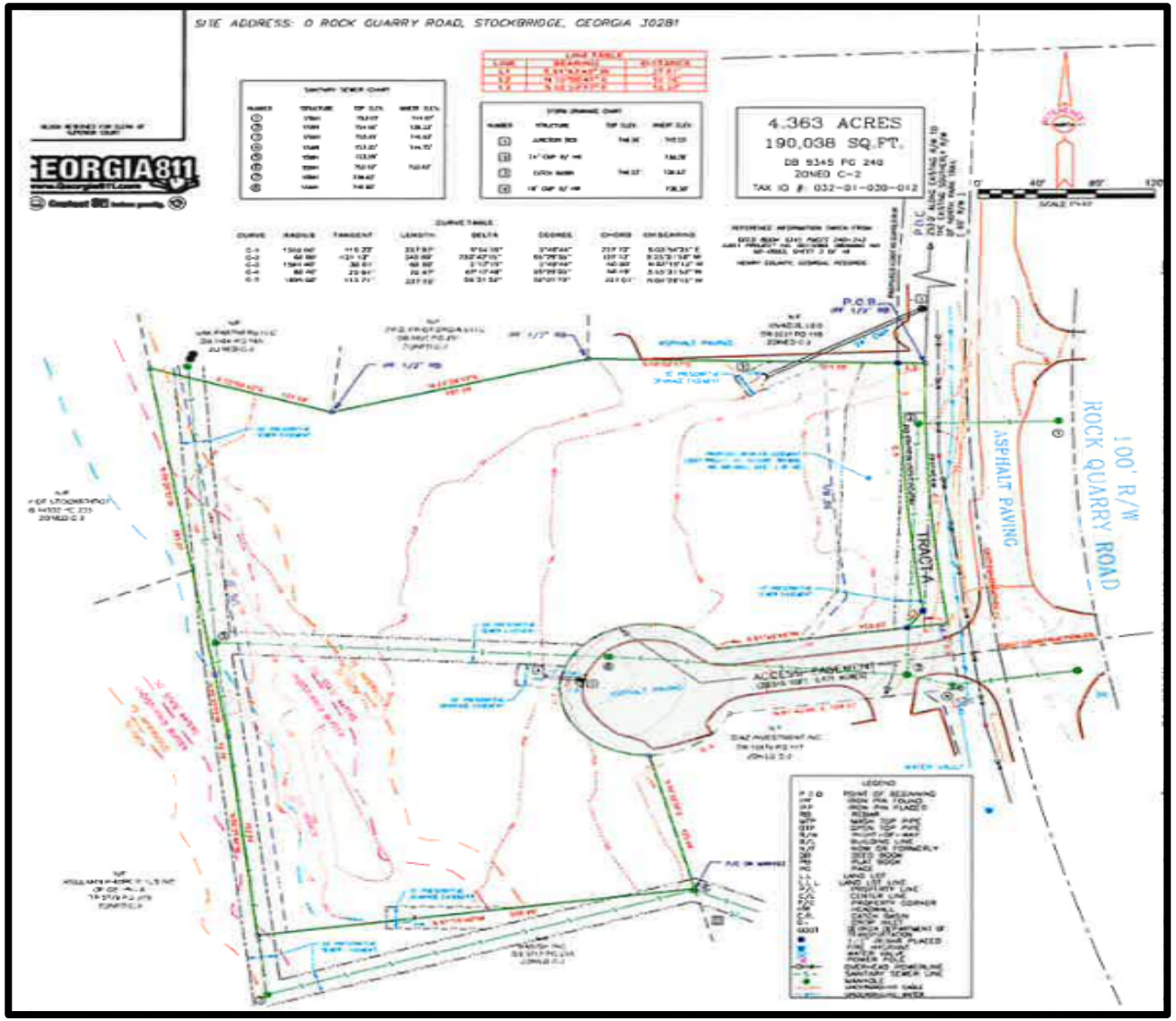
OVERLAY DISTRICT MAP OF PARCEL #032-01030012

Overlay District—Parkway Mixed-Use (PMU)



SURVEY OF PARCEL #032-01030012

Prepared by Alta NSPS Land Title for GMI 2, LLC on 05/02/22



DESCRIPTION OF THE PROPOSED DEVELOPMENT (Slide #1)

Type of Development—Mixed commercial uses.

Components:

- **Phase I--A convenience center with fuel sales (i.e., a gas station) and a retail building with three additional shops.**
  - **Gas Station—Would also include an equal number of EV (electric vehicle) charging stations).**
  - **Retail building--9,840 total square feet.**
    - **Convenience store--6,000 square feet.**
    - **Three more retail tenant spaces -- 1,280 square feet each.**
- **Phase II—A hotel with 12,276 total square feet on 3 floors, with 13 rooms per floor. A pylon (pole) sign is proposed in front of the hotel, but that would not be permitted.**

NOTE: The applicant has stated that the financial viability of the proposed development would be dependent upon the inclusion of the convenience store. The development of a hotel was added later, via the applicant's revised Letter of Intent from April 8, 2025.

DESCRIPTION OF THE PROPOSED DEVELOPMENT (Slide #2)

Property Accesses—Two driveways off Hospital Drive, plus a circular driveway around the hotel to facilitate fire truck access.

Setbacks—Required: 50 feet in the front, 10 feet on the sides, and 20 feet in the rear.

All setback requirements would be met.

Buffers—None are required since no residential properties border the property.

Lot Coverage (Impervious Area)—Maximum allowed is 70 percent. Proposed development would only cover 49.5 percent, with the remaining 50.6 percent being left as open space (pervious area).

Parking—Would include 51 spaces for the retail uses (50 are required), plus 43 spaces for the hotel (39 are required). All parking requirements would be met.

Exterior Architecture:

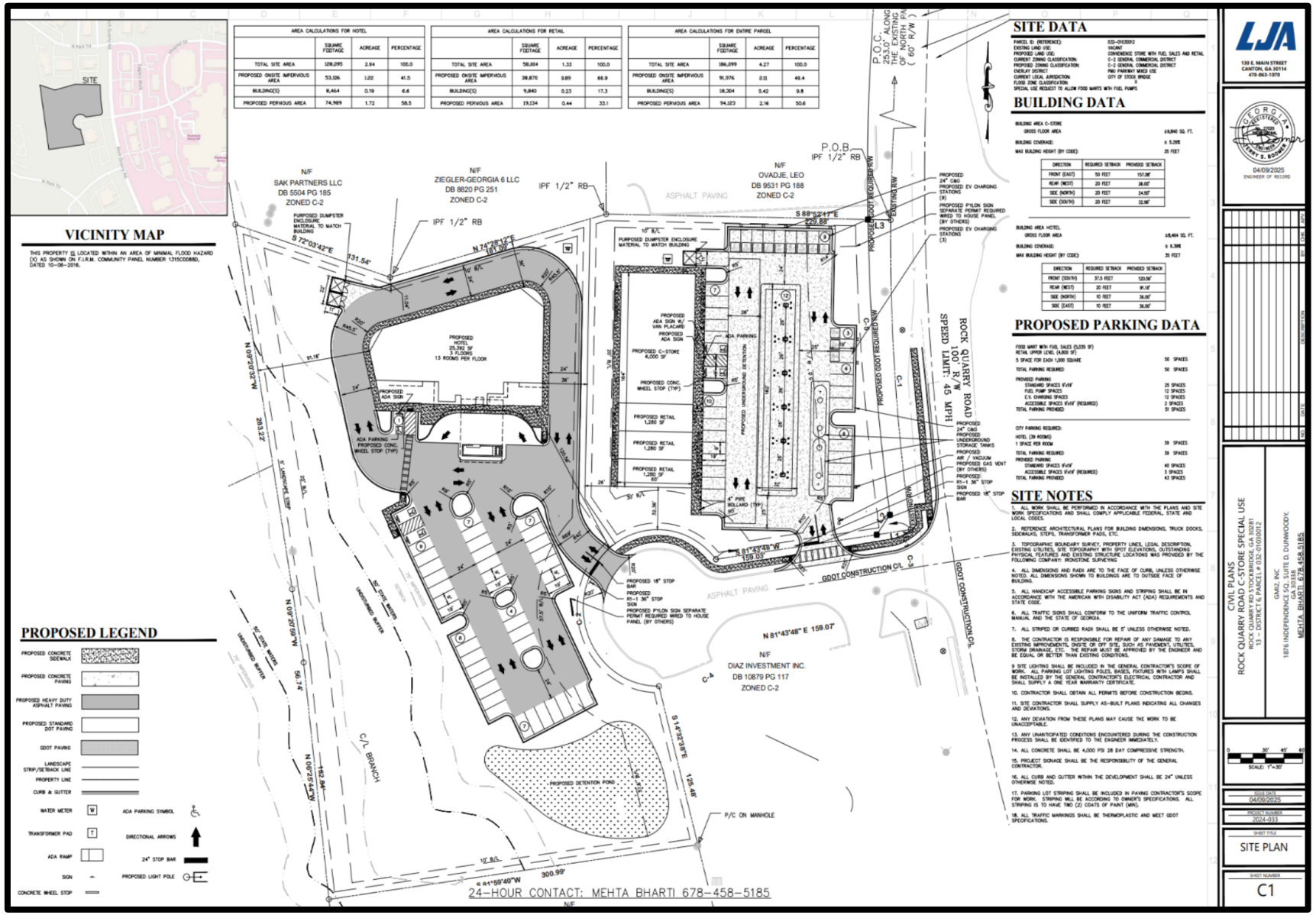
o Buildings would have brick facades.

o Gas pumps and electric charging stations must have covered canopies. The submitted renderings show that the gas pumps would have them, but the EV stations would not.

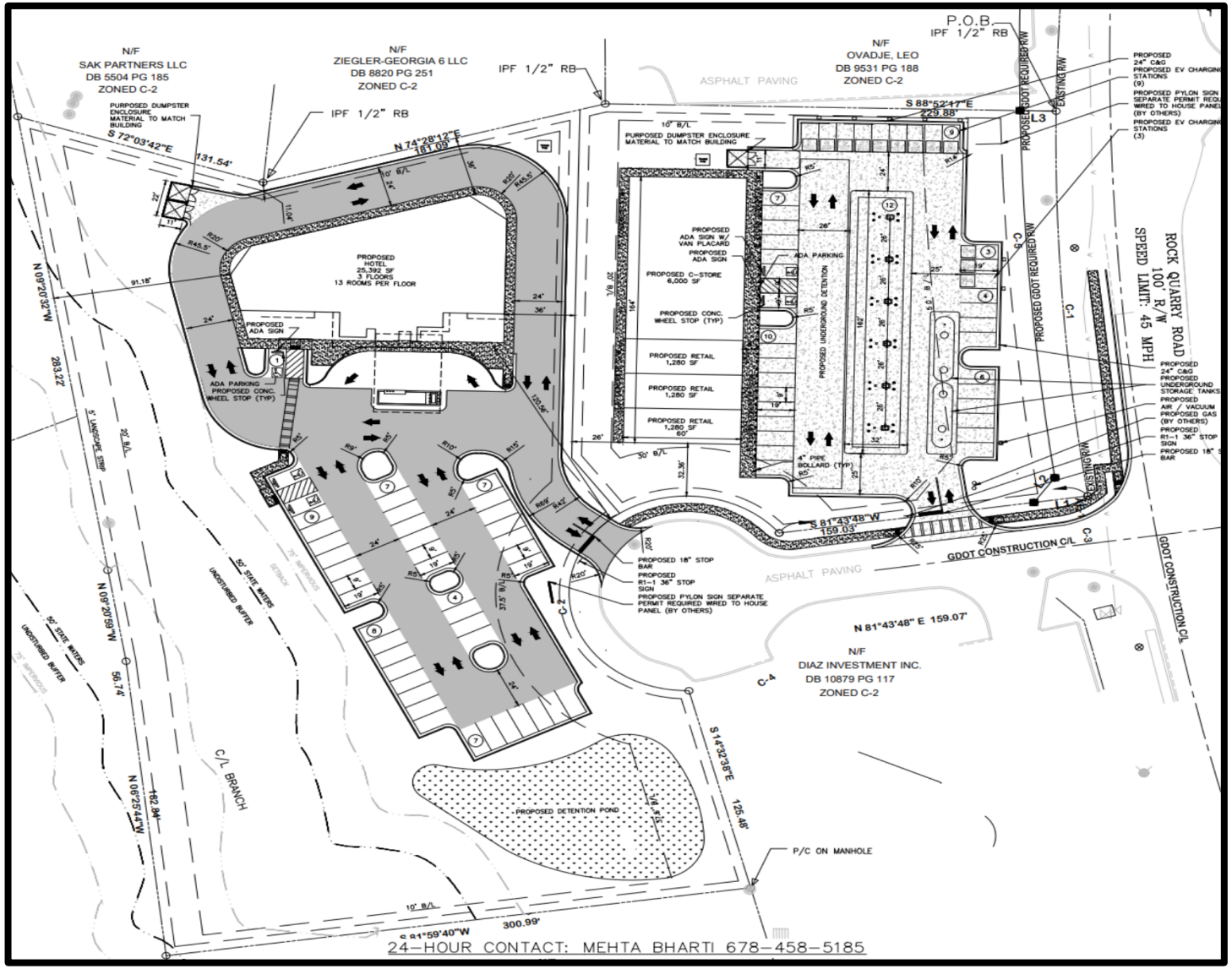
PROPOSED SITE PLAN FOR PARCEL #032-01030012

Title: “Civil Plans: Rock Quarry Road C-Store Special Use”;

Prepared by LJA; Issue Date: 03-18-25



SITE PLAN ENLARGEMENT FOR PARCEL #032-01030012



ARCHITECTURAL RENDERINGS – RETAIL BUILDING



ARCHITECTURAL RENDERINGS – GAS STATION



ARCHITECTURAL RENDERINGS – E.V. CHARGING STATIONS



ELEVATION DRAWINGS – RETAIL BUILDING (Front & Rear)



1 PROPOSED FRONT BUILDING ELEVATION

ANALYSIS OF CP-2024-10

(Comprehensive Plan Amendment Case #CP-2024-10)

ANALYSIS OF CP-2024-10 (Slide #1)

APPLICANT'S REQUEST: Change the property's future land use designation from High-Density Residential to Low-Density Mixed-Use.

STAFF ANALYSIS:

A. Comparison of Future Land Use Designations:

- **High-Density Residential—Intended primarily for residential land uses with multi-story buildings and small commercial or service businesses.**
- **Low-Density Mixed-Use—Intended for commercial / retail areas along various corridors and intersections. They mainly serve the residents of the surrounding residential neighborhoods. Future development and redevelopment should maintain the community-oriented feel.**
- **Analysis:**
  - **a. The applicant does not propose to build a residential development; thus, High-Density Residential is not the appropriate future land use designation.**

ANALYSIS OF CP-2024-10 (Slide #2)

b. Conversely:

- **The Low-Density Mixed-Use future land use designation is intended for commercial and retail areas along various corridors in the City, including Rock Rock Quarry Road, with various single-family subdivisions and apartment developments located along it or within several blocks. The proposed retail center would be located close to these residential developments, offering quick services and goods for the regular and frequent needs of customers.**
- **In addition, since the proposed development would only have an impervious cover of 49.4 percent, and the proposed hotel would only have three stories, these characteristics would be compatible with the intent of the Low-Density Mixed-Use designation.**

ANALYSIS OF CP-2024-10 (Slide #3)

B. Suitability of the Subject Property's Location:

- **Low-Density Mixed-Use designations are present on the adjacent parcel to the north and on many parcels on the east side of Rock Quarry Road, directly across the road from the subject property. Thus, the approval of CP-2024-01 would not create a "spot" future land use designation.**
- **The subject property is part of the commercial development corridor along Rock Quarry Road, which includes numerous retail uses on the same (west) side of the road and larger commercial uses along the eastern side of the road (Piedmont Hospital and associated medical office buildings). Due to the high intensity of the hospital and medical office buildings and the large number of employees and patients whom they represent, the provision of the proposed retail center (including the convenience center / gas station) and hotel would be appropriate and desirable.**
- **The proposed development would serve the automobile and retail needs of the many nearby residential developments.**

ANALYSIS OF CP-2024-10 (Slide #4)

C. Compatibility with a Goal of the Comprehensive Plan -- **Page 42 of the City's Comprehensive Plan identifies the top economic development goal for the City of Stockbridge as follows: "#1-To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities." The proposed retail center would comply with that goal, particularly since few retail centers have been developed within the City in the past five years.**

ANALYSIS OF CP-2024-10 (Slide #5)

D. Relation to the Zoning of the Property:

a. The proposed commercial uses would be compatible with the property's C-2 (General Commercial) zoning, thus no rezoning would be required.

b. They would also be suitable for the PMU (Parkway Mixed-Use Overlay) District.

c. The proposed Low-Density Mixed-Use future land use designation calls for low-density commercial uses. The proposed development would only have an impervious cover of 49.4 percent, and the proposed hotel would only have three stories; thus, the proposed development can be considered to be of low-density and it would include a mixture of commercial uses.

STAFF CONCLUSIONS FOR CP-2024-10

STAFF CONCLUSIONS:

1. The subject property's existing future land use designation of High-Density Residential is not appropriate for the subject property because the applicant is not proposing to build a residential development.
2. The proposed retail uses would be compatible with one of the intentions of the requested future land use designation of Low-Density Mixed-Use, which is to serve the needs of nearby residential areas.
3. The subject property is in a suitable location for the Low-Density Mixed-Use future land use designation due to the adjacency of other properties to the north and across Rock Quarry Road, which all have the same designation.
4. The development of the proposed retail uses would serve to further an economic development goal of the Comprehensive Plan.

STAFF RECOMMENDATION FOR CP-2024-10

STAFF RECOMMENDATION -- In view of the aforementioned conclusions for CP-2024-10 on Parcel #032-01030012, the Planning & Zoning Staff recommends the APPROVAL of CP-2024-10.

ANALYSIS OF SP-2024-01

(Special Use Permit Case #SP-2024-01)

ANALYSIS OF SP-2024-01 (Slide #1)

APPLICANT'S REQUEST: **Grant a Special Use Permit to allow a gas station (a convenience center with fuel sales) to locate and operate on a C-2 property within the PMU (Parkway Mixed-Use) Overlay District.**

Necessity of a Special Use Permit – **Required for "select uses" (gas stations / convenience stores), which may be permitted uses in a C-2 (General Commercial) zoning district if a special use permit is approved.**

Source of Requirement--Ordinance #OR24-563 for the PMU Overlay District, per Text Amendment Case #TX-2024-03. Section 2.5.2(C)(1) identifies gas stations and convenience stores as being "select uses" in the PMU Overlay District.

The proposed gas station and convenience store must meet four types of compliance requirements, as are listed on the next slide.

ANALYSIS OF SP-2024-01 (Slide #2)

FOUR TYPES OF COMPLIANCE REQUIREMENTS FOR SP-2024-01:

1. **Requirements for "select uses"** from Section 2.5.2.(C)(2) of the UDC for the Parkway Mixed-Use (PMU) Overlay District.
2. **Requirements for gasoline stations** from Section 3.2.14 of the UDC. These requirements were recently amended with the approval of Ordinance #OR25-589 (a.k.a. Text Amendment Case #TX-2024-06) on February 10, 2025, which amended the gas station distance requirement from 2,400 feet to 800 feet and imposed other requirements.
3. **Requirements for special use permits** from Section 9.2.5 of the UDC (staff considerations).
4. **Requirements for special use permits** from Section 9.2.6 of the UDC (City Council considerations).

ANALYSIS OF SP-2024-01 (Slide #3)

1. **Requirements for "select uses"** from Section 2.5.2.(C)(2) of the UDC for the Parkway Mixed-Use (PMU) Overlay District. Gas stations and convenience stores are types of select uses. They used to be prohibited in the PMU, but now they may be permitted in the C-2 district if a special use permit is obtained. This is due to the passage of Ordinance #OR24-263 for Text Amendment Case#TX-2024-03 on May 13, 2024. The ordinance identified the permitted uses in Section 2.5.2.(C)(1) of the UDC.

Analysis of Section 2.5.2(C)(2) Requirements for Select Uses (Gas Station and Convenience Store):

a. ***A Select Use must be located on a property which has frontage on either a collector or an arterial road.*** The subject property has frontage on Rock Quarry Road, which is classified as a minor arterial.

b. ***The property must have a base zoning district which allows such uses.*** The property is zoned 'C-2',which is an allowable base zoning district for a Select Use.

ANALYSIS OF SP-2024-01 (Slide #4)

c. All property design standards of the base zoning district must be met. It appears from the submitted site plan that most, if not all, of the property design standards have been met.

d. Any existing non-conforming structures may not be enlarged. The subject property is currently undeveloped.

e. Building facades for both primary and accessory structures must be constructed of brick on all sides. The submitted architectural renderings suggest that all four sides of the proposed retail building would be constructed of brick.

f. 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. The site plan shows that the there would be the same number of electric charging stations (12) as gas pumps (12). The applicant's renderings show that covered canopies would be provided over the gas pumps but not the EV charging stations.

ANALYSIS OF SP-2024-01 (Slide #5)

g. An acceptable means of access and internal circulation must be provided, to be determined by the Fire Marshal. **The site plan shows that the proposed retail uses and the hotel would have separate accesses off Hospital Drive, and the hotel would have a circular driveway around it.**

h. The required number of parking spaces must be provided. **The retail uses and the hotel would meet their parking requirements.**

i. The required buffers must be provided. **Since no residential properties are located adjacent to the subject property, no residential buffers would be required.**

j. Other special requirements. **No other special requirements have been identified.**

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #1)

Section 3.2.14 below from the UDC provides requirements specifically for gas stations.

These requirements were amended on February 10, 2025 with the approval of Ordinance #OR25-589 (a.k.a. Text Amendment Case #TX-2024-06). It amended the gas station distance requirement from 2,400 feet to 800 feet and imposed other requirements.

Section 3.2.14 appears below, including the updated Subsection C and the addition of Subsections E through P, which appear below.

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.

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #2)

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 eight hundred (800) feet. This distance requirement shall be measured from property line to property line of another existing gasoline service station.

ANALYSIS #2—REQUIREMENTS FOR GASOLINE STATIONS (Slide #3)

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

Development Feature	Standard
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 6 feet in height in addition to the standards set forth in this title.

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #4)

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.

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #5)

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 subtenants.

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.

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #6)

Analysis of Section 3.2.14 Requirements for Gas Stations:

A. **Compliance with Site Design Standards for the C-2 District --** It appears from the site plan that all design standards of the C-2 zoning district would be met. These include the minimum lot width (100 feet), the minimum setback requirements (50 feet in the front, 10 feet on the sides, and 20 feet in the rear), and the maximum lot coverage of 70 percent.

B. **Types of Activities to Be Included --** The proposed convenience store and sale of fuel are among the activities that are permitted for gas stations.

C. **Separation Distance of Eight Hundred (800) Feet --** As are shown by the Gas Station Radius Map and the Gas Station Distance Map below, no other gas stations are located within the required separation distance of 800 feet from the subject property. The closest gas station is a Texaco station, which is located south of the subject property at 1247 Eagles Landing Parkway, situated at the southwest corner

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #7)

of Patrick Henry Parkway (an extension of Rock Quarry Road) and Eagles Landing Parkway. To the north, a BP station is located approximately 4,060 feet away, at 901 Rock Quarry Road (Parcel #050-01016011), at the southwest corner of Rock Quarry Road and Banks Road. Within the Hudson Bridge Road corridor, a Murphy gas station is located at 1440 Hudson Bridge Road, and a Quik Trip gas station is located farther to the west, at 1614 Hudson Bridge Road.

~ Within the Rock Quarry Road / Eagles Landing Parkway Corridor:

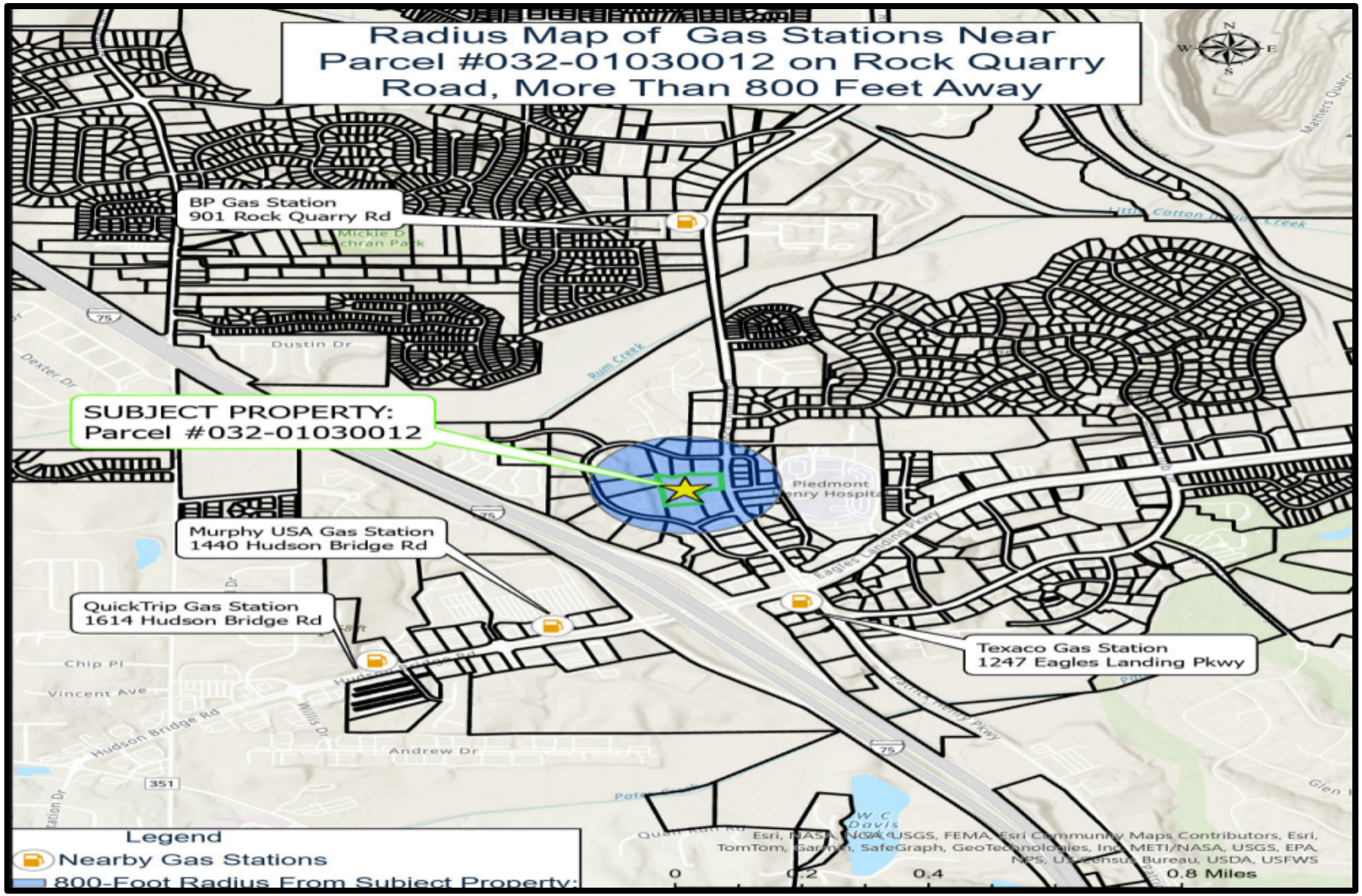
- **Texaco gas station -- Located approximately 1,706 feet from the subject property.**
- **BP gas station -- Located approximately 4,060 feet from the subject property.**

~ Within the Hudson Bridge Road Corridor:

- **Murphy gas station – Located approximately 2,055 feet from the subject property.**
- **QuikTrip gas station – Located approximately 3,315 feet from the subject property.**

Based on these measured distances, all four of the nearest gas stations are located significantly more than the required minimum of 800 feet away from the subject property.

GAS STATION RADIUS MAP



GAS STATION DISTANCE MAP

For the Rock Quarry Road / Eagles Pkwy. Landing Corridor



ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #8)

D. Design Standards for Gas Stations -- The table above from Section 3.2.14 of the UDC lists design standards for gas station requirements. Among them are various setback requirements, and it appears from the April 9, 2025 site plan that these setbacks would be met. In addition, access drives must be at least 20 feet from the intersection of street right-of-way lines, but these distances could not be determined from the site plan.

E. Road Classification – Rock Quarry Road is classified as a minor arterial.

F. Zoning District – The subject property is zoned 'C-2', and the applicant is applying for the required special use permit.

G. Property Design Standards for the Base Zoning District -- The revised site plan appears to meet most of the design requirements, except for the ones that are noted.

H. Building Façade Materials – The submitted renderings appear to show that the proposed gas station would have brick facades, but it is not clear as to whether all four sides would be brick.

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #9)

I. Electric Charging Stations – An equal number of electric charging stations as gasoline pumps would be provided. But no covered canopies are shown over the electric charging stations.

J. Access and Internal Circulation -- The proposed gas station would allow an acceptable access and internal circulation.

K. Parking Spaces – The required number of parking spaces would be provided and slightly exceeded.

L. Buffers -- The 25-foot buffers which are required by Section 3.2.14 of the UDC for gas stations that are located next to non-residentially-zoned properties have not been indicated on the submitted site plan.

M. Size of Gas Station – The proposed gas station would have 6,000 square, exceeding the minimum required size of 5,000 square feet.

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #10)

N. Sub-Tenants – The proposed gas station would have three sub-tenants (retail stores), thus exceeding the required two sub-tenants.

O. Other Codes of Ordinances – The proposed gas station must meet all other related regulations.

P. Other Special Requirements -- None have been identified at this time.

ANALYSIS #3—REQUIREMENTS FOR SPECIAL USE PERMITS: STAFF CONSIDERATIONS (Slide #1)

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

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

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

- ***~ The applicant has not submitted a traffic impact study.***
- **~ However, since Rock Quarry Road is currently being widened to four lanes by Georgia DOT, projected traffic volumes from undeveloped properties along Rock Quarry Road, including the subject property, have presumably been projected and accounted for.**
- **~ The proposed new traffic signal at the Rock Quarry Road / Hospital Drive Intersection as part of the road widening would be beneficial in facilitating left turns out of the proposed development onto Rock Quarry Road.**
- **~ Some traffic congestion may be experienced on the short, western end of Hospital Drive and its cul-de-sac since six businesses would be using it**

ANALYSIS #3—REQUIREMENTS FOR SPECIAL USE PERMITS: STAFF CONSIDERATIONS (Slide #2)

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

Although the subject property has an unusual shape, the site plan shows that there would be sufficient room for the proposed development, with the remainder of the site to remain wooded. A detention pond would be provided at the southern end of the property.

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

- **The applicant's letter from the Henry County Water Authority, dated July 12, 2024, stated that water service is available to serve the property, and that sewage treatment and sewer line capacity are also available to serve the property.**
- **However, this was based on the proposed development without the hotel.**
- **An updated Water Authority letter needs to be obtained.**

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

This is unknown at this time.

ANALYSIS #3—REQUIREMENTS FOR SPECIAL USE PERMITS: STAFF CONSIDERATIONS (Slide #3)

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

- **The proposed commercial uses would further the Comprehensive Plan's policy to "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." Rather than having separate buildings and strip development uses along Rock Quarry Road, the proposed convenience store and gas station, plus the other three retail shops, would allow for the cohesive existence of several businesses within a unified development.**
- **The proposed uses may be beneficial by meeting the service needs of drivers who are already present within the vicinity as employees or patients of the hospital, other medical facilities, and restaurants along Rock Quarry Road, plus the residents of the surrounding residential areas.**
- **The property's future land use designation is High-Density Residential. The 2024-2028 Comprehensive Plan states that this designation is meant primarily for residential developments, but that small commercial or service businesses may be permitted within such developments. Although the proposed development would consist of small commercial and service businesses, no residential uses are proposed, nor are any residential uses located near the subject property. Therefore, it would be appropriate for the property's future land use designation to be changed to Low-Density Mixed-Use.**

ANALYSIS #4—USE PERMIT CONSIDERATIONS (Slide #1)

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

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

The proposed gas station and convenience store represent commercial uses, which would be compatible with the numerous other commercial uses that are present within the vicinity. However, commercial uses are not permitted by the subject property's future land use designation of High-Density Residential. A Comprehensive Plan amendment is therefore needed to change the property's future land use designation to Medium-Density Mixed-Use.

ANALYSIS #4—USE PERMIT CONSIDERATIONS (Slide #2)

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

The proposed gas station and convenience store would be compatible with the surrounding commercial uses (restaurants and retail stores), and the property's C-2 zoning is compatible with the C-2 zoning of the adjacent properties to the north and south.

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

No such violations have been identified.

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

The forthcoming widening of Rock Quarry Road, including the installation of a traffic signal at the Rock Quarry Road / Hospital Drive Intersection, should serve to improve traffic flow within the vicinity, and to provide pedestrian access.

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

The applicant plans to provide a few more parking spaces than are required for the retail uses (51) and the hotel (39).

ANALYSIS #4—USE PERMIT CONSIDERATIONS (Slide #3)

6. The amount and location of open space;

The proposed pervious area (open space) would be 50.6 percent, according to the data on the site plan. This would exceed the required 30 percent for the C-2 district.

7. Protective screening;

The applicant's letter of intent states that screening would be provided around the proposed trash dumpster for the gas station, which would be fully enclosed with opaque gates.

8. Hours and manner of operation;

The proposed gas station and convenience store would be open for twenty-four hours per day. This is not anticipated to be a problem since no residential uses are located next to the subject property.

9. Outdoor lighting; and

The applicant's letter of intent states that generous outdoor lighting systems would be used for the safety and security of the patrons and employees, and that measures would be taken to ensure that no unreasonable glare would be emitted to the surrounding area.

ANALYSIS #4—USE PERMIT CONSIDERATIONS (Slide #4)

10. Ingress and egress to the property.

Since the subject property is located on a corner lot with a cul-de-sac turnaround, and since a traffic signal is scheduled to be installed at the intersection, no traffic congestion emanating from the proposed uses is anticipated.

STAFF CONCLUSIONS (Slide #1)

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

1. **Gas Station Distance Requirement—The proposed gas station (convenience store with gas pumps) would be located significantly more than the minimum required distance of 800 feet away from other gas stations within the vicinity, as is required by Section 3.2.14 of the UDC for gas stations.**
2. **Suitability of Uses -- The proposed gas station, along with the retail shops and hotel, are all permitted types of uses within the C-2 district, and they would be suitable and desirable types of uses for the subject property due to its location in a busy commercial corridor, as well as its proximity to large residential areas. The specific types of retail tenants to be included within the proposed retail center would need to be allowable uses within the PMU Overlay District.**
3. **Traffic Impacts -- The trip generation from the proposed uses would likely have minimal impacts on the surrounding road network due to the forthcoming widening of Rock Quarry Road and the installation of a traffic signal at Hospital Drive.**

STAFF CONCLUSIONS (Slide #2)

4. Access Requirements—To meet the access requirements of Section 3.2.14 of the UDC, access driveways must be located at least 20 feet from the intersection of street right-of-way lines. It could not be determined from the April 9, 2025 site plan whether this requirement would be met.

5. Buffers--The 25-foot buffers which are required by Section 3.2.14 of the UDC for gas stations that are located next to non-residentially-zoned properties have not been indicated on the submitted site plan.

6. Facades—The submitted architectural renderings suggest that the proposed retail building for the gas station would be constructed of brick, but it is not clear as to whether all four sides would be brick, as is required by Section 2.5.2(C)(2) of the UDC for Select Uses within the PMU Parkway Overlay District.

STAFF CONCLUSIONS (Slide #3)

7. Canopies—The submitted architectural renderings show that the gasoline pumps would have a covered canopy over them, but that the electric charging stations would not have one. Both types of facilities are required to have a canopy, in compliance with the requirements of Section 2.5.2(C)(2) of the UDC for Select Uses within the PMU Overlay District.

8. Signage—A proposed pylon (pole) sign is shown for the hotel, which is not a permitted type of sign within the City of Stockbridge.

9. Water Authority Letter – The Water Authority letter which the applicant submitted was for the gas station and retail center alone, without the hotel. An updated Water Authority letter needs to be obtained to determine whether sufficient water and sewer capacity would be available to serve these uses plus the proposed hotel.

STAFF RECOMMENDATIONS (Slide #1)

In view of the aforementioned analysis and conclusions, the Planning & Zoning staff recommends APPROVAL WITH CONDITIONS for Special Use Permit Case #SP-2024-01 for Parcel #032-01030012 on Rock Quarry Road at Hospital Drive. The recommended zoning conditions are as follows:

1. **Comprehensive Plan Amendment – SP-2024-01 shall not be approved unless the applicant's Comprehensive Plan Amendment Case #CP-2024-10 is approved prior to the consideration of SP-2024-01.**
2. **Site Plan – The proposed development shall be built according to a site plan which is similar in design to the submitted site plan, entitled "Civil Plans: Rock Quarry Road C-Store Special Use", which was prepared for GMI 2, Inc. by LJA with an issue date of 04-09-25).**
3. **Requirements for Select Uses – The proposed development shall meet all of the requirements for "select uses" from Section 2.5.2.(C)(2) of the UDC for the Parkway Mixed-Use (PMU) Overlay District.**

STAFF RECOMMENDATIONS (Slide #2)

4. Requirements for Gasoline Stations – The proposed development shall meet all of the updated requirements for gasoline stations within Section 3.2.14 of the UDC, as amended on February 10, 2025 with the approval of Ordinance #OR25-589 (a.k.a. Text Amendment Case #TX-2024-06).
5. Requirements for Special Use Permits, Staff Considerations – The proposed development shall meet all of the requirements for special use permits from Section 9.2.5 of the UDC (staff considerations).
6. Requirements for Special Use Permits, City Council Considerations – The proposed development shall meet all of the requirements for special use permits from Section 9.2.6 of the UDC (City Council considerations).
7. Access Requirements—To meet the access requirements of Section 3.2.14 of the UDC, all access driveways shall be located at least 20 feet from the intersection of street right-of-way lines.
8. Buffers--The 25-foot buffers which are required by Section 3.2.14 of the UDC for gas stations shall be provided next to all non-residentially-zoned properties.

STAFF RECOMMENDATIONS (Slide #3)

9. Facades—All four sides of the proposed gas station shall be construct of brick, in compliance with Section 2.5.2(C)(2) of the UDC for Select Uses within the PMU Parkway Overlay District.
10. Canopies—Both the gasoline pumps and the electric charging stations shall be covered with canopies, in compliance with Section 2.5.2(C)(2) of the UDC for Select Uses within the PMU Overlay District.
11. Signage—No pylon (pole) signs shall be permitted within the proposed development.
12. Water Authority Letter – The applicant shall obtain an updated Henry County Water Authority availability letter to determine whether sufficient water and sewer capacity would be available to serve all of the proposed uses on the subject property (the gas station, retail center, and hotel), and the developer shall comply with all of the specifications of that letter.

ARE THERE ANY QUESTIONS?

Stockbridge

Where Community Connects

POWERPOINT PRESENTATION FOR

PARCEL #032-01030012

ON ROCK QUARRY ROAD:

CP-2024-10 & SP-2024-01

CITY OF STOCKBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING AND ZONING DIVISION

PLANNING COMMISSION MEETING—MAY 22, 2025

CITY COUNCIL MEETING—JUNE 9, 2025

PROJECT OVERVIEW:

~ Purposes of the Cases
~ Property Description
~ Proposed Development

FACTS ABOUT THE CASES

TWO CASES:

~ **Comprehensive Plan Amendment Case #CP-2024-10:**

Purpose—To change the property's future land use designation from "High-Density Residential" to "Low-Density Mixed-Use."

~ **Special Use Permit Case #SP-2024-01:**

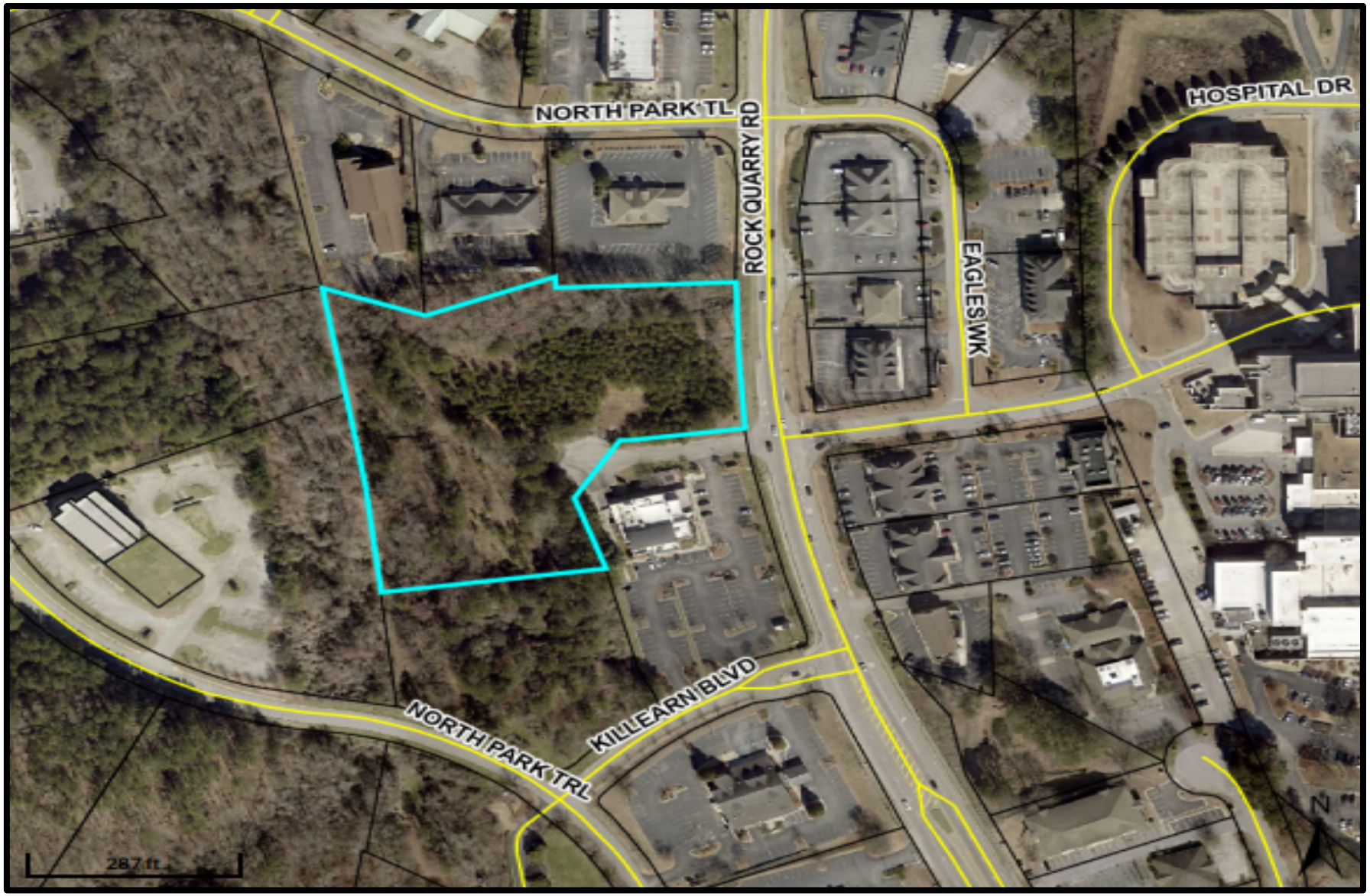
Purpose—To allow a convenience store with fuel sales; i.e., a gas station. The property's PMU (Parkway Mixed-Use) Overlay District requires a special use permit for a gas station.

Applicant: GMI 2, LLC.

Agent: Harold Buckley, Jr., Esq., from Wilson, Brock & Irby.

NOTE: Before SP-2024-01 can be approved, CP-2024-10 must be approved so that the subject property may have a type of future land use designation which would allow the proposed uses. The property already has the appropriate base zoning of C-2 (General Commercial); thus, no rezoning of the property is required.

AERIAL PHOTO FOR PARCEL #032-01030012 ON ROCK QUARRY ROAD



FACTS ABOUT THE SUBJECT PROPERTY

Property Owner: GMI 2, LLC (same as the applicant).

Parcel Number: 032-01030012.

Property Size: 4.37 +/- acres.

Property Location: Southwest corner of Rock Quarry Road and Hospital Drive, across from Piedmont Hospital. Hospital Drive dead-ends into a cul-de-sac adjacent to the subject property. Gabino's Mexican Restaurant has two driveways on Hospital Drive.

Property Conditions: Vacant and mostly wooded. Rock Quarry Road is being widened to four lanes, with 10 feet of right-of-way to be taken for that purpose. Because of this, no driveway access would be allowed off Rock Quarry Road.

Current Zoning: C-2 (General Commercial) and PMU (Parkway Mixed-Use Overlay District.

Future Land Use Designation: High-Density Residential.

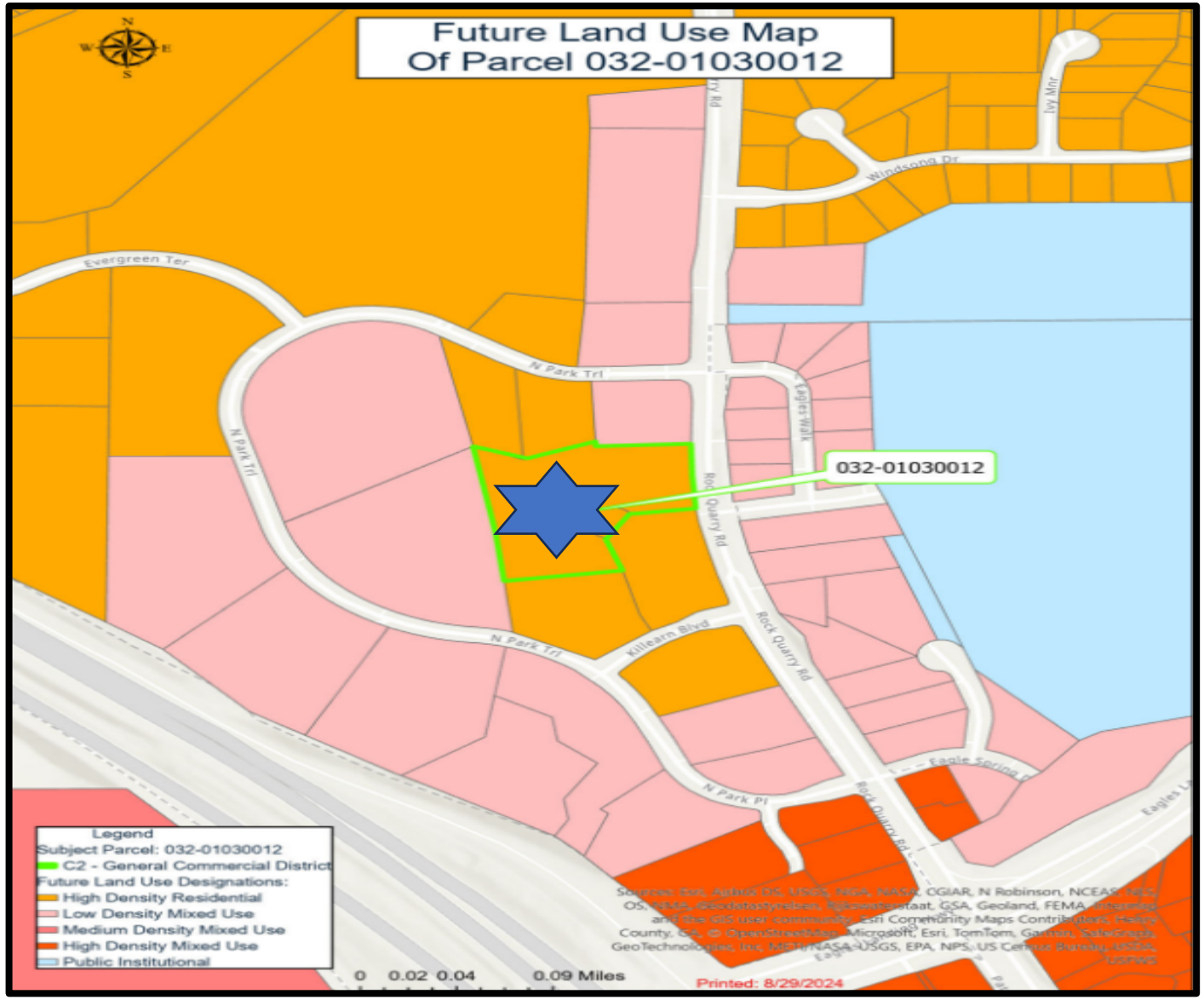
CASE FACTS TABLE (Slide #1)

DESCRIPTIVE FACTOR	RESEARCH FINDINGS
Proposed Use:	Gas station and a retail building containing a convenience store plus three retail tenants, plus an adjacent hotel.
Property Address:	N/A. Parcel #032-01030012 on Rock Quarry Road. The parcel is a corner lot, and it contains two tracts.
Parcel Acreage:	4.37 +/- acres.
Land District and Land Lot:	District 6, Land Lot 13.
Council District:	3
Applicant:	GMI 2, LLC.
Owner:	GMI 2, LLC.
Existing Zoning:	C-2 (General Commercial) and Parkway Mixed-Use (PMU) Overlay District.
Surrounding Zoning:	North, South, and East—C-2 (General Commercial). West—C-3 (Heavy Commercial).

CASE FACTS TABLE (Slide #2)

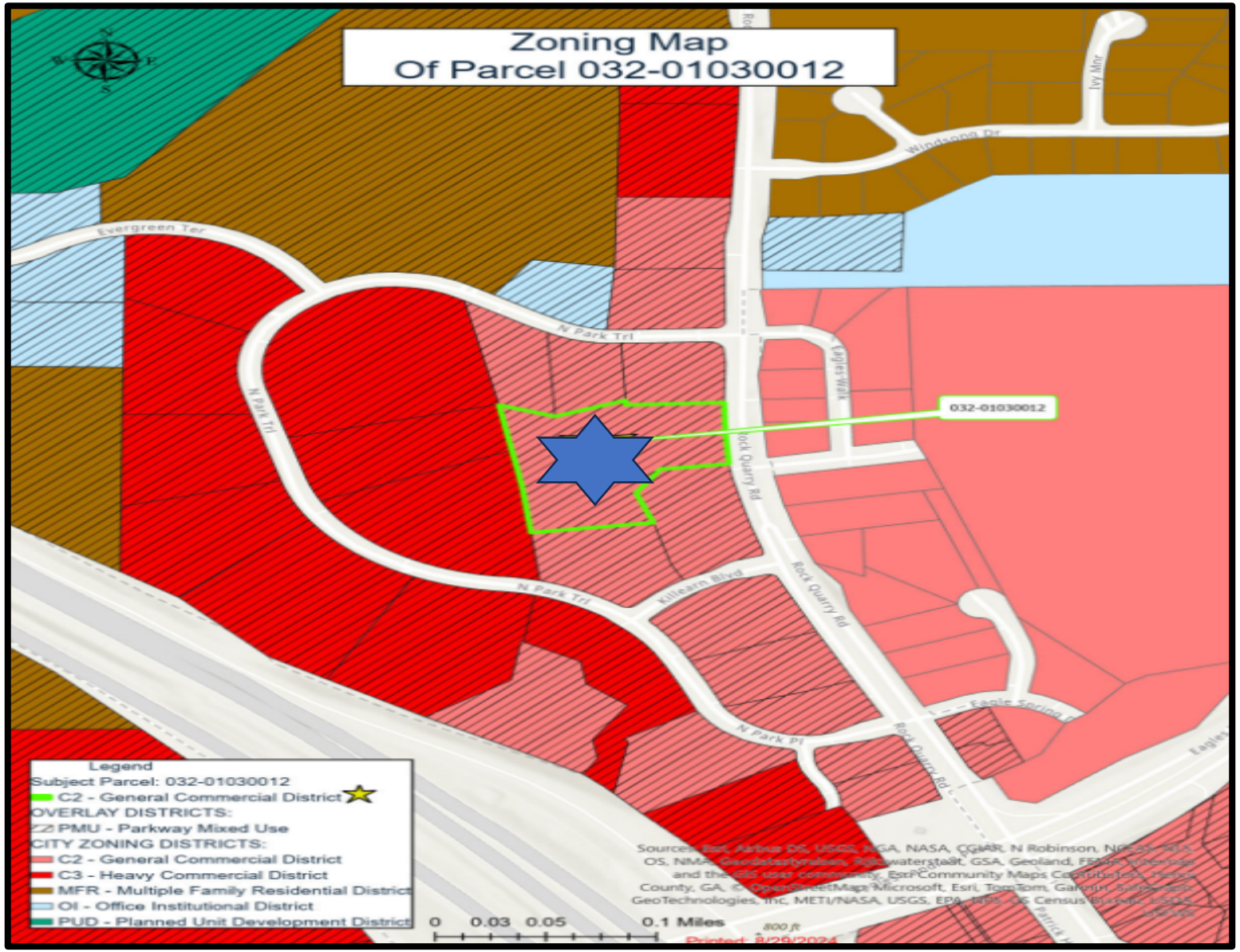
Property Location:	**West side of Rock Quarry Road, at the end of Hospital Drive.**
Property Conditions:	**Vacant and mostly wooded, except for a portion of the cul-de-sac at the end of Hospital Drive. A narrow strip of wetlands is present along the western boundary.**
Current Use:	**Undeveloped.**
Surrounding Land Uses:	**~ North, East, and Southwest—Medical office buildings.** **~ Northwest and South—Vacant land.** **~ Southeast—Commercial (Gabino's, a full-serve Mexican restaurant).**
Current and Proposed Future Land Use Designation:	**Current--High-Density Residential.** **Proposed—Low-Density Mixed-Use.**
Future Land Use Designations:	**~ North and South—High-Density Residential.** **~ Northeast, Northwest, and West—Low-Density Mixed-Use.**
Road Classification:	**Minor Arterial.**

FUTURE LAND USE MAP FOR PARCEL #032-01030012



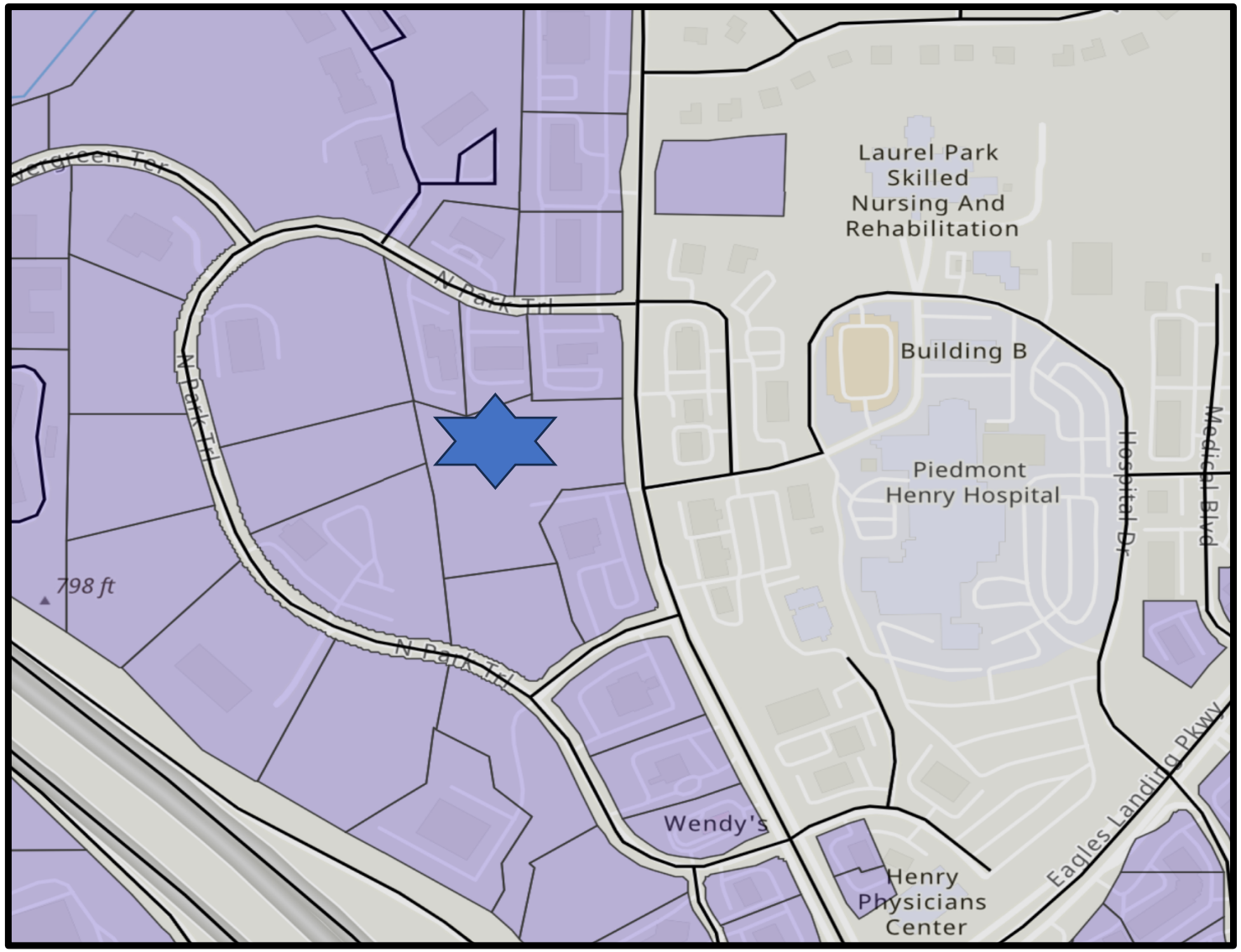
BASE ZONING MAP OF PARCEL #032-01030012

Base Zoning—C-2 (General Commercial)



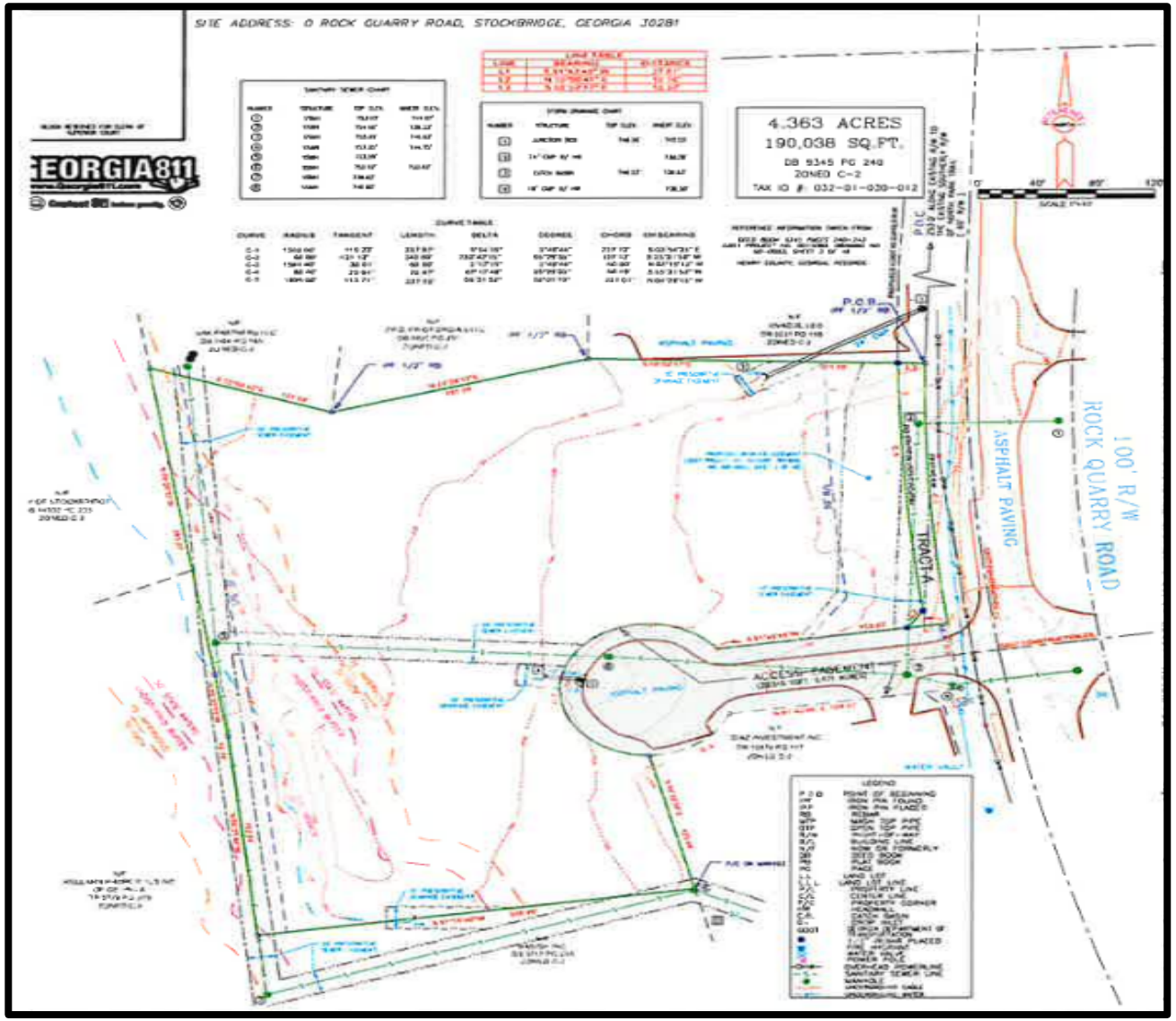
OVERLAY DISTRICT MAP OF PARCEL #032-01030012

Overlay District—Parkway Mixed-Use (PMU)



SURVEY OF PARCEL #032-01030012

Prepared by Alta NSPS Land Title for GMI 2, LLC on 05/02/22



DESCRIPTION OF THE PROPOSED DEVELOPMENT (Slide #1)

Type of Development—Mixed commercial uses.

Components:

- **Phase I--A convenience center with fuel sales (i.e., a gas station) and a retail building with three additional shops.**
  - **~ Gas Station—Would also include an equal number of EV (electric vehicle) charging stations).**
  - **~ Retail building--9,840 total square feet.**
    - **-- Convenience store--6,000 square feet.**
    - **-- Three more retail tenant spaces -- 1,280 square feet each.**
- **Phase II—A hotel with 12,276 total square feet on 3 floors, with 13 rooms per floor. A pylon (pole) sign is proposed in front of the hotel, but that would not be permitted.**

NOTE: The applicant has stated that the financial viability of the proposed development would be dependent upon the inclusion of the convenience store. The development of a hotel was added later, via the applicant's revised Letter of Intent from April 8, 2025.

DESCRIPTION OF THE PROPOSED DEVELOPMENT (Slide #2)

Two Site Plans: One Colored, and One Black-and-White. Title: "Civil Plans: Rock Quarry Road C-Store Special Use"; Prepared by LJA; Issue Date: 04-09-25.

Property Accesses—Two driveways off Hospital Drive, plus a circular driveway around the hotel to facilitate fire truck access.

Setbacks—Required: 50 feet in the front, 10 feet on the sides, and 20 feet in the rear. All setback requirements would be met.

Buffers—None are required since no residential properties border the property.

Lot Coverage (Impervious Area)—Maximum allowed is 70 percent. The proposed development would only cover 49.5 percent, with the remaining 50.6 percent being left as open space (pervious area).

Parking—Would include 51 spaces for the retail uses (50 are required), plus 43 spaces for the hotel (39 are required). All parking requirements would be met.

Exterior Architecture:

o Buildings would have brick facades.

o Gas pumps and electric charging stations must have covered canopies. The submitted renderings show that the gas pumps would have them, but the EV stations would not.

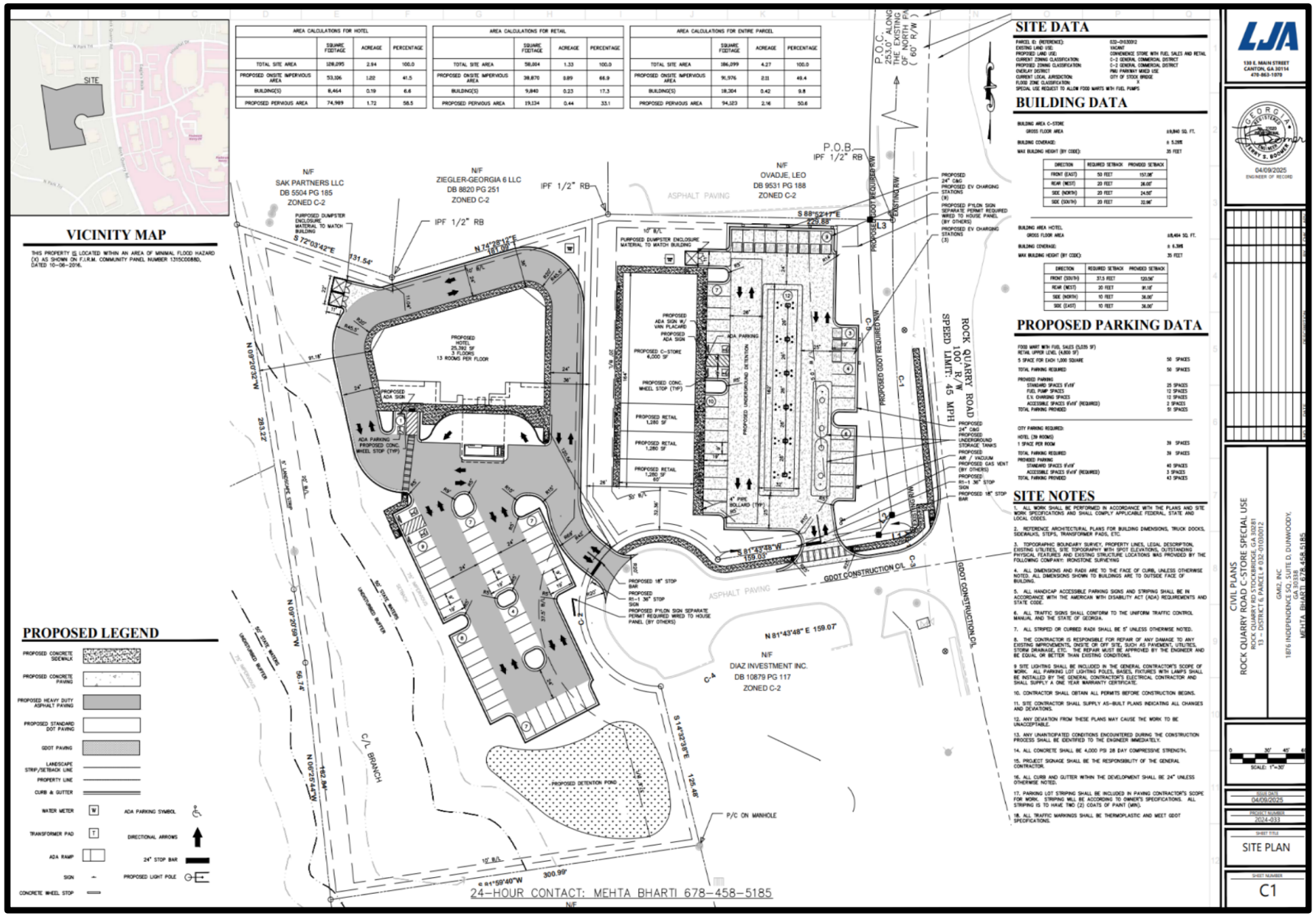
PROPOSED SITE PLAN – COLORED



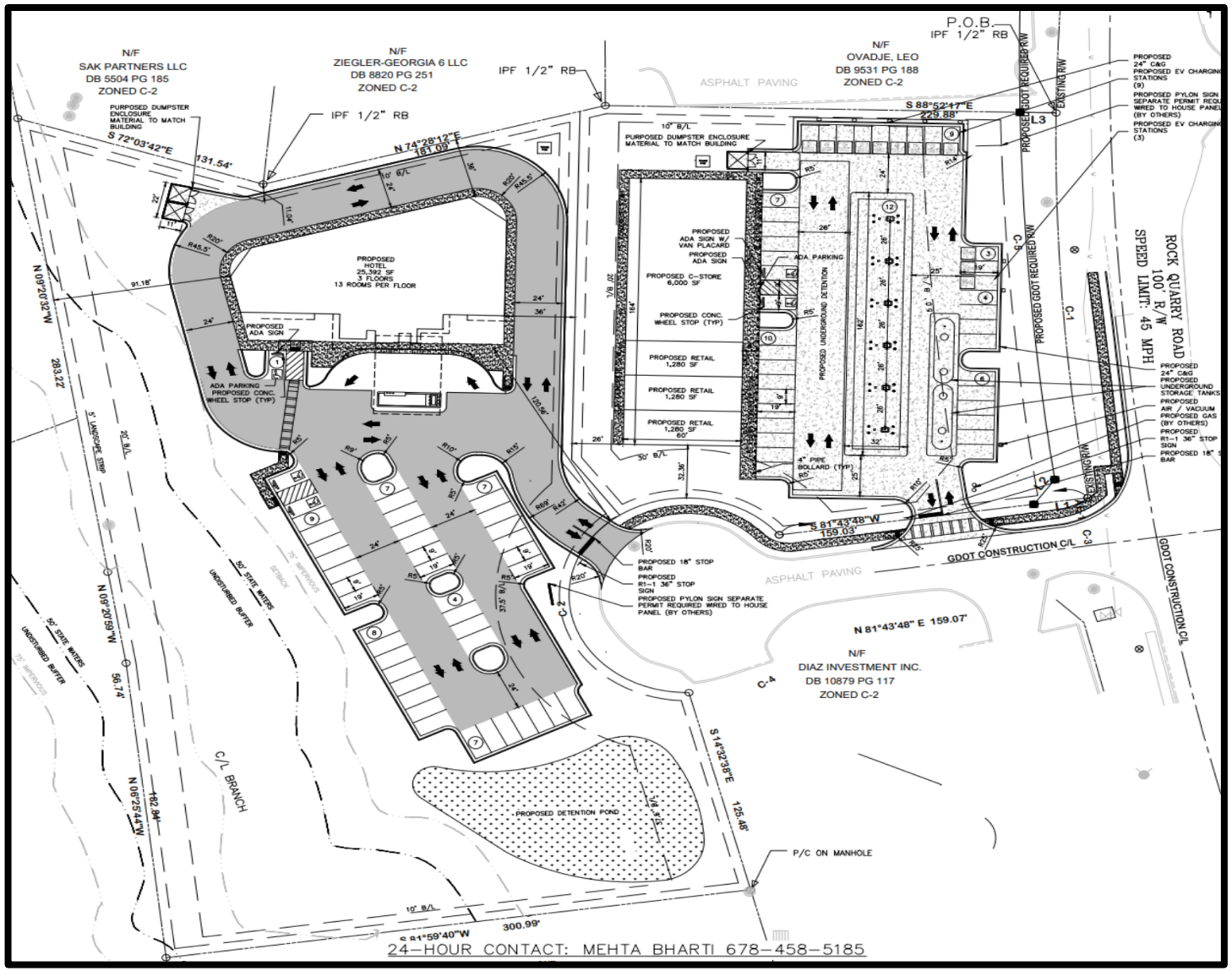
SITE PLAN ENLARGEMENT—COLORED



PROPOSED SITE PLAN – BLACK & WHITE



SITE PLAN ENLARGEMENT—BLACK & WHITE



ARCHITECTURAL RENDERINGS – RETAIL BUILDING



ARCHITECTURAL RENDERINGS – GAS STATION



ARCHITECTURAL RENDERINGS – E.V. CHARGING STATIONS



ELEVATION DRAWINGS – RETAIL BUILDING (Front & Rear)



1 PROPOSED FRONT BUILDING ELEVATION

ANALYSIS OF CP-2024-10

(Comprehensive Plan Amendment Case #CP-2024-10)

ANALYSIS OF CP-2024-10 (Slide #1)

APPLICANT'S REQUEST: Change the property's future land use designation from High-Density Residential to Low-Density Mixed-Use.

STAFF ANALYSIS:

A. Comparison of Future Land Use Designations:

- **High-Density Residential—Intended primarily for residential land uses with multi-story buildings and small commercial or service businesses.**
- **Low-Density Mixed-Use—Intended for commercial / retail areas along various corridors and intersections. They mainly serve the residents of the surrounding residential neighborhoods. Future development and redevelopment should maintain the community-oriented feel.**
- **Analysis:**
  - **a. The applicant does not propose to build a residential development; thus, High-Density Residential is not the appropriate future land use designation.**

ANALYSIS OF CP-2024-10 (Slide #2)

b. Conversely:

- **The Low-Density Mixed-Use future land use designation is intended for commercial and retail areas along various corridors in the City, including Rock Rock Quarry Road, with various single-family subdivisions and apartment developments located along it or within several blocks. The proposed retail center would be located close to these residential developments, offering quick services and goods for the regular and frequent needs of customers.**
- **In addition, since the proposed development would only have an impervious cover of 49.4 percent, and the proposed hotel would only have three stories, these characteristics would be compatible with the intent of the Low-Density Mixed-Use designation.**

ANALYSIS OF CP-2024-10 (Slide #3)

B. Suitability of the Subject Property's Location:

- **Low-Density Mixed-Use designations are present on the adjacent parcel to the north and on many parcels on the east side of Rock Quarry Road, directly across the road from the subject property. Thus, the approval of CP-2024-01 would not create a "spot" future land use designation.**
- **The subject property is part of the commercial development corridor along Rock Quarry Road, which includes numerous retail uses on the same (west) side of the road and larger commercial uses along the eastern side of the road (Piedmont Hospital and associated medical office buildings). Due to the high intensity of the hospital and medical office buildings and the large number of employees and patients whom they represent, the provision of the proposed retail center (including the convenience center / gas station) and hotel would be appropriate and desirable.**
- **The proposed development would serve the automobile and retail needs of the many nearby residential developments.**

ANALYSIS OF CP-2024-10 (Slide #4)

C. Compatibility with a Goal of the Comprehensive Plan -- **Page 42 of the City's Comprehensive Plan identifies the top economic development goal for the City of Stockbridge as follows: "#1-To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities." The proposed retail center would comply with that goal, particularly since few retail centers have been developed within the City in the past five years.**

ANALYSIS OF CP-2024-10 (Slide #5)

D. Relation to the Zoning of the Property:

a. The proposed commercial uses would be compatible with the property's C-2 (General Commercial) zoning, thus no rezoning would be required.

b. They would also be suitable for the PMU (Parkway Mixed-Use Overlay) District.

c. The proposed Low-Density Mixed-Use future land use designation calls for low-density commercial uses. The proposed development would only have an impervious cover of 49.4 percent, and the proposed hotel would only have three stories; thus, the proposed development can be considered to be of low-density and it would include a mixture of commercial uses.

STAFF CONCLUSIONS FOR CP-2024-10

STAFF CONCLUSIONS:

1. The subject property's existing future land use designation of High-Density Residential is not appropriate for the subject property because the applicant is not proposing to build a residential development.
2. The proposed retail uses would be compatible with one of the intentions of the requested future land use designation of Low-Density Mixed-Use, which is to serve the needs of nearby residential areas.
3. The subject property is in a suitable location for the Low-Density Mixed-Use future land use designation due to the adjacency of other properties to the north and across Rock Quarry Road, which all have the same designation.
4. The development of the proposed retail uses would serve to further an economic development goal of the Comprehensive Plan.

STAFF RECOMMENDATION FOR CP-2024-10

STAFF RECOMMENDATION -- In view of the aforementioned conclusions for CP-2024-10 on Parcel #032-01030012, the Planning & Zoning Staff recommends the APPROVAL of CP-2024-10.

ANALYSIS OF SP-2024-01

(Special Use Permit Case #SP-2024-01)

ANALYSIS OF SP-2024-01 (Slide #1)

APPLICANT'S REQUEST: **Grant a Special Use Permit to allow a gas station (a convenience center with fuel sales) to locate and operate on a C-2 property within the PMU (Parkway Mixed-Use) Overlay District.**

Necessity of a Special Use Permit – **Required for "select uses" (gas stations / convenience stores), which may be permitted uses in a C-2 (General Commercial) zoning district if a special use permit is approved.**

Source of Requirement--Ordinance #OR24-563 for the PMU Overlay District, per Text Amendment Case #TX-2024-03. Section 2.5.2(C)(1) identifies gas stations and convenience stores as being "select uses" in the PMU Overlay District.

The proposed gas station and convenience store must meet four types of compliance requirements, as are listed on the next slide.

ANALYSIS OF SP-2024-01 (Slide #2)

FOUR TYPES OF COMPLIANCE REQUIREMENTS FOR SP-2024-01:

1. **Requirements for "select uses"** from Section 2.5.2.(C)(2) of the UDC for the Parkway Mixed-Use (PMU) Overlay District.
2. **Requirements for gasoline stations** from Section 3.2.14 of the UDC. These requirements were recently amended with the approval of Ordinance #OR25-589 (a.k.a. Text Amendment Case #TX-2024-06) on February 10, 2025, which amended the gas station distance requirement from 2,400 feet to 800 feet and imposed other requirements.
3. **Requirements for special use permits** from Section 9.2.5 of the UDC (staff considerations).
4. **Requirements for special use permits** from Section 9.2.6 of the UDC (City Council considerations).

ANALYSIS OF SP-2024-01 (Slide #3)

1. **Requirements for "select uses"** from Section 2.5.2.(C)(2) of the UDC for the Parkway Mixed-Use (PMU) Overlay District. Gas stations and convenience stores are types of select uses. They used to be prohibited in the PMU, but now they may be permitted in the C-2 district if a special use permit is obtained. This is due to the passage of Ordinance #OR24-263 for Text Amendment Case#TX-2024-03 on May 13, 2024. The ordinance identified the permitted uses in Section 2.5.2.(C)(1) of the UDC.

Analysis of Section 2.5.2(C)(2) Requirements for Select Uses (Gas Station and Convenience Store):

a. ***A Select Use must be located on a property which has frontage on either a collector or an arterial road.*** The subject property has frontage on Rock Quarry Road, which is classified as a minor arterial.

b. ***The property must have a base zoning district which allows such uses.*** The property is zoned 'C-2',which is an allowable base zoning district for a Select Use.

ANALYSIS OF SP-2024-01 (Slide #4)

c. ***All property design standards of the base zoning district must be met.*** It appears from the submitted site plan that most, if not all, of the property design standards have been met.

d. ***Any existing non-conforming structures may not be enlarged.*** The subject property is currently undeveloped.

e. ***Building facades for both primary and accessory structures must be constructed of brick on all sides.*** The submitted architectural renderings suggest that all four sides of the proposed retail building would be constructed of brick.

f. ***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.*** The site plan shows that the there would be the same number of electric charging stations (12) as gas pumps (12). The applicant's renderings show that covered canopies would be provided over the gas pumps but not the EV charging stations.

ANALYSIS OF SP-2024-01 (Slide #5)

g. An acceptable means of access and internal circulation must be provided, to be determined by the Fire Marshal. **The site plan shows that the proposed retail uses and the hotel would have separate accesses off Hospital Drive, and the hotel would have a circular driveway around it.**

h. The required number of parking spaces must be provided. **The retail uses and the hotel would meet their parking requirements.**

i. The required buffers must be provided. **Since no residential properties are located adjacent to the subject property, no residential buffers would be required.**

j. Other special requirements. **No other special requirements have been identified.**

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #1)

Section 3.2.14 below from the UDC provides requirements specifically for gas stations.

These requirements were amended on February 10, 2025 with the approval of Ordinance #OR25-589 (a.k.a. Text Amendment Case #TX-2024-06). It amended the gas station distance requirement from 2,400 feet to 800 feet and imposed other requirements.

Section 3.2.14 appears below, including the updated Subsection C and the addition of Subsections E through P, which appear below.

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.

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #2)

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 eight hundred (800) feet. This distance requirement shall be measured from property line to property line of another existing gasoline service station.

ANALYSIS #2—REQUIREMENTS FOR GASOLINE STATIONS (Slide #3)

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

Development Feature	Standard
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 6 feet in height in addition to the standards set forth in this title.

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #4)

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.

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #5)

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 subtenants.

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.

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #6)

Analysis of Section 3.2.14 Requirements for Gas Stations:

A. **Compliance with Site Design Standards for the C-2 District --** It appears from the site plan that all design standards of the C-2 zoning district would be met. These include the minimum lot width (100 feet), the minimum setback requirements (50 feet in the front, 10 feet on the sides, and 20 feet in the rear), and the maximum lot coverage of 70 percent.

B. **Types of Activities to Be Included --** The proposed convenience store and sale of fuel are among the activities that are permitted for gas stations.

C. **Separation Distance of Eight Hundred (800) Feet --** As are shown by the Gas Station Radius Map and the Gas Station Distance Map below, no other gas stations are located within the required separation distance of 800 feet from the subject property. The closest gas station is a Texaco station, which is located south of the subject property at 1247 Eagles Landing Parkway, situated at the southwest corner

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #7)

of Patrick Henry Parkway (an extension of Rock Quarry Road) and Eagles Landing Parkway. To the north, a BP station is located approximately 4,060 feet away, at 901 Rock Quarry Road (Parcel #050-01016011), at the southwest corner of Rock Quarry Road and Banks Road. Within the Hudson Bridge Road corridor, a Murphy gas station is located at 1440 Hudson Bridge Road, and a Quik Trip gas station is located farther to the west, at 1614 Hudson Bridge Road.

~ Within the Rock Quarry Road / Eagles Landing Parkway Corridor:

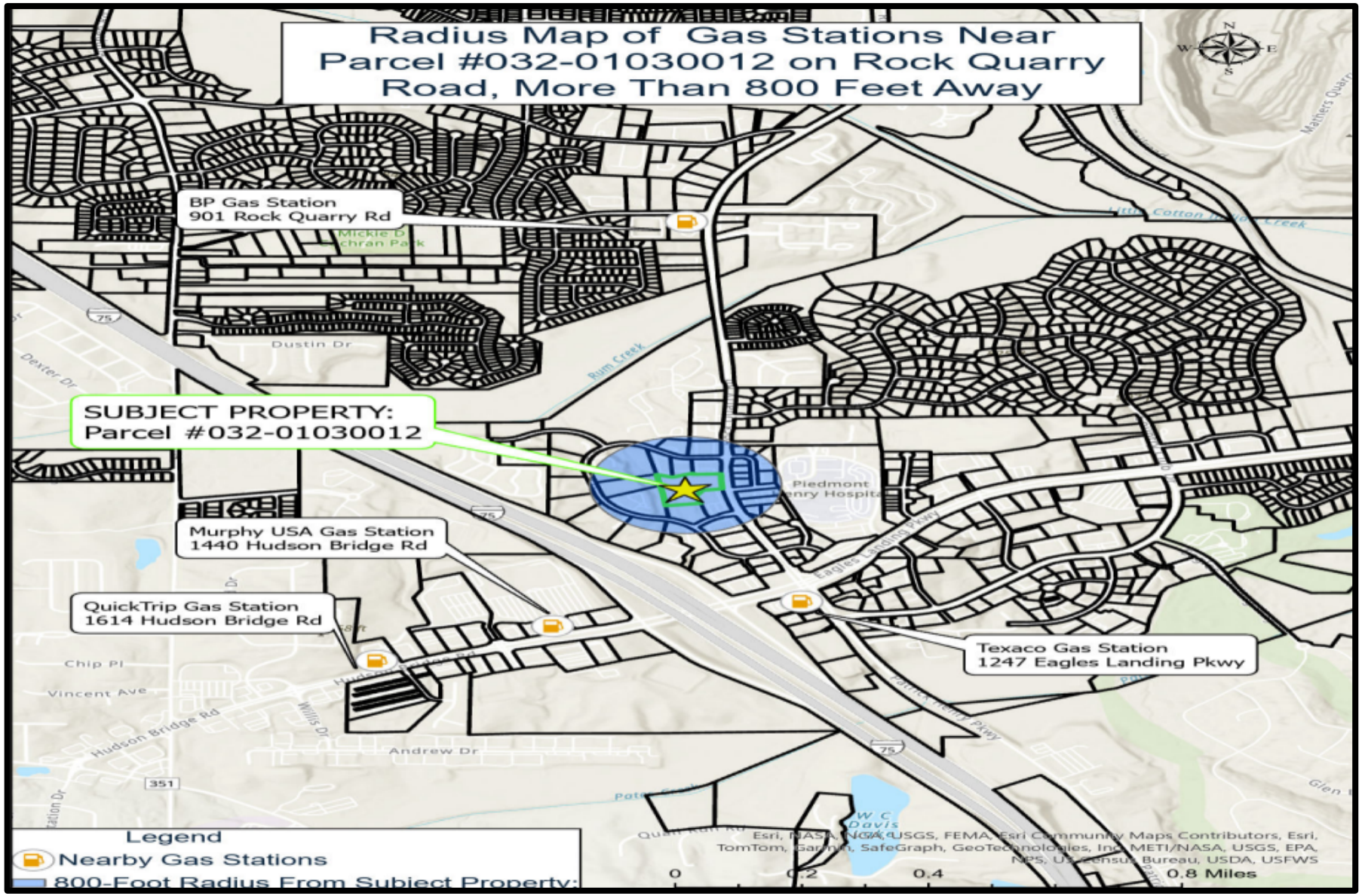
- **Texaco gas station -- Located approximately 1,706 feet from the subject property.**
- **BP gas station -- Located approximately 4,060 feet from the subject property.**

~ Within the Hudson Bridge Road Corridor:

- **Murphy gas station – Located approximately 2,055 feet from the subject property.**
- **QuikTrip gas station – Located approximately 3,315 feet from the subject property.**

Based on these measured distances, all four of the nearest gas stations are located significantly more than the required minimum of 800 feet away from the subject property.

GAS STATION RADIUS MAP



GAS STATION DISTANCE MAP

For the Rock Quarry Road / Eagles Pkwy. Landing Corridor



ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #8)

D. Design Standards for Gas Stations -- The table above from Section 3.2.14 of the UDC lists design standards for gas station requirements. Among them are various setback requirements, and it appears from the April 9, 2025 site plan that these setbacks would be met. In addition, access drives must be at least 20 feet from the intersection of street right-of-way lines, but these distances could not be determined from the site plan.

E. Road Classification – Rock Quarry Road is classified as a minor arterial.

F. Zoning District – The subject property is zoned 'C-2', and the applicant is applying for the required special use permit.

G. Property Design Standards for the Base Zoning District -- The revised site plan appears to meet most of the design requirements, except for the ones that are noted.

H. Building Façade Materials – The submitted renderings appear to show that the proposed gas station would have brick facades, but it is not clear as to whether all four sides would be brick.

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #9)

I. Electric Charging Stations – An equal number of electric charging stations as gasoline pumps would be provided. But no covered canopies are shown over the electric charging stations.

J. Access and Internal Circulation -- The proposed gas station would allow an acceptable access and internal circulation.

K. Parking Spaces – The required number of parking spaces would be provided and slightly exceeded.

L. Buffers -- The 25-foot buffers which are required by Section 3.2.14 of the UDC for gas stations that are located next to non-residentially-zoned properties have not been indicated on the submitted site plan.

M. Size of Gas Station – The proposed gas station would have 6,000 square, exceeding the minimum required size of 5,000 square feet.

ANALYSIS #2—REQUIREMENTS FOR GAS STATIONS (Slide #10)

N. Sub-Tenants – The proposed gas station would have three sub-tenants (retail stores), thus exceeding the required two sub-tenants.

O. Other Codes of Ordinances – The proposed gas station must meet all other related regulations.

P. Other Special Requirements -- None have been identified at this time.

ANALYSIS #3—REQUIREMENTS FOR SPECIAL USE PERMITS: STAFF CONSIDERATIONS (Slide #1)

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

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

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

- ***~ The applicant has not submitted a traffic impact study.***
- **~ However, since Rock Quarry Road is currently being widened to four lanes by Georgia DOT, projected traffic volumes from undeveloped properties along Rock Quarry Road, including the subject property, have presumably been projected and accounted for.**
- **~ The proposed new traffic signal at the Rock Quarry Road / Hospital Drive Intersection as part of the road widening would be beneficial in facilitating left turns out of the proposed development onto Rock Quarry Road.**
- **~ Some traffic congestion may be experienced on the short, western end of Hospital Drive and its cul-de-sac since six businesses would be using it**

ANALYSIS #3—REQUIREMENTS FOR SPECIAL USE PERMITS: STAFF CONSIDERATIONS (Slide #2)

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

Although the subject property has an unusual shape, the site plan shows that there would be sufficient room for the proposed development, with the remainder of the site to remain wooded. A detention pond would be provided at the southern end of the property.

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

- **The applicant's letter from the Henry County Water Authority, dated July 12, 2024, stated that water service is available to serve the property, and that sewage treatment and sewer line capacity are also available to serve the property.**
- **However, this was based on the proposed development without the hotel.**
- **An updated Water Authority letter needs to be obtained.**

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

This is unknown at this time.

ANALYSIS #3—REQUIREMENTS FOR SPECIAL USE PERMITS: STAFF CONSIDERATIONS (Slide #3)

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

- **The proposed commercial uses would further the Comprehensive Plan's policy to "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." Rather than having separate buildings and strip development uses along Rock Quarry Road, the proposed convenience store and gas station, plus the other three retail shops, would allow for the cohesive existence of several businesses within a unified development.**
- **The proposed uses may be beneficial by meeting the service needs of drivers who are already present within the vicinity as employees or patients of the hospital, other medical facilities, and restaurants along Rock Quarry Road, plus the residents of the surrounding residential areas.**
- **The property's future land use designation is High-Density Residential. The 2024-2028 Comprehensive Plan states that this designation is meant primarily for residential developments, but that small commercial or service businesses may be permitted within such developments. Although the proposed development would consist of small commercial and service businesses, no residential uses are proposed, nor are any residential uses located near the subject property. Therefore, it would be appropriate for the property's future land use designation to be changed to Low-Density Mixed-Use.**

ANALYSIS #4—USE PERMIT CONSIDERATIONS (Slide #1)

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

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

The proposed gas station and convenience store represent commercial uses, which would be compatible with the numerous other commercial uses that are present within the vicinity. However, commercial uses are not permitted by the subject property's future land use designation of High-Density Residential. A Comprehensive Plan amendment is therefore needed to change the property's future land use designation to Medium-Density Mixed-Use.

ANALYSIS #4—USE PERMIT CONSIDERATIONS (Slide #2)

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

The proposed gas station and convenience store would be compatible with the surrounding commercial uses (restaurants and retail stores), and the property's C-2 zoning is compatible with the C-2 zoning of the adjacent properties to the north and south.

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

No such violations have been identified.

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

The forthcoming widening of Rock Quarry Road, including the installation of a traffic signal at the Rock Quarry Road / Hospital Drive Intersection, should serve to improve traffic flow within the vicinity, and to provide pedestrian access.

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

The applicant plans to provide a few more parking spaces than are required for the retail uses (51) and the hotel (39).

ANALYSIS #4—USE PERMIT CONSIDERATIONS (Slide #3)

6. The amount and location of open space;

The proposed pervious area (open space) would be 50.6 percent, according to the data on the site plan. This would exceed the required 30 percent for the C-2 district.

7. Protective screening;

The applicant's letter of intent states that screening would be provided around the proposed trash dumpster for the gas station, which would be fully enclosed with opaque gates.

8. Hours and manner of operation;

The proposed gas station and convenience store would be open for twenty-four hours per day. This is not anticipated to be a problem since no residential uses are located next to the subject property.

9. Outdoor lighting; and

The applicant's letter of intent states that generous outdoor lighting systems would be used for the safety and security of the patrons and employees, and that measures would be taken to ensure that no unreasonable glare would be emitted to the surrounding area.

ANALYSIS #4—USE PERMIT CONSIDERATIONS (Slide #4)

10. Ingress and egress to the property.

Since the subject property is located on a corner lot with a cul-de-sac turnaround, and since a traffic signal is scheduled to be installed at the intersection, no traffic congestion emanating from the proposed uses is anticipated.

STAFF CONCLUSIONS (Slide #1)

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

1. **Gas Station Distance Requirement—The proposed gas station (convenience store with gas pumps) would be located significantly more than the minimum required distance of 800 feet away from other gas stations within the vicinity, as is required by Section 3.2.14 of the UDC for gas stations.**
2. **Suitability of Uses -- The proposed gas station, along with the retail shops and hotel, are all permitted types of uses within the C-2 district, and they would be suitable and desirable types of uses for the subject property due to its location in a busy commercial corridor, as well as its proximity to large residential areas. The specific types of retail tenants to be included within the proposed retail center would need to be allowable uses within the PMU Overlay District.**
3. **Traffic Impacts -- The trip generation from the proposed uses would likely have minimal impacts on the surrounding road network due to the forthcoming widening of Rock Quarry Road and the installation of a traffic signal at Hospital Drive.**

STAFF CONCLUSIONS (Slide #2)

4. Access Requirements—To meet the access requirements of Section 3.2.14 of the UDC, access driveways must be located at least 20 feet from the intersection of street right-of-way lines. It could not be determined from the April 9, 2025 site plan whether this requirement would be met.

5. Buffers--The 25-foot buffers which are required by Section 3.2.14 of the UDC for gas stations that are located next to non-residentially-zoned properties have not been indicated on the submitted site plan.

6. Facades—The submitted architectural renderings suggest that the proposed retail building for the gas station would be constructed of brick, but it is not clear as to whether all four sides would be brick, as is required by Section 2.5.2(C)(2) of the UDC for Select Uses within the PMU Parkway Overlay District.

STAFF CONCLUSIONS (Slide #3)

7. Canopies—The submitted architectural renderings show that the gasoline pumps would have a covered canopy over them, but that the electric charging stations would not have one. Both types of facilities are required to have a canopy, in compliance with the requirements of Section 2.5.2(C)(2) of the UDC for Select Uses within the PMU Overlay District.

8. Signage—A proposed pylon (pole) sign is shown for the hotel, which is not a permitted type of sign within the City of Stockbridge.

9. Water Authority Letter – The Water Authority letter which the applicant submitted was for the gas station and retail center alone, without the hotel. An updated Water Authority letter needs to be obtained to determine whether sufficient water and sewer capacity would be available to serve these uses plus the proposed hotel.

STAFF RECOMMENDATIONS (Slide #1)

In view of the aforementioned analysis and conclusions, the Planning & Zoning staff recommends APPROVAL WITH CONDITIONS for Special Use Permit Case #SP-2024-01 for Parcel #032-01030012 on Rock Quarry Road at Hospital Drive. The recommended zoning conditions are as follows:

1. **Comprehensive Plan Amendment – SP-2024-01 shall not be approved unless the applicant's Comprehensive Plan Amendment Case #CP-2024-10 is approved prior to the consideration of SP-2024-01.**
2. **Site Plan – The proposed development shall be built according to a site plan which is similar in design to the submitted site plan, entitled "Civil Plans: Rock Quarry Road C-Store Special Use", which was prepared for GMI 2, Inc. by LJA with an issue date of 04-09-25).**
3. **Requirements for Select Uses – The proposed development shall meet all of the requirements for "select uses" from Section 2.5.2.(C)(2) of the UDC for the Parkway Mixed-Use (PMU) Overlay District.**

STAFF RECOMMENDATIONS (Slide #2)

4. **Requirements for Gasoline Stations –** The proposed development shall meet all of the updated requirements for gasoline stations within Section 3.2.14 of the UDC, as amended on February 10, 2025 with the approval of Ordinance #OR25-589 (a.k.a. Text Amendment Case #TX-2024-06).
5. **Requirements for Special Use Permits, Staff Considerations –** The proposed development shall meet all of the requirements for special use permits from Section 9.2.5 of the UDC (staff considerations).
6. **Requirements for Special Use Permits, City Council Considerations –** The proposed development shall meet all of the requirements for special use permits from Section 9.2.6 of the UDC (City Council considerations).
7. **Access Requirements—**To meet the access requirements of Section 3.2.14 of the UDC, all access driveways shall be located at least 20 feet from the intersection of street right-of-way lines.
8. **Buffers--**The 25-foot buffers which are required by Section 3.2.14 of the UDC for gas stations shall be provided next to all non-residentially-zoned properties.

STAFF RECOMMENDATIONS (Slide #3)

9. Facades—All four sides of the proposed gas station shall be construct of brick, in compliance with Section 2.5.2(C)(2) of the UDC for Select Uses within the PMU Parkway Overlay District.
10. Canopies—Both the gasoline pumps and the electric charging stations shall be covered with canopies, in compliance with Section 2.5.2(C)(2) of the UDC for Select Uses within the PMU Overlay District.
11. Signage—No pylon (pole) signs shall be permitted within the proposed development.
12. Water Authority Letter – The applicant shall obtain an updated Henry County Water Authority availability letter to determine whether sufficient water and sewer capacity would be available to serve all of the proposed uses on the subject property (the gas station, retail center, and hotel), and the developer shall comply with all of the specifications of that letter.
13. Hotel Quality—The proposed hotel shall have a three-star rating or better.

ARE THERE ANY QUESTIONS?

Plot Date: Wednesday, April 9, 2025 4:07:33 PM



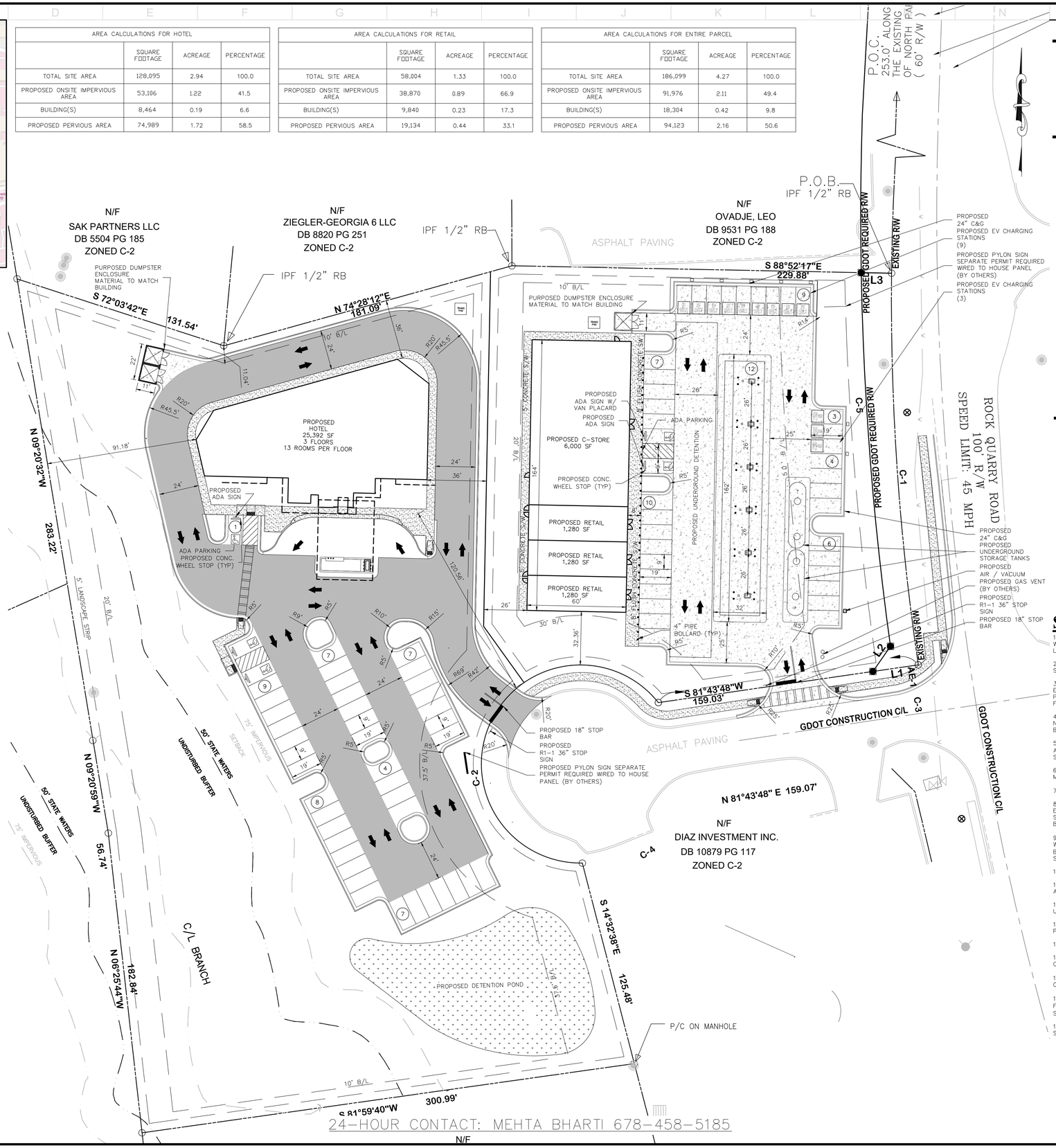
VICINITY MAP

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

AREA CALCULATIONS FOR HOTEL			
	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
TOTAL SITE AREA	128,095	2.94	100.0
PROPOSED ONSITE IMPERVIOUS AREA	53,106	1.22	41.5
BUILDING(S)	8,464	0.19	6.6
PROPOSED PERVIOUS AREA	74,989	1.72	58.5

AREA CALCULATIONS FOR RETAIL			
	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
TOTAL SITE AREA	58,004	1.33	100.0
PROPOSED ONSITE IMPERVIOUS AREA	38,870	0.89	66.9
BUILDING(S)	9,840	0.23	17.3
PROPOSED PERVIOUS AREA	19,134	0.44	33.1

AREA CALCULATIONS FOR ENTIRE PARCEL			
	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
TOTAL SITE AREA	186,099	4.27	100.0
PROPOSED ONSITE IMPERVIOUS AREA	91,976	2.11	49.4
BUILDING(S)	18,304	0.42	9.8
PROPOSED PERVIOUS AREA	94,123	2.16	50.6



PROPOSED LEGEND

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

SITE DATA

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

BUILDING DATA

BUILDING AREA C-STORE

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

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
FRONT (EAST)	50 FEET	157.08'
REAR (WEST)	20 FEET	26.00'
SIDE (NORTH)	20 FEET	24.50'
SIDE (SOUTH)	20 FEET	32.96'

BUILDING AREA HOTEL

GROSS FLOOR AREA	±8,464 SQ. FT.
BUILDING COVERAGE:	± 6.39%
MAX BUILDING HEIGHT (BY CODE):	35 FEET

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
FRONT (SOUTH)	37.5 FEET	120.56'
REAR (WEST)	20 FEET	91.18'
SIDE (NORTH)	10 FEET	36.00'
SIDE (EAST)	10 FEET	36.00'

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 (39 ROOMS)	
1 SPACE PER ROOM	39 SPACES
TOTAL PARKING REQUIRED	39 SPACES
PROVIDED PARKING	
STANDARD SPACES 9'x19'	40 SPACES
ACCESSIBLE SPACES 9'x19' (REQUIRED)	3 SPACES
TOTAL PARKING PROVIDED	43 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 No. 27020 PROFESSIONAL ENGINEER TERRY S. BOOMER
04/09/2025
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 30' 45' 60'
SCALE: 1"=30'

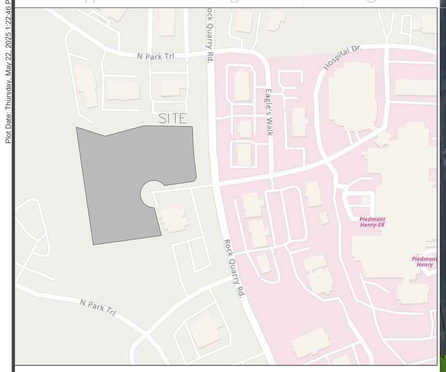
ISSUE DATE
04/09/2025

PROJECT NUMBER
2024-033

SHEET TITLE
SITE PLAN

SHEET NUMBER
C1

File Location: s:\ea\archive_01-civil_projects\03-projects_canton_ga_office\on hold_archive_backup\2024-033 rock quary road retail stockbridge ga\cad\prod\ rock quarry road hold cop 2



VICINITY MAP

THIS PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD (X) AS SHOWN ON F.I.R.M. COMMUNITY PANEL NUMBER 13151C0088D, DATED 10-06-2016.

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



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	26.00'
SIDE (NORTH)	20 FEET	24.50'
SIDE (SOUTH)	20 FEET	32.96'

BUILDING AREA HOTEL

GROSS FLOOR AREA	±8,464 SQ. FT.
BUILDING COVERAGE:	± 6.39%
MAX BUILDING HEIGHT (BY CODE):	35 FEET

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
FRONT (SOUTH)	37.5 FEET	120.56'
REAR (WEST)	20 FEET	91.18'
SIDE (NORTH)	10 FEET	36.00'
SIDE (EAST)	10 FEET	36.00'

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 (39 ROOMS)	
1 SPACE PER ROOM	39 SPACES
TOTAL PARKING REQUIRED	39 SPACES
PROVIDED PARKING	
STANDARD SPACES 9'x19'	40 SPACES
ACCESSIBLE SPACES 9'x19' (REQUIRED)	3 SPACES
TOTAL PARKING PROVIDED	43 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 No. 27020 PROFESSIONAL ENGINEER TERRY S. BOOMER
04/09/2025
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 30' 45' 60'
SCALE: 1"=30'

ISSUE DATE
04/09/2025

PROJECT NUMBER
2024-033

SHEET TITLE
SITE PLAN

SHEET NUMBER
C1

Plot Date: Thursday, May 22, 2025 1:22:46 PM
File Location: s:\sa\archive_01-civil_projects\03.projects_canton ga_office\on hold_archive_backlog\2024-033 rock quary road retail stockbridge ga\cad\concept\2025-0521 cap2 rendering\grad1 rock quarry road hold cap 2 rendering

TO: Stockbridge Mayor and City Council
Stockbridge Planning Commission

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

CC: Ryan Anderson, Community Development Director

DATE: **May 22, 2025 (Planning Commission Meeting)**
June 9, 2025 (City Council Meeting)

SUBJECT: **Staff Report for Special Use Permit Case #SP-2024-01**
For Parcel #032-01030012 on Rock Quarry Road at Hospital Drive
(To be located in Council District 5)

I. PURPOSE

The applicant for Special Use Permit Case #SP-2024-01, GMI 2, LLC (represented by Harold Buckley, Jr., Esq., from the law firm of Wilson, Brock & Irby), requests a special use permit to build a gas station and convenience store (termed by the applicant as "a convenience store with fuel pumps") on Parcel #032-01030012 on Rock Quarry Road at Hospital Drive. GMI 2, LLC develops and operates non-residential developments, including offices and convenience stores. The proposed gas station and convenience store would be part of a new retail center, and the applicant also would build an adjacent hotel. The applicant has stated that the financial viability of the proposed development would be dependent upon the inclusion of the convenience store.

A special use permit is necessary for the proposed development because Ordinance #OR24-563 for the Parkway Mixed-Use Overlay (PMU) District, per Text Amendment Case #TX-2024-03, identifies gas stations and convenience stores as being "select uses" in Section 2.5.2(C(1), and as being permitted uses within a C-2 (General Commercial) zoning district if an applicant applies for and is approved for a special use permit.

The proposed gas station and convenience store must meet four types of compliance requirements, as are listed below. The analysis of each of these types of requirements is discussed in the three Analysis sections of this staff report.

1. Requirements for "select uses" from Section 2.5.2.(C)(2) of the UDC for the Parkway Mixed-Use (PMU) Overlay District.
2. Requirements for gasoline stations from Section 3.2.14 of the UDC. **These**

requirements were recently amended with the approval of Ordinance #OR25-589 (a.k.a. Text Amendment Case #TX-2024-06) on February 10, 2025, which amended the gas station distance requirement from 2,400 feet to 800 feet and imposed other requirements.

3. Requirements for special use permits from Section 9.2.5 of the UDC (staff considerations).
4. Requirements for special use permits from Section 9.2.6 of the UDC (City Council considerations).

Before SP-2024-01 can be approved, the applicant's Comprehensive Plan Amendment Case #CP-2024-10 must be approved so that the subject property may have a type of future land use designation which would allow the proposed uses. The applicant has requested to change the property's future land use designation from "High-Density Residential" to "Low-Density Mixed-Use." The property already has the appropriate base zoning of C-2 (General Commercial); thus, no rezoning of the property is required.

II. CASE FACTS

DESCRIPTIVE FACTOR	**RESEARCH FINDINGS**
Proposed Use:	Gas station and a retail building containing a convenience store plus three retail tenants, plus an adjacent hotel.
Property Address:	N/A. Parcel #032-01030012 on Rock Quarry Road. The parcel is a corner lot, and it contains two tracts.
Parcel Acreage:	4.37 +/- acres.
Land District and Land Lot:	District 6, Land Lot 13.
Council District:	3
Applicant:	GMI 2, LLC.
Owner:	GMI 2, LLC.
Existing Zoning:	C-2 (General Commercial) and Parkway Mixed-Use (PMU) Overlay District.
Surrounding Zoning:	North, South, and East—C-2 (General Commercial). West—C-3 (Heavy Commercial).
Property Location:	West side of Rock Quarry Road, at the end of Hospital Drive.
Property Conditions:	Vacant and mostly wooded, except for a portion of the cul-de-sac at the end of Hospital Drive. A narrow strip of wetlands is present along the western boundary.
Current Use:	Undeveloped.
Surrounding Land Uses:	~ North, East, and Southwest—Medical office buildings. ~ Northwest and South—Vacant land. ~ Southeast—Commercial (Gabino's, a full-serve

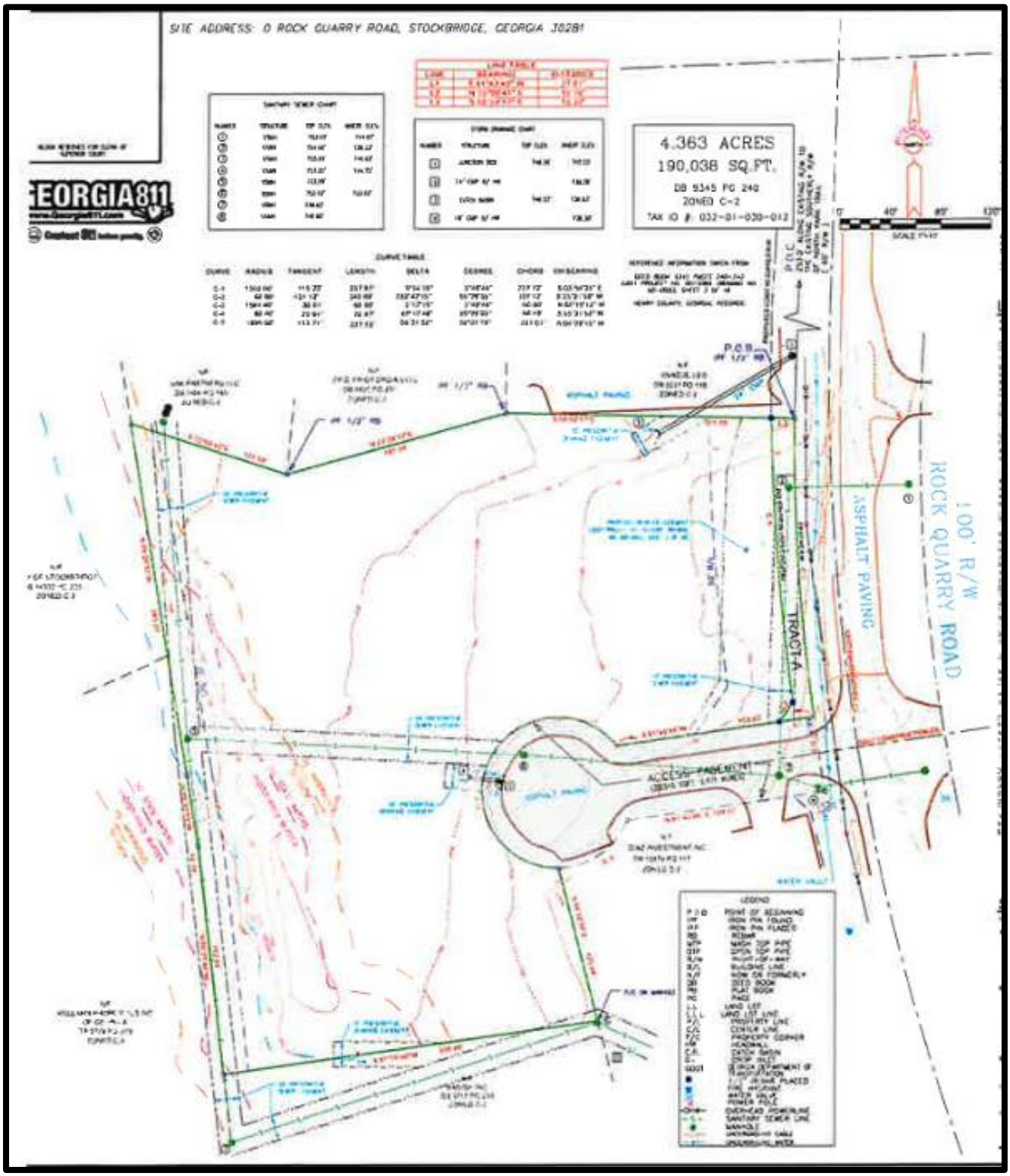
	Mexican restaurant).
Current and Proposed Future Land Use Designation:	Current--High-Density Residential. Proposed—Low-Density Mixed-Use.
Future Land Use Designations:	~ North and South—High-Density Residential. ~ Northeast, Northwest, and West—Low-Density Mixed-Use.
Road Classification:	Minor Arterial.

AERIAL PHOTO OF PARCEL #032-01030012
ON ROCK QUARRY ROAD AT HOSPITAL DRIVE

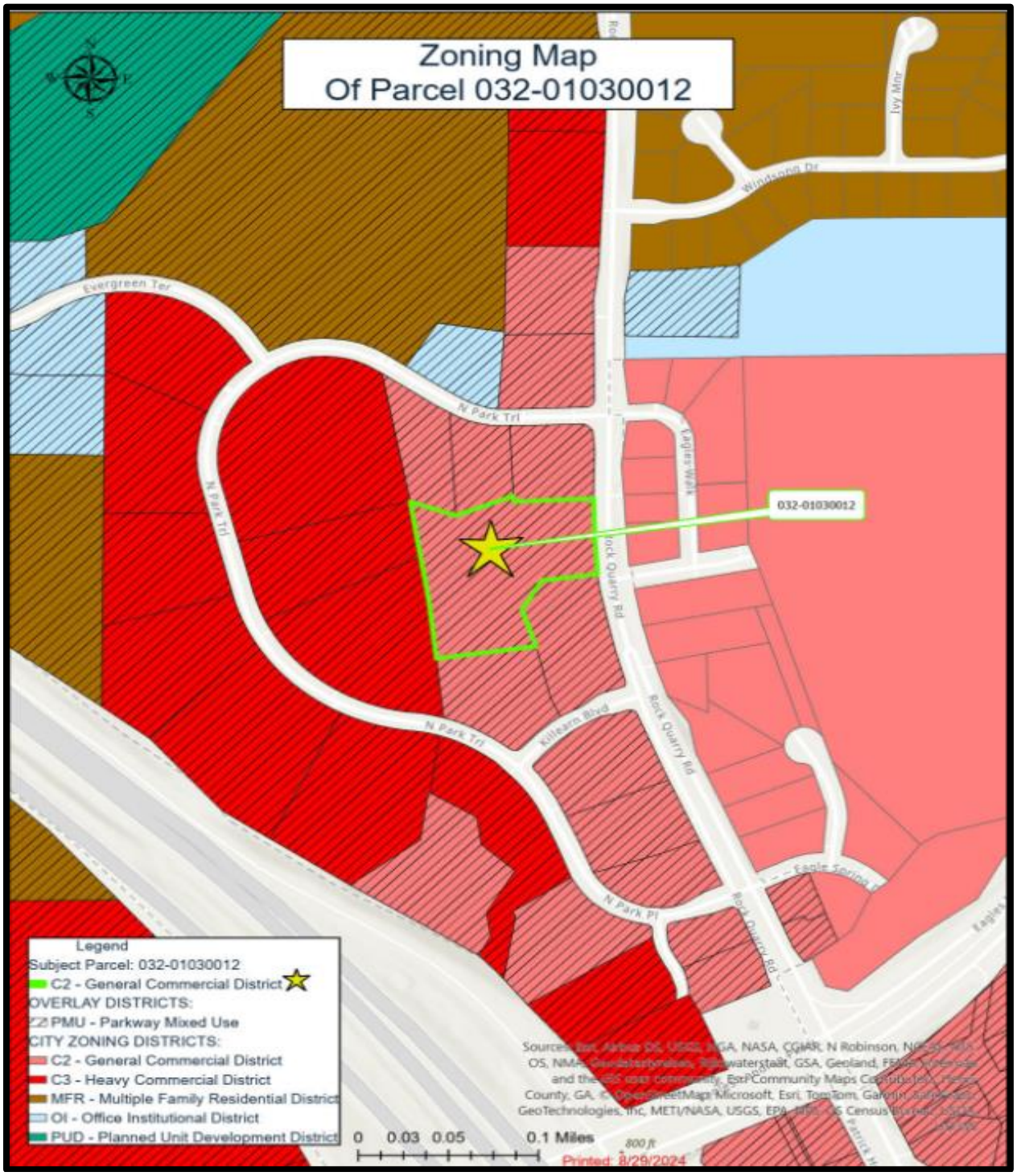


LAND TITLE SURVEY OF THE PROPERTY (ENLARGEMENT)

(Prepared by Alta NSPS Land Title for GMI 2, LLC) on 05/02/22)



CITY OF STOCKBRIDGE ZONING MAP
Showing Parcel #032-01030012 on Rock Quarry Road at Hospital Drive



CITY OF STOCKBRIDGE FUTURE LAND USE MAP

Showing Parcel #032-01030012 on Rock Quarry Road at Hospital Drive



III. PROPOSED DEVELOPMENT

The applicant, GMI 2, LLC, proposes to develop and operate various commercial uses on Parcel #032-01020012, which is located on Rock Quarry Road at Hospital Drive. The applicant develops and operates non-residential developments, including offices and convenience stores. The applicant's letter of intent states that the proposed development would be intended to serve the numerous customers who are present within the vicinity of Piedmont Hospital, the associated medical buildings, and other commercial uses along Rock Quarry Road and Eagles Landing Parkway.

The proposed development would take place within two phases. Phase I would include a gas station and convenience store (a convenience store with gasoline sales), plus a retail center with three other tenant spaces. The applicant's Letter of Intent states that the financial viability of the proposed development would be dependent upon the inclusion of the convenience store, which would have both fuel pumps and electric charging stations, and which would operate twenty-four hours per day. Phase II would feature the development of an adjacent hotel.

The applicant submitted a revised site plan (entitled "Civil Plans: Rock Quarry Road C-Store Special Use", which was prepared for GMI 2, Inc. by LJA with an issue date of 04-09-25). It shows that the proposed development would have no accesses off Rock Quarry Road due to the forthcoming widening of Rock Quarry Road. Instead, all of the proposed uses would be accessed off Hospital Drive, and land for Georgia DOT's needed right-of-way is shown along Rock Quarry Road. The proposed convenience center with fuel pumps and the retail center would have their own driveway off Hospital Drive, while the proposed hotel would have its driveway off the cul-de-sac. The Gambino's Mexican Restaurant to the south also has two driveway accesses off Hospital Drive. A detention pond would be located at the south end of the subject property.

The proposed retail building would contain a total of 9,840 total square feet. The convenience store itself would have 6,000 square feet, and three other tenant spaces would be provided, with each one having 1,280 square feet. The proposed hotel would have 12,275 square feet comprising three floors, with thirteen (13) rooms per floor. A circular driveway would be provided around the hotel to facilitate fire truck access. Although the site plan shows a proposed pylon (pole) sign for the hotel, pylon signs are not permitted in the City of Stockbridge, per Section 5.5(4) of the Unified Development Code (UDC). The provision of a monument sign may be an alternative.

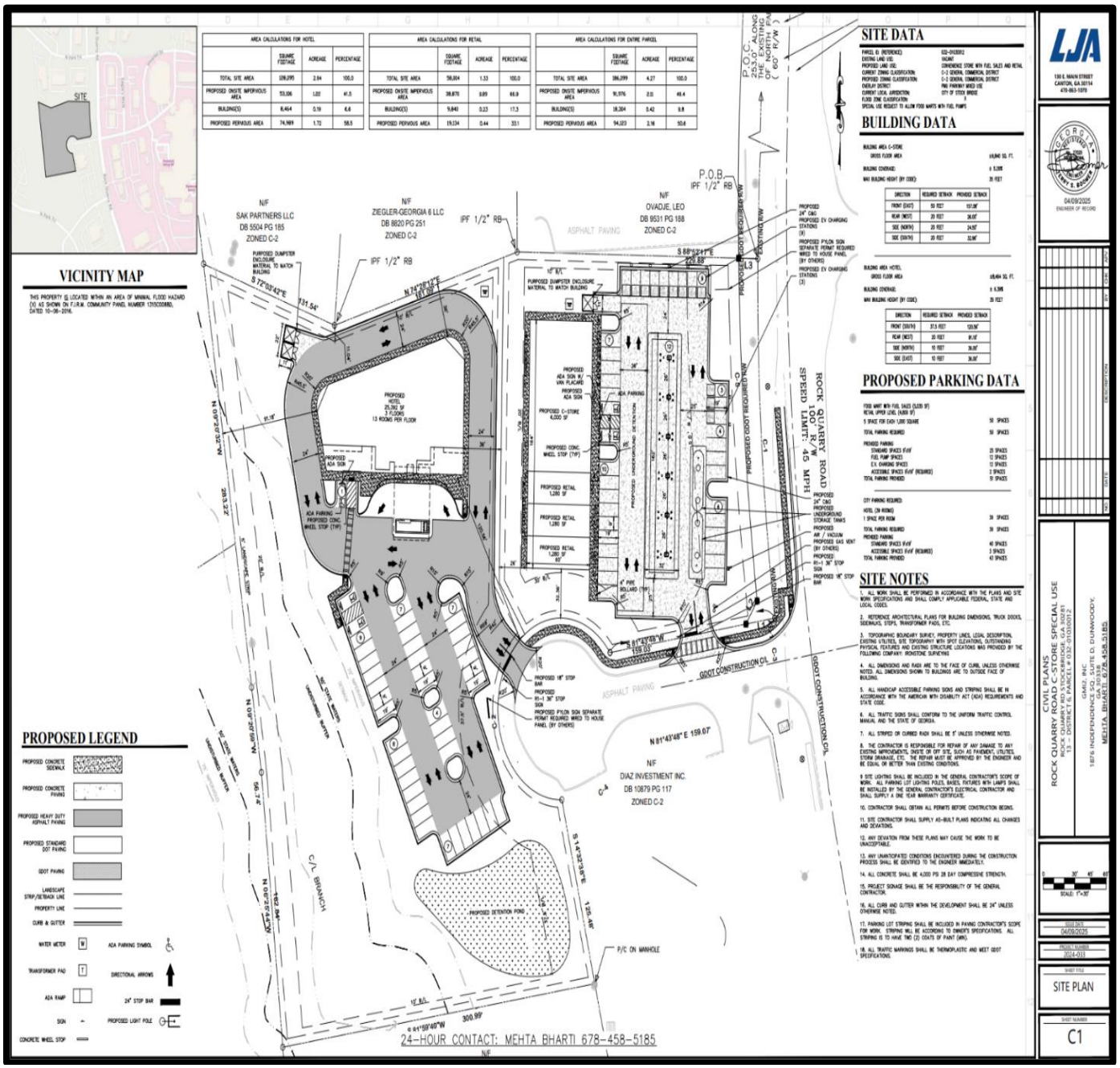
Within the site, the required minimum setbacks for the C-2 district are 50 feet in the front, 10 feet on the sides, and 20 feet in the rear). The Site Data Box of the revised site plan indicates that all required setbacks would be met. Since the site does not border any residentially-zoned properties, no buffers would be required beyond the setbacks. The maximum allowable lot coverage (impervious area) in the C-2 district is 70 percent, but the proposed development would only cover 49.4 percent of the site. The remaining pervious area (open space) would be 50.6 percent, according to the data on the site plan.

The site plan shows that 51 parking spaces would be provided for the retail center, and 39 parking spaces would be provided for the hotel. For the retail center, one more parking space would be provided than would be required for the 9,935-square-foot retail center since the UDC requires 5 parking spaces per 1,000 square feet for “service stations” (the convenience center with fuel pumps) and 5 parking spaces per 1,000 square feet for retail establishments (for the remaining four retail tenant spaces). An equal number of fuel pump spaces (12) and electric vehicle charging spaces (12) would be provided. The remaining parking spaces would be provided for regular retail customers and ADA accessible patrons. For the hotel, one parking space is required per hotel room. For 39 proposed rooms, 39 parking spaces are required. The applicant proposes to provide 43 total hotel parking spaces, which exceeds this requirement.

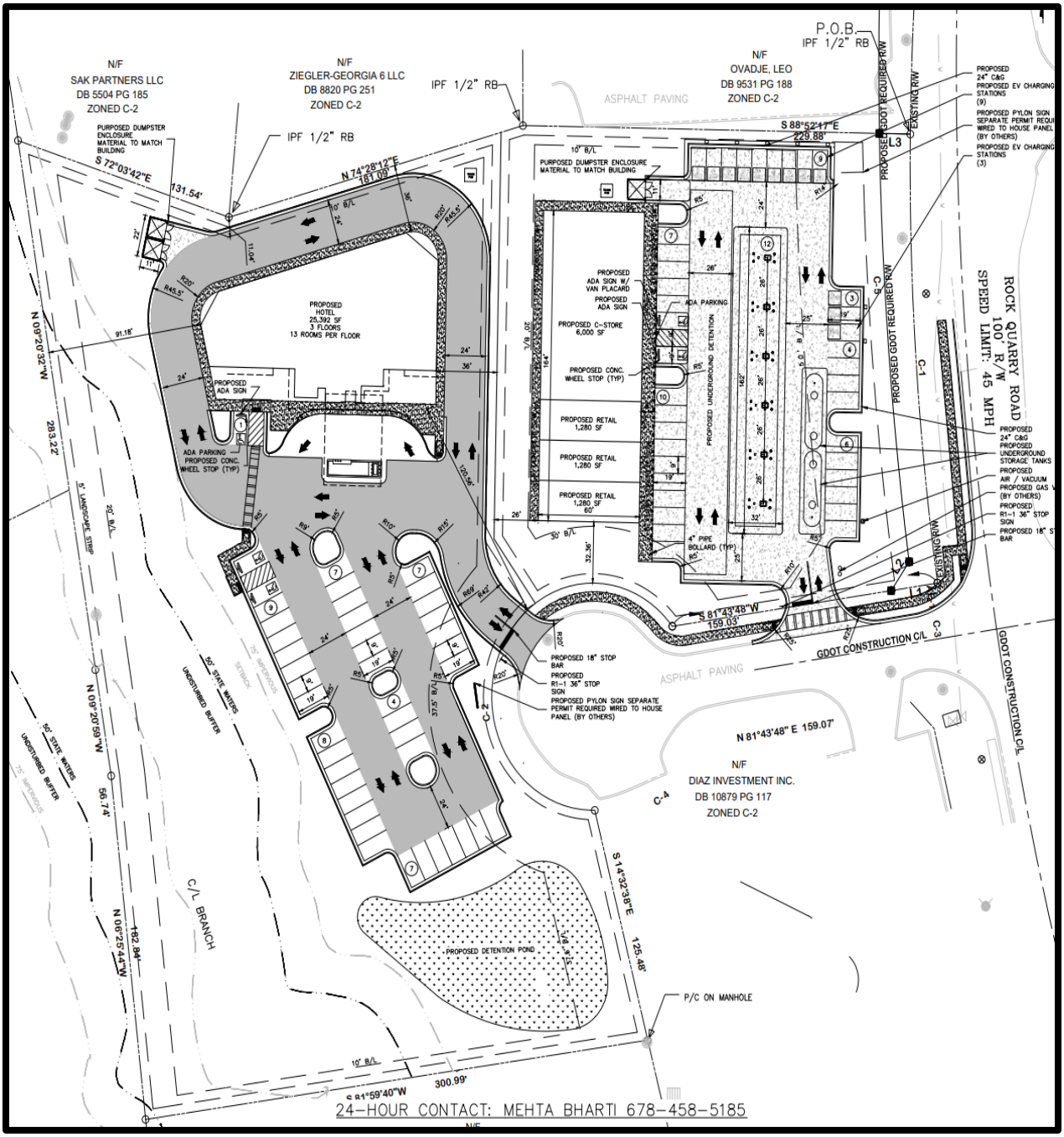
The applicant provided three architectural renderings to show views of the proposed retail building, the gas pumps with a canopy, and the electric charging stations. They indicate that the building would have exterior facades with brick. No canopy is shown over the electric charging stations.

REVISED SITE PLAN (With Hotel Addition)

(Entitled "Civil Plans: Rock Quarry Road C-Store Special Use"; Prepared by LJA; Issue Date: 03-18-25.)



SITE PLAN ENLARGEMENT (With Hotel Addition)



ARCHITECTURAL RENDERINGS FOR THE RETAIL CENTER







ELEVATION DRAWINGS FOR THE RETAIL CENTER
(Front and Rear Building Elevations)



1 PROPOSED FRONT BUILDING ELEVATION

IV. ANALYSIS #1—REQUIREMENTS FOR "SELECT USES" IN THE PARKWAY MIXED-USE (P.M.U.) OVERLAY DISTRICT

The subject property lies within the Parkway Mixed-Use (PMU) Overlay District, where gasoline stations and convenience stores have been identified as "Select Uses", which are permitted in the C-2 zoning district if they are granted a Special Use Permit by the Stockbridge City Council. These Select Uses were previously prohibited in the PMU Overlay District, but they may now be permitted. This is due to the passage of Ordinance #OR24-263 for Text Amendment Case #TX-2024-03 on May 13, 2024. The Ordinance identified the permitted uses in Section 2.5.2(C)(1) of the Unified Development Code (UDC), and the accompanying requirements for Select Uses in Section 2.5.2(C)(2). The analysis of the proposed development on the basis of the compliance of the convenience store and gas station appears below.

Analysis of Section 2.5.2(C)(2) Requirements for Select Uses (Gas Station and Convenience Store):

a. A Select Use 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.

The subject property has frontage on Rock Quarry Road, which is classified as a minor arterial.

b. The property must have a base zoning district which allows such uses.

The subject property is zoned 'C-2' (General Commercial), which is an allowable base zoning district for a Select Use.

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

It appears from the submitted site plan that the subject property meets most of the required design standards of the C-2 zoning district. The minimum lot size (10,000 square feet), the minimum lot width (100 feet), and the maximum allowable lot coverage (a maximum of 70 percent required; 50.6 percent to be provided) would all be easily met. The minimum setbacks (50 feet in the front, 10 feet on the regular side, and 20 feet in the rear) would also be met. Since the subject property constitutes a corner lot, the side yard setback from the cul-de-sac of Hospital Drive must be at least 30 feet. The submitted site plan shows that that distance would be 32.36 feet, thereby meeting the requirement.

d. Any existing non-conforming structures may not be enlarged.

The subject property is currently undeveloped.

e. Building facades for both primary and accessory structures must be constructed

of brick on all sides.

The submitted architectural renderings suggest that all four sides of the proposed retail building would be constructed of brick.

f. 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.

The site plan shows that the proposed development would have the same number of electric charging stations (12) as gas pumps (12), and the architectural renderings show the provision of a large canopy over both the gas pumps and the electric vehicle charging station.

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

The site plan shows that although the only access to the proposed convenience store and gas station would be from Hospital Drive, it would allow for sufficient circulation.

h. The required number of parking spaces must be provided.

A total of 50 parking spaces would be provided for the gas station and convenience store, and the proposed site plan shows 51 parking spaces, which exceeds the requirement.

i. The required buffers must be provided.

Section 3.2.14 of the UDC, which provides requirements specifically for gas stations, requires a 25-foot buffer adjacent to adjacent properties which are not residentially-zoned. No such buffers are indicated on the March 18, 2025 site plan.

j. Other special requirements, to be determined by the Community Development Director.

No other special requirements have been determined at this time.

V. ANALYSIS #2—REQUIREMENTS FOR GASOLINE STATIONS

Section 3.2.14 below from the UDC provides requirements specifically for gas stations. As was previously mentioned, these requirements were recently amended with the approval of Ordinance #OR25-589 (a.k.a. Text Amendment Case #TX-2024-06) on February 10, 2025, which amended the gas station distance requirement from 2,400 feet to 800 feet and imposed other requirements. Section 3.2.14 appears below, including the updated Subsection C and the addition of Subsections E through P, which appear below.

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 eight hundred (800) feet. This distance requirement shall be measured from property line to property line of another existing gasoline service station.

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

Development Feature	Standard
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 6 feet in height in addition to the standards set forth in this title.

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.

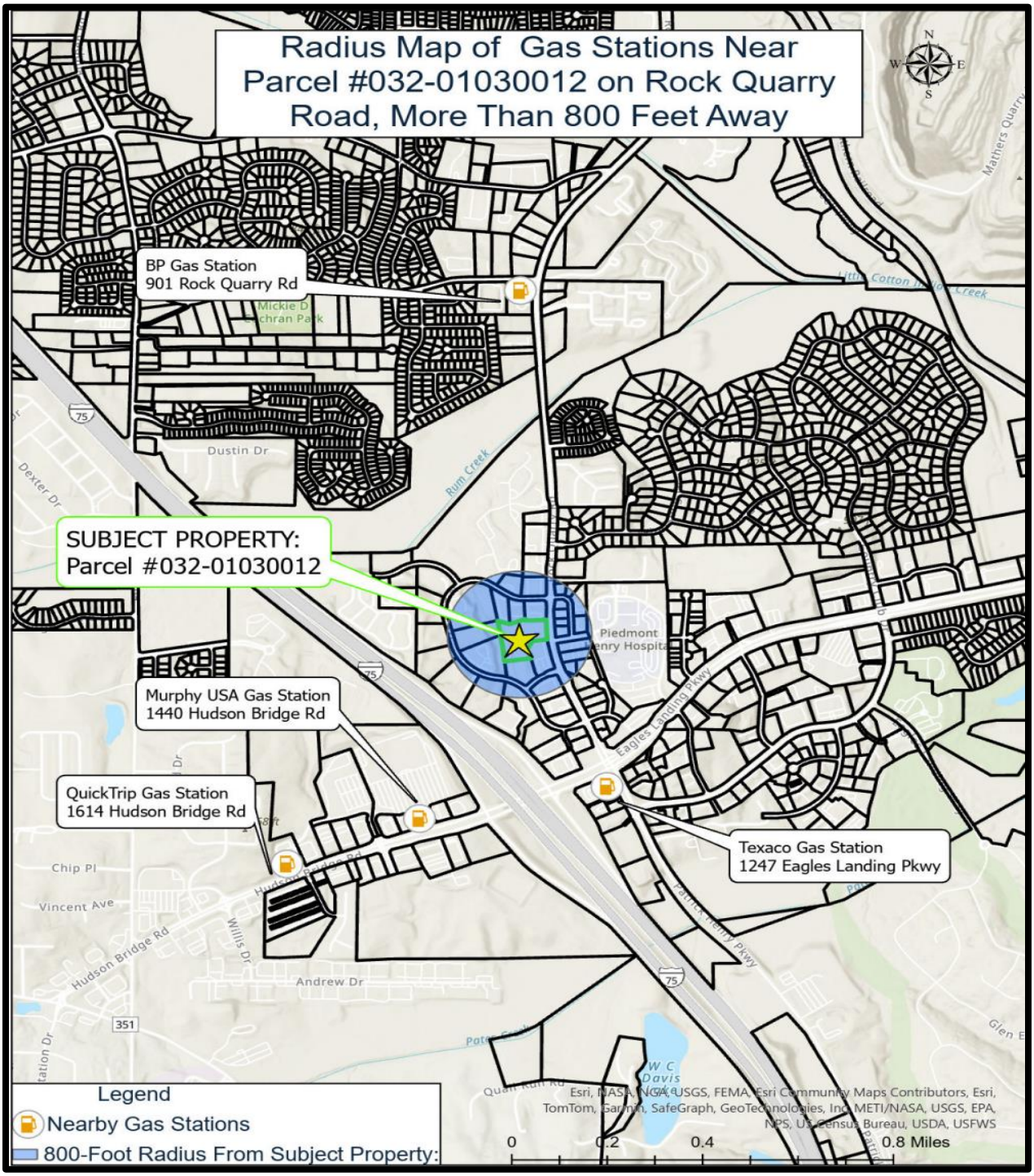
Analysis of Section 3.2.14 Requirements for Gas Stations:

A. Compliance with Site Design Standards for the C-2 District -- As was previously mentioned, it appears from the submitted site plan that all design standards of the C-2 zoning district would be met. These include the minimum lot width (100 feet), the minimum setback requirements (50 feet in the front, 10 feet on the sides, and 20 feet in the rear), and the maximum lot coverage of 70 percent.

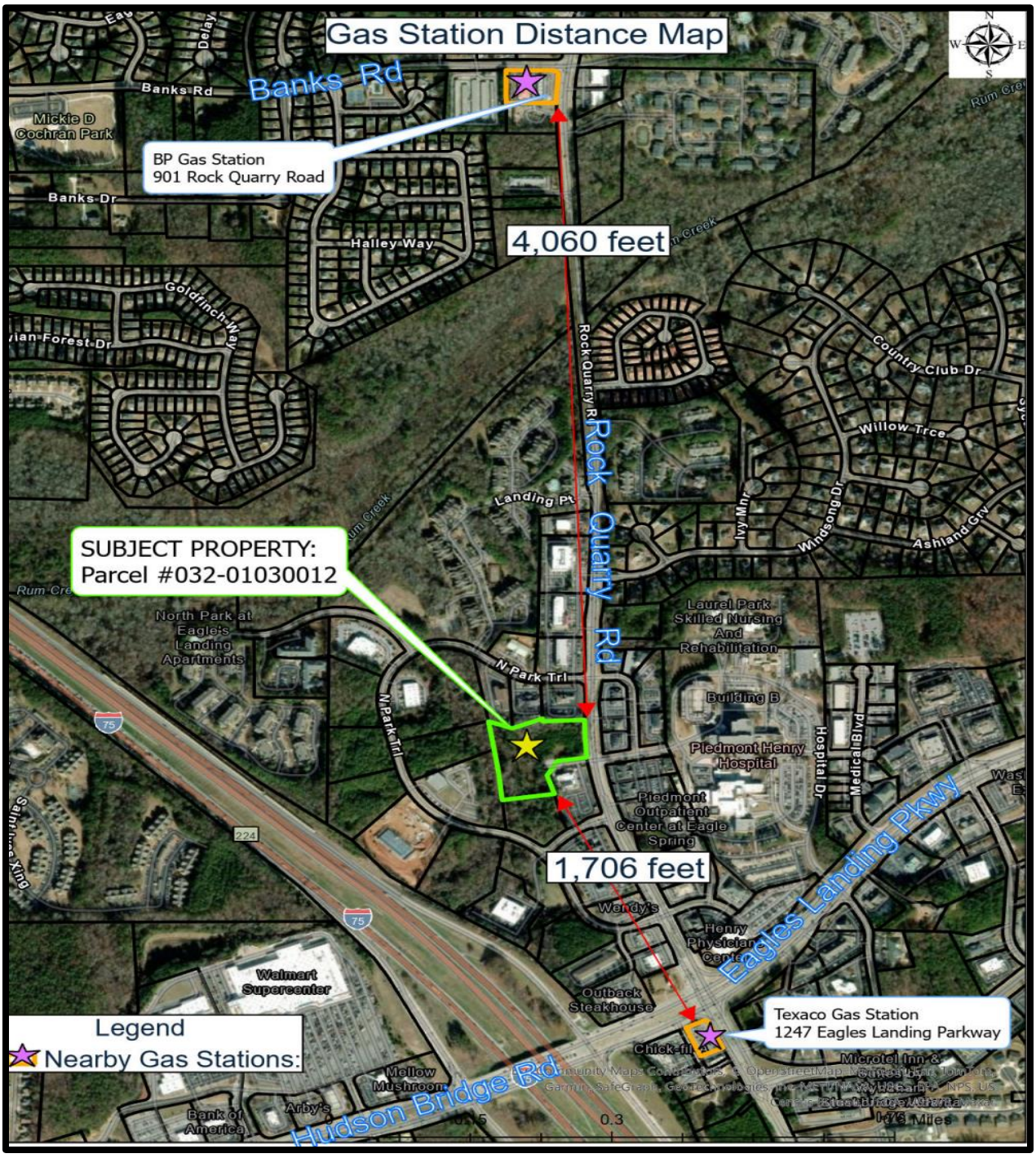
B. Types of Activities to Be Included -- The proposed convenience store and sale of fuel are among the activities that are permitted for gas stations.

C. Separation Distance of Eight Hundred (800) Feet -- As are shown by the Gas Station Radius Map and the Gas Station Distance Map below, no other gas stations are located within the required separation distance of 800 feet from the subject property. The closest gas station is a Texaco station, which is located south of the subject property at 1247 Eagles Landing Parkway, situated at the southwest corner

GAS STATION RADIUS MAP, REVISED



GAS STATION DISTANCE MAP, REVISED
For the Rock Quarry Road / Eagles Landing Corridor



of Patrick Henry Parkway (an extension of Rock Quarry Road) and Eagles Landing Parkway. To the north, a BP station is located approximately 4,060 feet away, at 901 Rock Quarry Road (Parcel #050-01016011), at the southwest corner of Rock Quarry Road and Banks Road. Within the Hudson Bridge Road corridor, a Murphy gas station is located at 1440 Hudson Bridge Road, and a Quik Trip gas station is located farther to the west, at 1614 Hudson Bridge Road.

The measurements below were made on the Henry County Tax Assessors' aerial photo of the vicinity. They show the approximate distances of these four gas stations from the subject property. The distances were measured from the closest point on the nearest property line of the subject property to the closest point on the nearest property line of a nearby gas station.

Within the Rock Quarry Road / Eagles Landing Parkway Corridor:

- Texaco gas station -- Located approximately 1,706 feet from the subject property.
- BP gas station -- Located approximately 4,060 feet from the subject property.

Within the Hudson Bridge Road Corridor:

- Murphy gas station – Located approximately 2,055 feet from the subject property.
- QuikTrip gas station – Located approximately 3,315 feet from the subject property.

Based on these measured distances, all four of the nearest gas stations are located significantly more than the required minimum of 800 feet away from the subject property.

D. Design Standards for Gas Stations -- The table above from Section 3.2.14 of the UDC lists design standards for gas station requirements. Among them are various setback requirements, and it appears from the April 9, 2025 site plan that these setbacks would be met. In addition, access drives must be at least 20 feet from the intersection of street right-of-way lines, but these distances could not be determined from the site plan.

E. Road Classification – Rock Quarry Road is classified as a minor arterial.

F. Zoning District – The subject property is zoned 'C-2', and the applicant is applying for the required special use permit.

G. Property Design Standards for the Base Zoning District -- The revised site plan appears to meet most of the design requirements, except for the ones that are noted.

H. Building Façade Materials – The submitted renderings appear to show that the proposed gas station would have brick facades, but it is not clear as to whether all four sides would be brick.

I. Electric Charging Stations – An equal number of electric charging stations as gasoline pumps would be provided. But no covered canopies are shown over the electric charging stations.

J. Access and Internal Circulation -- The proposed gas station would allow an acceptable access and internal circulation.

K. Parking Spaces – The required number of parking spaces would be provided and slightly exceeded.

L. Buffers -- The 25-foot buffers which are required by Section 3.2.14 of the UDC for gas stations that are located next to non-residentially-zoned properties have not been indicated on the submitted site plan.

M. Size of Gas Station – The proposed gas station would have 6,000 square, exceeding the minimum required size of 5,000 square feet.

N. Sub-Tenants – The proposed gas station would have three sub-tenants (retail stores), thus exceeding the required two sub-tenants.

O. Other Codes of Ordinances – The proposed gas station must meet all other related regulations.

P. Other Special Requirements -- None have been identified at this time.

VI. ANALYSIS #3—REQUIREMENTS FOR SPECIAL USE PERMITS: STAFF CONSIDERATIONS

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

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

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

The volume of traffic to be generated by the proposed development and its potential impacts on the vicinity would be determined by a traffic impact study, which the applicant has not submitted. However, since Rock Quarry Road is currently being widened to four lanes by Georgia DOT, projected traffic volumes from undeveloped properties along Rock Quarry Road, including the subject property, have presumably been projected and accounted for. The fact that a traffic signal is planned to be installed at the Rock Quarry Road / Hospital Drive Intersection as part of the road widening would be beneficial in facilitating left turns out of the proposed development onto Rock Quarry Road. Some traffic congestion may be experienced on the short, western end of Hospital Drive and its cul-de-sac since six businesses would be using it (the existing Mexican restaurant, the convenience store with gas station, three other

retail uses, and the proposed hotel).

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

Although the subject property has an unusual shape, the April 9, 2025 site plan shows that there would be sufficient room for the proposed development, with the remainder of the site to remain wooded. A detention pond would be provided at the southern end of the property.

c. <u>Adequate public facilities are available to serve the proposed use.</u>

The applicant obtained a letter from the Henry County Water Authority, dated July 12, 2024, which stated that water service is available to serve the property, and that sewage treatment and sewer line capacity are also available to serve the property. However, this was based on the proposed development without the hotel. An updated Water Authority letter needs to be obtained.

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

It is currently unknown as to whether the applicant has made any binding agreements to protect the public interest and nearby properties, or whether such protections are needed.

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

The proposed commercial uses would further the Comprehensive Plan's policy to "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." Rather than having separate buildings and strip development uses along Rock Quarry Road, the proposed convenience store and gas station, plus the other three retail shops, would allow for the cohesive existence of several businesses within a unified development. Further, the proposed uses may be beneficial by meeting the service needs of drivers who are already present within the vicinity as employees or patients of the hospital, other medical facilities, and restaurants along Rock Quarry Road, plus the residents of the surrounding residential areas.

The subject property has a future land use designation of High-Density Residential. The <u>2024-2028 Comprehensive Plan</u> states that this designation is meant primarily for residential developments, but that small commercial or service businesses may

be permitted within such developments. Although the proposed development would consist of small commercial and service businesses, no residential uses are proposed, nor are any residential uses located near the subject property. Therefore, it would be appropriate for the property's future land use designation to be changed to Low-Density Mixed-Use.

VII. ANALYSIS #4—USE PERMIT CONSIDERATIONS

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

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

   The proposed gas station and convenience store represent commercial uses, which would be compatible with the numerous other commercial uses that are present within the vicinity. However, commercial uses are not permitted by the subject property's future land use designation of High-Density Residential. A Comprehensive Plan amendment is therefore needed to change the property's future land use designation to Medium-Density Mixed-Use.

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

   The proposed gas station and convenience store would be compatible with the surrounding commercial uses (restaurants and retail stores), and the property's C-2 zoning is compatible with the C-2 zoning of the adjacent properties to the north and south.

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

   No such violations have been identified.

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

   The forthcoming widening of Rock Quarry Road, including the installation of a traffic signal at the Rock Quarry Road / Hospital Drive Intersection, should serve to improve traffic flow within the vicinity, and to provide pedestrian access.

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

The applicant plans to provide a few more parking spaces than are required for the retail uses (51) and the hotel (39).

6. The amount and location of open space;

The proposed pervious area (open space) would be 50.6 percent, according to the data on the site plan. This would exceed the required 30 percent for the C-2 district.

7. Protective screening;

The applicant's letter of intent states that screening would be provided around the proposed trash dumpster for the gas station, which would be fully enclosed with opaque gates.

8. Hours and manner of operation;

The proposed gas station and convenience store would be open for twenty-four hours per day. This is not anticipated to be a problem since no residential uses are located next to the subject property.

9. Outdoor lighting; and

The applicant's letter of intent states that generous outdoor lighting systems would be used for the safety and security of the patrons and employees, and that measures would be taken to ensure that no unreasonable glare would be emitted to the surrounding area.

10. Ingress and egress to the property.

Since the subject property is located on a corner lot with a cul-de-sac turnaround, and since a traffic signal is scheduled to be installed at the intersection, no traffic congestion emanating from the proposed uses is anticipated.

VIII. STAFF CONCLUSIONS

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

1. **Gas Station Distance Requirement—**The proposed gas station (convenience store with gas pumps) would be located significantly more than the minimum required distance of 800 feet away from other gas stations within the vicinity, as is required by Section 3.2.14 of the UDC for gas stations.

2. **Suitability of Uses --** The proposed gas station, along with the retail shops and hotel, are all permitted types of uses within the C-2 district, and they would be suitable and

desirable types of uses for the subject property due to its location in a busy commercial corridor, as well as its proximity to large residential areas. The specific types of retail tenants to be included within the proposed retail center would need to be allowable uses within the PMU Overlay District.

3. **Traffic Impacts --** The trip generation from the proposed uses would likely have minimal impacts on the surrounding road network due to the forthcoming widening of Rock Quarry Road and the installation of a traffic signal at Hospital Drive.

4. **Access Requirements—**To meet the access requirements of Section 3.2.14 of the UDC, access driveways must be located at least 20 feet from the intersection of street right-of-way lines. It could not be determined from the April 9, 2025 site plan whether this requirement would be met.

5. **Buffers--**The 25-foot buffers which are required by Section 3.2.14 of the UDC for gas stations that are located next to non-residentially-zoned properties have not been indicated on the submitted site plan.

6. **Facades—**The submitted architectural renderings suggest that the proposed retail building for the gas station would be constructed of brick, but it is not clear as to whether all four sides would be brick, as is required by Section 2.5.2(C)(2) of the UDC for Select Uses within the PMU Parkway Overlay District.

7. **Canopies—**The submitted architectural renderings show that the gasoline pumps would have a covered canopy over them, but that the electric charging stations would not have one. Both types of facilities are required to have a canopy, in compliance with the requirements of Section 2.5.2(C)(2) of the UDC for Select Uses within the PMU Overlay District.

8. **Signage—**A proposed pylon (pole) sign is shown for the hotel, which is not a permitted type of sign within the City of Stockbridge.

9. **Water Authority Letter –** The Water Authority letter which the applicant submitted was for the gas station and retail center alone, without the hotel. An updated Water Authority letter needs to be obtained to determine whether sufficient water and sewer capacity would be available to serve these uses plus the proposed hotel.

IX. STAFF RECOMMENDATIONS

In view of the aforementioned analysis and conclusions, the Planning & Zoning staff recommends **APPROVAL WITH CONDITIONS** for Special Use Permit Case #SP-2024-01 for Parcel #032-01030012 on Rock Quarry Road at Hospital Drive. The recommended zoning conditions are as follows:

1. **Comprehensive Plan Amendment –** SP-2024-01 shall not be approved unless the

applicant's Comprehensive Plan Amendment Case #CP-2024-10 is approved prior to the consideration of SP-2024-01.

2. **Site Plan –** The proposed development shall be built according to a site plan which is similar in design to the submitted site plan, entitled "Civil Plans: Rock Quarry Road C-Store Special Use", which was prepared for GMI 2, Inc. by LJA with an issue date of 04-09-25).

3. **Requirements for Select Uses –** The proposed development shall meet all of the requirements for "select uses" from Section 2.5.2.(C)(2) of the UDC for the Parkway Mixed-Use (PMU) Overlay District.

4. **Requirements for Gasoline Stations –** The proposed development shall meet all of the updated requirements for gasoline stations within Section 3.2.14 of the UDC, as amended on February 10, 2025 with the approval of Ordinance #OR25-589 (a.k.a. Text Amendment Case #TX-2024-06).

5. **Requirements for Special Use Permits, Staff Considerations –** The proposed development shall meet all of the requirements for special use permits from Section 9.2.5 of the UDC (staff considerations).

6. **Requirements for Special Use Permits, City Council Considerations –** The proposed development shall meet all of the requirements for special use permits from Section 9.2.6 of the UDC (City Council considerations).

7. **Access Requirements—**To meet the access requirements of Section 3.2.14 of the UDC, all access driveways shall be located at least 20 feet from the intersection of street right-of-way lines.

8. **Buffers--**The 25-foot buffers which are required by Section 3.2.14 of the UDC for gas stations shall be provided next to all non-residentially-zoned properties.

9. **Facades—**All four sides of the proposed gas station shall be construct of brick, in compliance with Section 2.5.2(C)(2) of the UDC for Select Uses within the PMU Parkway Overlay District.

10. **Canopies—**Both the gasoline pumps and the electric charging stations shall be covered with canopies, in compliance with Section 2.5.2(C)(2) of the UDC for Select Uses within the PMU Overlay District.

11. **Signage—**No pylon (pole) signs shall be permitted within the proposed development.

12. **Water Authority Letter –** The applicant shall obtain an updated Henry County Water Authority availability letter to determine whether sufficient water and sewer capacity would be available to serve all of the proposed uses on the subject property (the gas station, retail center, and hotel), and the developer shall comply with all of the specifications of that letter.

TO: Stockbridge Mayor and City Council
Stockbridge Planning Commission

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

CC: Ryan Anderson, Community Development Director

DATE: **June 9, 2025 (City Council Meeting)**

SUBJECT: **Staff Report for Special Use Permit Case #SP-2024-01**
For Parcel #032-01030012 on Rock Quarry Road at Hospital Drive
(To be located in Council District 5)

I. PURPOSE

The applicant for Special Use Permit Case #SP-2024-01, GMI 2, LLC (represented by Harold Buckley, Jr., Esq., from the law firm of Wilson, Brock & Irby), requests a special use permit to build a gas station and convenience store (termed by the applicant as "a convenience store with fuel pumps") on Parcel #032-01030012 on Rock Quarry Road at Hospital Drive. GMI 2, LLC develops and operates non-residential developments, including offices and convenience stores. The proposed gas station and convenience store would be part of a new retail center, and the applicant also would build an adjacent hotel. The applicant has stated that the financial viability of the proposed development would be dependent upon the inclusion of the convenience store.

A special use permit is necessary for the proposed development because Ordinance #OR24-563 for the Parkway Mixed-Use Overlay (PMU) District, per Text Amendment Case #TX-2024-03, identifies gas stations and convenience stores as being "select uses" in Section 2.5.2(C(1), and as being permitted uses within a C-2 (General Commercial) zoning district if an applicant applies for and is approved for a special use permit.

The proposed gas station and convenience store must meet four types of compliance requirements, as are listed below. The analysis of each of these types of requirements is discussed in the three Analysis sections of this staff report.

1. Requirements for "select uses" from Section 2.5.2.(C)(2) of the UDC for the Parkway Mixed-Use (PMU) Overlay District.
2. Requirements for gasoline stations from Section 3.2.14 of the UDC. **These requirements were recently amended with the approval of Ordinance #OR25-**

589 (a.k.a. Text Amendment Case #TX-2024-06) on February 10, 2025, which amended the gas station distance requirement from 2,400 feet to 800 feet and imposed other requirements.

3. Requirements for special use permits from Section 9.2.5 of the UDC (staff considerations).
4. Requirements for special use permits from Section 9.2.6 of the UDC (City Council considerations).

Before SP-2024-01 can be approved, the applicant's Comprehensive Plan Amendment Case #CP-2024-10 must be approved so that the subject property may have a type of future land use designation which would allow the proposed uses. The applicant has requested to change the property's future land use designation from "High-Density Residential" to "Low-Density Mixed-Use." The property already has the appropriate base zoning of C-2 (General Commercial); thus, no rezoning of the property is required.

II. CASE FACTS TABLE

DESCRIPTIVE FACTOR	**RESEARCH FINDINGS**
Proposed Use:	Gas station and a retail building containing a convenience store plus three retail tenants, plus an adjacent hotel.
Property Address:	N/A. Parcel #032-01030012 on Rock Quarry Road. The parcel is a corner lot, and it contains two tracts.
Parcel Acreage:	4.37 +/- acres.
Land District and Land Lot:	District 6, Land Lot 13.
Council District:	3
Applicant:	GMI 2, LLC.
Owner:	GMI 2, LLC.
Existing Zoning:	C-2 (General Commercial) and Parkway Mixed-Use (PMU) Overlay District.
Surrounding Zoning:	North, South, and East—C-2 (General Commercial). West—C-3 (Heavy Commercial).
Property Location:	West side of Rock Quarry Road, at the end of Hospital Drive.
Property Conditions:	Vacant and mostly wooded, except for a portion of the cul-de-sac at the end of Hospital Drive. A narrow strip of wetlands is present along the western boundary.
Current Use:	Undeveloped.
Surrounding Land Uses:	~ North, East, and Southwest—Medical office buildings. ~ Northwest and South—Vacant land. ~ Southeast—Commercial (Gabino's, a full-serve Mexican restaurant).

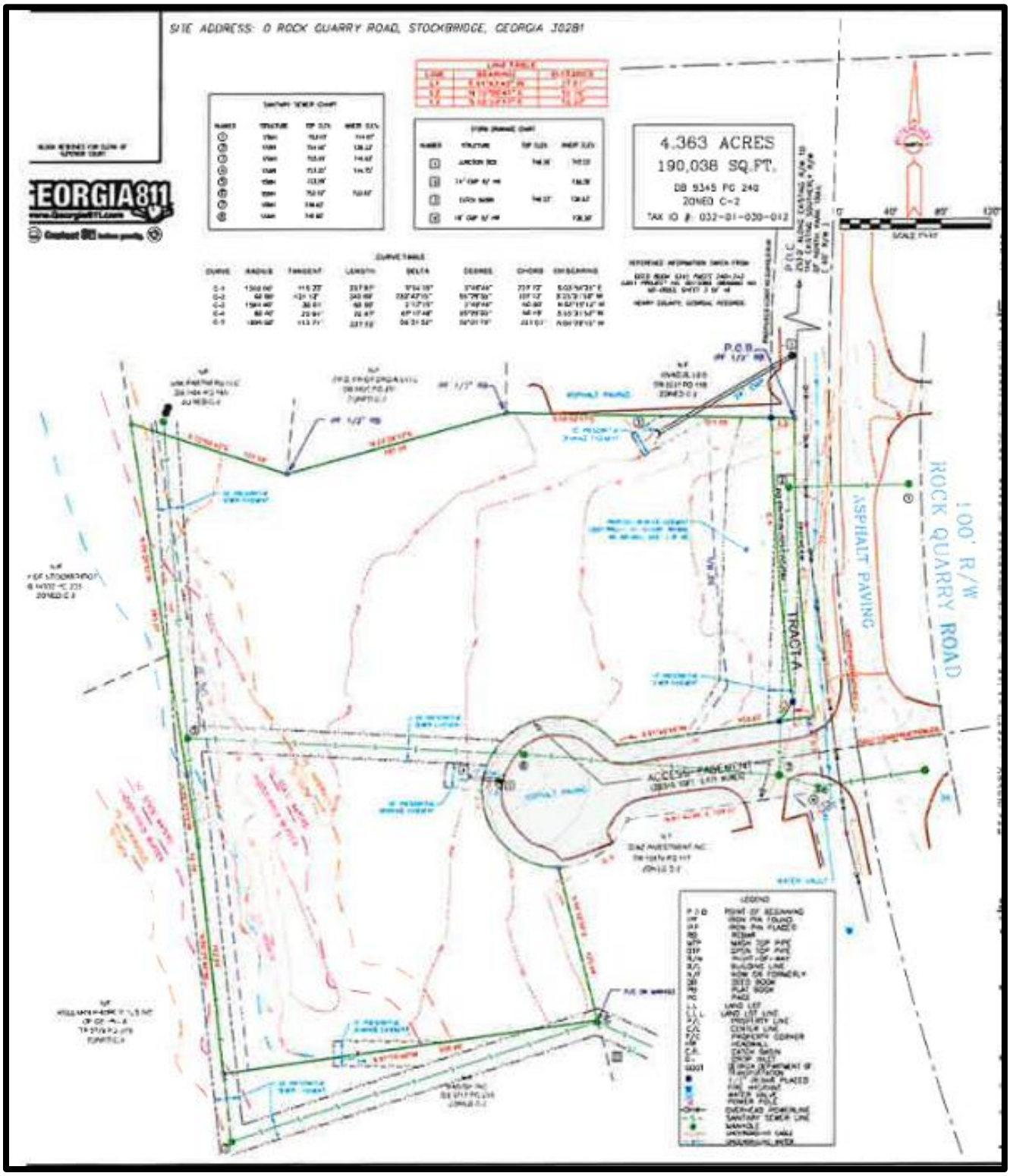
Current and Proposed Future Land Use Designation:	Current--High-Density Residential. Proposed—Low-Density Mixed-Use.
Future Land Use Designations:	~ North and South—High-Density Residential. ~ Northeast, Northwest, and West—Low-Density Mixed-Use.
Road Classification:	Minor Arterial.

AERIAL PHOTO OF PARCEL #032-01030012
ON ROCK QUARRY ROAD AT HOSPITAL DRIVE

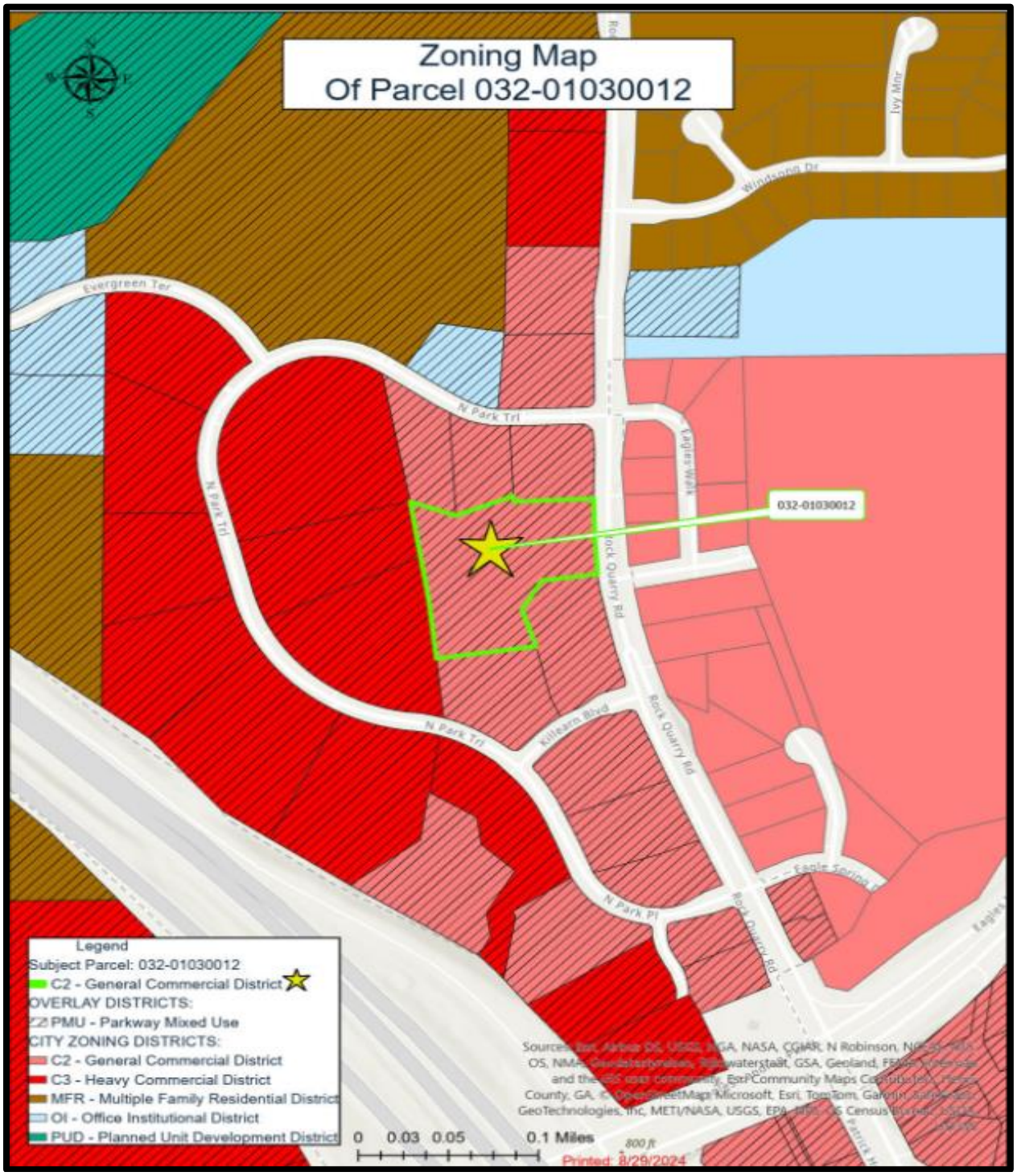


LAND TITLE SURVEY OF THE PROPERTY (ENLARGEMENT)

(Prepared by Alta NSPS Land Title for GMI 2, LLC) on 05/02/22)



CITY OF STOCKBRIDGE ZONING MAP
Showing Parcel #032-01030012 on Rock Quarry Road at Hospital Drive



CITY OF STOCKBRIDGE FUTURE LAND USE MAP

Showing Parcel #032-01030012 on Rock Quarry Road at Hospital Drive



III. PROPOSED DEVELOPMENT

The applicant, GMI 2, LLC, proposes to develop and operate various commercial uses on Parcel #032-01020012, which is located on Rock Quarry Road at Hospital Drive. The applicant develops and operates non-residential developments, including offices and convenience stores. The applicant's letter of intent states that the proposed development would be intended to serve the numerous customers who are present within the vicinity of Piedmont Hospital, the associated medical buildings, and other commercial uses along Rock Quarry Road and Eagles Landing Parkway.

The proposed development would take place within two phases. Phase I would include a gas station and convenience store (a convenience store with gasoline sales), plus a retail center with three other tenant spaces. The applicant's Letter of Intent states that the financial viability of the proposed development would be dependent upon the inclusion of the convenience store, which would have both fuel pumps and electric charging stations, and which would operate twenty-four hours per day. Phase II would feature the development of an adjacent hotel.

The applicant submitted two revised site plans (entitled "Civil Plans: Rock Quarry Road C-Store Special Use", which were prepared for GMI 2, Inc. by LJA with an issue date of 04-09-25). One site plan is colored and the other site plan is black-and-white. They show that the proposed development would have no accesses off Rock Quarry Road due to the forthcoming widening of Rock Quarry Road. Instead, all of the proposed uses would be accessed off Hospital Drive, and land for Georgia DOT's needed right-of-way is shown along Rock Quarry Road. The proposed convenience center with fuel pumps and the retail center would have their own driveway off Hospital Drive, while the proposed hotel would have its driveway off the cul-de-sac. The Gabino's Mexican Restaurant to the south also has two driveway accesses off Hospital Drive. A detention pond would be located at the south end of the subject property.

The proposed retail building would contain a total of 9,840 total square feet. The convenience store itself would have 6,000 square feet, and three other tenant spaces would be provided, with each one having 1,280 square feet. The proposed hotel would have 12,275 square feet comprising three floors, with thirteen (13) rooms per floor. A circular driveway would be provided around the hotel to facilitate fire truck access. Although the black-and-white site plan shows a proposed pylon (pole) sign for the hotel, pylon signs are not permitted in the City of Stockbridge, per Section 5.5(4) of the Unified Development Code (UDC). The provision of a monument sign may be an alternative.

Within the site, the required minimum setbacks for the C-2 district are 50 feet in the front, 10 feet on the sides, and 20 feet in the rear). The Site Data Box of the revised site plan indicates that all required setbacks would be met. Since the site does not border any residentially-zoned properties, no buffers would be required beyond the setbacks. The maximum allowable lot coverage (impervious area) in the C-2 district is 70 percent, but the proposed development would only cover 49.4 percent of the site. The remaining pervious area (open space) would be 50.6 percent, according to the data on the site plans.

The site plans show that 51 parking spaces would be provided for the retail center, and 39 parking spaces would be provided for the hotel. For the retail center, one more parking space would be provided than would be required for the 9,935-square-foot retail center since the UDC requires 5 parking spaces per 1,000 square feet for “service stations” (the convenience center with fuel pumps) and 5 parking spaces per 1,000 square feet for retail establishments (for the remaining four retail tenant spaces). An equal number of fuel pump spaces (12) and electric vehicle charging spaces (12) would be provided. The remaining parking spaces would be provided for regular retail customers and ADA accessible patrons. For the hotel, one parking space is required per hotel room. For 39 proposed rooms, 39 parking spaces are required. The applicant proposes to provide 43 total hotel parking spaces, which exceeds this requirement.

The applicant provided three architectural renderings to show views of the proposed retail building, the gas pumps with a canopy, and the electric charging stations. They indicate that the building would have exterior facades with brick. No canopy is shown over the electric charging stations.

SITE PLAN WITH HOTEL ADDITION—COLORED
(Entitled "Civil Plans: Rock Quarry Road C-Store Special Use";
Prepared by LJA; Issue Date: 04-09-25.)

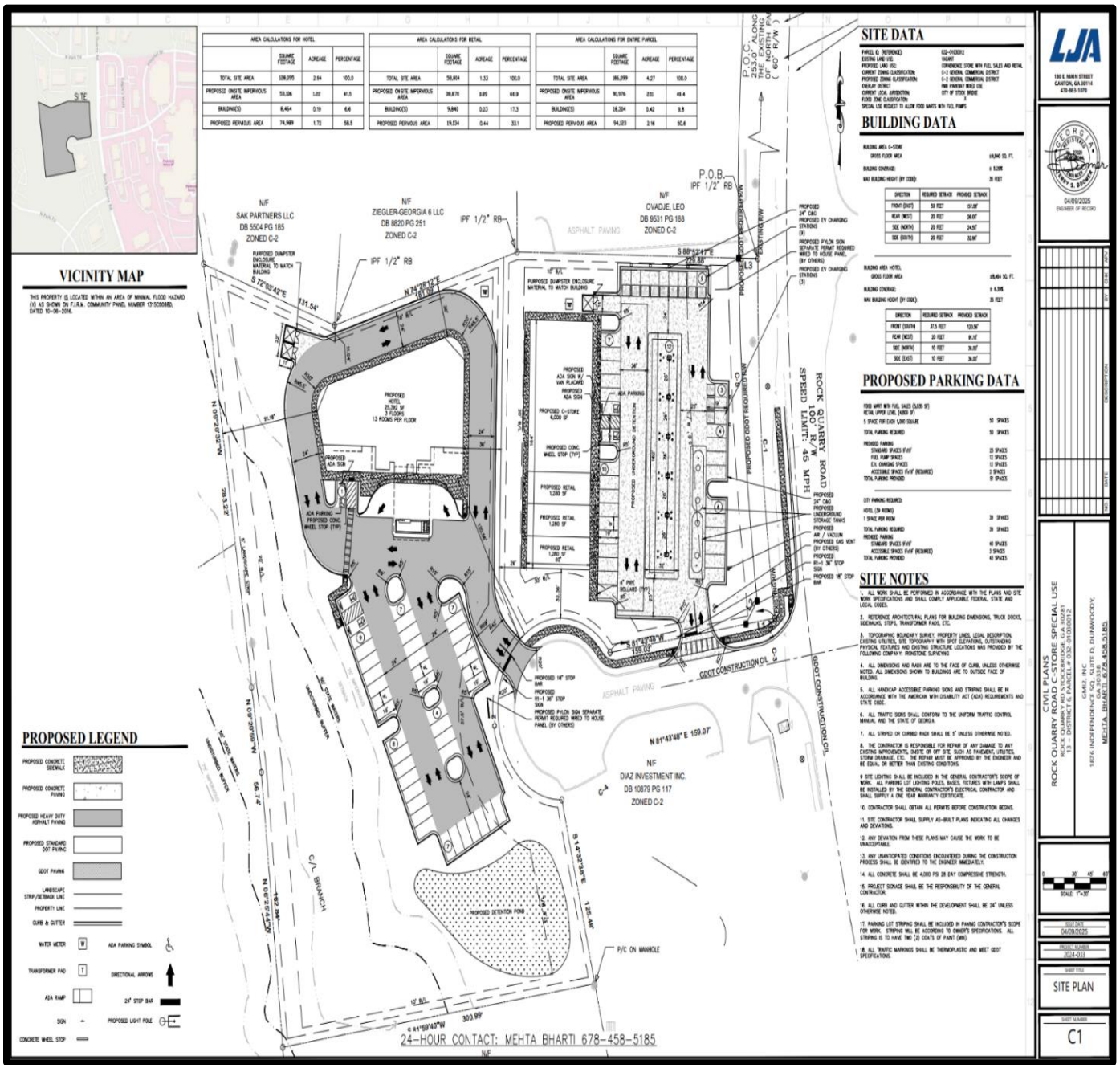


SITE PLAN WITH HOTEL ADDITION—COLORED, ENLARGED

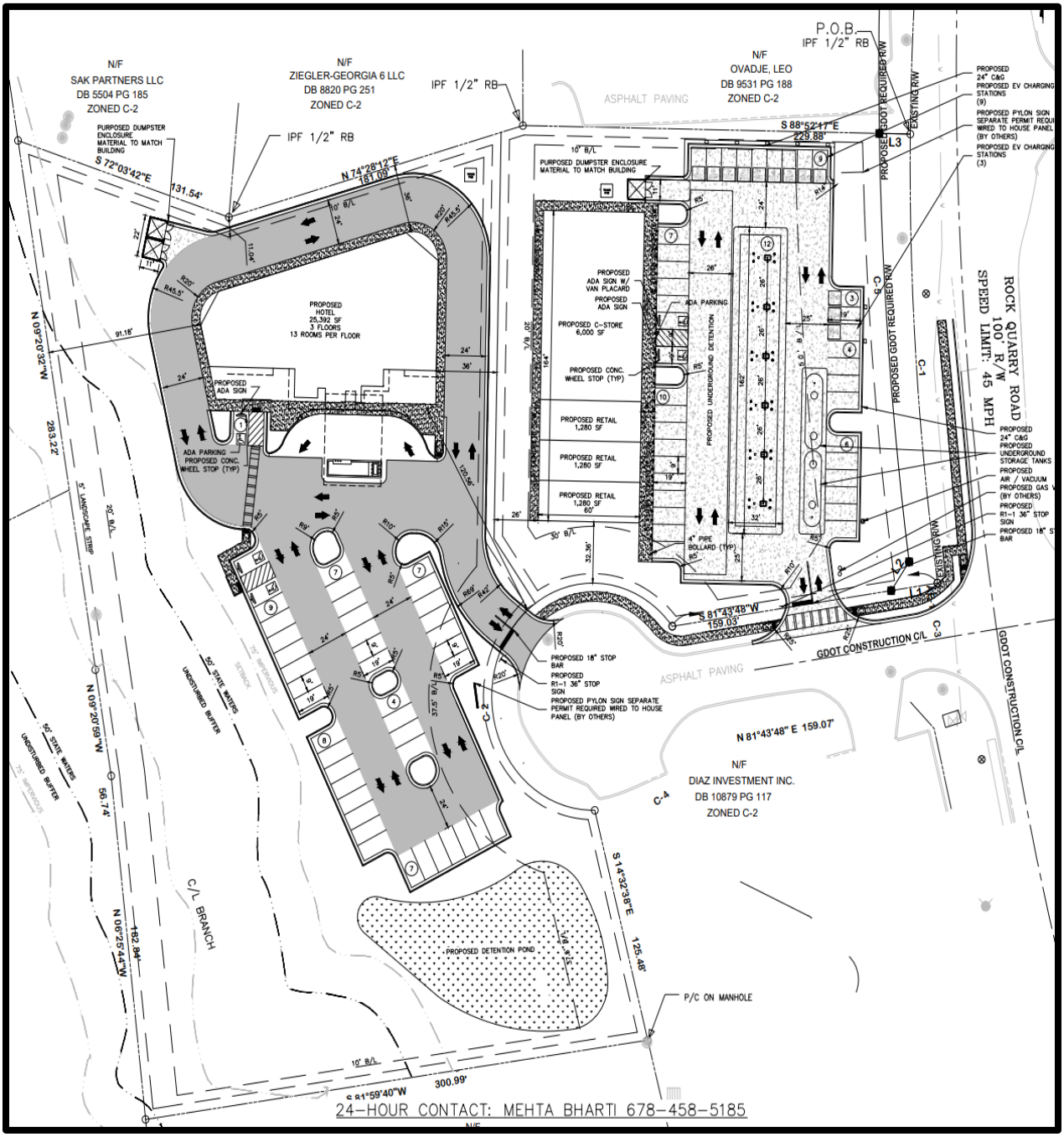


SITE PLAN WITH HOTEL ADDITION—BLACK & WHITE

(Entitled "Civil Plans: Rock Quarry Road C-Store Special Use"; Prepared by LJA; Issue Date: 04-09-25.)



SITE PLAN WITH HOTEL ADDITION—BLACK & WHITE, ENLARGED



ARCHITECTURAL RENDERINGS FOR THE RETAIL CENTER







ELEVATION DRAWINGS FOR THE RETAIL CENTER
(Front and Rear Building Elevations)



1 PROPOSED FRONT BUILDING ELEVATION

IV. ANALYSIS #1—REQUIREMENTS FOR "SELECT USES" IN THE PARKWAY MIXED-USE (P.M.U.) OVERLAY DISTRICT

The subject property lies within the Parkway Mixed-Use (PMU) Overlay District, where gasoline stations and convenience stores have been identified as "Select Uses", which are permitted in the C-2 zoning district if they are granted a Special Use Permit by the Stockbridge City Council. These Select Uses were previously prohibited in the PMU Overlay District, but they may now be permitted. This is due to the passage of Ordinance #OR24-263 for Text Amendment Case #TX-2024-03 on May 13, 2024. The Ordinance identified the permitted uses in Section 2.5.2(C)(1) of the Unified Development Code (UDC), and the accompanying requirements for Select Uses in Section 2.5.2(C)(2). The analysis of the proposed development on the basis of the compliance of the convenience store and gas station appears below.

Analysis of Section 2.5.2(C)(2) Requirements for Select Uses (Gas Station and Convenience Store):

a. A Select Use 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.

The subject property has frontage on Rock Quarry Road, which is classified as a minor arterial.

b. The property must have a base zoning district which allows such uses.

The subject property is zoned 'C-2' (General Commercial), which is an allowable base zoning district for a Select Use.

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

It appears from the submitted site plan that the subject property meets most of the required design standards of the C-2 zoning district. The minimum lot size (10,000 square feet), the minimum lot width (100 feet), and the maximum allowable lot coverage (a maximum of 70 percent required; 50.6 percent to be provided) would all be easily met. The minimum setbacks (50 feet in the front, 10 feet on the regular side, and 20 feet in the rear) would also be met. Since the subject property constitutes a corner lot, the side yard setback from the cul-de-sac of Hospital Drive must be at least 30 feet. The submitted site plan shows that that distance would be 32.36 feet, thereby meeting the requirement.

d. Any existing non-conforming structures may not be enlarged.

The subject property is currently undeveloped.

e. Building facades for both primary and accessory structures must be constructed

of brick on all sides.

The submitted architectural renderings suggest that all four sides of the proposed retail building would be constructed of brick.

f. 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.

The site plan shows that the proposed development would have the same number of electric charging stations (12) as gas pumps (12), and the architectural renderings show the provision of a large canopy over both the gas pumps and the electric vehicle charging station.

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

The site plan shows that although the only access to the proposed convenience store and gas station would be from Hospital Drive, it would allow for sufficient circulation.

h. The required number of parking spaces must be provided.

A total of 50 parking spaces would be provided for the gas station and convenience store, and the proposed site plan shows 51 parking spaces, which exceeds the requirement.

i. The required buffers must be provided.

Section 3.2.14 of the UDC, which provides requirements specifically for gas stations, requires a 25-foot buffer adjacent to adjacent properties which are not residentially-zoned. No such buffers are indicated on the March 18, 2025 site plan.

j. Other special requirements, to be determined by the Community Development Director.

No other special requirements have been determined at this time.

V. ANALYSIS #2—REQUIREMENTS FOR GASOLINE STATIONS

Section 3.2.14 below from the UDC provides requirements specifically for gas stations. As was previously mentioned, these requirements were recently amended with the approval of Ordinance #OR25-589 (a.k.a. Text Amendment Case #TX-2024-06) on February 10, 2025, which amended the gas station distance requirement from 2,400 feet to 800 feet and imposed other requirements. Section 3.2.14 appears below, including the updated Subsection C and the addition of Subsections E through P, which appear below.

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 eight hundred (800) feet. This distance requirement shall be measured from property line to property line of another existing gasoline service station.

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

Development Feature	Standard
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 6 feet in height in addition to the standards set forth in this title.

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.

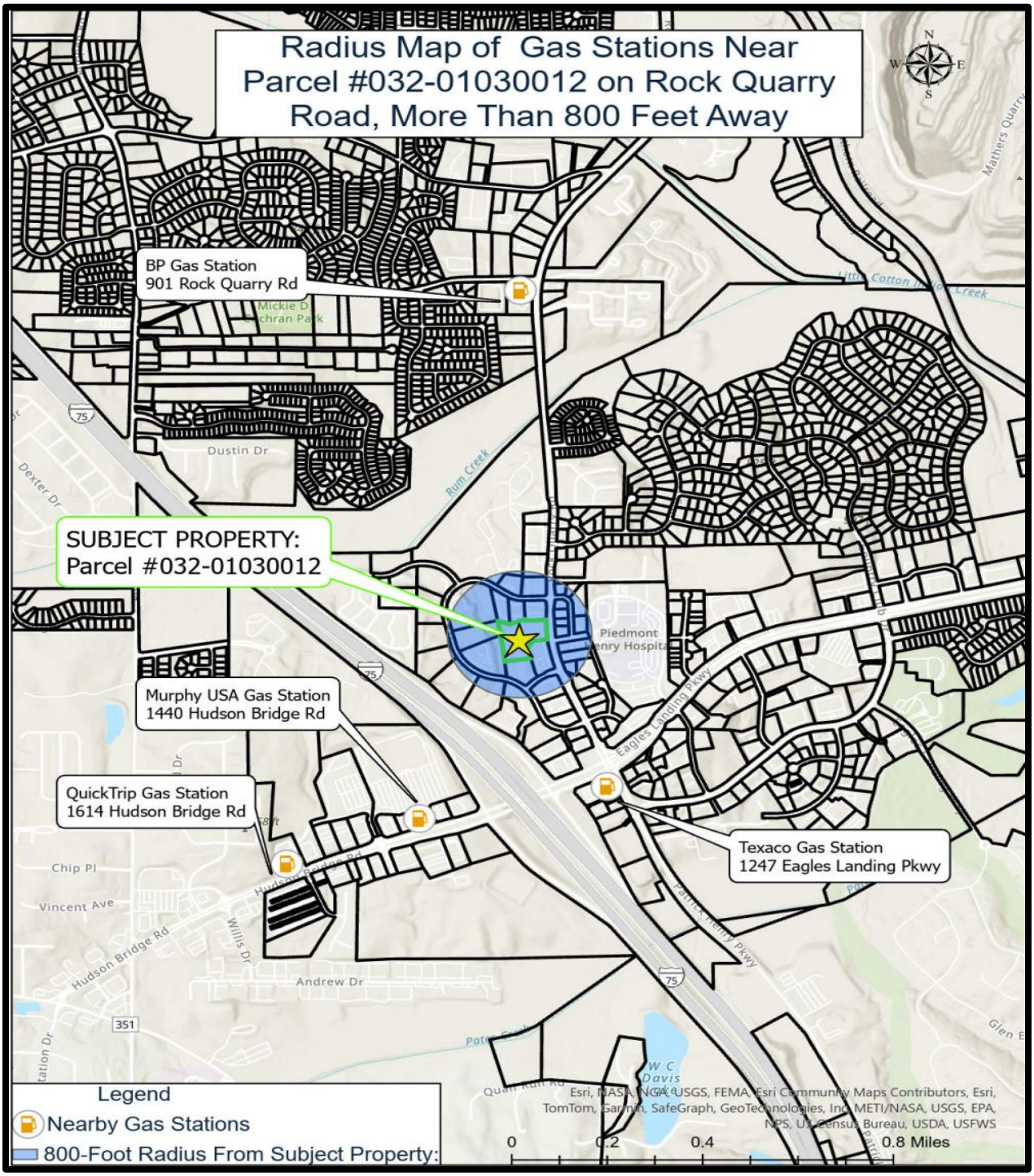
Analysis of Section 3.2.14 Requirements for Gas Stations:

A. Compliance with Site Design Standards for the C-2 District -- As was previously mentioned, it appears from the submitted site plan that all design standards of the C-2 zoning district would be met. These include the minimum lot width (100 feet), the minimum setback requirements (50 feet in the front, 10 feet on the sides, and 20 feet in the rear), and the maximum lot coverage of 70 percent.

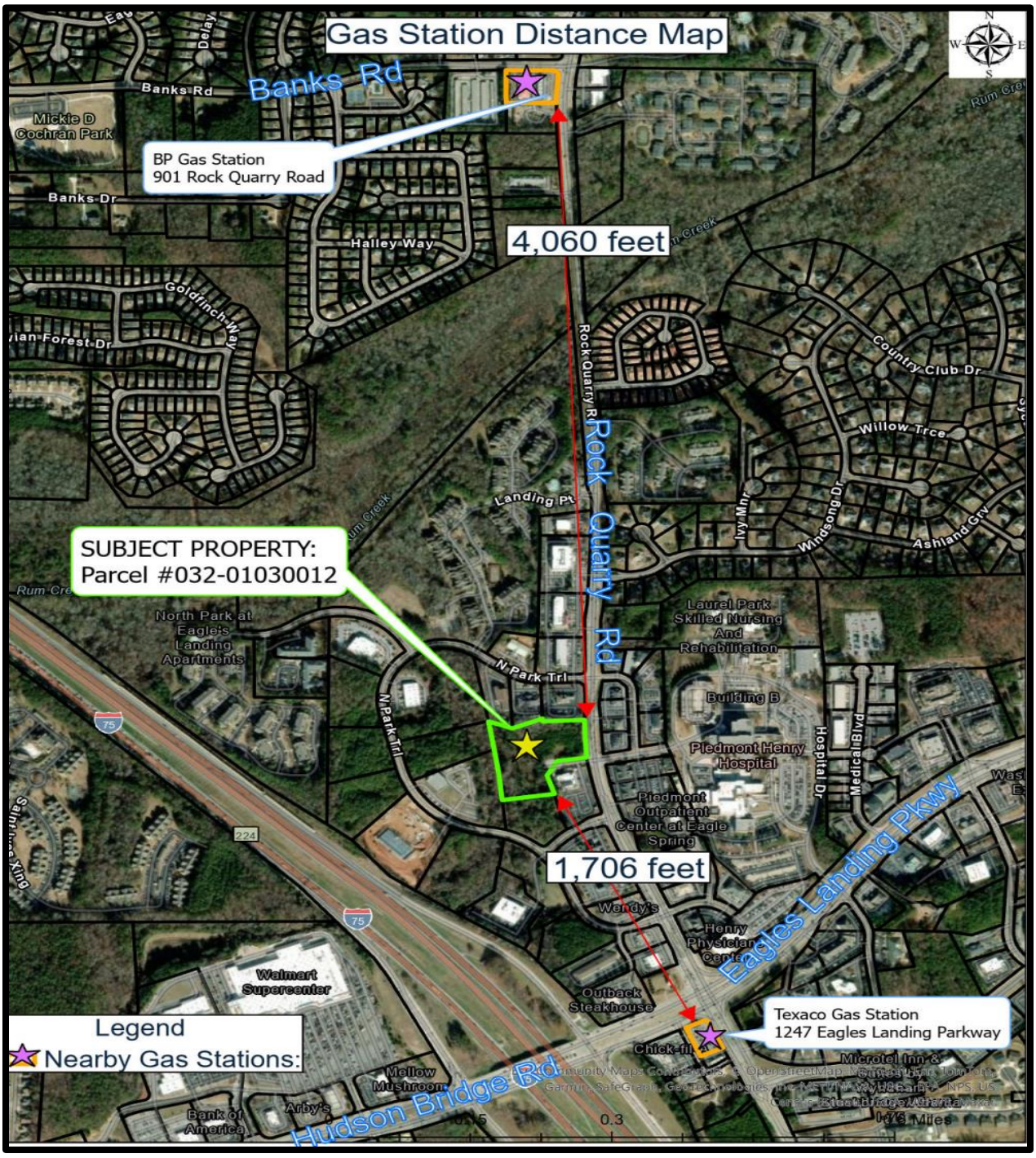
B. Types of Activities to Be Included -- The proposed convenience store and sale of fuel are among the activities that are permitted for gas stations.

C. Separation Distance of Eight Hundred (800) Feet -- As are shown by the Gas Station Radius Map and the Gas Station Distance Map below, no other gas stations are located within the required separation distance of 800 feet from the subject property. The closest gas station is a Texaco station, which is located south of the subject property at 1247 Eagles Landing Parkway, situated at the southwest corner

GAS STATION RADIUS MAP, REVISED



GAS STATION DISTANCE MAP, REVISED
For the Rock Quarry Road / Eagles Landing Corridor



of Patrick Henry Parkway (an extension of Rock Quarry Road) and Eagles Landing Parkway. To the north, a BP station is located approximately 4,060 feet away, at 901 Rock Quarry Road (Parcel #050-01016011), at the southwest corner of Rock Quarry Road and Banks Road. Within the Hudson Bridge Road corridor, a Murphy gas station is located at 1440 Hudson Bridge Road, and a Quik Trip gas station is located farther to the west, at 1614 Hudson Bridge Road.

The measurements below were made on the Henry County Tax Assessors' aerial photo of the vicinity. They show the approximate distances of these four gas stations from the subject property. The distances were measured from the closest point on the nearest property line of the subject property to the closest point on the nearest property line of a nearby gas station.

Within the Rock Quarry Road / Eagles Landing Parkway Corridor:

- Texaco gas station -- Located approximately 1,706 feet from the subject property.
- BP gas station -- Located approximately 4,060 feet from the subject property.

Within the Hudson Bridge Road Corridor:

- Murphy gas station – Located approximately 2,055 feet from the subject property.
- QuikTrip gas station – Located approximately 3,315 feet from the subject property.

Based on these measured distances, all four of the nearest gas stations are located significantly more than the required minimum of 800 feet away from the subject property.

D. Design Standards for Gas Stations -- The table above from Section 3.2.14 of the UDC lists design standards for gas station requirements. Among them are various setback requirements, and it appears from the April 9, 2025 site plan that these setbacks would be met. In addition, access drives must be at least 20 feet from the intersection of street right-of-way lines, but these distances could not be determined from the site plan.

E. Road Classification – Rock Quarry Road is classified as a minor arterial.

F. Zoning District – The subject property is zoned 'C-2', and the applicant is applying for the required special use permit.

G. Property Design Standards for the Base Zoning District -- The revised site plan appears to meet most of the design requirements, except for the ones that are noted.

H. Building Façade Materials – The submitted renderings appear to show that the proposed gas station would have brick facades, but it is not clear as to whether all four sides would be brick.

I. Electric Charging Stations – An equal number of electric charging stations as gasoline pumps would be provided. But no covered canopies are shown over the electric charging stations.

J. Access and Internal Circulation -- The proposed gas station would allow an acceptable access and internal circulation.

K. Parking Spaces – The required number of parking spaces would be provided and slightly exceeded.

L. Buffers -- The 25-foot buffers which are required by Section 3.2.14 of the UDC for gas stations that are located next to non-residentially-zoned properties have not been indicated on the submitted site plan.

M. Size of Gas Station – The proposed gas station would have 6,000 square, exceeding the minimum required size of 5,000 square feet.

N. Sub-Tenants – The proposed gas station would have three sub-tenants (retail stores), thus exceeding the required two sub-tenants.

O. Other Codes of Ordinances – The proposed gas station must meet all other related regulations.

P. Other Special Requirements -- None have been identified at this time.

VI. ANALYSIS #3—REQUIREMENTS FOR SPECIAL USE PERMITS: STAFF CONSIDERATIONS

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

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

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

The volume of traffic to be generated by the proposed development and its potential impacts on the vicinity would be determined by a traffic impact study, which the applicant has not submitted. However, since Rock Quarry Road is currently being widened to four lanes by Georgia DOT, projected traffic volumes from undeveloped properties along Rock Quarry Road, including the subject property, have presumably been projected and accounted for. The fact that a traffic signal is planned to be installed at the Rock Quarry Road / Hospital Drive Intersection as part of the road widening would be beneficial in facilitating left turns out of the proposed development onto Rock Quarry Road. Some traffic congestion may be experienced on the short, western end of Hospital Drive and its cul-de-sac since six businesses would be using it (the existing Mexican restaurant, the convenience store with gas station, three other

retail uses, and the proposed hotel).

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

Although the subject property has an unusual shape, the April 9, 2025 site plan shows that there would be sufficient room for the proposed development, with the remainder of the site to remain wooded. A detention pond would be provided at the southern end of the property.

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

The applicant obtained a letter from the Henry County Water Authority, dated July 12, 2024, which stated that water service is available to serve the property, and that sewage treatment and sewer line capacity are also available to serve the property. However, this was based on the proposed development without the hotel. An updated Water Authority letter needs to be obtained.

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

It is currently unknown as to whether the applicant has made any binding agreements to protect the public interest and nearby properties, or whether such protections are needed.

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

The proposed commercial uses would further the Comprehensive Plan's policy to "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." Rather than having separate buildings and strip development uses along Rock Quarry Road, the proposed convenience store and gas station, plus the other three retail shops, would allow for the cohesive existence of several businesses within a unified development. Further, the proposed uses may be beneficial by meeting the service needs of drivers who are already present within the vicinity as employees or patients of the hospital, other medical facilities, and restaurants along Rock Quarry Road, plus the residents of the surrounding residential areas.

The subject property has a future land use designation of High-Density Residential. The 2024-2028 Comprehensive Plan states that this designation is meant primarily for residential developments, but that small commercial or service businesses may

be permitted within such developments. Although the proposed development would consist of small commercial and service businesses, no residential uses are proposed, nor are any residential uses located near the subject property. Therefore, it would be appropriate for the property's future land use designation to be changed to Low-Density Mixed-Use.

VII. ANALYSIS #4—USE PERMIT CONSIDERATIONS

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

1. ***Whether the proposed use is consistent with the comprehensive land use plan adopted by the city council;***

   The proposed gas station and convenience store represent commercial uses, which would be compatible with the numerous other commercial uses that are present within the vicinity. However, commercial uses are not permitted by the subject property's future land use designation of High-Density Residential. A Comprehensive Plan amendment is therefore needed to change the property's future land use designation to Medium-Density Mixed-Use.

2. ***Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed;***

   The proposed gas station and convenience store would be compatible with the surrounding commercial uses (restaurants and retail stores), and the property's C-2 zoning is compatible with the C-2 zoning of the adjacent properties to the north and south.

3. ***Whether the proposed use may violate local, State and/or Federal statutes, ordinances or regulations governing land development;***

   No such violations have been identified.

4. ***The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets;***

   The forthcoming widening of Rock Quarry Road, including the installation of a traffic signal at the Rock Quarry Road / Hospital Drive Intersection, should serve to improve traffic flow within the vicinity, and to provide pedestrian access.

5. ***The location and number of off-street parking spaces;***

The applicant plans to provide a few more parking spaces than are required for the retail uses (51) and the hotel (39).

6. The amount and location of open space;

The proposed pervious area (open space) would be 50.6 percent, according to the data on the site plan. This would exceed the required 30 percent for the C-2 district.

7. Protective screening;

The applicant's letter of intent states that screening would be provided around the proposed trash dumpster for the gas station, which would be fully enclosed with opaque gates.

8. Hours and manner of operation;

The proposed gas station and convenience store would be open for twenty-four hours per day. This is not anticipated to be a problem since no residential uses are located next to the subject property.

9. Outdoor lighting; and

The applicant's letter of intent states that generous outdoor lighting systems would be used for the safety and security of the patrons and employees, and that measures would be taken to ensure that no unreasonable glare would be emitted to the surrounding area.

10. Ingress and egress to the property.

Since the subject property is located on a corner lot with a cul-de-sac turnaround, and since a traffic signal is scheduled to be installed at the intersection, no traffic congestion emanating from the proposed uses is anticipated.

VIII. STAFF CONCLUSIONS

As a result of the foregoing three types of analyses, the Planning & Zoning Staff makes the following conclusions:

1. **Gas Station Distance Requirement—**The proposed gas station (convenience store with gas pumps) would be located significantly more than the minimum required distance of 800 feet away from other gas stations within the vicinity, as is required by Section 3.2.14 of the UDC for gas stations.

2. **Suitability of Uses --** The proposed gas station, along with the retail shops and hotel, are all permitted types of uses within the C-2 district, and they would be suitable and

desirable types of uses for the subject property due to its location in a busy commercial corridor, as well as its proximity to large residential areas. The specific types of retail tenants to be included within the proposed retail center would need to be allowable uses within the PMU Overlay District.

3. **Traffic Impacts --** The trip generation from the proposed uses would likely have minimal impacts on the surrounding road network due to the forthcoming widening of Rock Quarry Road and the installation of a traffic signal at Hospital Drive.

4. **Access Requirements—**To meet the access requirements of Section 3.2.14 of the UDC, access driveways must be located at least 20 feet from the intersection of street right-of-way lines. It could not be determined from the April 9, 2025 site plan whether this requirement would be met.

5. **Buffers--**The 25-foot buffers which are required by Section 3.2.14 of the UDC for gas stations that are located next to non-residentially-zoned properties have not been indicated on the submitted site plan.

6. **Facades—**The submitted architectural renderings suggest that the proposed retail building for the gas station would be constructed of brick, but it is not clear as to whether all four sides would be brick, as is required by Section 2.5.2(C)(2) of the UDC for Select Uses within the PMU Parkway Overlay District.

7. **Canopies—**The submitted architectural renderings show that the gasoline pumps would have a covered canopy over them, but that the electric charging stations would not have one. Both types of facilities are required to have a canopy, in compliance with the requirements of Section 2.5.2(C)(2) of the UDC for Select Uses within the PMU Overlay District.

8. **Signage—**A proposed pylon (pole) sign is shown for the hotel, which is not a permitted type of sign within the City of Stockbridge.

9. **Water Authority Letter –** The Water Authority letter which the applicant submitted was for the gas station and retail center alone, without the hotel. An updated Water Authority letter needs to be obtained to determine whether sufficient water and sewer capacity would be available to serve these uses plus the proposed hotel.

IX. STAFF RECOMMENDATIONS

In view of the aforementioned analysis and conclusions, the Planning & Zoning staff recommends **APPROVAL WITH CONDITIONS** for Special Use Permit Case #SP-2024-01 for Parcel #032-01030012 on Rock Quarry Road at Hospital Drive. The recommended zoning conditions are as follows:

1. **Comprehensive Plan Amendment –** SP-2024-01 shall not be approved unless the

applicant's Comprehensive Plan Amendment Case #CP-2024-10 is approved prior to the consideration of SP-2024-01.

2. **Site Plan –** The proposed development shall be built according to a site plan which is similar in design to the two submitted site plans (colored and black-and-white), entitled "Civil Plans: Rock Quarry Road C-Store Special Use", which were prepared for GMI 2, Inc. by LJA with an issue date of 04-09-25.

3. **Requirements for Select Uses –** The proposed development shall meet all of the requirements for "select uses" from Section 2.5.2.(C)(2) of the UDC for the Parkway Mixed-Use (PMU) Overlay District.

4. **Requirements for Gasoline Stations –** The proposed development shall meet all of the updated requirements for gasoline stations within Section 3.2.14 of the UDC, as amended on February 10, 2025 with the approval of Ordinance #OR25-589 (a.k.a. Text Amendment Case #TX-2024-06).

5. **Requirements for Special Use Permits, Staff Considerations –** The proposed development shall meet all of the requirements for special use permits from Section 9.2.5 of the UDC (staff considerations).

6. **Requirements for Special Use Permits, City Council Considerations –** The proposed development shall meet all of the requirements for special use permits from Section 9.2.6 of the UDC (City Council considerations).

7. **Access Requirements—**To meet the access requirements of Section 3.2.14 of the UDC, all access driveways shall be located at least 20 feet from the intersection of street right-of-way lines.

8. **Buffers--**The 25-foot buffers which are required by Section 3.2.14 of the UDC for gas stations shall be provided next to all non-residentially-zoned properties.

9. **Facades—**All four sides of the proposed gas station shall be constructed of brick, in compliance with Section 2.5.2(C)(2) of the UDC for Select Uses within the PMU Parkway Overlay District.

10. **Canopies—**Both the gasoline pumps and the electric charging stations shall be covered with canopies, in compliance with Section 2.5.2(C)(2) of the UDC for Select Uses within the PMU Overlay District.

11. **Signage—**No pylon (pole) signs shall be permitted within the proposed development.

12. **Water Authority Letter –** The applicant shall obtain an updated Henry County Water Authority availability letter to determine whether sufficient water and sewer capacity would be available to serve all of the proposed uses on the subject property (the gas station, retail center, and hotel), and the developer shall comply with all of the

specifications of that letter.

13. **Hotel Quality—**The proposed hotel shall have a three-star rating or better.

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 D 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

Suzy Lee
Printed Name of Witness

Bhasth. mehta -
Printed Name of Applicant

Notary

Signature of Agent

NOTARY STAMP:

KEMI ZHU
NOTARY PUBLIC
COMMISSION EXPIRES
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

Kumi Zhu

Printed Name of Notary Public

6/26/2024

Date

Notary Public's Seal or Stamp:

KUMI 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. Amehta
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 GWINNETT COUNTY GA EXPIRES GEORGIA February 5, 2027

* 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

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2849 PACES FERRY ROAD
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WWW.WBILEGAL.COM

HAROLD BUCKLEY, JR.

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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.

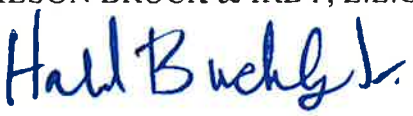
Georgia courts have long held that a zoning applicant must present any potential constitutional objections to the local government during the zoning review process. Applicants who fail to do so substantially deprive themselves of a legal basis to appeal adverse zoning decisions. [3] Therefore, GMI respectfully 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.

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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)).

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

4.363 ACRES
190,038 SQ.FT.
DB 9345 PG 240
ZONED C-2
TAX ID #: 032-01-030-012

LEGAL DESCRIPTION (AS PER TITLE COMMITMENT)

LEGAL DESCRIPTION (AS SURVEYED)

SCHEDULE B-II EXCEPTIONS

LOCATION MAP

NOT TO SCALE

THIS SURVEY

NOTES:

CERTIFY TO
GMI 2, INC.
JOHN C. STEELE
Core Property Holdings I, 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, 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

ALTA/NSPS LAND TITLE SURVEY
FOR GMI 2, INC.



SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
TREES						
	LAG WHI	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE MULTI TRUNK	8' HT	B&B	7
SHRUBS						

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
GROUND COVERS							
				1 GAL	POT		
				FLAT	PLUG		

LANDSCAPE RENDERING
ROCK QUARRY ROAD C-STORE SPECIAL USE
ROCK QUARRY RD STOCKBRIDGE, GA 30281
13 - DISTRICT 6, PARCEL # 052 01150012

08/01/

LANDSC
RENDERI



VICINITY MAP

THIS PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD (X) AS SHOWN ON FIRM COMMUNITY PANEL NUMBER 13135C0088G DATED 10-08-2018

SITE AREA CALCULATIONS

	SQUARE FOOTAGE	ACRES	PERCENTAGE
TOTAL SITE AREA	184,999	4.27	100.0
EXISTING ONSITE IMPERVIOUS AREA	0	0.00	0.0
EXISTING PERVIOUS AREA	184,999	4.27	100.0
PROPOSED ONSITE IMPERVIOUS AREA	102,240	1.22	28.6
BUILDING(S)	9,846	0.23	5.3
SIDEWALK	3,595	0.08	1.9
PAVEMENT/DRIVEWAYS/GRAVEL	78,865	0.82	19.5
PROPOSED PERVIOUS AREA	143,859	3.35	78.4
TOTAL DISTURBED AREA	51,197	1.18	N/A
PROPOSED OFFSITE IMP.	0.00	0.00	N/A

SITE DATA

PARCEL ID (REFERENCE)	027 3N030 I
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	PMA PARKWAY HEAD USE
CURRENT LEGAL JURISDICTION	CITY OF VINING GRADE
FLOOD ZONE CLASSIFICATION	X
SPECIAL USE REQUEST TO ALLOW FOOD SUITE WITH FUEL PUMPS	

BUILDING DATA

BUILDING AREA

GROSS FLOOR AREA	9,846 SQ.FT.
BUILDING COVERAGE	5.32%
MAX BUILDING HEIGHT (BY CODE)	35 FEET

DIRECTION	REQUIRED SETBACK	PROPOSED SETBACK
FRONT (EAST)	50 FEET	107.68'
REAR (WEST)	30 FEET	278.86'
SIDE (NORTH)	15 FEET	24.92'
SIDE (SOUTH)	15 FEET	20.96'

PROPOSED PARKING DATA

OFF PARKING REQUIRED

FOOD MART WITH FUEL SALES (1,515 SF)	
RETAIL SPACE USES (1,400 SF)	
1 SPACE FOR EACH 1,000 SQUARE	10 SPACES
TOTAL PARKING REQUIRED	10 SPACES
PROPOSED 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	39 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 DOORS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.

3. TOPOGRAPHIC BOUNDARY SURVEY PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE IMPROVEMENTS WITH SPOT ELEVATIONS, TIE TO NEARBY PHYSICAL UTILITIES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY: PROPERTIONS 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 STRIPING OR CURBED PAINT SHALL BE 6 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 DOT SPECIFICATIONS.

SIGHT DISTANCE FOR COMMERCIAL SITE

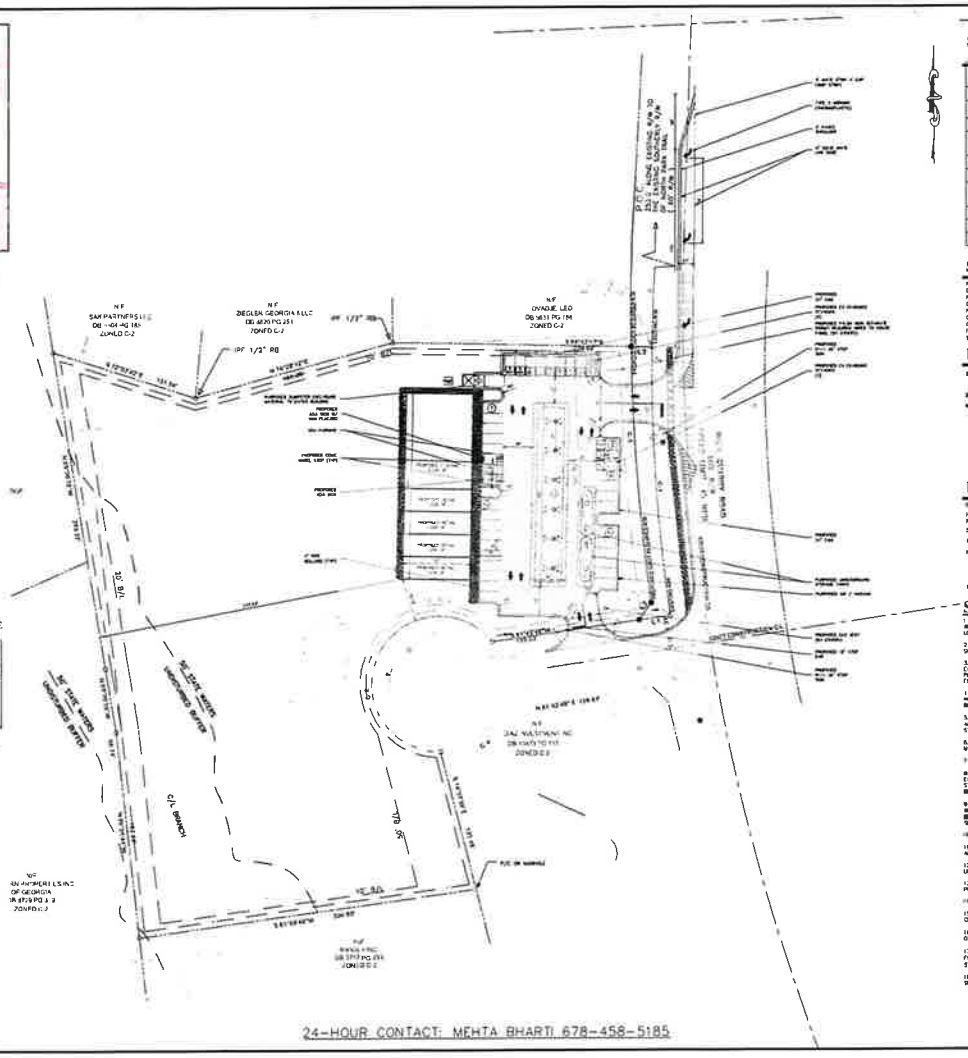
UNDERSIGNED HEREBY CERTIFY THAT THE PROPERTY ENTRANCE(S) FOR PROPOSED PROJECT ARE DESIGNED WITH ADEQUATE CORNER SIGHT DISTANCE & SET BACK FROM THE REGULATED SPEED LIMIT AT THE ENTRANCE 3.5 PER HOUR (THE SIGHT DISTANCE PROVIDED AT THE ENTRANCE IS 500 FEET SIGHT DISTANCE REQUIRED BY THE UNIFIED DEVELOPMENT ORDINANCE. SIGHT LINE IS MEASURED WITH DRIVERS EYE HEIGHT OF 3.5 FEET AT THE DISTANCE 3 FEET FROM THE NEAREST THROUGH LANE TO THE CENTER OF EACH EL. LANE.

DATE: 07/11/2024

LEGEND

PROPOSED

- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVING
- PROPOSED HEAVY DUTY ASPHALT PAVING
- PROPOSED STANDARD DUTY PAVING
- LIGHT PAVING
- LANDSCAPE STRIP/BEACH LINE
- PROPERTY LINE
- CURB & GUTTER
- WATER METER
- FLAM'S BRANCH PAD
- ADA RAMP
- SIGN
- CONCRETE WHEEL STOP
- ADA PARKING SYMBOL
- DIRECTIONAL ARROWS
- 24" STOP BAR
- PROPOSED LIGHT POLE

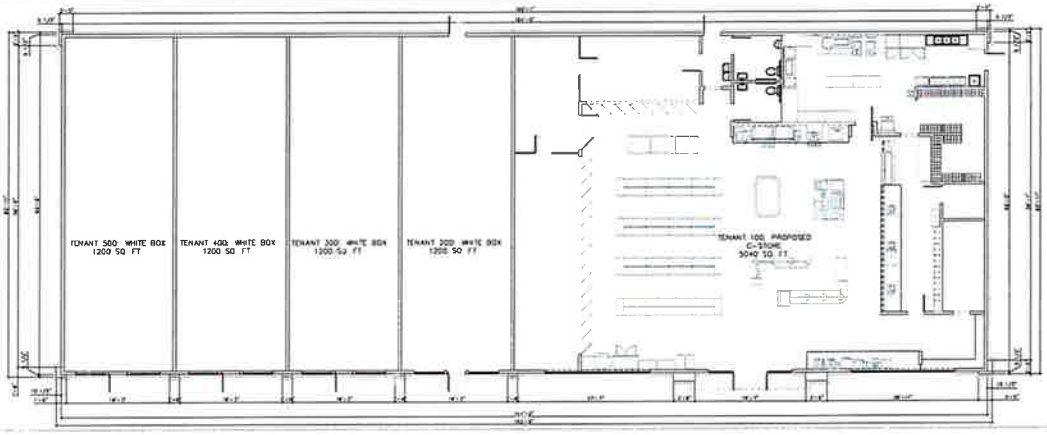


LJI

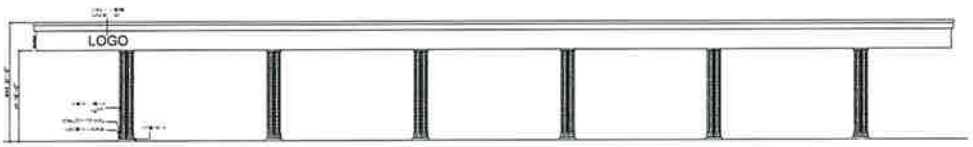
CIVIL PLANS
ROCK QUARRY ROAD C-STORE SPECIAL USE
ROCK QUARRY RD STOCKBRIDGE, GA 30281
13 - 051NIC1 6, PARCEL # 027-01060012

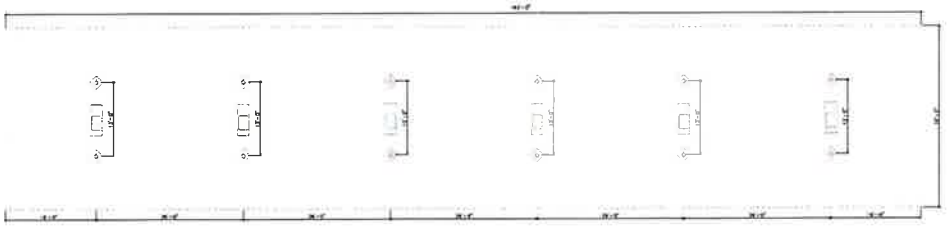
SITE PLAN

C1

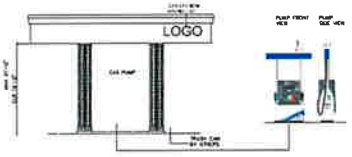


1 PROPOSED BUILDING PLAN SCALE: 1/4"=1'-0"





2 GAS PUMPS CANOPY PLAN AND ELEVATIONS SCALE: 1/8"=1'-0"



3 GAS PUMPS CANOPY PLAN AND ELEVATIONS SCALE: 1/8"=1'-0"

STYLE	DESCRIPTION	MANUFACTURER	SPECS
E_PT-1	Color of paint TBD SACC XXXYYS 8 - SEMI	Sherwin Williams	Finish: EGGSHELL SHEEN: HIGH
E_BR-2	Brick Veneer Queen size split color	CO. - INDIANA BRICK	MASONRY & SAP WHITE GROUT
E_BR-1	Brick Veneer Queen size 3in1 color	GENERAL CLAY	MASONRY & SAP WHITE GROUT



4 EXTERIOR FINISHES

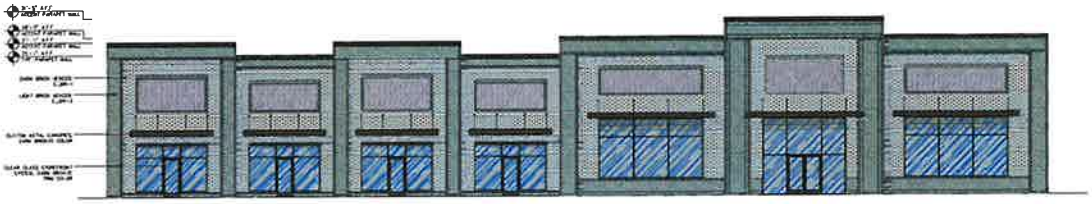
PLAN NORTH

ROCK QUARRY R
C-STORE SPECIA
USE

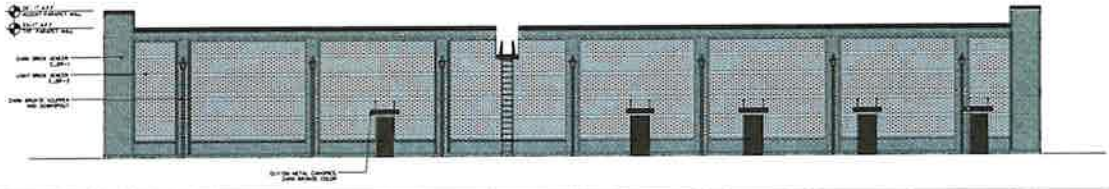
ROCK QUARRY R
STOCKBRIDGE
GEORGIA 30281

PROPOSED BUILDING
PLAN AND
GAS CANOPY DETAILS

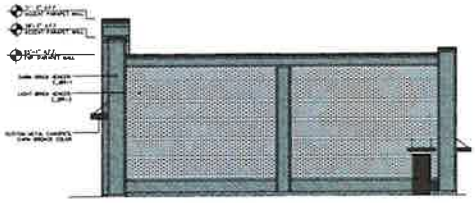
A1.00



1 PROPOSED FRONT BUILDING ELEVATION — SCALE: 1/4"=1'-0"

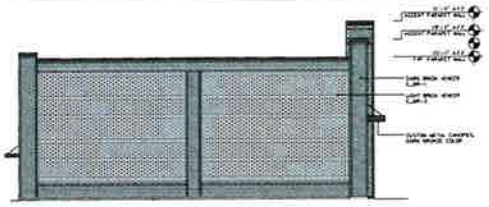


2 PROPOSED BACK BUILDING ELEVATION — SCALE: 1/4"=1'-0"

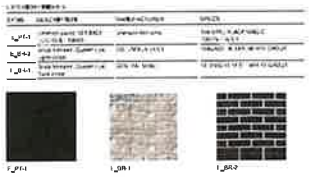


3 PROPOSED FRONT BUILDING ELEVATION — SCALE 1/8"=1'-0"





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.

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'	

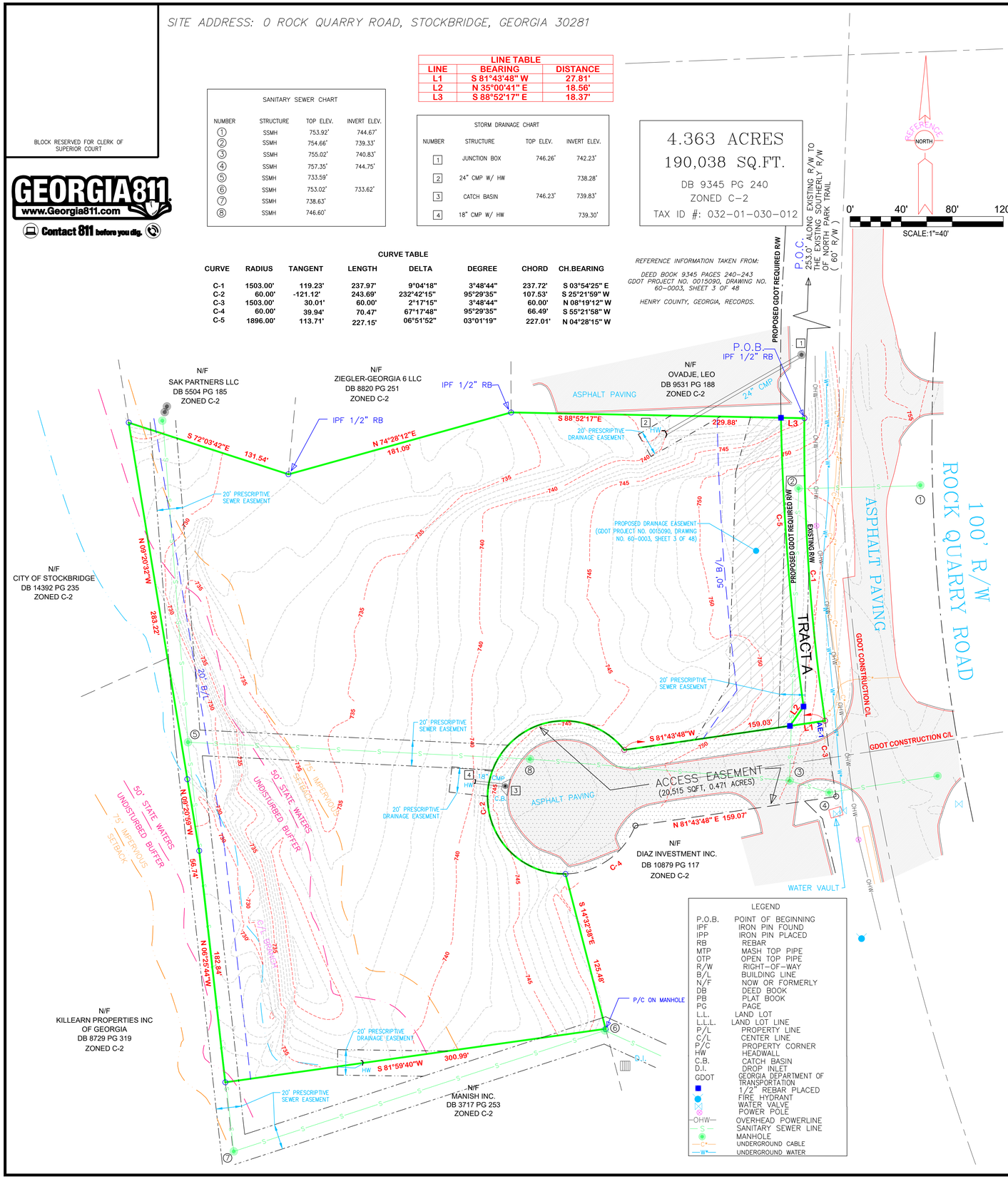
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 81°43'48" W	27.81'
L2	N 35°00'41" E	18.56'
L3	S 88°52'17" E	18.37'

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 A 4.363 ACRES, MORE OR LESS.

TOGETHER WITH:
AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA, BEING DESIGNATED AS ACCESS EASEMENT CONTAINING 0.471 ACRES, MORE OR LESS, AS SHOWN AND DELINEATED ON A PLAT OF SURVEY PREPARED FOR EAGLES LANDING FAMILY PRACTICE BY ROLAND MCCANN, REGISTERED LAND SURVEYOR, DATED 5/14/02, REVISED 5/16/02 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT PREVIOUSLY DESCRIBED AS "AE-1", LOCATED ON THE EXISTING WESTERLY RIGHT-OF-WAY OF ROCK QUARRY ROAD, 490.97 FEET SOUTHERLY AS MEASURED ALONG SAID RIGHT-OF-WAY LINE FROM THE POINT FORMED BY THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH PARK TRAIL; THENCE DEPARTING SAID RIGHT-OF-WAY S81°43'48"W A DISTANCE OF 159.03 FEET TO A POINT; THENCE ALONG A CURVE PREVIOUSLY DESCRIBED AS "C-2", TURNING TO THE LEFT, WITH AN ARC LENGTH OF 243.69', WITH A RADIUS OF 60.00', BEING SUBTENDED BY A CHORD BEARING OF S25°21'59"W, WITH A CHORD LENGTH OF 107.53' TO A POINT; THENCE ALONG A COMPOUND CURVE HEREBY KNOWN AS "C-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.

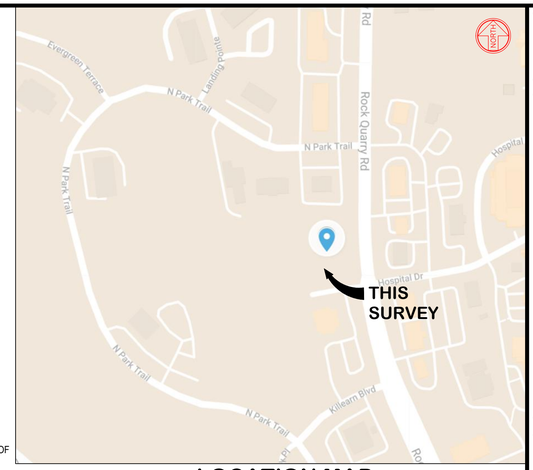
8– EASEMENTS IN FAVOR OF GEORGIA POWER COMPANY RECORDED IN THE FOLLOWING RECORDS OF HENRY COUNTY, GEORGIA:
(A) FROM MRS. NELLIE STEWART DEAN, DATED DECEMBER 18, 1947, AND RECORDED IN DEED BOOK 39, PAGE 330;
(B) FROM H.E. DEAN, JR.; DATED JULY XX, 1963, AND RECORDED IN DEED BOOK 76, PAGE 542;
(C) FROM 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

City of Stockbridge

AGENDA ITEM

MEETING DATE

JUNE 9, 2025

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ 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: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

Annexation Case #AX-2024-03 for 2251 Highway 42 North. Brightstar Homes and Services, Inc. proposes to annex the property into the City and to use the existing building for a private school, which would be a life skills training center for adults with developmental disabilities. The property has 3.4341 +/- acres. The applicant has also applied for a Comprehensive Plan Amendment via CP-2024-11 and a rezoning of the property via RZ-2024-12.

BACKGROUND INFORMATION:

Staff Recommendation—Approval. Planning Commission Action on May 22, 2025—Approval. The existing building is currently vacant. It was previously used for a similar purpose. The applicant wishes to relocate the existing school to this property from 245 Country Club Drive, where it has operated for the last eight (8) years. The relocation is needed due to the expiration of the lease at that location.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

GRANTS ADMIN._____

ATTACHMENTS:

ITEM/PROJECT/EVENT:

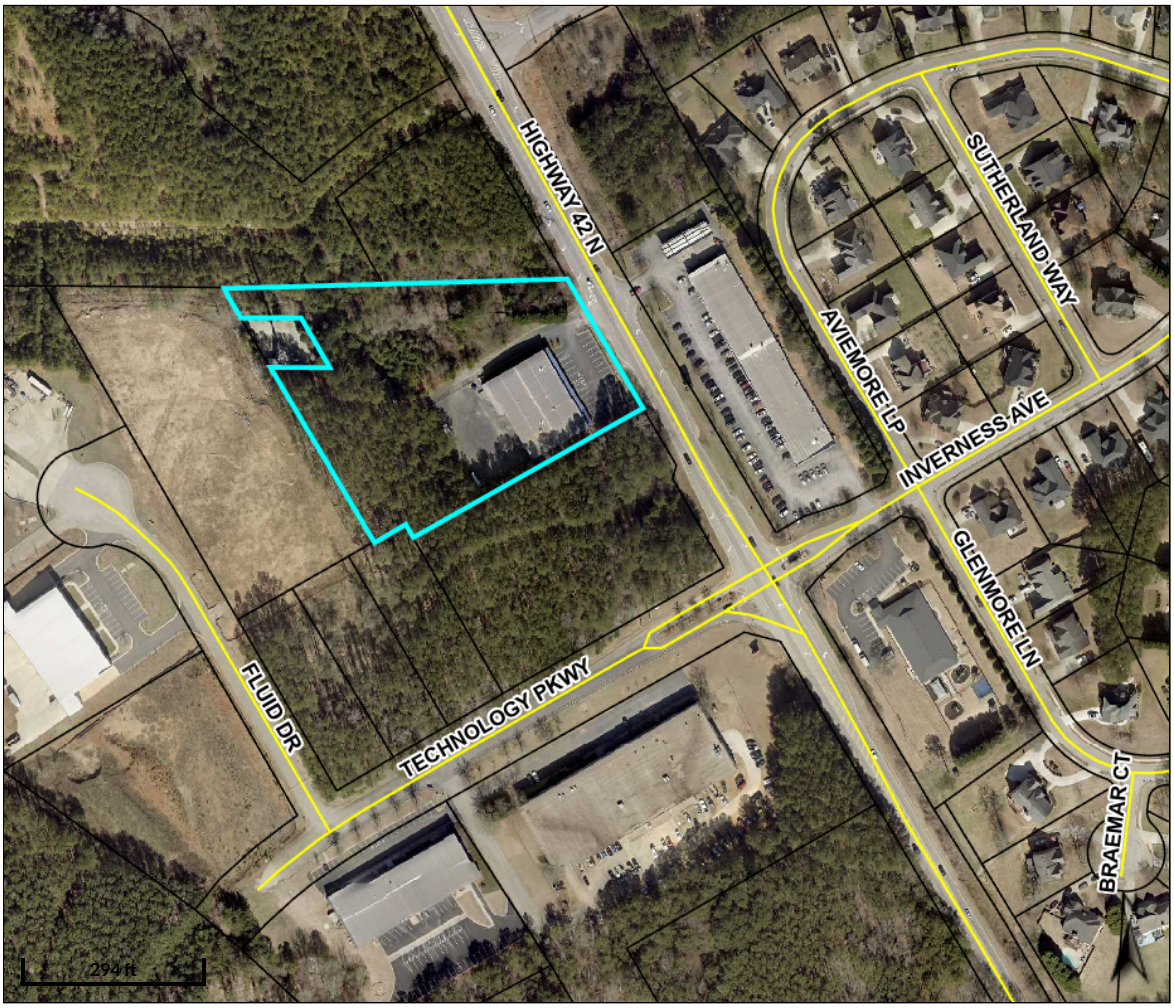
ANNEXATION CASE #AX-2024-03.

BACKGROUND INFORMATION:

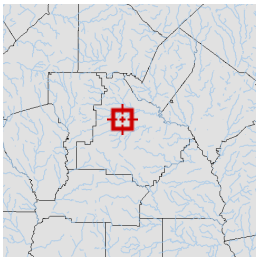
STAFF RECOMMENDATION: APPROVAL.

Staff Signature_____

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 HENRY COUNTY, GA EXP. June 5, 2028

(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**

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.

REZONING APPLICATION

Rezoning Application

City of Stockbridge, Georgia

THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR REZONING APPLICATIONS TO BE HEARD BY THE CITY OF STOCKBRIDGE PLANNING COMMISSION.

PLEASE NOTE: ALL FEES ARE NON-REFUNDABLE. THERE ARE NO EXCEPTIONS.

ALL APPLICANTS ARE REQUIRED TO SCHEDULE AND ATTEND A PRE-APPLICATION MEETING WITH THE CITY OF STOCKBRIDGE PLANNING AND ZONING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PLEASE CALL THE OFFICE AT (770) 389-7900 TO SCHEDULE AN APPOINTMENT.

NO PRE-APPLICATION MEETING WILL BE CONDUCTED WITHOUT AN APPOINTMENT.

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT THE PLANNING AND ZONING DIVISION OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY, AT (770) 389-7900.

MEETING LOCATIONS--ALL PLANNING COMMISSION MEETINGS WILL BE HELD VIRTUALLY (BY ZOOM) UNTIL FURTHER NOTICE.

[Form revised on 1/19/22.]

City of Stockbridge Planning and Zoning Division
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 IN/AT
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 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	

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 Sewer Department tel.: (678) 833-3301
321 Taylor Drive
Stockbridge, GA 30281

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
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: Mineral Heavy Co. M1 to City of Stockbridge GI OI (EM)

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): 131C00093D **(Required)**

Alexa Hilbert
Name of Applicant

Signature of Applicant

Notary

NOTARY STAMP: KEVON BENTON NOTARY PUBLIC CLAYTON COUNTY, GA

Signature

(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: _____

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

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 _____

Alexa 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 6th day of January 2015.

TREVON BENTON NOTARY PUBLIC CLAYTON COUNTY, GA

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: 1/6/25

Name of Applicant Alexa Hilbert Phone: 678-491-1561 Mobile: 678-491-1561
Address of Applicant: 308 Broadmoor Way Fax:
City: McDonough State: GA Zip: 30253 E-mail: alexahilbert@aol.com
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 M1 (Present Zoning)) to OI (Requested Zoning)

For the Purpose of (Type of Development)

Address of Property: 2251 Hwy 42 North (Street Address, if Applicable, Nearest Intersection, Etc.) Nearest intersection to the property: Highway 42 Eagle Landing Pkwy

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: 131-51C-009-3D Proposed number of lots: 031

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

Alexa Hilbert
Printed Name of Owner/s

Notary

Signature of Agent

TREVON BENTON NOTARY PUBLIC Clayton County, GA My Comm Exp 20, 2028

770-914-3688 (Office) 770-914-3359 (Fax) www.hcwa.com

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.

COMPREHENSIVE PLAN APPLICATION

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.

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 Sewer Department tel.: (678) 833-3301
321 Taylor Drive
Stockbridge, GA 30281

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

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 [illegible]	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 scaled ***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.	

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

Application for an Amendment to the Comprehensive Plan

Name of Applicant Alexa Hilbert Phone: 6784911561 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:

FROM: Light Industry

TO: Low Mid Mix 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: 2251 Highway 42 N

Nearest intersection to the property: Eagles Landing Parkway

Size of Tract: 3.4 acre(s). Land Lot Number(s): 031 . District(s): 7th

Property Tax Parcel Number(s): 131S100930 **(Required)**

Witness' Signature

Signature of Applicant

Printed Name of ~~Witness~~

Alexa Hilbert
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 3251 Hwy 42 N. [address], with Parcel Number 131 51 C0093D which is the subject of this application. McDonough GA 30253

Name of Property Owner: Alexa Hilbert

Property Owner's Address: 308 Broadmoor Way

Telephone: 678-491-1561 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: _____ Date: 1/6/25

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): _____

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.

_____ _____

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

_____

Printed Name of Notary Public

_____ _____

Date Date

Notary Public's Seal or Stamp:

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 2251 Highway 42 McDonough 30253 [address], with Parcel Number 131 51 C009 3D which is the subject of this application.

Name of Property Owner: Alexa Hilbert
Property Owner's Address: 308 Broadmoor Way McDonough, GA 30253
Telephone: 678-491-1514 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]

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

Trevon Benton
Printed Name of Notary Public

1/6/2025
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

Alexa 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 16 day of January, 2025

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

Engineering Division
100 Westridge Industrial Blvd.
McDonough, GA 30253

Application for Water/Sewer Availability Letter

Date: 12/13/24

Name of Applicant Alexa Hilbert Phone: 678-491-15 Mobile: [illegible]
Address of Applicant: 2251 Highway 42 N Fax: _____
City: McDonough State: GA Zip: 30253 E-mail: Alexahilbert@gmail.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: Bsterhomes@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 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 Pkwy

Size of Tract: 3.6 acre(s), Land Lot Number(s): 034, 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) [signature]

Printed Name of Witness _____ Printed Name of Owner/s Alexa Hilbert

Notary [signature] Signature of Agent _____

NOTARY PUBLIC CLAYTON COUNTY, GA

770-914-3688 (Office) 770-914-3359 (Fax) www.hcwa.com

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.

LETTER OF INTENT

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.

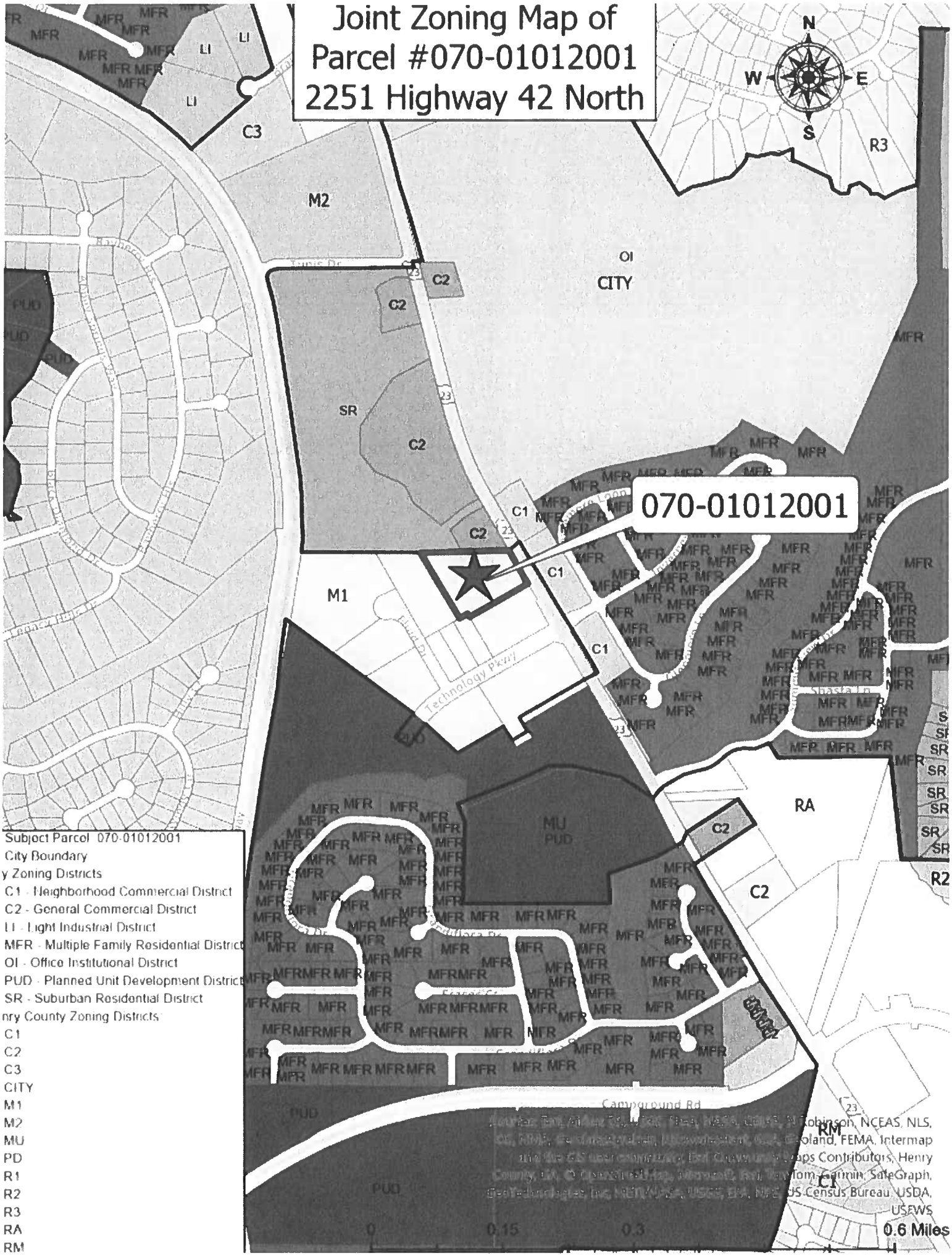
Of importance, the building was previously permitted and used as a school for the developmentally disabled population as recent as this year 2024, so we are hopeful that this previous permit for this location will bode well in our pursuit of a permit for the exact same intent and purpose of use.

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

MAPS


Joint Zoning Map of
Parcel #070-01012001
2251 Highway 42 North
N
W
E
S
070-01012001
C3
LI
M2
CITY
OI
C2
SR
C1
M1
MU
PUD
RA
R3
R2
RM
MFR
Technology Pkwy
Campground Rd
Subject Parcel 070-01012001
City Boundary
y Zoning Districts
C1 - Neighborhood Commercial District
C2 - General Commercial District
LI - Light Industrial District
MFR - Multiple Family Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
SR - Suburban Residential District
nry County Zoning Districts
C1
C2
C3
CITY
M1
M2
MU
PD
R1
R2
R3
RA
RM
0
0.15
0.3
0.6 Miles


Future Land Use Map
Of Parcel #070-01012001
2251 Highway 42 North
N
W
E
S
070-01012001
LD
MD
INDUS
CITY
PRC
COM
MX
HD
LEGEND
Subject Parcel 070-01012001
City Boundary
Future Land Use Designations
Low Density Residential
Medium Density Residential
High Density Residential
Low Density Mixed Use
Park/Recreation/Conservation
Henry County Future Land Use Designations
CITY (Not Shown)
Commercial
High-Density Suburban
INDUS
LD
Medium-Density Suburban
MX
PRC
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USDWS
0
0.17
0.35
0.7 Miles

Aerial Photo Map of Parcel #070-01012001 2251 Highway 42 North



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:

Witness

Notary Public

Lindavid Investment Properties, LLC

by: Linda Clark, Manager

ALBERT G BANTLEY NOTARY PUBLIC COMMISSION EXPIRES MAY 11, 2025 HENRY COUNTY, GEORGIA

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.

Stockbridge
Where Community Connects

4640 North Henry Blvd., Stockbridge, GA 30281
City Hall: (770) 389-7900 FAX: (770) 389-7912

March 24, 2025

VIA CERTIFIED MAIL

Attn: Jim Jones, Coordinator of Planning and Growth - Operations
Henry County School Board of Education
396 Tomlinson Street
McDonough, Georgia, 30253

RE: Request for Annexation of Property into the City of Stockbridge:
Property at 2251 Highway 42 North (One Parcel)

Please be advised that the City of Stockbridge has received an application for the proposed annexation of property from unincorporated Henry County. The property includes one parcel in the vicinity of 2251 Highway 42 North, consisting of 3.6 +/- total acres. The parcel is #070-01012001. The applicant, Alexa Hilbert, is proposing to use the existing building as a center for assisting adults with developmental disabilities.

Enclosed for your review is the annexation application, along with the companion Comprehensive Plan Amendment and Rezoning applications. Also attached for your convenience are the aerial photos of the parcel and the survey of the property.

Please provide the City of Stockbridge with an official letter regarding the Henry County School Board's agreement or non-agreement to the proposed annexation. If you have any questions or need additional information, please contact me directly at (678) 833-3340.

Best regards,

Ryan Anderson, Director
Community Development Department
City of Stockbridge

Cc: Mayor Anthony Ford, Acting City Manager
Vanessa Holiday, City Clerk
Jim Jones, Coordinator of Planning and Growth - Operations

Enclosures

ANNEXATION APPLICATION

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: [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.

[signature]

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**

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.

REZONING APPLICATION

Rezoning Application

City of Stockbridge, Georgia

THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR REZONING APPLICATIONS TO BE HEARD BY THE CITY OF STOCKBRIDGE PLANNING COMMISSION.

PLEASE NOTE: ALL FEES ARE NON-REFUNDABLE. THERE ARE NO EXCEPTIONS.

ALL APPLICANTS ARE REQUIRED TO SCHEDULE AND ATTEND A PRE-APPLICATION MEETING WITH THE CITY OF STOCKBRIDGE PLANNING AND ZONING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PLEASE CALL THE OFFICE AT (770) 389-7900 TO SCHEDULE AN APPOINTMENT.

NO PRE-APPLICATION MEETING WILL BE CONDUCTED WITHOUT AN APPOINTMENT.

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT THE PLANNING AND ZONING DIVISION OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY, AT (770) 389-7900.

MEETING LOCATIONS--ALL PLANNING COMMISSION MEETINGS WILL BE HELD VIRTUALLY (BY ZOOM) UNTIL FURTHER NOTICE.

[Form revised on 1/19/22.]

City of Stockbridge Planning and Zoning Division
Community Development Department

REZONING APPLICATION CHECKLIST

PLEASE COMPLETE THIS FORM WHEN ACCEPTING ALL REZONING APPLICATIONS.
ATTACH THE CHECKLIST TO THE APPLICATION AND SIGN.

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK INITIAL
Pre-Application Review Form (Meeting Notes)	1	Must be obtained from a current planner, prior to submitting your application. **(by appointment only)**	
Application Form	1	1 Signed and **notarized** by owner. Original signature 2 In lieu of owner's signature, applicant has signed and **notarized** a copy of a "Contract", "Power of Attorney" or "Lease."	
Applicant Disclosure Form	1	Required for all property owners, applicants, and agents filed with an application, and must be **notarized.**	
Letter of Ownership Letter of Intent	as one for each owner	Letter stating that the owner is aware of the rezoning request and owns the property in question. Must clearly state the proposed use and development intent.	
Site Plans (24 x 36) and (11 x 17)	1 as	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	

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 >>>>

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 42 N Fax
City: McDonough State: GA Zip: 30253 E-mail: Bstarhomes@gmail.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT HE OR SHE IS THE OWNER, OR AGENT OF THE OWNER, OF THE PROPERTY DESCRIBED BELOW, AND IS REQUESTING A REZONING OF THE PROPERTY

Rezoning being requested: Minor Home Co. MI to City of Stockbridge ~~C1~~ OI (EM)

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: (Street Address) Eagles Landing Parkway
Size of Tract: 3.6 acre(s) Land Lot Number(s): C31 District: 7th
Property Tax Parcel Number: 131 5C009 3D **(Required)**

Alexa Hilbert
Owner's Name (Please Type or Print)

Signature of Owner

NOTARY STAMP: SEAL NOTARY PUBLIC CLAYTON COUNTY, GA

(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: _____

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

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 _____.

Alexa 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 6 day of January 2015

TREVON BENTON NOTARY PUBLIC CLAYTON COUNTY GA

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 1/6/25

Name of Applicant Alexa Hilbert Phone: 678-491-1541 Mobile 678-491-1541
Address of Applicant: 308 Broadmoor Way Fax
City: McDonough State: GA Zip: 30253 E-mail: alexahilbert@aol.com
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 M1 (Present Zoning)) to OL (Requested Zoning)

For the Purpose of (Type of Development)

Address of Property 2751 Hwy 42 N/K (Street Address, if Applicable, Nearest Intersection, Etc.) Nearest intersection to the property: Highway 42 Eagle Landing Pkwy

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 131-51C-009-30 Proposed number of lots: 031

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: Alexa Hilbert

Notary — Signature of Agent

TREVON BENTON NOTARY PUBLIC CLAYTON COUNTY, GA

770-914-3688 (Office) 770-914-3359 (Fax) www.hcwa.com

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.

COMPREHENSIVE PLAN APPLICATION

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.

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 Sewer Department tel.: (678) 833-3301
321 Taylor Drive
Stockbridge, GA 30281

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

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 ~~2~~	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.	

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

Application for an Amendment to the Comprehensive Plan

Name of Applicant Alexa Hilbert Phone: 6784911561 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:

FROM: Light Industry

TO: Low Mid Mix 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: 2251 Highway 42 N

Nearest intersection to the property: Eagles Landing Parkway

Size of Tract: 34 acre(s). Land Lot Number(s): 031 District(s): 7th

Property Tax Parcel Number(s): 131S1C0093D **(Required)**

Witness' Signature

Signature of Applicant

Printed Name of Witness

Alexa Hilbert
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 3251 Hwy 42 N. [address], with Parcel Number 131 51 C0093D which is the subject of this application. McDonough GA 30253

Name of Property Owner: Alexa Hilbert
Property Owner's Address: 308 Broadmoor Way
Telephone: 678-491-1561 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: _____ Date: 1/6/25

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): _____

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.

_____ _____

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

_____

Printed Name of Notary Public

_____ _____

Date Date

Notary Public's Seal or Stamp:

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 2251 Highway 42 McDonough 30253 [address], with Parcel Number 131 51 C009 3D which is the subject of this application.

Name of Property Owner: Alexa Hilbert
Property Owner's Address: 308 Broadmoor Way McDonough, GA 30253
Telephone: 678-491-1541 E-mail: Alexahilbert@aol.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: [signature] Date: 12/12/24

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): Alexa Hilbert

Company/law firm (if applicable): Brightstar Homes and Services 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]

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.

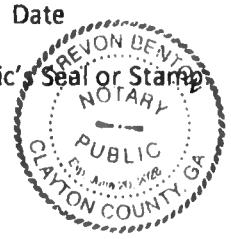
12/12/24
Date

Signature of Notary Public

Trevon Benton
Printed Name of Notary Public

1/6/2025
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

Alexa 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 16 day of January, 2025

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

Engineering Division
100 Westridge Industrial Blvd.
McDonough, GA 30253

Application for Water/Sewer Availability Letter

Date: 12/12/24

Name of Applicant Alexa Hilbert Phone 678-491-1[illegible] Mobile [illegible]
Address of Applicant: 2251 Highway 42 N Fax:
City: McDonough State GA Zip 30253 E-mail: Alexa.hilbert@[illegible].com
Name of Agent Bright Star Homes and Service Phone 678-565-9[illegible] 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 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**

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 [illegible]
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: Alexa Hilbert

Notary — Signature of Agent

NOTARY PUBLIC CLAYTON COUNTY, GA

770-914-3688 (Office) 770-914-3359 (Fax) www.hcwa.com

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.

LETTER OF INTENT

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.

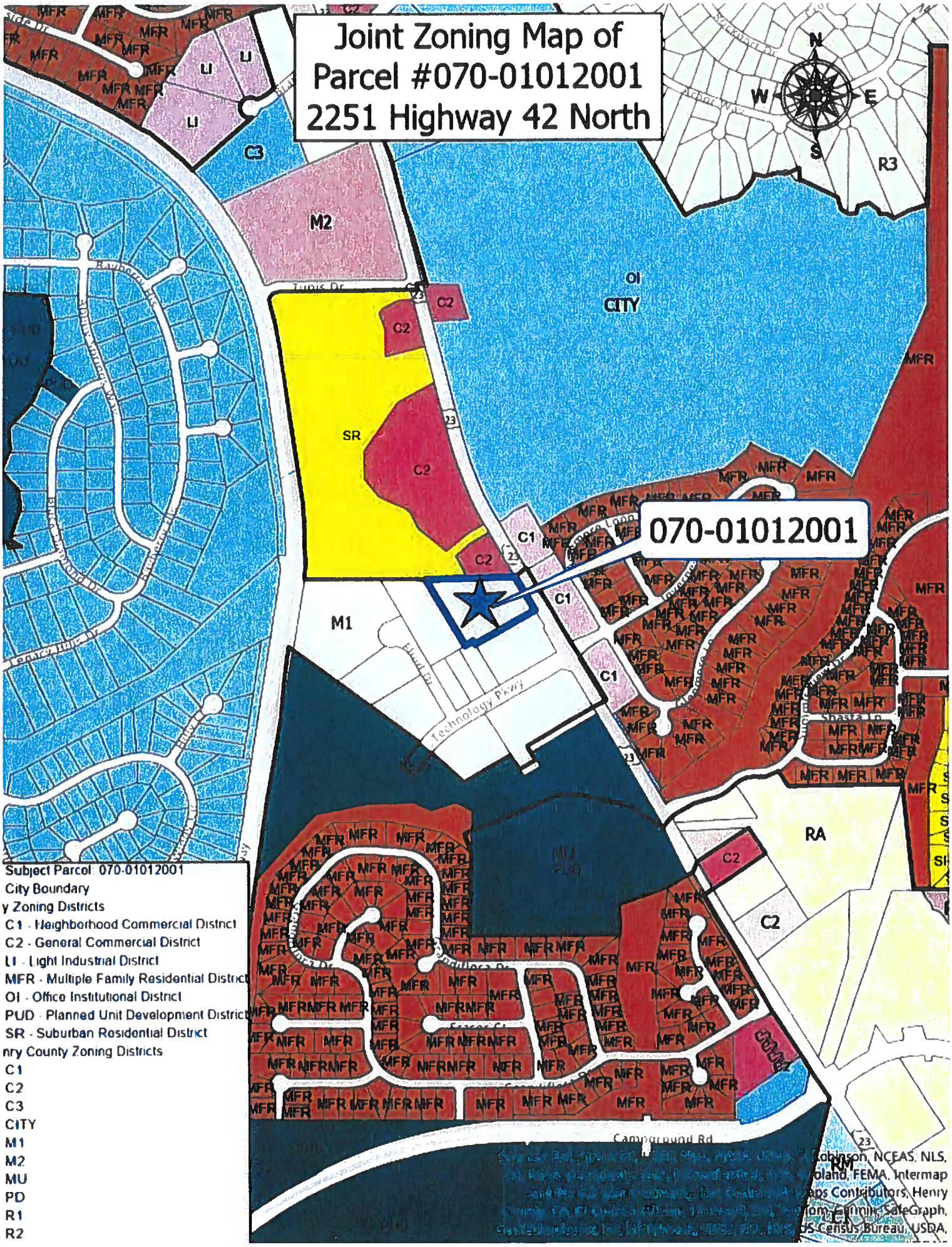
Of importance, the building was previously permitted and used as a school for the developmentally disabled population as recent as this year 2024, so we are hopeful that this previous permit for this location will bode well in our pursuit of a permit for the exact same intent and purpose of use.

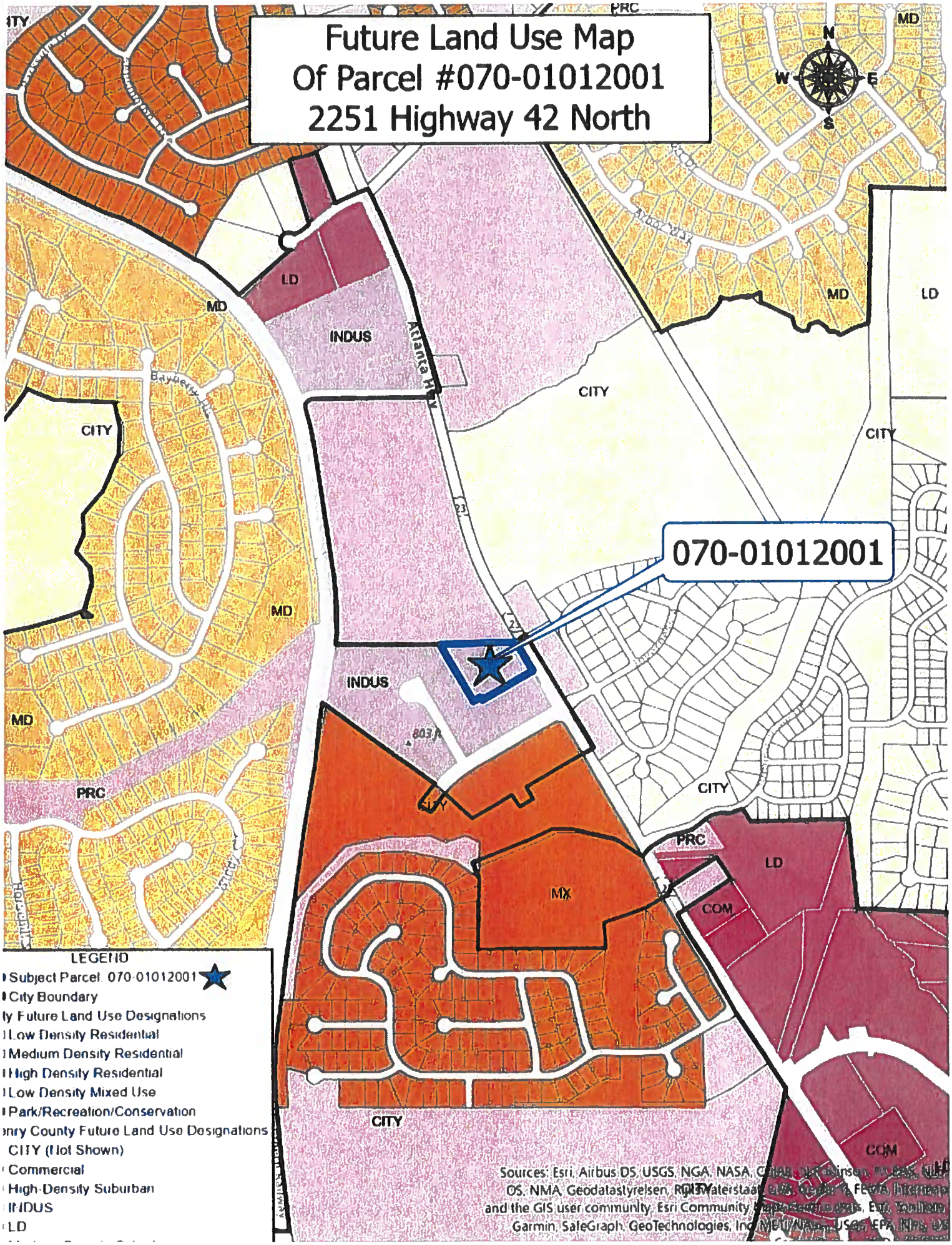
If there are any additional questions, please do not hesitate to contact Alexa Hilbert at 678 491 1561.

Thank you in advance for your consideration.

Regards,
Alexa Hilbert,
Brightstar Homes & Services

MAPS


Joint Zoning Map of
Parcel #070-01012001
2251 Highway 42 North
070-01012001
N
S
E
W
Subject Parcel: 070-01012001
City Boundary
y Zoning Districts
C1 - Neighborhood Commercial District
C2 - General Commercial District
LI - Light Industrial District
MFR - Multiple Family Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
SR - Suburban Residential District
nry County Zoning Districts
C1
C2
C3
CITY
M1
M2
MU
PD
R1
R2
Robinson, NCEAS, NLS,
oland, FEMA, Intermap
aps Contributors, Henry
om, Esri/HERE, SafeGraph,
S Census Bureau, USDA,


Future Land Use Map
Of Parcel #070-01012001
2251 Highway 42 North
070-01012001
N
S
E
W
LD
MD
INDUS
CITY
PRC
COM
MX
Atlanta Hwy
LEGEND
Subject Parcel 070-01012001
City Boundary
Future Land Use Designations
Low Density Residential
Medium Density Residential
High Density Residential
Low Density Mixed Use
Park/Recreation/Conservation
County Future Land Use Designations
CITY (Not Shown)
Commercial
High-Density Suburban
INDUS
LD


Aerial Photo Map of
Parcel #070-01012001
2251 Highway 42 North
Highway 42 N
Highway 42 N
Highway 42 N
M1
Fluid Dr
Technology Pkwy
Inverness Ave
Glenmore Ln
Sutherland Way
Avemore Loop
Grandmoreaux Dr
23
23
23

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:

Witness

Notary Public

Lindavid Investment Properties, LLC

by: Linda Clark, Manager

ALBERT G BANTLEY
NOTARY PUBLIC
COMMISSION EXPIRES
MAY 11, 2025
HENRY COUNTY, GEORGIA

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.

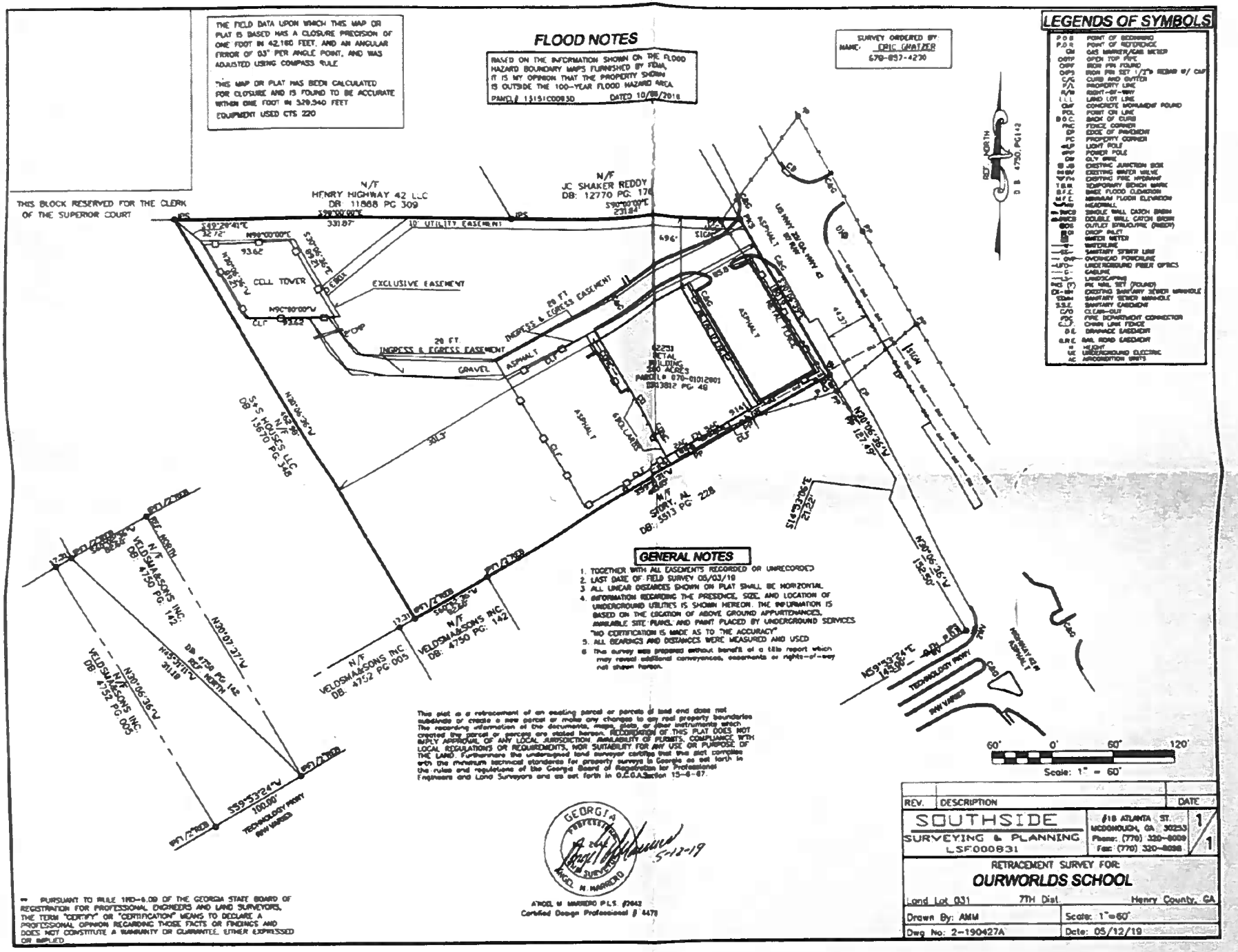
For informational purposes only, the Tax Parcel Identification number is: 070-01012001.

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.


THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,180 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 329,340 FEET
EQUIPMENT USED CTS 220
FLOOD NOTES
BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA.
PANEL# 13151C0083D DATED 10/05/2018
SURVEY ORDERED BY:
NAME: ERIC GWATZER
678-857-4230
LEGENDS OF SYMBOLS
POB POINT OF BEGINNING
POR POINT OF REFERENCE
GM GAS MARKER/GAS METER
OTP OPEN TOP PIPE
CRPF IRON PIN FOUND
CRPS IRON PIN SET 1/2" REBAR W/ CAP
R/W RIGHT-OF-WAY
LL LAND LOT LINE
CM CONCRETE MONUMENT FOUND
POL POINT ON LINE
B.O.C. BACK OF CURB
FENCE FENCE CORNER
EP EDGE OF PAVEMENT
PC PROPERTY CORNER
LP LIGHT POLE
PP POWER POLE
TV CATV RISER
EJB EXISTING JUNCTION BOX
EWV EXISTING WATER VALVE
EFH EXISTING FIRE HYDRANT
TBM TEMPORARY BENCH MARK
B.F.E. BASE FLOOD ELEVATION
M.F.E. MINIMUM FLOOR ELEVATION
HEADWALL
DCB DOUBLE WALL CATCH BASIN
SCB SINGLE WALL CATCH BASIN
OCS OUTLET STRUCTURE (RISER)
DP DROP PIPE
WM WATER METER
WATERLINE
SS SANITARY SEWER LINE
OHP OVERHEAD POWERLINE
UGT UNDERGROUND FIBER OPTICS
CABLELINE
LANDSCAPING
FND 1/2" RB PK NAIL SET (FOUND)
EXISTING SANITARY SEWER MANHOLE
SSMH SANITARY SEWER MANHOLE
S.S.E. SANITARY EASEMENT
C/O CLEAN-OUT
FDC FIRE DEPARTMENT CONNECTION
C.L.F. CHAIN LINK FENCE
D.E. DRAINAGE EASEMENT
R.R.E. RAIL ROAD EASEMENT
U UTILITY
UE UNDERGROUND ELECTRIC
AC AIRCONDITION UNITS
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT
N/F HENRY HIGHWAY 42 LLC DB: 11868 PG 309
N/F JC SHAKER REDDY DB: 12770 PG: 176
S89°00'00"E 231.84'
S89°29'41"E 32.72'
N89°00'00"E 93.62'
S30°26'26"E 29.29'
N30°26'26"W 29.72'
N89°00'00"W 93.62'
10' UTILITY EASEMENT
EXCLUSIVE EASEMENT
COLL TOWER
20 FT. INGRESS & EGRESS EASEMENT
GRAVEL
ASPHALT
CLF
496'
SIGN
US HWY 23/GA HWY 42
S30°26'26"E 331.87'
N30°26'26"W 496'
S.S. HOUSES LLC DB: 13670 PG: 346
N/F VELDSMARSONS INC DB: 4750 PG: 142
N/F VELDSMARSONS INC DB: 4752 PG: 005
N/F SHIRT, AL DB: 3513 PG: 228
6231 METAL BUILDING 2.50 ACRES PARCEL# 070-01012001 DB: 3813 PG: 48
ASPHALT
490' LANE
SOLT
N20°07'27"W 311.19'
REF. NORTH
DB 4750 PG 142
N20°06'26"W 121.49'
S14°53'26"E 21.22'
N20°06'26"W 132.50'
N59°53'24"E 145.66'
S59°53'24"W 100.00'
TECHNOLOGY PKWY
R/W VARIES
HIGHWAY 42 ASPHALT
REF. NORTH D.B. 4750, PG 142
60' 0' 60' 120'
Scale: 1" = 60'
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. #2943
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
618 ATLANTA ST. MCDONOUGH, GA 30253 Phone: (770) 320-6099 Fax: (770) 320-6098
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

Gordon Linton

From: Gordon Linton
Sent: Tuesday, January 7, 2025 4:51 PM
To: Keedra Jackson; Ryan Anderson; Linda Logan; tkirk@co.henry.ga.us; ksalaam@co.henry.ga.us; klanham@co.henry.ga.us
Subject: Annexation Package for 2251 Highway 42 North.pdf
Attachments: Annexation Package for 2251 Highway 42 North.pdf

Good afternoon,

The City of Stockbridge has received an annexation package for 2251 Highway 42 North on December 12, 2025. Attached is the application along with the site plan, boundary, and survey.

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: [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.

[signature]
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**

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.

TO: Planning Commission; Mayor/Council

FROM: Gordon Linton, Senior Planner; Jordyn Bucholtz, GIS Analyst

CC: R. Ryan Anderson, Community Development Director

DATE: May 22, 2025 (Planning Commission); June 16, 2025 (Mayor/Council)

Subject: #AX-2025-03 For 2251 Highway 42 North (Parcel #070-01012001)

I. PURPOSE

Consider a request for the annexation of property at 2251 Highway 42 North, located in unincorporated Henry County, into the Stockbridge City Limits. The property contains one parcel with 3.4341 +/- acres. The applicant is Alexa Hilbert.

II. Background

Proposed Use	Center for assisting adults with developmental disabilities
Site Address	2251 Highway 42 North
Parcel Identification	Parcel #070-01012001
Parcel Acreage	3.4341 +/- acres
Applicant	Alexa Hilbert
Owner	Alexa Hilbert
County Land Use Designation	HDS (Light Industrial) (Henry County)
County Land Use Zoning	M-1 (Light Manufacturing) (Henry County)
Current Use	Existing vacant building previously used by One World School for the same use

SURROUNDING AREAS

Location	Adjacent Property Zoning
Properties to the North	C-2 (General Commercial), SR (Suburban Residential) - Stockbridge
Properties to the South	'PUD' (Planned Unit Development) – Stockbridge M-1 (Light Manufacturing District) – Henry County
Properties to the East	C-1 (Neighborhood Commerical) – Stockbridge MFR (Multi-Family Residential) – Stockbridge O-I (Office Institutional) – Stockbridge
Properties to the West	M-1 (Light Manufacturing) - Henry County PD (Planned Development) – Henry County

SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Eagles Landing Christian Academy	Low-Density Residential
Property to the South	Trinity Chapel Collision Repair	Light Industrial (Henry County)
Property to the East	Retail Plaza	Low-Density Mixed-Use
Property to the West	Hydraulic equipment supplier	Light Industrial (Henry County)

III. Findings of Fact:

1. The applicant has also applied for a Comprehensive Plan Amendment (CP-2024-11) to assign the future land use designation of Low-Density Mixed-Use.

2. The applicant has also applied for a Rezoning application (RZ-2024-12) to assign the zoning district of 'OI' (Office Institutional) District and 'PMU' (Parkway Mixed Use Overlay) District.

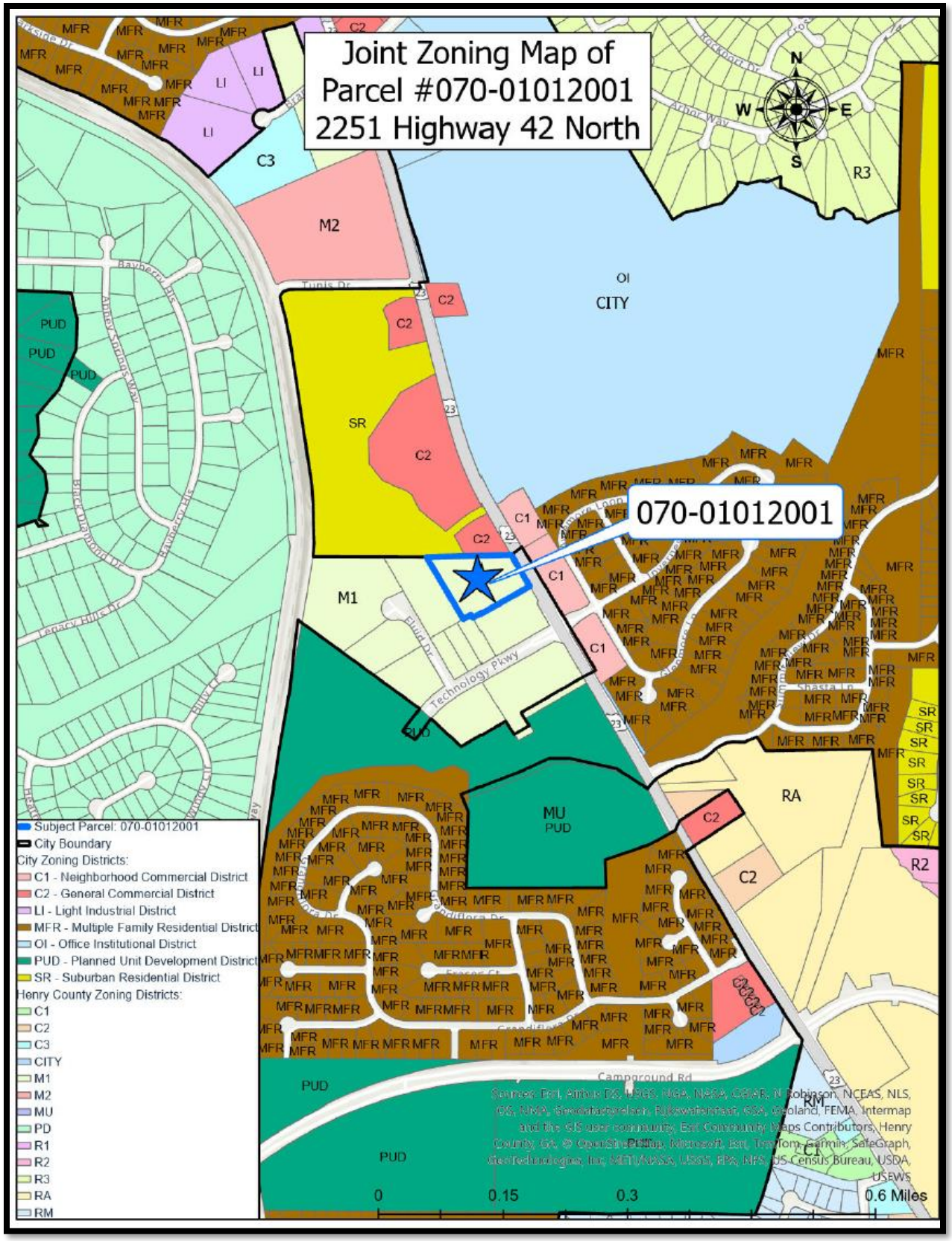
3. The subject property is currently zoned as M-1 (Light Manufacturing) by the Henry County Zoning Ordinance and is currently designated as HDS (High Density Suburban) by the Henry County Future Land Use Map.

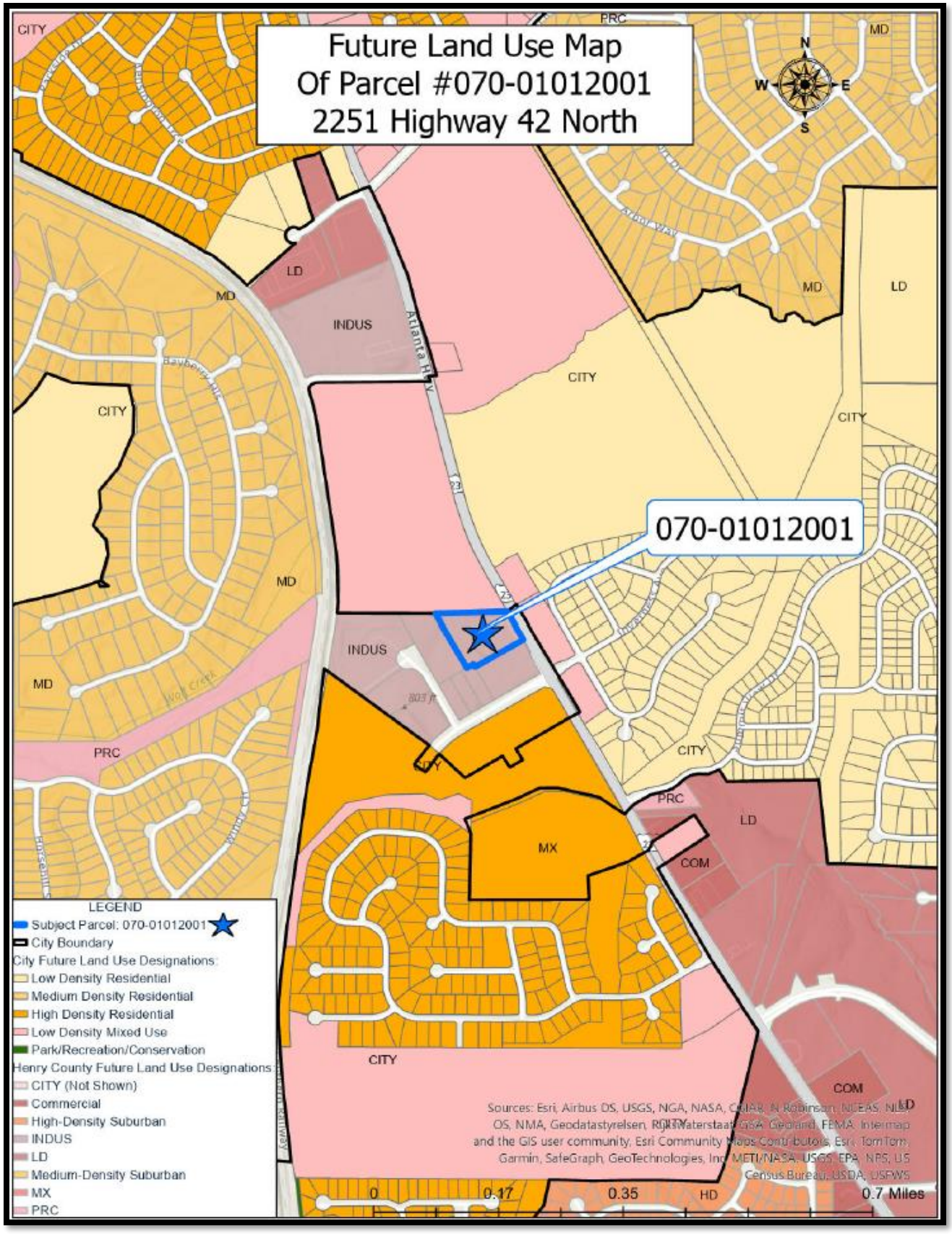
4. The vicinity of the area is mostly commerical and residential with the following zoning classifications: C-3 (Heavy Commercial), C-1 (Neighborhood Commercial), SR (Suburban Residential), MFR (Multi-family Residential), PMU (Parkway Mixed Use Overlay), and HDS (High Density Suburban) (Henry County). The subject property is adjacent to parcels with a city zoning classification of C-1 (Neighborhood Commercial) and C-2 (General Commercial District).

IV. Maps and Illustrations

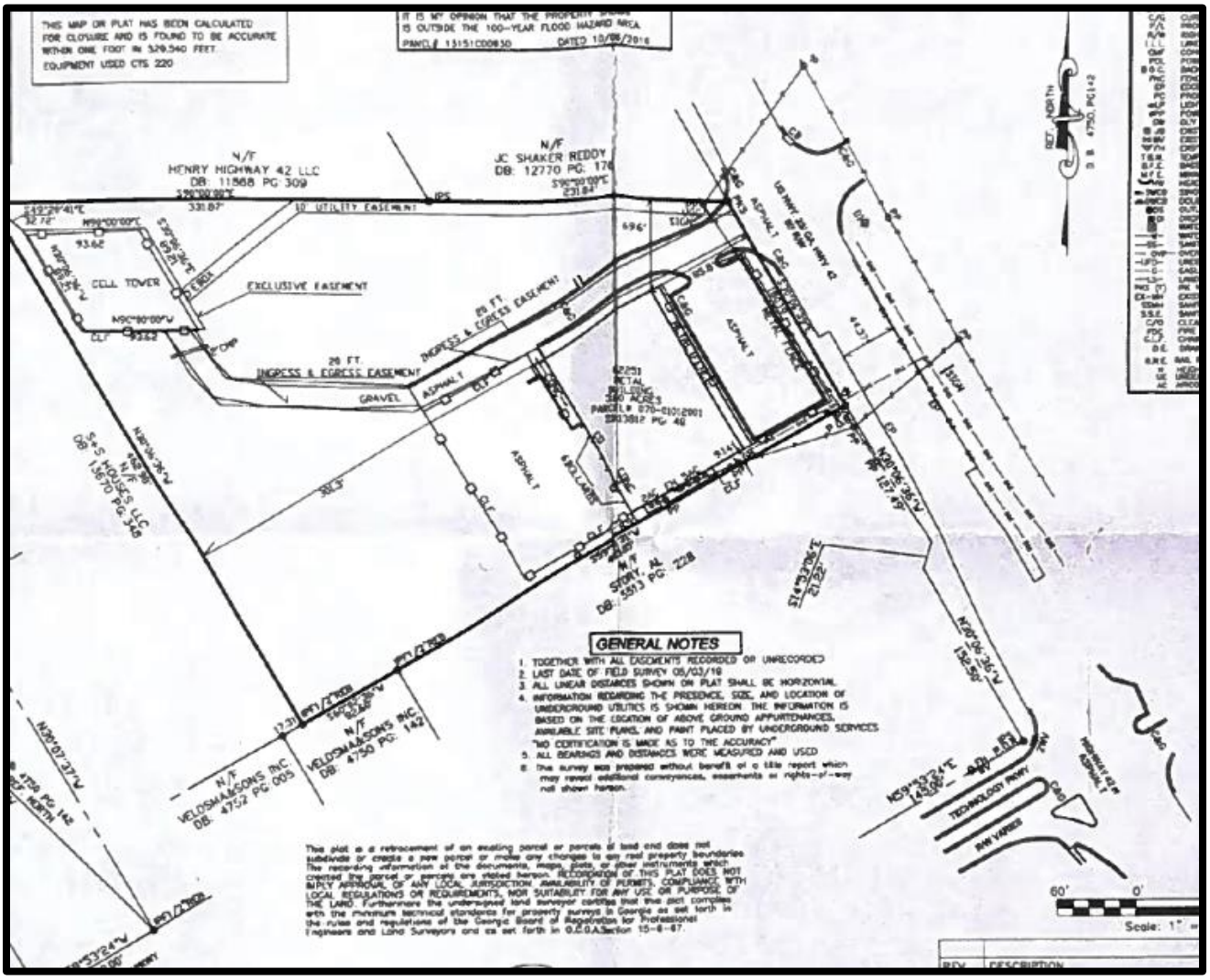
Aerial Photo of Parcel #070-01012001




Joint Zoning Map of
Parcel #070-01012001
2251 Highway 42 North
070-01012001
N
S
E
W
Subject Parcel: 070-01012001
City Boundary
City Zoning Districts:
C1 - Neighborhood Commercial District
C2 - General Commercial District
LI - Light Industrial District
MFR - Multiple Family Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
SR - Suburban Residential District
Henry County Zoning Districts:
C1
C2
C3
CITY
M1
M2
MU
PD
R1
R2
R3
RA
RM
0
0.15
0.3
0.6 Miles


Future Land Use Map
Of Parcel #070-01012001
2251 Highway 42 North
070-01012001
N
S
E
W
CITY
PRC
MD
LD
INDUS
COM
MX
Atlanta Hwy
LEGEND
Subject Parcel: 070-01012001
City Boundary
City Future Land Use Designations:
Low Density Residential
Medium Density Residential
High Density Residential
Low Density Mixed Use
Park/Recreation/Conservation
Henry County Future Land Use Designations
CITY (Not Shown)
Commercial
High-Density Suburban
INDUS
LD
Medium-Density Suburban
MX
PRC
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
0
0.17
0.35
0.7 Miles

Survey of 2251 Highway 42 North, Parcel #070-01012001



V. Analysis

Description

The applicant, Alexa Hilbert, requests the annexation of one property at 2251 Highway 42 North, in unincorporated Henry County. The applicant proposes to use the existing, vacant building for an educational training facility for the developmentally disabled population.

The goal of the program is to assist their clients in acquiring behavioral skills that support their integration into the community, focusing on improving their communication skills, social interaction, and appropriate responses in the public. The agency offers a wide range of services from CRA (Community Residential Alternative), Life Sharing (Host Homes), and both individual and group Community Access Services. The agency also specializes in assisting individuals with various needs, such as those who are medically fragile, have autism, intellectual disabilities, or connections to the justice system or state hospitals.

The new location will continue the services previously provided at 245 Country Club Drive (Suite 100 E & F) in Stockbridge where the agency held a building permit and operated for eight years. The proposed relocation is due to the expiration of the lease. At the proposed site, clients will not be served food and are expected to bring their lunch. The agency will be operated Monday through Friday from 9 am to 3 pm with clients arriving by van, which will be parked securely within a 10-foot fence surrounding the property. The building is 15,560 square feet with 27 parking spaces to accommodate staff, clients, and their transportation needs.

Staff Analysis

The applicant requests a **petition for annexation** under the City of Stockbridge Unified Development Code Section **(Sec. 9.8).**

The City Council shall consider the following standards in considering any proposal that would result in a change to the text or map of this UDC, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal.

1. **Is the subject property contiguous to the existing corporate limits with at least one-eighth of the aggregate external boundaries coinciding? Contiguous means- abuts the municipal limits, or is separated by a street, river or railroad-type of right-of-way, or city land, or land owned by some other political subdivision, or lands, or lands owned by the state.**

   Yes, the subject property is contiguous with the following parcels that are located within the City limits of Stockbridge: #070-01022002 and #070-01007011

2. **Describe what method (100%, 60% or Referendum and Resolution) the applicant is utilizing for the proposed annexation.**

   The 100% method would be used for the proposed annexation.

3. **Is any part of the subject property being proposed for annexation within the boundary of another municipal corporation or county?**

   Yes, the subject property is located within the boundary of Henry County.

4. **Is any part of the subject property receiving municipal services from any entity other than the city proposing annexation?**

   Yes, the subject property is receiving municipal services from Henry County. The following entities include Henry County Water Authority, Henry County Fire and EMS, and the Georgia Power Company.

5. **Is the subject property for the proposed annexation being developed for urban purposes- defined as a minimum of two people per acre?**

   No. The proposed annexation is for a non-residential use—an educational training facility—and does not include any residential development that would contribute to a permanent population on the site. As such, the property does not meet the minimum residential density required to be considered development for urban purposes.

6. **Is the proposed annexation consistent with the Comprehensive Plan?**

   No, the subject property has a Henry County Future Land Use designation of HDS (High-Density Suburban). The applicant has submitted a Comprehensive Plan Amendment (CP-2024-11) to assign the future land use designation of Low-Density Mixed-Use.

7. **Does the proposed annexed property share a common zoning classification with the adjoining City property as ascribed in Section 9.8 of the Unified Development Code?**

   No, the applicant has submitted a rezoning application (RZ-2024-12) to assign the zoning district of 'OI' (Office Institutional) and PMU (Parkway Mixed Use Overlay) district.

8. **Potential positive effects of the proposed annexation on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.**

   The addition of this private school would allow adults with developmental disabilities to gain valuable life skills that will make them more equipped to integrate into the community.

9. **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.**

   The subject property will require any development or building. The existing building will sufficiently meet the needs of the proposed use. The building was previously used for the same purpose as recently as 2024.

10. The impact upon adjacent property owners should the request be granted.

The area within the vicinity of the subject property consists of mostly commerical with some residential. Traffic volume should not be impacted by this private school as students will arrive and depart via van each day. Thus, adjacent property owners should not be negatively impacted.

11. The potential impact of the annexation on City infrastructure including water and sewage system.

Annexation of this property will have minimal impact on City infrastructure. Henry County has previously serviced this property for water and sewer; the applicant has submitted an application to the Henry County Water Authority to confirm water and sewer availability for this property.

12. The impact of the proposed annexation on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

A formal traffic study was not submitted, and as a result, staff is unable to predict with certainty the impact on traffic this proposed use will have on the existing roads (Highway 42 North is classified as a minor arterial road by the Georgia State Functional Classification Map).

Given that all students at the proposed school will be arriving and departing in designated vans which will be parked within a secure 10-foot fence surrounding the property, staff is able to confidently say that traffic will not be impacted adversely by the opening of this school.

VI. Staff Recommendation

This Staff Report has demonstrated that the requested annexation via AX-2024-03 would be necessary and desirable for the City of Stockbridge in conjunction with the requested Comprehensive Plan Amendment (CP-2024-11) to assign the future land use designation of Low-Density Mixed-Use and the requested rezoning of RZ-2024-12 to assign the zoning districts of ‘OI’ (Office Institutional) and ‘PMU’ (Parkway Mixed Use Overlay). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

Georgia® Department of Community Affairs

Form for Notification of Objection to Annexation, Request for Arbitration Panel, & Provision of Contact Information

I. Notice

As provided by O.C.G.A. Section 36-36-110-119, et seq.,
We the undersigned, as duly appointed representatives of

HENRY County,

hereby notify the Georgia Department of Community Affairs that we have, by majority vote, notified the

City of **STOCKBRIDGE**

of an objection to an annexation of land, and do hereby request an Arbitration Panel.

Attach the full text of the objection notification required by the statute as well as all other materials required by DCA Rule 110-12-8-.03(1)(a).

We understand and acknowledge that it shall be the responsibility of the Parties to the Annexation dispute to:

- Provide proposed "strikes" from the panel as quickly as practicable, within the timeframe it provides to the local governments when it requests strikes;
- Provide for the administration and reimbursement of expenses of the arbitration panel once it has been appointed by the Department;
- Refrain from any *ex parte* communication with the panelists;
- Notify the Department of any panelist's withdrawal, and request a new panelist be provided, in writing; and,
- Notify the Department in writing, as soon as practicable, when the panel proceedings are terminated for any reason.

II. Legal Description- Land Lot, District, Section, Block and Lot(s) / Address of subject property:

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:
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 U.S. Highway 23/GA Highway 42; run thence along the southwesterly right of way line of U.S. Highway 23/GA 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 containing 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 Highway 42 (a variable right-of-way) from the intersection of said western right-of-way of GA Hwy 42 and the northern right-of-way of Technology Parkway (a variable right-of-way); thence leaving the aforesaid western right-of-way of GA Hwy 42 and running, South 59 degrees 53 minutes 24 seconds West, 487.65 feet to a point; thence North 30 degrees 06 minutes 36 seconds West, 462.98 feet to a point; thence South 56 degrees 56 minutes 03 seconds East, 34.02 feet to a point and the true POINT OF BEGINNING; thence running South 90 degrees 00 minutes 00 seconds East, 93.62 feet to a point; thence South 30 degrees 06 minutes 36 seconds East, 89.21 feet to a point; thence North 90 degrees 00 minutes 00 seconds West, 93.62 feet to a point; thence North 30 degrees 06 minutes 36 seconds West, 89.21 feet to a point and the true POINT OF BEGINNING.

Said tract contains 0.1659 acres (7,225 square feet), more or less, as shown in the survey prepared for AT&T Wireless Services by Site Design Services, Inc., dated March 30, 2000 and last revised October 12, 2000.

III. CONTACT INFORMATION

	County:	***City:***	***Owner:***
Contact Name & Title→	Rachel Mack	Quinton Washington	Alexa Hilbert
Street & Postal Address→	140 Henry Parkway, McDonough, GA 30253	260 Peachtree Street Suite 1600 Atlanta, GA 30303	308 Broadmoor Way, McDonough, GA 30253
Phone→	770-288-6084	404 437-6641	678-491-1561
Email→	rmack@co.henry.ga.us	quinton@wlgga.com valerie ross 1501 johnson ferry road suite 100 marietta, ga 30062 470-264-1583 vross@lawtrg.com	alexahilbert@aol.com

Send this form to:

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
Office of Planning (Annexation Arbitration)
60 Executive Park South, NE
Atlanta, Georgia 30329
Email: planning@dca.ga.gov

RESOLUTION #25-118

RESOLUTION OBJECTING TO PROPOSED ANNEXATION INTO, REZONING, AND COMPREHENSIVE PLAN AMENDMENT REQUEST BY THE CITY OF STOCKBRIDGE OF 3.6 +/- ACRES IN LAND LOT 31 OF THE 7TH DISTRICT, HENRY COUNTY, GEORGIA

WHEREAS, the Henry County Board of Commissioners received notice from the City of Stockbridge ("City"), advising Henry County of the City's intent to annex (AX-25-02) 3.6 +/- acres in Land Lot 31 of the 7th District of Henry County, Georgia, being **Parcel 070-01012001** (herein referred to as the "Property") (*see,* Exhibit A, attached hereto);

WHEREAS, in connection with (or immediately following) the annexation, the property owners seek to change the zoning for the Property from the M-1 (Light Manufacturing) Henry County zoning district to the OI (Office-Institutional) City of Stockbridge zoning district;

WHEREAS, in connection with (or immediately following) the annexation, the property owners seek to modify the Future Land Use Map designation for the Property from Henry County High Density Suburban Residential designation to the City of Stockbridge Low Density Mixed Use designation;

WHEREAS, the Henry County Board of Commissioners has analyzed and considered

1) The proposed change in zoning and land use
2) The proposed change in allowable uses,
3) Authorize a land use that differs substantially from the uses permitted by the existing comprehensive land use plan
4) And the increased burden in the delivery of fire safety services as a direct result;

WHEREAS, the Board of Commissioners has determined that the proposed annexation of the Property into the City would cause a material increase in the burden on Henry County directly related to the proposed change in zoning or land use and increase the burden in the delivery of fire services as a direct result; and

WHEREAS, the requests to rezone to City of Stockbridge OI (Office-Institutional) and to amend the future land use designation to City Low Density Mixed Use would not be consistent with the future land use designation of the subject property designated as County High Density Suburban which only supports residential developments, and requested change to a mixed use designation would authorize a land use that differs substantially from those permitted within the current County M-1 (Light Manufacturing) zoning district and the High Density Suburban Residential future land use designation.

WHEREAS, the City does not provide fire services to its residents and Henry County will be called upon to provide fire services within the City's incorporated areas, and based on the proposed change in zoning and land use, and Henry County will be required to allocate its resources in a disproportionate manner to provide fire services to the City at the expense of the health, safety and welfare of other residents throughout Henry County; and

WHEREAS, the City conducts permit review without sharing approvals to the County, and if the Property is annexed, County fire services may respond to an emergency without access to critical fire-related permit approvals which presents a significant concern for the health, safety, and welfare of County fire staff responding to emergencies; and

WHEREAS, Henry County could not adequately plan for future fire stations or required apparatus/equipment within the City or any other area due to the uncertainty of what would be required based on the future redevelopment of the property; and

WHEREAS, Henry County would be deprived of permitting, licensing and other fees for those properties located within the City, therefore placing a burden on our current budget and impacting the residents of Henry County.

NOW THEREFORE, BE IT RESOLVED that pursuant to *O.C.G.A. § 36-36-113*, Henry County objects to the of the City's intent to annex (AX-25-02) 3.6 +/- acres in Land Lot 31 of the 7th District of Henry County, Georgia as described in Exhibit A, on the grounds that the proposed change in zoning and land use, proposed change in allowable uses, authorize a land use that differs substantially from the uses

permitted by the existing comprehensive land use plan, and increased burden on delivery of fire services would result in a material increase in burden upon Henry County.

BE IT FURTHER RESOLVED that the County Manager and/or the County Attorney are authorized and directed to send such notice(s) as are required by law to the City of Stockbridge and/or the effected property owners.

BE IT FURTHER RESOLVED that the County Attorney is authorized to initiate such legal proceedings as are proper to enjoin the annexation and/or rezoning of the Property and/or initiate the arbitration proceedings authorized under *O.C.G.A. § 36-36-114*.

BE IT FURTHER RESOLVED that this Resolution shall be forwarded to the City, together with such supporting documentation as are reasonable and necessary to support the same.

BE IT SO RESOLVED THIS 18TH DAY OF MARCH, 2025.

BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA

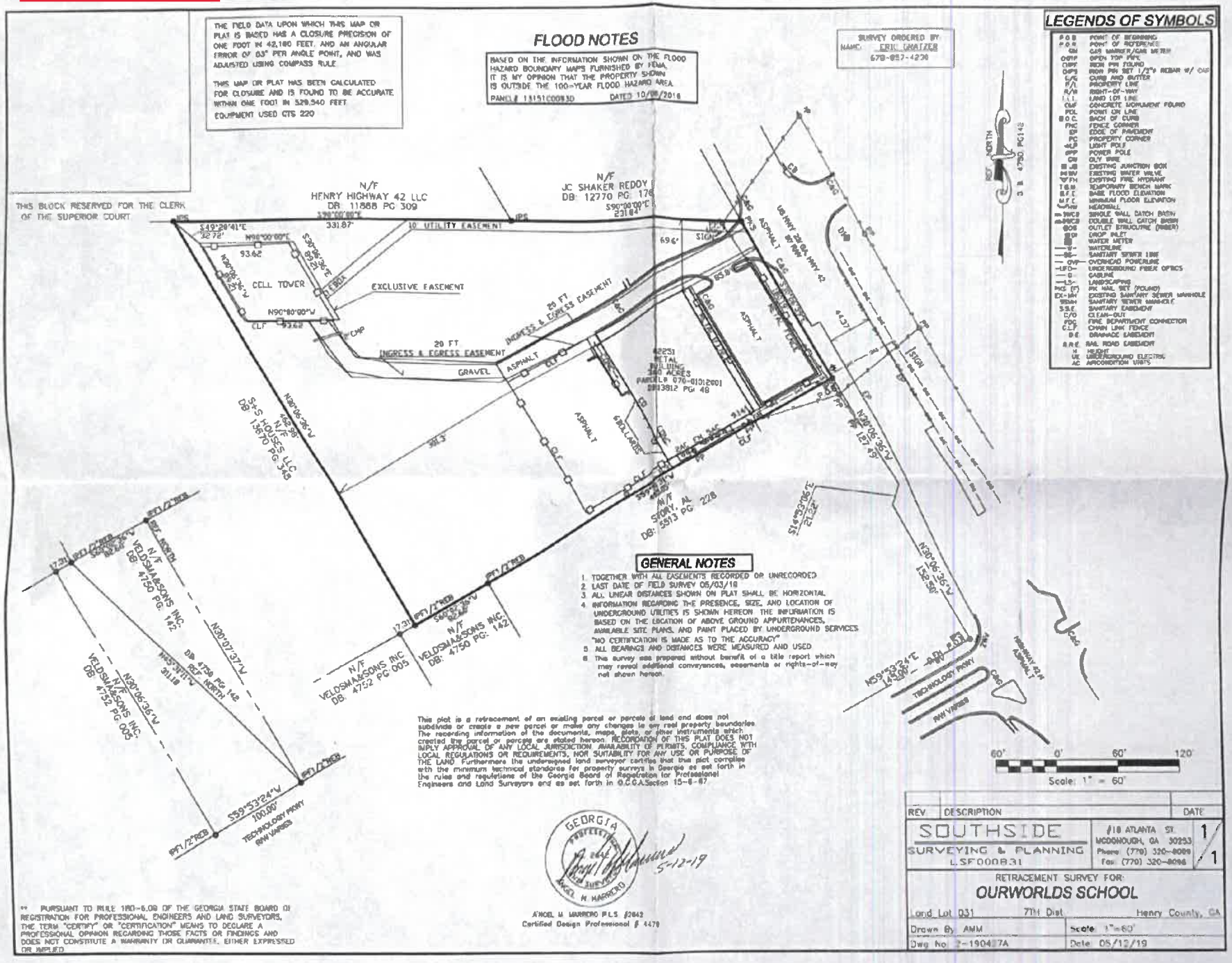
Carlotta Harrell, Chair

ATTEST:

Stephanie Braun, County Clerk

Henry County SEAL Henry County, GA Board of Commissioners

Exhibit A


THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,180 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 GTS 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 10/16/2014
SURVEY ORDERED BY:
NAME: ERIC WATZEK
678-857-4230
LEGENDS OF SYMBOLS
POB POINT OF BEGINNING
POR POINT OF REFERENCE
MN MAG NAIL/NAIL WASHER
OTP OPEN TOP PIPE
CIRF IRON PIN FOUND
CIRS IRON PIN SET 1/2" REBAR W/ CAP
C/G CURB AND GUTTER
P/L PROPERTY LINE
R/W RIGHT-OF-WAY
L.L. LAND LOT LINE
CMF CONCRETE MONUMENT FOUND
POL POINT ON LINE
B.O.C. BACK OF CURB
FNC FENCE CORNER
EOP EDGE OF PAVEMENT
PC PROPERTY CORNER
LP LIGHT POLE
PP POWER POLE
OHW OVER HEAD WIRE
JB JUNCTION BOX
WV WATER VALVE
FH FIRE HYDRANT
TBM TEMPORARY BENCH MARK
B.F.E. BASE FLOOD ELEVATION
M.F.E. MINIMUM FLOOR ELEVATION
HW HEADWALL
SCB SINGLE WALL CATCH BASIN
DCB DOUBLE WALL CATCH BASIN
OCS OUTLET STRUCTURE (RISER)
DI DROP INLET
WM WATER METER
W WATERLINE
SS SANITARY SEWER LINE
OHP OVERHEAD POWERLINE
UFO UNDERGROUND FIBER OPTICS
T CABLINE
LS LANDSCAPING
PKS 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 CONNECTION
C.L.F. CHAIN LINK FENCE
D.E. DRAINAGE EASEMENT
R.R.E. RAIL ROAD EASEMENT
H HEIGHT
UE UNDERGROUND ELECTRIC
AC AIRCONDITION UNITS
N/F HENRY HIGHWAY 42 LLC DB: 11868 PG 309
N/F JC SHAKER REDOY DB: 12770 PG: 176
10' UTILITY EASEMENT
CELL TOWER
EXCLUSIVE EASEMENT
20 FT INGRESS & EGRESS EASEMENT
GRAVEL
ASPHALT
42'X53' METAL BUILDING 2.40 ACRES PARCEL# 070-01012001 DB 3813 PG 48
BOLLARDS
N/F S-S HOUSES LLC DB: 13670 PG: 345
N/F STORY, AL DB: 5513 PG: 228
N/F VELDSMA&SONS INC. DB: 4750 PG: 142
N/F VELDSMA&SONS INC. DB: 4752 PG: 005
US HWY 23 (GA HWY 42) 80' R/W
TECHNOLOGY PKWY 80' R/W VARIES
HIGHWAY 42 ASPHALT
SIGN
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. This survey was prepared without benefit of a title report which may reveal additional conveyances, easements or rights-of-way not shown hereon.
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are 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 REGISTERED LAND SURVEYOR ANGEL M. MARRERO
5-12-19
ANGEL M MARRERO P.L.S. #2842
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.
60' 0' 60' 120'
Scale: 1" = 60'
REV DESCRIPTION DATE
SOUTHSIDE SURVEYING & PLANNING LSF000831
118 ATLANTA ST. MCDONOUGH, GA 30253 Phone: (770) 320-8089 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 Planning & Zoning

CITY OF STOCKBRIDGE
AX-25-02

Commission District*:* 4
Commissioner: Michael Price
Report Prepared by: Kenta Lanham, Planner III

Applicant: Alexa Hilbert
308 Broadmoor Way
McDonough, GA 30253

Property Owners: Alexa Hilbert

Location: Property located at 2251 Highway 42 North in Land Lot 31 of the 7th District

Parcel ID(s): 070-01012001

Request: Annexation, Rezoning, and Comprehensive Plan Amendment

BOC Meeting: **March 18, 2025**

Lot Size: 3.6 +/- acres

Zoning History: The subject property is currently zoned M-1 (Light Manufacturing) as illustrated on the Henry County Official Zoning Map, which was adopted on November 19, 2013, by the Henry County Board of Commissioners.

A review of zoning records indicated that an application for a conditional use for the purpose of a church (CU-06-27) was heard and was denied by the Zoning Advisory Board on October 26, 2006. An associated application for a variance (VR-06-36) was also heard and denied by the Zoning Advisory Board on October 26, 2006. A subsequent appeal for both cases (AP-06-22 & AP-06-23) was approved on December 18, 2006 by the Board of Commissioners.

Adjacent properties are as follows:

North: City of Stockbridge
South: Unincorporated Henry County
East: City of Stockbridge
West: Unincorporated Henry County and City of Stockbridge

Current Land Use: Commercial

Future Land Use: High Density Suburban

Proposed Zoning: As per application materials, the City of Stockbridge proposes to annex the subject properties using the 100% method from the current zoning classification of M-1 (Light Manufacturing) to the City of Stockbridge OI (Office-Institutional) zoning district.

Comments:

The owners of the subject property are requesting the 100% annexation method into the City of Stockbridge. According to the Official Code Georgia Annotated, O.C.G.A § 36-36-20, municipal corporations can annex unincorporated areas contiguous to the existing corporate limits – "contiguous" means abuts the municipal limits, or is separated by a street, river or railroad-type right-of-way, or city land, or land owned by some other political subdivision, or the lands owned by the state.

The City of Stockbridge intends to annex the subject properties consisting of a total of 3.6 +/- acres from the current zoning classification of M-1 (Light Manufacturing) to the City of Stockbridge OI (Office-Institutional) zoning district. The annexation application packet includes an associated request to amend the comprehensive plan and modify the Future Land Use Map (FLUM) designation from Henry County High Density Suburban to City of Stockbridge Low Density Mixed Use to support the rezoning request.

The application packet was delivered to Henry County via verifiable delivery via email on January 7, 2025 in accordance with *O.C.G.A. § 36-36-9,* and within the required timeframe as established by *O.C.G.A. § 36-36-6*

The Future Land Use Map (FLUM), as part of the Henry County Comprehensive Plan 2045, which was adopted by the Henry County Board of Commissioners on October 30, 2023, designation of the subject property is High Density Suburban. The High Density Suburban designation is intended for a number of house types include small-lot single-family residential, duplexes/triplexes, and townhomes but not intended to support lower intensity multi-family garden-style apartments. The High Density Suburban designation supports developments with a density of up to 8.0 units per acre, net.

The subject property is within an area designated by Henry County Comprehensive Plan 2045 as the Central District Development & Infrastructure Strategy area. The Central District Development & Infrastructure Strategy area is described within the Henry County Comprehensive Plan 2045 as the heart of unincorporated Henry County, delineated as the area between Stockbridge and McDonough, encompassing much of the I-75 Corridor. The vision for this area is to accommodate a variety of types of residential neighborhoods (including multi-family and townhomes), retail, office, and buffered industrial uses. The Comprehensive Plan Update recommends expansion of sewer capacity to support developments of a suburban-level intensity. Transportation networks are encouraged to focus on creating a dense interconnected system of "Complete Streets", providing safe methods of travel for all types of users.

As per the application materials provided, the applicant is requesting concurrent rezoning for the subject property to City of Stockbridge OI (Office-Institutional). The letter of intent submitted with the application, dated December 19, 2024, specifies the intent to operate life skills training facility, a use that is supported under the County M-1 zoning designation of the property. There is an associated request to amend the comprehensive plan and Future Land Use Map from Henry County High Density Suburban to City of Stockbridge Low Density Mixed Use to support the request.

The City of Stockbridge Low Density Mixed Use FLUM designation would support residential developments with a density of 1.0 to 3.99 dwelling units per acre and commercial activity. The requests to rezone to City of Stockbridge OI (Office-Institutional) and to amend the future land use designation to City of Stockbridge Low Density Mixed Use would not be consistent with the future land use designation of the subject property designated as High Density Suburban established by the Henry County Comprehensive Plan 2045 which only supports residential developments. The requested change to a mixed use designation would authorize a land use that differs substantially from those permitted within the current M-1 (Light Manufacturing) zoning district and the High Density Suburban Residential FLUM designation.

The City does not provide fire services to its residents and Henry County will be called upon to provide those emergency services within the City's incorporated areas. The City conducts permit review without sharing approvals to the County. If the property is annexed, County fire services may respond to an emergency without access to critical fire-related permit approvals which presents a significant concern for the health, safety, and welfare of County fire staff responding to emergencies. The County could not adequately plan for future fire stations or required apparatus/equipment within the City or any other area due to the uncertainty of what would be required based on the future redevelopment of the property if annexed.

Per *O.C.G.A. 36-36-113*, a county's objection to an annexation is valid if the proposed annexation would create a substantial or significant change in zoning or land use, increase in density, or increase in infrastructure demands.

Recommendation: It is Planning & Zoning staff's opinion that the annexation, rezoning, and comprehensive plan amendment request would result in a change to a significantly different allowable use, authorize a land use that differs substantially from the uses permitted by the existing comprehensive land use plan, and the increased burden in the delivery of fire services as a direct result.

Attachments:

- Application Packet, including the associated rezoning and comprehensive plan amendment request
- Exhibit Maps

ANNEXATION APPLICATION

Stockbridge
Where Community Connects

4640 North Henry Blvd., Stockbridge, GA 30281
City Hall: (770) 389-7900 FAX: (770) 389-7912

December 20, 2024

VIA CERTIFIED MAIL

Attn: Cheri Hobson-Matthews, County Manager of Henry County
Henry County Administration Building
140 Henry Parkway
McDonough, Georgia, 30253

RE: Request for Annexation of Property into the City of Stockbridge:
Property at 2251 Highway 42 North (One Parcel)

Please be advised that the City of Stockbridge has received an application for the proposed annexation of property from unincorporated Henry County. The property includes one parcel in the vicinity of 2251 Highway 42 North, consisting of 3.6 +/- total acres. The parcel is #070-01012001. The applicant, Alexa Hibbert, is proposing to use the existing building as a center for assisting adults with developmental disabilities.

Staff have enclosed for your review the annexation application, along with the companion Comprehensive Plan amendment application and the rezoning application. Also attached for your convenience are the aerial photos of the parcels and the survey of the property.

Please provide the City of Stockbridge with an official letter regarding Henry County's agreement or non-agreement to the proposed annexation. If you have any questions or need additional information, please contact me directly at (678) 833-3340.

Best regards,

Keedra Jackson, Chief Planner

For Ryan Anderson, Director
Community Development

Cc: Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
Stephanie Braun, County Clerk
Toussaint Kirk, Planning & Economic Development / Cluster

Enclosures and Attachments

CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

Annexation No: _____ Date: _____

Received by: _____

TYPE OF ANNEXATION

☐ **60% Method:** Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.

☑ **100% Method:** Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: 2251 Highway 42 N McDonough, GA 30253

Is this property contiguous to the city limits? ☑ Yes ☒ No

LAND USE AND ZONING

County: _____ County Zoning Classification: _____

Present Land Use: _____ Requested Zoning Classification: _____

PROPERTY OWNER

Name: Alexa Hilbert

Mailing Address: 308 B roadmoor Way McDonough, GA 30253

Telephone: 678 491-1561 Email: alexahilbert@aol.com

Signature: _____ Date: 12/12/2024

* If this application is submitted pursuant to the 60% Method, please attach additional names, signatures, addresses, dates of signature, and elector/landowners information on a separate sheet.

APPLICANT

Name: Alexa Hilbert

Mailing Address: 308 B roadmoor Way McDonough, GA 30253

Telephone: 678 491-1561 Email: alexahilbert@aol.com

Signature: _____ Date: 12/12/2024

PLEASE DO NOT WRITE BELOW THIS LINE – OFFICE USE ONLY

Signature: _____ Date: 12/12/2024

CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name: Alexa Hilbert

Property Address: 2251 Highway 42 N McDonough,GA 30253

Telephone: (678) 491-1561

Email: alexahilbert@aol.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: _____

Date: 12/12/2024

Personally appeared before me

Alexa Hilbert

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

_____
Notary Public

12 December 2024
Date

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**

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.

REZONING APPLICATION

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 Sewer Department tel.: (678) 833-3301
321 Taylor Drive
Stockbridge, GA 30281

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 IN/OUT
Pre-Application Review Form (Meeting Notes)	1	Must be obtained from a current planner, prior to submitting your application **(by appointment only)**	
Application Form	1	1. Signed and **notarized** by owner. Original signature 2. In lieu of owner's signature, applicant has signed and **notarized** a copy of a "Contract", "Power of Attorney" or "Lease."	
Applicant Disclosure Form	1	Required for all property owners, applicants, and agents filed with an application, and must be **notarized.**	
Letter of Ownership Letter of Intent	one for each owner 1	Letter stating that the owner is aware of the rezoning request and owns the property in question. Must clearly state the proposed use and development intent.	
Site Plans (24 x 36) and (11 x 17)	1 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 Wincore Henry Co. M1 to City of Stockbridge GI OI (GM)

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): C31 7th
Property Tax Parcel Number(s) 131 1C 093D (Required)

Alexa Hilbert
(Print Name 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 N 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 Bradmoor Cir McDonough GA 30253
Telephone: 678-441-1524 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 Services Inc.

Telephone, E-Mail, & Address: 678-565-4007, 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.

Signature of Notary Public

Printed Name of Notary Public

12/12/24
Date

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

Alexa 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: 678-441-156 Mobile: [illegible]
Address of Applicant: 2251 Highway 42 N Fax:
City: McDonough State: GA Zip: 30253 E-mail: Alexh.ibert@[illegible]
Name of Agent Bright Star Homes and Service Phone: 678-565-2017 Mobile:
Address of Agent: 32 S. Highway 42 N Fax:
City: McDonough State: GA Zip: 30253 E-mail: Bsterhomes@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 is complete.

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 - CL

Property Address: 2251 Highway 42N Nearest Intersection to property: Eagle Landing Pkwy

Size of Tract: 36 acres Land Lot.(s) 031 District(s): 7th

Property Tax Parcel Number(s): 131S1C00 93 D Proposed Number of Lots: _____

Signature of Owner: _____ Printed Name of Owner: Alexa Hilbert

Signature of Agent: _____ 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: _____

COMPREHENSIVE PLAN APPLICATION

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:

FROM: Light Industry

TO: Low Med Mix 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: 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 0093 **(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 131 51 C009 3D which is the subject of this application.

Name of Property Owner: Alexa Hilbert

Property Owner's Address: 305 Broadmoor Way McDonough, GA 30253

Telephone: 678-491-1541 E-mail: Alexahilbert@AOL.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: _____ 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: 678-565-4007, 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 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

_____

Printed Name of Notary Public

12/12/24

Date

_____

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 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.

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: [illegible] Phone: [illegible] Mobile: [illegible]
Address of Applicant: 2251 Highway 42 N Fax:
City: McDonough State GA Zip 30253 E-mail: [illegible]
Name of Agent: Bightstar Homes and Service Phone [illegible] Mobile:
Address of Agent: 2251 Highway 42 N Fax:
City McDonough State GA Zip 30253 E-mail: Bstarbooks@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

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 . 931 Proposed number of lots:

Information beyond this point is not required for service verifications.

(Below: For properties within protected watershed districts only)

Gross Density: _____ units per acre Net Density: _____ units per acre

Estimated amount of impervious surface _____ Minimum Lot Size: _____

Witness

Signature of Owner(s)/Agent(s)

Printed Name of Witness

Printed Name of Owner/s

Notary

Signature of Agent

City of Stockbridge

Planning and Zoning Office

Septic System Information for Zoning Requests

4640 North Henry Boulevard; Stockbridge, GA 30281 (770) 389-7900

This form must be completed and submitted to the Planning and Zoning Office with all zoning applications for properties that are not served by public sewer.

Name of Applicant: Alexa Hilbert Phone: 678-491-1241 Mobile: 678-491-1241

Applicant Address: 2251 Highway 42 N City State: McDonough GA Zip: 30253

Name of Agent: Bollister 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: Eagle Landing Park

Size of Tract: 36 acres Land Lot.(s) C31 District(s): 7th

Property Tax Parcel Number(s): 131S1C00 93D Proposed Number of Lots: _____

Signature of Owner: _____ Printed Name of Owner: Alexa Hilbert

Signature of Agent: _____ 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: _____

LETTER OF INTENT

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.

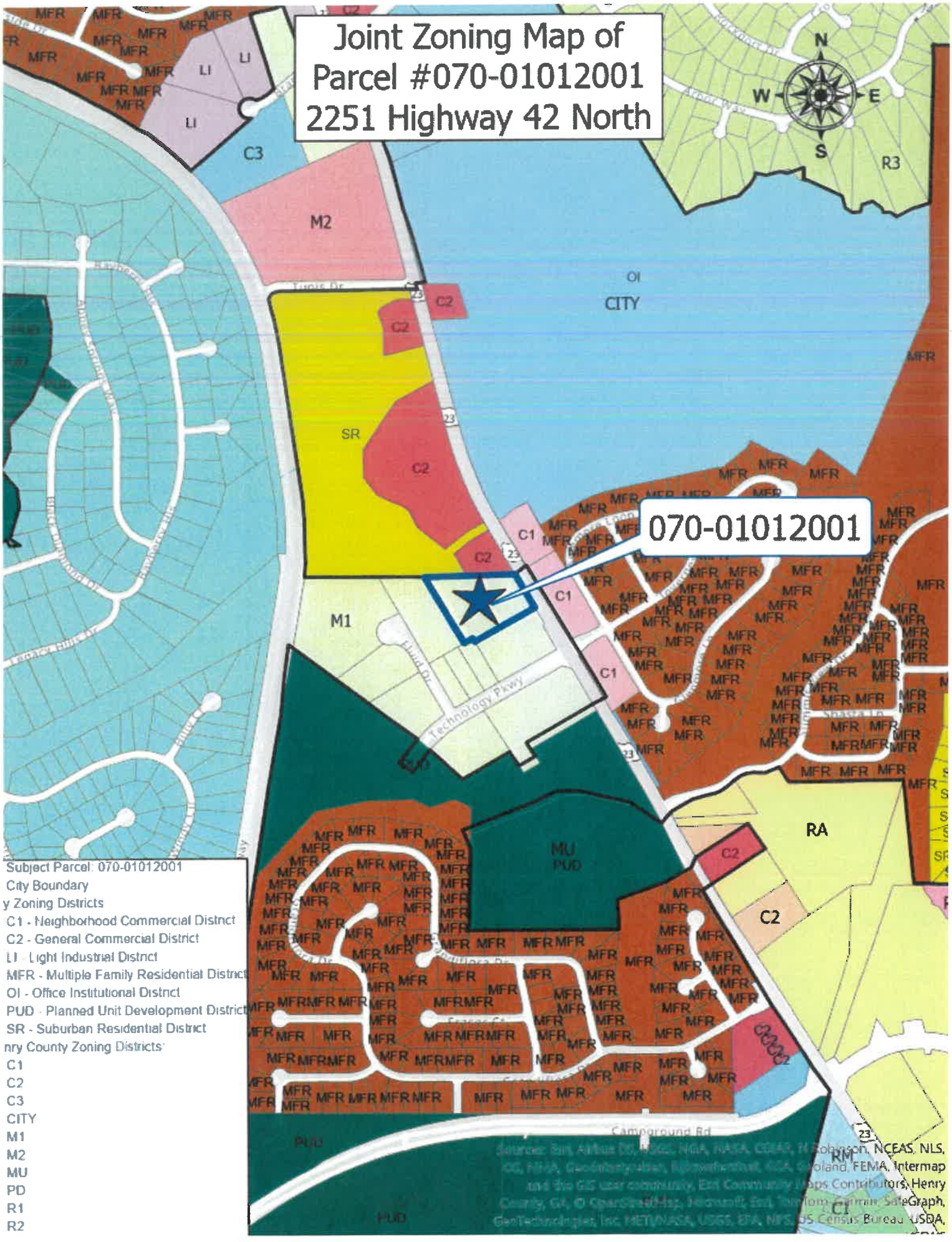
Of importance, the building was previously permitted and used as a school for the developmentally disabled population as recent as this year 2024, so we are hopeful that this previous permit for this location will bode well in our pursuit of a permit for the exact same intent and purpose of use.

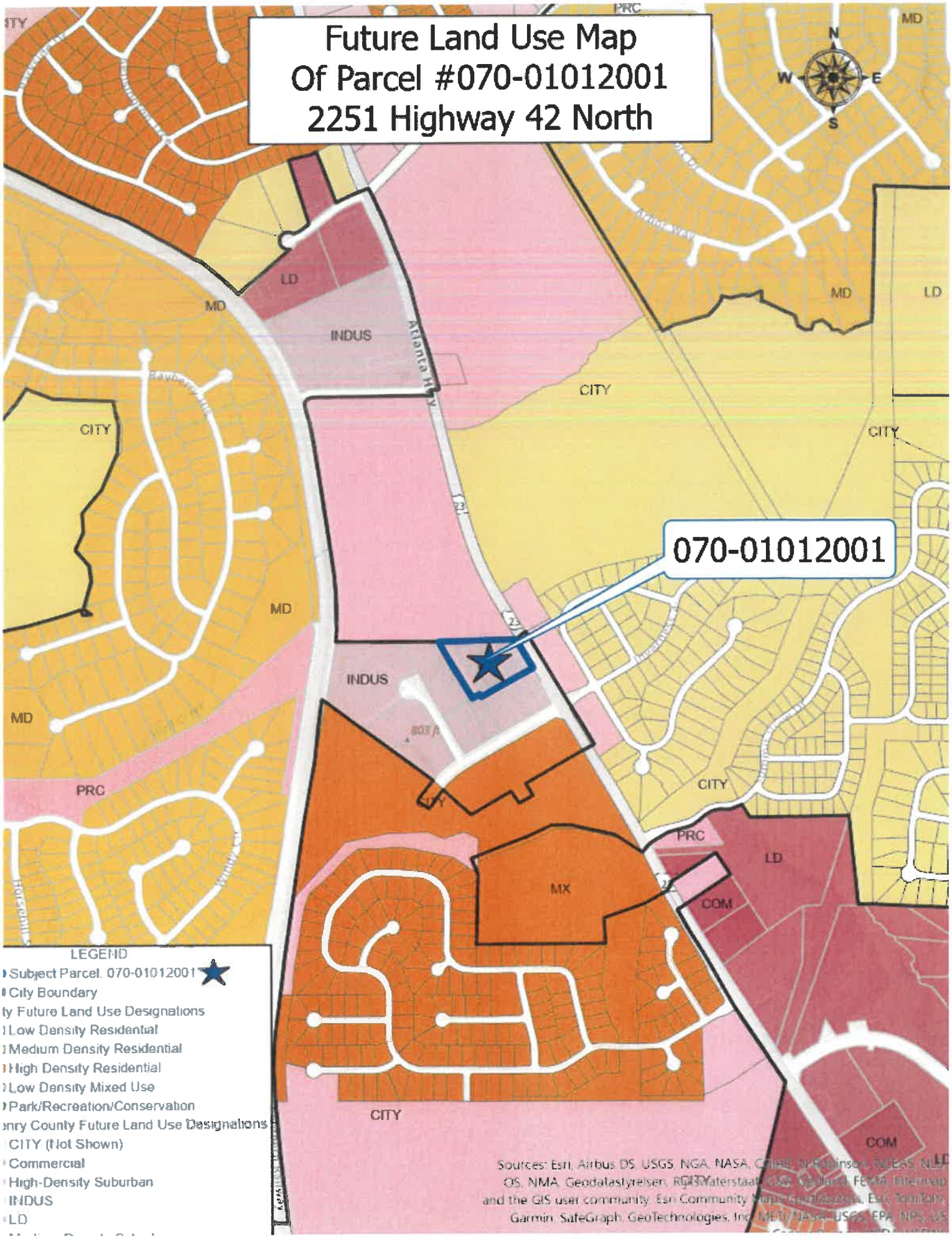
If there are any additional questions, please do not hesitate to contact Alexa Hilbert at 678 491 1561.

Thank you in advance for your consideration.

Regards,
Alexa Hilbert,
Brightstar Homes & Services

MAPS


Joint Zoning Map of
Parcel #070-01012001
2251 Highway 42 North
070-01012001
N
W
E
S
LI
C3
M2
OI
CITY
C2
SR
C1
M1
MU
PUD
RA
R3
MFR
Technology Pkwy
Campground Rd
Subject Parcel: 070-01012001
City Boundary
y Zoning Districts
C1 - Neighborhood Commercial District
C2 - General Commercial District
LI - Light Industrial District
MFR - Multiple Family Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
SR - Suburban Residential District
nry County Zoning Districts
C1
C2
C3
CITY
M1
M2
MU
PD
R1
R2


Future Land Use Map
Of Parcel #070-01012001
2251 Highway 42 North
070-01012001
N
S
E
W
LD
MD
INDUS
CITY
PRC
MX
COM
Atlanta Hwy
LEGEND
Subject Parcel: 070-01012001
City Boundary
Future Land Use Designations
Low Density Residential
Medium Density Residential
High Density Residential
Low Density Mixed Use
Park/Recreation/Conservation
Henry County Future Land Use Designations
CITY (Not Shown)
Commercial
High-Density Suburban
INDUS
LD


Aerial Photo Map of
Parcel #070-01012001
2251 Highway 42 North
Highway 42 N
Highway 42 N
Highway 42 N
M1
Fluid Dr
Technology Pkwy
Aviemore Loop
Sutherland Way
Inverness Ave
Glenmore Ln
Grandiflora Dr
23
23
23

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:

Witness

Notary Public

ALBERT G BANTLEY NOTARY PUBLIC HENRY COUNTY, GEORGIA COMMISSION EXPIRES MAY 11, 2025

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.

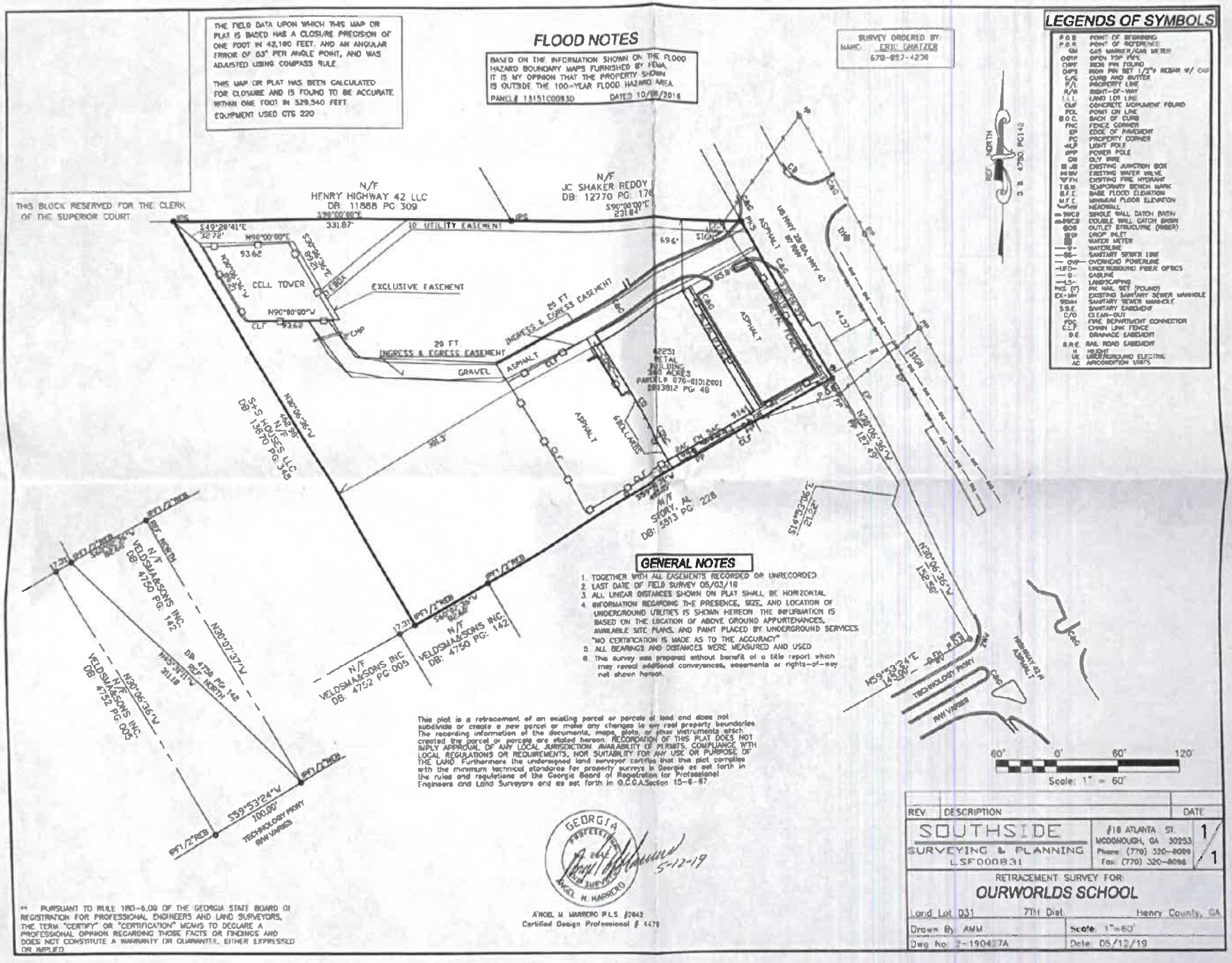
For informational purposes only, the Tax Parcel Identification number is: 070-01012001.

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.


THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,180 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 GTS 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 10/16/2016
SURVEY ORDERED BY:
NAME: ERIC WATZEK
678-857-4230
LEGENDS OF SYMBOLS
POB POINT OF BEGINNING
POR POINT OF REFERENCE
GM GAS METER/GAS METER
OTP OPEN TOP PIPE
CIRF IRON PIN FOUND
CIRS IRON PIN SET 1/2" REBAR W/ CAP
C/G CURB AND GUTTER
P/L PROPERTY LINE
R/W RIGHT-OF-WAY
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
OHW OVH WIRE
EJB EXISTING JUNCTION BOX
EWV EXISTING WATER VALVE
EFH EXISTING FIRE HYDRANT
TBM 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
WM WATER METER
W WATERLINE
SS SANITARY SEWER LINE
OHP OVERHEAD POWERLINE
UFO UNDERGROUND FIBER OPTICS
T CABLINE
LS LANDSCAPING
PKS PK NAIL SET (FOUND)
EX-MH EXISTING SANITARY SEWER MANHOLE
SSMH SANITARY SEWER MANHOLE
S.S.E. SANITARY EASEMENT
C/O CLEAN-OUT
FOC FIBE DEPARTMENT CONNECTION
C.L.F. CHAIN LINK FENCE
D.E. DRAINAGE EASEMENT
R.R.E. RAIL ROAD EASEMENT
H HEIGHT
UE UNDERGROUND ELECTRIC
AC AIRCONDITION UNITS
N/F HENRY HIGHWAY 42 LLC DB: 11868 PG 309
N/F JC SHAKER REDOY DB: 12770 PG: 176
10' UTILITY EASEMENT
CELL TOWER
EXCLUSIVE EASEMENT
20 FT INGRESS & EGRESS EASEMENT
GRAVEL
ASPHALT
42'X53' METAL BUILDING 2.40 ACRES PARCEL# 070-01012001 DB 13812 PG 48
US HWY 23 (GA HWY 42) 80' R/W
ASPHALT C&G
STORY, AL DB: 5513 PG: 228
S.S HOUSES LLC DB: 13670 PG: 345
N/F VELDSMA&SONS INC DB: 4750 PG: 142
N/F VELDSMA&SONS INC DB: 4752 PG: 005
TECHNOLOGY PKWY
80' R/W VARIES
HIGHWAY 42 ASPHALT
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. This survey was prepared without benefit of a title report which may reveal additional conveyances, easements or rights-of-way not shown hereon.
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are 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 REGISTERED LAND SURVEYOR ANGEL M MARRERO
5-12-19
ANGEL M MARRERO P.L.S. #2842
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.
60' 0' 60' 120'
Scale: 1" = 60'
REV DESCRIPTION DATE
SOUTHSIDE SURVEYING & PLANNING LSF000831
118 ATLANTA ST. MCDONOUGH, GA 30253 Phone: (770) 320-8089 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



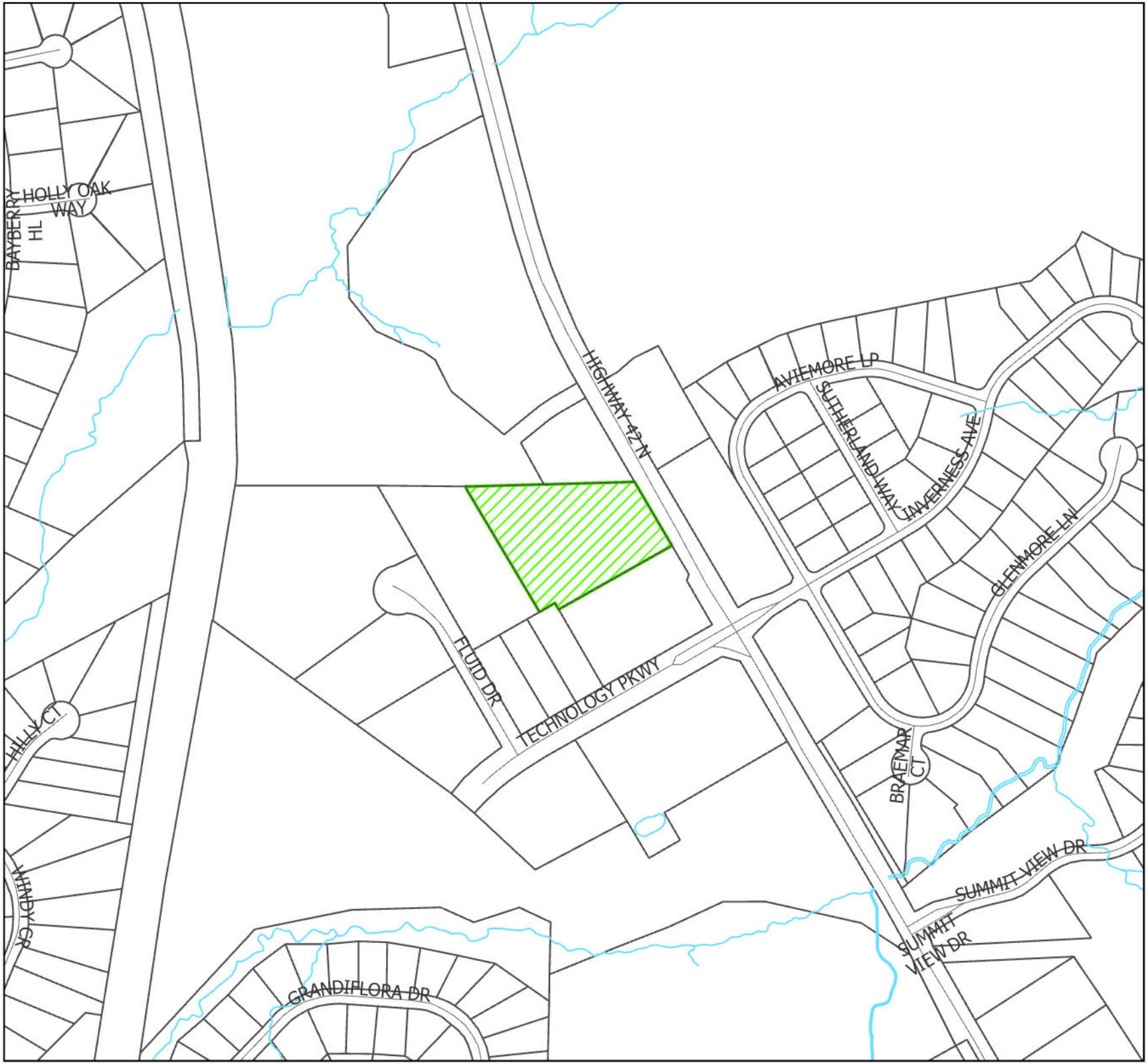
Legend

REQUEST

AX-25-02

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This map is for graphical representation only. It is not a legal document



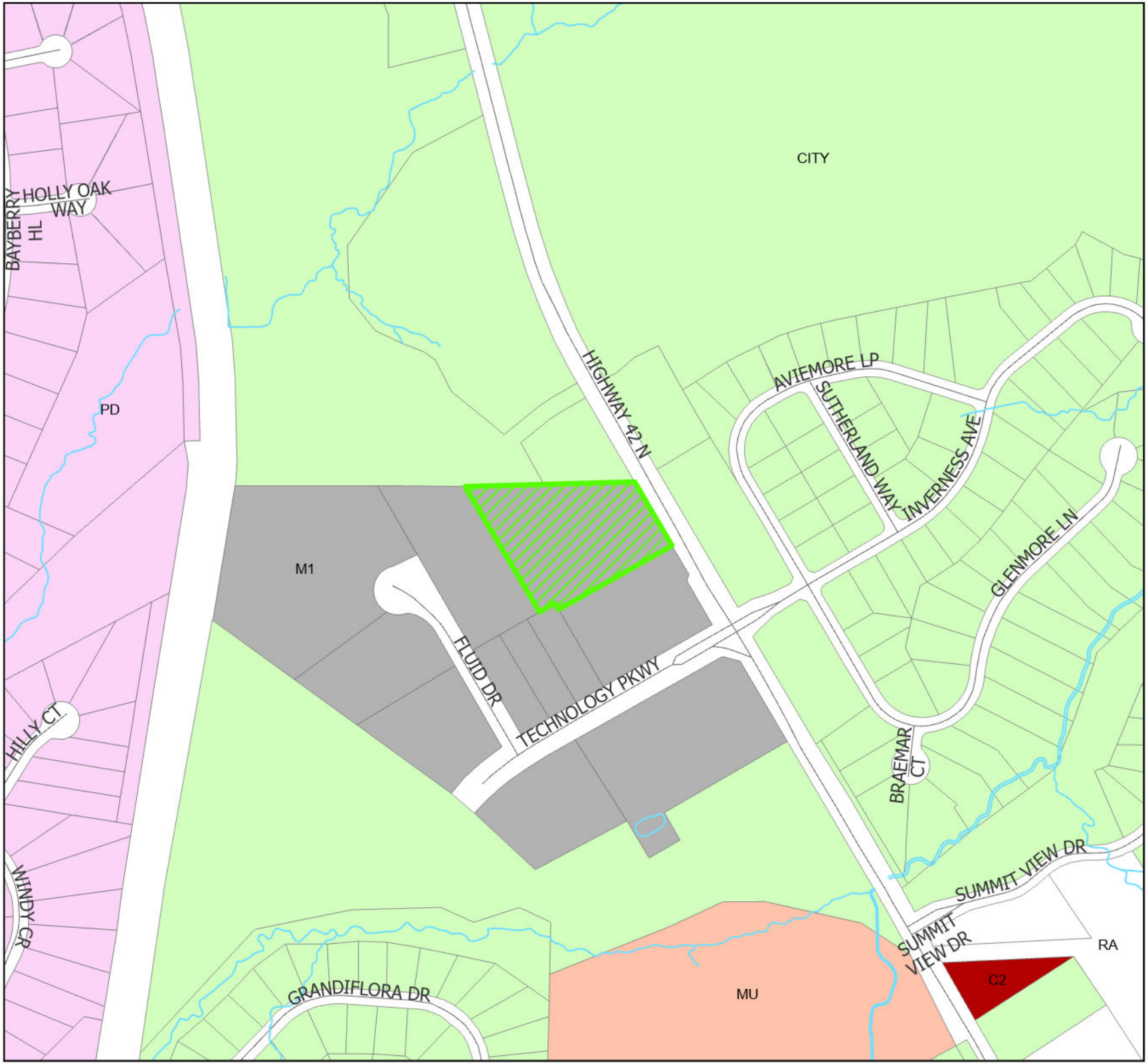
Legend

REQUEST

AX-25-02

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This map is for graphical representation only. It is not a legal document



Legend

REQUEST

AX-25-02

CurrentZoning

- RA
- RS
- R-1
- R-2
- R-3
- R-4
- RD
- RM
- RMH
- OI
- C-1
- C-2
- C-3
- M-1
- M-2
- MU
- PD
- CITY

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W E
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This map is for graphical representation only. It is not a legal document



Legend

REQUEST

AX-25-02

2023 FLUM

FLU2023

- COM
- GREEN
- HDMU
- HDS
- INDUS
- LDMU
- LDS
- MDS
- PI
- RR
- TBD
- UR
- UTI
- VC
- CITY

N
W E
S

This map is for graphical representation only. It is not a legal document

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:

Witness

Notary Public

Lindavid Investment Properties, LLC

by: Linda Clark, Manager

ALBERT G BANTLEY
NOTARY PUBLIC
COMMISSION EXPIRES
MAY 11, 2025
HENRY COUNTY, GEORGIA

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:

Witness

Notary Public

Lindavid Investment Properties, LLC

by: Linda Clark, Manager

ALBERT G BANTLEY
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
COMMISSION EXPIRES
MAY 11, 2025

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.

RESOLUTION #25-118

RESOLUTION OBJECTING TO PROPOSED ANNEXATION INTO, REZONING, AND COMPREHENSIVE PLAN AMENDMENT REQUEST BY THE CITY OF STOCKBRIDGE OF 3.6 +/- ACRES IN LAND LOT 31 OF THE 7TH DISTRICT, HENRY COUNTY, GEORGIA

WHEREAS, the Henry County Board of Commissioners received notice from the City of Stockbridge ("City"), advising Henry County of the City's intent to annex (AX-25-02) 3.6 +/- acres in Land Lot 31 of the 7th District of Henry County, Georgia, being **Parcel 070-01012001** (herein referred to as the "Property") (*see,* Exhibit A, attached hereto);

WHEREAS, in connection with (or immediately following) the annexation, the property owners seek to change the zoning for the Property from the M-1 (Light Manufacturing) Henry County zoning district to the OI (Office-Institutional) City of Stockbridge zoning district;

WHEREAS, in connection with (or immediately following) the annexation, the property owners seek to modify the Future Land Use Map designation for the Property from Henry County High Density Suburban Residential designation to the City of Stockbridge Low Density Mixed Use designation;

WHEREAS, the Henry County Board of Commissioners has analyzed and considered

1) The proposed change in zoning and land use
2) The proposed change in allowable uses,
3) Authorize a land use that differs substantially from the uses permitted by the existing comprehensive land use plan
4) And the increased burden in the delivery of fire safety services as a direct result;

WHEREAS, the Board of Commissioners has determined that the proposed annexation of the Property into the City would cause a material increase in the burden on Henry County directly related to the proposed change in zoning or land use and increase the burden in the delivery of fire services as a direct result; and

WHEREAS, the requests to rezone to City of Stockbridge OI (Office-Institutional) and to amend the future land use designation to City Low Density Mixed Use would not be consistent with the future land use designation of the subject property designated as County High Density Suburban which only supports residential developments, and requested change to a mixed use designation would authorize a land use that differs substantially from those permitted within the current County M-1 (Light Manufacturing) zoning district and the High Density Suburban Residential future land use designation.

WHEREAS, the City does not provide fire services to its residents and Henry County will be called upon to provide fire services within the City's incorporated areas, and based on the proposed change in zoning and land use, and Henry County will be required to allocate its resources in a disproportionate manner to provide fire services to the City at the expense of the health, safety and welfare of other residents throughout Henry County; and

WHEREAS, the City conducts permit review without sharing approvals to the County, and if the Property is annexed, County fire services may respond to an emergency without access to critical fire-related permit approvals which presents a significant concern for the health, safety, and welfare of County fire staff responding to emergencies; and

WHEREAS, Henry County could not adequately plan for future fire stations or required apparatus/equipment within the City or any other area due to the uncertainty of what would be required based on the future redevelopment of the property; and

WHEREAS, Henry County would be deprived of permitting, licensing and other fees for those properties located within the City, therefore placing a burden on our current budget and impacting the residents of Henry County.

NOW THEREFORE, BE IT RESOLVED that pursuant to *O.C.G.A. § 36-36-113*, Henry County objects to the of the City's intent to annex (AX-25-02) 3.6 +/- acres in Land Lot 31 of the 7th District of Henry County, Georgia as described in Exhibit A, on the grounds that the proposed change in zoning and land use, proposed change in allowable uses, authorize a land use that differs substantially from the uses

permitted by the existing comprehensive land use plan, and increased burden on delivery of fire services would result in a material increase in burden upon Henry County.

BE IT FURTHER RESOLVED that the County Manager and/or the County Attorney are authorized and directed to send such notice(s) as are required by law to the City of Stockbridge and/or the effected property owners.

BE IT FURTHER RESOLVED that the County Attorney is authorized to initiate such legal proceedings as are proper to enjoin the annexation and/or rezoning of the Property and/or initiate the arbitration proceedings authorized under *O.C.G.A. § 36-36-114*.

BE IT FURTHER RESOLVED that this Resolution shall be forwarded to the City, together with such supporting documentation as are reasonable and necessary to support the same.

BE IT SO RESOLVED THIS 18TH DAY OF MARCH, 2025.

BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA

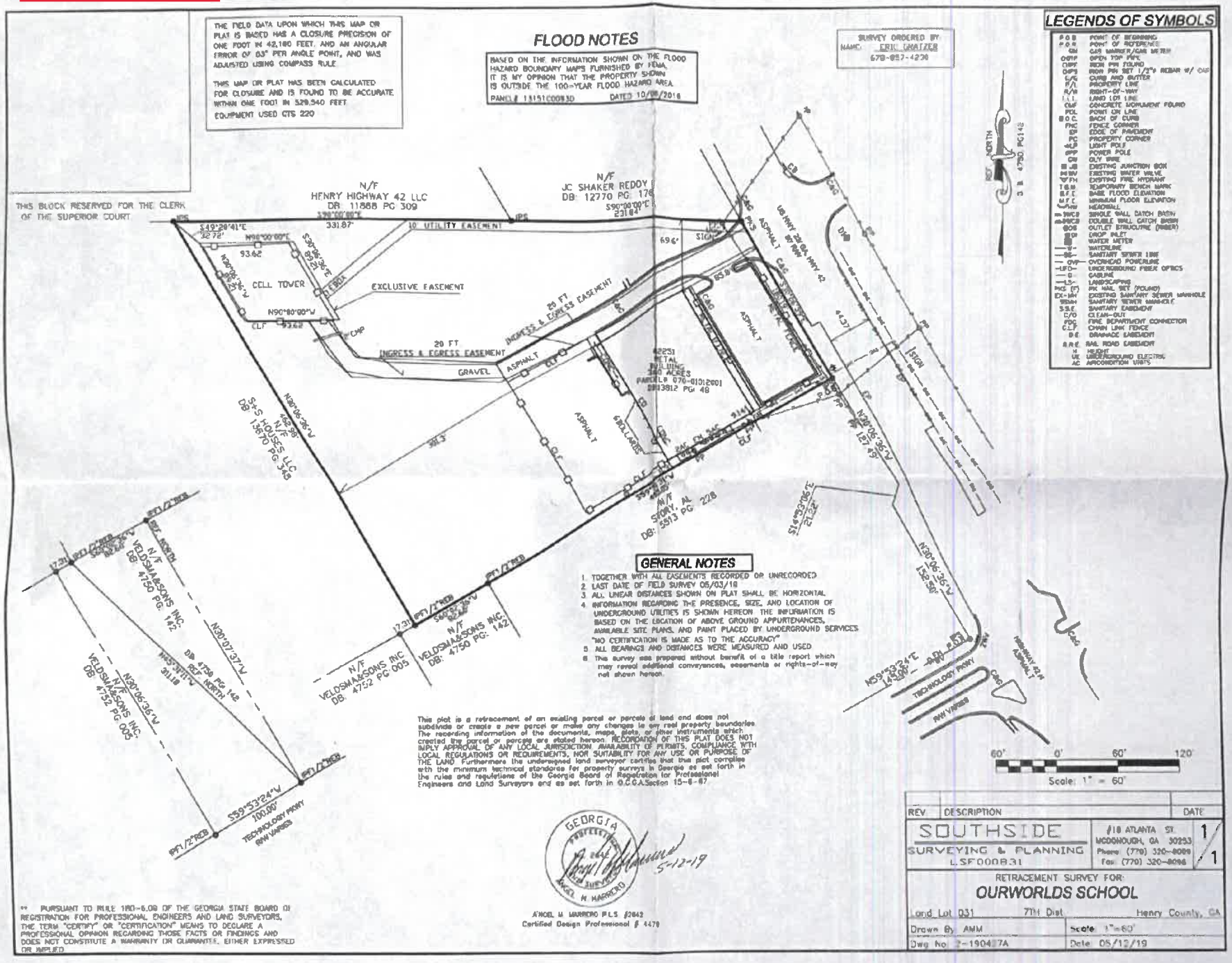
Carlotta Harrell, Chair

ATTEST:

Stephanie Braun, County Clerk

Henry County SEAL Henry County, GA Board of Commissioners

Exhibit A


THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,180 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 GTS 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 10/16/2014
SURVEY ORDERED BY:
NAME: ERIC WATZEK
678-857-4230
LEGENDS OF SYMBOLS
POB POINT OF BEGINNING
POR POINT OF REFERENCE
MN MAG NAIL/NAIL WASHER
OTP OPEN TOP PIPE
CIRF IRON PIN FOUND
CIRS IRON PIN SET 1/2" REBAR W/ CAP
C/G CURB AND GUTTER
P/L PROPERTY LINE
R/W RIGHT-OF-WAY
L.L. LAND LOT LINE
CMF CONCRETE MONUMENT FOUND
POL POINT ON LINE
B.O.C. BACK OF CURB
FNC FENCE CORNER
EOP EDGE OF PAVEMENT
PC PROPERTY CORNER
LP LIGHT POLE
PP POWER POLE
OHW OVER HEAD WIRE
JB JUNCTION BOX
WV WATER VALVE
FH FIRE HYDRANT
TBM TEMPORARY BENCH MARK
B.F.E. BASE FLOOD ELEVATION
M.F.E. MINIMUM FLOOR ELEVATION
HW HEADWALL
SCB SINGLE WALL CATCH BASIN
DCB DOUBLE WALL CATCH BASIN
OCS OUTLET STRUCTURE (RISER)
DI DROP INLET
WM WATER METER
W WATERLINE
SS SANITARY SEWER LINE
OHP OVERHEAD POWERLINE
UFO UNDERGROUND FIBER OPTICS
T CABLINE
LS LANDSCAPING
PKS 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 CONNECTION
C.L.F. CHAIN LINK FENCE
D.E. DRAINAGE EASEMENT
R.R.E. RAIL ROAD EASEMENT
H HEIGHT
UE UNDERGROUND ELECTRIC
AC AIRCONDITION UNITS
N/F HENRY HIGHWAY 42 LLC DB: 11868 PG 309
N/F JC SHAKER REDOY DB: 12770 PG: 176
10' UTILITY EASEMENT
CELL TOWER
EXCLUSIVE EASEMENT
20 FT INGRESS & EGRESS EASEMENT
GRAVEL
ASPHALT
42'X53' METAL BUILDING 2.40 ACRES PARCEL# 070-01012001 DB 3813 PG 48
BOLLARDS
N/F S-S HOUSES LLC DB: 13670 PG: 345
N/F STORY, AL DB: 5513 PG: 228
N/F VELDSMA&SONS INC. DB: 4750 PG: 142
N/F VELDSMA&SONS INC. DB: 4752 PG: 005
US HWY 23 (GA HWY 42) 80' R/W
TECHNOLOGY PKWY 80' R/W VARIES
HIGHWAY 42 ASPHALT
SIGN
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. This survey was prepared without benefit of a title report which may reveal additional conveyances, easements or rights-of-way not shown hereon.
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are 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 REGISTERED LAND SURVEYOR ANGEL M. MARRERO
5-12-19
ANGEL M MARRERO P.L.S. #2842
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.
60' 0' 60' 120'
Scale: 1" = 60'
REV DESCRIPTION DATE
SOUTHSIDE SURVEYING & PLANNING LSF000831
118 ATLANTA ST. MCDONOUGH, GA 30253 Phone: (770) 320-8089 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 Planning & Zoning

CITY OF STOCKBRIDGE
AX-25-02

Commission District*:* 4
Commissioner: Michael Price
Report Prepared by: Kenta Lanham, Planner III

Applicant: Alexa Hilbert
308 Broadmoor Way
McDonough, GA 30253

Property Owners: Alexa Hilbert

Location: Property located at 2251 Highway 42 North in Land Lot 31 of the 7th District

Parcel ID(s): 070-01012001

Request: Annexation, Rezoning, and Comprehensive Plan Amendment

BOC Meeting: **March 18, 2025**

Lot Size: 3.6 +/- acres

Zoning History: The subject property is currently zoned M-1 (Light Manufacturing) as illustrated on the Henry County Official Zoning Map, which was adopted on November 19, 2013, by the Henry County Board of Commissioners.

A review of zoning records indicated that an application for a conditional use for the purpose of a church (CU-06-27) was heard and was denied by the Zoning Advisory Board on October 26, 2006. An associated application for a variance (VR-06-36) was also heard and denied by the Zoning Advisory Board on October 26, 2006. A subsequent appeal for both cases (AP-06-22 & AP-06-23) was approved on December 18, 2006 by the Board of Commissioners.

Adjacent properties are as follows:

North: City of Stockbridge
South: Unincorporated Henry County
East: City of Stockbridge
West: Unincorporated Henry County and City of Stockbridge

Current Land Use: Commercial

Future Land Use: High Density Suburban

Proposed Zoning: As per application materials, the City of Stockbridge proposes to annex the subject properties using the 100% method from the current zoning classification of M-1 (Light Manufacturing) to the City of Stockbridge OI (Office-Institutional) zoning district.

Comments:

The owners of the subject property are requesting the 100% annexation method into the City of Stockbridge. According to the Official Code Georgia Annotated, O.C.G.A § 36-36-20, municipal corporations can annex unincorporated areas contiguous to the existing corporate limits – "contiguous" means abuts the municipal limits, or is separated by a street, river or railroad-type right-of-way, or city land, or land owned by some other political subdivision, or the lands owned by the state.

The City of Stockbridge intends to annex the subject properties consisting of a total of 3.6 +/- acres from the current zoning classification of M-1 (Light Manufacturing) to the City of Stockbridge OI (Office-Institutional) zoning district. The annexation application packet includes an associated request to amend the comprehensive plan and modify the Future Land Use Map (FLUM) designation from Henry County High Density Suburban to City of Stockbridge Low Density Mixed Use to support the rezoning request.

The application packet was delivered to Henry County via verifiable delivery via email on January 7, 2025 in accordance with *O.C.G.A. § 36-36-9,* and within the required timeframe as established by *O.C.G.A. § 36-36-6*

The Future Land Use Map (FLUM), as part of the Henry County Comprehensive Plan 2045, which was adopted by the Henry County Board of Commissioners on October 30, 2023, designation of the subject property is High Density Suburban. The High Density Suburban designation is intended for a number of house types include small-lot single-family residential, duplexes/triplexes, and townhomes but not intended to support lower intensity multi-family garden-style apartments. The High Density Suburban designation supports developments with a density of up to 8.0 units per acre, net.

The subject property is within an area designated by Henry County Comprehensive Plan 2045 as the Central District Development & Infrastructure Strategy area. The Central District Development & Infrastructure Strategy area is described within the Henry County Comprehensive Plan 2045 as the heart of unincorporated Henry County, delineated as the area between Stockbridge and McDonough, encompassing much of the I-75 Corridor. The vision for this area is to accommodate a variety of types of residential neighborhoods (including multi-family and townhomes), retail, office, and buffered industrial uses. The Comprehensive Plan Update recommends expansion of sewer capacity to support developments of a suburban-level intensity. Transportation networks are encouraged to focus on creating a dense interconnected system of "Complete Streets", providing safe methods of travel for all types of users.

As per the application materials provided, the applicant is requesting concurrent rezoning for the subject property to City of Stockbridge OI (Office-Institutional). The letter of intent submitted with the application, dated December 19, 2024, specifies the intent to operate life skills training facility, a use that is supported under the County M-1 zoning designation of the property. There is an associated request to amend the comprehensive plan and Future Land Use Map from Henry County High Density Suburban to City of Stockbridge Low Density Mixed Use to support the request.

The City of Stockbridge Low Density Mixed Use FLUM designation would support residential developments with a density of 1.0 to 3.99 dwelling units per acre and commercial activity. The requests to rezone to City of Stockbridge OI (Office-Institutional) and to amend the future land use designation to City of Stockbridge Low Density Mixed Use would not be consistent with the future land use designation of the subject property designated as High Density Suburban established by the Henry County Comprehensive Plan 2045 which only supports residential developments. The requested change to a mixed use designation would authorize a land use that differs substantially from those permitted within the current M-1 (Light Manufacturing) zoning district and the High Density Suburban Residential FLUM designation.

The City does not provide fire services to its residents and Henry County will be called upon to provide those emergency services within the City's incorporated areas. The City conducts permit review without sharing approvals to the County. If the property is annexed, County fire services may respond to an emergency without access to critical fire-related permit approvals which presents a significant concern for the health, safety, and welfare of County fire staff responding to emergencies. The County could not adequately plan for future fire stations or required apparatus/equipment within the City or any other area due to the uncertainty of what would be required based on the future redevelopment of the property if annexed.

Per *O.C.G.A. 36-36-113*, a county's objection to an annexation is valid if the proposed annexation would create a substantial or significant change in zoning or land use, increase in density, or increase in infrastructure demands.

Recommendation: It is Planning & Zoning staff's opinion that the annexation, rezoning, and comprehensive plan amendment request would result in a change to a significantly different allowable use, authorize a land use that differs substantially from the uses permitted by the existing comprehensive land use plan, and the increased burden in the delivery of fire services as a direct result.

Attachments:

- Application Packet, including the associated rezoning and comprehensive plan amendment request
- Exhibit Maps

ANNEXATION APPLICATION

Stockbridge
Where Community Connects

4640 North Henry Blvd., Stockbridge, GA 30281
City Hall: (770) 389-7900 FAX: (770) 389-7912

December 20, 2024

VIA CERTIFIED MAIL

Attn: Cheri Hobson-Matthews, County Manager of Henry County
Henry County Administration Building
140 Henry Parkway
McDonough, Georgia, 30253

RE: Request for Annexation of Property into the City of Stockbridge:
Property at 2251 Highway 42 North (One Parcel)

Please be advised that the City of Stockbridge has received an application for the proposed annexation of property from unincorporated Henry County. The property includes one parcel in the vicinity of 2251 Highway 42 North, consisting of 3.6 +/- total acres. The parcel is #070-01012001. The applicant, Alexa Hibbert, is proposing to use the existing building as a center for assisting adults with developmental disabilities.

Staff have enclosed for your review the annexation application, along with the companion Comprehensive Plan amendment application and the rezoning application. Also attached for your convenience are the aerial photos of the parcels and the survey of the property.

Please provide the City of Stockbridge with an official letter regarding Henry County's agreement or non-agreement to the proposed annexation. If you have any questions or need additional information, please contact me directly at (678) 833-3340.

Best regards,

Keedra Jackson, Chief Planner

For Ryan Anderson, Director
Community Development

Cc: Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
Stephanie Braun, County Clerk
Toussaint Kirk, Planning & Economic Development / Cluster

Enclosures and Attachments

CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

Annexation No: _____ Date: _____

Received by: _____

TYPE OF ANNEXATION

☐ **60% Method:** Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.

☑ **100% Method:** Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: 2251 Highway 42 N McDonough, GA 30253

Is this property contiguous to the city limits? ☑ Yes ☒ No

LAND USE AND ZONING

County: _____ County Zoning Classification: _____

Present Land Use: _____ Requested Zoning Classification: _____

PROPERTY OWNER

Name: Alexa Hilbert

Mailing Address: 308 B roadmoor Way McDonough, GA 30253

Telephone: 678 491-1561 Email: alexahilbert@aol.com

Signature: _____ Date: 12/12/2024

* If this application is submitted pursuant to the 60% Method, please attach additional names, signatures, addresses, dates of signature, and elector/landowners information on a separate sheet.

APPLICANT

Name: Alexa Hilbert

Mailing Address: 308 B roadmoor Way McDonough, GA 30253

Telephone: 678 491-1561 Email: alexahilbert@aol.com

Signature: _____ Date: 12/12/2024

PLEASE DO NOT WRITE BELOW THIS LINE – OFFICE USE ONLY

Signature: _____ Date: 12/12/2024

CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name: Alexa Hilbert

Property Address: 2251 Highway 42 N McDonough,GA 30253

Telephone: (678) 491-1561

Email: alexahilbert@aol.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: _____

Date: 12/12/2024

Personally appeared before me

Alexa Hilbert

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

_____
Notary Public

12 December 2024
Date

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**

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.

REZONING APPLICATION

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 Sewer Department tel.: (678) 833-3301
321 Taylor Drive
Stockbridge, GA 30281

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 IN/OUT
Pre-Application Review Form (Meeting Notes)	1	Must be obtained from a current planner, prior to submitting your application **(by appointment only)**	
Application Form	1	1. Signed and **notarized** by owner. Original signature 2. In lieu of owner's signature, applicant has signed and **notarized** a copy of a "Contract", "Power of Attorney" or "Lease."	
Applicant Disclosure Form	1	Required for all property owners, applicants, and agents filed with an application, and must be **notarized.**	
Letter of Ownership Letter of Intent	one for each owner 1	Letter stating that the owner is aware of the rezoning request and owns the property in question. Must clearly state the proposed use and development intent.	
Site Plans (24 x 36) and (11 x 17)	1 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 Wincore Henry Co. M1 to City of Stockbridge GI OI (GM)

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): C31 7th
Property Tax Parcel Number(s) 131 1C 093D (Required)

Alexa Hilbert
(Print Name 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 N 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 Bradmoor Cir McDonough GA 30253
Telephone: 678-441-1524 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 Services Inc.

Telephone, E-Mail, & Address: 678-565-4007, 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.

Signature of Notary Public

Printed Name of Notary Public

12/12/24
Date

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

Alexa 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: 678-441-156 Mobile: [illegible]
Address of Applicant: 2251 Highway 42 N Fax:
City: McDonough State: GA Zip: 30253 E-mail: Alexh.ibert@[illegible]
Name of Agent Bright Star Homes and Service Phone: 678-565-2017 Mobile:
Address of Agent: 32 S. Highway 42 N Fax:
City: McDonough State: GA Zip: 30253 E-mail: Bsterhomes@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 is complete.

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 - CL

Property Address: 2251 Highway 42N Nearest Intersection to property: Eagle Landing Pkwy

Size of Tract: 36 acres Land Lot.(s) 031 District(s): 7th

Property Tax Parcel Number(s): 131S1C00 93 D Proposed Number of Lots: _____

Signature of Owner: _____ Printed Name of Owner: Alexa Hilbert

Signature of Agent: _____ 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: _____

COMPREHENSIVE PLAN APPLICATION

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:

FROM: Light Industry

TO: Low Med Mix 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: 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 0093 **(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 131 51 C009 3D which is the subject of this application.

Name of Property Owner: Alexa Hilbert

Property Owner's Address: 305 Broadmoor Way McDonough, GA 30253

Telephone: 678-491-1541 E-mail: Alexahilbert@AOL.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: _____ 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: 678-565-4007, 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 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

_____

Printed Name of Notary Public

12/12/24

Date

_____

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 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.

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: [illegible] Phone: [illegible] Mobile: [illegible]
Address of Applicant: 2251 Highway 42 N Fax:
City: McDonough State GA Zip 30253 E-mail: [illegible]
Name of Agent: Bightstar Homes and Service Phone [illegible] Mobile:
Address of Agent: 2251 Highway 42 N Fax:
City McDonough State GA Zip 30253 E-mail: Bstarbooks@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

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 . 931 Proposed number of lots:

Information beyond this point is not required for service verifications.

(Below: For properties within protected watershed districts only)

Gross Density: _____ units per acre Net Density: _____ units per acre

Estimated amount of impervious surface _____ Minimum Lot Size: _____

Witness

Signature of Owner(s)/Agent(s)

Printed Name of Witness

Printed Name of Owner/s

Notary

Signature of Agent

City of Stockbridge

Planning and Zoning Office

Septic System Information for Zoning Requests

4640 North Henry Boulevard; Stockbridge, GA 30281 (770) 389-7900

This form must be completed and submitted to the Planning and Zoning Office with all zoning applications for properties that are not served by public sewer.

Name of Applicant: Alexa Hilbert Phone: 678-491-1241 Mobile: 678-491-1241

Applicant Address: 2251 Highway 42 N City State: McDonough GA Zip: 30253

Name of Agent: Bollister 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: Eagle Landing Park

Size of Tract: 36 acres Land Lot.(s) C31 District(s): 7th

Property Tax Parcel Number(s): 131S1C00 93D Proposed Number of Lots: _____

Signature of Owner: _____ Printed Name of Owner: Alexa Hilbert

Signature of Agent: _____ 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: _____

LETTER OF INTENT

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.

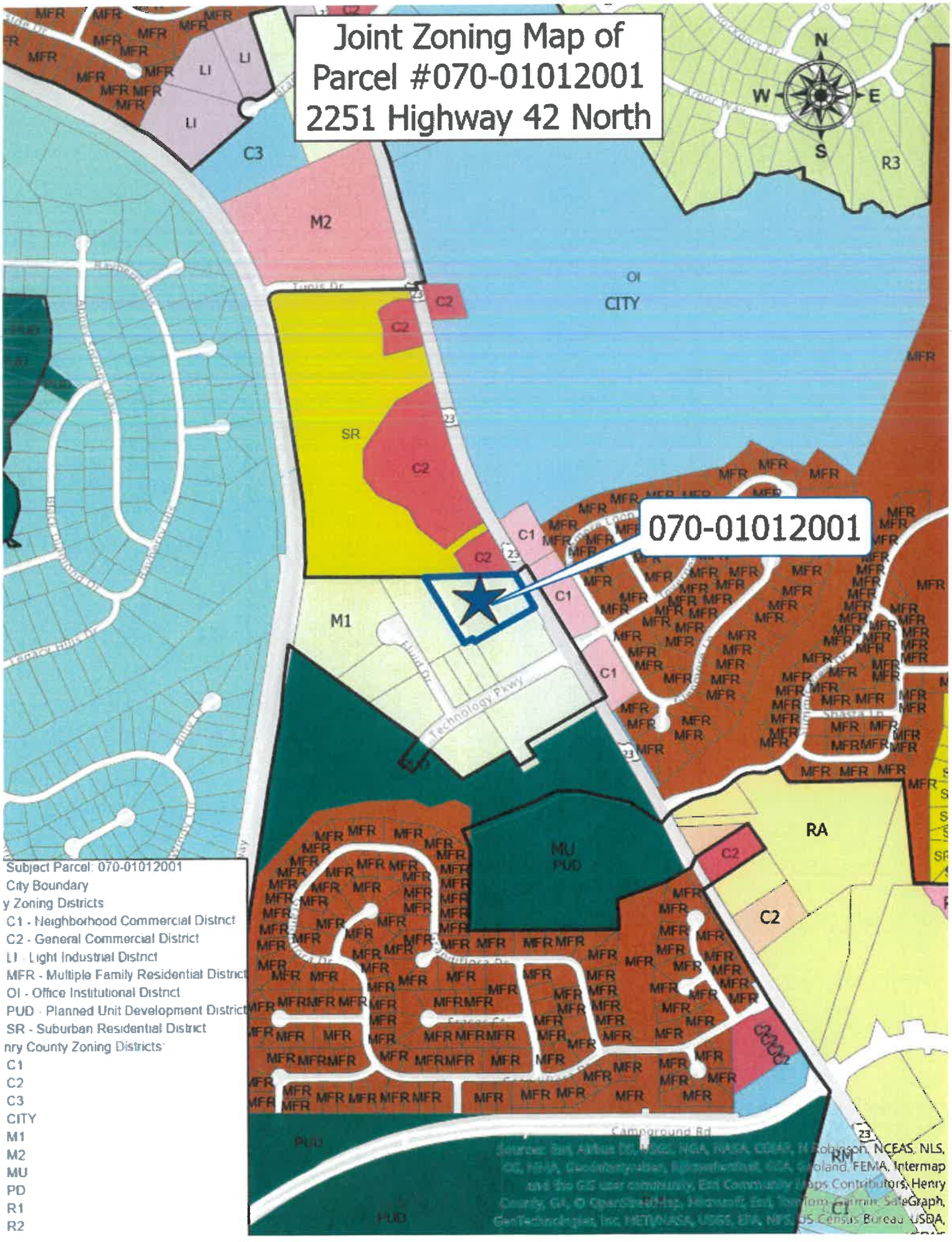
Of importance, the building was previously permitted and used as a school for the developmentally disabled population as recent as this year 2024, so we are hopeful that this previous permit for this location will bode well in our pursuit of a permit for the exact same intent and purpose of use.

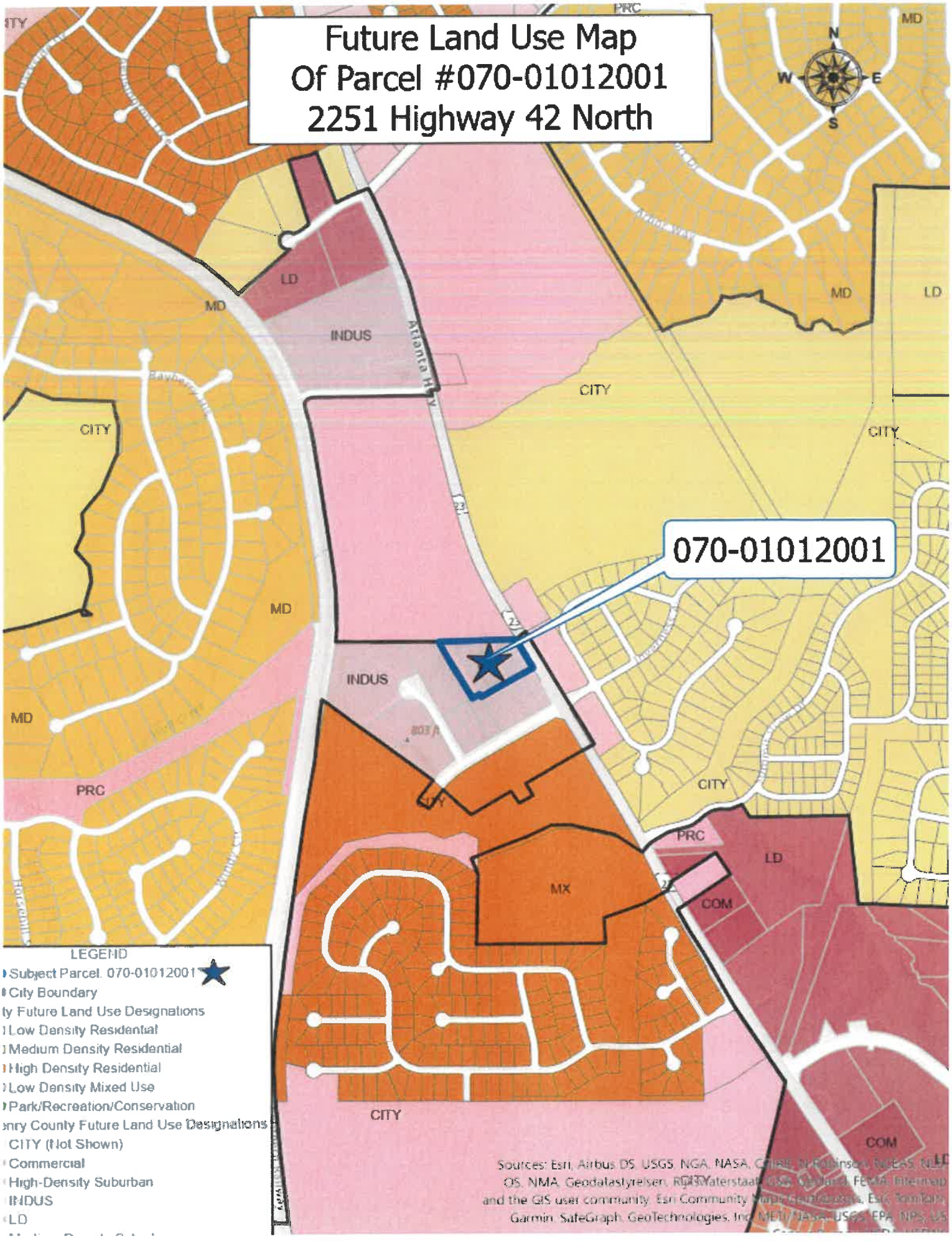
If there are any additional questions, please do not hesitate to contact Alexa Hilbert at 678 491 1561.

Thank you in advance for your consideration.

Regards,
Alexa Hilbert,
Brightstar Homes & Services

MAPS


Joint Zoning Map of
Parcel #070-01012001
2251 Highway 42 North
070-01012001
N
W
E
S
LI
C3
M2
OI
CITY
C2
SR
C1
M1
MU
PUD
RA
R3
MFR
Technology Pkwy
Campground Rd
Subject Parcel: 070-01012001
City Boundary
y Zoning Districts
C1 - Neighborhood Commercial District
C2 - General Commercial District
LI - Light Industrial District
MFR - Multiple Family Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
SR - Suburban Residential District
nry County Zoning Districts
C1
C2
C3
CITY
M1
M2
MU
PD
R1
R2


Future Land Use Map
Of Parcel #070-01012001
2251 Highway 42 North
070-01012001
N
S
E
W
LD
MD
INDUS
CITY
PRC
MX
COM
Atlanta Hwy
LEGEND
Subject Parcel: 070-01012001
City Boundary
Future Land Use Designations
Low Density Residential
Medium Density Residential
High Density Residential
Low Density Mixed Use
Park/Recreation/Conservation
Henry County Future Land Use Designations
CITY (Not Shown)
Commercial
High-Density Suburban
INDUS
LD


Aerial Photo Map of
Parcel #070-01012001
2251 Highway 42 North
Highway 42 N
Highway 42 N
Highway 42 N
M1
Fluid Dr
Technology Pkwy
Aviemore Loop
Sutherland Way
Inverness Ave
Glenmore Ln
Grandiflora Dr
23
23
23

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:

Witness

Notary Public

ALBERT G BANTLEY NOTARY PUBLIC HENRY COUNTY, GEORGIA COMMISSION EXPIRES MAY 11, 2025

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.

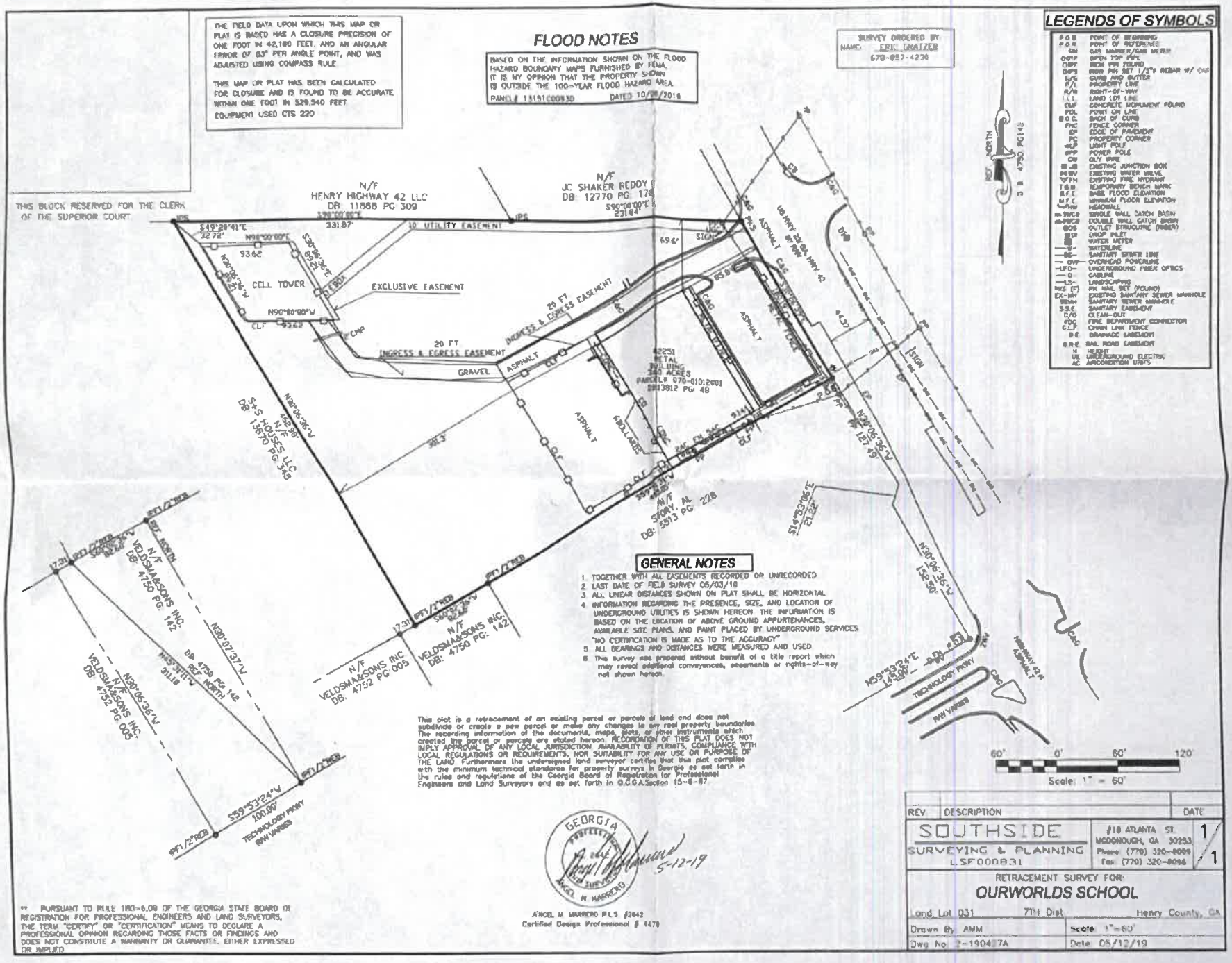
For informational purposes only, the Tax Parcel Identification number is: 070-01012001.

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.


THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,180 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 GTS 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 10/16/2016
SURVEY ORDERED BY:
NAME: ERIC WATZEK
678-857-4230
LEGENDS OF SYMBOLS
POB POINT OF BEGINNING
POR POINT OF REFERENCE
GM GAS METER/GAS METER
OTP OPEN TOP PIPE
CIRF IRON PIN FOUND
CIRS IRON PIN SET 1/2" REBAR W/ CAP
C/G CURB AND GUTTER
P/L PROPERTY LINE
R/W RIGHT-OF-WAY
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
OHW OVH WIRE
EJB EXISTING JUNCTION BOX
EWV EXISTING WATER VALVE
EFH EXISTING FIRE HYDRANT
TBM 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
WM WATER METER
W WATERLINE
SS SANITARY SEWER LINE
OHP OVERHEAD POWERLINE
UFO UNDERGROUND FIBER OPTICS
T CABLINE
LS LANDSCAPING
PKS PK NAIL SET (FOUND)
EX-MH EXISTING SANITARY SEWER MANHOLE
SSMH SANITARY SEWER MANHOLE
S.S.E. SANITARY EASEMENT
C/O CLEAN-OUT
FOC FIBE DEPARTMENT CONNECTION
C.L.F. CHAIN LINK FENCE
D.E. DRAINAGE EASEMENT
R.R.E. RAIL ROAD EASEMENT
H HEIGHT
UE UNDERGROUND ELECTRIC
AC AIRCONDITION UNITS
N/F HENRY HIGHWAY 42 LLC DB: 11868 PG 309
N/F JC SHAKER REDOY DB: 12770 PG: 176
10' UTILITY EASEMENT
CELL TOWER
EXCLUSIVE EASEMENT
20 FT INGRESS & EGRESS EASEMENT
GRAVEL
ASPHALT
42'X53' METAL BUILDING 2.40 ACRES PARCEL# 070-01012001 DB 13812 PG 48
US HWY 23 (GA HWY 42) 80' R/W
ASPHALT C&G
STORY, AL DB: 5513 PG: 228
S.S HOUSES LLC DB: 13670 PG: 345
N/F VELDSMA&SONS INC DB: 4750 PG: 142
N/F VELDSMA&SONS INC DB: 4752 PG: 005
TECHNOLOGY PKWY
80' R/W VARIES
HIGHWAY 42 ASPHALT
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. This survey was prepared without benefit of a title report which may reveal additional conveyances, easements or rights-of-way not shown hereon.
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are 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 REGISTERED LAND SURVEYOR ANGEL M MARRERO
5-12-19
ANGEL M MARRERO P.L.S. #2842
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.
60' 0' 60' 120'
Scale: 1" = 60'
REV DESCRIPTION DATE
SOUTHSIDE SURVEYING & PLANNING LSF000831
118 ATLANTA ST. MCDONOUGH, GA 30253 Phone: (770) 320-8089 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



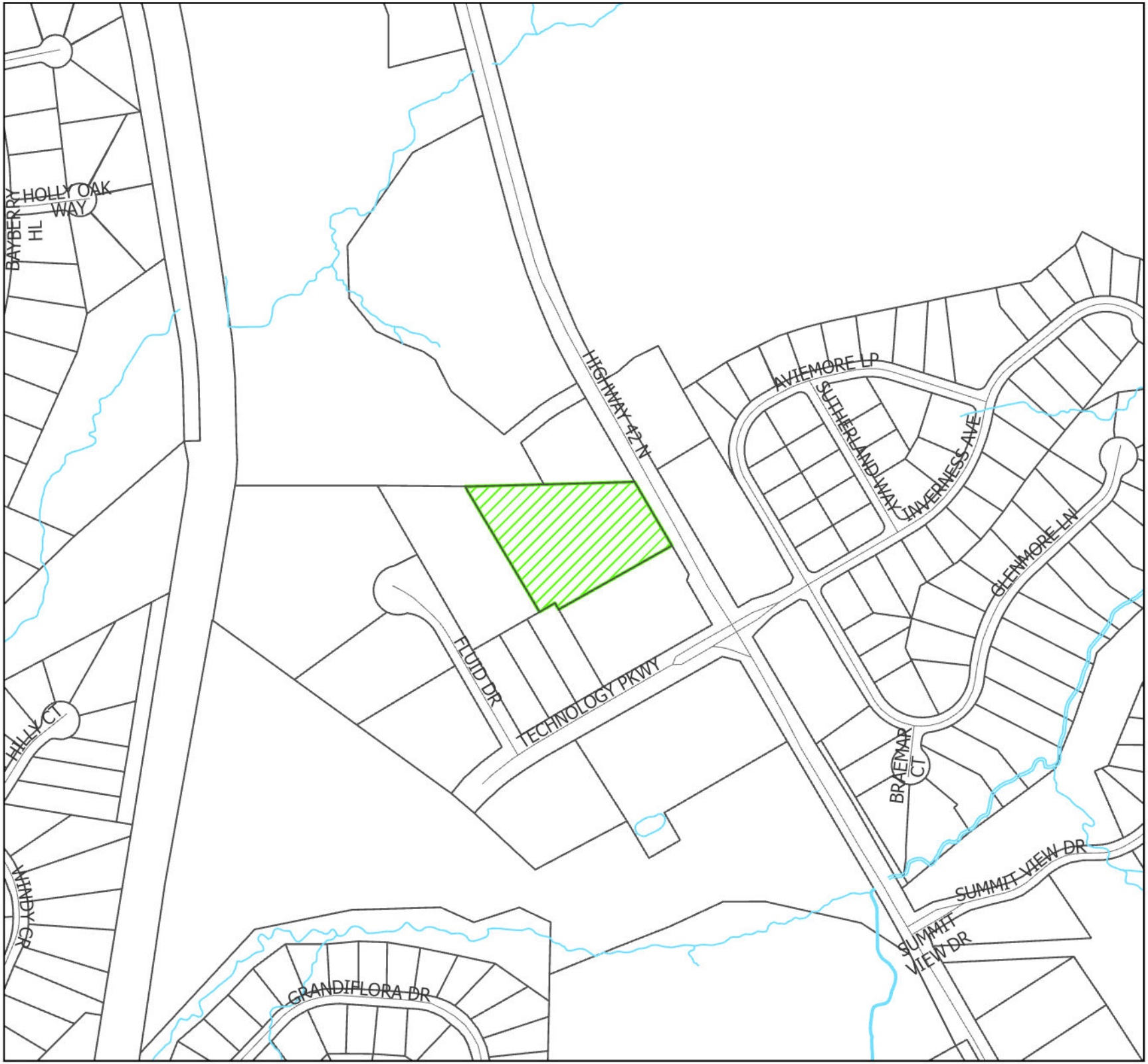
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REQUEST

AX-25-02

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This map is for graphical representation only. It is not a legal document



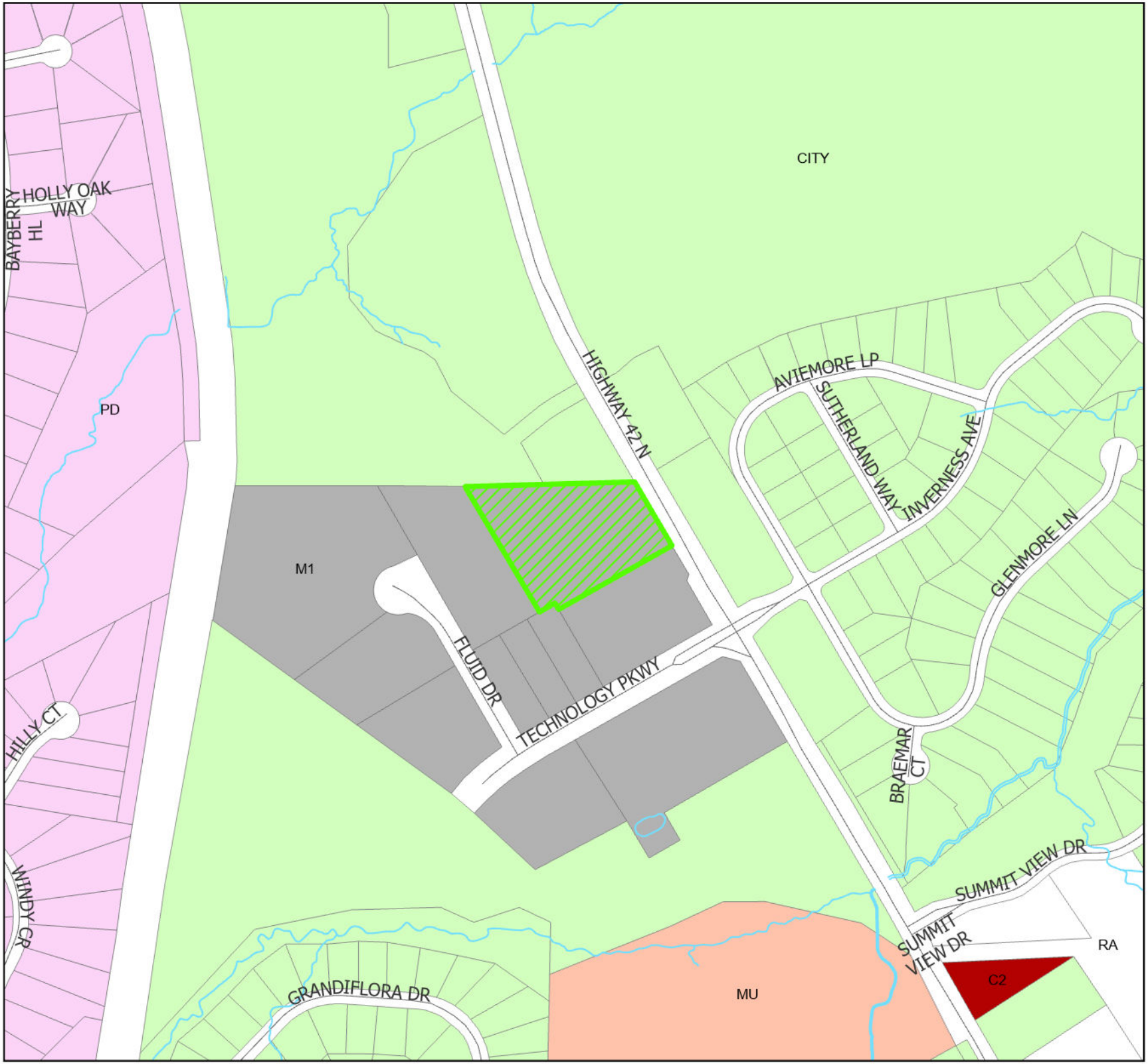
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REQUEST

AX-25-02

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This map is for graphical representation only. It is not a legal document



Legend

REQUEST

AX-25-02

CurrentZoning

- RA
- RS
- R-1
- R-2
- R-3
- R-4
- RD
- RM
- RMH
- OI
- C-1
- C-2
- C-3
- M-1
- M-2
- MU
- PD
- CITY

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This map is for graphical representation only. It is not a legal document



Legend

REQUEST

AX-25-02

2023 FLUM

FLU2023

- COM
- GREEN
- HDMU
- HDS
- INDUS
- LDMU
- LDS
- MDS
- PI
- RR
- TBD
- UR
- UTI
- VC
- CITY

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This map is for graphical representation only. It is not a legal document

Outlook

County Annexation Objection - 2251 Hwy 42

From Kenta Lanham <klanham@co.henry.ga.us>
Date Fri 3/21/2025 10:29 AM
To Gordon Linton <Glinton@stockbridgega.org>; kjackson@stockbridgega.org <kjackson@stockbridgega.org>; Ryan Anderson <randerson@stockbridgega.org>; llogan@stockbridgega.org <LLogan@stockbridgega.org>; Jordyn Bucholtz <jbucholtz@stockbridgega.org>; Juli M. Yoder <juli.yoder@gadca.onmicrosoft.com>
Cc Rachel Mack <rmack@co.henry.ga.us>; Toussaint M. Kirk <tkirk@co.henry.ga.us>; Kamau As-Salaam <ksalaam@co.henry.ga.us>
Bcc Kevin C. Johnson <kcjohnson@co.henry.ga.us>

1 attachment (5 MB)
AX-25-02 Objection Package, 2251 Hwy 42.pdf;

Good morning,

Please see the attached County objection package to the annexation request (AX-25-02) for property at 2251 Highway 42 N.

Thank you,

Kenta Lanham
Planner III
Planning and Zoning
140 Henry Parkway
McDonough, GA 30253
770-288-7534

HENRY COUNTY
Government

Disclaimer
Information contained herein has been researched as requested and provided as a public service. Information contained herein is believed to be accurate and is based upon or relates to the information supplied by the requestor. Information contained herein does not exempt a developer, builder, or property owner from any required review and/or approval required by other Henry County Departments, from private development covenants, and/or any other code/development regulations. Planning & Zoning can only provide information relating to zoning and permitted uses as approved by the Board of Commissioners. Planning & Zoning cannot give guidance or approvals regarding compliance required by other departments. Appropriate research and due diligence are strongly recommended ***before*** *acquiring property for specific use. Planning & Zoning assumes no liability for errors and omissions. Information contained herein has been obtained from public records, which may be inspected during regular business hours.*

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.

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

PowerPoint Presentations For AX-2024-03, CP-2024-11, RZ-2024-12

May 22, 2025 (Planning Commission)

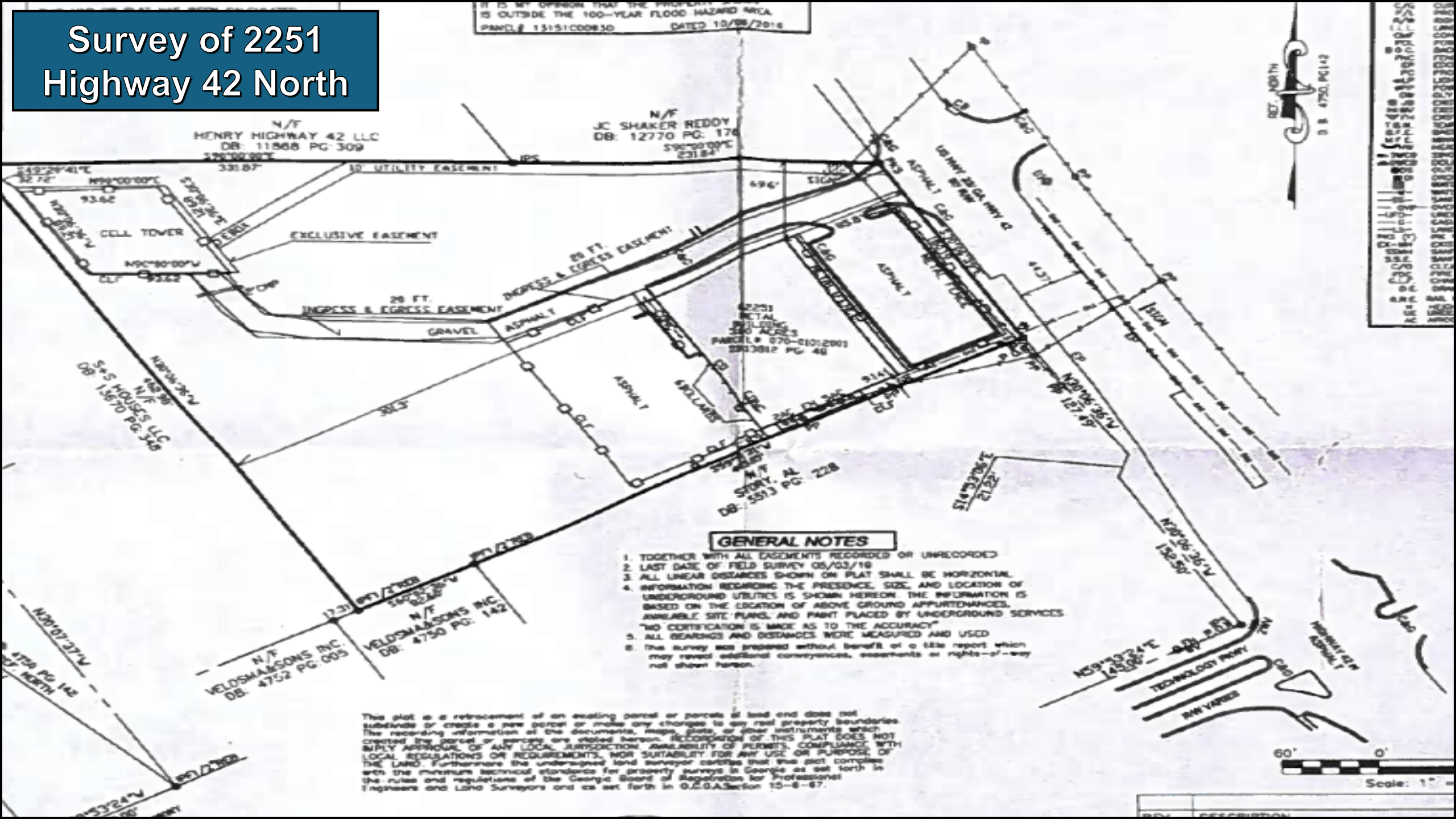
June 9, 2025 (Mayor and Council)

Case Facts

- Applicant: Alexa Hilbert
- Agent: Brightstar Homes & Services, Inc.
- Address of Property: 2251 Highway 42 North
- Parcel Acreage: 3.60 acres
- Parcel Identification: 070-01012001
- Current Use of Property: An existing building is located on the property
- County Zoning of Property: M-1 (Light Manufacturing District)
- County Future Land Use Designation: High-Density Suburban
- Sign Posting: May 7, 2025


Aerial Photo
Of 2251
Highway 42
North
Eagles Landing
First Baptist
Church; Eagle's Landing
Christian Academy/
Wolf Creek
Highlands Plaza
(Shopping Plaza)
The Highlands
at Eagles
Landing
Summit At Eagles
Landing
HydrauliCircuit
Technology, LLC
2251 GA-42
Inverness
Child Dev
Center
Trinity
Chapel
Crash Champions
Collision Repair
McDonough
Southern Crescent
TBI
Moss
Pointe
Magnolia

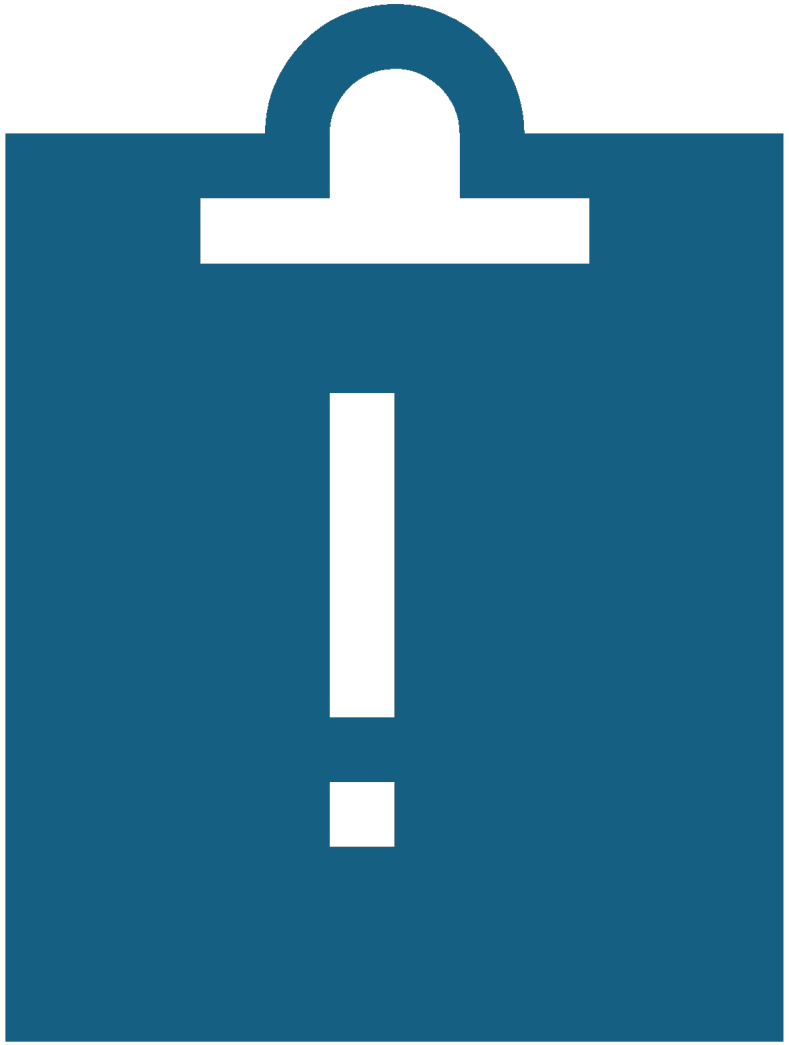
Survey of 2251 Highway 42 North



Sign Posting on May 7, 2025



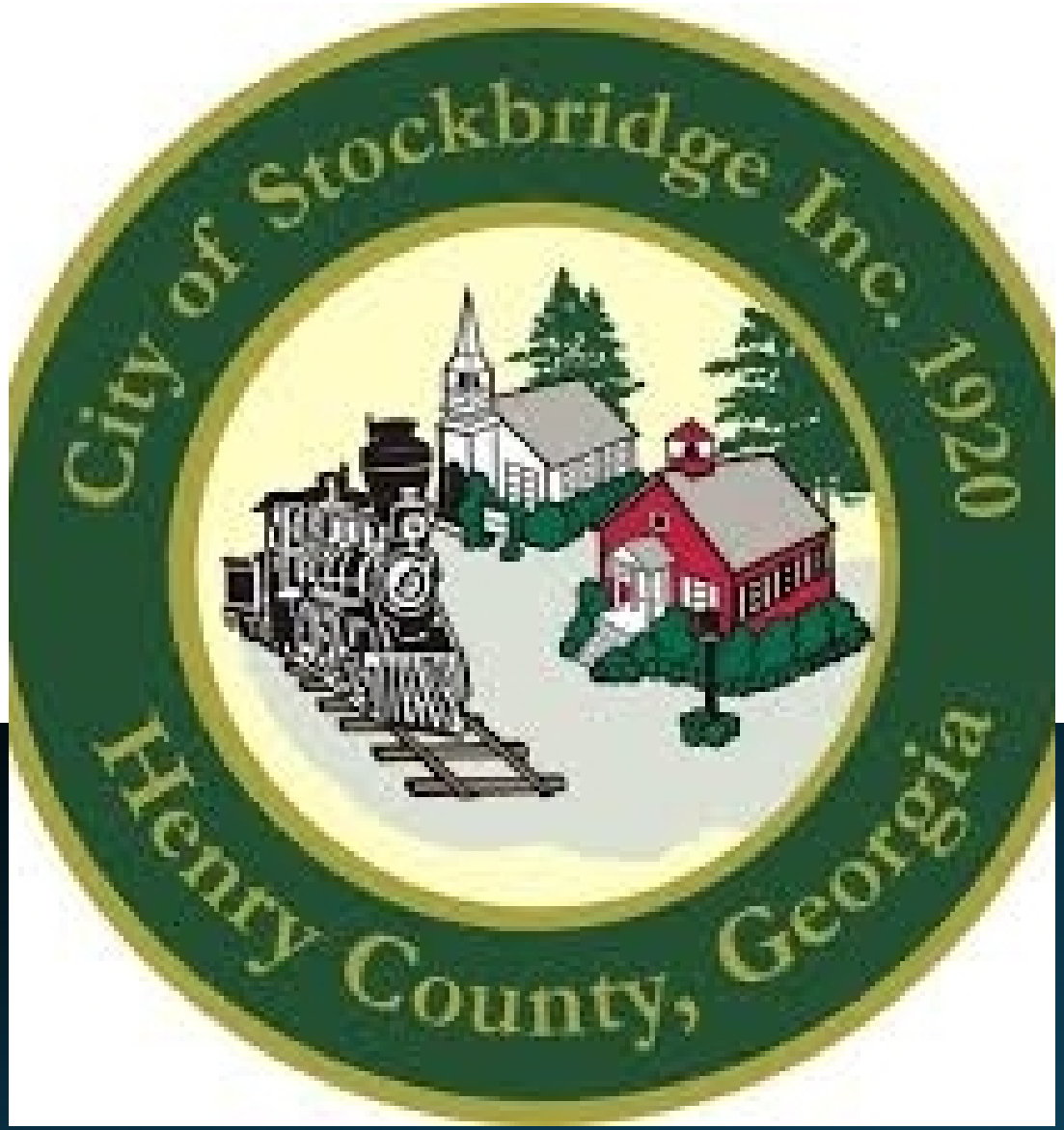
Development Information



Development Information

- The applicant, Alexa Hilbert, of Brightstar Homes and Services, is proposing to open a life skills training center for adults with developmental disabilities at an existing building located at 2251 Highway 42 North. The goal of the program is to assist their clients in acquiring behavioral skills that support their integration into the community, focusing on improving their communication skills, social interaction, and appropriate responses in the public. The agency offers a wide range of services from CRA (Community Residential Alternative), Life Sharing (Host Homes), and both individual and group Community Access Services. The agency also specializes in assisting individuals with various needs, such as those who are medically fragile, have autism, intellectual disabilities, or connections to the justice system or state hospitals.
- The new location will continue the services previously provided at 245 Country Club Drive (Suite 100 E & F) in Stockbridge where the agency held a building permit and operated for eight years. The proposed relocation is due to the expiration of the lease. At the proposed site, clients will not be served food and are expected to bring their lunch. The agency will be operated Monday through Friday from 9 am to 3 pm with clients arriving by van, which will be parked securely within a 10-foot fence surrounding the property. The building is 15,560 square feet with 27 parking spaces to accommodate staff, clients, and their transportation needs.

PowerPoint Presentation For AX-2024-03



Applicant’s Request

The applicant, Alexa Hilbert, has submitted an Annexation application (AX-2024-03) to request that the property at 2251 Highway 42 North, which is in unincorporated Henry County, be annexed into the Stockbridge City limits.

Contiguous Map of 2251 Highway 42

In Georgia, for a property to be annexed into a city, one major requirement is that the property must be contiguous to the city limits — meaning the property must physically touch or border the existing boundary of the city. In this case, the subject property is contiguous with the following parcels that are located within the City limits of Stockbridge: #070-01022002 and #070-01007011



Staff Analysis
(Section 9.8 of The Unified Development Code)

1. **Is the subject property contiguous to the existing corporate limits with at least one-eighth of the aggregate external boundaries coinciding? Contiguous means- abuts the municipal limits, or is separated by a street, river or railroad-type of right-of-way, or city land, or land owned by some other political subdivision, or lands, or lands owned by the state.**

    - Yes, the subject property is contiguous with the following parcels that are located within the City limits of Stockbridge: #070-01022002 and #070-01007011

2. **Describe what method (100%, 60% or Referendum and Resolution) the applicant is utilizing for the proposed annexation.**

    - The 100% method would be used for the proposed annexation.

3. **Is any part of the subject property being proposed for annexation within the boundary of another municipal corporation or county?**

    - Yes, the subject property is located within the boundary of Henry County.

Staff Analysis
(Section 9.8 of The Unified Development Code)

4. **Is any part of the subject property receiving municipal services from any entity other than the city proposing annexation?**

   - Yes, the subject property is receiving municipal services from Henry County. The following entities include Henry County Water Authority, Henry County Fire and EMS, and the Georgia Power Company.

5. **Is the subject property for the proposed annexation being developed for urban purposes- defined as a minimum of two people per acre?**

   - No. The proposed annexation is for a non-residential use—an educational training facility—and does not include any residential development that would contribute to a permanent population on the site. As such, the property does not meet the minimum residential density required to be considered development for urban purposes.

6. **Is the proposed annexation consistent with the Comprehensive Plan?**

   - No, the subject property has a Henry County Future Land Use designation of HDS (High-Density Suburban). The applicant has submitted a Comprehensive Plan Amendment (CP-2024-11) to assign the future land use designation of Low-Density Mixed-Use.

Staff Analysis
(Section 9.8 of The Unified Development Code)

7. **Does the proposed annexed property share a common zoning classification with the adjoining City property as ascribed in Section 9.8 of the Unified Development Code?**

   - No, the applicant has submitted a rezoning application (RZ-2024-12) to assign the zoning district of ‘OI’ (Office Institutional) and PMU (Parkway Mixed Use Overlay) district.

8. **Potential positive effects of the proposed annexation on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.**

   - The addition of this private school would allow adults with developmental disabilities to gain valuable life skills that will make them more equipped to integrate into the community.

9. **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.**

   - The subject property will require any development or building. The existing building will sufficiently meet the needs of the proposed use. The building was previously used for the same purpose as recently as 2024.

Staff Analysis
(Section 9.8 of The Unified Development Code)

10. The impact upon adjacent property owners should the request be granted.

- The area within the vicinity of the subject property consists of mostly commerical with some residential. Traffic volume should not be impacted by this private school as students will arrive and depart via van each day. Thus, adjacent property owners should not be negatively impacted.

11. The potential impact of the annexation on City infrastructure including water and sewage system.

- Annexation of this property will have minimal impact on City infrastructure. Henry County has previously serviced this property for water and sewer; the applicant has submitted an application to the Henry County Water Authority to confirm water and sewer availability for this property.

12. The impact of the proposed annexation on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

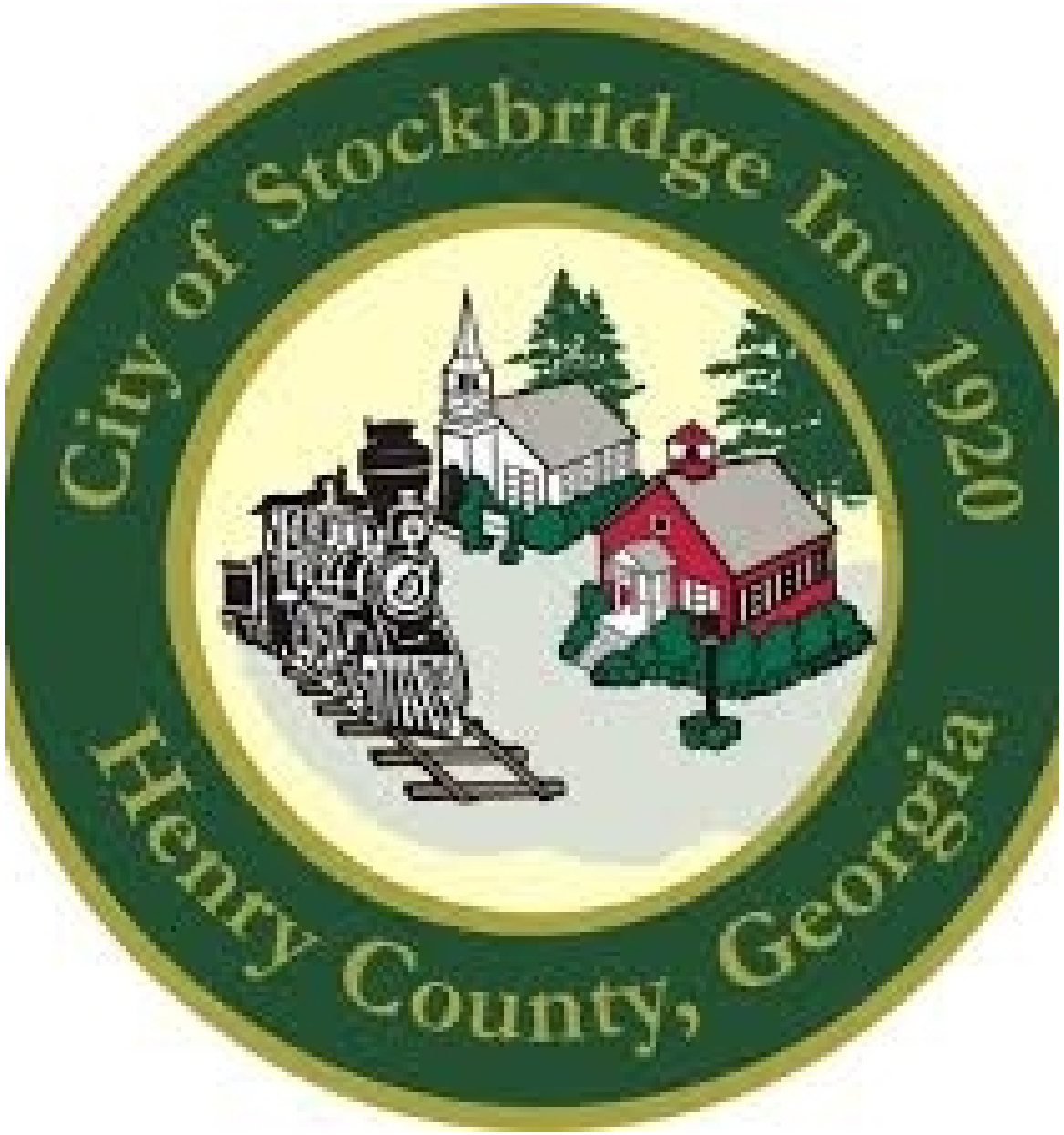
- A formal traffic study was not submitted, and as a result, staff is unable to predict with certainty the impact on traffic this proposed use will have on the existing roads (Highway 42 North is classified as a minor arterial road by the Georgia State Functional Classification Map).

- Given that all students at the proposed school will be arriving and departing in designated vans which will be parked within a secure 10-foot fence surrounding the property, staff is able to confidently say that traffic will not be impacted adversely by the opening of this school.

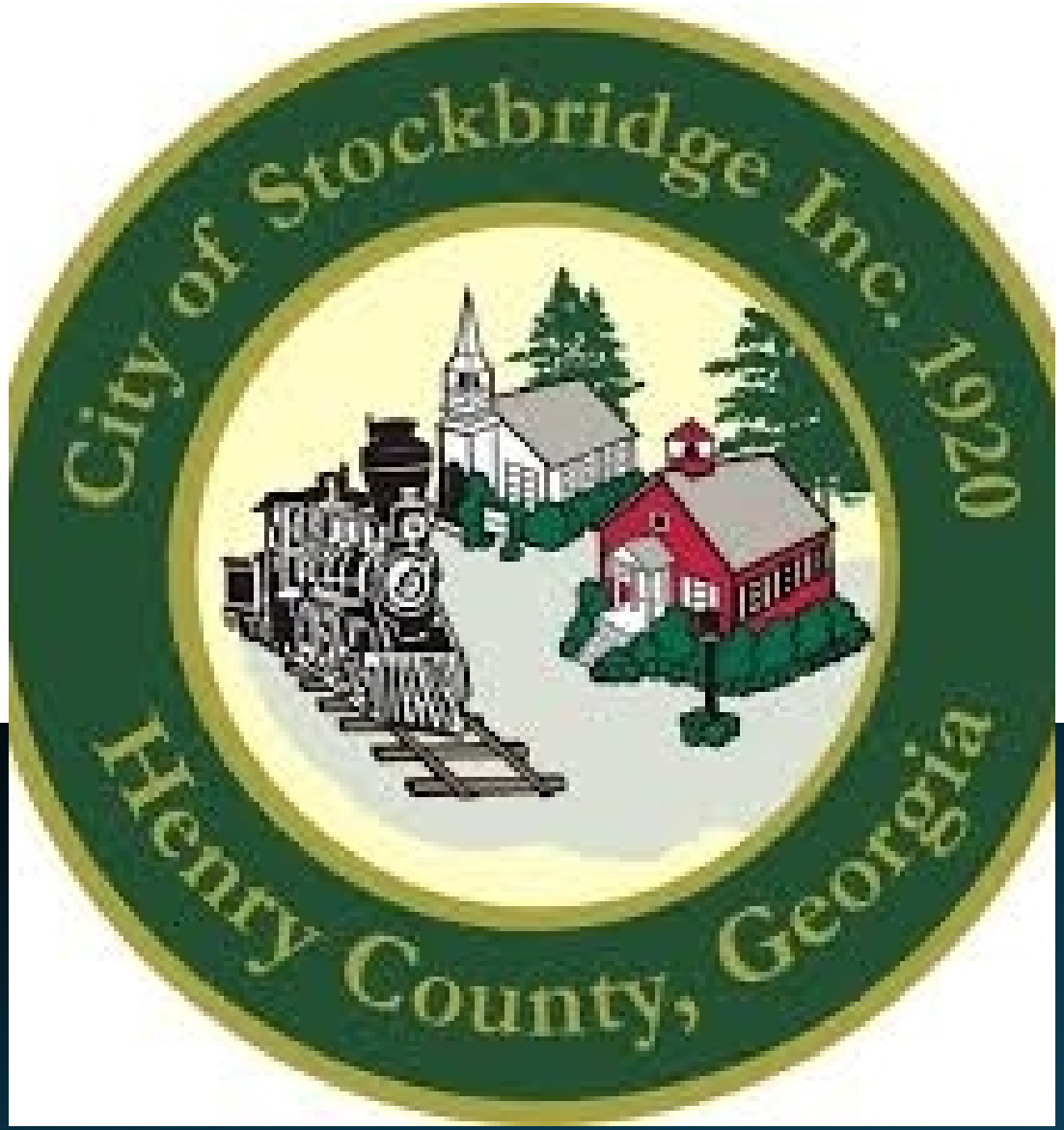
Staff Recommendation

This Staff Report has demonstrated that the requested annexation via AX-2024-03 would be necessary and desirable for the City of Stockbridge in conjunction with the requested Comprehensive Plan Amendment (CP-2024-11) to assign the future land use designation of Low-Density Mixed-Use and the requested rezoning of RZ-2024-12 to assign the zoning districts of ‘OI’ (Office Institutional) and ‘PMU’ (Parkway Mixed Use Overlay). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

Staff Analysis (Section 9.8 of The Unified Development Code)



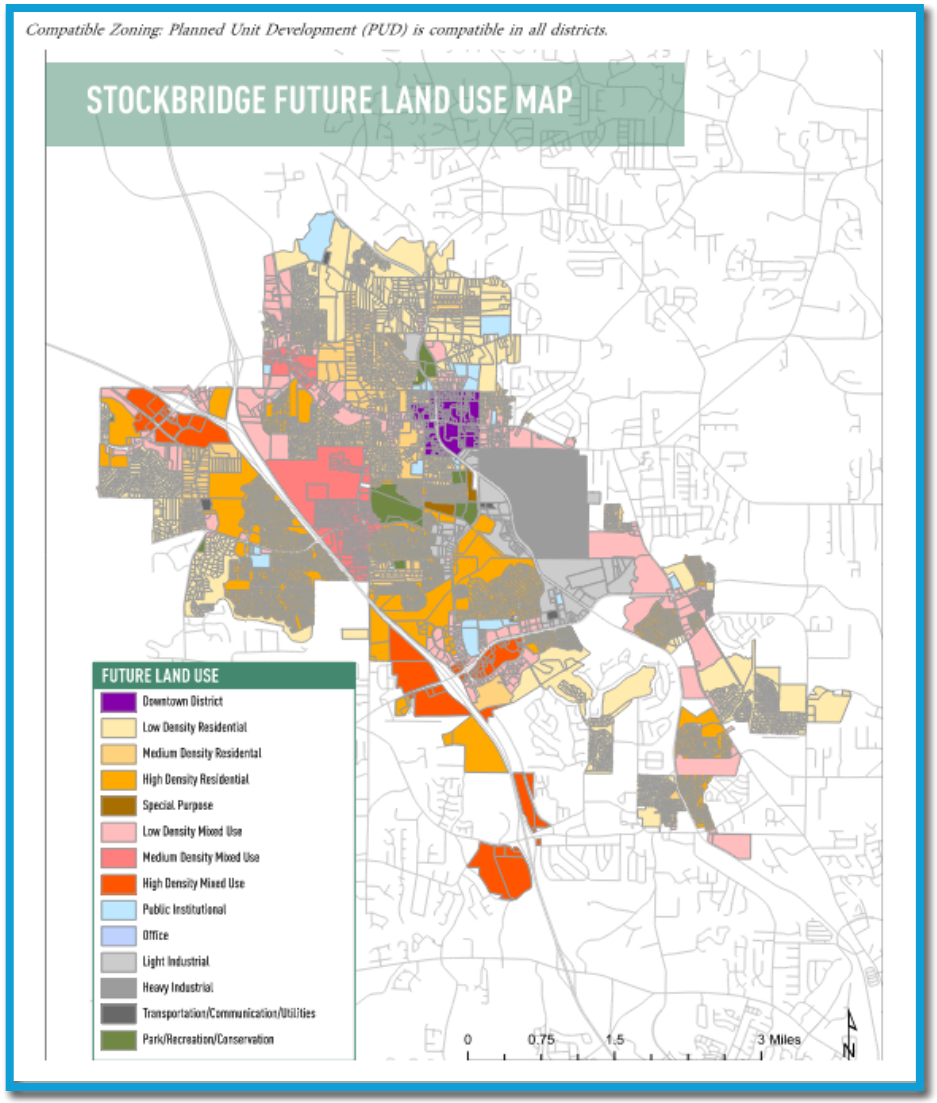
PowerPoint Presentation For CP-2024-11



Applicant's Request

Assign the City of Stockbridge's 'Low-Density Mixed-Use' to allow for the opening of a center for assisting adults with developmental disabilities.

City of Stockbridge Comprehensive Plan (2024)

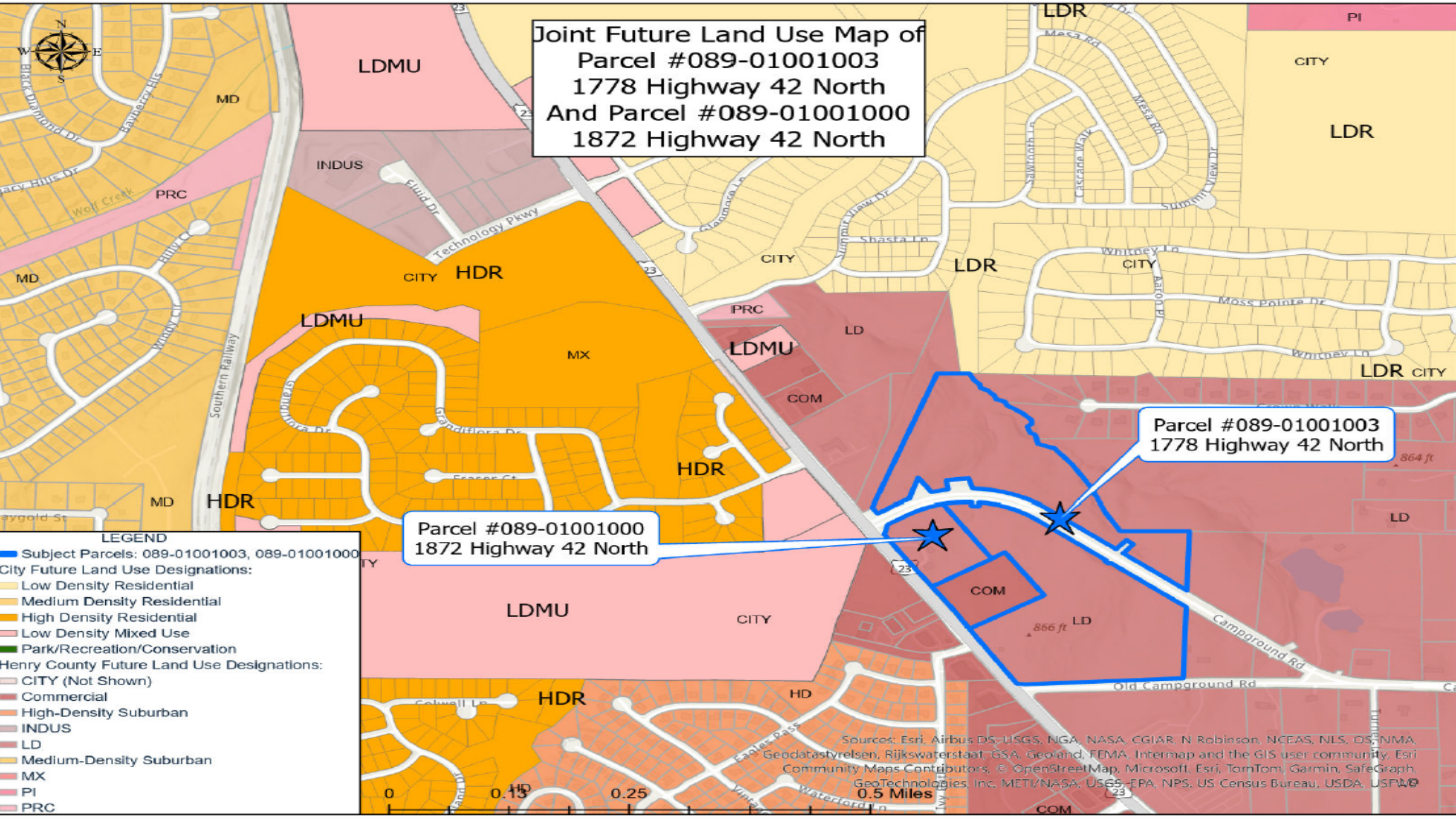


LOW-DENSITY MIXED USE (1-3.99 UNITS/ACRE)

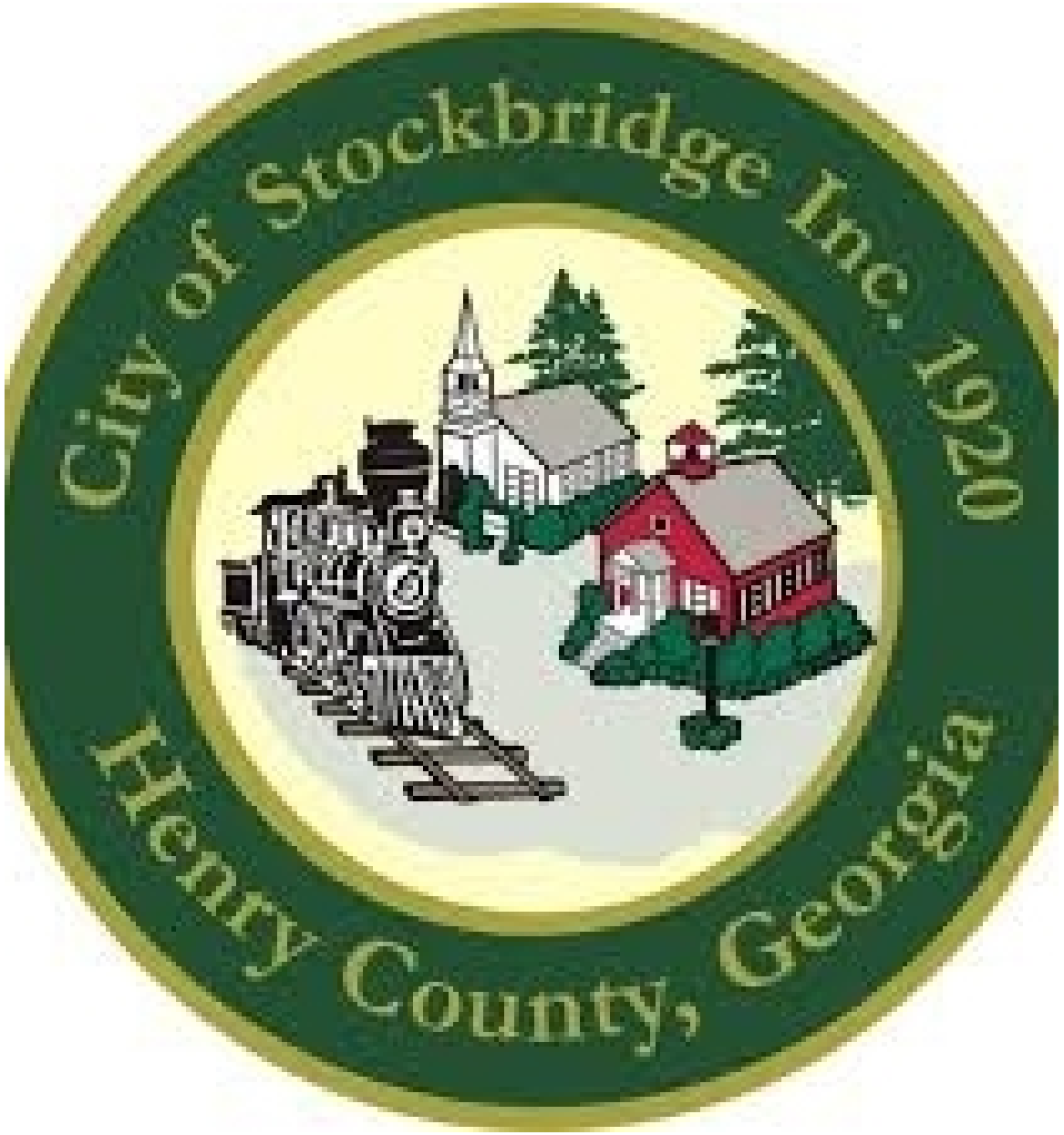
This designation is intended for commercial/retail areas along various corridors and intersections located throughout the City. These areas mainly serve the residents of the surrounding residential neighborhoods. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining locally owned retail, low intensity office uses, and apartment/condo/loft uses in two story buildings in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them.

SURROUNDING LAND USE DESIGNATION

Location	Current Land Use	Current Future Land Use Designation
Property to the North	Eagles Landing Christian Academy	Low-Density Residential
Property to the South	Trinity Chapel Collision Repair	Light Industrial (Henry County)
Property to the East	Retail Plaza	Low-Density Mixed-Use
Property to the West	Hydraulic equipment supplier	Light Industrial (Henry County)


Joint Future Land Use Map of
Parcel #089-01001003
1778 Highway 42 North
And Parcel #089-01001000
1872 Highway 42 North
Parcel #089-01001003
1778 Highway 42 North
Parcel #089-01001000
1872 Highway 42 North
LEGEND
Subject Parcels: 089-01001003, 089-01001000
City Future Land Use Designations:
Low Density Residential
Medium Density Residential
High Density Residential
Low Density Mixed Use
Park/Recreation/Conservation
Henry County Future Land Use Designations:
CITY (Not Shown)
Commercial
High-Density Suburban
INDUS
LD
Medium-Density Suburban
MX
PI
PRC
LDMU
HDR
LDR
COM
INDUS
PRC
MD
CITY
PI
LD
Technology Pkwy
Fluid Dr
Southern Railway
Campground Rd
Old Campground Rd
Mesa Rd
Summit View Dr
Shasta Ln
Whitney Ln
Moss Pointe Dr
Aaron Pl
Cascade Walk
Sawmont Ln
Leonard Ln
Wolf Creek
Bayberry Hls
Black Diamond Dr
Hilltop Ct
Whitney Ct
Granadilla Dr
Fraser Ct
Colwell Ln
Eagles Pass
Waterford Ln
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
0
0.13
0.25
0.5 Miles
864 ft
866 ft

Staff Analysis (Section 9.2.7 of The Unified Development Code)



Staff Analysis (Section 9.2.7 of The Unified Development Code)

1. **Consistency with the Comprehensive Plan.**

The request to assign the Future Land Use designation of Low-Density Mixed-Use is necessary because the Henry County designation of Light Manufacturing is closely related to the City of Stockbridge designation of Light Industrial, which is not compatible with commercial uses. The designation of Low-Density Mixed-Use allows for commercial uses such as educational training facilities and is compatible with the proposed rezoning to OI (Office Institutional). In addition, the proposed use is consistent with the policy goals that are found in the current City of Stockbridge Comprehensive Plan that are found on pages 42 and 44.

Population Goals:
To ensure all residents have access to critical services, safe and attractive neighborhoods, and good work opportunities.

Population Policies:
Develop programs to provide and maintain a safe environment for all.

Economic Policies:
Support programs for the retention, expansion, and creation of businesses that complement our vision for our community and local economy.

Future Land Use Goals:
To establish land use designations that meet the needs of the City and are consistent with the new UDC.

Community Services/Facilities Goals:
To make available adequate facilities and services to meet the changing needs of all City residents.

Staff Analysis
(Section 9.2.7 of The Unified Development Code)

2. **Relation to the Zoning of the Property:** The applicant's request to assign the subject property to the OI (Office Institutional) and PMU (Parkway Mixed Use Overlay) zoning districts is compatible with the surrounding land uses adjacent to the subject property, which include a strip mall, residential neighborhood, church, and collision repair business. The OI zoning designation can serve as a transitional zone between residential and commercial areas, accommodating uses such as offices, banks, and personal service businesses. Page 48 of the 2024 Comprehensive Plan identifies OI zoning as compatible with the Low-Density Mixed-Use Future Land Use designation.

3. **Suitability of the Site's Location:** The area surrounding the proposed private school is a mix of commerical and residential. There is a strip mall with various commerical businesses on the opposite side of Highway 42 North. There are additional commerical uses to the south and west of the subject property including a church and collision repair business. To the northwest and east of the property are residential subdivisions. A private school is well suited to being in an area that provides a mix of residential and commercial uses. Both the proposed zoning of OI and the proposed future land use designation of low-density mixed-use are well-suited for a school located in a mixed residential and commerical area.

Staff Analysis
(Section 9.2.7 of The Unified Development Code)

4. <u>Maintaining the Current Land Use Designation:</u>

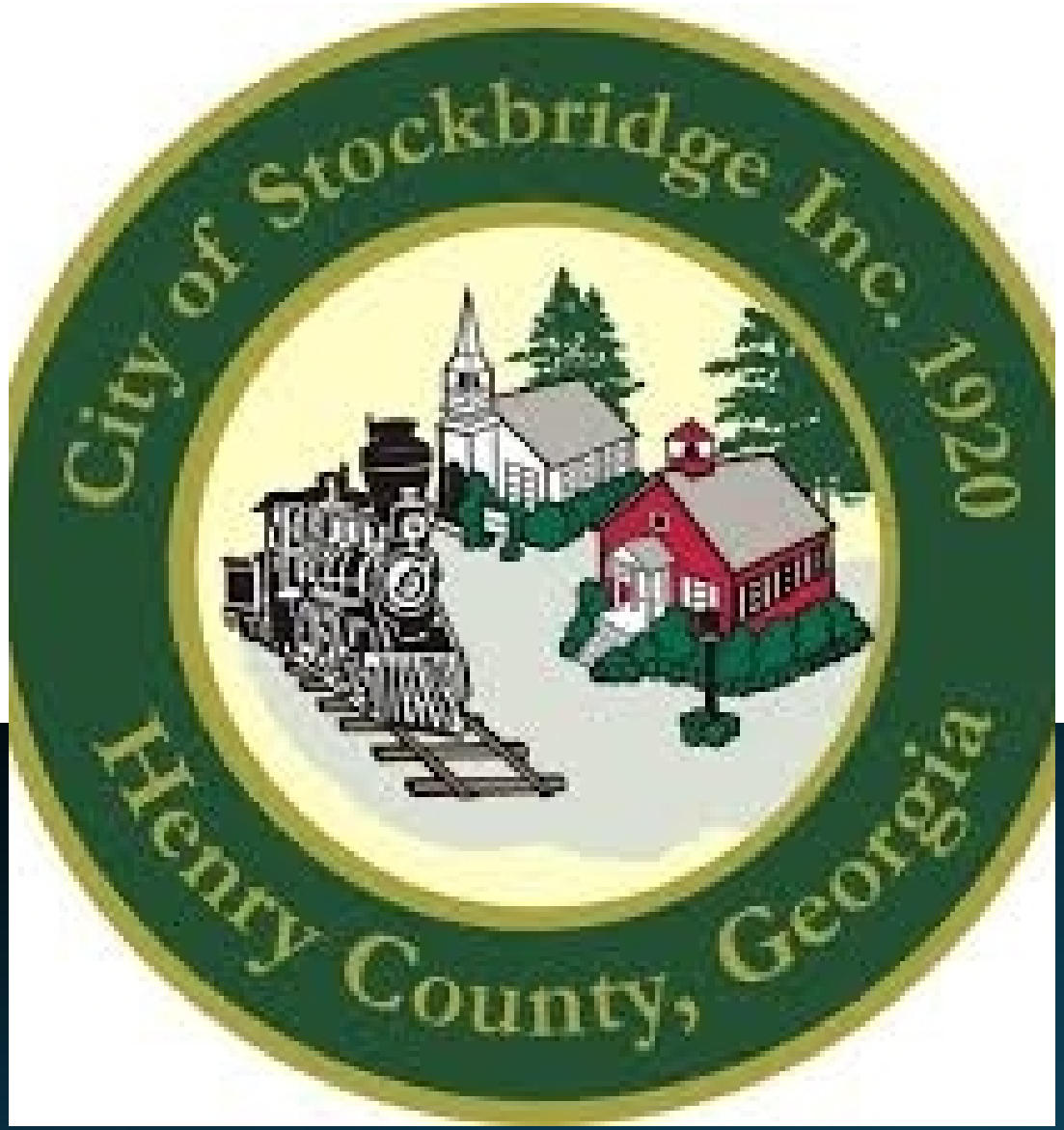
The current Future Land Use designation for this property in Henry County is Light Industrial. The purpose of Light Industrial in the City of Stockbridge is intended for business parks, which incorporate offices and other uses such as warehouses, research and development, printing businesses, storage units, and light manufacturing operations. This purpose is not compatible with a training/educational facility. For this type of use, the designation Low-Density Mixed-Use is more compatible.

The 2024 Comprehensive Plan intends for the Low-Density Mixed-Use Future Land Use designation to allow for commerical/retail areas along various corridors and intersections located throughout the city. These areas mainly serve the residents of the surrounding residential neighborhoods and should maintain a community-oriented feel. An educational training facility will provide a community-oriented need for the surrounding neighborhoods and City as a whole.

Staff Recommendation

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2024-11 would be necessary and desirable for the subject property in conjunction with the requested rezoning of RZ-2024-12 to assign the zoning districts of ‘OI’ (Office Institutional) and PMU (Parkway Mixed Used Overlay). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

PowerPoint Presentations For RZ-2024-12



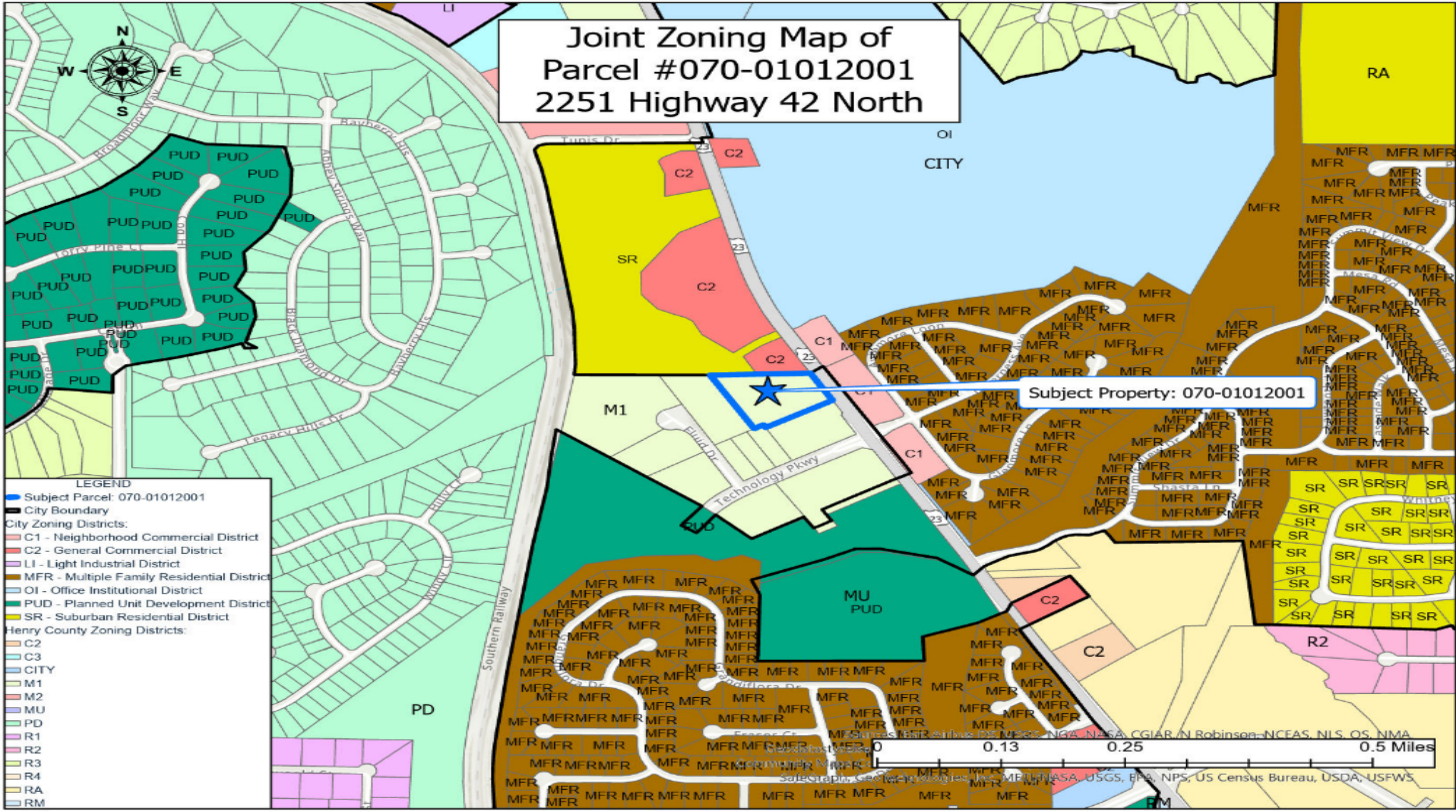
Applicant's Request

- Assign the zoning district of O-I (Office Institutional) to property located at 2251 Highway 42 North to allow for the purpose of allowing a center for assisting adults with developmental disabilities.



SURROUNDING ZONING PROPERTY INFORMATION

Location	Existing Zoning	Existing Land Use
Property to the North	C-2 (General Commercial) – Stockbridge	Vacant Land
	SR (Suburban Residential) - Stockbridge	
Property to the South	M-1 (Light Manufacturing District) – Henry County	Crash Champions Collision Repair McDonough
	PUD' (Planned Unit Development) - Stockbridge	Southern Crescent TBI
	M-1 (Light Manufacturing District) – Henry County	Trinity Chapel
Property to the East	C-1 (Neighborhood Commercial) – Stockbridge	Highlands Plaza (Shopping Plaza)
	MFR (Multi-Family Residential) – Stockbridge	The Highlands at Eagles Landing (Subdivision)
	O-I (Office Institutional) – Stockbridge	Eagles Landing First Baptist Church
Property to the West	M-1 (Light Manufacturing District) – Henry County	HydrauliCircuit Technology, LLC
	PD (Planned Development) – Henry County	Eagles Landing Subdivision


Joint Zoning Map of
Parcel #070-01012001
2251 Highway 42 North
N
W
E
S
Subject Property: 070-01012001
LEGEND
Subject Parcel: 070-01012001
City Boundary
City Zoning Districts:
C1 - Neighborhood Commercial District
C2 - General Commercial District
LI - Light Industrial District
MFR - Multiple Family Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
SR - Suburban Residential District
Henry County Zoning Districts:
C2
C3
CITY
M1
M2
MU
PD
R1
R2
R3
R4
RA
RM
0
0.13
0.25
0.5 Miles
Esri Community Maps Contributors, Maxar, Earthstar Geographics, CNES/Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

1. Consistency with the Comprehensive Plan: The subject property is currently designated by the Henry County Comprehensive Plan 2045 as High-Density Suburban. However, once it is annexed into the Stockbridge City limits, it will be assigned to the city future land use designation of Low-Density Mixed-Use. The Low-Density Mixed-Use future land use designations provides a list of permitted uses which includes the requested O-I (Office-Institutional) zoning district. The proposed center for adults with developmental disabilities is consistent with the intent of the Low-Density Mixed-Use future land use designation. As outlined on page 48 of the Stockbridge Comprehensive Plan, the Low-Density Mixed-Use Future Land Use Designation is intended to support a mixture of residential, limited commercial, and institutional uses that are compatible in character with the surrounding areas. The use functions as a community-oriented institutional service that provides life-skills training and support to adults with developmental disabilities, aligning with the Comprehensive Plan emphasis on inclusive, supportive services and enhanced quality of life for residents. In addition, the usage of an existing building for this use promotes efficient land use and sustainable developmental practices encouraged throughout the Plan itself.

In terms of the goals of the 2024 City of Stockbridge Comprehensive Plan, the proposed use fulfills several policy objectives. First, it aligns with the City of Stockbridge goal of ensuring equitable access to essential services. By providing specialized training for adults with developmental disabilities, the center equips individuals with the skills necessary for greater independence and improved daily living. Second, the proposed use ensures that adequate resources are available for residents with developmental disabilities. It provides a valuable service that meets evolving needs of communities while supporting responsible development. In addition, the proposed center contributes to infrastructure improvements that enhance accessibility and efficiency without compromising service levels for existing residents. By maintaining cost-effective operations, it reinforces policies aimed at sustaining high-quality public services and fostering inclusive growth within the city.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

2. **The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code:** The proposed rezoning to O-I (Office Institutional) supports the goals of the Unified Development Code by activating a vacant site for a vital community use. The facility will serve adults with developmental disabilities, promoting health, safety, and quality of life while reducing traffic impacts. Aligned with the PMU overlay district, the center also enhances employment diversity by attracting skilled professionals and supports the City's long-term vision for social equity and community well-being.
3. **Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community:** The proposed O-I zoning provides a low-impact, community-oriented use that serves as a transitional buffer between commercial and residential areas. Located near several subdivisions, the center will offer convenient access for clients and caregivers, promote social integration, and minimize strain on public infrastructure.
4. **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property:** The subject property location at 2251 Highway 42 North is physically well-suited for the proposed use. The site features an existing building situated on relatively flat terrain, which supports ease of access. It has frontage on Highway 42 North providing convenient and visible access for clients, staff, and service providers. The size and shape of the lots are adequate to support the requested use with sufficient space available for parking and circulation.
5. **The impact upon adjacent property owners should the request be granted:** The proposed use is a quiet, low-impact, community-focused facility that blends seamlessly with nearby residential and commercial areas. It generates minimal traffic and noise while enhancing neighborhood character and potentially boosting surrounding property values.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

6. **The potential impact of the rezoning on City infrastructure including water and sewage system:** The proposed rezoning to accommodate a center for assisting adults with developmental disabilities at 2251 Highway 42 North is expected to have minimal impact on the city infrastructure, particularly the water and sewage system.

7. **The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes**: The proposed weekday use, serving adults with developmental disabilities, will generate minimal traffic as clients arrive via agency-operated vans parked securely onsite. Operating outside peak hours and with direct access to Highway 42, the facility avoids residential streets and blends well with nearby uses such as churches, retail, and light industrial. Overall, traffic and circulation impacts are expected to be negligible.

8. **The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan:** The proposed use — a supportive center for adults with developmental disabilities — aligns with the Stockbridge UDC and Comprehensive Plan by promoting inclusivity, smart growth, and essential services in an accessible, community-serving location.

9. **The ability of the subject land to be developed as it is presently zoned:** The subject property is currently zoned M-1 (Light Manufacturing District) under the Henry County Zoning Ordinance, which is intended to accommodate industrial and manufactured uses such as warehousing and distribution. These uses are not compatible with the applicant's proposed development. Therefore, the applicant is requesting to assign the O-I (Office Institutional) zoning district upon the approval of the annexation. The intent of the City of Stockbridge O-I (Office Institutional) zoning district is to support low-intensity, service-oriented uses such as professional offices, educational programs, and community facilities, making it well-suited for the applicant's proposed use. The zoning designation would be more consistent with the character of the surrounding area, which includes a mixture of commercial, residential, and institutional zoning.

STAFF RECOMMENDATION

- This Staff Report has demonstrated that the requested Rezoning via RZ-2024-12 would be necessary and desirable for the subject property in conjunction with the requested Comprehensive Plan Amendment of CP-2024-11 to assign the future land use designation of Low-Density Mixed-Use, and the requested annexation request of AX-2024-03. Therefore, the Planning and Zoning staff recommends **APPROVAL**.

HENRY COUNTY SCHOOLS

District Office
33 N. Zack Hinton Parkway
McDonough, GA 30253
770.957.6601

Unified Governance

Henry County Board of Education

Sophe Pope
Board Chair
District 4

Annette Edwards
Board Vice Chair
District 2

Dr. Pam Nutt
District 1

Jennifer Carter
District 3

Makenzie McDaniel
District 5

Dr. John Pace, III
Superintendent

To: Ryan Anderson

Date: 3/25/2025

Re: Annexation of Highway 42 North

Mr. Anderson,

I have received and reviewed the annexation packet for the property located at 2251 Highway 42 N. Based on my assessment, the proposed annexation and project will not have any impact on schools within the Henry County School System.

Please let me know if you require any additional information. I would be happy to assist.

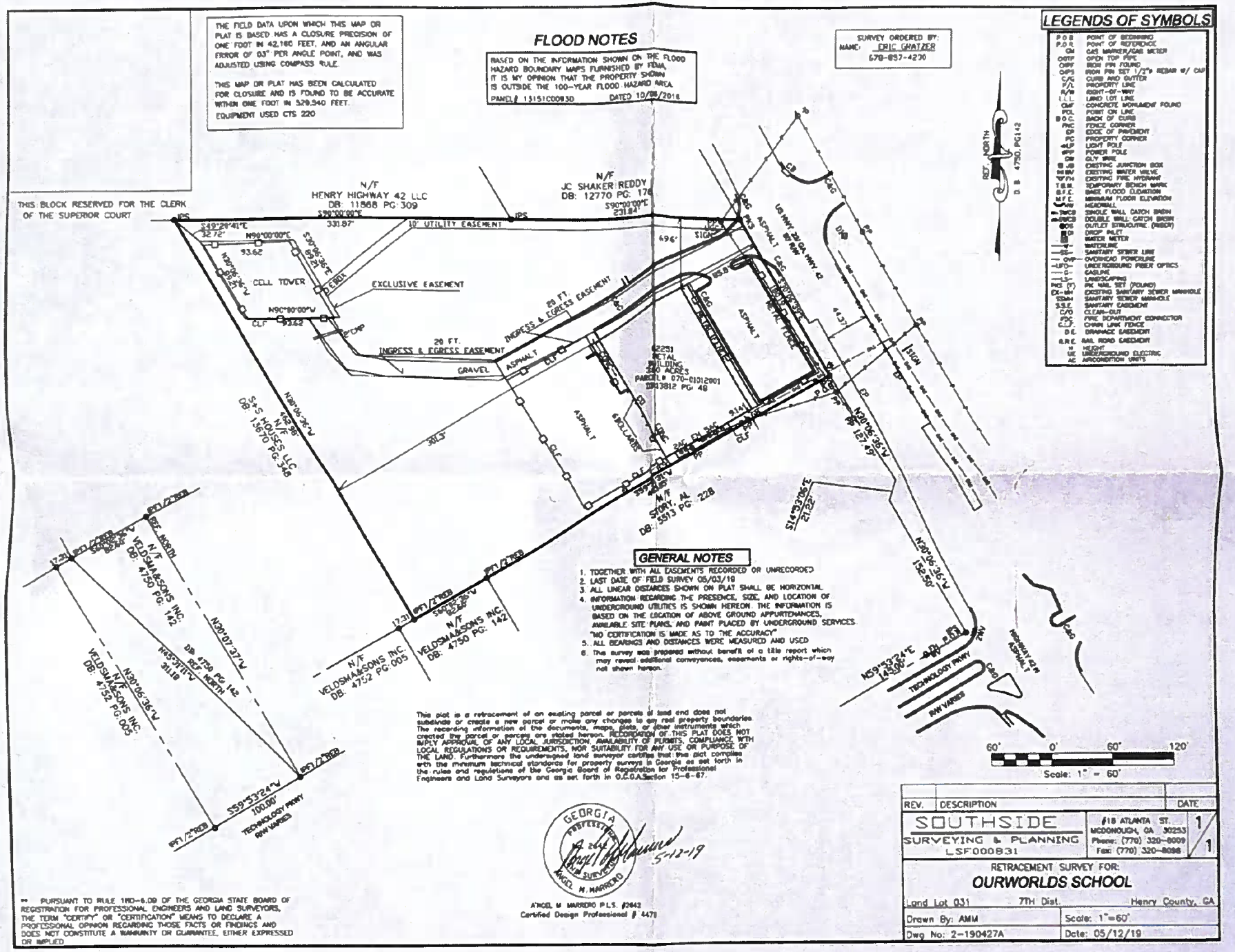
Best regards,

Jim Jones
Planning and Growth Coordinator
Operations
Jim.Jones@henry.k12.ga.us

We share a **VISION** to ensure a high-quality, world-class education for every student.

Our **MISSION** is to empower all students with exceptional opportunities and access that lead to success in a global society.

www.henry.k12.ga.us


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 10/16/2018
SURVEY ORDERED BY:
NAME: ERIC GRATZER
678-857-4230
LEGENDS OF SYMBOLS
POB POINT OF BEGINNING
POR 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/L 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
GW GUY WIRE
EJB EXISTING JUNCTION BOX
EWV EXISTING WATER VALVE
EFH EXISTING FIRE HYDRANT
T.B.M. TEMPORARY BENCH MARK
B.F.E. BASE FLOOD ELEVATION
M.F.E. MINIMUM FLOOR ELEVATION
MH MEADWALL
SCB SINGLE WALL CATCH BASIN
DCB DOUBLE WALL CATCH BASIN
OS OUTLET STRUCUTRE (INSERT)
DP DROP PILOT
WM WATER METER
W WATERLINE
SS SANITARY SEWER LINE
OHP OVERHEAD POWERLINE
UFO UNDERGROUND FIBER OPTICS
G GASLINE
LS LANDSCAPING
PKS (T) PK NAIL SET (FOUND)
SSMH 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
N/F HENRY HIGHWAY 42 LLC DB: 11868 PG: 309
N/F JC SHAKER REDDY DB: 12770 PG: 176
10' UTILITY EASEMENT
CELL TOWER
EXCLUSIVE EASEMENT
20 FT. INGRESS & EGRESS EASEMENT
GRAVEL
ASPHALT
CLF
2231 SQ. FT. METAL BUILDING .340 ACRES PARCEL # 070-01012001 DB 13812 PG: 49
N/F S+S HOUSES LLC DB: 13670 PG: 348
N/F STORY, AL DB: 5513 PG: 228
N/F VELDSMA&SONS INC. DB: 4750 PG: 142
N/F VELDSMA&SONS INC. DB: 4752 PG: 005
US HWY 23 OR HWY 42 (80' R/W)
TECHNOLOGY PKWY
R/W VARIES
REF. NORTH
D.B. 4750, PG 142
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 UBLITIES 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. #2643
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.
60' 0' 60' 120'
Scale: 1" = 60'
REV. DESCRIPTION DATE
SOUTHSIDE SURVEYING & PLANNING LSF000831
118 ATLANTA ST. MCDONOUGH, GA 30253 Phone: (770) 320-8099 Fax: (770) 320-8098
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

City of Stockbridge

AGENDA ITEM

MEETING DATE

JUNE 9, 2025

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ 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: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

Comprehensive Plan Amendment Case # for 2251 Highway 42 North. Brightstar Homes and Services, Inc. proposes to change the property's future land use designation from Henry County-High-Density Suburban to the City's Low-Density Mixed-Use to allow the existing building to be used for a private school, which would be a life skills training center for adults with developmental disabilities. The property has 3.4341 +/- acres. The applicant has also applied for annexation via AX-2024-03 and rezoning via RZ-2024-12.

BACKGROUND INFORMATION:

Staff Recommendation—Approval. Planning Commission Action on May 22, 2025—Approval. The existing building is currently vacant. It was previously used for a similar purpose. The applicant wishes to relocate the existing school to this property from 245 Country Club Drive, where it has operated for the last eight (8) years. The relocation is needed due to the expiration of the lease at that location.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

GRANTS ADMIN._____

ATTACHMENTS:

ITEM/PROJECT/EVENT:

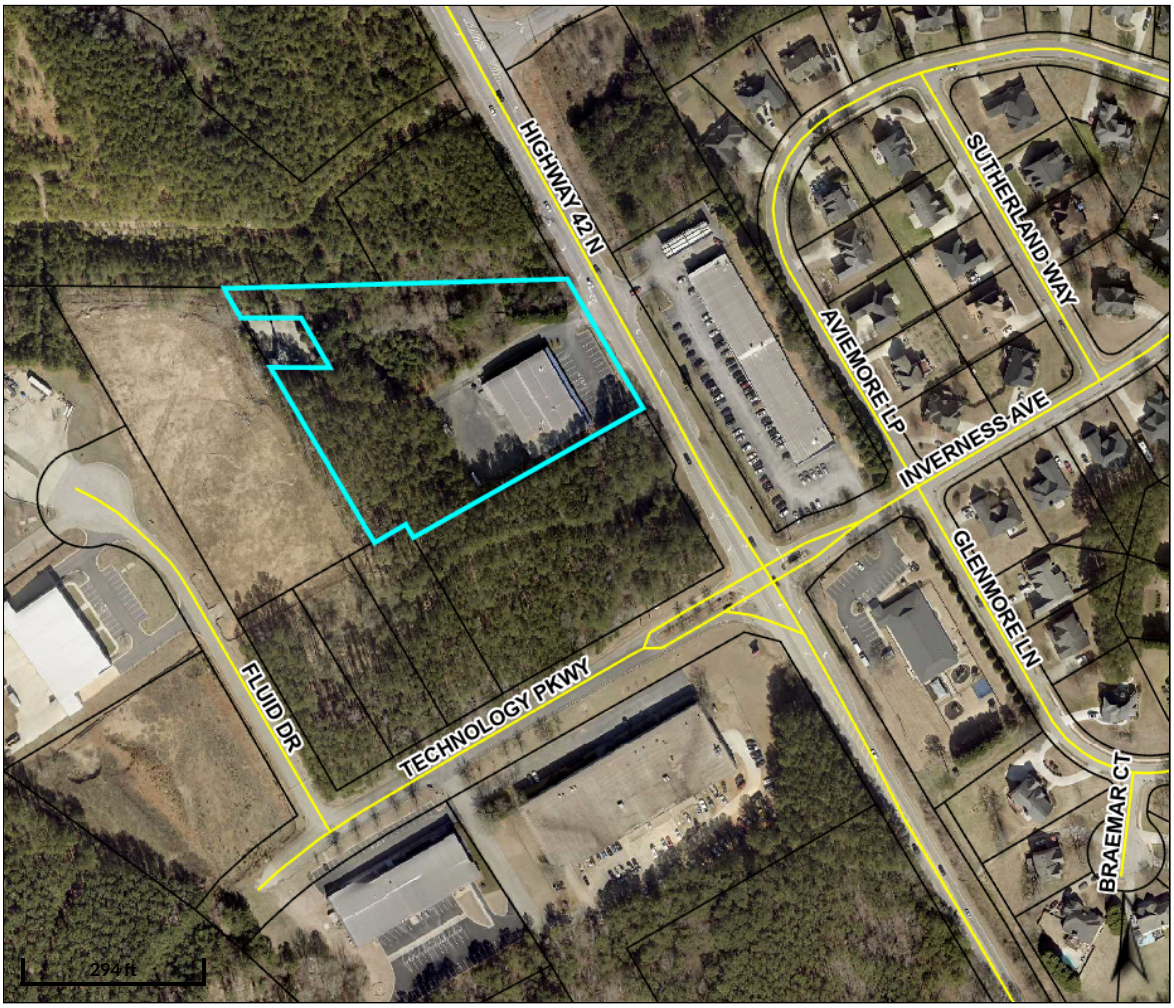
COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-11.

BACKGROUND INFORMATION:

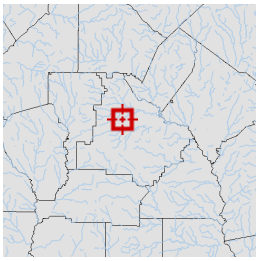
STAFF RECOMMENDATION: APPROVAL.

Staff Signature_____

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

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 scaled ***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:

FROM: Light Industry

TO: Low Med Mix 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: 2251 Highway 42 N

Nearest intersection to the property: Eagles Landing Parkway

Size of Tract: 3.4 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 131 51 C009 3, D which is the subject of this application.

Name of Property Owner: Alexa Hilbert
Property Owner's Address: 308 Broadmoor Way McDonough, GA 30253
Telephone: 678-491-1541 E-mail: Alexahilbert@AOL.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: [signature] Date: 12/12/24

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): Alexa Hilbert

Company/law firm (if applicable): Brightstar Homes and Service Inc.

Telephone, E-Mail, & Address: 678-565-9007, Bstarhomes@gmail.com
2251 Highway 42 N McDonough, GA 30253

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

[signature] _____

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

12/12/24
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: 12/13/24

Name of Applicant Alex Hilbert Phone 678-491-1560 Mobile None

Address of Applicant 2251 Highway 42 N Fax

City McDonough State GA Zip 30253 E-mail Alexander.Hilbert@dbr.com

Name of Agent Bright Star Homes and Service Phone 678-565-9017 Mobile

Address of Agent 2251 Highway 42 N Fax

City McDonough State GA Zip 30253 E-mail Brightstarhomes@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 are valid for a minimum of 90 days from the date of issuance and are subject to

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 . 931 Proposed number of lots:

Information beyond this point is not required for service verifications.

(Below: For properties within protected watershed districts only)

Gross Density: units per acre Net Density: units per acre

Estimated amount of impervious surface Minimum Lot Size:

Witness

Signature of Owner(s)/Agent(s)

Printed Name of Witness

Printed Name of Owner/s

Notary

Signature of Agent

City of Stockbridge

Planning and Zoning Office

Septic System Information for Zoning Requests

4640 North Henry Boulevard; Stockbridge, GA 30281 (770) 389-7900

This form must be completed and submitted to the Planning and Zoning Office with all zoning applications for properties that are not served by public sewer.

Name of Applicant: Alexa Hilbert Phone: 678-491-1261 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: _____ Printed Name of Owner: Alexa Hilbert

Signature of Agent: _____ 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: _____

TO: Planning Commission; Mayor/Council

FROM: Gordon Linton, Senior Planner; Jordyn Bucholtz, GIS Analyst

CC: R. Ryan Anderson, Community Development Director

DATE: May 22, 2025 (Planning Commission); June 16, 2025 (Mayor/Council)

Subject: #CP-2024-11 For 2251 Highway 42 North (Parcel #070-01012001)

I. PURPOSE

Consider a Comprehensive Plan Amendment application by Alexa Hilbert to assign the future land use designation of 'Low-Density Mixed-Use' for Parcel #070-01012001, which is located at 2251 Highway 42 North. The property contains one parcel with 3.4341 +/- total acres. The purpose of this request is to allow for the opening of a center for assisting adults with developmental disabilities.

II. Background

Proposed Use	Center for assisting adults with developmental disabilities
Site Address	2251 Highway 42 North
Parcel Identification	Parcel #070-01012001
Parcel Acreage	3.4341 +/- acres
Applicant	Alexa Hilbert
Owner	Alexa Hilbert
Current Land Use Designation	HDS (High Density Suburban) (Henry County)
Proposed Land Use Designation	Low-Density Mixed-Use
Current Use	Existing vacant building previously used by One World School for the same use

SURROUNDING LAND USE DESIGNATION

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Eagles Landing Christian Academy	Low-Density Residential
Property to the South	Trinity Chapel Collision Repair	Light Industrial (Henry County)
Property to the East	Retail Plaza	Low-Density Mixed-Use
Property to the West	Hydraulic equipment supplier	Light Industrial (Henry County)

III. Findings of Fact

1. The applicant also applied for an annexation application (AX-2024-03). The case will be heard concurrently.

2. The applicant also applied for a rezoning application (RZ-2024-12) from **M-1** – Light Manufacturing (Henry County) to **OI** – Office Institutional and PMU (Parkway Mixed Use Overlay) District. The case will be heard concurrently.

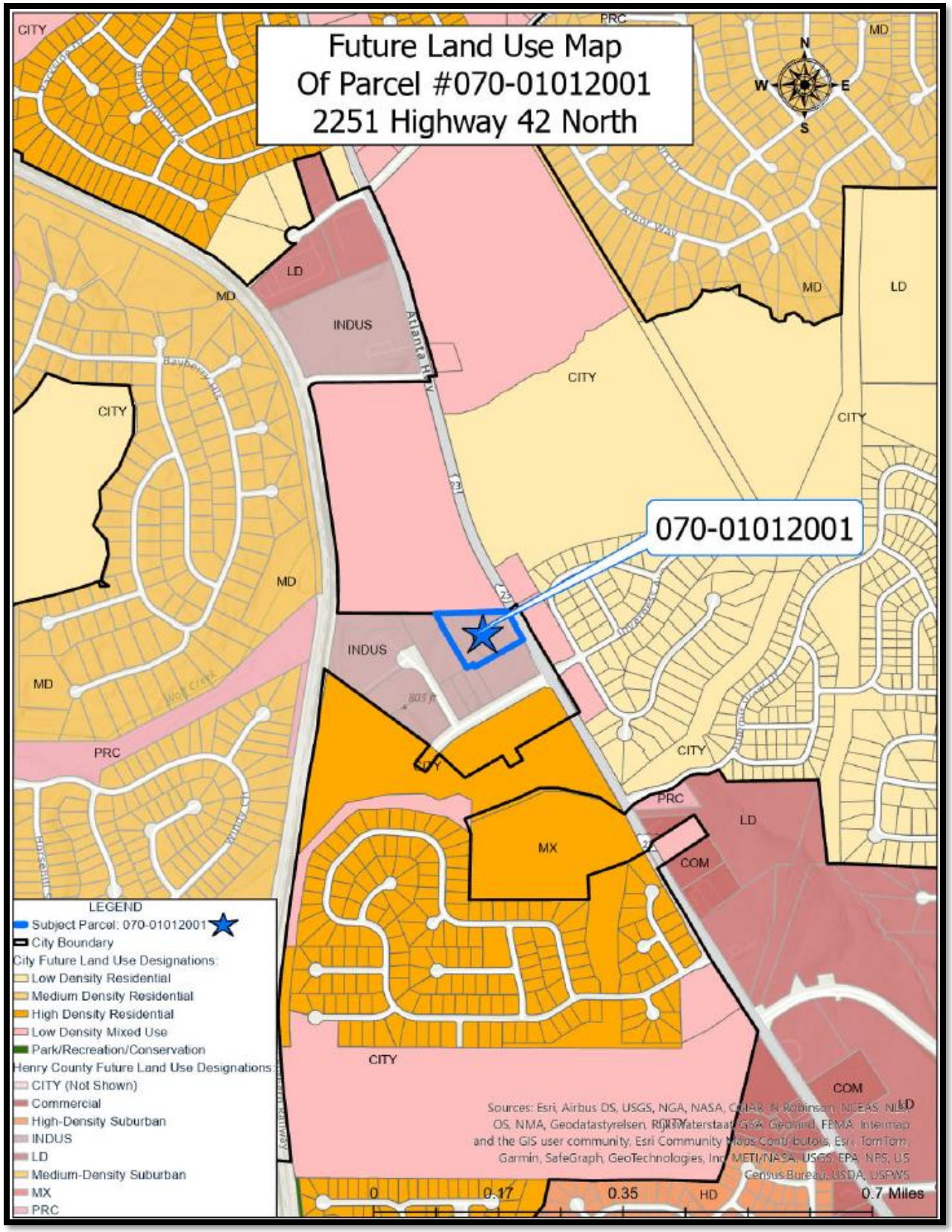
3. The vicinity of the area is mostly Light Industrial, Low-Density Mixed-Use, and Low-Density Residential.

4. The subject property has frontage on State Highway 23 which is classified as a minor arterial road by the Georgia Department of Transportation State Functional Classification Map.

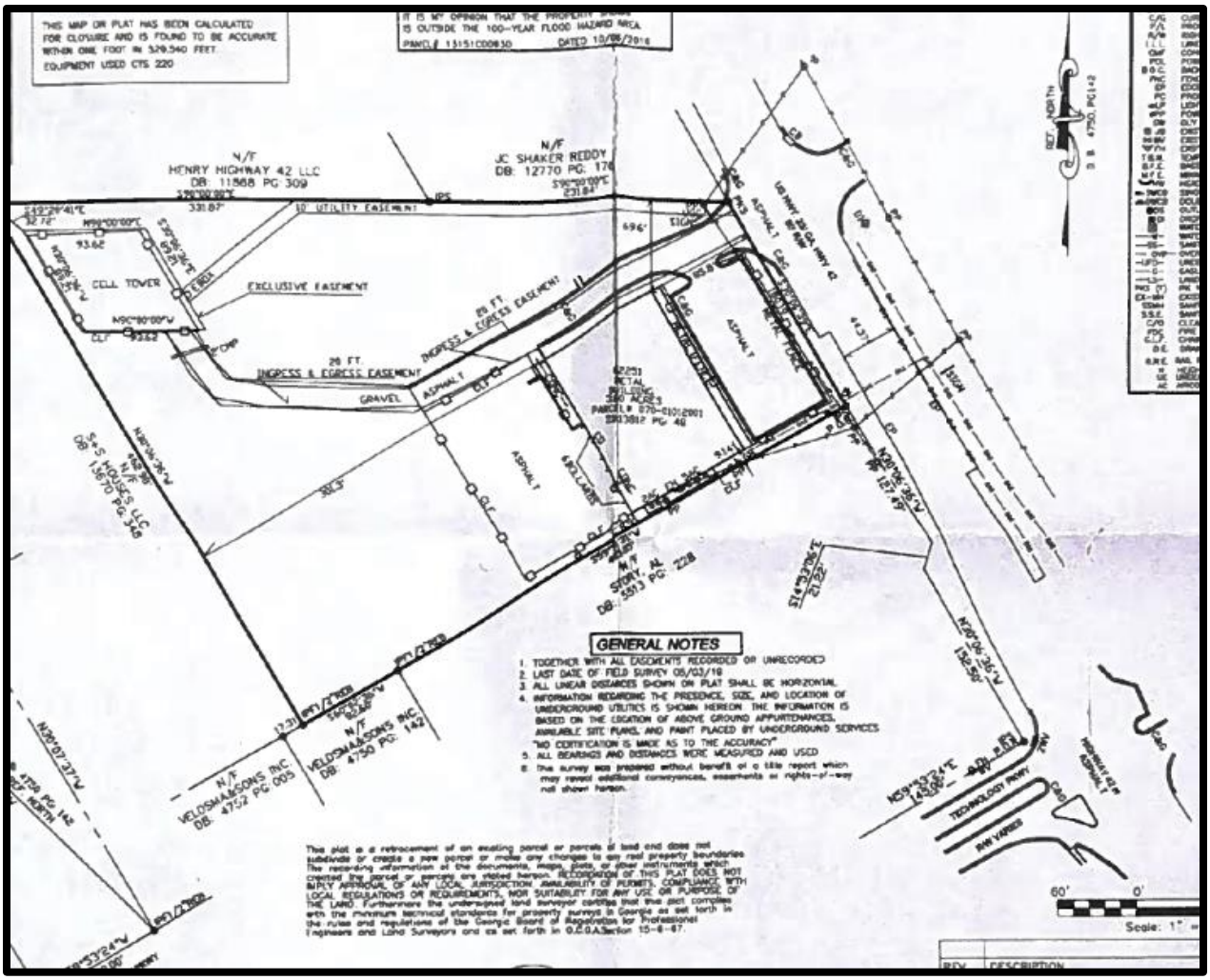
IV. Maps and Illustrations

Aerial Photo of Parcel #070-01012001




Future Land Use Map
Of Parcel #070-01012001
2251 Highway 42 North
070-01012001
N
S
E
W
CITY
PRC
MD
LD
INDUS
MX
COM
Atlanta Hwy
LEGEND
Subject Parcel: 070-01012001
City Boundary
City Future Land Use Designations:
Low Density Residential
Medium Density Residential
High Density Residential
Low Density Mixed Use
Park/Recreation/Conservation
Henry County Future Land Use Designations
CITY (Not Shown)
Commercial
High-Density Suburban
INDUS
LD
Medium-Density Suburban
MX
PRC
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
0
0.17
0.35
0.7 Miles

Survey of Parcel #070-01012001



V. Analysis

Project Description

The applicant has requested a Comprehensive Plan Amendment to assign the City Future Land Use Designation of Low-Density Mixed-Use to allow for an educational facility to provide life skills training for the developmentally disabled population. The educational facility will be moving from its former location at 245 Country Club Drive, where the school's lease expired. The existing building at this location was used for this same purpose in 2024.

The subject property is currently zoned as M-1 (Light Manufacturing District) by the Henry County Zoning Ordinance. However, once the proposed rezoning is approved by the city, it will be assigned to the OI (Office Institutional) zoning district. Page 48 of the City of Stockbridge 2024 Comprehensive Plan states that the OI zoning district is compatible with the proposed Future Land Use Designation of Low-Density Mixed-Use.

Staff Analysis

The applicant requests a **Comprehensive Plan Amendment** under the City of Stockbridge Unified Development Code Section **(Sec. 9.2.7):**

ANALYSIS OF REQUEST

1. Consistency with the Comprehensive Plan.

The request to assign the Future Land Use designation of Low-Density Mixed-Use is necessary because the Henry County designation of Light Manufacturing is closely related to the City of Stockbridge designation of Light Industrial, which is not compatible with commercial uses. The designation of Low-Density Mixed-Use allows for commercial uses such as educational training facilities and is compatible with the proposed rezoning to OI (Office Institutional). In addition, the proposed use is consistent with the policy goals that are found in the current City of Stockbridge Comprehensive Plan that are found on pages 42 and 44.

Community Goals and Policies (pg. 42-44)	Population Goals: To ensure all residents have access to critical services, safe and attractive neighborhoods, and good work opportunities. Population Policies: Develop programs to provide and maintain a safe environment for all.
	Economic Policies: Support programs for the retention, expansion, and creation of businesses that complement our vision for our community and local economy.

	Community Services/Facilities Goals: To make available adequate facilities and services to meet the changing needs of all City residents.
	Future Land Use Goals: To establish land use designations that meet the needs of the City and are consistent with the new UDC.

2. Relation to the Zoning of the Property.

The applicant's request to assign the subject property to the OI (Office Institutional) and PMU (Parkway Mixed Use Overlay) zoning districts is compatible with the surrounding land uses adjacent to the subject property, which include a strip mall, residential neighborhood, church, and collision repair business. The OI zoning designation can serve as a transitional zone between residential and commercial areas, accommodating uses such as offices, banks, and personal service businesses. Page 48 of the 2024 Comprehensive Plan identifies OI zoning as compatible with the Low-Density Mixed-Use Future Land Use designation.

3. Suitability of the Site's Location.

The area surrounding the proposed private school is a mix of commerical and residential. There is a strip mall with various commerical businesses on the opposite side of Highway 42 North. There are additional commerical uses to the south and west of the subject property including a church and collision repair business. To the northwest and east of the property are residential subdivisions. A private school is well suited to being in an area that provides a mix of residential and commercial uses. Both the proposed zoning of OI and the proposed future land use designation of low-density mixed-use are well-suited for a school located in a mixed residential and commerical area.

4. Maintaining the Current Land Use Designation.

The current Future Land Use designation for this property in Henry County is Light Industrial. The purpose of Light Industrial in the City of Stockbridge is intended for business parks, which incorporate offices and other uses such as warehouses, research and development, printing businesses, storage units, and light manufacturing operations. This purpose is not compatible with a training/educational facility. For this type of use, the designation Low-Density Mixed-Use is more compatible.

The 2024 Comprehensive Plan intends for the Low-Density Mixed-Use Future Land Use designation to allow for commerical/retail areas along various corridors and intersections located throughout the city. These areas mainly serve the residents of the surrounding residential neighborhoods and should maintain a community-oriented feel. An educational training facility will provide a community-oriented need for the surrounding neighborhoods and City as a whole.

VI. STAFF RECOMMENDATION

- This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2024-11 would be necessary and desirable for the subject property in conjunction with the requested rezoning of RZ-2024-12 to assign the zoning districts of 'OI' (Office Institutional) and PMU (Parkway Mixed Used Overlay). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

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:

Witness

Notary Public

Lindavid Investment Properties, LLC

by: Linda Clark, Manager

ALBERT G BANTLEY
NOTARY PUBLIC
COMMISSION EXPIRES
MAY 11, 2025
HENRY COUNTY, GEORGIA

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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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:

Witness

Notary Public

Lindavid Investment Properties, LLC

by: Linda Clark, Manager

ALBERT G BANTLEY
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
COMMISSION EXPIRES
MAY 11, 2025

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.

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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

PowerPoint Presentations For AX-2024-03, CP-2024-11, RZ-2024-12

May 22, 2025 (Planning Commission)

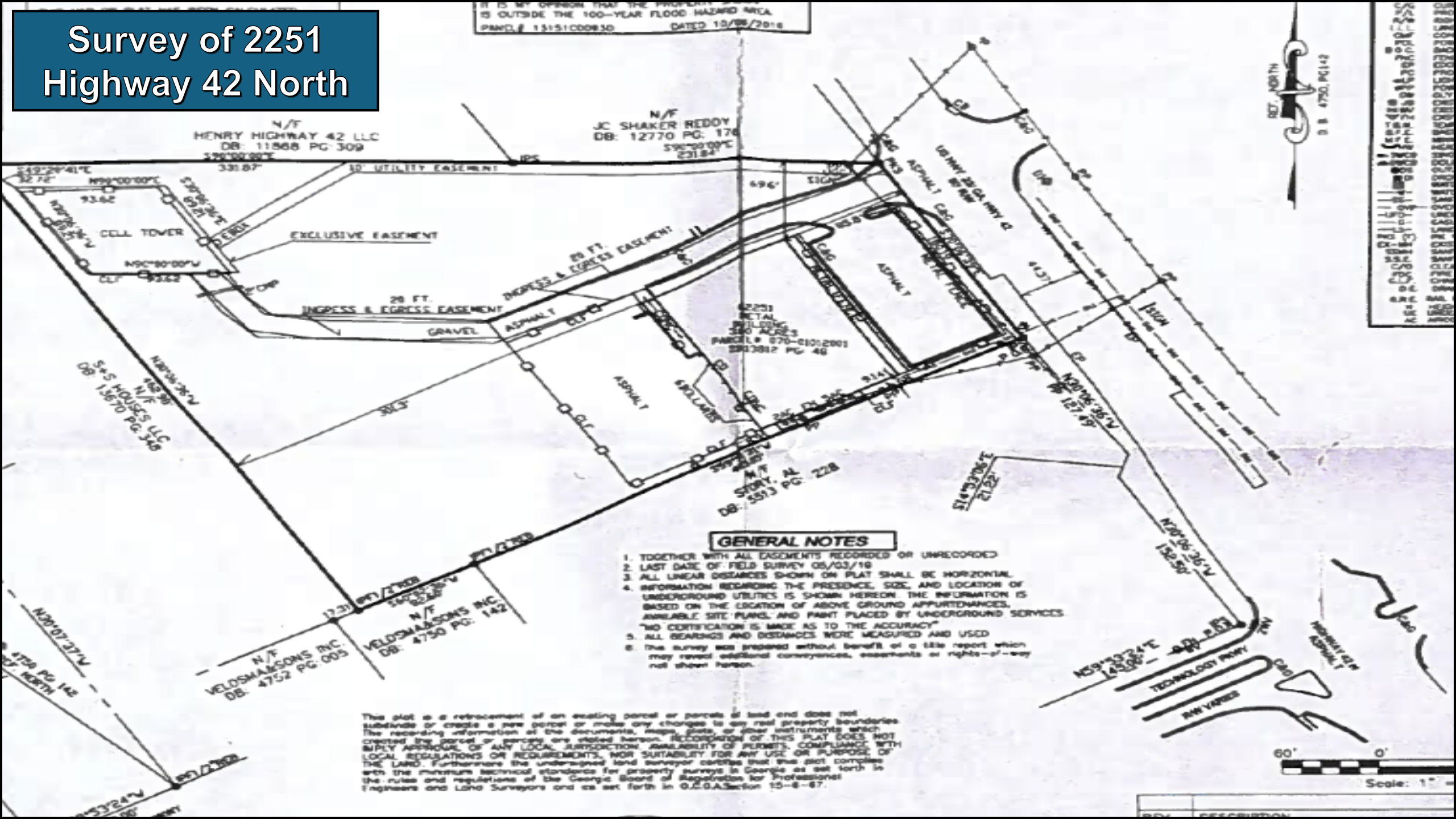
June 9, 2025 (Mayor and Council)

Case Facts

- Applicant: Alexa Hilbert
- Agent: Brightstar Homes & Services, Inc.
- Address of Property: 2251 Highway 42 North
- Parcel Acreage: 3.60 acres
- Parcel Identification: 070-01012001
- Current Use of Property: An existing building is located on the property
- County Zoning of Property: M-1 (Light Manufacturing District)
- County Future Land Use Designation: High-Density Suburban
- Sign Posting: May 7, 2025


Aerial Photo
Of 2251
Highway 42
North
Eagles Landing
First Baptist
Church; Eagle's Landing
Christian Academy/
Wolf Creek
Highlands Plaza
(Shopping Plaza)
The Highlands
at Eagles
Landing
Summit At Eagles
Landing
HydrauliCircuit
Technology, LLC
2251 GA-42
Inverness
Child Dev
Center
Trinity
Chapel
Crash Champions
Collision Repair
McDonough
Southern Crescent
TBI
Moss
Pointe
Magnolia

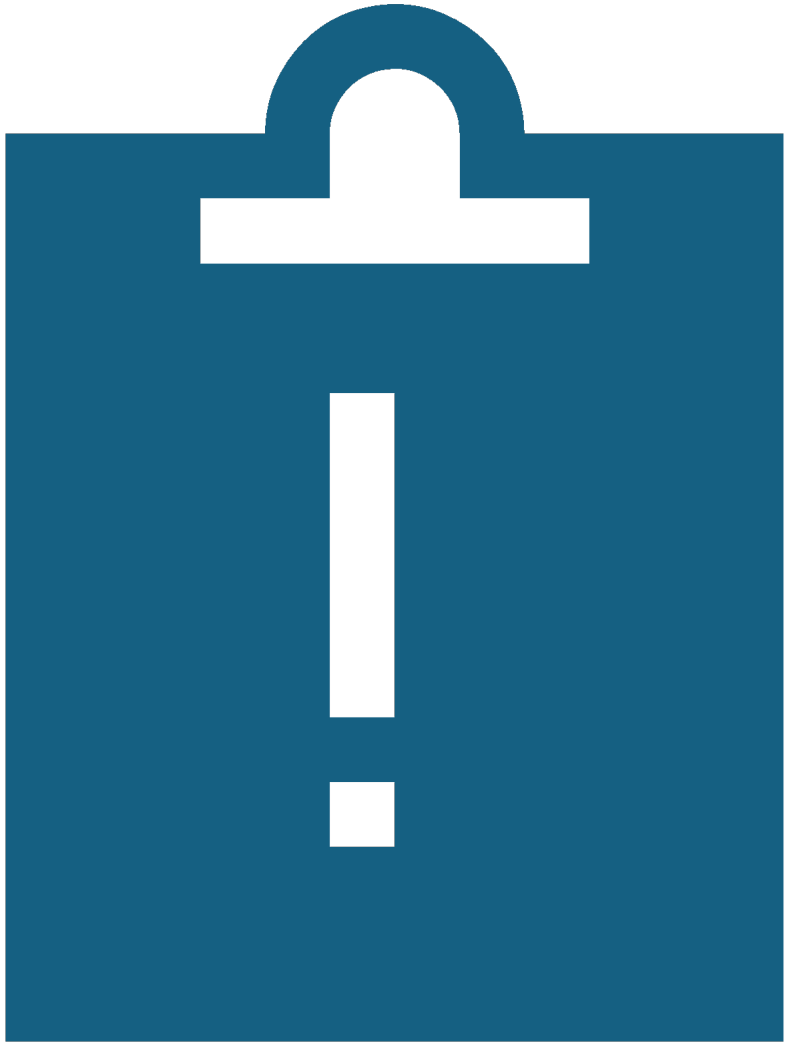
Survey of 2251 Highway 42 North



Sign Posting on May 7, 2025



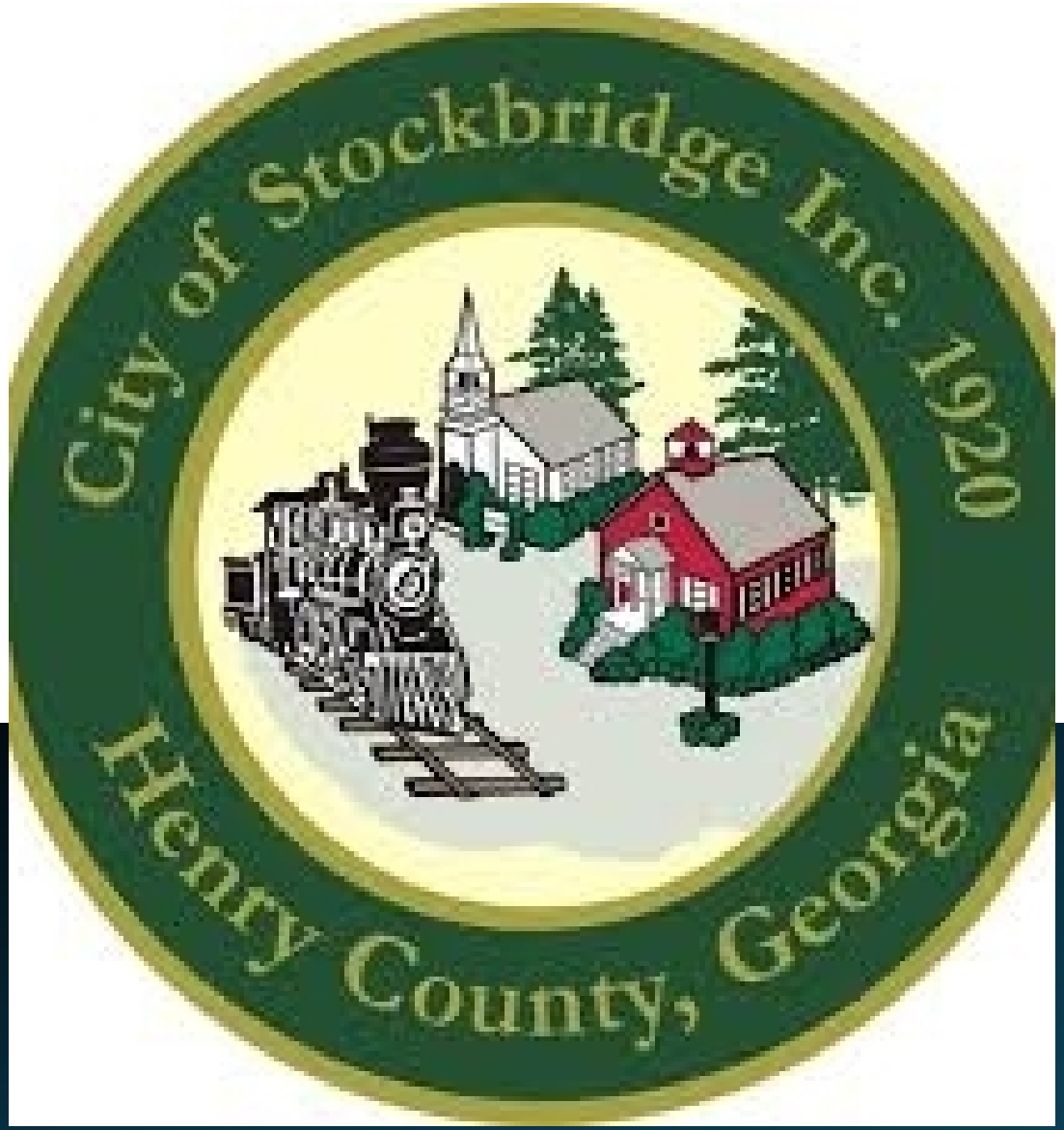
Developmen
t
Information



Development Information

- The applicant, Alexa Hilbert, of Brightstar Homes and Services, is proposing to open a life skills training center for adults with developmental disabilities at an existing building located at 2251 Highway 42 North. The goal of the program is to assist their clients in acquiring behavioral skills that support their integration into the community, focusing on improving their communication skills, social interaction, and appropriate responses in the public. The agency offers a wide range of services from CRA (Community Residential Alternative), Life Sharing (Host Homes), and both individual and group Community Access Services. The agency also specializes in assisting individuals with various needs, such as those who are medically fragile, have autism, intellectual disabilities, or connections to the justice system or state hospitals.
- The new location will continue the services previously provided at 245 Country Club Drive (Suite 100 E & F) in Stockbridge where the agency held a building permit and operated for eight years. The proposed relocation is due to the expiration of the lease. At the proposed site, clients will not be served food and are expected to bring their lunch. The agency will be operated Monday through Friday from 9 am to 3 pm with clients arriving by van, which will be parked securely within a 10-foot fence surrounding the property. The building is 15,560 square feet with 27 parking spaces to accommodate staff, clients, and their transportation needs.

PowerPoint Presentation For AX-2024-03



Applicant’s Request

The applicant, Alexa Hilbert, has submitted an Annexation application (AX-2024-03) to request that the property at 2251 Highway 42 North, which is in unincorporated Henry County, be annexed into the Stockbridge City limits.

Contiguous Map of 2251 Highway 42

In Georgia, for a property to be annexed into a city, one major requirement is that the property must be contiguous to the city limits — meaning the property must physically touch or border the existing boundary of the city. In this case, the subject property is contiguous with the following parcels that are located within the City limits of Stockbridge: #070-01022002 and #070-01007011



Staff Analysis
(Section 9.8 of The Unified Development Code)

1. **Is the subject property contiguous to the existing corporate limits with at least one-eighth of the aggregate external boundaries coinciding? Contiguous means- abuts the municipal limits, or is separated by a street, river or railroad-type of right-of-way, or city land, or land owned by some other political subdivision, or lands, or lands owned by the state.**

    - Yes, the subject property is contiguous with the following parcels that are located within the City limits of Stockbridge: #070-01022002 and #070-01007011

2. **Describe what method (100%, 60% or Referendum and Resolution) the applicant is utilizing for the proposed annexation.**

    - The 100% method would be used for the proposed annexation.

3. **Is any part of the subject property being proposed for annexation within the boundary of another municipal corporation or county?**

    - Yes, the subject property is located within the boundary of Henry County.

Staff Analysis
(Section 9.8 of The Unified Development Code)

4. **Is any part of the subject property receiving municipal services from any entity other than the city proposing annexation?**

   - Yes, the subject property is receiving municipal services from Henry County. The following entities include Henry County Water Authority, Henry County Fire and EMS, and the Georgia Power Company.

5. **Is the subject property for the proposed annexation being developed for urban purposes- defined as a minimum of two people per acre?**

   - No. The proposed annexation is for a non-residential use—an educational training facility—and does not include any residential development that would contribute to a permanent population on the site. As such, the property does not meet the minimum residential density required to be considered development for urban purposes.

6. **Is the proposed annexation consistent with the Comprehensive Plan?**

   - No, the subject property has a Henry County Future Land Use designation of HDS (High-Density Suburban). The applicant has submitted a Comprehensive Plan Amendment (CP-2024-11) to assign the future land use designation of Low-Density Mixed-Use.

Staff Analysis
(Section 9.8 of The Unified Development Code)

7. **Does the proposed annexed property share a common zoning classification with the adjoining City property as ascribed in Section 9.8 of the Unified Development Code?**

   - No, the applicant has submitted a rezoning application (RZ-2024-12) to assign the zoning district of ‘OI’ (Office Institutional) and PMU (Parkway Mixed Use Overlay) district.

8. **Potential positive effects of the proposed annexation on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.**

   - The addition of this private school would allow adults with developmental disabilities to gain valuable life skills that will make them more equipped to integrate into the community.

9. **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.**

   - The subject property will require any development or building. The existing building will sufficiently meet the needs of the proposed use. The building was previously used for the same purpose as recently as 2024.

Staff Analysis
(Section 9.8 of The Unified Development Code)

10. The impact upon adjacent property owners should the request be granted.

- The area within the vicinity of the subject property consists of mostly commerical with some residential. Traffic volume should not be impacted by this private school as students will arrive and depart via van each day. Thus, adjacent property owners should not be negatively impacted.

11. The potential impact of the annexation on City infrastructure including water and sewage system.

- Annexation of this property will have minimal impact on City infrastructure. Henry County has previously serviced this property for water and sewer; the applicant has submitted an application to the Henry County Water Authority to confirm water and sewer availability for this property.

12. The impact of the proposed annexation on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

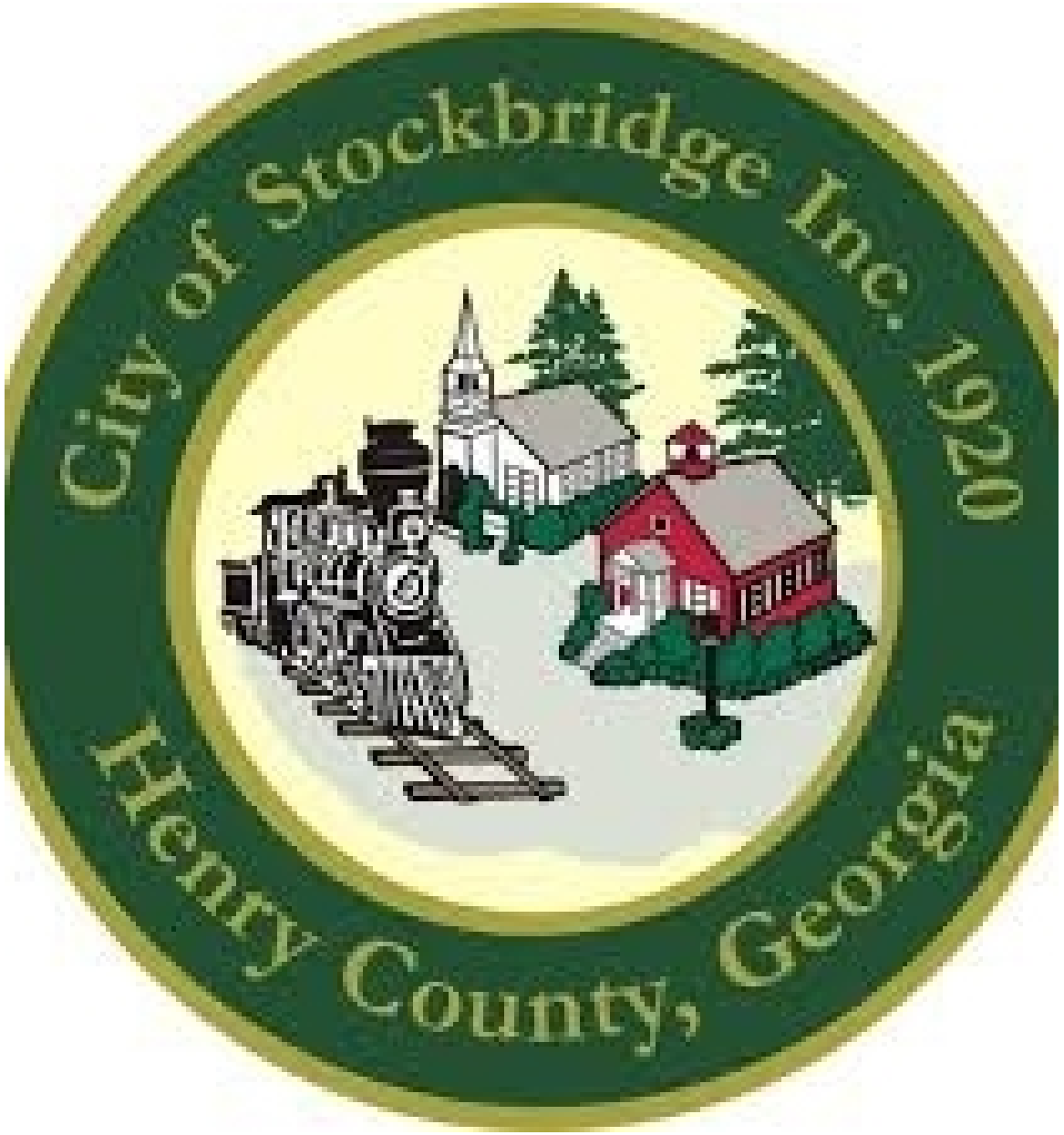
- A formal traffic study was not submitted, and as a result, staff is unable to predict with certainty the impact on traffic this proposed use will have on the existing roads (Highway 42 North is classified as a minor arterial road by the Georgia State Functional Classification Map).

- Given that all students at the proposed school will be arriving and departing in designated vans which will be parked within a secure 10-foot fence surrounding the property, staff is able to confidently say that traffic will not be impacted adversely by the opening of this school.

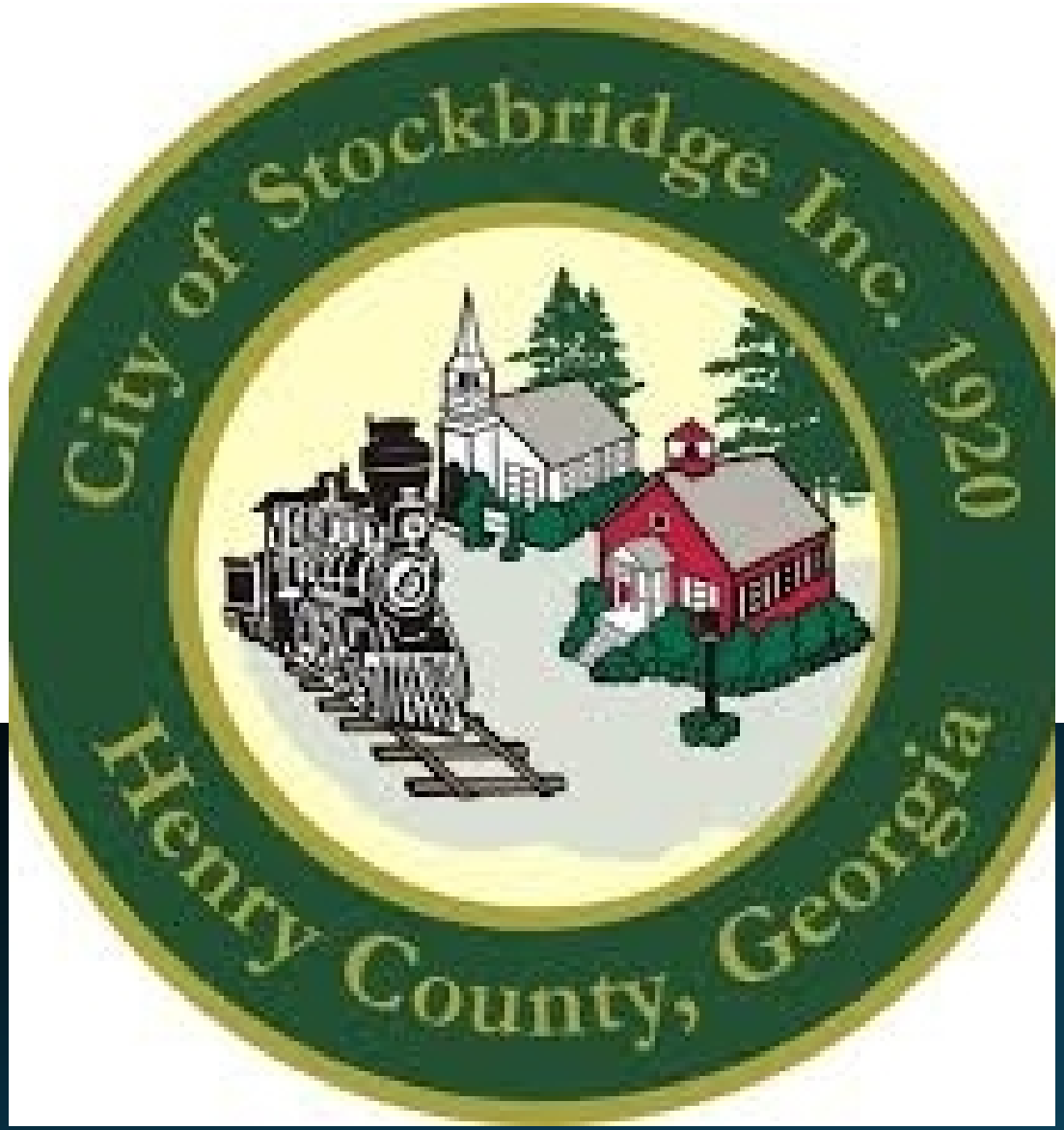
Staff Recommendation

This Staff Report has demonstrated that the requested annexation via AX-2024-03 would be necessary and desirable for the City of Stockbridge in conjunction with the requested Comprehensive Plan Amendment (CP-2024-11) to assign the future land use designation of Low-Density Mixed-Use and the requested rezoning of RZ-2024-12 to assign the zoning districts of ‘OI’ (Office Institutional) and ‘PMU’ (Parkway Mixed Use Overlay). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

Staff Analysis (Section 9.8 of The Unified Development Code)



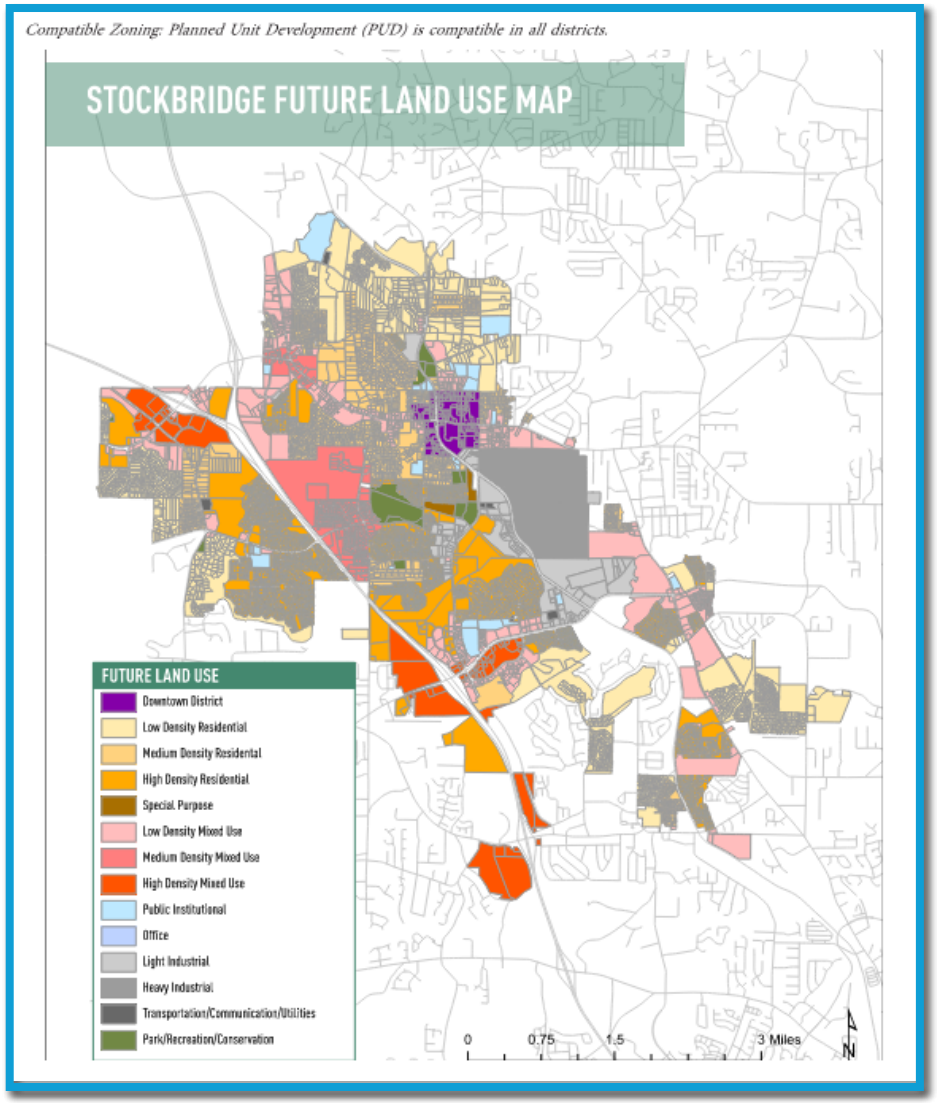
PowerPoint Presentation For CP-2024-11



Applicant's Request

Assign the City of Stockbridge's 'Low-Density Mixed-Use' to allow for the opening of a center for assisting adults with developmental disabilities.

City of Stockbridge Comprehensive Plan (2024)

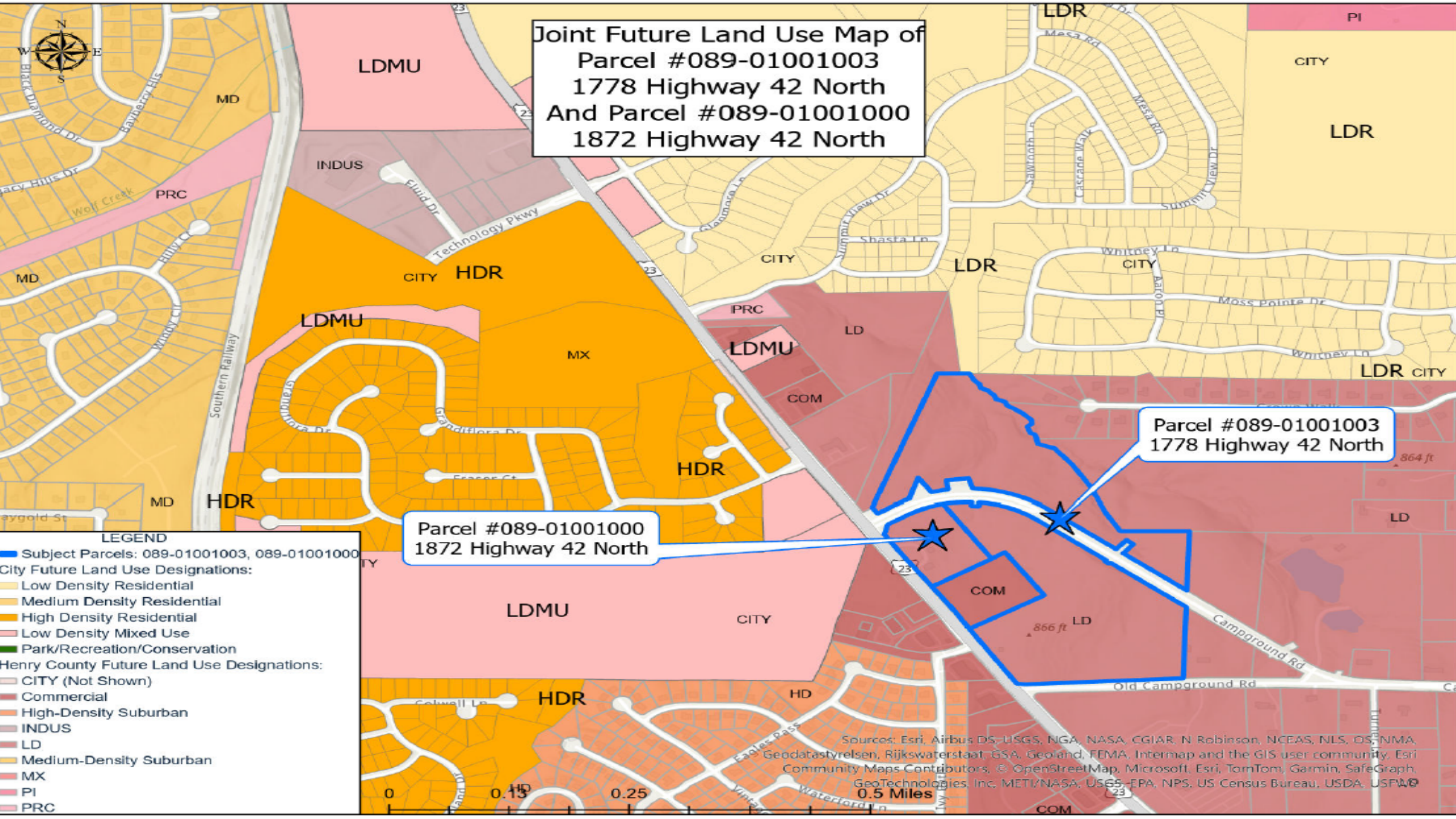


LOW-DENSITY MIXED USE (1-3.99 UNITS/ACRE)

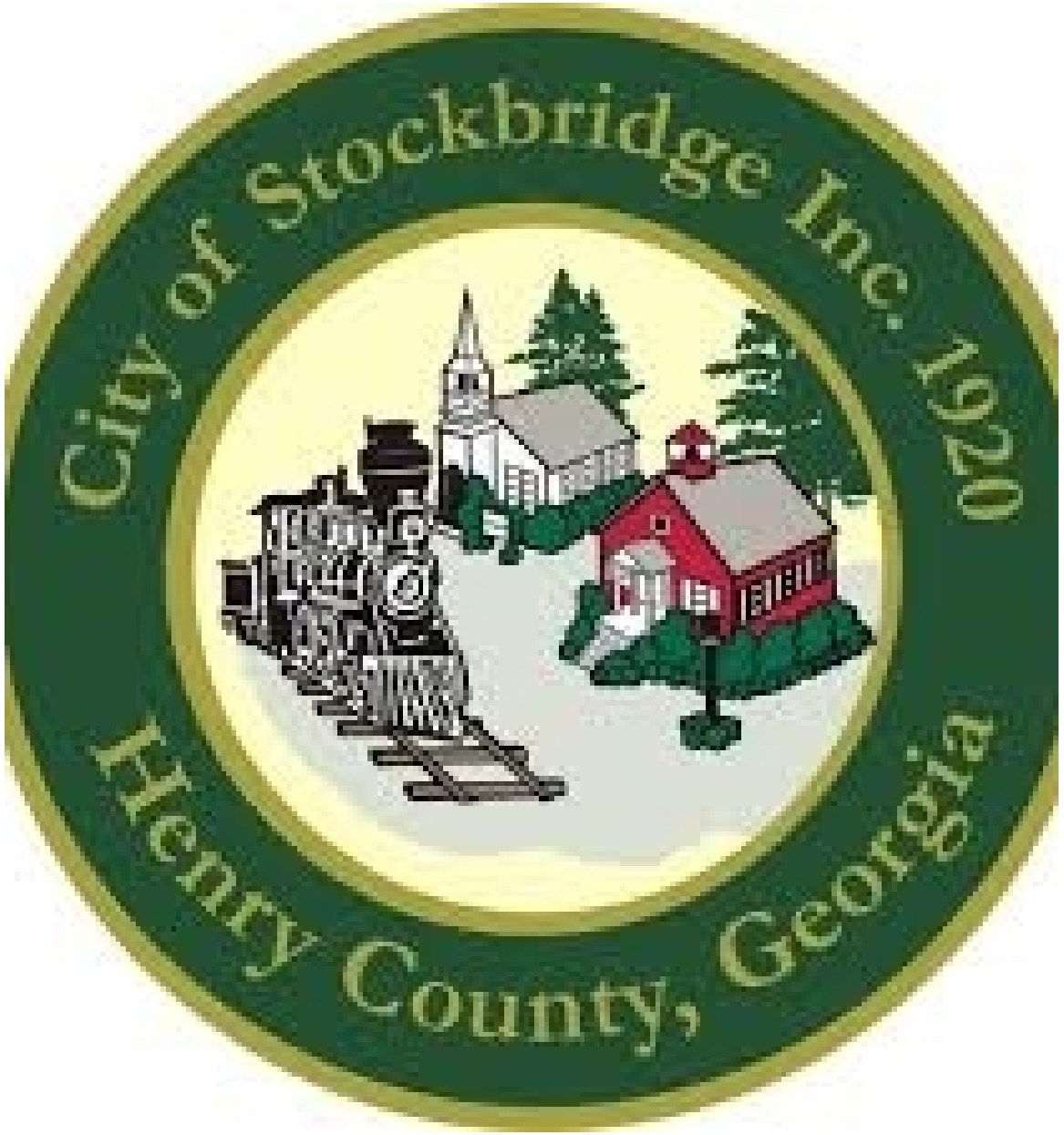
This designation is intended for commercial/retail areas along various corridors and intersections located throughout the City. These areas mainly serve the residents of the surrounding residential neighborhoods. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining locally owned retail, low intensity office uses, and apartment/condo/loft uses in two story buildings in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them.

SURROUNDING LAND USE DESIGNATION

Location	Current Land Use	Current Future Land Use Designation
Property to the North	Eagles Landing Christian Academy	Low-Density Residential
Property to the South	Trinity Chapel Collision Repair	Light Industrial (Henry County)
Property to the East	Retail Plaza	Low-Density Mixed-Use
Property to the West	Hydraulic equipment supplier	Light Industrial (Henry County)


Joint Future Land Use Map of
Parcel #089-01001003
1778 Highway 42 North
And Parcel #089-01001000
1872 Highway 42 North
Parcel #089-01001003
1778 Highway 42 North
Parcel #089-01001000
1872 Highway 42 North
LEGEND
Subject Parcels: 089-01001003, 089-01001000
City Future Land Use Designations:
Low Density Residential
Medium Density Residential
High Density Residential
Low Density Mixed Use
Park/Recreation/Conservation
Henry County Future Land Use Designations:
CITY (Not Shown)
Commercial
High-Density Suburban
INDUS
LD
Medium-Density Suburban
MX
PI
PRC
LDMU
HDR
LDR
COM
INDUS
PRC
MD
CITY
PI
LD
Technology Pkwy
Fluid Dr
Southern Railway
Campground Rd
Old Campground Rd
Mesa Rd
Summit View Dr
Shasta Ln
Whitney Ln
Moss Pointe Dr
Aaron Pl
Cascade Walk
Sawmont Ln
Leonard Ln
Wolf Creek
Bayberry Hls
Black Diamond Dr
Hilltop Ct
Whitney Ct
Granadilla Dr
Fraser Ct
Colwell Ln
Eagles Pass
Waterford Ln
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
0
0.13
0.25
0.5 Miles
864 ft
866 ft

Staff Analysis (Section 9.2.7 of The Unified Development Code)



Staff Analysis (Section 9.2.7 of The Unified Development Code)

1. **Consistency with the Comprehensive Plan.**

The request to assign the Future Land Use designation of Low-Density Mixed-Use is necessary because the Henry County designation of Light Manufacturing is closely related to the City of Stockbridge designation of Light Industrial, which is not compatible with commercial uses. The designation of Low-Density Mixed-Use allows for commercial uses such as educational training facilities and is compatible with the proposed rezoning to OI (Office Institutional). In addition, the proposed use is consistent with the policy goals that are found in the current City of Stockbridge Comprehensive Plan that are found on pages 42 and 44.

Population Goals:
To ensure all residents have access to critical services, safe and attractive neighborhoods, and good work opportunities.

Population Policies:
Develop programs to provide and maintain a safe environment for all.

Economic Policies:
Support programs for the retention, expansion, and creation of businesses that complement our vision for our community and local economy.

Future Land Use Goals:
To establish land use designations that meet the needs of the City and are consistent with the new UDC.

Community Services/Facilities Goals:
To make available adequate facilities and services to meet the changing needs of all City residents.

Staff Analysis
(Section 9.2.7 of The Unified Development Code)

2. **Relation to the Zoning of the Property:** The applicant's request to assign the subject property to the OI (Office Institutional) and PMU (Parkway Mixed Use Overlay) zoning districts is compatible with the surrounding land uses adjacent to the subject property, which include a strip mall, residential neighborhood, church, and collision repair business. The OI zoning designation can serve as a transitional zone between residential and commercial areas, accommodating uses such as offices, banks, and personal service businesses. Page 48 of the 2024 Comprehensive Plan identifies OI zoning as compatible with the Low-Density Mixed-Use Future Land Use designation.

3. **Suitability of the Site's Location:** The area surrounding the proposed private school is a mix of commerical and residential. There is a strip mall with various commerical businesses on the opposite side of Highway 42 North. There are additional commerical uses to the south and west of the subject property including a church and collision repair business. To the northwest and east of the property are residential subdivisions. A private school is well suited to being in an area that provides a mix of residential and commercial uses. Both the proposed zoning of OI and the proposed future land use designation of low-density mixed-use are well-suited for a school located in a mixed residential and commerical area.

Staff Analysis
(Section 9.2.7 of The Unified Development Code)

4. <u>Maintaining the Current Land Use Designation:</u>

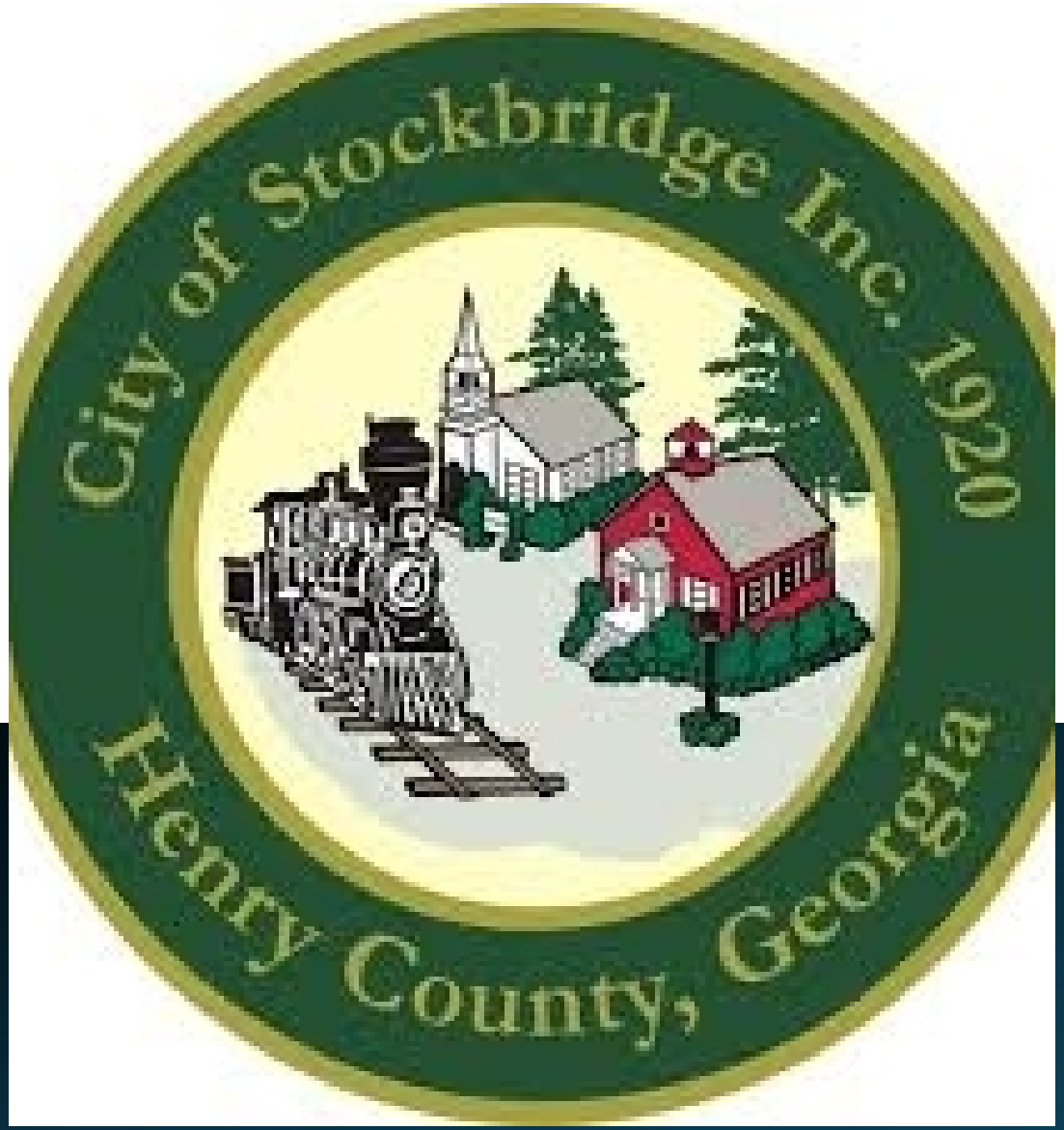
The current Future Land Use designation for this property in Henry County is Light Industrial. The purpose of Light Industrial in the City of Stockbridge is intended for business parks, which incorporate offices and other uses such as warehouses, research and development, printing businesses, storage units, and light manufacturing operations. This purpose is not compatible with a training/educational facility. For this type of use, the designation Low-Density Mixed-Use is more compatible.

The 2024 Comprehensive Plan intends for the Low-Density Mixed-Use Future Land Use designation to allow for commerical/retail areas along various corridors and intersections located throughout the city. These areas mainly serve the residents of the surrounding residential neighborhoods and should maintain a community-oriented feel. An educational training facility will provide a community-oriented need for the surrounding neighborhoods and City as a whole.

Staff Recommendation

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2024-11 would be necessary and desirable for the subject property in conjunction with the requested rezoning of RZ-2024-12 to assign the zoning districts of ‘OI’ (Office Institutional) and PMU (Parkway Mixed Used Overlay). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

PowerPoint Presentations For RZ-2024-12



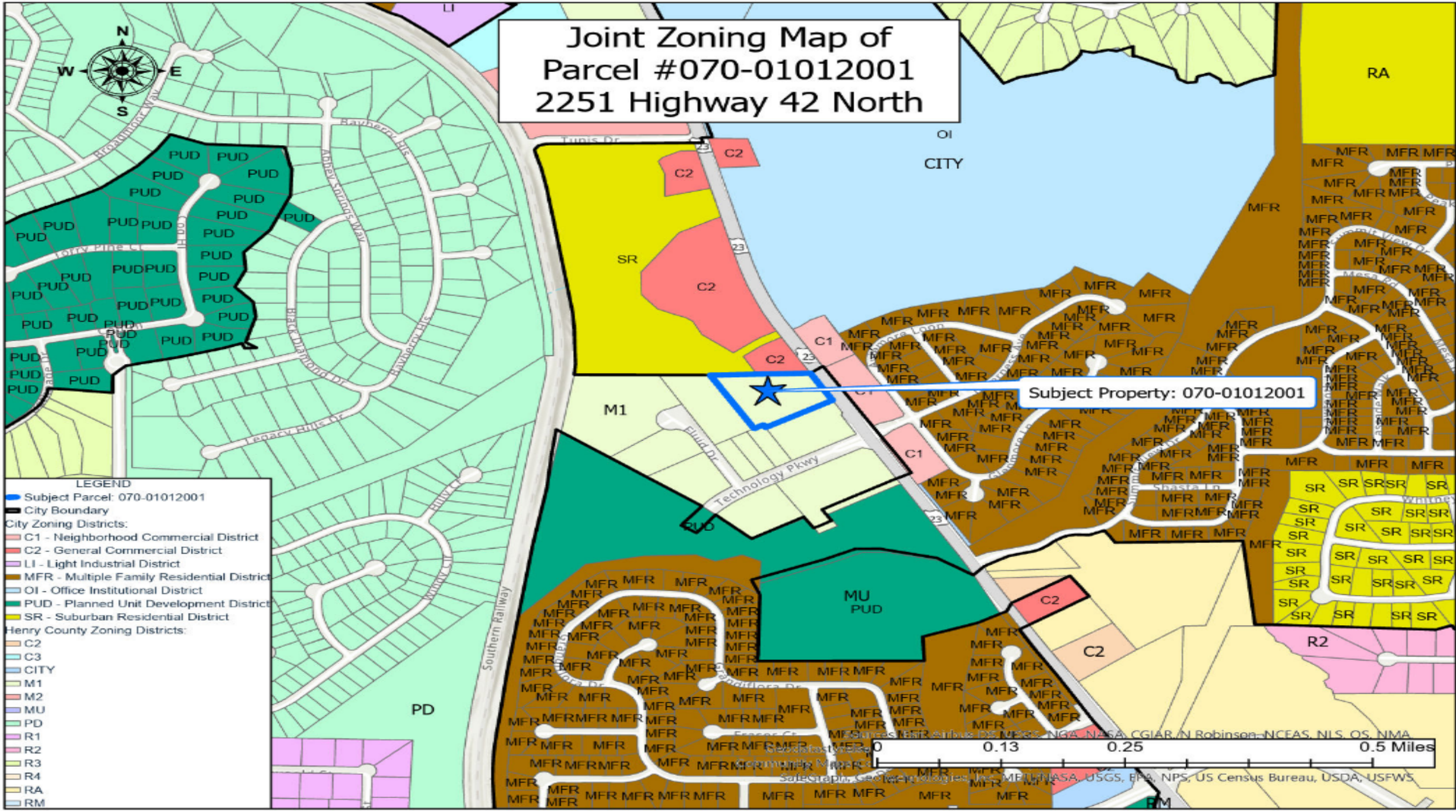
Applicant's Request

- Assign the zoning district of O-I (Office Institutional) to property located at 2251 Highway 42 North to allow for the purpose of allowing a center for assisting adults with developmental disabilities.



SURROUNDING ZONING PROPERTY INFORMATION

Location	Existing Zoning	Existing Land Use
Property to the North	C-2 (General Commercial) – Stockbridge	Vacant Land
	SR (Suburban Residential) - Stockbridge	
Property to the South	M-1 (Light Manufacturing District) – Henry County	Crash Champions Collision Repair McDonough
	PUD' (Planned Unit Development) - Stockbridge	Southern Crescent TBI
	M-1 (Light Manufacturing District) – Henry County	Trinity Chapel
Property to the East	C-1 (Neighborhood Commercial) – Stockbridge	Highlands Plaza (Shopping Plaza)
	MFR (Multi-Family Residential) – Stockbridge	The Highlands at Eagles Landing (Subdivision)
	O-I (Office Institutional) – Stockbridge	Eagles Landing First Baptist Church
Property to the West	M-1 (Light Manufacturing District) – Henry County	HydrauliCircuit Technology, LLC
	PD (Planned Development) – Henry County	Eagles Landing Subdivision


Joint Zoning Map of
Parcel #070-01012001
2251 Highway 42 North
N
W
E
S
Subject Property: 070-01012001
LEGEND
Subject Parcel: 070-01012001
City Boundary
City Zoning Districts:
C1 - Neighborhood Commercial District
C2 - General Commercial District
LI - Light Industrial District
MFR - Multiple Family Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
SR - Suburban Residential District
Henry County Zoning Districts:
C2
C3
CITY
M1
M2
MU
PD
R1
R2
R3
R4
RA
RM
0
0.13
0.25
0.5 Miles
Esri Community Maps Contributors, Maxar, Earthstar Geographics, CNES/Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

1. Consistency with the Comprehensive Plan: The subject property is currently designated by the Henry County Comprehensive Plan 2045 as High-Density Suburban. However, once it is annexed into the Stockbridge City limits, it will be assigned to the city future land use designation of Low-Density Mixed-Use. The Low-Density Mixed-Use future land use designations provides a list of permitted uses which includes the requested O-I (Office-Institutional) zoning district. The proposed center for adults with developmental disabilities is consistent with the intent of the Low-Density Mixed-Use future land use designation. As outlined on page 48 of the Stockbridge Comprehensive Plan, the Low-Density Mixed-Use Future Land Use Designation is intended to support a mixture of residential, limited commercial, and institutional uses that are compatible in character with the surrounding areas. The use functions as a community-oriented institutional service that provides life-skills training and support to adults with developmental disabilities, aligning with the Comprehensive Plan emphasis on inclusive, supportive services and enhanced quality of life for residents. In addition, the usage of an existing building for this use promotes efficient land use and sustainable developmental practices encouraged throughout the Plan itself.

In terms of the goals of the 2024 City of Stockbridge Comprehensive Plan, the proposed use fulfills several policy objectives. First, it aligns with the City of Stockbridge goal of ensuring equitable access to essential services. By providing specialized training for adults with developmental disabilities, the center equips individuals with the skills necessary for greater independence and improved daily living. Second, the proposed use ensures that adequate resources are available for residents with developmental disabilities. It provides a valuable service that meets evolving needs of communities while supporting responsible development. In addition, the proposed center contributes to infrastructure improvements that enhance accessibility and efficiency without compromising service levels for existing residents. By maintaining cost-effective operations, it reinforces policies aimed at sustaining high-quality public services and fostering inclusive growth within the city.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

2. **The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code:** The proposed rezoning to O-I (Office Institutional) supports the goals of the Unified Development Code by activating a vacant site for a vital community use. The facility will serve adults with developmental disabilities, promoting health, safety, and quality of life while reducing traffic impacts. Aligned with the PMU overlay district, the center also enhances employment diversity by attracting skilled professionals and supports the City's long-term vision for social equity and community well-being.
3. **Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community:** The proposed O-I zoning provides a low-impact, community-oriented use that serves as a transitional buffer between commercial and residential areas. Located near several subdivisions, the center will offer convenient access for clients and caregivers, promote social integration, and minimize strain on public infrastructure.
4. **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property:** The subject property location at 2251 Highway 42 North is physically well-suited for the proposed use. The site features an existing building situated on relatively flat terrain, which supports ease of access. It has frontage on Highway 42 North providing convenient and visible access for clients, staff, and service providers. The size and shape of the lots are adequate to support the requested use with sufficient space available for parking and circulation.
5. **The impact upon adjacent property owners should the request be granted:** The proposed use is a quiet, low-impact, community-focused facility that blends seamlessly with nearby residential and commercial areas. It generates minimal traffic and noise while enhancing neighborhood character and potentially boosting surrounding property values.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

6. **The potential impact of the rezoning on City infrastructure including water and sewage system:** The proposed rezoning to accommodate a center for assisting adults with developmental disabilities at 2251 Highway 42 North is expected to have minimal impact on the city infrastructure, particularly the water and sewage system.

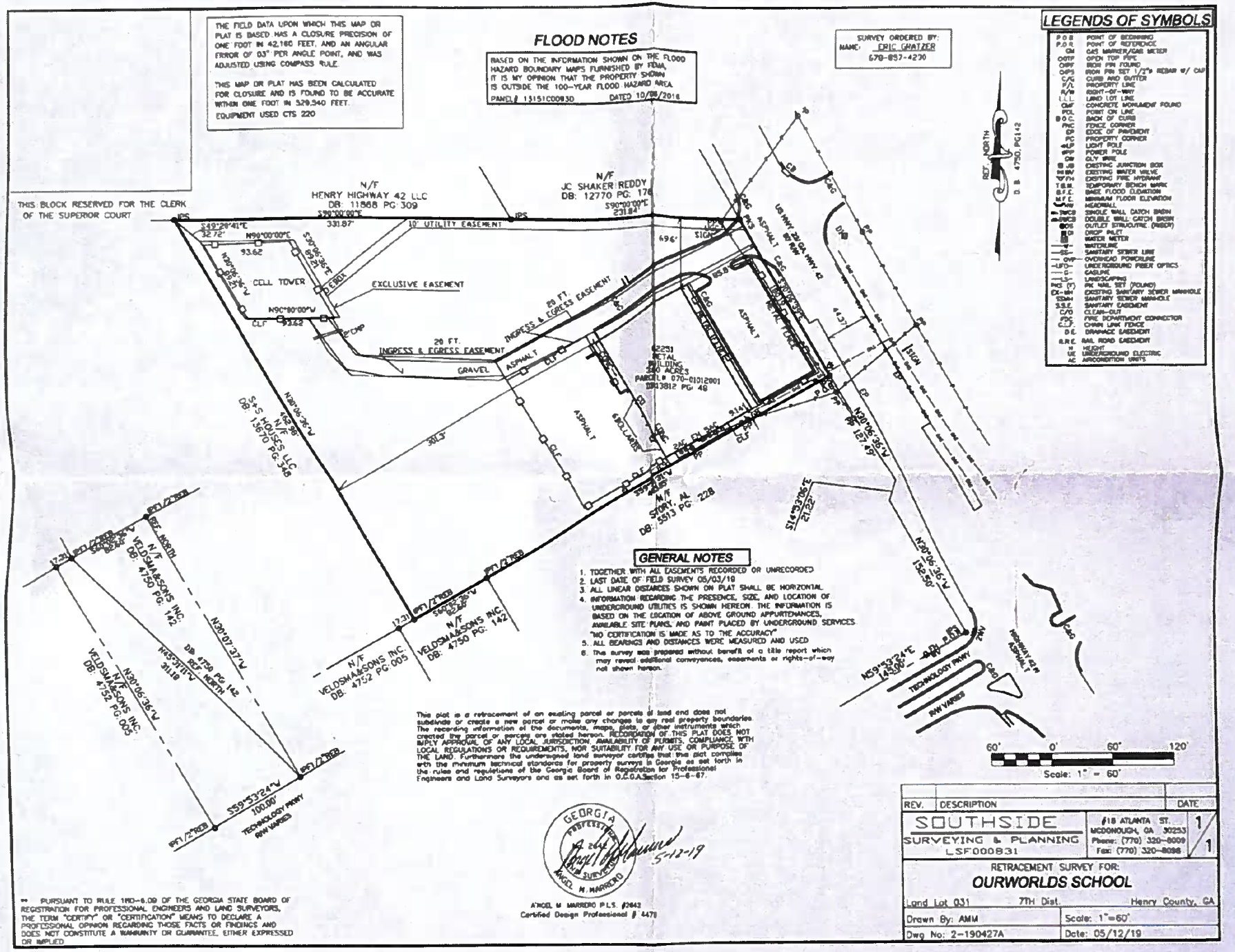
7. **The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes**: The proposed weekday use, serving adults with developmental disabilities, will generate minimal traffic as clients arrive via agency-operated vans parked securely onsite. Operating outside peak hours and with direct access to Highway 42, the facility avoids residential streets and blends well with nearby uses such as churches, retail, and light industrial. Overall, traffic and circulation impacts are expected to be negligible.

8. **The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan:** The proposed use — a supportive center for adults with developmental disabilities — aligns with the Stockbridge UDC and Comprehensive Plan by promoting inclusivity, smart growth, and essential services in an accessible, community-serving location.

9. **The ability of the subject land to be developed as it is presently zoned:** The subject property is currently zoned M-1 (Light Manufacturing District) under the Henry County Zoning Ordinance, which is intended to accommodate industrial and manufactured uses such as warehousing and distribution. These uses are not compatible with the applicant's proposed development. Therefore, the applicant is requesting to assign the O-I (Office Institutional) zoning district upon the approval of the annexation. The intent of the City of Stockbridge O-I (Office Institutional) zoning district is to support low-intensity, service-oriented uses such as professional offices, educational programs, and community facilities, making it well-suited for the applicant's proposed use. The zoning designation would be more consistent with the character of the surrounding area, which includes a mixture of commercial, residential, and institutional zoning.

STAFF RECOMMENDATION

- This Staff Report has demonstrated that the requested Rezoning via RZ-2024-12 would be necessary and desirable for the subject property in conjunction with the requested Comprehensive Plan Amendment of CP-2024-11 to assign the future land use designation of Low-Density Mixed-Use, and the requested annexation request of AX-2024-03. Therefore, the Planning and Zoning staff recommends **APPROVAL**.


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 10/16/2018
SURVEY ORDERED BY:
NAME: ERIC GRATZER
678-857-4230
LEGENDS OF SYMBOLS
POB POINT OF BEGINNING
POR 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/L 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
GW GUY WIRE
EJB EXISTING JUNCTION BOX
EWV EXISTING WATER VALVE
EFH EXISTING FIRE HYDRANT
T.B.M. TEMPORARY BENCH MARK
B.F.E. BASE FLOOD ELEVATION
M.F.E. MINIMUM FLOOR ELEVATION
MH MEADWALL
SCB SINGLE WALL CATCH BASIN
DCB DOUBLE WALL CATCH BASIN
OS OUTLET STRUCUTRE (INSERT)
DP DROP PILOT
WM WATER METER
W WATERLINE
SS SANITARY SEWER LINE
OHP OVERHEAD POWERLINE
UFO UNDERGROUND FIBER OPTICS
G GASLINE
LS LANDSCAPING
PKS (T) PK NAIL SET (FOUND)
SSMH 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
N/F HENRY HIGHWAY 42 LLC DB: 11868 PG: 309
N/F JC SHAKER REDDY DB: 12770 PG: 176
10' UTILITY EASEMENT
CELL TOWER
EXCLUSIVE EASEMENT
20 FT. INGRESS & EGRESS EASEMENT
GRAVEL
ASPHALT
CLF
2231 SQ. FT. METAL BUILDING .340 ACRES PARCEL # 070-01012001 DB 13812 PG: 49
N/F S+S HOUSES LLC DB: 13670 PG: 348
N/F STORY, AL DB: 5513 PG: 228
N/F VELDSMA&SONS INC. DB: 4750 PG: 142
N/F VELDSMA&SONS INC. DB: 4752 PG: 005
US HWY 23 OR HWY 42 (80' R/W)
TECHNOLOGY PKWY
R/W VARIES
REF. NORTH
D.B. 4750, PG 142
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 UBLITIES 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. #2643
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.
60' 0' 60' 120'
Scale: 1" = 60'
REV. DESCRIPTION DATE
SOUTHSIDE SURVEYING & PLANNING LSF000831
118 ATLANTA ST. MCDONOUGH, GA 30253 Phone: (770) 320-8099 Fax: (770) 320-8098
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

City of Stockbridge

AGENDA ITEM

MEETING DATE

JUNE 9, 2025

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☐ 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: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

Rezoning Case #RZ-2024-12 for 2251 Highway 42 North. Brightstar Homes and Services, Inc. proposes to rezone the property from Henry County's M-1 and Highway Corridor Overlay districts to the City's O-I and PMU Overlay districts to allow the existing building to be used for a private school, which would be a life skills training center for adults with developmental disabilities. The property has 3.4341 +/- acres. The applicant has also applied for a Comprehensive Plan amendment via CP-2024-11 and a rezoning via RZ-2024-12.

BACKGROUND INFORMATION:

Staff Recommendation—Approval. Planning Commission Action on May 22, 2025—Approval. The existing building is currently vacant. It was previously used for a similar purpose. The applicant wishes to relocate the existing school to this property from 245 Country Club Drive, where it has operated for the last eight (8) years. The relocation is needed due to the expiration of the lease at that location.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

GRANTS ADMIN._____

ATTACHMENTS:

ITEM/PROJECT/EVENT:

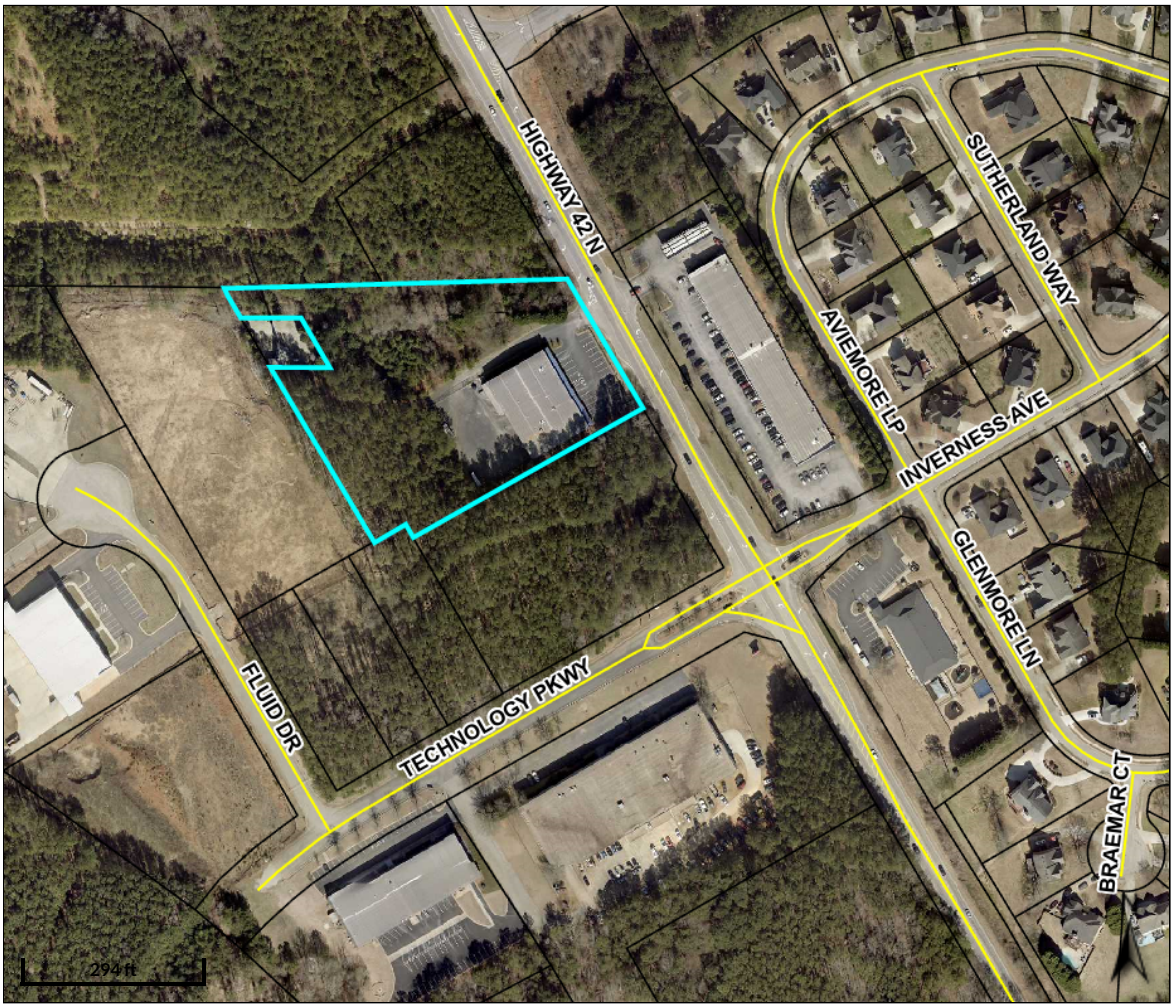
REZONING CASE #RZ-2024-12.

BACKGROUND INFORMATION:

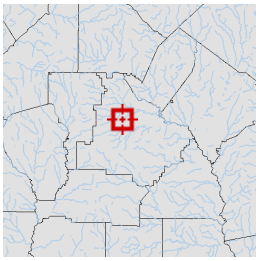
STAFF RECOMMENDATION: APPROVAL.

Staff Signature_____

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:

Witness

Notary Public

Lindavid Investment Properties, LLC

by: Linda Clark, Manager

ALBERT G BANTLEY
NOTARY PUBLIC
COMMISSION EXPIRES
MAY 11, 2025
HENRY COUNTY, GEORGIA

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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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:

Witness

Notary Public

Lindavid Investment Properties, LLC

by: Linda Clark, Manager

ALBERT G BANTLEY
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
COMMISSION EXPIRES
MAY 11, 2025

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

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 Sewer Department tel.: (678) 833-3301
321 Taylor Drive
Stockbridge, GA 30281

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: Wincore Hemp Co. M1 to City of Stockbridge ~~GC~~ OI (HM)

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: (Street Address) Eagles Landing Parkway
Size of Tract: 3.6 acre(s). Land Lot Number(s): 031 District(s): 7th
Property Tax Parcel Number(s): 131S C009 3D **(Required)**

Alexa Hilbert
Name 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 131 51 C009 3, D which is the subject of this application.

Name of Property Owner: Alexa Hilbert
Property Owner's Address: 308 Broadmoor Way McDonough, GA 30253
Telephone: 678-491-1941 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: _____ 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 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

_____
Printed Name of Notary Public

12/14/24
Date

_____
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

Alexa 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 Alexa Hilbert Phone: 678-491-156 Mobile: [illegible]
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: 678-565-7017 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: Eagle 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: _____ Printed Name of Owner: Alexa Hilbert

Signature of Agent: _____ Printed Name of Agent: Alexa Hilbert

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(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: _____

Stockbridge
Where Community Connects

TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Senior Planner

CC: R. Ryan Anderson, Community Development Director

DATE: May 22, 2025 (Planning Commission)

June 16, 2025 (Mayor and Council)

Subject: RZ-2024-12 For 2251 Highway 42 North

I. Purpose

Consider a request to assign the zoning district of O-I (Office Institutional) to property located at 2251 Highway 42 North to allow for the purpose of allowing a center for assisting adults with developmental disabilities.

II. Project Information

Proposed Use	Center for assisting adults with developmental disabilities
Site Address	2251 Highway 42 North
Parcel Identification	070-01012001
Parcel Acreage	3.60 acres
Applicant	Alexa Hilbert

Agent:	Brightstar Homes & Services, Inc.
Owner:	Alexa Hilbert
County Zoning of Property	M-1 (Light Manufacturing District)
Assigned City Zoning of Property	O-I (Office Institutional)
Current Use of Property:	An existing vacant building is located on the property. It was previously used by One World School for the same use

SURROUNDING ZONING PROPERTY INFORMATION

Location	Existing Zoning	Existing Land Use
Property to the North	C-2 (General Commercial) – Stockbridge SR (Suburban Residential) - Stockbridge	Vacant Land
Property to the South	M-1 (Light Manufacturing District) – Henry County 'PUD' (Planned Unit Development) - Stockbridge	Vacant Land Crash Champions Collision Repair McDonough Trinity Chapel
Property to the East	C-1 (Neighborhood Commerical) – Stockbridge MFR (Multi-Family Residential) – Stockbridge O-I (Office Institutional) –	Highlands Plaza (Shopping Plaza) The Highlands at Eagles Landing (Subdivision) Eagles Landing First Baptist Church

	Stockbridge	
Property to the West	M-1 (Light Manufacturing District) – Henry County PD (Planned Development) – Henry County	HydrauliCircuit Technology, LLC Eagles Landing Subdivision

III. Finding of Facts

1. The applicant has also applied for a Comprehensive Plan Amendment to assign the future land use designation of Low-Density Mixed Use. The case will be heard concurrently.

2. The applicant has also applied for an annexation application for the proposed property to be annexed into the City limits. The case will be heard concurrently.

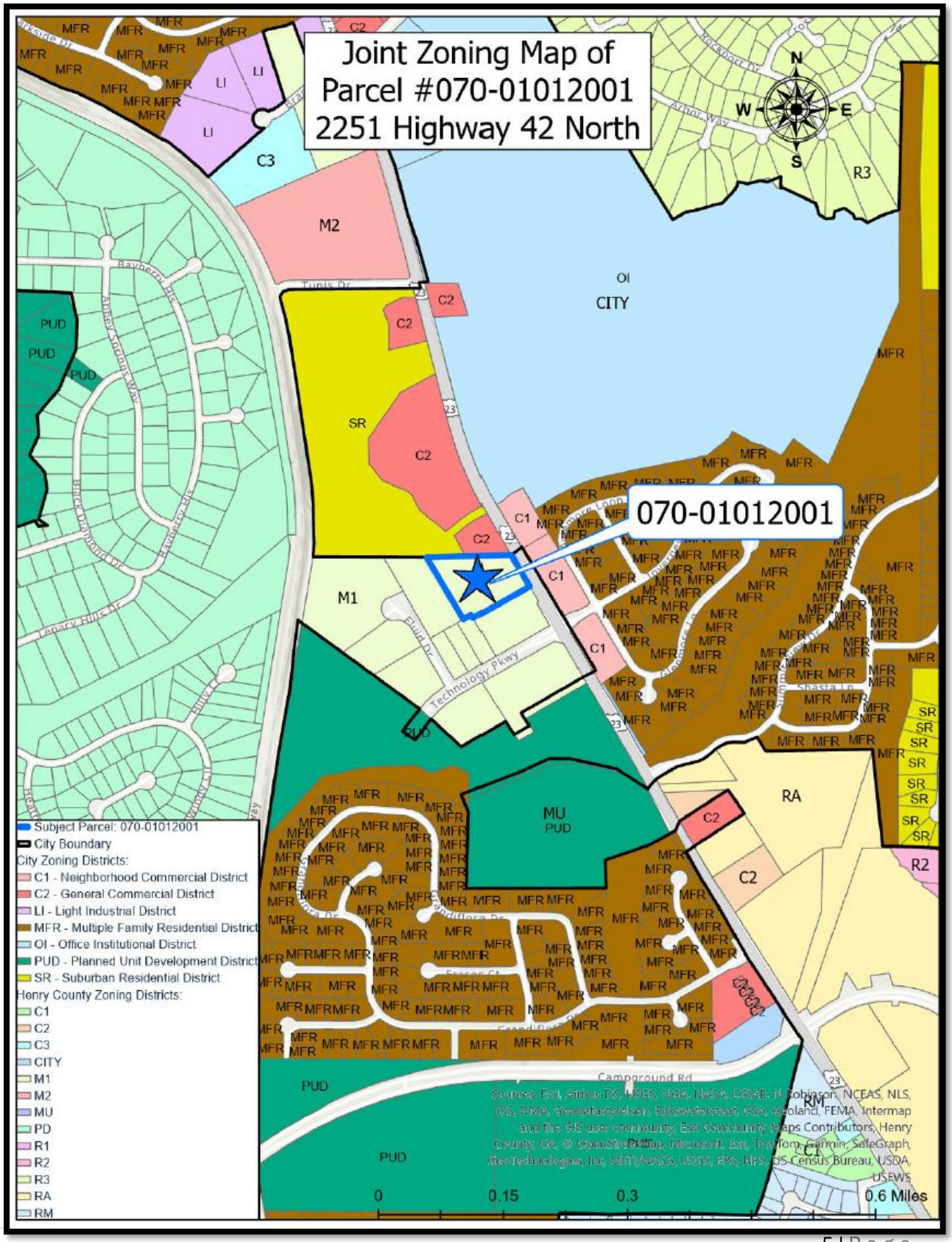
3. The subject property is currently zoned M-1 (Light Manufacturing District) by the Henry County Zoning Ordinance.

4. The vicinity of the proposed use is mostly commercial and residential with the following zoning classifications: C-2 (General Commercial; Stockbridge), SR (Suburban Residential; Stockbridge), MFR (Multiple Family Residential; Stockbridge), O-I (Office Institutional; Stockbridge), PUD' (Planned Unit Development; Stockbridge), M-1 (Light Manufacturing District; Henry County), and PD (Planned Development; Henry County).

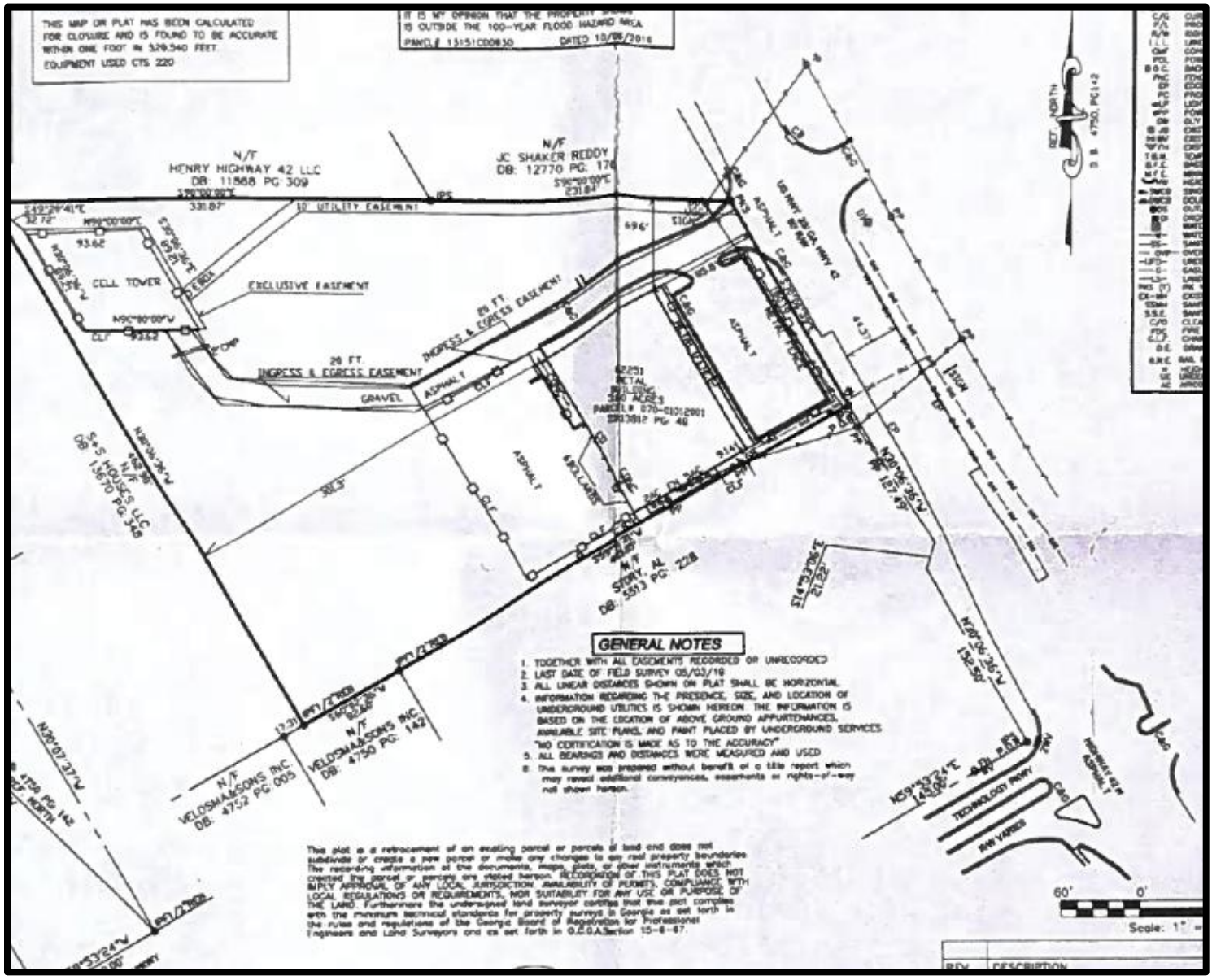
IV. Maps, Site Plan, and Renderings

Aerial Photo of 2251 Highway 42 North




Joint Zoning Map of
Parcel #070-01012001
2251 Highway 42 North
070-01012001
Subject Parcel: 070-01012001
City Boundary
City Zoning Districts:
C1 - Neighborhood Commercial District
C2 - General Commercial District
LI - Light Industrial District
MFR - Multiple Family Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
SR - Suburban Residential District
Henry County Zoning Districts:
C1
C2
C3
CITY
M1
M2
MU
PD
R1
R2
R3
RA
RM
0
0.15
0.3
0.6 Miles

Survey of 2251 Highway 42 North, Parcel #070-01012001



V. Analysis

Project Description

The applicant, Alexa Hilbert, of Brightstar Homes and Services, is proposing to open a life skills training center for adults with developmental disabilities at an existing building located at 2251 Highway 42 North. The goal of the program is to assist their clients in acquiring behavioral skills that support their integration into the community, focusing on improving their communication skills, social interaction, and appropriate responses in the public. The agency offers a wide range of services from CRA (Community Residential Alternative), Life Sharing (Host Homes), and both individual and group Community Access Services. The agency also specializes in assisting individuals with various needs, such as those who are medically fragile, have autism, intellectual disabilities, or connections to the justice system or state hospitals.

The new location will continue the services previously provided at 245 Country Club Drive (Suite 100 E & F) in Stockbridge where the agency held a building permit and operated for eight years. The proposed relocation is due to the expiration of the lease. At the proposed site, clients will not be served food and are expected to bring their lunch. The agency will be operated Monday through Friday from 9 am to 3 pm with clients arriving by van, which will be parked securely within a 10-foot fence surrounding the property. The building is 15,560 square feet with 27 parking spaces to accommodate staff, clients, and their transportation needs.

Staff Analysis

The applicant requests a **Rezoning** under the City of Stockbridge Unified Development Code Section **(Sec. 9.2.1 C):**

The Planning Commission and the City Council shall consider the following standards in considering any proposal that would result in a change to the text or map of this UDC, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal.

ANALYSIS OF REQUEST

1. Consistency with the Comprehensive Plan.

The subject property is currently designated by the Henry County Comprehensive Plan 2045 as High-Density Suburban. However, once it is annexed into the Stockbridge City limits, it will be assigned to the city future land use designation of Low-Density Mixed-Use. The Low-Density Mixed-Use future land use designations provides a list of permitted uses which includes the requested O-I (Office-Institutional) zoning district.

The proposed center for adults with developmental disabilities is consistent with the intent of the Low-Density Mixed-Use future land use designation. As outlined on page 48 of the Stockbridge Comprehensive Plan, the Low-Density Mixed-Use Future Land Use Designation is intended to support a mixture of residential, limited commercial, and institutional uses that are compatible in character with the surrounding areas. The use functions as a community-oriented institutional service that provides life-skills training and support to adults with developmental disabilities, aligning with the Comprehensive Plan emphasis on inclusive, supportive services and enhanced quality of life for residents. In addition, the usage of an existing building for this use promotes

efficient land use and sustainable developmental practices encouraged throughout the Plan itself. In terms of the goals of the 2024 City of Stockbridge Comprehensive Plan, the proposed use fulfills several policy objectives. First, it aligns with the City of Stockbridge goal of ensuring equitable access to essential services. By providing specialized training for adults with developmental disabilities, the center equips individuals with the skills necessary for greater independence and improved daily living. Second, the proposed use ensures that adequate resources are available for residents with developmental disabilities. It provides a valuable service that meets evolving needs of communities while supporting responsible development. In addition, the proposed center contributes to infrastructure improvements that enhance accessibility and efficiency without compromising service levels for existing residents. By maintaining cost-effective operations, it reinforces policies aimed at sustaining high-quality public services and fostering inclusive growth within the city.

2. The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code.

The proposed rezoning to assign the O-I (Office Institutional) to the subject property aligns with the various objectives outlined in the Stockbridge Unified Development Code. First, the existing facility serves an important function by providing individuals with developmental disabilities with the opportunity to acquire essential daily living, social, and vocational skills in a supportive environment. As a result, the proposed use promotes the overall health, safety, convenience, and general welfare of not only the clients served but also to their families and towards the surrounding communities in the City of Stockbridge (Objective A). The existing facility also reduces the need for long distance travel to similar agencies thereby reducing traffic congestion on public streets and advancing traffic safety. (Objectives B and C).

The proposed use of the existing building aligns with the Stockbridge Unified Development Code by transforming a vacant building into a vital resource that provides essential services to a population that is vulnerable. In addition, the proposed use of the facility represents a community-oriented land use that aligns with the long-term goals of the City of Stockbridge for social equity, and quality.

Once the property is annexed into the Stockbridge City limits, it will be assigned to the PMU (Parkway Mixed Use) overlay district. Overall, the proposed use aligns with the various objectives found in Section 2.5.2 of the Stockbridge Unified Development Code. The proposed use contributes to the diversification of the local employment base (Objective #2). The proposed center for adults with developmental disabilities can not only create job opportunities but also will attract professionals ranging from therapists to behavioral therapists to the City of Stockbridge.

3. Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.

The applicant's request to assign the O-I (Office Institutional) zoning district is anticipated to have numerous positive effects on the surrounding areas, which has a diverse mix of zoning classifications including C-2 (General Commercial), SR (Suburban Residential), MFR (Multiple Family Residential), O-I (Office Institutional), M-1 (Light Manufacturing District; Henry County), PUD (Planned Unit Development; Stockbridge) and PD (Planned Development; Henry County).

The subject property is also located near the following subdivisions: The Highlands at Eagles Landing, Eagles Landing subdivision, Magnolia, and Moss Pointe. First, the proposed use would act as a transitional buffer between the intensive commercial and adjacent residential areas. The use aligns with the O-I (Office Institutional) zoning district by contributing to a professional, quiet, and community-oriented atmosphere with a disruptive impact.

Second, the proposed location of the center for adults with developmental disabilities is expected to generate minimal impact, noise, and strain on the public infrastructure, which represents a sustainable and compatible developmental choice. In addition, relocating the proposed use to the nearby subdivisions ensures greater accessibility and convenience for both their clients and their caregivers. The proposed location reduces its travel time and fosters stronger community integration, allowing their clients to remain connected to their support systems while accessing services that promote independence, skill development and social engagement.

4. The physical conditions of the site are relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.

The subject property location at 2251 Highway 42 North is physically well-suited for the proposed use. The site features an existing building situated on relatively flat terrain, which supports ease of access. It has frontage on Highway 42 North providing convenient and visible access for clients, staff, and service providers. The size and shape of the lots are adequate to support the requested use with sufficient space available for parking and circulation.

5. The impact upon adjacent property owners should the request be granted.

The proposed use is not expected to have any negative impact on the adjacent property owners in the vicinity of the area. Instead, the requested use is a low-intensity, community-oriented use that is quiet, professional, and is compatible with both the residential and commercial surroundings. Unlike intense commercial or industrial developments, the center won't produce significant traffic, noise, lighting, or operational disruptions. In addition, the presence of the facility may enhance property values by reinforcing a positive community image and demonstrating the City's investment in inclusive support services.

6. The potential impact of the rezoning on City infrastructure including water and sewage system.

The proposed rezoning to accommodate a center for assisting adults with developmental disabilities at 2251 Highway 42 North is expected to have minimal impact on the city infrastructure, particularly the water and sewage system.

7. The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

The proposed use is expected to have a minimal impact on the adjacent throughfares, traffic volumes, and overall circulation. Operating Monday through Friday from 9 am to 3 pm, the center will serve adults with developmental disabilities who will arrive via agency-operated vehicles rather than individual vehicles. The vans will be securely parked within a 10-foot fenced area on the property, limiting traffic interaction with the nearby surrounding uses. The facility's location along a major arterial road (Highway 42) ensures it can accommodate the modest number of trips.

Furthermore, the use occurs outside of peak hours and does not access internal residential streets of nearby subdivisions such as The Highlands at Eagles Landing, Magnolia, and Moss Pointe. The proposed use is also compatible with the surrounding land uses, which include churches, a shopping center, light industrial businesses and residential neighborhoods, and is unlikely to generate negative impacts on neither pedestrian nor vehicular circulation in the vicinity of the area.

8. The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan.

The proposed use supports the overall intent of the Stockbridge Unified Development Code by promoting an inclusive, community-serving land use that enhances the public welfare. The proposed use, a center for assisting adults with developmental disabilities, aligns with the Stockbridge Unified Development Code goals of compatibility with the surrounding land uses and the provision of essential services, making it very beneficial and appropriate for the City's vision. It also reflects principles of smart growth by integrating services within accessible locations and minimizing the need for long commutes. The proposed use supports the policy goals of promoting infill development and the adaptive reuse of existing structures where feasible, reducing development pressure on undeveloped land and preserving open space and environmental resources.

The proposed use is also consistent with the 2024 Stockbridge Comprehensive Plan in many ways. First, since it is offering life skills training in a supportive center, the center promotes the well-being and independence of individuals who may not have access to these resources. This aligns with the broader goals of the Comprehensive Plan which is to improve the quality of life, support health and human services, and foster a more inclusive and compassionate city.

9. The ability of the subject land to be developed as it is presently zoned.

The subject property is currently zoned M-1 (Light Manufacturing District) under the Henry County Zoning Ordinance, which is intended to accommodate industrial and manufactured uses such as warehousing and distribution. These uses are not compatible with the applicant's proposed development. Therefore, the applicant is requesting to assign the O-I (Office Institutional) zoning district upon the approval of the annexation.

The intent of the City of Stockbridge O-I (Office Institutional) zoning district is to support low-intensity, service-oriented uses such as professional offices, educational programs, and community facilities, making it well-suited for the applicant's proposed use. The zoning designation would be more consistent with the character of the surrounding area, which includes a mixture of commercial, residential, and institutional zoning.

VI. STAFF RECOMMENDATION

The Planning and Zoning staff recommends **approval** to assign the zoning district of O-I (Office Institutional).

PowerPoint Presentations For AX-2024-03, CP-2024-11, RZ-2024-12

May 22, 2025 (Planning Commission)

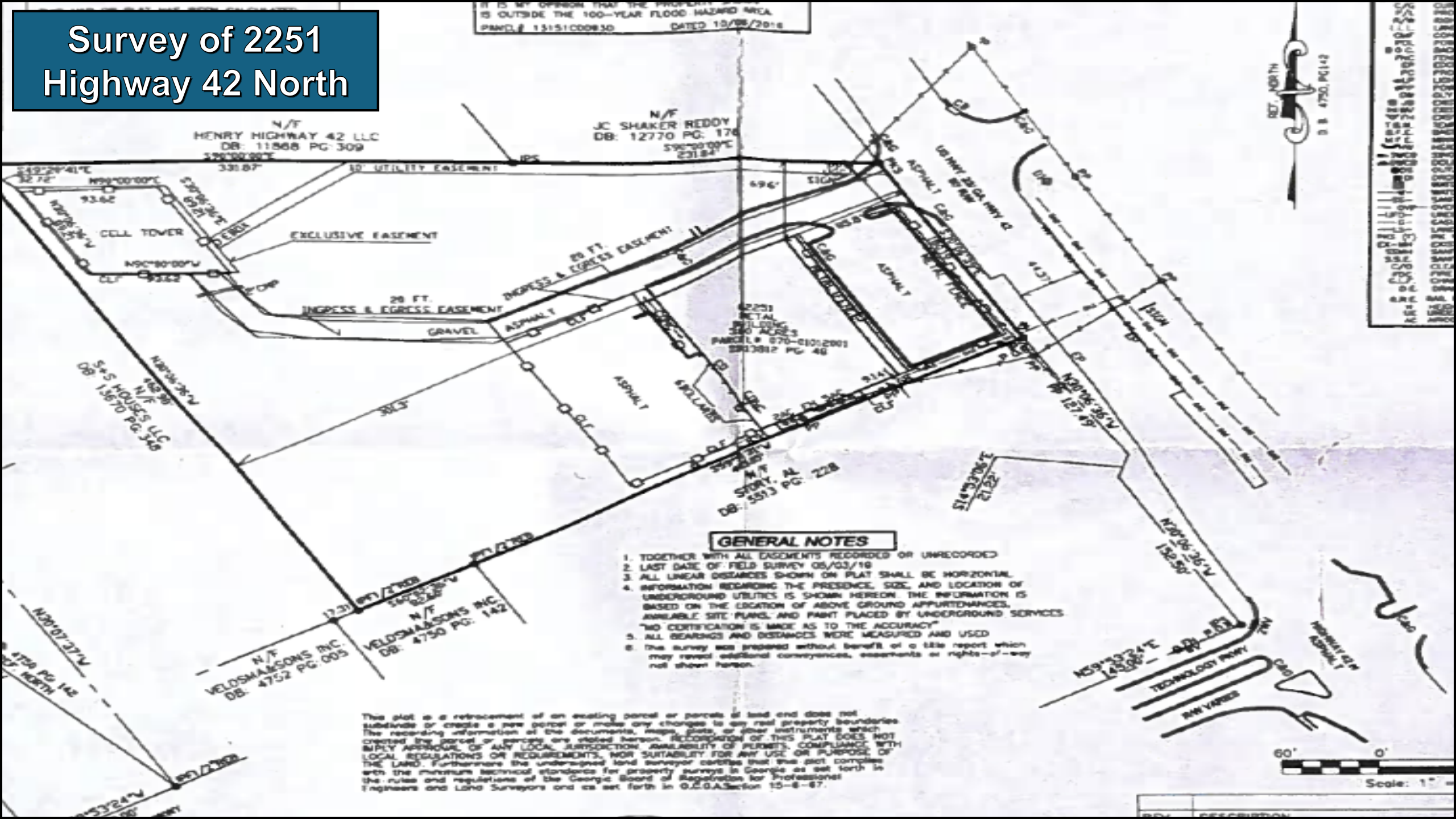
June 9, 2025 (Mayor and Council)

Case Facts

- Applicant: Alexa Hilbert
- Agent: Brightstar Homes & Services, Inc.
- Address of Property: 2251 Highway 42 North
- Parcel Acreage: 3.60 acres
- Parcel Identification: 070-01012001
- Current Use of Property: An existing building is located on the property
- County Zoning of Property: M-1 (Light Manufacturing District)
- County Future Land Use Designation: High-Density Suburban
- Sign Posting: May 7, 2025


Aerial Photo
Of 2251
Highway 42
North
Eagles Landing
First Baptist
Church; Eagle's Landing
Christian Academy/
Wolf Creek
Highlands Plaza
(Shopping Plaza)
The Highlands
at Eagles
Landing
Summit At Eagles
Landing
HydrauliCircuit
Technology, LLC
2251 GA-42
Inverness
Child Dev
Center
Trinity
Chapel
Crash Champions
Collision Repair
McDonough
Southern Crescent
TBI
Moss
Pointe
Magnolia

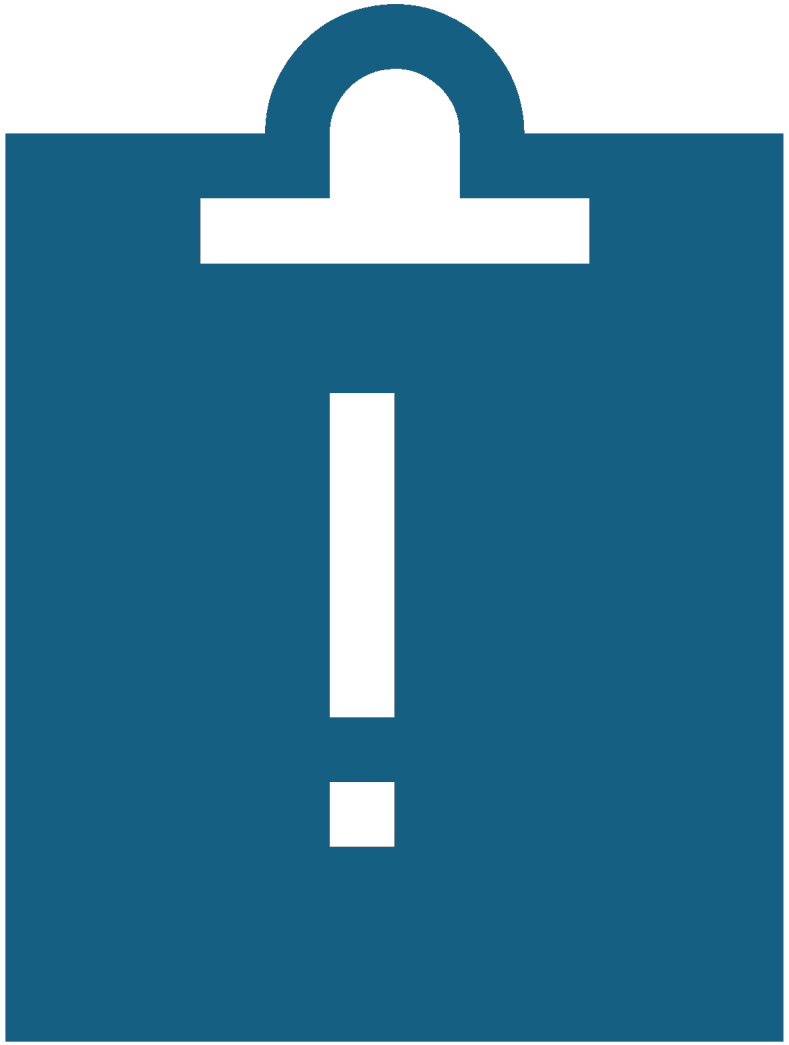
Survey of 2251 Highway 42 North



Sign Posting on May 7, 2025



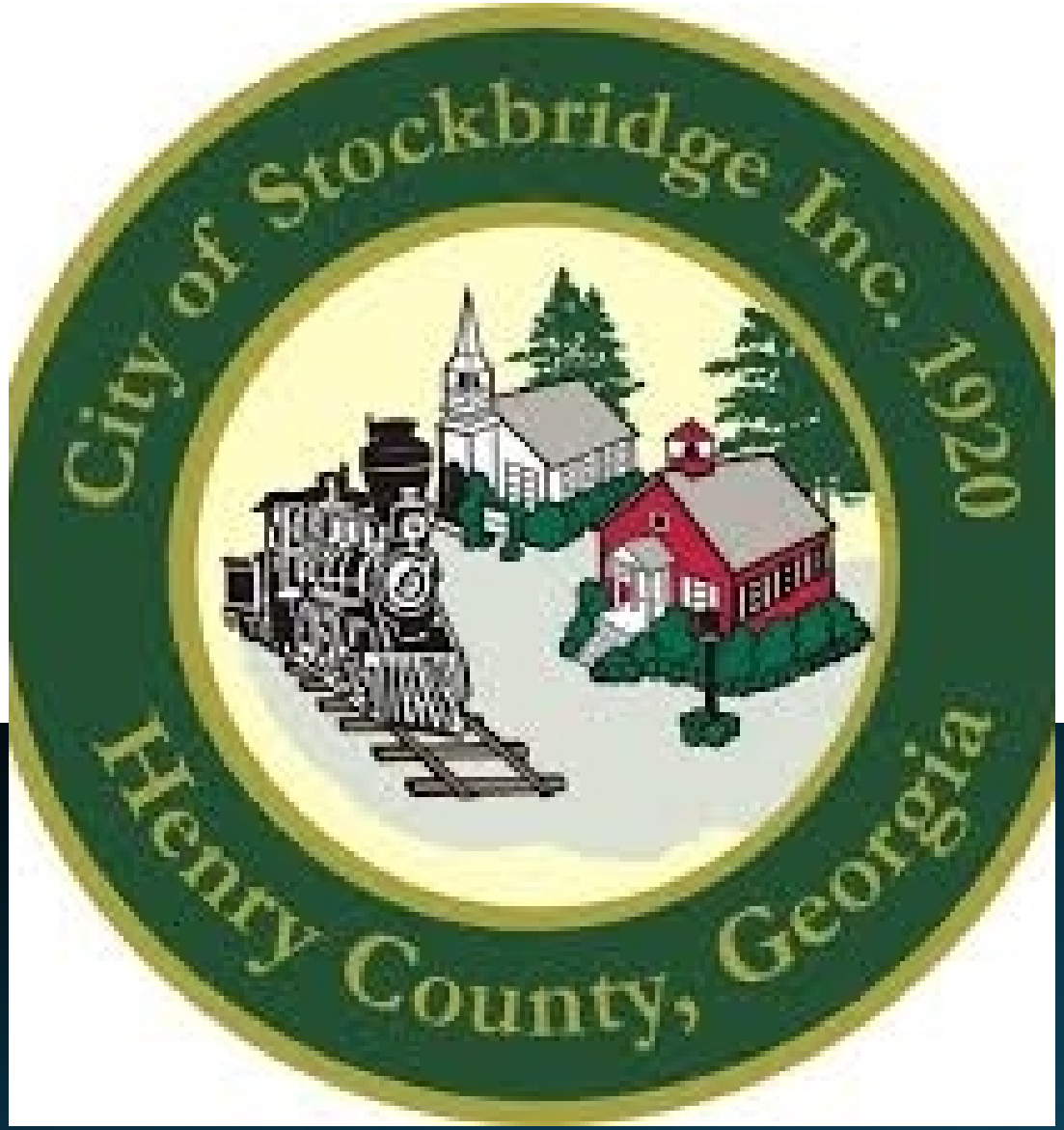
Developmen
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Information



Development Information

- The applicant, Alexa Hilbert, of Brightstar Homes and Services, is proposing to open a life skills training center for adults with developmental disabilities at an existing building located at 2251 Highway 42 North. The goal of the program is to assist their clients in acquiring behavioral skills that support their integration into the community, focusing on improving their communication skills, social interaction, and appropriate responses in the public. The agency offers a wide range of services from CRA (Community Residential Alternative), Life Sharing (Host Homes), and both individual and group Community Access Services. The agency also specializes in assisting individuals with various needs, such as those who are medically fragile, have autism, intellectual disabilities, or connections to the justice system or state hospitals.
- The new location will continue the services previously provided at 245 Country Club Drive (Suite 100 E & F) in Stockbridge where the agency held a building permit and operated for eight years. The proposed relocation is due to the expiration of the lease. At the proposed site, clients will not be served food and are expected to bring their lunch. The agency will be operated Monday through Friday from 9 am to 3 pm with clients arriving by van, which will be parked securely within a 10-foot fence surrounding the property. The building is 15,560 square feet with 27 parking spaces to accommodate staff, clients, and their transportation needs.

PowerPoint Presentation For AX-2024-03



Applicant’s Request

The applicant, Alexa Hilbert, has submitted an Annexation application (AX-2024-03) to request that the property at 2251 Highway 42 North, which is in unincorporated Henry County, be annexed into the Stockbridge City limits.

Contiguous Map of 2251 Highway 42

In Georgia, for a property to be annexed into a city, one major requirement is that the property must be contiguous to the city limits — meaning the property must physically touch or border the existing boundary of the city. In this case, the subject property is contiguous with the following parcels that are located within the City limits of Stockbridge: #070-01022002 and #070-01007011



Staff Analysis
(Section 9.8 of The Unified Development Code)

1. **Is the subject property contiguous to the existing corporate limits with at least one-eighth of the aggregate external boundaries coinciding? Contiguous means- abuts the municipal limits, or is separated by a street, river or railroad-type of right-of-way, or city land, or land owned by some other political subdivision, or lands, or lands owned by the state.**

    - Yes, the subject property is contiguous with the following parcels that are located within the City limits of Stockbridge: #070-01022002 and #070-01007011

2. **Describe what method (100%, 60% or Referendum and Resolution) the applicant is utilizing for the proposed annexation.**

    - The 100% method would be used for the proposed annexation.

3. **Is any part of the subject property being proposed for annexation within the boundary of another municipal corporation or county?**

    - Yes, the subject property is located within the boundary of Henry County.

Staff Analysis
(Section 9.8 of The Unified Development Code)

4. **Is any part of the subject property receiving municipal services from any entity other than the city proposing annexation?**

   - Yes, the subject property is receiving municipal services from Henry County. The following entities include Henry County Water Authority, Henry County Fire and EMS, and the Georgia Power Company.

5. **Is the subject property for the proposed annexation being developed for urban purposes- defined as a minimum of two people per acre?**

   - No. The proposed annexation is for a non-residential use—an educational training facility—and does not include any residential development that would contribute to a permanent population on the site. As such, the property does not meet the minimum residential density required to be considered development for urban purposes.

6. **Is the proposed annexation consistent with the Comprehensive Plan?**

   - No, the subject property has a Henry County Future Land Use designation of HDS (High-Density Suburban). The applicant has submitted a Comprehensive Plan Amendment (CP-2024-11) to assign the future land use designation of Low-Density Mixed-Use.

Staff Analysis
(Section 9.8 of The Unified Development Code)

7. **Does the proposed annexed property share a common zoning classification with the adjoining City property as ascribed in Section 9.8 of the Unified Development Code?**

   - No, the applicant has submitted a rezoning application (RZ-2024-12) to assign the zoning district of ‘OI’ (Office Institutional) and PMU (Parkway Mixed Use Overlay) district.

8. **Potential positive effects of the proposed annexation on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.**

   - The addition of this private school would allow adults with developmental disabilities to gain valuable life skills that will make them more equipped to integrate into the community.

9. **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.**

   - The subject property will require any development or building. The existing building will sufficiently meet the needs of the proposed use. The building was previously used for the same purpose as recently as 2024.

Staff Analysis
(Section 9.8 of The Unified Development Code)

10. The impact upon adjacent property owners should the request be granted.

- The area within the vicinity of the subject property consists of mostly commerical with some residential. Traffic volume should not be impacted by this private school as students will arrive and depart via van each day. Thus, adjacent property owners should not be negatively impacted.

11. The potential impact of the annexation on City infrastructure including water and sewage system.

- Annexation of this property will have minimal impact on City infrastructure. Henry County has previously serviced this property for water and sewer; the applicant has submitted an application to the Henry County Water Authority to confirm water and sewer availability for this property.

12. The impact of the proposed annexation on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

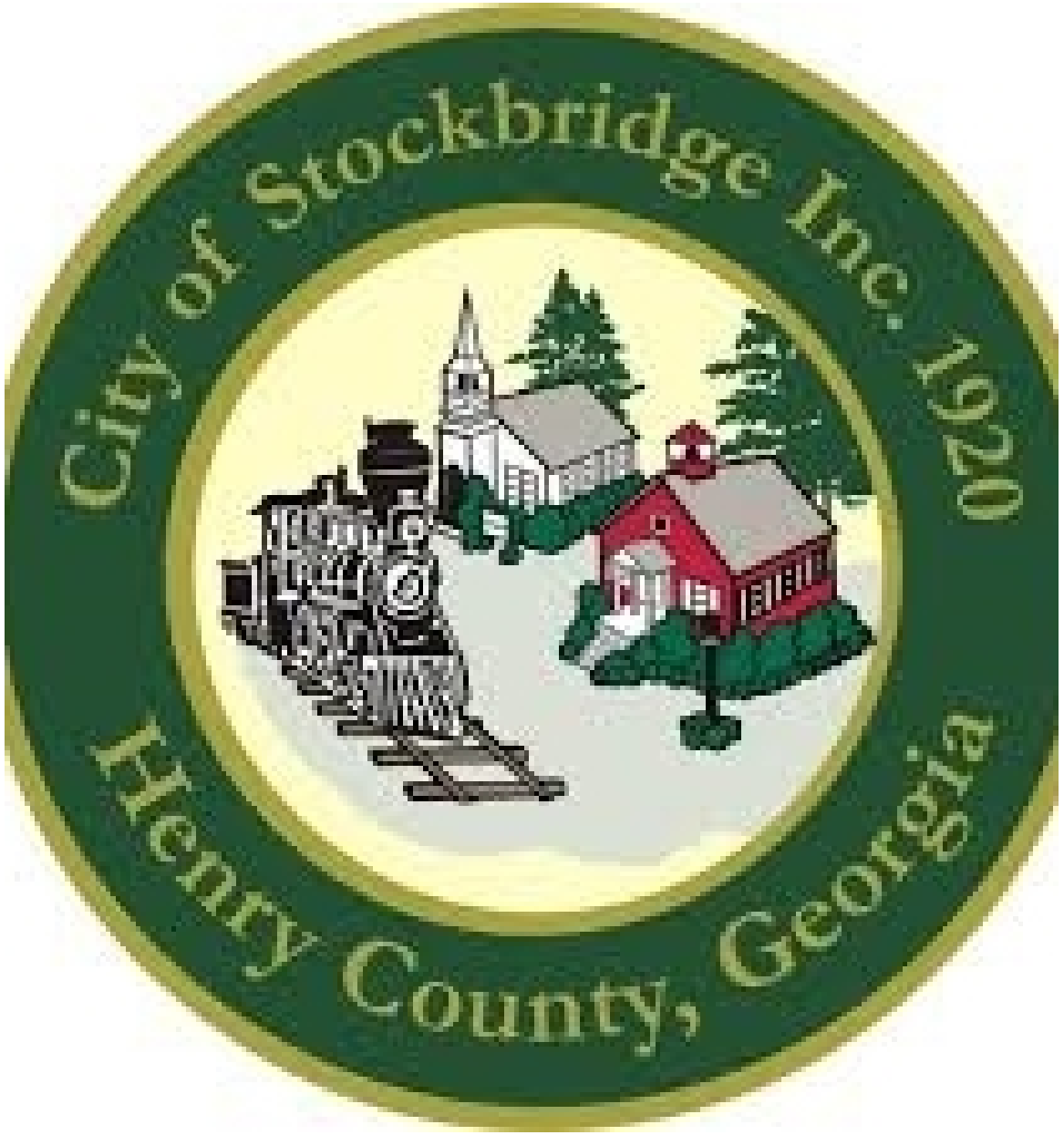
- A formal traffic study was not submitted, and as a result, staff is unable to predict with certainty the impact on traffic this proposed use will have on the existing roads (Highway 42 North is classified as a minor arterial road by the Georgia State Functional Classification Map).

- Given that all students at the proposed school will be arriving and departing in designated vans which will be parked within a secure 10-foot fence surrounding the property, staff is able to confidently say that traffic will not be impacted adversely by the opening of this school.

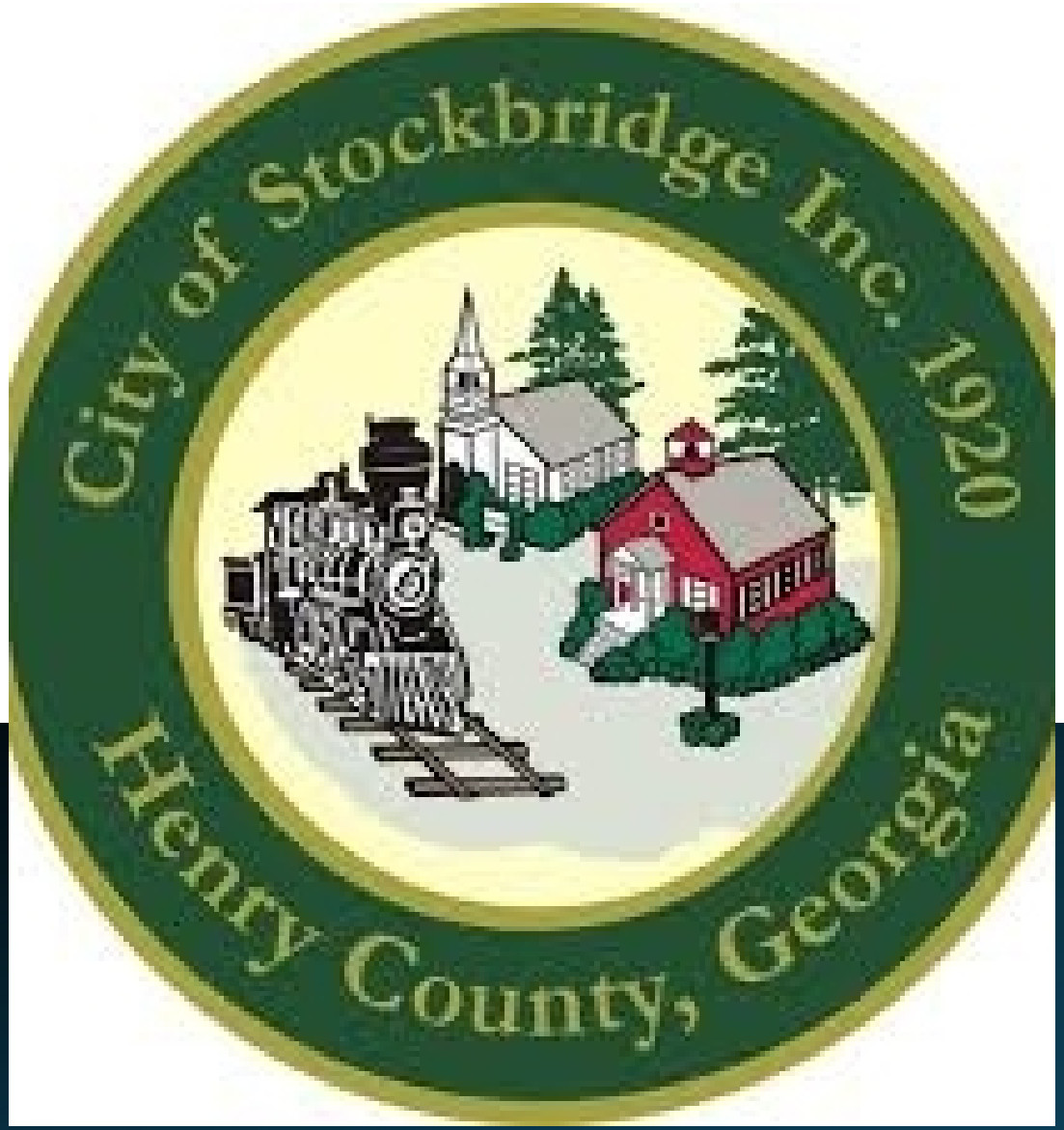
Staff Recommendation

This Staff Report has demonstrated that the requested annexation via AX-2024-03 would be necessary and desirable for the City of Stockbridge in conjunction with the requested Comprehensive Plan Amendment (CP-2024-11) to assign the future land use designation of Low-Density Mixed-Use and the requested rezoning of RZ-2024-12 to assign the zoning districts of ‘OI’ (Office Institutional) and ‘PMU’ (Parkway Mixed Use Overlay). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

Staff Analysis (Section 9.8 of The Unified Development Code)



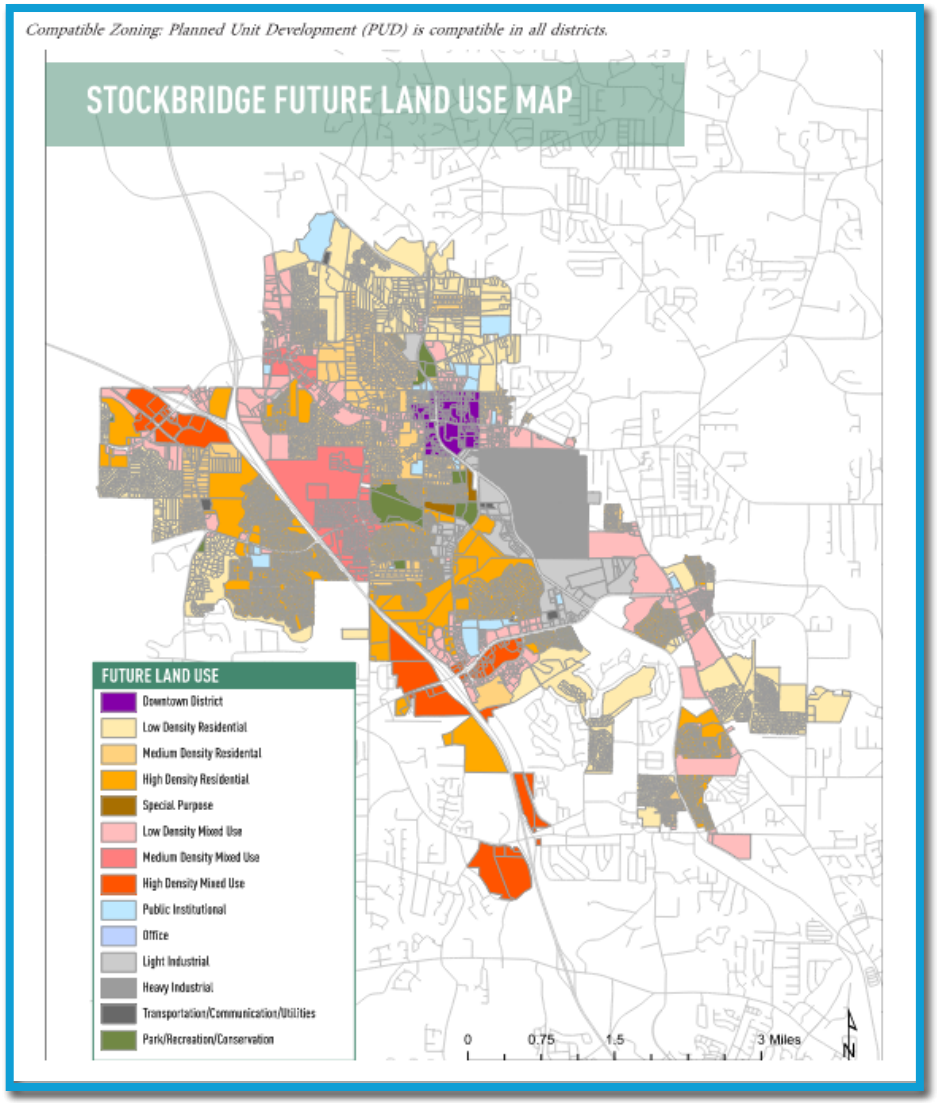
PowerPoint Presentation For CP-2024-11



Applicant's Request

Assign the City of Stockbridge's 'Low-Density Mixed-Use' to allow for the opening of a center for assisting adults with developmental disabilities.

City of Stockbridge Comprehensive Plan (2024)

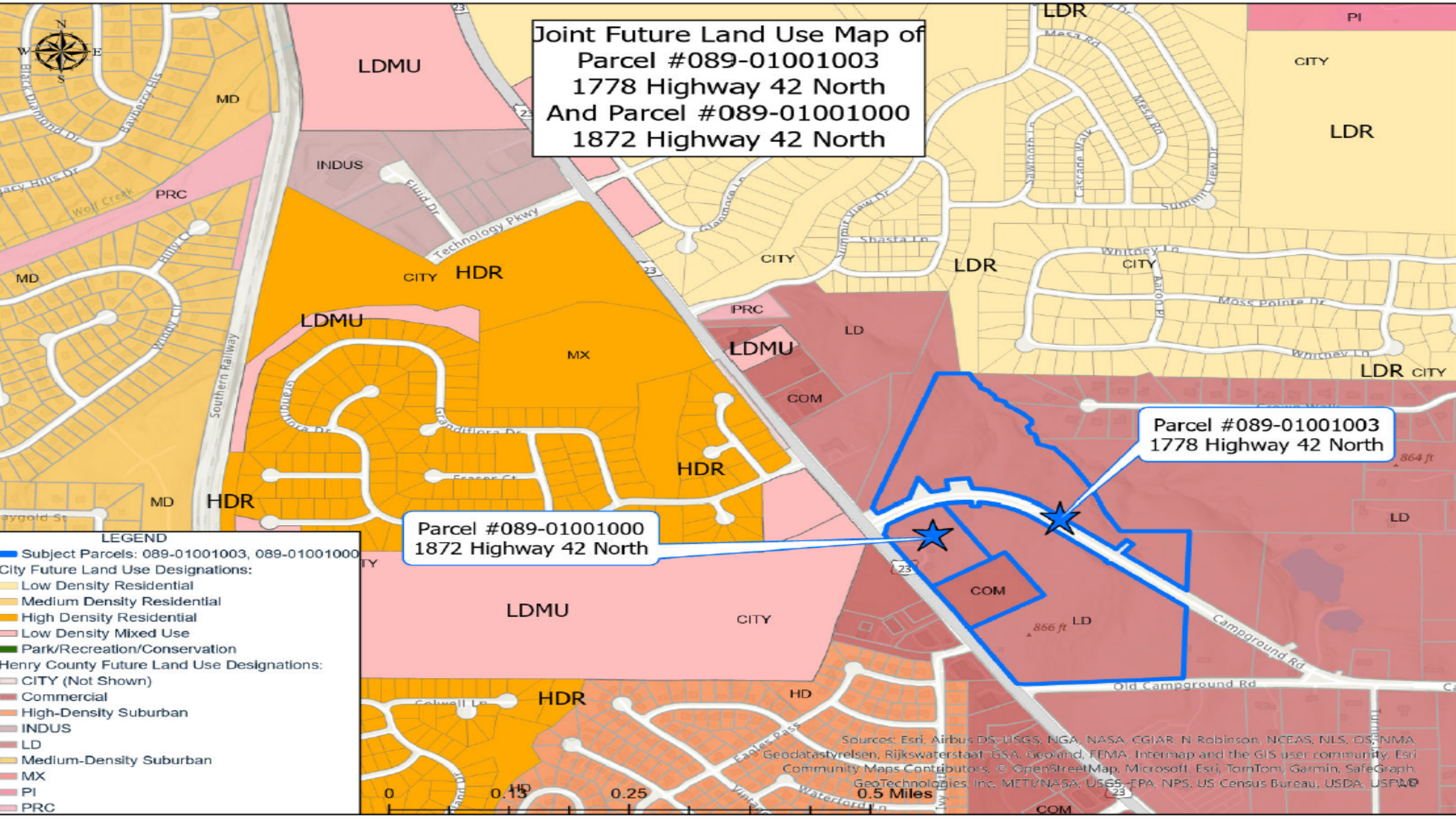


LOW-DENSITY MIXED USE (1-3.99 UNITS/ACRE)

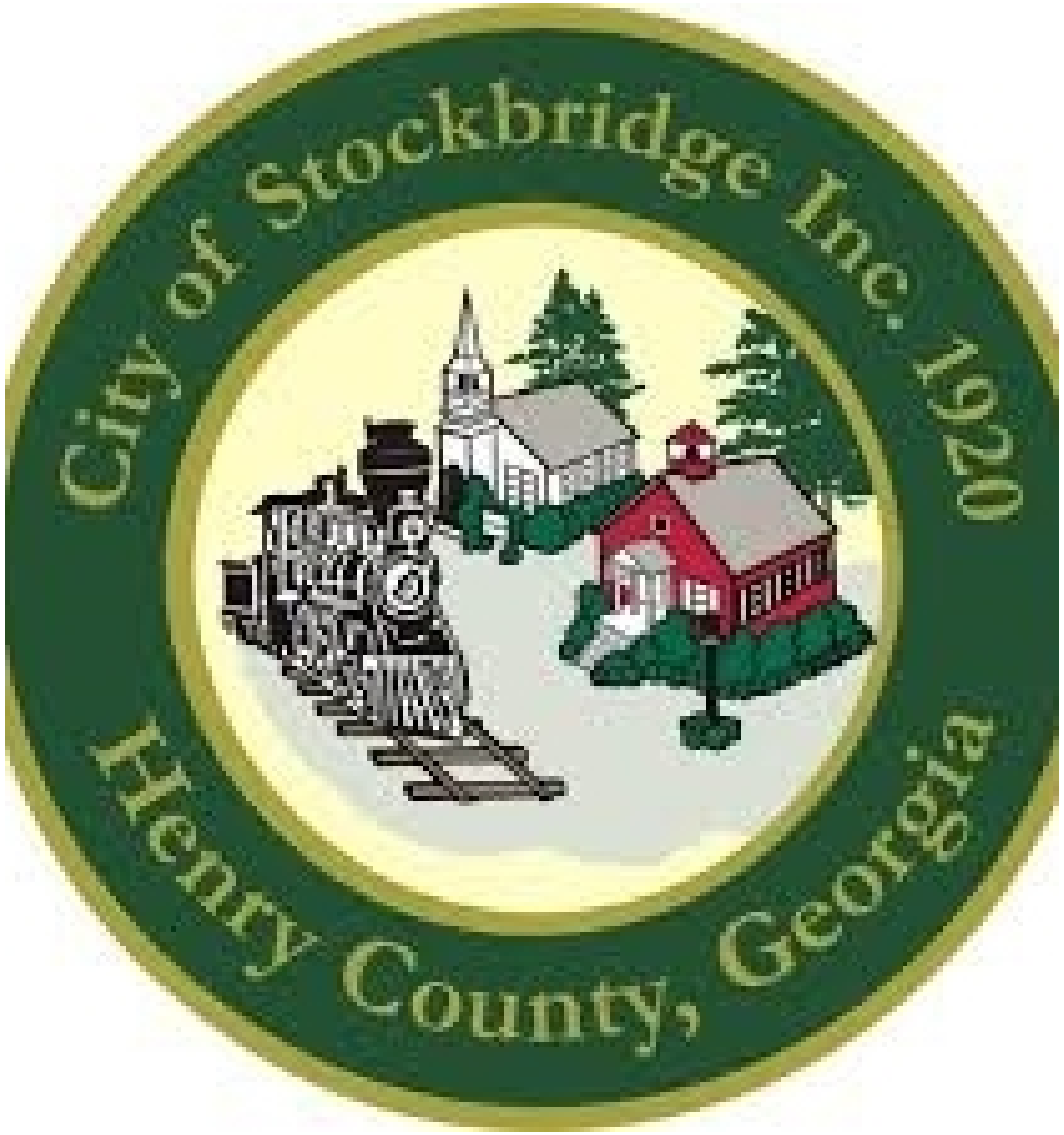
This designation is intended for commercial/retail areas along various corridors and intersections located throughout the City. These areas mainly serve the residents of the surrounding residential neighborhoods. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining locally owned retail, low intensity office uses, and apartment/condo/loft uses in two story buildings in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them.

SURROUNDING LAND USE DESIGNATION

Location	Current Land Use	Current Future Land Use Designation
Property to the North	Eagles Landing Christian Academy	Low-Density Residential
Property to the South	Trinity Chapel Collision Repair	Light Industrial (Henry County)
Property to the East	Retail Plaza	Low-Density Mixed-Use
Property to the West	Hydraulic equipment supplier	Light Industrial (Henry County)


Joint Future Land Use Map of
Parcel #089-01001003
1778 Highway 42 North
And Parcel #089-01001000
1872 Highway 42 North
Parcel #089-01001003
1778 Highway 42 North
Parcel #089-01001000
1872 Highway 42 North
LEGEND
Subject Parcels: 089-01001003, 089-01001000
City Future Land Use Designations:
Low Density Residential
Medium Density Residential
High Density Residential
Low Density Mixed Use
Park/Recreation/Conservation
Henry County Future Land Use Designations:
CITY (Not Shown)
Commercial
High-Density Suburban
INDUS
LD
Medium-Density Suburban
MX
PI
PRC
LDMU
HDR
LDR
COM
INDUS
PRC
MD
CITY
PI
LD
Technology Pkwy
Fluid Dr
Southern Railway
Campground Rd
Old Campground Rd
Mesa Rd
Summit View Dr
Shasta Ln
Whitney Ln
Moss Pointe Dr
Aaron Pl
Cascade Walk
Sawmont Ln
Leonard Ln
Wolf Creek
Bayberry Hls
Black Diamond Dr
Hilltop Ct
Whitney Ct
Granadilla Dr
Fraser Ct
Colwell Ln
Eagles Pass
Waterford Ln
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
0
0.13
0.25
0.5 Miles
864 ft
866 ft

Staff Analysis (Section 9.2.7 of The Unified Development Code)



Staff Analysis (Section 9.2.7 of The Unified Development Code)

1. **Consistency with the Comprehensive Plan.**

The request to assign the Future Land Use designation of Low-Density Mixed-Use is necessary because the Henry County designation of Light Manufacturing is closely related to the City of Stockbridge designation of Light Industrial, which is not compatible with commercial uses. The designation of Low-Density Mixed-Use allows for commercial uses such as educational training facilities and is compatible with the proposed rezoning to OI (Office Institutional). In addition, the proposed use is consistent with the policy goals that are found in the current City of Stockbridge Comprehensive Plan that are found on pages 42 and 44.

Population Goals:
To ensure all residents have access to critical services, safe and attractive neighborhoods, and good work opportunities.

Population Policies:
Develop programs to provide and maintain a safe environment for all.

Economic Policies:
Support programs for the retention, expansion, and creation of businesses that complement our vision for our community and local economy.

Future Land Use Goals:
To establish land use designations that meet the needs of the City and are consistent with the new UDC.

Community Services/Facilities Goals:
To make available adequate facilities and services to meet the changing needs of all City residents.

Staff Analysis
(Section 9.2.7 of The Unified Development Code)

2. **Relation to the Zoning of the Property:** The applicant's request to assign the subject property to the OI (Office Institutional) and PMU (Parkway Mixed Use Overlay) zoning districts is compatible with the surrounding land uses adjacent to the subject property, which include a strip mall, residential neighborhood, church, and collision repair business. The OI zoning designation can serve as a transitional zone between residential and commercial areas, accommodating uses such as offices, banks, and personal service businesses. Page 48 of the 2024 Comprehensive Plan identifies OI zoning as compatible with the Low-Density Mixed-Use Future Land Use designation.

3. **Suitability of the Site's Location:** The area surrounding the proposed private school is a mix of commerical and residential. There is a strip mall with various commerical businesses on the opposite side of Highway 42 North. There are additional commerical uses to the south and west of the subject property including a church and collision repair business. To the northwest and east of the property are residential subdivisions. A private school is well suited to being in an area that provides a mix of residential and commercial uses. Both the proposed zoning of OI and the proposed future land use designation of low-density mixed-use are well-suited for a school located in a mixed residential and commerical area.

Staff Analysis
(Section 9.2.7 of The Unified Development Code)

4. <u>Maintaining the Current Land Use Designation:</u>

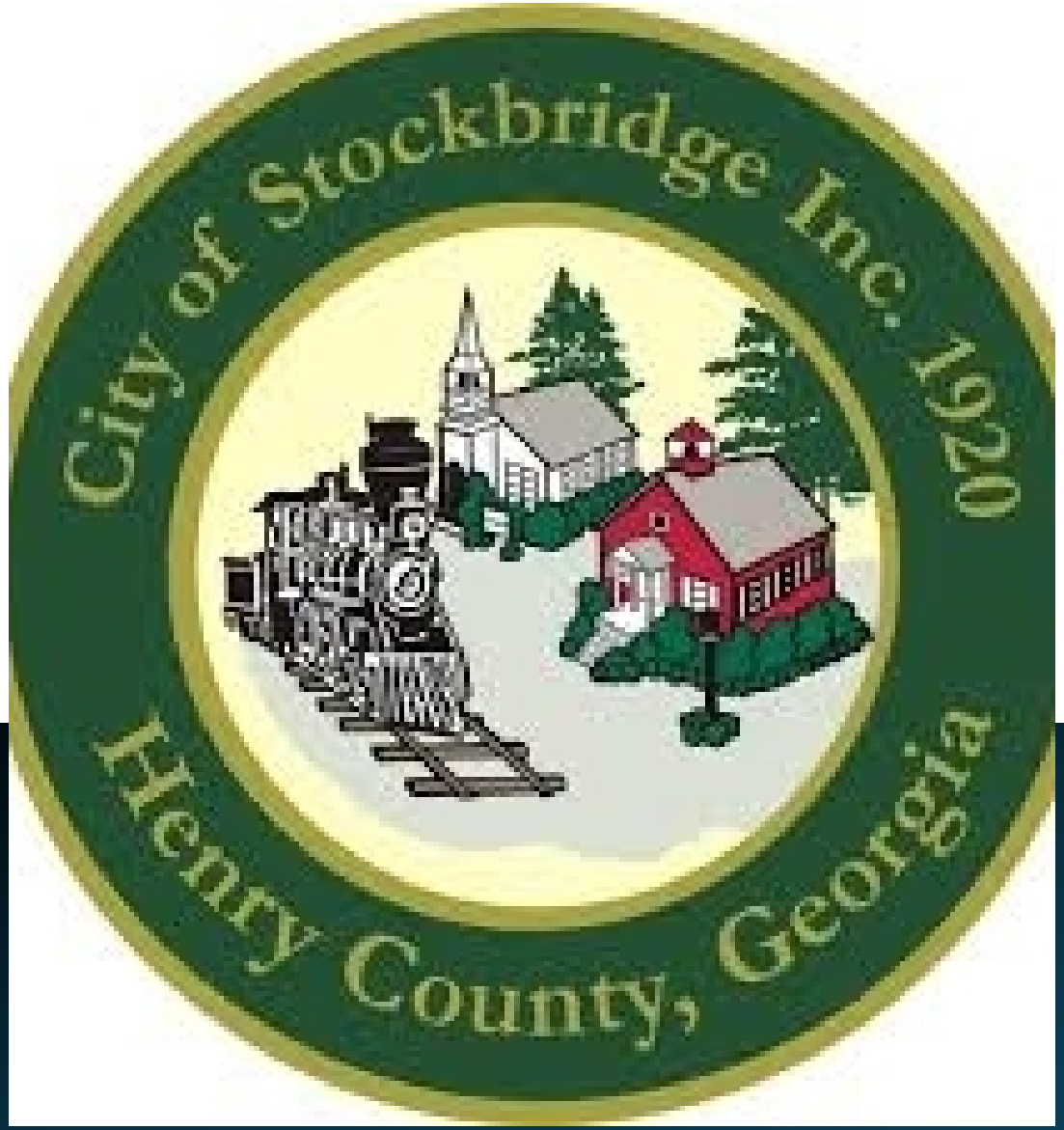
The current Future Land Use designation for this property in Henry County is Light Industrial. The purpose of Light Industrial in the City of Stockbridge is intended for business parks, which incorporate offices and other uses such as warehouses, research and development, printing businesses, storage units, and light manufacturing operations. This purpose is not compatible with a training/educational facility. For this type of use, the designation Low-Density Mixed-Use is more compatible.

The 2024 Comprehensive Plan intends for the Low-Density Mixed-Use Future Land Use designation to allow for commerical/retail areas along various corridors and intersections located throughout the city. These areas mainly serve the residents of the surrounding residential neighborhoods and should maintain a community-oriented feel. An educational training facility will provide a community-oriented need for the surrounding neighborhoods and City as a whole.

Staff Recommendation

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2024-11 would be necessary and desirable for the subject property in conjunction with the requested rezoning of RZ-2024-12 to assign the zoning districts of ‘OI’ (Office Institutional) and PMU (Parkway Mixed Used Overlay). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

PowerPoint Presentations For RZ-2024-12



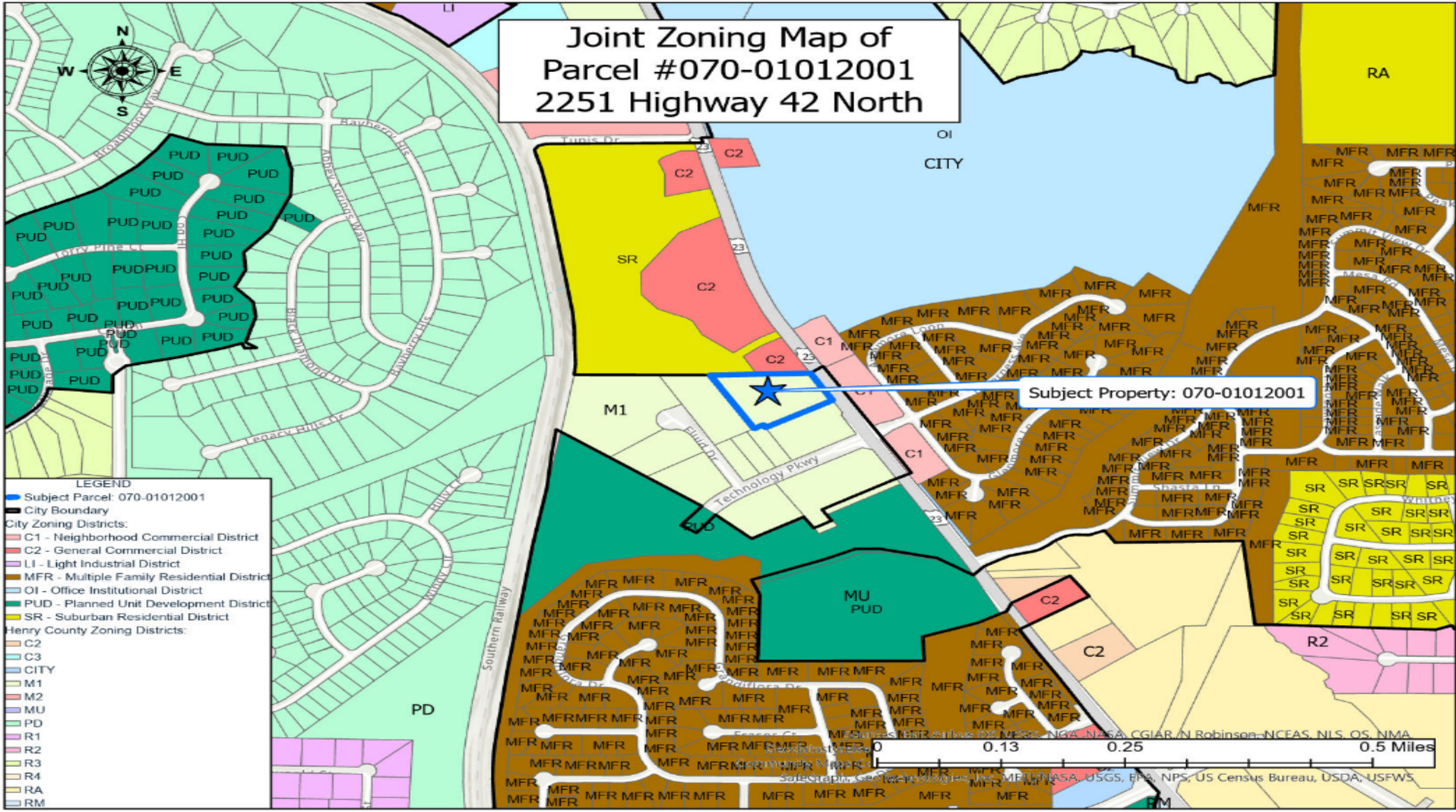
Applicant's Request

- Assign the zoning district of O-I (Office Institutional) to property located at 2251 Highway 42 North to allow for the purpose of allowing a center for assisting adults with developmental disabilities.



SURROUNDING ZONING PROPERTY INFORMATION

Location	Existing Zoning	Existing Land Use
Property to the North	C-2 (General Commercial) – Stockbridge	Vacant Land
	SR (Suburban Residential) - Stockbridge	
Property to the South	M-1 (Light Manufacturing District) – Henry County	Crash Champions Collision Repair McDonough
	PUD' (Planned Unit Development) - Stockbridge	Southern Crescent TBI
	M-1 (Light Manufacturing District) – Henry County	Trinity Chapel
Property to the East	C-1 (Neighborhood Commercial) – Stockbridge	Highlands Plaza (Shopping Plaza)
	MFR (Multi-Family Residential) – Stockbridge	The Highlands at Eagles Landing (Subdivision)
	O-I (Office Institutional) – Stockbridge	Eagles Landing First Baptist Church
Property to the West	M-1 (Light Manufacturing District) – Henry County	HydrauliCircuit Technology, LLC
	PD (Planned Development) – Henry County	Eagles Landing Subdivision


Joint Zoning Map of
Parcel #070-01012001
2251 Highway 42 North
N
W
E
S
Subject Property: 070-01012001
LEGEND
Subject Parcel: 070-01012001
City Boundary
City Zoning Districts:
C1 - Neighborhood Commercial District
C2 - General Commercial District
LI - Light Industrial District
MFR - Multiple Family Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
SR - Suburban Residential District
Henry County Zoning Districts:
C2
C3
CITY
M1
M2
MU
PD
R1
R2
R3
R4
RA
RM
0
0.13
0.25
0.5 Miles
Esri Community Maps Contributors, Maxar, Earthstar Geographics, CNES/Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

1. Consistency with the Comprehensive Plan: The subject property is currently designated by the Henry County Comprehensive Plan 2045 as High-Density Suburban. However, once it is annexed into the Stockbridge City limits, it will be assigned to the city future land use designation of Low-Density Mixed-Use. The Low-Density Mixed-Use future land use designations provides a list of permitted uses which includes the requested O-I (Office-Institutional) zoning district. The proposed center for adults with developmental disabilities is consistent with the intent of the Low-Density Mixed-Use future land use designation. As outlined on page 48 of the Stockbridge Comprehensive Plan, the Low-Density Mixed-Use Future Land Use Designation is intended to support a mixture of residential, limited commercial, and institutional uses that are compatible in character with the surrounding areas. The use functions as a community-oriented institutional service that provides life-skills training and support to adults with developmental disabilities, aligning with the Comprehensive Plan emphasis on inclusive, supportive services and enhanced quality of life for residents. In addition, the usage of an existing building for this use promotes efficient land use and sustainable developmental practices encouraged throughout the Plan itself.

In terms of the goals of the 2024 City of Stockbridge Comprehensive Plan, the proposed use fulfills several policy objectives. First, it aligns with the City of Stockbridge goal of ensuring equitable access to essential services. By providing specialized training for adults with developmental disabilities, the center equips individuals with the skills necessary for greater independence and improved daily living. Second, the proposed use ensures that adequate resources are available for residents with developmental disabilities. It provides a valuable service that meets evolving needs of communities while supporting responsible development. In addition, the proposed center contributes to infrastructure improvements that enhance accessibility and efficiency without compromising service levels for existing residents. By maintaining cost-effective operations, it reinforces policies aimed at sustaining high-quality public services and fostering inclusive growth within the city.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

2. **The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code:** The proposed rezoning to O-I (Office Institutional) supports the goals of the Unified Development Code by activating a vacant site for a vital community use. The facility will serve adults with developmental disabilities, promoting health, safety, and quality of life while reducing traffic impacts. Aligned with the PMU overlay district, the center also enhances employment diversity by attracting skilled professionals and supports the City's long-term vision for social equity and community well-being.
3. **Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community:** The proposed O-I zoning provides a low-impact, community-oriented use that serves as a transitional buffer between commercial and residential areas. Located near several subdivisions, the center will offer convenient access for clients and caregivers, promote social integration, and minimize strain on public infrastructure.
4. **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property:** The subject property location at 2251 Highway 42 North is physically well-suited for the proposed use. The site features an existing building situated on relatively flat terrain, which supports ease of access. It has frontage on Highway 42 North providing convenient and visible access for clients, staff, and service providers. The size and shape of the lots are adequate to support the requested use with sufficient space available for parking and circulation.
5. **The impact upon adjacent property owners should the request be granted:** The proposed use is a quiet, low-impact, community-focused facility that blends seamlessly with nearby residential and commercial areas. It generates minimal traffic and noise while enhancing neighborhood character and potentially boosting surrounding property values.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

6. **The potential impact of the rezoning on City infrastructure including water and sewage system:** The proposed rezoning to accommodate a center for assisting adults with developmental disabilities at 2251 Highway 42 North is expected to have minimal impact on the city infrastructure, particularly the water and sewage system.

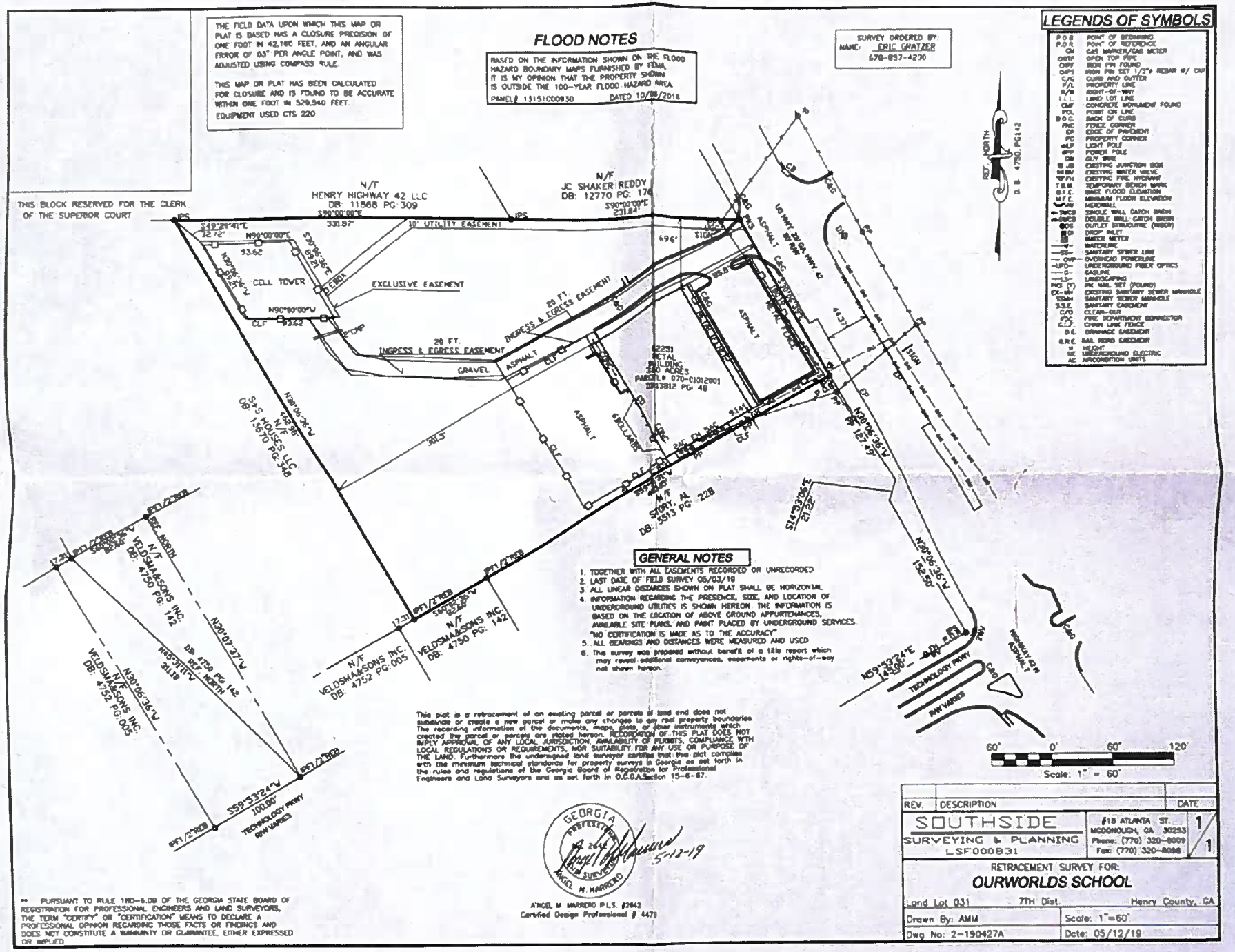
7. **The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes**: The proposed weekday use, serving adults with developmental disabilities, will generate minimal traffic as clients arrive via agency-operated vans parked securely onsite. Operating outside peak hours and with direct access to Highway 42, the facility avoids residential streets and blends well with nearby uses such as churches, retail, and light industrial. Overall, traffic and circulation impacts are expected to be negligible.

8. **The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan:** The proposed use — a supportive center for adults with developmental disabilities — aligns with the Stockbridge UDC and Comprehensive Plan by promoting inclusivity, smart growth, and essential services in an accessible, community-serving location.

9. **The ability of the subject land to be developed as it is presently zoned:** The subject property is currently zoned M-1 (Light Manufacturing District) under the Henry County Zoning Ordinance, which is intended to accommodate industrial and manufactured uses such as warehousing and distribution. These uses are not compatible with the applicant's proposed development. Therefore, the applicant is requesting to assign the O-I (Office Institutional) zoning district upon the approval of the annexation. The intent of the City of Stockbridge O-I (Office Institutional) zoning district is to support low-intensity, service-oriented uses such as professional offices, educational programs, and community facilities, making it well-suited for the applicant's proposed use. The zoning designation would be more consistent with the character of the surrounding area, which includes a mixture of commercial, residential, and institutional zoning.

STAFF RECOMMENDATION

- This Staff Report has demonstrated that the requested Rezoning via RZ-2024-12 would be necessary and desirable for the subject property in conjunction with the requested Comprehensive Plan Amendment of CP-2024-11 to assign the future land use designation of Low-Density Mixed-Use, and the requested annexation request of AX-2024-03. Therefore, the Planning and Zoning staff recommends **APPROVAL**.


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 10/16/2018
SURVEY ORDERED BY:
NAME: ERIC GRATZER
678-857-4230
LEGENDS OF SYMBOLS
POB POINT OF BEGINNING
POR 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/L 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
GW GUY WIRE
EJB EXISTING JUNCTION BOX
EWV EXISTING WATER VALVE
EFH EXISTING FIRE HYDRANT
T.B.M. TEMPORARY BENCH MARK
B.F.E. BASE FLOOD ELEVATION
M.F.E. MINIMUM FLOOR ELEVATION
MH MEADWALL
SCB SINGLE WALL CATCH BASIN
DCB DOUBLE WALL CATCH BASIN
OS OUTLET STRUCUTRE (INSERT)
DP DROP PILOT
WM WATER METER
W WATERLINE
SS SANITARY SEWER LINE
OHP OVERHEAD POWERLINE
UFO UNDERGROUND FIBER OPTICS
G GASLINE
LS LANDSCAPING
PKS (T) PK NAIL SET (FOUND)
SSMH 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
N/F HENRY HIGHWAY 42 LLC DB: 11868 PG: 309
N/F JC SHAKER REDDY DB: 12770 PG: 176
10' UTILITY EASEMENT
CELL TOWER
EXCLUSIVE EASEMENT
20 FT. INGRESS & EGRESS EASEMENT
GRAVEL
ASPHALT
CLF
2231 SQ. FT. METAL BUILDING .340 ACRES PARCEL # 070-01012001 DB 13812 PG: 49
N/F S+S HOUSES LLC DB: 13670 PG: 348
N/F STORY, AL DB: 5513 PG: 228
N/F VELDSMA&SONS INC. DB: 4750 PG: 142
N/F VELDSMA&SONS INC. DB: 4752 PG: 005
US HWY 23 OR HWY 42 (80' R/W)
TECHNOLOGY PKWY
R/W VARIES
REF. NORTH
D.B. 4750, PG 142
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 UBLITIES 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. #2643
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.
60' 0' 60' 120'
Scale: 1" = 60'
REV. DESCRIPTION DATE
SOUTHSIDE SURVEYING & PLANNING LSF000831
118 ATLANTA ST. MCDONOUGH, GA 30253 Phone: (770) 320-8099 Fax: (770) 320-8098
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

City of Stockbridge

AGENDA ITEM

MEETING DATE

JUNE 9, 2025

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ 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: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

Annexation Case #AX-2025-01 for 1448 & 1468 Flippen Road. Land Buyers of America, LLC requests the annexation of this property into the City to allow for a mixed residential development ("Hanover Park") with 31 single-family homes and 120 townhomes on the property, which has 27.771 +/- acres within two parcels. Proposed amenities: a clubhouse with a pool, a golf putting green, a tot lot, tennis or pickleball courts, and a community sports field. All units would have three bedrooms and two-car garages.

BACKGROUND INFORMATION:

Staff Recommendation—Approval. But the applicant submitted a deferral request letter on May 15, 2025 after attending the CZIM Meeting on May 14, 2025. The applicant did not attend the May 15 Planning Commission meeting. The letter requests a 30-day deferral to work out the details of the proposed homes. Therefore, this case (and companion cases #CP-2025-01 and RZ-2025-01) will need to be heard by the Planning Commission on June 26, 2025 before going to the City Council meeting on July 14, 2025.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

GRANTS ADMIN._____

ATTACHMENTS:

ITEM/PROJECT/EVENT:

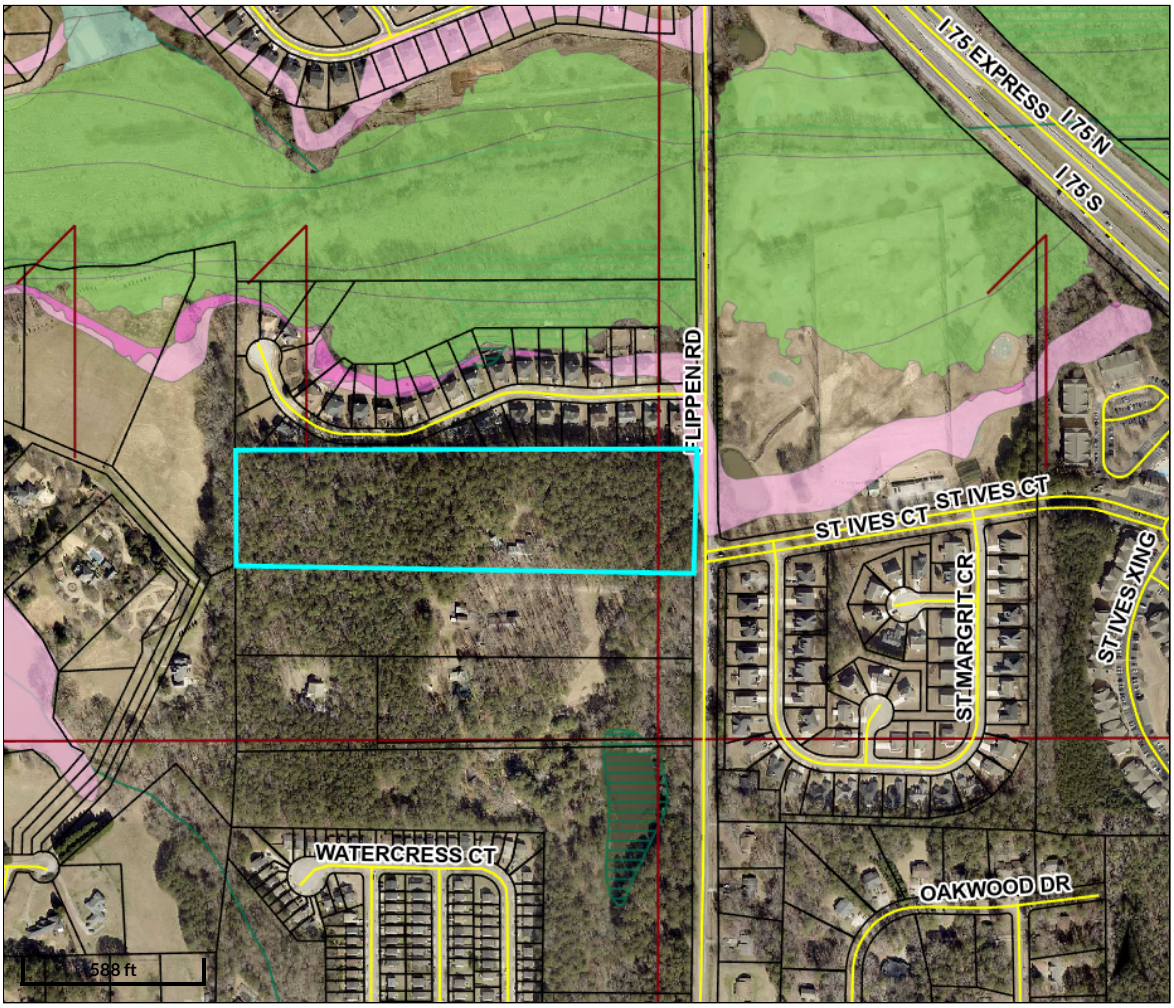
ANNEXATION CASE #AX-2024-03 FOR 1448 & 1468 FLIPPEN ROAD.

BACKGROUND INFORMATION:

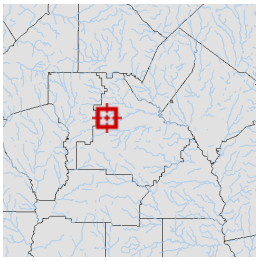
STAFF RECOMMENDATION: APPROVAL, BUT APPLICANT REQUESTS DEFERRAL.

Staff Signature_____

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

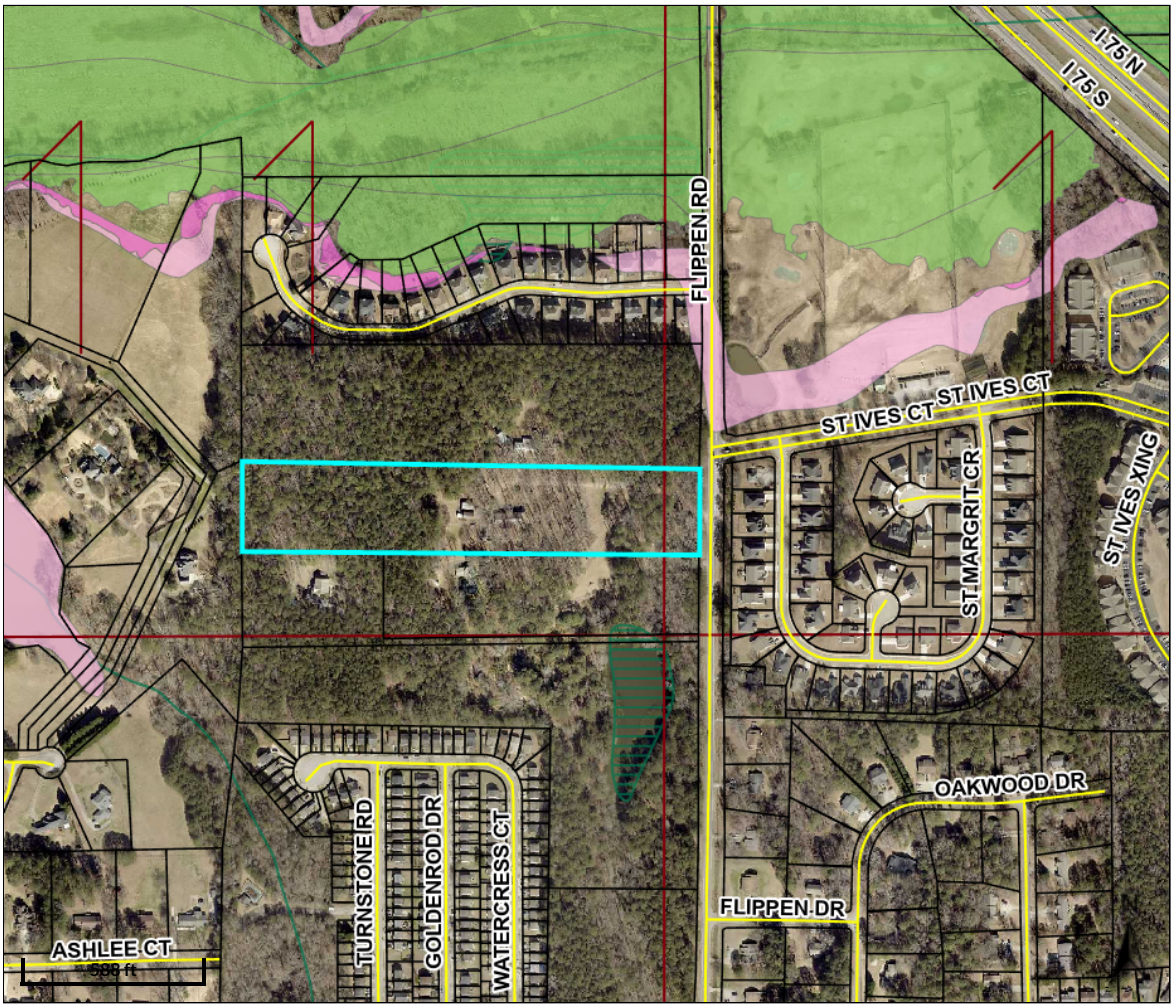
Parcel ID	032-02006000	**Class**	Consv Use	**Owner Address**	REICHERT WILLIAM K & BRENDA A 1448 FLIPPEN RD STOCKBRIDGE, GA 30281	**Land Value:**	$182,500				
Property Address	1448 FLIPPEN RD	**Acreage**	14.21			**Building Value:**	$292,100	**Last 2 Sales**			
District	Henry County					**Misc Value:**	$840	**Date**	**Price**	**Reason**	**Qual**
						Total Value:	$427,800	10/1/1983	$22,900	LM	Q
								n/a	$	n/a	n/a

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

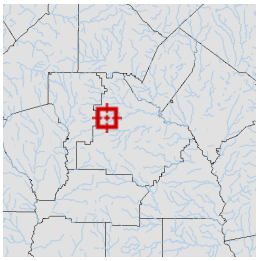
Date created: 2/18/2025
Last Data Uploaded: 2/18/2025 1:09:42 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



Overview



Legend

- Parcels
- Roads
- Land Lots

Flood Map

- X - 500 Year Flood
- 0.2 - Areas of 0.2% annual chance flood
- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE -100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- AO - Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet
- Lakes
- Wetlands

Parcel ID	032-02005001	**Class**	Residential	**Owner**	GILREATH WILLARD D	**Land Value:**	$95,500				
Acreage	7.63	**Address**	1468 FLIPPEN RD STOCKBRIDGE, GA 30281	**Building Value:**	$347,300	**Last 2 Sales**					
Property Address	1468 FLIPPEN RD					**Date**	**Price**	**Reason**	**Qual**		
District	Henry County			**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)

1468 FLIPPEN ROAD: WILLIAM GILREATH

PROPERTY OWNER 1448 FLIPPEN ROAD: WILLIAM & BRENDA A. REICHERT

Name: APPLICANT: LAND BUYERS OF AMERICA LLC/AGENT: Michael KANER

Mailing Address: 2500 CLEAN WATER COURT BUFORD, GA 30519

Telephone: (404) 422-6806

Email: MONEYFORYOURDIRT@GMAIL.COM

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

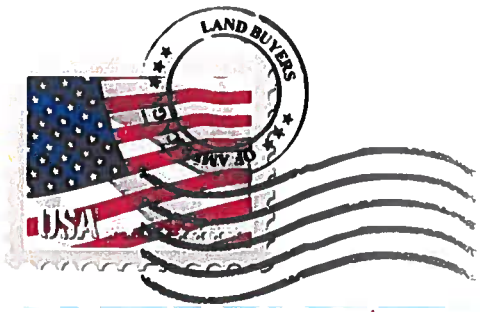
Mailing Address: 2500 CLEAN WATER COURT BUFORD, GA 30281

Telephone: (404) 422-6806 Email: MONEYFORYOURLAND@GMAIL.COM

Signature: [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: jhasreyr@yahoo.com gmail. TWC

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 12.6.24

Date Date

Notary Public's Seal or Stamp:

M. LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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
jharveyrd@yahoo.com
EMAIL ADDRESS gmail JHA

Sworn to and subscribed before me this
12 day of December 2024
NOTARY PUBLIC

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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 NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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 Clen Water Court

ADDRESS

Buford, GA 30519

CITY & STATE ZIP CODE

404-422-6406

PHONE NUMBER

FOR OFFICIAL USE:

Total Amount Paid $_____ Check #_____ Received by:_____ *(FEES ARE NON-REFUNDABLE)*

Application checked by:_____ Date:_____ Map Number(s): _____

Pre-application meeting:_____ Date:_____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature:_____ Date: _____

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes [ ] No [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 _____, _____

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 NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

* 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: 404-422-6406 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 HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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

NOTARY PUBLIC

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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 MK

~~MONEY FOR YOUR EFFORTS~~
EMAIL ADDRESS moneyforyourdist@gmail.com

Sworn to and subscribed before me this
22 day of DEC 2024

NOTARY PUBLIC

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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

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 NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

* 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.



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

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.

GEORGIA INTANGIBLE TAX PAID
$ 54.00
10-12-83
Deputy Public
Tax Commissioner

This deed is also subject to all easements of record.

This deed is made under the provisions of the statutes of the State of Georgia to secure a debt and interest thereon and all renewals or indebtedness as described therein, and is executed [illegible] deed under power. [illegible]

1448

Form 10-B

WARRANTY DEED

85-RE-542

STATE OF GEORGIA **COUNTY OF** HENRY

THIS INDENTURE, Made the 13th **day of** September **, in the year one thousand nine hundred** eighty-five **, between**

DALE B. SCHNEIDER AND EIGHT-SEVENTY CORPORATION

of the County of , and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLIAM K. REICHERT AND BRENDA A. REICHERT,
AS Joint Tenants with right of survivorship

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION----------($10.00) **DOLLARS** in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby **acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,**

All that tract or parcel of land lying and being in Land Lot 11 of the 6th 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.

CLERK SUPERIOR COURT

Rec'd [illegible] 85

17.50

11-14-85

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 Hopson Rd, Stockbridge (address), with Parcel Number 032 0200 5P01 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 moneyforyourland@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:

STATE OF GEORGIA

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
10th 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
2550 CLEGG MILL 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
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES
08/12/2027

Indicate which of the above is applicable: 1 ____ 2 ✓ or 3 ____

MICHAEL KANGER — 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

3500 CLEGHORN 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 ☒

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.

M Lynn Queen
Notary Public

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

* 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 COUNTY, GA.
JUN 13 3 16 PM '84
RECD 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 at Large
My Commission Expires 7-2-87

Dale B. Schneider (Seal)

_____ (Seal)

BOOK 540 PAGE 293

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
10-14-83
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: Dale B. Schneider, Pres. (Seal)

Dale B. Schneider (Seal)

DALE B. SCHNEIDER

(Seal)

1468/1448 Combined Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) then South 00 degree 19 minutes 49 seconds West along said right of way for 128.11 feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degree 14 minutes 50 seconds West for 429.47 feet to a point; THEN South 00 degree 24 minutes 31 seconds West for 230.19 feet to a point; THEN leaving said road right of way North 89 degrees 12 minutes 23 seconds West for 647.50 feet to a point; THEN North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point; THEN South 45 degrees 43 minutes 42 seconds East for 42.47 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 656.38 feet to a point; THEN North 01 degrees 19 minutes 55 seconds East for 230.10 feet to a point; THEN North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THEN North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City Limits of Stockbridge; THEN along said City Limits boundary South 89 degrees 13 minutes 32 seconds East for 1435.93 feet to the westerly right of way of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 21.771 Acres of land more or less and is shown on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

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.

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

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.

Continued from A 1498 Flippen Road - Land Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

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 89 degrees 59 minutes 49 seconds West along said right of way for 1236.11 feet to the POINT OF BEGINNING;

THENCE continuing along said right of way South 89 degrees 14 minutes 58 seconds West for 439.47 feet to a point, THENCE South 89 degrees 26 minutes 31 seconds West for 200.99 feet to a point, THENCE leaving said right of way North 01 degrees 13 minutes 20 seconds West for 697.59 feet to a point, THENCE North 44 degrees 26 minutes 14 seconds West for 42.36 feet to a point, THENCE North 89 degrees 34 minutes 37 seconds West for 84.74 feet to a point, THENCE South 45 degrees 43 minutes 42 seconds West for 42.47 feet to a point, THENCE North 89 degrees 34 minutes 37 seconds West for 496.38 feet to a point, THENCE North 01 degrees 29 minutes 25 seconds East for 229.99 feet to a point, THENCE North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City Limits of Stockbridge, THENCE along said City Limits boundary South 89 degrees 13 minutes 33 seconds East for 1435.83 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

N/F
LYNDY L. BRODER & M HAMS JR
TAX ID: 032-02004010

1498 Flippen Road - Land Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Flippen Road (80-foot width) and westerly right of way of Sugar Stone Lane (50-foot width) then from said point of intersection South 89 degrees 59 minutes 49 seconds West along Flippen Road for 1236.11 feet to the POINT OF BEGINNING;

THENCE continuing along said right of way South 89 degrees 14 minutes 58 seconds West for 439.47 feet to a point, THENCE leaving said right of way South 89 degrees 34 minutes 49 seconds West for 1444.91 feet to a point, THENCE North 44 degrees 26 minutes 23 seconds East for 228.98 feet to a point, THENCE North 45 degrees 26 minutes 26 seconds East for 169.98 feet to a point on the City of Stockbridge City Limits, THENCE along said City Limits South 89 degrees 13 minutes 33 seconds East for 1489.99 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.

N/F
ANGELA KENNETH BRODER
TAX ID: 032-002004002

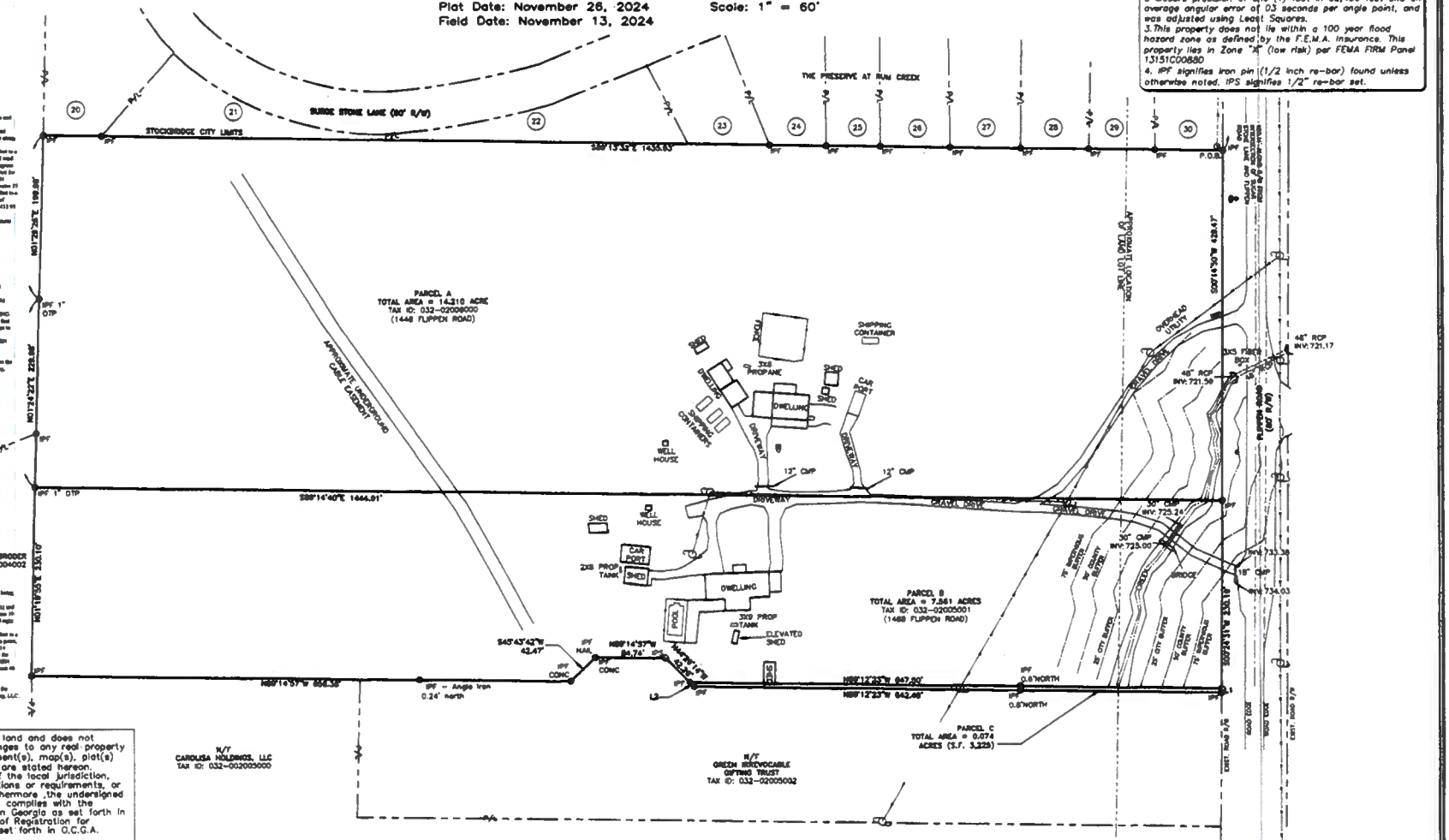
1498 Flippen Road - Land Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

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 said right of way intersection South 89 degrees 59 minutes 49 seconds West along Flippen Road for 1236.11 feet to a point, THENCE continuing along said right of way South 89 degrees 14 minutes 58 seconds West for 439.47 feet to the POINT OF BEGINNING;

THENCE continuing along said right of way South 89 degrees 26 minutes 31 seconds West for 200.99 feet to a point, THENCE leaving said right of way North 01 degrees 13 minutes 20 seconds West for 697.59 feet to a point, THENCE North 44 degrees 26 minutes 14 seconds West for 42.36 feet to a point, THENCE North 89 degrees 34 minutes 37 seconds West for 84.74 feet to a point, THENCE South 45 degrees 43 minutes 42 seconds West for 42.47 feet to a point, THENCE North 89 degrees 34 minutes 37 seconds West for 496.38 feet to a point, THENCE North 01 degrees 29 minutes 25 seconds East for 229.99 feet to a point, THENCE South 89 degrees 14 minutes 58 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 7.361 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.



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, Registered Land Surveyor #2535 Date 12/3/24

NO.	DATE	DESCRIPTION	BY
1.	12/3/24	added legal descriptions	drb

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR

Course	Bearing	Distance
L1	S 02°26'31" W	3.00'
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 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.

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft

24040surv.dwg

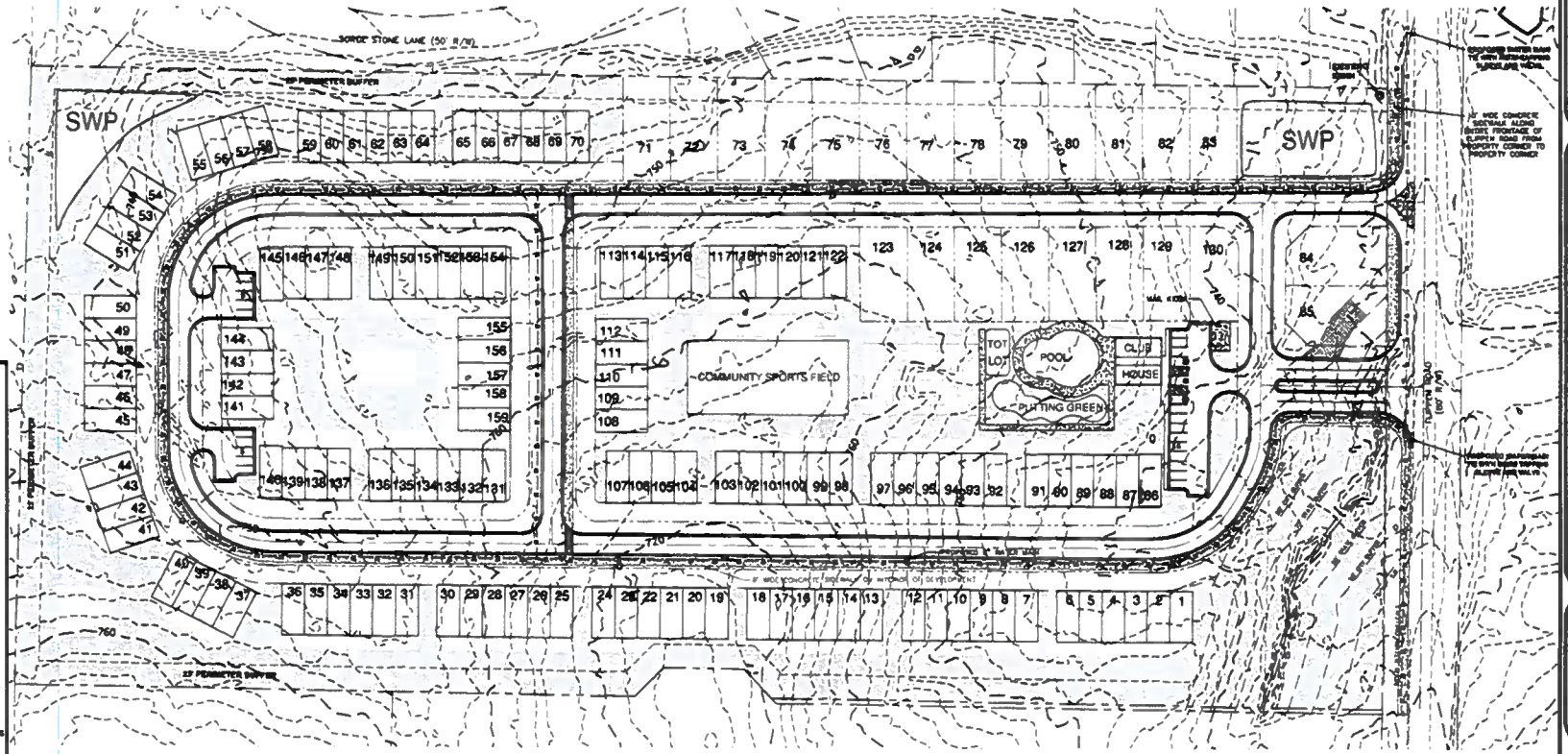
PREPARED BY
ELITE
ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT
300 Int'l Parkway, Suite 300
Dallas, Georgia 30132
(678) 324-8291

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 404-422-6606
4. ENGINEER :
   ELITE ENGINEERING, LLC
   3600 W PARKWAY SUITE A, GA 30132
   CONTACT: JONATHAN JONES, P.E. 678-218-7996
5. CURRENT ZONING : R-5 (HENRY COUNTY)
   PROPOSED ZONING : PUD (CITY OF STOCKBRIDGE)
   TOTAL SITE AREA = 74.77 ACRES
   REQUIRED OPEN SPACE = 4.35 ACRES
   PROVIDED OPEN SPACE = 4.71 ACRES
   PROPOSED NUMBER OF UNITS = 164 (53 SFR, 136 TOWNHOMES)
   PROPOSED DENSITY = 7.30 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 BUILDING)
   MIN. REAR YARD = 20 FEET
   50' MIN. LOT WIDTH

   PARKING REQUIREMENTS:

   PROVIDED PARKING = 2 CAR GARAGE X 136 UNITS = 272 SPACES
   ADDITIONAL PARKING PROVIDED = 23 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 (EST. ESTIMATED DAILY FLOW = 164 UNITS X 400 GPD/UNIT = 65,600 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
3600 W Parkway Suite A, GA 30132
Jonathan Jones, P.E.
(678) 218-7996

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
404-422-6606

RECORDER'S COURT
HENRY COUNTY, GEORGIA

PROJECT No.	24048
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

CITY OF STOCKBRIDGE
COMMUNITY DEVELOPMENT
4640 N. HENRY BLVD
STOCKBRIDGE, GEORGIA 30281

9589 0710 5270 1524 8412 82

PRIORITY MAIL
US POSTAGE IMI PITNEY BOWES
ZIP 30281
02 7H
0006117675
$ 019.45⁰
FEB 19 2025

MS. CHERI HOBSON-MATTHEWS
COUNTY MANAGER OF HENRY COUNTY
HENRY COUNTY ADMINISTRATION BUILDING
140 HENRY PARKWAY
MCDONOUGH, GEORGIA 30253

TO: City of Stockbridge Mayor and City Council

City of Stockbridge Planning Commission

FROM: Jordyn Bucholtz, GIS Analyst, Planning and Zoning Divisions

CC: Ryan Anderson, Community Development Director

DATE: May 22, 2025 (Planning Commission); June 9, 2025 (Mayor/Council)

SUBJECT: **Staff Report for Annexation Case #AX-2025-01:**
1448 and 1468 Flippen Road
(To be located in Council District 5)

I. PURPOSE

The applicant, Land Buyers of America LLC, has submitted an Annexation application (AX-2025-01) to request that the properties at 1448 and 1468 Flippen Road, which are located in unincorporated Henry County, be annexed into the Stockbridge City Limits. William K. Reichert and Brenda A. Reichert are the owners of the property at 1448 Flippen Road, while Willard D. Gilreath owns the property at 1468 Flippen Road. Together, the two parcels contain 21.771+/- acres.

The applicant has also submitted two other applications for the subject property. For Comprehensive Plan Amendment application #CP-2025-01, the application requests to assign the City of Stockbridge's future land use designation of Medium-Density Residential to the property. For Rezoning Case #RZ-2025-01, the applicant requests to rezone the property from Henry County's 'RA' (Residential Agricultural) to the City of Stockbridge's 'PUD' (Planned Unit Development) district.

II. CASE FACTS TABLE

DESCRIPTIVE FACTOR	FINDINGS
Proposed Development:	Mixed residential development with 120 townhomes and 31 single-family detached homes.
Parcel Identification:	032-02006000 (1448 Flippen Road) 032-02005001 (1468 Flippen Road)
Parcel Acreage:	+/- 21.771 acres.
Land District and Land Lot:	District 6, Land Lots 11 and 12.
Applicant:	Land Buyers of America, LLC
Property Owners:	William K. Reichert and Brenda A. Reichert (1448 Flippen Road) Willard D. Gilreath (1468 Flippen Road)
Current County Zoning:	Henry County's Residential Agricultural (RA)
Surrounding Zoning:	• North—Suburban Residential. (City of Stockbridge) • West—Rural Agricultural. (Henry County) • Southwest—Single-family residence. (Henry County) • South—Rural Agricultural and Multifamily Residential. (Henry County) • Southeast—Residential Duplex. (Henry County) • East—Suburban Residential and Planned Unit Development. (City of Stockbridge)
County Land Use Designation:	Medium-Density Suburban
Current Use:	One single-family home on each parcel.
Surrounding Land Uses:	• North—Preserve at Rum Creek Subdivision. • East—Rum Creek Golf Course. • Southeast—St. Margrit Subdivision. • South—Flippen Woods Townhomes. • Southwest—Windhaven Plantation Subdivision. • West—Rum Ridge Subdivision.
Property Location:	On the west side of Flippen Road, south of Surge Stone Lane and west of St. Ives Court. The property has frontage on Flippen Road.
Property Conditions:	Each parcel contains one single-family home, but they are otherwise mostly wooded. The northeastern-most corner of Parcel #032-02006000 is in the 500-Year Flood Zone.

SURROUNDING LAND USE DESIGNATIONS

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Preserve at Rum Creek Subdivision	Low-Density Residential (City of Stockbridge)
Property to the South	Single-Family Homes Flippen Woods Townhomes Subdivision	Medium-Density Suburban (Henry County) High-Density Suburban (Henry County)
Property to the East	St. Margrit Village Rum Creek Golf Course	High-Density Residential (City of Stockbridge)
Property to the West	Rum Ridge Subdivision Windhaven Plantation Subdivision	Medium-Density Suburban (Henry County)

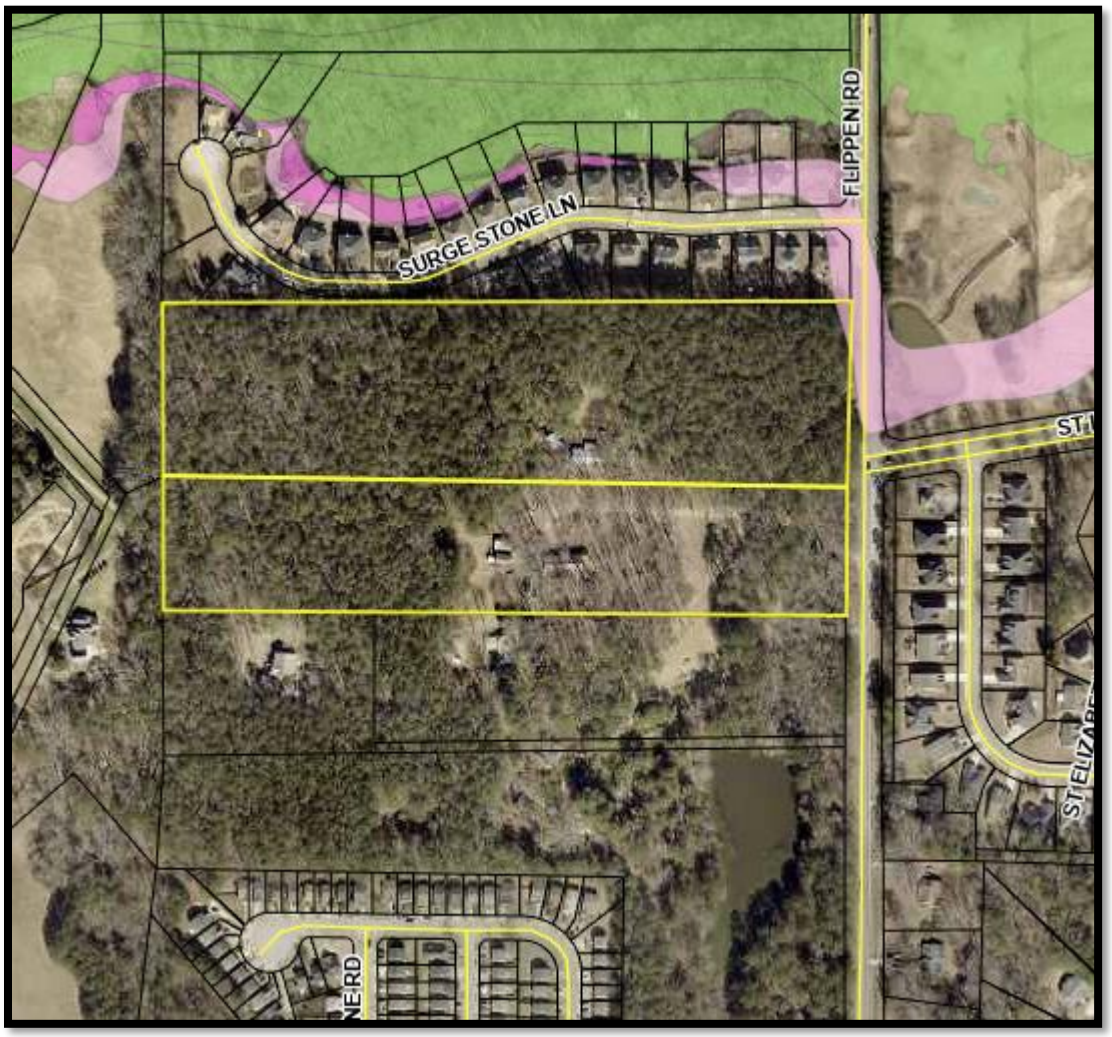
SURROUNDING LAND USE DENSITIES

Name of Subdivision/Development	Number of Units	Estimated Density Per Acres
Subject Property	**151**	**6.94**
Flippen Woods Townhomes	158	6.13
St. Margrit Village	54	2.78
Preserve at Rum Creek	31	1.8

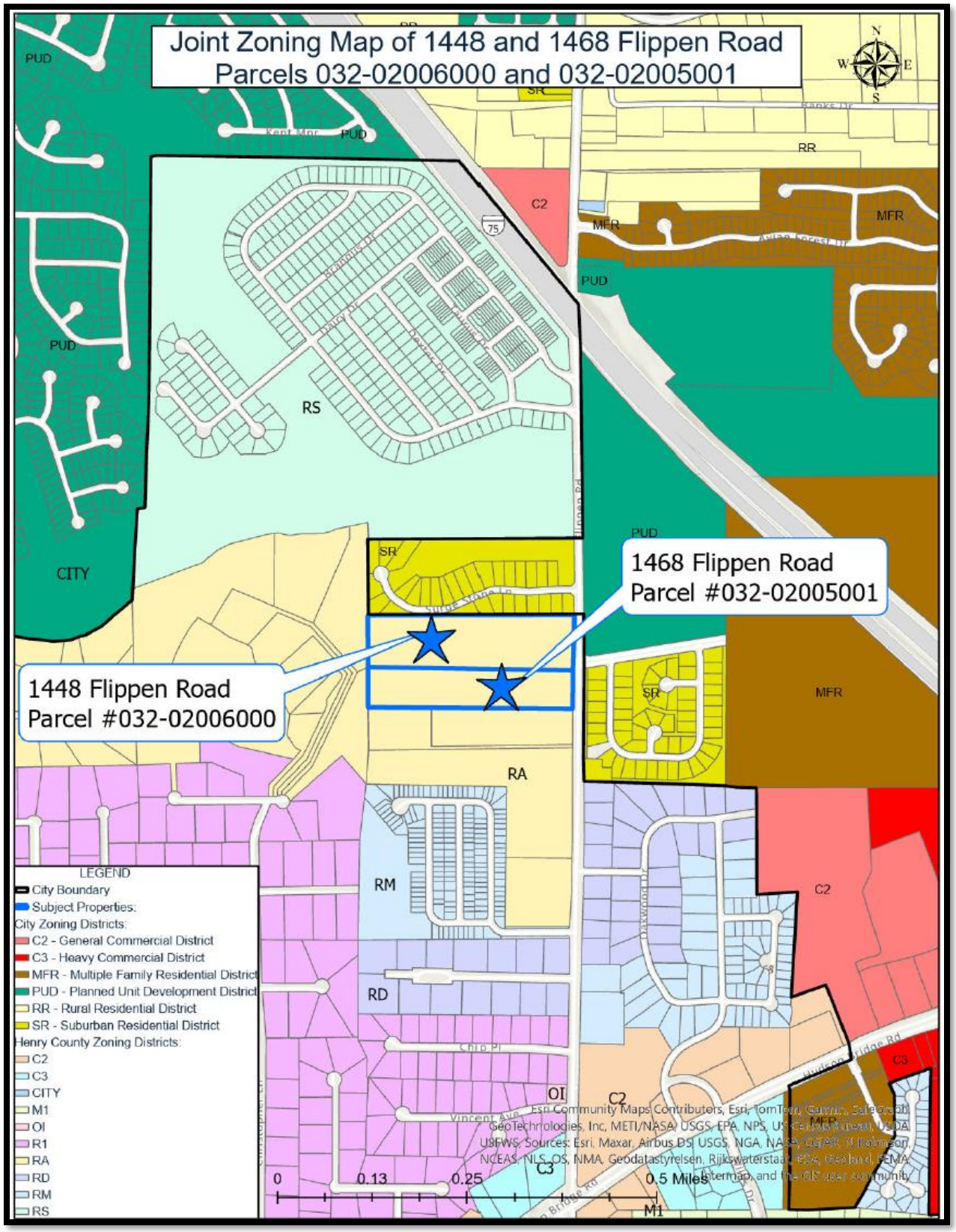
Oakwood Manor	41	1.22
Windhaven Plantation	124	0.81
Rum Ridge Subdivision	66	0.34

III. MAPS AND ILLUSTRATIONS

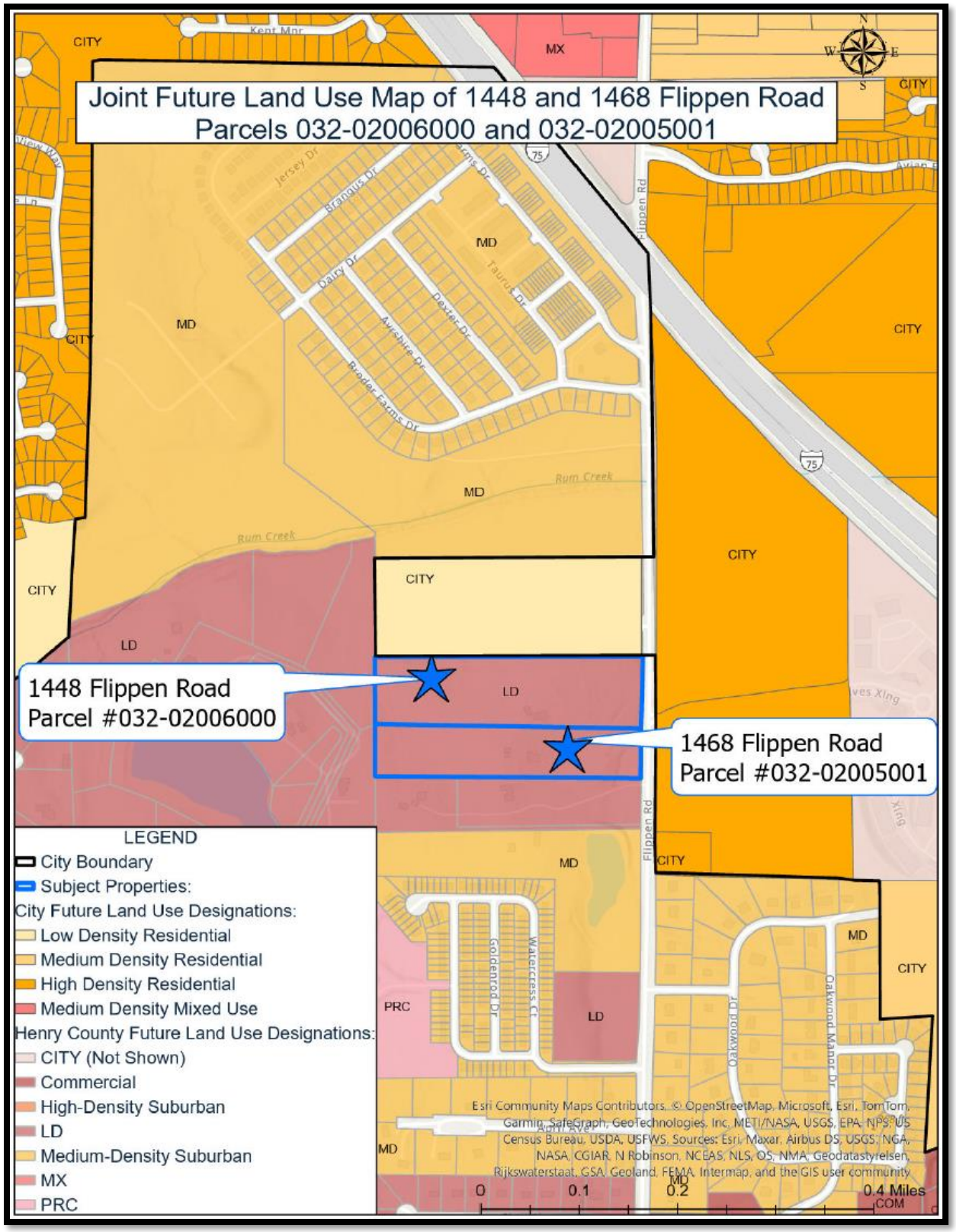
AERIAL PHOTO OF SUBJECT PROPERTY
Pink Areas – Flood Zones

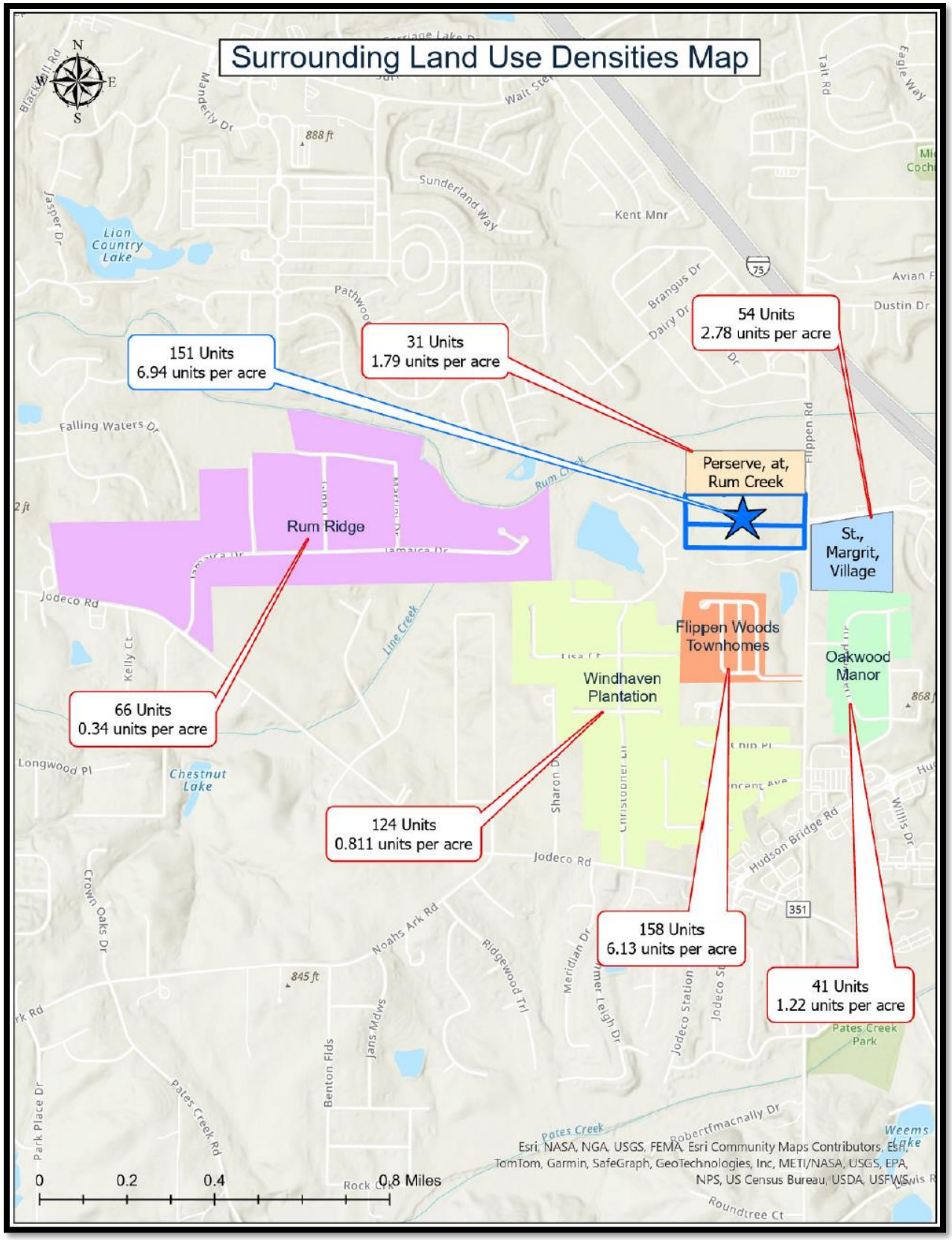


2025 CITY OF STOCKBRIDGE ZONING MAP

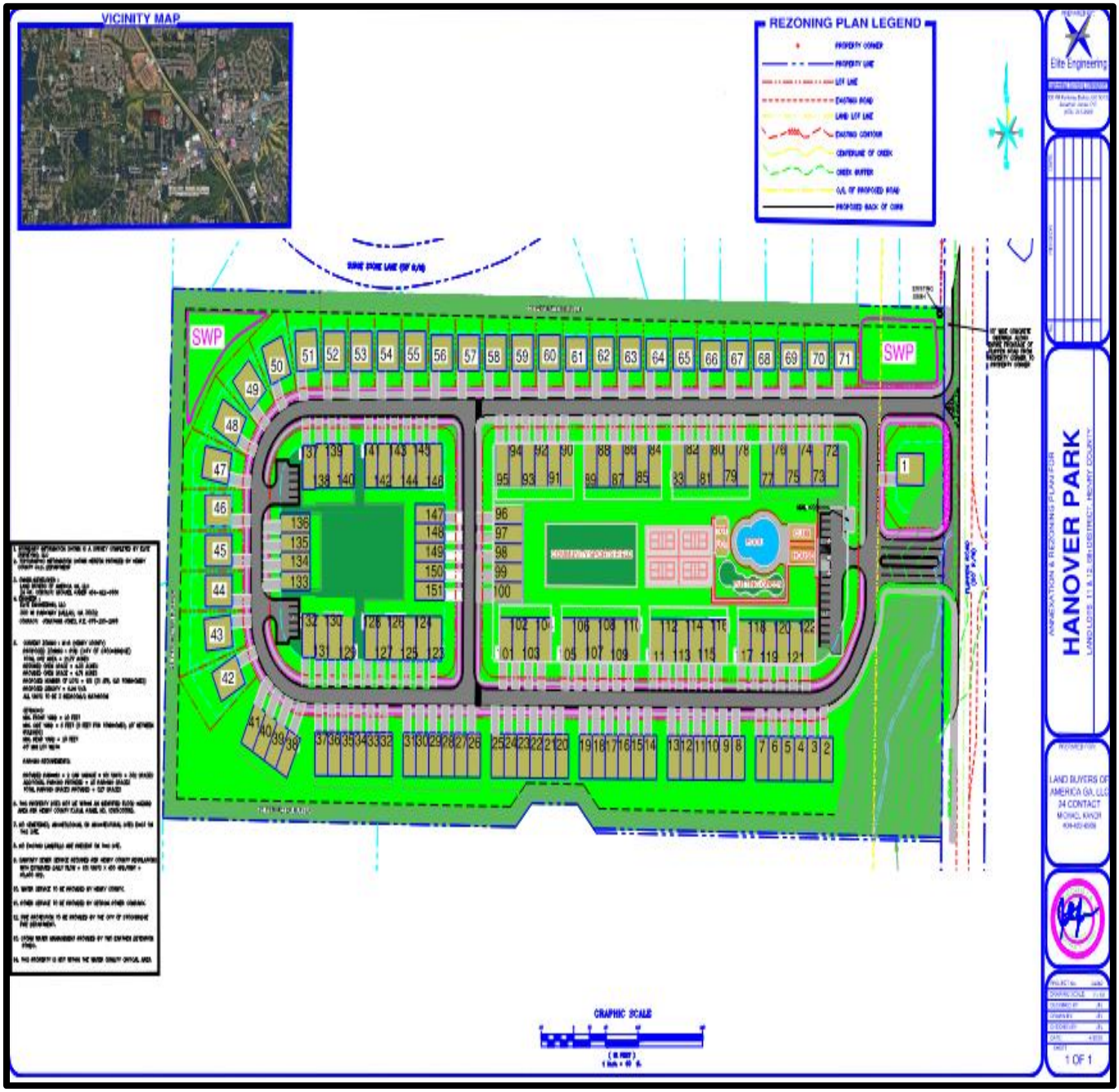


2025 CITY OF STOCKBRIDGE FUTURE LAND USE MAP

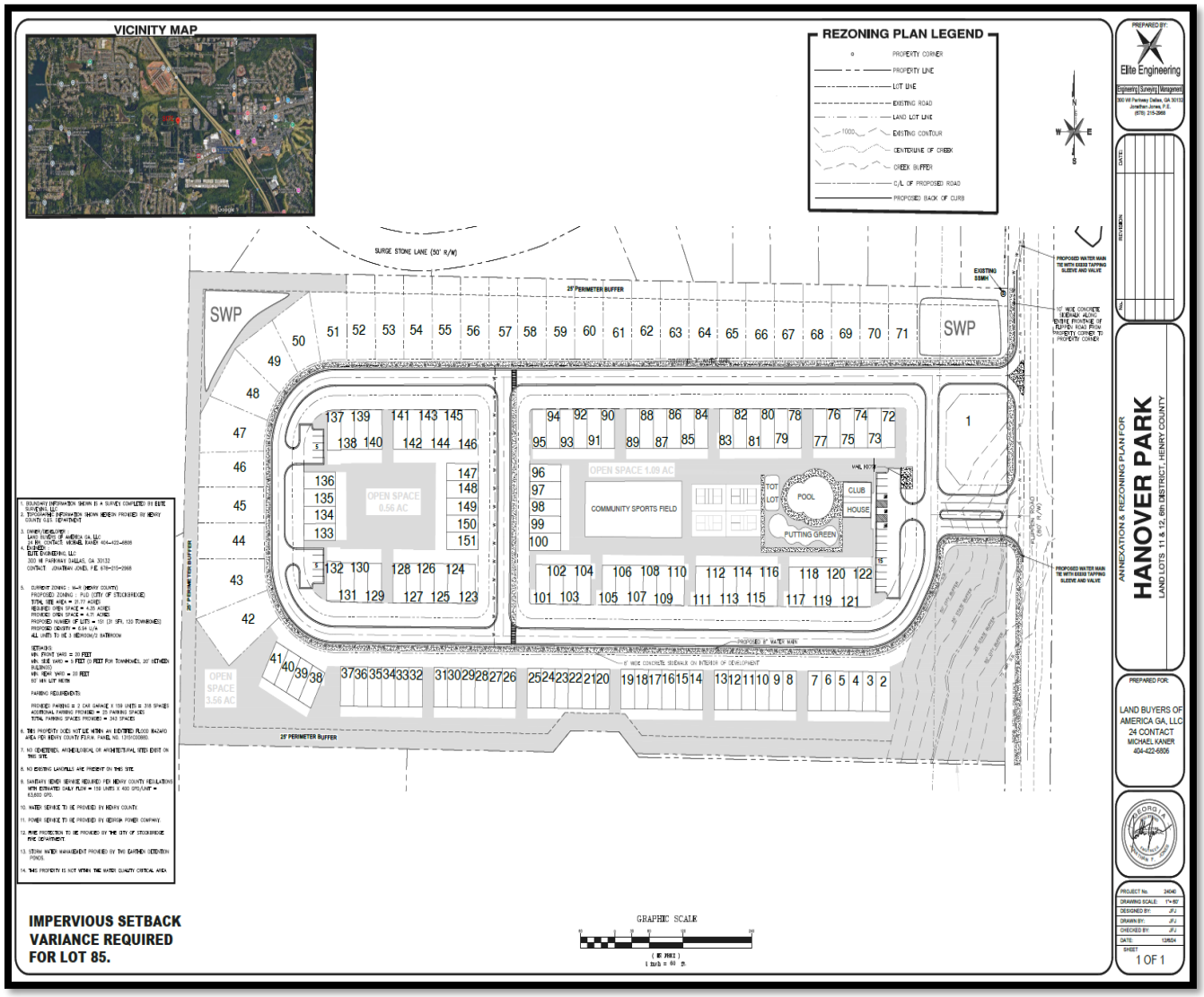



Surrounding Land Use Densities Map
151 Units
6.94 units per acre
31 Units
1.79 units per acre
54 Units
2.78 units per acre
Perserve, at,
Rum Creek
St.,
Margrit,
Village
Rum Ridge
66 Units
0.34 units per acre
Flippen Woods
Townhomes
Oakwood
Manor
Windhaven
Plantation
124 Units
0.811 units per acre
158 Units
6.13 units per acre
41 Units
1.22 units per acre
Lion
Country
Lake
Chestnut
Lake
Pates Creek
Park
Jodeco Rd
Flippen Rd
Falling Waters Dr
Sunderland Way
Kent Mnr
Hudson Bridge Rd
Noahs Ark Rd
Pates Creek Rd
Rum Creek
Line Creek
888 ft
845 ft
0
0.2
0.4
0.8 Miles
Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Esri,
TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA,
NPS, US Census Bureau, USDA, USFWS

COLORED SITE PLAN FOR 1448 & 1468 FLIPPEN ROAD



BLACK AND WHITE SITE PLAN FOR 1448 & 1468 FLIPPEN ROAD



AERIAL PHOTO OF THE VICINITY, OVERLAIN BY THE SITE PLAN



IV. ANALYSIS OF REQUEST

Description

The applicant, Land Buyers of America LLC, requests the annexation of two properties, in unincorporated Henry County. The applicant proposes developing the property for a mixed residential development consisting of 120 townhomes and 31 single-family homes.

Staff Analysis

The applicant requests a **petition for annexation** under the City of Stockbridge Unified Development Code Section **(Sec. 9.8).**

The City Council shall consider the following standards in considering any proposal that would result in a change to the text or map of this UDC, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal.

1. **Is the subject property contiguous to the existing corporate limits with at least one-eighth of the aggregate external boundaries coinciding? Contiguous means- abuts the municipal limits, or is separated by a street, river or railroad-type of right-of-way, or city land, or land owned by some other political subdivision, or lands, or lands owned by the state.**

   Yes, the subject property is contiguous with the following parcels that are located within the Stockbridge City Limits: #032-01001001 (107 Saint Ives Court); #032I01030000 (and additional parcels on the southern side of Preserve at Rum Creek Subdivision).

2. **Describe what method (100%, 60% or Referendum and Resolution) the applicant is utilizing for the proposed annexation.**

   The 100% method would be used for the proposed annexation.

3. **Is any part of the subject property being proposed for annexation is within the boundary of another municipal corporation or county?**

   Yes, the subject property is located within the boundary of Henry County.

4. **Is any part of the subject property receiving municipal services from any entity other than the city proposing annexation?**

   Yes, the subject property is receiving municipal services from the Henry County Water Authority, the Henry County Fire and EMS, and the Georgia Power Company.

5. **Is the subject property for the proposed annexation being developed for urban purposes- defined as a minimum of two people per acre?**

   Yes, the applicant proposes building a mixed residential development with 120 town-home units and 31 single-family detached homes with two accesses from Flippen Road. The proposed parking would include 302 spaces with 25 additional spaces, for a total of 327 spaces. The development would include a swimming pool with a clubhouse, a community sports field, a putting green, a tot lot, and tennis/pickleball courts.

6. **Is the proposed annexation consistent with the Comprehensive Plan?**

   No, the subject property has a Henry County Future Land Use designation of MDS (Medium Density Suburban). The applicant has submitted a Comprehensive Plan Amendment (CP-2025-01) to assign the City of Stockbridge's future land use designation of Medium-Density Residential.

7. **Does the proposed annexed property share a common zoning classification with the adjoining City property as described in Section 9.8 of the Unified Development Code?**

   No, the applicant has submitted a rezoning application (RZ-2025-01) to assign the City of Stockbridge's zoning district of 'PUD' (Planned Unit Development).

8. **Potential positive effects of the proposed annexation on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.**

   The addition of the proposed mixed residential development would provide additional housing options for residents of the City. The surrounding area is already residential, but it is comprised mostly of single-family detached homes. The availability of townhomes would provide residents and potential residents with alternative housing options.

9. **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.**

   The subject property appears to be physically capable of being developed. Any issues regarding buffering, topography, drainage, access, size, and shape of the property will be discussed during the plan review process.

10. The impact upon adjacent property owners should the request be granted.

The area within the vicinity of the subject property is mainly residential with some commercial zoning districts nearby. Thus, adjacent property owners should see an increase of vehicular traffic on Flippen Road if the development is approved.

11. The potential impact of the annexation on City infrastructure including water and sewage system.

A letter from the Henry County Water Authority, dated January 24, 2025, states that water service can be made available to the subject property. The letter also states that sewage treatment and sewer line capacity are available for the property.

12. The impact of the proposed annexation on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

A traffic study was not submitted, and as result, staff are unable to determine the overall impact the proposed mixed-use development would have on the existing roads (Flippen Road is classified as a minor arterial road according to the Georgia State Functional Classification Map).

V. STAFF RECOMMENDATION

This Staff Report has demonstrated that the requested annexation of 1448 and 1468 Flippen Road via AX-2025-01 would be necessary and desirable for the City of Stockbridge, in conjunction with the requested Comprehensive Plan Amendment (CP-2025-01) to assign the future land use designation of Medium-Density Residential and the requested rezoning of RZ-2025-01 to assign the zoning district of 'PUD' (Planned Unit Development). Therefore, the Planning and Zoning staff recommends the **APPROVAL of Annexation Case #AX-2025-01.**

9589 0710 5270 1524 8412 82

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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

February 19, 2025
Forwarded by e-mail

Postmark Here

1448 + 1468 Hipps Road Annexation package

Sent To: Tori Hobson Matthews, County Manager
Street and Apt. No., or PO Box No.: Henry County Admin. Bldg, 140 Henry Parkway
City, State, ZIP+4®: McDonough, Georgia 30253

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Georgia® Department of Community Affairs

Form for Notification of Objection to Annexation, Request for Arbitration Panel, & Provision of Contact Information

I. Notice

As provided by O.C.G.A. Section 36-36-110-119, et seq.,
We the undersigned, as duly appointed representatives of

HENRY County,

hereby notify the Georgia Department of Community Affairs that we have, by majority vote, notified the

City of **STOCKBRIDGE**

of an objection to an annexation of land, and do hereby request an Arbitration Panel.

Attach the full text of the objection notification required by the statute as well as all other materials required by DCA Rule 110-12-8-.03(1)(a).

We understand and acknowledge that it shall be the responsibility of the Parties to the Annexation dispute to:

- Provide proposed "strikes" from the panel as quickly as practicable, within the timeframe it provides to the local governments when it requests strikes;
- Provide for the administration and reimbursement of expenses of the arbitration panel once it has been appointed by the Department;
- Refrain from any *ex parte* communication with the panelists;
- Notify the Department of any panelist's withdrawal, and request a new panelist be provided, in writing; and,
- Notify the Department in writing, as soon as practicable, when the panel proceedings are terminated for any reason.

II. Legal Description- Land Lot, District, Section, Block and Lot(s) / Address of subject property:

1448 Flippen Road – Legal Description
All the tract of 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 29 minutes 26 seconds East for 199.98 feet to a point on the City of Stockbridge City Limits; THEN along said City Limits South 89 degrees 13 minutes 32 seconds East for 1435.93 feet to a point on the westerly side of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 14.210 acres of land more or less and is shown as Parcel "A" on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

1468 Flippen Road - Legal Description
All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) from said right of way intersection South 00 degrees 19 minutes 49 seconds West along Flippen Road for 128.11 for a 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 coninuting 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 degrees 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 containing 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.

III. CONTACT INFORMATION

	County:	***City:***	***Owner:***
Contact Name & Title→	Rachel Mack	Quinton Washington	Land Buyers of America, LLC c/o Michael Kaner
Street & Postal Address→	140 Henry Parkway, McDonough, GA 30253	260 Peachtree Street Suite 1600 Atlanta, GA 30303	2500 Clean Water Court Bufford, GA 30519
Phone→	770-288-6084	404 437-6641	404-422-6806
Email→	rmack@co.henry.ga.us	quinton@wlgga.com valerie ross 1501 johnson ferry road suite 100 marietta, ga 30062 470-264-1583 vross@lawtrg.com	moneyforyourdirt@gmail.com

Send this form to: **GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS**
Office of Planning (Annexation Arbitration)
60 Executive Park South, NE
Atlanta, Georgia 30329
Email: planning@dca.ga.gov

RESOLUTION #25-119

RESOLUTION OBJECTING TO PROPOSED ANNEXATION INTO, REZONING, AND COMPREHENSIVE PLAN AMENDMENT REQUEST BY THE CITY OF STOCKBRIDGE OF 21.771 +/- ACRES IN LAND LOTS 11 & 12 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA

WHEREAS, the Henry County Board of Commissioners received notice from the City of Stockbridge ("City"), advising Henry County of the City's intent to annex (AX-25-03) 21.771 +/- acres in Land Lots 11 & 12 of the 6th District of Henry County, Georgia, being **Parcels 032-02005001 and 032-02006000** (herein referred to as the "Property") (*see,* Exhibit A, attached hereto);

WHEREAS, in connection with (or immediately following) the annexation, the property owners seek to change the zoning for the Property from the of RA (Residential-Agricultural) Henry County zoning district to the PUD (Planned Unit Development) City of Stockbridge zoning district;

WHEREAS, in connection with (or immediately following) the annexation, the property owners seek to modify the Future Land Use Map designation for the Property from Henry County Medium Density Suburban Residential designation to the City of Stockbridge Medium Density Residential designation;

WHEREAS, the Henry County Board of Commissioners has analyzed and considered:

1) The propose change in zoning and land use;
2) The proposed increase in density;
3) Infrastructure demands related to the proposed change in zoning and land use; and
4) The increased burden in the delivery of fire services as a direct result

WHEREAS, the requested change to the comprehensive plan density thresholds to City of Stockbridge Medium Density Residential (4 to 7.99 dwelling units per acre) would permit a higher density than is supported under the Henry County Medium Density Suburban designation (up to 4 dwelling units per acre); and

WHEREAS, the Board of Commissioners has determined that the proposed annexation of the Property into the City would cause a material increase in the burden on Henry County directly related to the infrastructure demands related to the proposed change in zoning and land use, which would result in an increase in service demands which would be detrimental to Henry County and to the health, safety, and welfare of Henry County and its citizens; and

WHEREAS, the City does not provide fire services to its residents and Henry County will be called upon to provide fire services within the City's incorporated areas and based on the proposed change in zoning and proposed increase in density, Henry County will be required to allocate its resources in a disproportionate manner to provide fire services to the City at the expense of the health, safety and welfare of other residents throughout Henry County; and

WHEREAS, Henry County could not adequately plan for future fire stations or required apparatus/equipment within the City or any other area due to the uncertainty of what would be required based on the future development of the property; and

WHEREAS, Henry County would be deprived of permitting, licensing and other fees for those properties located within the City, therefore placing a burden on our current budget and impacting the residents of Henry County.

NOW THEREFORE, BE IT RESOLVED that pursuant to *O.C.G.A. § 36-36-113*, Henry County objects to the of the City's intent to annex (AX-25-03) 21.771 +/- acres in Land Lots 11 & 12 of the 6th District of Henry County, Georgia as described in Exhibit A, on the grounds that the proposed change in zoning and land use, proposed increase in density, the infrastructure demands related to the proposed change in zoning and land use, and increased burden on delivery of fire services would result in a material increase in burden upon Henry County.

BE IT FURTHER RESOLVED that the County Manager and/or the County Attorney are authorized and directed to send such notice(s) as are required by law to the City of Stockbridge and/or the effected property owners.

BE IT FURTHER RESOLVED that the County Attorney is authorized to initiate such legal proceedings as are proper to enjoin the annexation and/or rezoning of the Property and/or initiate the arbitration proceedings authorized under *O.C.G.A. § 36-36-114*.

BE IT FURTHER RESOLVED that this Resolution shall be forwarded to the City, together with such supporting documentation as are reasonable and necessary to support the same.

BE IT SO RESOLVED THIS 18TH DAY OF MARCH, 2025.

BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA

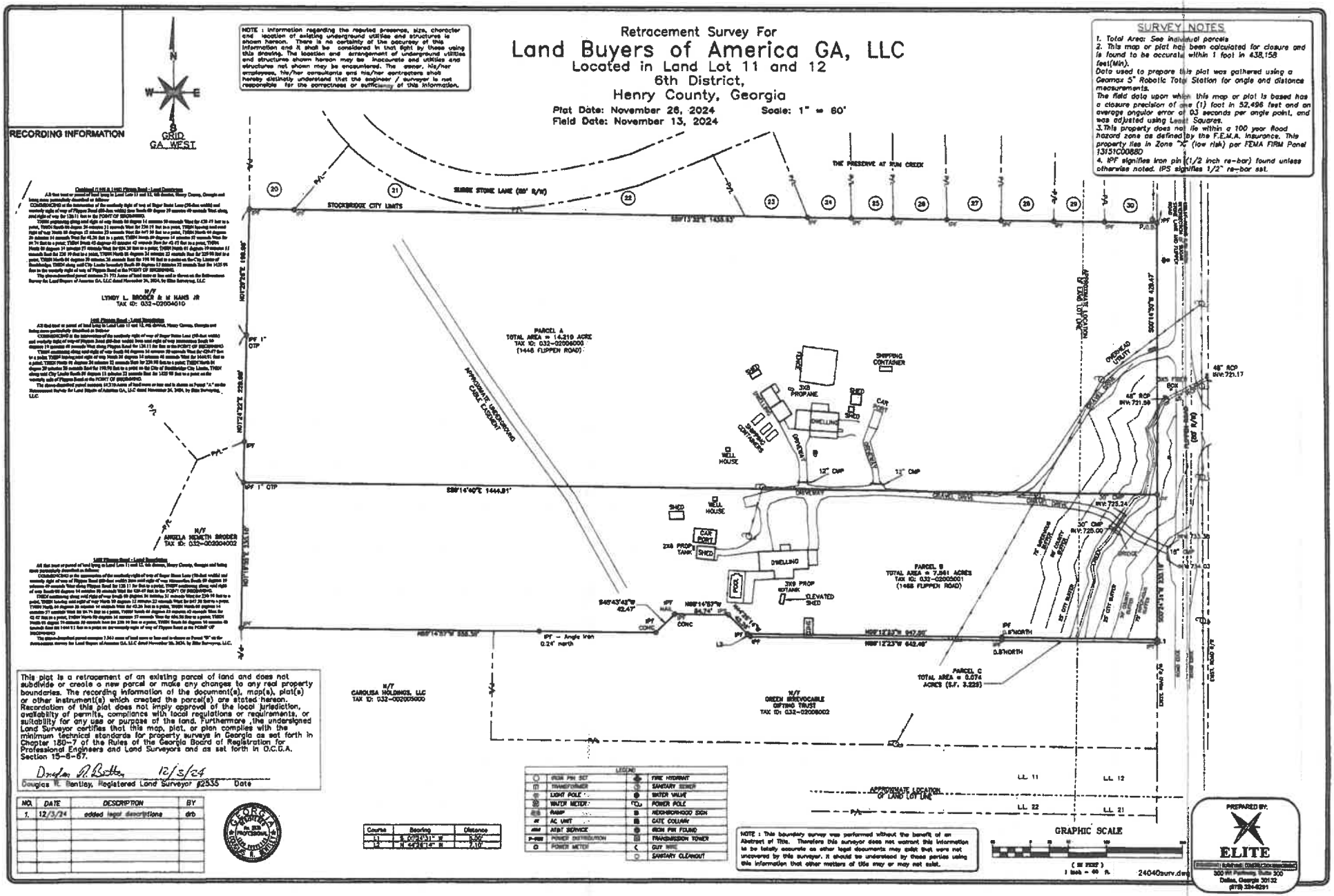
Carlotta Harrell, Chair

ATTEST:

Stephanie Braun, County Clerk

Henry County SEAL Henry County, GA Board of Commissioners

Exhibit A


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
Field Date: November 13, 2024
Scale: 1" = 60'
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 found (1/2 inch re-bar) found unless otherwise noted. IPS signifies 1/2" re-bar set.
NOTE : Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered 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
STOCKBRIDGE CITY LIMITS
SUNSET STONE LANE (50' R/W)
THE PRESERVE AT SUN CREEK
PARCEL A
TOTAL AREA = 14.219 ACRE
TAX ID: 032-02006003
(1446 FLIPPEN ROAD)
PARCEL B
TOTAL AREA = 7.361 ACRES
TAX ID: 032-02005001
(1468 FLIPPEN ROAD)
PARCEL C
TOTAL AREA = 0.074
ACRES (S.F. 3,228)
N/F
LYNDY L. BRODER & M HANS JR
TAX ID: 032-02004010
N/F
ANGELA KENETH BRODER
TAX ID: 032-002004002
N/F
CAROLINA HOLDINGS, LLC
TAX ID: 032-002005000
N/F
GREEN IRREVOCABLE
GIFTING TRUST
TAX ID: 032-02006002
APPROXIMATE UNDERGROUND CABLE LOCATION
SHIPPING CONTAINER
3X3 PROPANE
DWELLING
SHED
CAR PORT
WELL HOUSE
DRIVEWAY
12" CMP
48" RCP
INV: 721.17
INV: 721.59
INV: 725.24
INV: 725.00
30" CMP
24" RCP
INV: 723.38
INV: 724.03
OVERHEAD UTILITY
POOL
3X9 PROP
KOTANK
ELEVATED
SHED
IPF - Angle Iron
0.24' north
0.8'NORTH
APPROXIMATE LOCATION OF LAND LOT LINE
L.L. 11
L.L. 12
L.L. 22
L.L. 21
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
2404Dsurv.dwg
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), maps(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, Registered Land Surveyor #2835 Date
12/3/24
NO. DATE DESCRIPTION BY
1. 12/3/24 added legal descriptions drb
Course Bearing Distance
L1 S 42°43'43" W 42.47'
L2 N 64°14'14" W 7.10'
LEGEND
IRON PIN SET
TRANSFORMER
LIGHT POLE
WATER METER
RAMP
AC UNIT
AT&T SERVICE
POWER DISTRIBUTION
POWER METER
FIRE HYDRANT
SANITARY SEWER
WATER VALVE
POWER POLE
NEIGHBORHOOD SIGN
GATE COLUMN
IRON PIN FOUND
TRANSMISSION TOWER
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
300 W Parkway, Suite 300
Dallas, Georgia 30132
(678) 334-8291

Henry County Planning & Zoning

CITY OF STOCKBRIDGE
AX-25-03

Commission District*:* 2
Commissioner: Neat Robinson
Report Prepared by: Kenta Lanham, Planner III

Applicant: Land Buyers of America, LLC
c/o Michael Kaner
2500 Clean Water Court
Buford, GA 30519

Property Owners: James and Brenda Reichert
1448 Flippen Road; and
Michelle Jones
1468 Flippen Road

Location: Property located at 1448 and 1468 Flippen Road in Land Lots 11 & 12 of the 6th District

Parcel ID(s): 032-02005001 and 032-02006000

Request: Annexation, Rezoning, and Comprehensive Plan Amendment

BOC Meeting: **March 18, 2025**

Lot Size: 21.771 +/- acres

Zoning History: The subject property is currently zoned RA (Residential-Agricultural) as illustrated on the Henry County Official Zoning Map, which was adopted on November 19, 2013, by the Henry County Board of Commissioners.

A review of zoning records indicates no previous zoning history.

Adjacent properties are as follows:

North: City of Stockbridge
South: Unincorporated Henry County
East: City of Stockbridge
West: Unincorporated Henry County

Current Land Use: Single-Family Residence

Future Land Use: Medium Density Suburban, up to 4 dwelling units per acre, net

Proposed Zoning: As per application materials, the City of Stockbridge proposes to annex the subject properties using the 100% method from the current zoning classification of RA (Residential-Agricultural) to the City of Stockbridge PUD (Planned Unit Development) zoning district.

Comments:

The owners of the subject property are requesting the 100% annexation method into the City of Stockbridge. According to the Official Code Georgia Annotated, O.C.G.A § 36-36-20, municipal corporations can annex unincorporated areas contiguous to the existing corporate limits – "contiguous" means abuts the municipal limits, or is separated by a street, river or railroad-type right-of-way, or city land, or land owned by some other political subdivision, or the lands owned by the state.

The City of Stockbridge intends to annex the subject properties consisting of a total of 21.771 +/- acres from the current zoning classification of RA (Residential-Agricultural) to the City of Stockbridge PUD (Planned Unit Development) zoning district. The annexation application packet includes an associated request to amend the comprehensive plan from Henry County Medium Density Suburban (up to 4 du/acre, net) to City of Stockbridge Medium Density Residential (4 to 7.99 du/acre) to support the rezoning request.

The application packet was delivered to Henry County via verifiable delivery via email on February 19, 2025, and via Certified Mail on February 24, 2025 in accordance with *O.C.G.A. § 36-36-9,* and within the required timeframe as established by *O.C.G.A. § 36-36-6.*

The Future Land Use Map (FLUM), as part of the Henry County Comprehensive Plan 2045, which was adopted by the Henry County Board of Commissioners on October 30, 2023, designation of the subject property is Medium Density Suburban. The Medium Density Suburban designation is intended for single-family attached or detached homes with public sewer/water service and should provide pedestrian facilities. The Medium Density Suburban designation supports developments with a density of up to 4.0 units per acre, net.

The subject property is within an area designated by Henry County Comprehensive Plan 2045 as the Suburban Mix Development & Infrastructure Strategy area. The Suburban Mix Development & Infrastructure Strategy area is described within the Henry County Comprehensive Plan 2045 as largely developed in a suburban style consisting of single-family neighborhoods and strip commercial centers. It is delineated as the area between Highway 23/42 and Highway 155. The vision for this area is to accommodate a variety of types of residential neighborhoods that are predominately single-family with supporting areas of retail and workspace. The Comprehensive Plan Update recommends expansion of sewer capacity to support developments of a suburban-level intensity. Roadway networks should be improved to accommodate expected trip generations with a prioritization of multi-use trails and sidewalks around schools, parks, and Designated Community Centers.

As per the application materials provided, the applicant is requesting concurrent rezoning for the subject property to City of Stockbridge PUD (Planned Unit Development). The site plan submitted with the application, dated December 4, 2024, indicates a 159 unit development with 23 single-family detached and 136 townhome units, with a density of 7.3 dwelling units per acre. There is an associated request to amend the comprehensive plan and Future Land Use Map from Henry County Medium Density Suburban (up to 4 du/acre, net) to City of Stockbridge Medium Density Residential (4 to 7.99 du/acre).

The City of Stockbridge Medium Density Residential FLUM designation would support residential developments with a density of 4.0 to 7.99 dwelling units per acre, a higher density threshold than is supported under the Henry County Medium Density Suburban designation, supporting residential developments up to 4.0 dwelling units per acre. The request to rezone to City of Stockbridge PUD (Planned Unit Development) and to amend the comprehensive plan to City of Stockbridge Medium Density Residential FLUM designation would not be consistent with the County future land use designation of the subject property.

The City does not provide fire services to its residents and Henry County will be called upon to provide those emergency services within the City's incorporated areas. The City conducts permit review without sharing approvals to the County. If the property is annexed, County fire services may respond to an emergency without access to critical fire-related permit approvals which presents a significant concern for the health, safety, and welfare of County fire staff responding to emergencies. The County could not adequately plan for future fire stations or required apparatus/equipment within the City or any other area due to the uncertainty of what would be required based on the future redevelopment of the property if annexed

Per *O.C.G.A. 36-36-113*, a county's objection to an annexation is valid if the proposed annexation would create a substantial or significant change in zoning or land use, increase in density, or increase in infrastructure demands.

Recommendation: It is Planning & Zoning staff's opinion that the annexation, rezoning, and comprehensive plan amendment request would result in a significant change in zoning and land use, a significant increase in allowable density established by the County Comprehensive Plan, infrastructure demands related to the proposed change in zoning and land use, and the increased burden in the delivery of fire services as a direct result.

Attachments:

- Application Packet, including the associated rezoning and comprehensive plan amendment request
- Exhibit Maps

Stockbridge
Where Community Connects
4640 North Henry Blvd., Stockbridge, GA 30281
City Hall: (770) 389-7900 FAX: (770) 389-7912

February 18, 2025

VIA CERTIFIED MAIL

Attn: Cheri Hobson-Matthews, County Manager of Henry County
Henry County Administration Building
140 Henry Parkway
McDonough, Georgia 30253

RE: Request for Annexation of Property Into the City of Stockbridge:
Property at 1448 & 1468 Flippen Road (Two Parcels)

Please be advised that the City of Stockbridge has received an application for the proposed annexation of property from unincorporated Henry County. The property includes two parcels at 1448 and 1468 Flippen Road. The applicant, Land Buyers of America GA, LLC (c/o Michael Kaner, Agent), is proposing to build a mixed-residential development, to be named "Hanover Park", which would contain 159 total units (136 townhomes and 23 single-family detached homes) on 21.77 +/- acres, at a density of 7.304 units per acre.

Enclosed for your review is the annexation application, along with the companion Comprehensive Plan Amendment and Rezoning applications. Also included are the aerial photos of the two parcels comprising the subject property, the survey, and the proposed site plan.

Please provide the City of Stockbridge with an official letter regarding Henry County's agreement or non-agreement to the proposed annexation. If you have any questions or need additional information, please contact me directly at (678) 833-3340.

Best regards,

Ryan Anderson, Director
Community Development Department
City of Stockbridge

Cc: Mayor Anthony Ford, Acting City Manager
Vanessa Holiday, City Clerk
Stephanie Braun, County Clerk
Toussaint Kirk, Henry County Planning & Economic Development

Enclosures

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)

1468 FLIPPEN ROAD: WILLIAM GILREATH

PROPERTY OWNER 1448 FLIPPEN ROAD: WILLIAM & BRENDA A. REICHERT

Name: APPLICANT: LAND BUYERS OF AMERICA LLC/AGENT: Michael KANER

Mailing Address: 2500 CLEAN WATER COURT BUFORD, GA 30519

Telephone: (404) 422-6806

Email: MONEYFORYOURDIRT@GMAIL.COM

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: MONEYFORYOURLAND@GMAIL.COM

Signature: [signature] Date: 12-24-24

PLEASE DO NOT WRITE BELOW THIS LINE – OFFICE USE ONLY

Signature: _____ Date: _____

Rezoning Application

City of Stockbridge, Georgia

THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR REZONING APPLICATIONS TO BE HEARD BY THE CITY OF STOCKBRIDGE PLANNING COMMISSION.

PLEASE NOTE: ALL FEES ARE NON-REFUNDABLE. THERE ARE NO EXCEPTIONS.

ALL APPLICANTS ARE REQUIRED TO SCHEDULE AND ATTEND A PRE-APPLICATION MEETING WITH THE CITY OF STOCKBRIDGE PLANNING AND ZONING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PLEASE CALL THE OFFICE AT (770) 389-7900 TO SCHEDULE AN APPOINTMENT.

NO PRE-APPLICATION MEETING WILL BE CONDUCTED WITHOUT AN APPOINTMENT.

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT THE PLANNING AND ZONING DIVISION OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY, AT (770) 389-7900.

MEETING LOCATIONS—ALL PLANNING COMMISSION MEETINGS WILL BE HELD VIRTUALLY (BY ZOOM) UNTIL FURTHER NOTICE.

[Form revised on 1/19/22.]

City of Stockbridge Planning and Zoning Division

Rezoning Application

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): 1142 , 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
Printed Name of Applicant C/O LAND BUYERS OF AMERICA GA LLC

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: _____

Amendment to the Comprehensive Plan Application

THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR APPLYING FOR AN AMENDMENT TO THE STOCKBRIDGE COMPREHENSIVE PLAN.

APPLICATION REVIEW PROCESS. COMPREHENSIVE PLAN AMENDMENT APPLICATIONS ARE FIRST REVIEWED BY THE PLANNING AND ZONING STAFF, WHO MAKE RECOMMENDATIONS TO THE PLANNING COMMISSION. THE PLANNING COMMISSION THEN HOLDS A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS AND MAKES RECOMMENDATIONS TO THE MAYOR AND CITY COUNCIL. FINALLY, THE CASE GOES TO THE STOCKBRIDGE MAYOR AND CITY COUNCIL, WHO HOLD A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS. THEY MAKE THE FINAL DECISION ON THE APPLICATION.

PLEASE NOTE: ALL FEES ARE NON-REFUNDABLE. THERE ARE NO EXCEPTIONS.

REQUIRED PRE-APPLICATION MEETING—BEFORE SUBMITTING YOUR APPLICATION, PLEASE CONTACT THE PLANNING AND ZONING DIVISION OFFICE TO SCHEDULE A PRE-APPLICATION MEETING. THIS MEETING MUST BE HELD AT LEAST ONE WEEK BEFORE YOU SUBMIT YOUR APPLICATION.

NO PRE-APPLICATION MEETING WILL BE CONDUCTED WITHOUT AN APPOINTMENT.

FOR ASSISTANCE, YOU MAY CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY, AT (678) 833-3344.

ALL PUBLIC HEARINGS TAKE PLACE IN THE COUNCIL CHAMBER AT THE STOCKBRIDGE CITY HALL AT 4640 NORTH HENRY BOULEVARD IN STOCKBRIDGE, GEORGIA, 30281, UNLESS THEY ARE HELD VIRTUALLY VIA ZOOM.

City of Stockbridge Planning and Zoning Division

Application for an Amendment to the Comprehensive Plan

Name of Applicant LAND BUYERS OF AMERICA GA, LLC Phone: 404-422-6806 Date: 12/21/24

Address of Applicant: 2500 CLEAN WATER COURT Cell # 404-422-6806

City: BUFORD State: GA Zip: 30159 E-mail: moneyforyourdirt@gmail.com

Name of Agent MIKE KANER Phone: 404-422-6806 Date: 12/21/24

Address of Agent: 2500 CLEAN WATER COURT Cell # 404-422-6806

City: BUFORD State: GA Zip: 30159 E-mail: moneyforyourdirt@gmail.com

THE PERSONS NAMED ABOVE AFFIRM THAT THEY ARE THE ~~OWNER OR~~ AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS THAT THE FOLLOWING AMENDMENT TO THE COMPREHENSIVE PLAN BE GRANTED:

FROM: Henry County Medium Density Suburban

To: City of Stockbridge Medium Density Residential

The property will be POSTED with a City of Stockbridge Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen days prior to the Planning Commission and Mayor/City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason.

_____ **(Acknowledgement)**

Property Address: 1448 & 1468 FLIPPEN ROAD STOCKBRIDGE, GA

Nearest intersection to the property: FLIPPEN ROAD AND ST IVES COURT (PROPOSED ~~INTERSECTION~~)

Size of Tract: 21.77 acre(s). Land Lot Number(s): 11 & 12 . District(s): 6TH

Property Tax Parcel Number(s):

032-0200-6000 & 032-0200-5001 **(Required)**

Witness' Signature

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 Rebecca~~ 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: jharveys@yahoo.com gmail. TWC

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 Kaiser

Company/law firm (if applicable): N/A

Telephone, E-Mail, & Address: 404-422-6806. moneyforyouadvisor@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 NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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

jharveyrd@yahoo.com. gmail JHR
EMAIL ADDRESS

Sworn to and subscribed before me this
12 day of Dec 2024

NOTARY PUBLIC

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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 GALLC
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 NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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

404-422-6906

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 22 ND 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 HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a variance.

property owner, please first type a list on a separate sheet or paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1448 Flippen Road, Stockbridge [address], with Parcel Number 032-02006000 which is the subject of this application. GA 30281

Name of Property Owner: Brenda Reichert
Property Owner's Address: 1448 Flippen Road, Stockbridge, GA 30281
Telephone: 404-323-4360 E-mail: brendann2003@yahoo.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: Brenda Reichert Date: 12/8/24

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property. MICHAEL KANER - AGENT

Name(s) of Applicant(s): ~~c/o 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 NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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

NOTARY PUBLIC

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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 NC

~~MONEY FOR YOUR EFFORTS~~
EMAIL ADDRESS moneyforyourdirt@gmail.com

Sworn to and subscribed before me this
22 day of DEC 2024

NOTARY PUBLIC

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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

× 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 NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

* 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.



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

and hereinafter called the "Borrower", and

ESTATE OF D. G. BURDETTE (Trust Company Bank and Alma B. 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 791.13 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
Ann Ag Pierce
Tax Commissioner

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 18 AM '85
BOOK
PAGE
DATE

17.50
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, Luther, 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
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
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 CLEGG WATER COURT
ADDRESS
BUFORD 30519
CITY & STATE ZIP CODE
404-422-6806
PHONE NUMBER
money for your dirt@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this
22nd day of Dec 2024

NOTARY PUBLIC

M LYNN QUEEN
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES
08/12/2027

Indicate which of the above is applicable: 1 _____ 2 ✓ or 3 _____

MICHAEL KANGER — 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 CLEGHORN 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 6th day of DECEMBER, 2024

Michelle Jones
Applicant's Name - Printed

Michelle Jones, executor
Signature of Applicant/Property Owner/Agent

OWNER

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.

M Lynn Queen
Notary Public

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

* 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

BOOK 540 PAGE 293

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 13 AM '83
BOOK 540
PAGE 293
10-13-83
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: Dale B. Schneider Pres. (Seal)

Notary Public, Fulton County, Georgia
My Commission Expires Feb. 12, 1984

Dale B. Schneider (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 TENANTS WITH RIGHT OF SURVIVORSHIP

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS---------- ($10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County, Georgia, consisting of 6.66 acres as shown on a plat prepared by Joe Rowan, Jr., dated May 1, 1984, and being more particularly described as follows:

To find the True Point of Beginning, begin at the Southeast corner of land lot 11, said corner being located in the center of Flippen Road (having an 80 foot right of way); thence North along the center line of Flippen Road a distance of 329.32 feet to a point: thence North 89 degrees 02 minutes 39 seconds West a distance of 40 feet to an iron pin located on the West right of way line of Flippen Road and being the True Point of Beginning; thence North 89 degrees 02 minutes 39 seconds West a distance of 1,452.20 feet to an iron pin; thence North 01 degrees 35 minutes 51 seconds East a distance of 200 feet to an iron pin; thence South 89 degrees 02 minutes 40 seconds East a distance of 1,448.75 feet to an iron pin on the West right of way line of Flippen Road; thence South 00 degrees 36 minutes 37 seconds West along the West right of way line of Flippen Road a distance of 200 feet to an iron pin and the True Point of Beginning.

HENRY COUNTY GEORGIA
REAL ESTATE TRANSFER TAX
PAID $ 13.40
DATE 6-13-84
Rose L. Smith
Clerk of Superior Court

FILED IN OFFICE
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA.
JUN 13 3 16 PM '84
RECORDED
BOOK 577
PAGE 115
DATE 6-20-84
CLERK
Rose L. Smith

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 at Large
My Commission Expires Jan. 2, 1987

Dale B. Schneider (Seal)

(Seal)

1468/1448 Combined Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) then South 00 degree 19 minutes 49 seconds West along said right of way for 128.11 feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degree 14 minutes 50 seconds West for 429.47 feet to a point; THEN South 00 degree 24 minutes 31 seconds West for 230.19 feet to a point; THEN leaving said road right of way North 89 degrees 12 minutes 23 seconds West for 647.50 feet to a point; THEN North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point; THEN South 45 degrees 43 minutes 42 seconds East for 42.47 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 656.38 feet to a point; THEN North 01 degrees 19 minutes 55 seconds East for 230.10 feet to a point; THEN North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THEN North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City Limits of Stockbridge; THEN along said City Limits boundary South 89 degrees 13 minutes 32 seconds East for 1435.93 feet to the westerly right of way of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 21.771 Acres of land more or less and is shown on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

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

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.

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

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.

Continued (1446 & 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) then South 00 degree 19 minutes 49 seconds West along said right of way for 128.11 feet to the POINT OF BEGINNING;

THENCE continuing along said right of way South 00 degree 14 minutes 50 seconds West for 429.47 feet to a point, THENCE South 00 degree 34 minutes 31 seconds West for 230.19 feet to a point, THENCH leaving said road right of way North 89 degrees 12 minutes 23 seconds West for 847.50 feet to a point, THENCE North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point, THENCH North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point, THENCH South 45 degrees 43 minutes 42 seconds East for 42.47 feet to a point, THENCH North 89 degrees 14 minutes 57 seconds West for 856.36 feet to a point, THENCH North 01 degrees 19 minutes 55 seconds East for 230.10 feet to a point, THENCH North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point, THENCH North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City Limits of Stockbridge, THENCH 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 Ellis Surveying, LLC

N/F
LYNDY L. BRODER & M HAMS JR
TAX ID: 032-02004010

1446 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;

THENCH continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to a point, THENCH leaving said right of way North 89 degrees 14 minutes 48 seconds West for 1444.91 feet to a point; THENCH North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THENCH North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City of Stockbridge City Limits, THENCH 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 Ellis Surveying, LLC.

N/F
ANGELA NEMETH BRODER
TAX ID: 032-002004002

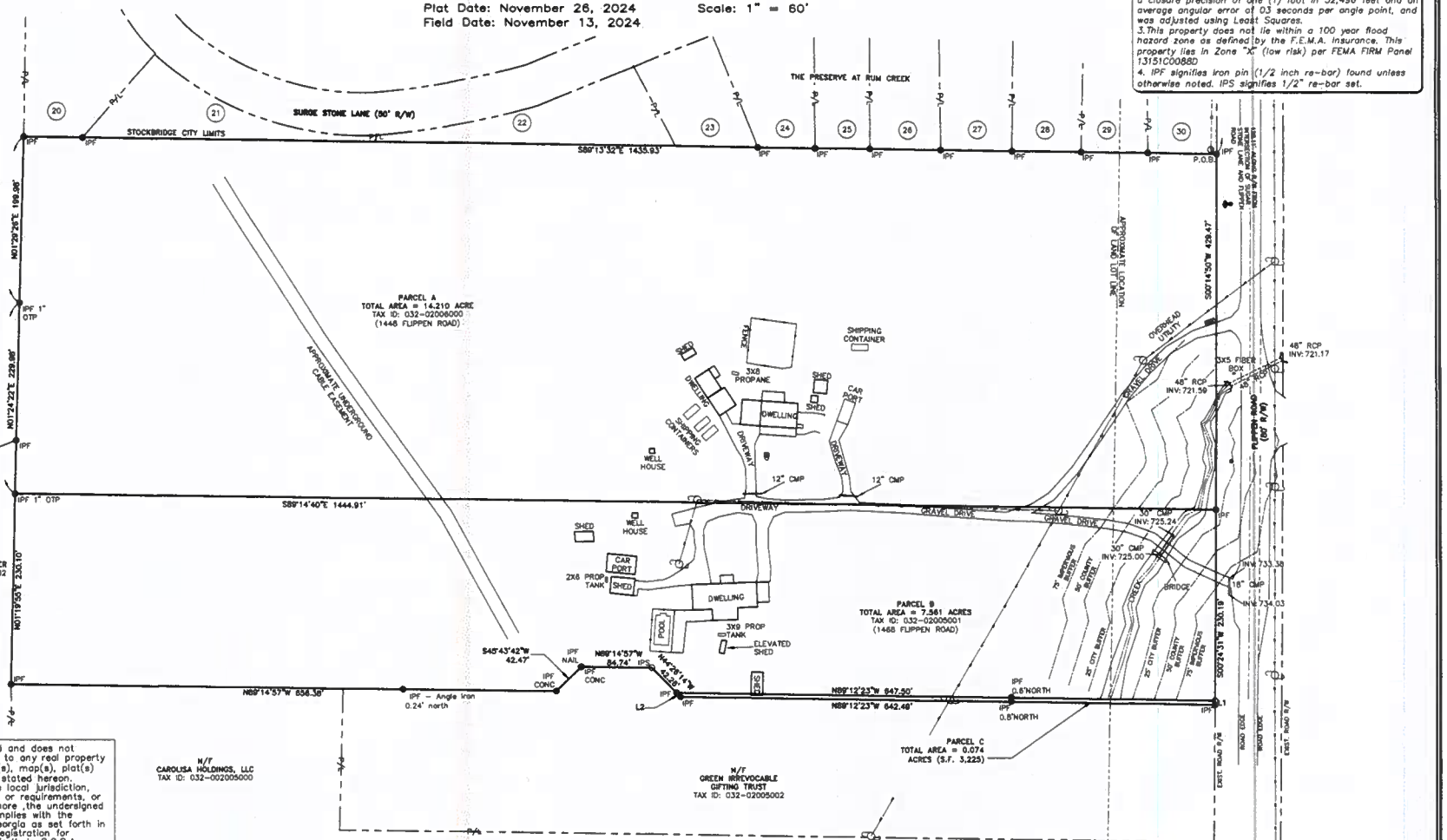
1448 Flippen Road - Legal Description

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 a point, THENCH continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to the POINT OF BEGINNING;

THENCH continuing along said right of way South 00 degrees 34 minutes 31 seconds West for 230.19 feet to a point, THENCH leaving said right of way North 89 degrees 12 minutes 23 seconds West for 847.50 feet to a point, THENCH North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point, THENCH North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point, THENCH South 45 degrees 43 minutes 42 seconds East for 42.47 feet to a point, THENCH North 89 degrees 14 minutes 57 seconds West for 856.36 feet to a point, THENCH North 01 degrees 19 minutes 55 seconds East for 230.10 feet to a point, THENCH South 89 degrees 14 minutes 48 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 7.361 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 Ellis Surveying, LLC.



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 12/5/24

Douglas R. Bentley, Registered Land Surveyor #2535 Date

NO.	DATE	DESCRIPTION	BY
1.	12/3/24	added legal descriptions	drb

Course	Bearing	Distance
L1	S 00°34'31" W	5.00'
L2	N 44°26'14" W	7.10'

LEGEND

○	IRON PIN SET	◆	FIRE HYDRANT
⊠	TRANSFORMER	Ⓢ	SANITARY SEWER
☼	LIGHT POLE	●	WATER VALVE
WM	WATER METER	"O"	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.

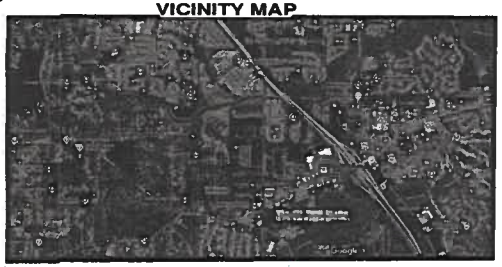
GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

24040surv.dwg

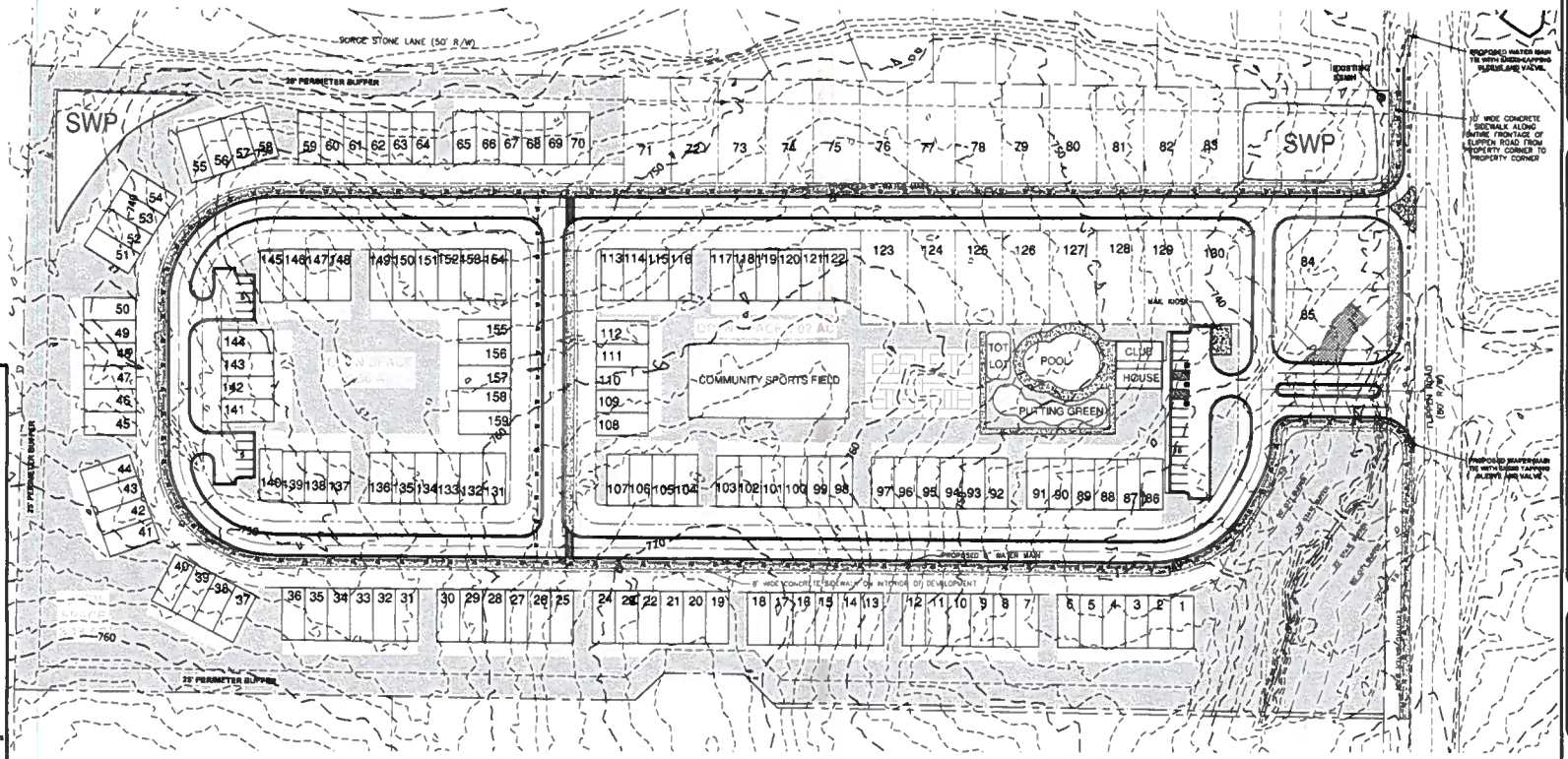
PREPARED BY:
ELITE
ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT
300 Wt Parkway, Suite 300
Dallas, Georgia 30132
(678) 324-8291

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 404-422-8806
4. ENGINEER
   ELITE ENGINEERING, LLC
   300 WI PARKWAY DALLAS, GA 30132
   CONTACT: JONATHAN JONES, P.E. 678-215-2988
5. CURRENT ZONING : M-1 (HENRY COUNTY)
   PROPOSED ZONING : PUD (CITY OF STOCKBRIDGE)
   TOTAL SITE AREA = 21.77 ACRES
   REQUIRED OPEN SPACE = 4.36 ACRES
   PROVIDED OPEN SPACE = 4.71 ACRES
   PROPOSED NUMBER OF LOTS = 158 (23 SFR, 136 TOWNHOMES)
   PROPOSED DENSITY = 7.30 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 158 UNITS = 316 SPACES
   ADDITIONAL PARKING PROVIDED = 35 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 WITH ESTIMATED DAILY FLOW = 158 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 = 80 ft.

PREPARED BY:
Elite Engineering
Engineering | Surveying | Management
300 WI Parkway Dallas, GA 30132
Jonathan Jones, P.E.
(678) 215-2988

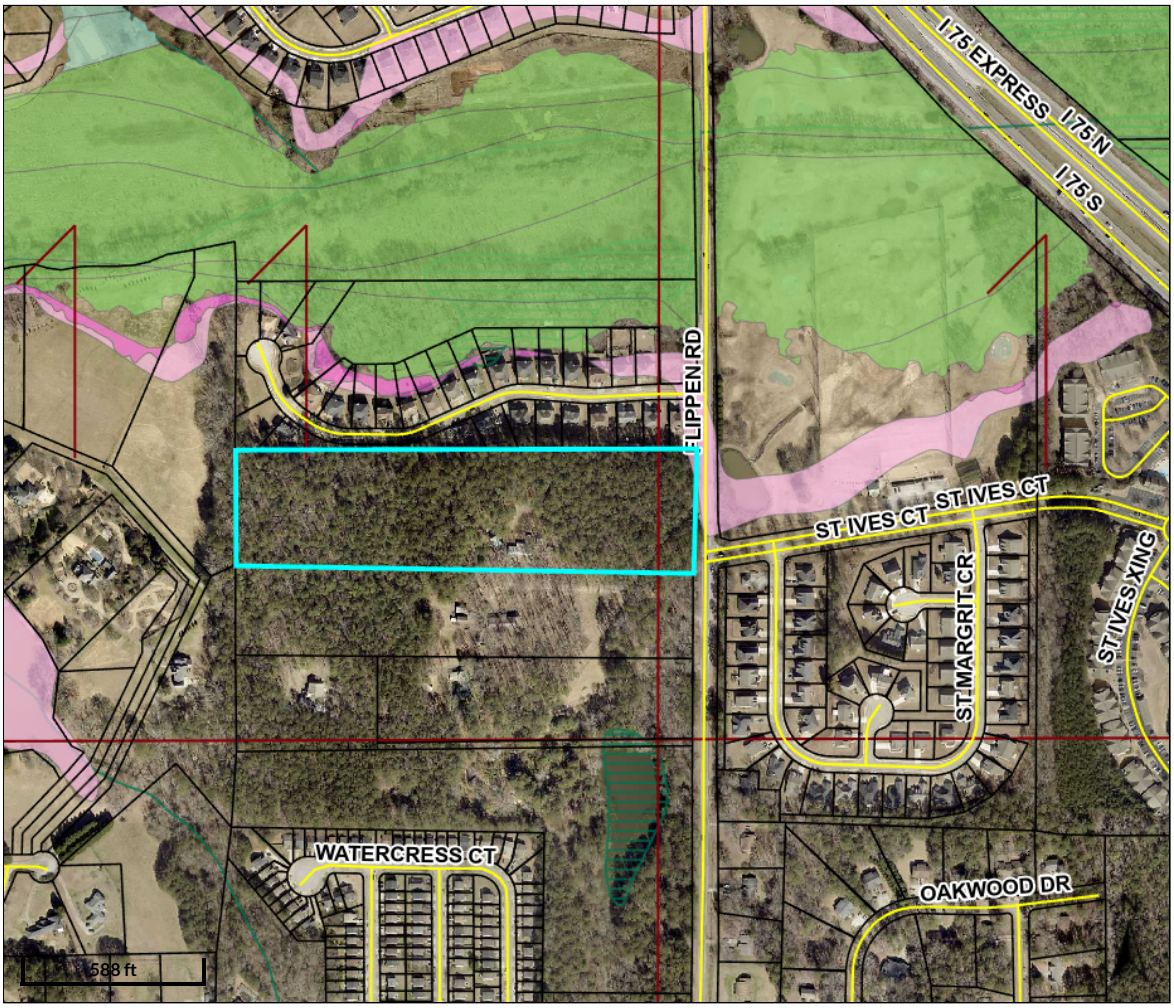
DATE:
REVISION
NO.

ANNEXATION & REZONING PLAN FOR
HANOVER PARK
LAND LOTS 11 & 12, 6th DISTRICT, HENRY COUNTY

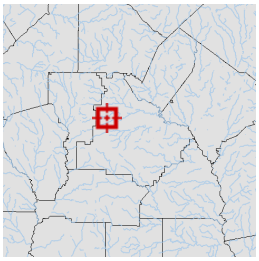
PREPARED FOR:
LAND BUYERS OF AMERICA GA, LLC
24 CONTACT
MICHAEL KANER
404-422-8806

PROJECT No.	24040
DRAWING SCALE	1" = 80'
DESIGNED BY:	JFJ
DRAWN BY	JFJ
CHECKED BY:	JFJ
DATE:	12/9/24
SHEET	1 OF 1

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

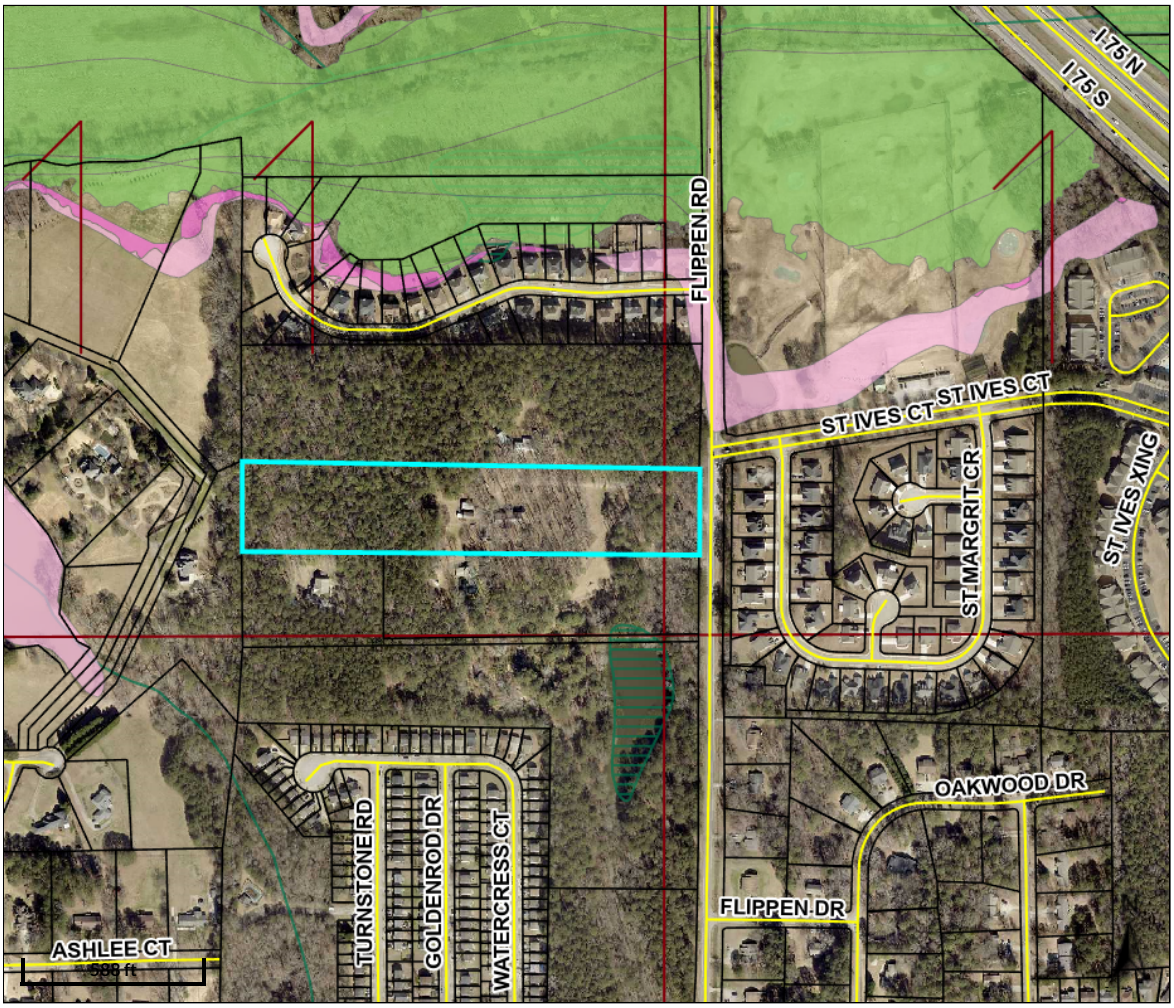
Parcel ID	032-02006000	**Class**	Consv Use	**Owner Address**	REICHERT WILLIAM K & BRENDA A 1448 FLIPPEN RD STOCKBRIDGE, GA 30281	**Land Value:**	$182,500				
Property Address	1448 FLIPPEN RD	**Acreage**	14.21			**Building Value:**	$292,100	**Last 2 Sales**			
District	Henry County					**Misc Value:**	$840	**Date**	**Price**	**Reason**	**Qual**
						Total Value:	$427,800	10/1/1983	$22,900	LM	Q
								n/a	$	n/a	n/a

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

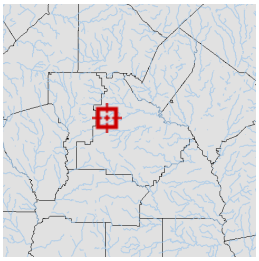
Date created: 2/18/2025
Last Data Uploaded: 2/18/2025 1:09:42 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



Overview



Legend

- Parcels
- Roads
- Land Lots

Flood Map

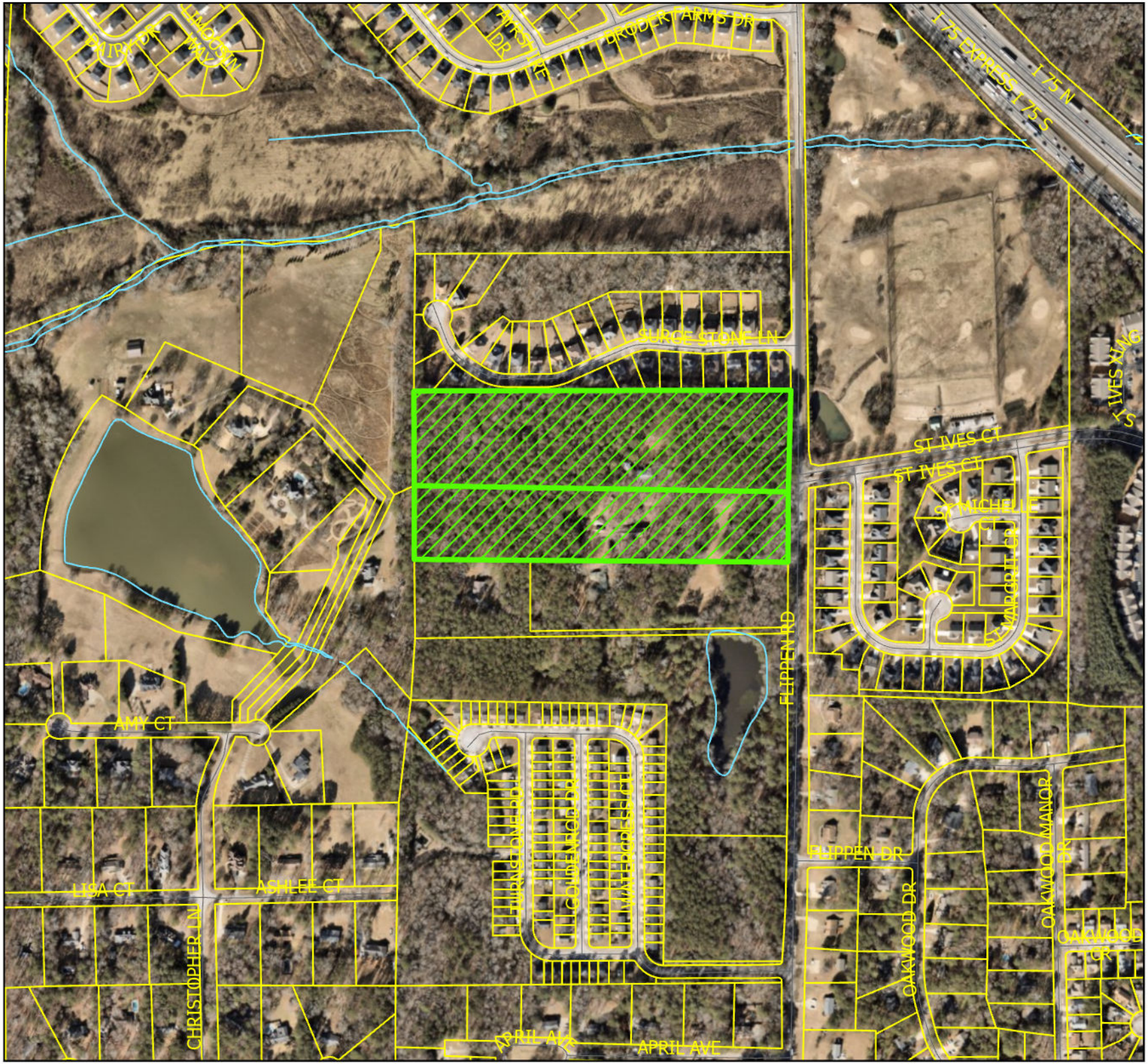
- X - 500 Year Flood
- 0.2 - Areas of 0.2% annual chance flood
- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE -100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- AO - Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet
- Lakes
- Wetlands

Parcel ID	032-02005001	**Class**	Residential	**Owner**	GILREATH WILLARD D	**Land Value:**	$95,500				
Acreage	7.63	**Address**	1468 FLIPPEN RD STOCKBRIDGE, GA 30281	**Building Value:**	$347,300	**Last 2 Sales**					
Property Address	1468 FLIPPEN RD					**Date**	**Price**	**Reason**	**Qual**		
District	Henry County			**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



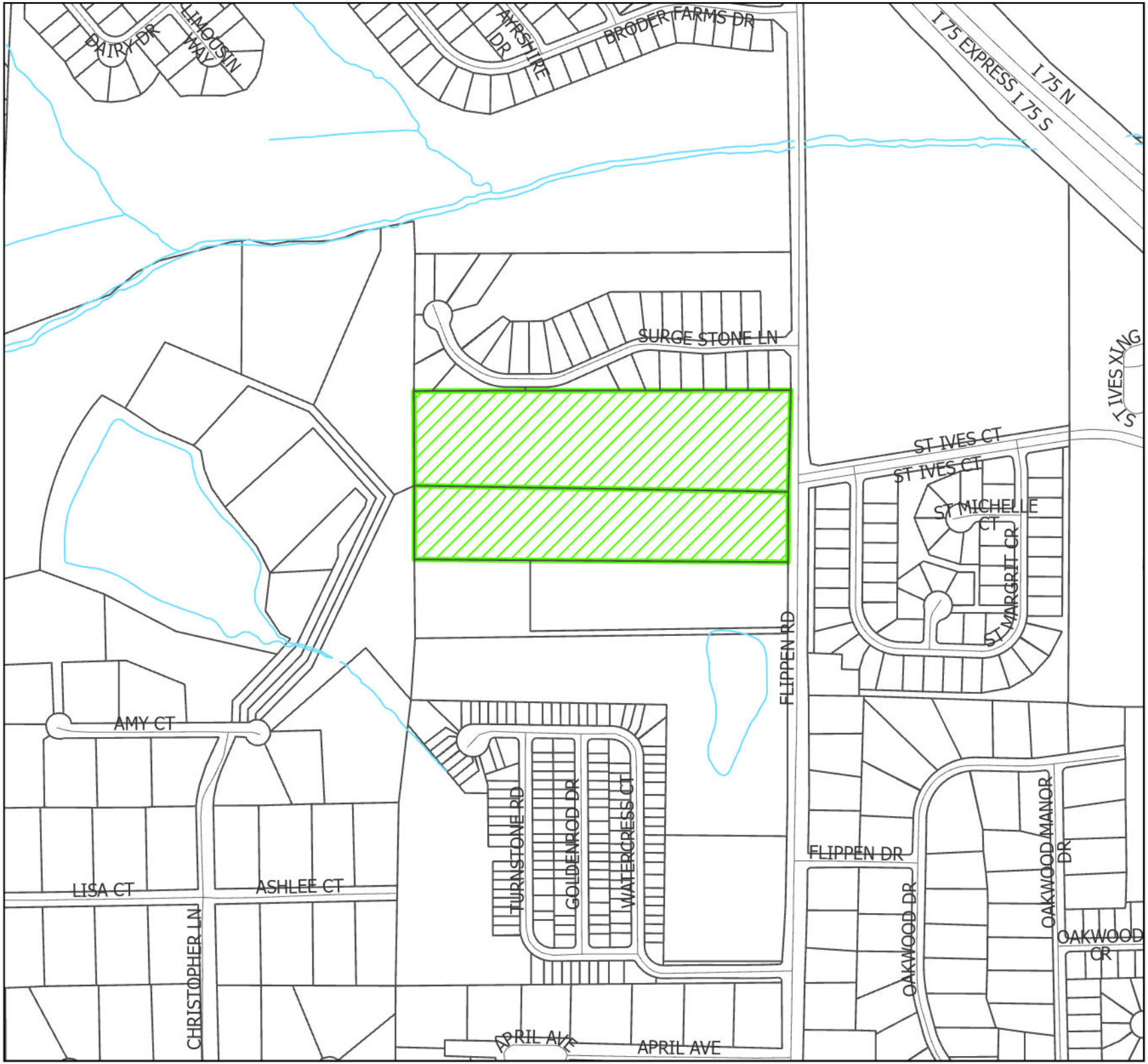
Legend

REQUEST

AX-25-03

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This map is for graphical representation only. It is not a legal document



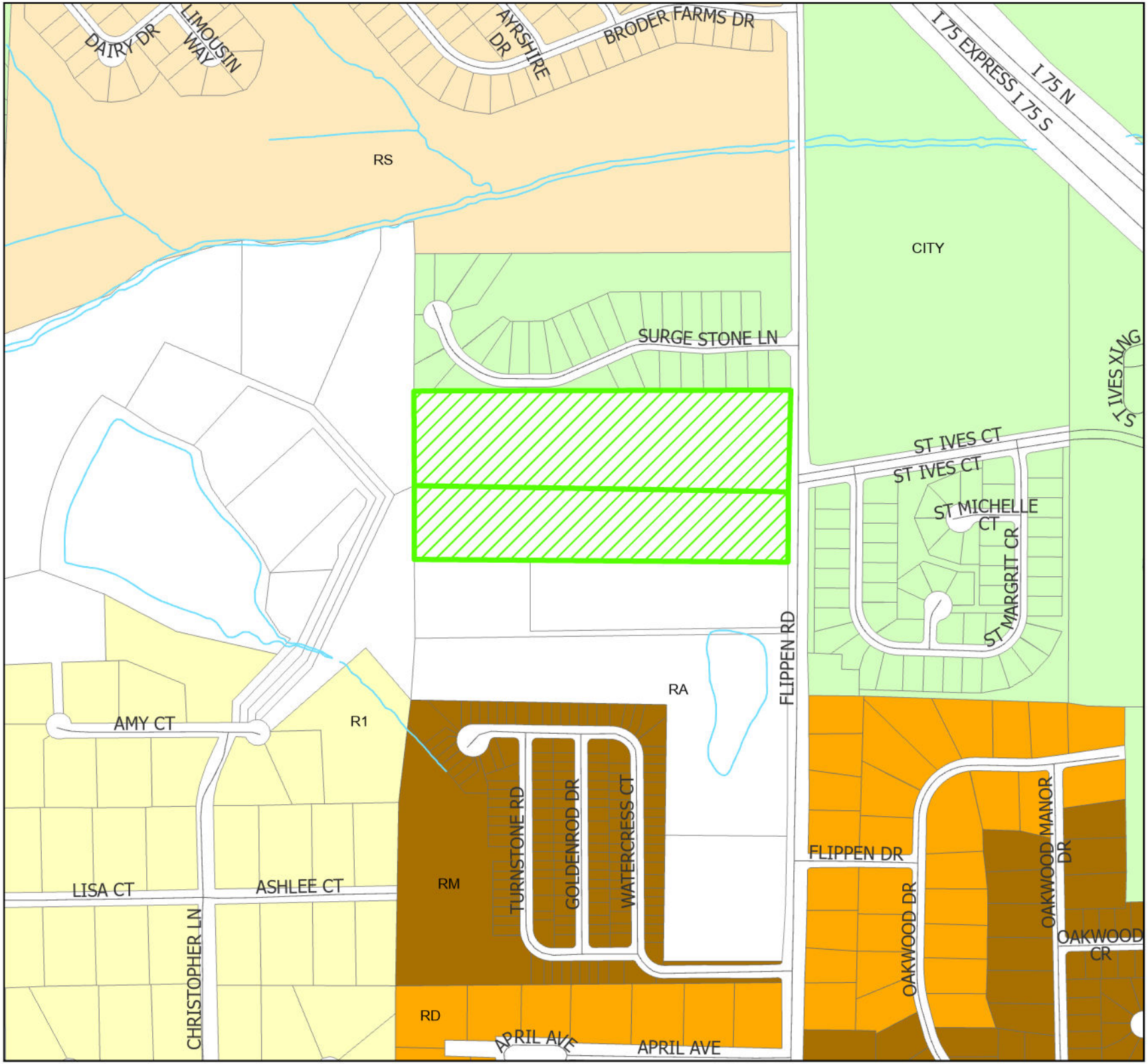
Legend

REQUEST

AX-25-03

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This map is for graphical representation only. It is not a legal document



Legend

REQUEST

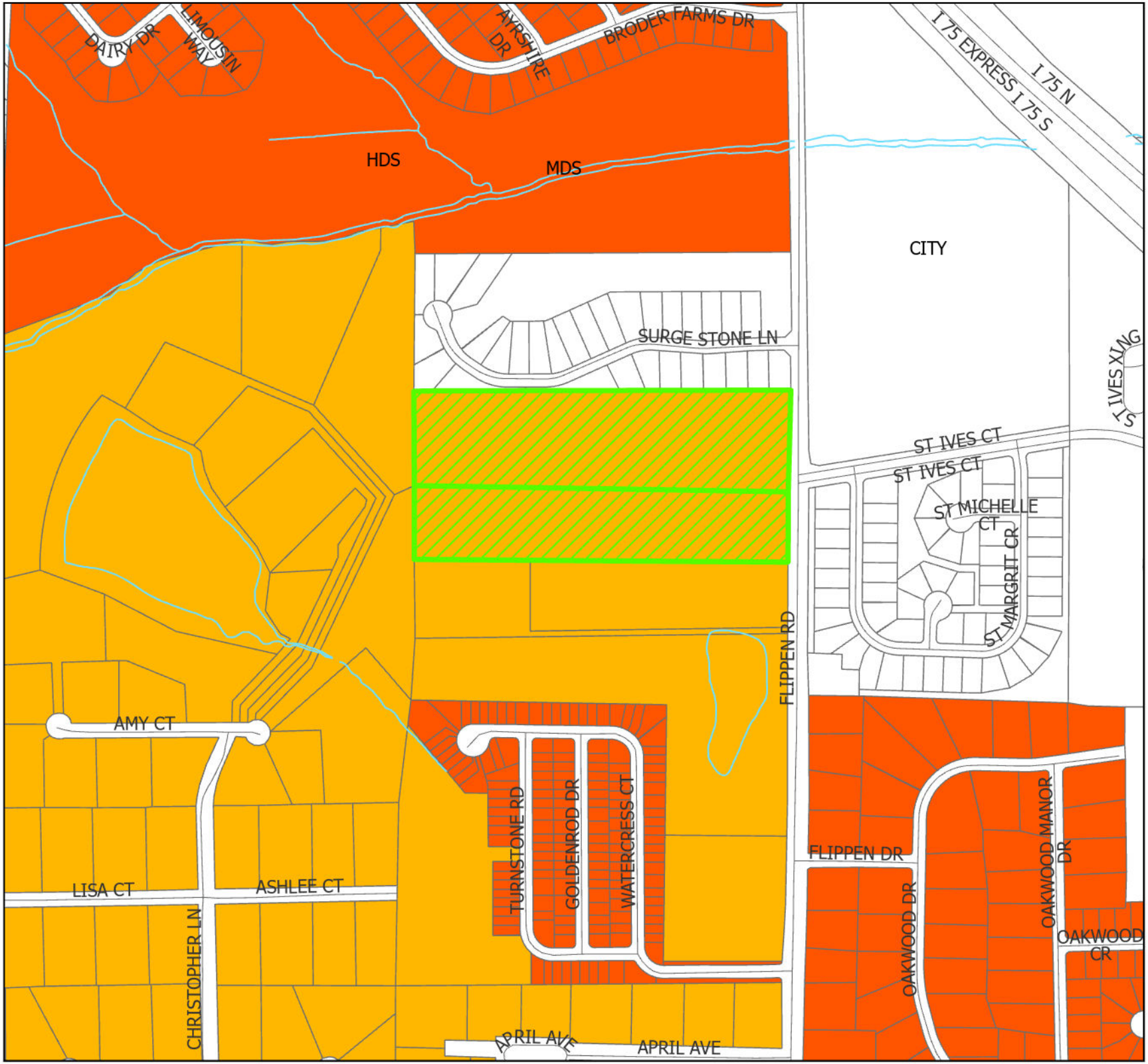
AX-25-03

CurrentZoning

- RA
- RS
- R-1
- R-2
- R-3
- R-4
- RD
- RM
- RMH
- OI
- C-1
- C-2
- C-3
- M-1
- M-2
- MU
- PD
- CITY

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This map is for graphical representation only. It is not a legal document



Legend

REQUEST

AX-25-03

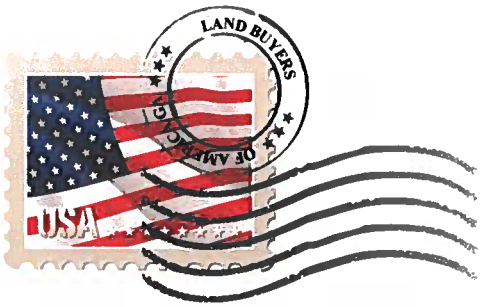
2023 FLUM

FLU2023

- COM
- GREEN
- HDMU
- HDS
- INDUS
- LDMU
- LDS
- MDS
- PI
- RR
- TBD
- UR
- UTI
- VC
- CITY

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This map is for graphical representation only. It is not a legal document



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

Stockbridge
Where Community Connects
4640 North Henry Blvd., Stockbridge, GA 30281
City Hall: (770) 389-7900 FAX: (770) 389-7912

February 18, 2025

VIA CERTIFIED MAIL

Attn: Cheri Hobson-Matthews, County Manager of Henry County
Henry County Administration Building
140 Henry Parkway
McDonough, Georgia 30253

RE: Request for Annexation of Property Into the City of Stockbridge:
Property at 1448 & 1468 Flippen Road (Two Parcels)

Please be advised that the City of Stockbridge has received an application for the proposed annexation of property from unincorporated Henry County. The property includes two parcels at 1448 and 1468 Flippen Road. The applicant, Land Buyers of America GA, LLC (c/o Michael Kaner, Agent), is proposing to build a mixed-residential development, to be named "Hanover Park", which would contain 159 total units (136 townhomes and 23 single-family detached homes) on 21.77 +/- acres, at a density of 7.304 units per acre.

Enclosed for your review is the annexation application, along with the companion Comprehensive Plan Amendment and Rezoning applications. Also included are the aerial photos of the two parcels comprising the subject property, the survey, and the proposed site plan.

Please provide the City of Stockbridge with an official letter regarding Henry County's agreement or non-agreement to the proposed annexation. If you have any questions or need additional information, please contact me directly at (678) 833-3340.

Best regards,

Ryan Anderson, Director
Community Development Department
City of Stockbridge

Cc: Mayor Anthony Ford, Acting City Manager
Vanessa Holiday, City Clerk
Stephanie Braun, County Clerk
Toussaint Kirk, Henry County Planning & Economic Development

Enclosures

Outlook

County Annexation Objection - 1448 & 1468 Flippen Road

From Kenta Lanham <klanham@co.henry.ga.us>
Date Fri 3/21/2025 10:30 AM
To Gordon Linton <Glinton@stockbridgega.org>; kjackson@stockbridgega.org <kjackson@stockbridgega.org>; Ryan Anderson <randerson@stockbridgega.org>; llogan@stockbridgega.org <LLogan@stockbridgega.org>; Jordyn Bucholtz <jbucholtz@stockbridgega.org>; Juli M. Yoder <juli.yoder@gadca.onmicrosoft.com>
Cc Rachel Mack <rmack@co.henry.ga.us>; Toussaint M. Kirk <tkirk@co.henry.ga.us>; Kamau As-Salaam <ksalaam@co.henry.ga.us>
Bcc Kevin C. Johnson <kcjohnson@co.henry.ga.us>

1 attachment (10 MB)
AX-25-03 Objection Package, 1448 & 1468 Flippen Rd.pdf;

Good morning,

Please see the attached County objection package to the annexation request (AX-25-03) for properties at 1448 and 1468 Flippen Road. Please let me know if you have any questions.

Thank you,

Kenta Lanham
Planner III
Planning and Zoning
140 Henry Parkway
McDonough, GA 30253
770-288-7534

HENRY COUNTY
Government

Disclaimer
Information contained herein has been researched as requested and provided as a public service. Information contained herein is believed to be accurate and is based upon or relates to the information supplied by the requestor. Information contained herein does not exempt a developer, builder, or property owner from any required review and/or approval required by other Henry County Departments, from private development covenants, and/or any other code/development regulations. Planning & Zoning can only provide information relating to zoning and permitted uses as approved by the Board of Commissioners. Planning & Zoning cannot give guidance or approvals regarding compliance required by other departments. Appropriate research and due diligence are strongly recommended ***before*** *acquiring property for specific use. Planning & Zoning assumes no liability for errors and omissions. Information contained herein has been obtained from public records, which may be inspected during regular business hours.*

RESOLUTION #25-119

RESOLUTION OBJECTING TO PROPOSED ANNEXATION INTO, REZONING, AND COMPREHENSIVE PLAN AMENDMENT REQUEST BY THE CITY OF STOCKBRIDGE OF 21.771 +/- ACRES IN LAND LOTS 11 & 12 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA

WHEREAS, the Henry County Board of Commissioners received notice from the City of Stockbridge ("City"), advising Henry County of the City's intent to annex (AX-25-03) 21.771 +/- acres in Land Lots 11 & 12 of the 6th District of Henry County, Georgia, being **Parcels 032-02005001 and 032-02006000** (herein referred to as the "Property") (*see,* Exhibit A, attached hereto);

WHEREAS, in connection with (or immediately following) the annexation, the property owners seek to change the zoning for the Property from the of RA (Residential-Agricultural) Henry County zoning district to the PUD (Planned Unit Development) City of Stockbridge zoning district;

WHEREAS, in connection with (or immediately following) the annexation, the property owners seek to modify the Future Land Use Map designation for the Property from Henry County Medium Density Suburban Residential designation to the City of Stockbridge Medium Density Residential designation;

WHEREAS, the Henry County Board of Commissioners has analyzed and considered:

1) The propose change in zoning and land use;
2) The proposed increase in density;
3) Infrastructure demands related to the proposed change in zoning and land use; and
4) The increased burden in the delivery of fire services as a direct result

WHEREAS, the requested change to the comprehensive plan density thresholds to City of Stockbridge Medium Density Residential (4 to 7.99 dwelling units per acre) would permit a higher density than is supported under the Henry County Medium Density Suburban designation (up to 4 dwelling units per acre); and

WHEREAS, the Board of Commissioners has determined that the proposed annexation of the Property into the City would cause a material increase in the burden on Henry County directly related to the infrastructure demands related to the proposed change in zoning and land use, which would result in an increase in service demands which would be detrimental to Henry County and to the health, safety, and welfare of Henry County and its citizens; and

WHEREAS, the City does not provide fire services to its residents and Henry County will be called upon to provide fire services within the City's incorporated areas and based on the proposed change in zoning and proposed increase in density, Henry County will be required to allocate its resources in a disproportionate manner to provide fire services to the City at the expense of the health, safety and welfare of other residents throughout Henry County; and

WHEREAS, Henry County could not adequately plan for future fire stations or required apparatus/equipment within the City or any other area due to the uncertainty of what would be required based on the future development of the property; and

WHEREAS, Henry County would be deprived of permitting, licensing and other fees for those properties located within the City, therefore placing a burden on our current budget and impacting the residents of Henry County.

NOW THEREFORE, BE IT RESOLVED that pursuant to *O.C.G.A. § 36-36-113*, Henry County objects to the of the City's intent to annex (AX-25-03) 21.771 +/- acres in Land Lots 11 & 12 of the 6th District of Henry County, Georgia as described in Exhibit A, on the grounds that the proposed change in zoning and land use, proposed increase in density, the infrastructure demands related to the proposed change in zoning and land use, and increased burden on delivery of fire services would result in a material increase in burden upon Henry County.

BE IT FURTHER RESOLVED that the County Manager and/or the County Attorney are authorized and directed to send such notice(s) as are required by law to the City of Stockbridge and/or the effected property owners.

BE IT FURTHER RESOLVED that the County Attorney is authorized to initiate such legal proceedings as are proper to enjoin the annexation and/or rezoning of the Property and/or initiate the arbitration proceedings authorized under *O.C.G.A. § 36-36-114*.

BE IT FURTHER RESOLVED that this Resolution shall be forwarded to the City, together with such supporting documentation as are reasonable and necessary to support the same.

BE IT SO RESOLVED THIS 18TH DAY OF MARCH, 2025.

BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA

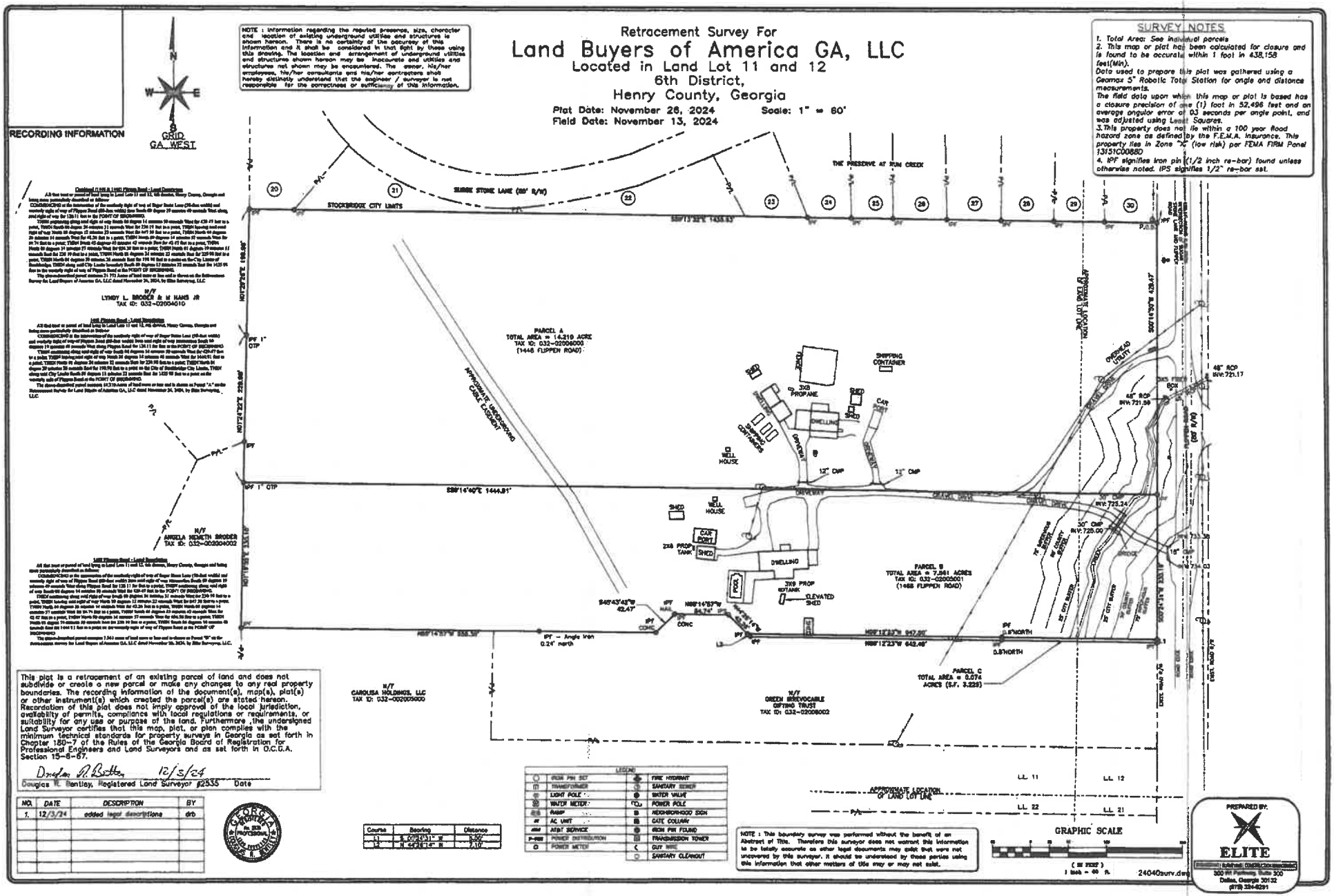
Carlotta Harrell, Chair

ATTEST:

Stephanie Braun, County Clerk

Henry County SEAL Henry County, GA Board of Commissioners

Exhibit A


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
Field Date: November 13, 2024
Scale: 1" = 60'
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 found (1/2 inch re-bar) found unless otherwise noted. IPS signifies 1/2" re-bar set.
NOTE : Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered 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
STOCKBRIDGE CITY LIMITS
SUNSET STONE LANE (50' R/W)
THE PRESERVE AT SUN CREEK
PARCEL A
TOTAL AREA = 14.219 ACRE
TAX ID: 032-02006003
(1446 FLIPPEN ROAD)
PARCEL B
TOTAL AREA = 7.361 ACRES
TAX ID: 032-02005001
(1468 FLIPPEN ROAD)
PARCEL C
TOTAL AREA = 0.074
ACRES (S.F. 3,228)
N/F
LYNDY L. BRODER & M HANS JR
TAX ID: 032-02004010
N/F
ANGELA KENETH BRODER
TAX ID: 032-002004002
N/F
CAROLINA HOLDINGS, LLC
TAX ID: 032-002005000
N/F
GREEN IRREVOCABLE
GIFTING TRUST
TAX ID: 032-02006002
APPROXIMATE UNDERGROUND CABLE LOCATION
SHIPPING CONTAINER
3X3 PROPANE
DWELLING
SHED
CAR PORT
WELL HOUSE
DRIVEWAY
12" CMP
48" RCP
INV: 721.17
INV: 721.59
INV: 725.24
INV: 725.00
30" CMP
24" RCP
INV: 723.38
INV: 724.03
OVERHEAD UTILITY
POOL
3X9 PROP
KOTANK
ELEVATED
SHED
IPF - Angle Iron
0.24' north
0.8'NORTH
APPROXIMATE LOCATION OF LAND LOT LINE
L.L. 11
L.L. 12
L.L. 22
L.L. 21
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
2404Dsurv.dwg
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), maps(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, Registered Land Surveyor #2835 Date
12/3/24
NO. DATE DESCRIPTION BY
1. 12/3/24 added legal descriptions drb
Course Bearing Distance
L1 S 42°43'43" W 42.47'
L2 N 64°14'14" W 7.10'
LEGEND
IRON PIN SET
TRANSFORMER
LIGHT POLE
WATER METER
RAMP
AC UNIT
AT&T SERVICE
POWER DISTRIBUTION
POWER METER
FIRE HYDRANT
SANITARY SEWER
WATER VALVE
POWER POLE
NEIGHBORHOOD SIGN
GATE COLUMN
IRON PIN FOUND
TRANSMISSION TOWER
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
300 W Parkway, Suite 300
Dallas, Georgia 30132
(678) 334-8291

Henry County Planning & Zoning

CITY OF STOCKBRIDGE
AX-25-03

Commission District*:* 2
Commissioner: Neat Robinson
Report Prepared by: Kenta Lanham, Planner III

Applicant: Land Buyers of America, LLC
c/o Michael Kaner
2500 Clean Water Court
Buford, GA 30519

Property Owners: James and Brenda Reichert
1448 Flippen Road; and
Michelle Jones
1468 Flippen Road

Location: Property located at 1448 and 1468 Flippen Road in Land Lots 11 & 12 of the 6th District

Parcel ID(s): 032-02005001 and 032-02006000

Request: Annexation, Rezoning, and Comprehensive Plan Amendment

BOC Meeting: **March 18, 2025**

Lot Size: 21.771 +/- acres

Zoning History: The subject property is currently zoned RA (Residential-Agricultural) as illustrated on the Henry County Official Zoning Map, which was adopted on November 19, 2013, by the Henry County Board of Commissioners.

A review of zoning records indicates no previous zoning history.

Adjacent properties are as follows:

North: City of Stockbridge
South: Unincorporated Henry County
East: City of Stockbridge
West: Unincorporated Henry County

Current Land Use: Single-Family Residence

Future Land Use: Medium Density Suburban, up to 4 dwelling units per acre, net

Proposed Zoning: As per application materials, the City of Stockbridge proposes to annex the subject properties using the 100% method from the current zoning classification of RA (Residential-Agricultural) to the City of Stockbridge PUD (Planned Unit Development) zoning district.

Comments:

The owners of the subject property are requesting the 100% annexation method into the City of Stockbridge. According to the Official Code Georgia Annotated, O.C.G.A § 36-36-20, municipal corporations can annex unincorporated areas contiguous to the existing corporate limits – "contiguous" means abuts the municipal limits, or is separated by a street, river or railroad-type right-of-way, or city land, or land owned by some other political subdivision, or the lands owned by the state.

The City of Stockbridge intends to annex the subject properties consisting of a total of 21.771 +/- acres from the current zoning classification of RA (Residential-Agricultural) to the City of Stockbridge PUD (Planned Unit Development) zoning district. The annexation application packet includes an associated request to amend the comprehensive plan from Henry County Medium Density Suburban (up to 4 du/acre, net) to City of Stockbridge Medium Density Residential (4 to 7.99 du/acre) to support the rezoning request.

The application packet was delivered to Henry County via verifiable delivery via email on February 19, 2025, and via Certified Mail on February 24, 2025 in accordance with *O.C.G.A. § 36-36-9,* and within the required timeframe as established by *O.C.G.A. § 36-36-6.*

The Future Land Use Map (FLUM), as part of the Henry County Comprehensive Plan 2045, which was adopted by the Henry County Board of Commissioners on October 30, 2023, designation of the subject property is Medium Density Suburban. The Medium Density Suburban designation is intended for single-family attached or detached homes with public sewer/water service and should provide pedestrian facilities. The Medium Density Suburban designation supports developments with a density of up to 4.0 units per acre, net.

The subject property is within an area designated by Henry County Comprehensive Plan 2045 as the Suburban Mix Development & Infrastructure Strategy area. The Suburban Mix Development & Infrastructure Strategy area is described within the Henry County Comprehensive Plan 2045 as largely developed in a suburban style consisting of single-family neighborhoods and strip commercial centers. It is delineated as the area between Highway 23/42 and Highway 155. The vision for this area is to accommodate a variety of types of residential neighborhoods that are predominately single-family with supporting areas of retail and workspace. The Comprehensive Plan Update recommends expansion of sewer capacity to support developments of a suburban-level intensity. Roadway networks should be improved to accommodate expected trip generations with a prioritization of multi-use trails and sidewalks around schools, parks, and Designated Community Centers.

As per the application materials provided, the applicant is requesting concurrent rezoning for the subject property to City of Stockbridge PUD (Planned Unit Development). The site plan submitted with the application, dated December 4, 2024, indicates a 159 unit development with 23 single-family detached and 136 townhome units, with a density of 7.3 dwelling units per acre. There is an associated request to amend the comprehensive plan and Future Land Use Map from Henry County Medium Density Suburban (up to 4 du/acre, net) to City of Stockbridge Medium Density Residential (4 to 7.99 du/acre).

The City of Stockbridge Medium Density Residential FLUM designation would support residential developments with a density of 4.0 to 7.99 dwelling units per acre, a higher density threshold than is supported under the Henry County Medium Density Suburban designation, supporting residential developments up to 4.0 dwelling units per acre. The request to rezone to City of Stockbridge PUD (Planned Unit Development) and to amend the comprehensive plan to City of Stockbridge Medium Density Residential FLUM designation would not be consistent with the County future land use designation of the subject property.

The City does not provide fire services to its residents and Henry County will be called upon to provide those emergency services within the City's incorporated areas. The City conducts permit review without sharing approvals to the County. If the property is annexed, County fire services may respond to an emergency without access to critical fire-related permit approvals which presents a significant concern for the health, safety, and welfare of County fire staff responding to emergencies. The County could not adequately plan for future fire stations or required apparatus/equipment within the City or any other area due to the uncertainty of what would be required based on the future redevelopment of the property if annexed

Per *O.C.G.A. 36-36-113*, a county's objection to an annexation is valid if the proposed annexation would create a substantial or significant change in zoning or land use, increase in density, or increase in infrastructure demands.

Recommendation: It is Planning & Zoning staff's opinion that the annexation, rezoning, and comprehensive plan amendment request would result in a significant change in zoning and land use, a significant increase in allowable density established by the County Comprehensive Plan, infrastructure demands related to the proposed change in zoning and land use, and the increased burden in the delivery of fire services as a direct result.

Attachments:

- Application Packet, including the associated rezoning and comprehensive plan amendment request
- Exhibit Maps

Stockbridge
Where Community Connects
4640 North Henry Blvd., Stockbridge, GA 30281
City Hall: (770) 389-7900 FAX: (770) 389-7912

February 18, 2025

VIA CERTIFIED MAIL

Attn: Cheri Hobson-Matthews, County Manager of Henry County
Henry County Administration Building
140 Henry Parkway
McDonough, Georgia 30253

RE: Request for Annexation of Property Into the City of Stockbridge:
Property at 1448 & 1468 Flippen Road (Two Parcels)

Please be advised that the City of Stockbridge has received an application for the proposed annexation of property from unincorporated Henry County. The property includes two parcels at 1448 and 1468 Flippen Road. The applicant, Land Buyers of America GA, LLC (c/o Michael Kaner, Agent), is proposing to build a mixed-residential development, to be named "Hanover Park", which would contain 159 total units (136 townhomes and 23 single-family detached homes) on 21.77 +/- acres, at a density of 7.304 units per acre.

Enclosed for your review is the annexation application, along with the companion Comprehensive Plan Amendment and Rezoning applications. Also included are the aerial photos of the two parcels comprising the subject property, the survey, and the proposed site plan.

Please provide the City of Stockbridge with an official letter regarding Henry County's agreement or non-agreement to the proposed annexation. If you have any questions or need additional information, please contact me directly at (678) 833-3340.

Best regards,

Ryan Anderson, Director
Community Development Department
City of Stockbridge

Cc: Mayor Anthony Ford, Acting City Manager
Vanessa Holiday, City Clerk
Stephanie Braun, County Clerk
Toussaint Kirk, Henry County Planning & Economic Development

Enclosures

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)

1468 FLIPPEN ROAD: WILLIAM GILREATH

PROPERTY OWNER 1448 FLIPPEN ROAD: WILLIAM & BRENDA A. REICHERT

Name: APPLICANT: LAND BUYERS OF AMERICA LLC/AGENT: Michael KANER

Mailing Address: 2500 CLEAN WATER COURT BUFORD, GA 30519

Telephone: (404) 422-6806

Email: MONEYFORYOURDIRT@GMAIL.COM

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: MONEYFORYOURLAND@GMAIL.COM

Signature: [signature] Date: 12-24-24

PLEASE DO NOT WRITE BELOW THIS LINE – OFFICE USE ONLY

Signature: _____ Date: _____

Rezoning Application

City of Stockbridge, Georgia

THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR REZONING APPLICATIONS TO BE HEARD BY THE CITY OF STOCKBRIDGE PLANNING COMMISSION.

PLEASE NOTE: ALL FEES ARE NON-REFUNDABLE. THERE ARE NO EXCEPTIONS.

ALL APPLICANTS ARE REQUIRED TO SCHEDULE AND ATTEND A PRE-APPLICATION MEETING WITH THE CITY OF STOCKBRIDGE PLANNING AND ZONING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PLEASE CALL THE OFFICE AT (770) 389-7900 TO SCHEDULE AN APPOINTMENT.

NO PRE-APPLICATION MEETING WILL BE CONDUCTED WITHOUT AN APPOINTMENT.

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT THE PLANNING AND ZONING DIVISION OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY, AT (770) 389-7900.

MEETING LOCATIONS—ALL PLANNING COMMISSION MEETINGS WILL BE HELD VIRTUALLY (BY ZOOM) UNTIL FURTHER NOTICE.

[Form revised on 1/19/22.]

City of Stockbridge Planning and Zoning Division

Rezoning Application

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): 1142 , 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
Printed Name of Applicant C/O LAND BUYERS OF AMERICA GA LLC

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: _____

Amendment to the Comprehensive Plan Application

THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR APPLYING FOR AN AMENDMENT TO THE STOCKBRIDGE COMPREHENSIVE PLAN.

APPLICATION REVIEW PROCESS. COMPREHENSIVE PLAN AMENDMENT APPLICATIONS ARE FIRST REVIEWED BY THE PLANNING AND ZONING STAFF, WHO MAKE RECOMMENDATIONS TO THE PLANNING COMMISSION. THE PLANNING COMMISSION THEN HOLDS A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS AND MAKES RECOMMENDATIONS TO THE MAYOR AND CITY COUNCIL. FINALLY, THE CASE GOES TO THE STOCKBRIDGE MAYOR AND CITY COUNCIL, WHO HOLD A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS. THEY MAKE THE FINAL DECISION ON THE APPLICATION.

PLEASE NOTE: ALL FEES ARE NON-REFUNDABLE. THERE ARE NO EXCEPTIONS.

REQUIRED PRE-APPLICATION MEETING—BEFORE SUBMITTING YOUR APPLICATION, PLEASE CONTACT THE PLANNING AND ZONING DIVISION OFFICE TO SCHEDULE A PRE-APPLICATION MEETING. THIS MEETING MUST BE HELD AT LEAST ONE WEEK BEFORE YOU SUBMIT YOUR APPLICATION.

NO PRE-APPLICATION MEETING WILL BE CONDUCTED WITHOUT AN APPOINTMENT.

FOR ASSISTANCE, YOU MAY CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY, AT (678) 833-3344.

ALL PUBLIC HEARINGS TAKE PLACE IN THE COUNCIL CHAMBER AT THE STOCKBRIDGE CITY HALL AT 4640 NORTH HENRY BOULEVARD IN STOCKBRIDGE, GEORGIA, 30281, UNLESS THEY ARE HELD VIRTUALLY VIA ZOOM.

City of Stockbridge Planning and Zoning Division

Application for an Amendment to the Comprehensive Plan

Name of Applicant LAND BUYERS OF AMERICA GA, LLC Phone: 404-422-6806 Date: 12/21/24

Address of Applicant: 2500 CLEAN WATER COURT Cell # 404-422-6806

City: BUFORD State: GA Zip: 30159 E-mail: moneyforyourdirt@gmail.com

Name of Agent MIKE KANER Phone: 404-422-6806 Date: 12/21/24

Address of Agent: 2500 CLEAN WATER COURT Cell # 404-422-6806

City: BUFORD State: GA Zip: 30159 E-mail: moneyforyourdirt@gmail.com

THE PERSONS NAMED ABOVE AFFIRM THAT THEY ARE THE ~~OWNER OR~~ AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS THAT THE FOLLOWING AMENDMENT TO THE COMPREHENSIVE PLAN BE GRANTED:

FROM: Henry County Medium Density Suburban

To: City of Stockbridge Medium Density Residential

The property will be POSTED with a City of Stockbridge Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen days prior to the Planning Commission and Mayor/City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason.

_____ **(Acknowledgement)**

Property Address: 1448 & 1468 FLIPPEN ROAD STOCKBRIDGE, GA

Nearest intersection to the property: FLIPPEN ROAD AND ST IVES COURT (PROPOSED ~~INTERSECTION~~)

Size of Tract: 21.77 acre(s). Land Lot Number(s): 11 & 12 . District(s): 6TH

Property Tax Parcel Number(s):

032-0200-6000 & 032-0200-5001 **(Required)**

Witness' Signature

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 Rebecca~~ 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: jharveys@yahoo.com gmail. TWC

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 Kaiser

Company/law firm (if applicable): N/A

Telephone, E-Mail, & Address: 404-422-6806. moneyforyouadvisor@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 NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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

jharveyrd@yahoo.com. gmail JHR
EMAIL ADDRESS

Sworn to and subscribed before me this
12 day of Dec 2024

NOTARY PUBLIC

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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 GALLC
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 NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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

404-422-6906

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 22 ND 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 HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a variance.

property owner, please first type a list on a separate sheet or paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1448 Flippen Road, Stockbridge [address], with Parcel Number 032-02006000 which is the subject of this application. GA 30281

Name of Property Owner: Brenda Reichert
Property Owner's Address: 1448 Flippen Road, Stockbridge, GA 30281
Telephone: 404-323-4360 E-mail: brendann2003@yahoo.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: Brenda Reichert Date: 12/8/24

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property. MICHAEL KANER - AGENT

Name(s) of Applicant(s): ~~c/o 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 NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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

NOTARY PUBLIC

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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 NC

~~MONEY FOR YOUR EFFORTS~~
EMAIL ADDRESS moneyforyourdirt@gmail.com

Sworn to and subscribed before me this
22 day of DEC 2024

NOTARY PUBLIC

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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

× 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 NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

* 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.



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

and hereinafter called the "Borrower", and

ESTATE OF D. G. BURDETTE (Trust Company Bank and Alma B. 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 791.13 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
Ann Ag Pierce
Tax Commissioner

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 18 AM '85
BOOK
PAGE
DATE

17.50
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, Luther, 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
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
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 CLEGG WATER COURT
ADDRESS
BUFORD 30519
CITY & STATE ZIP CODE
404-422-6806
PHONE NUMBER
money for your dirt@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this
22nd day of Dec 2024

NOTARY PUBLIC

M LYNN QUEEN
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES
08/12/2027

Indicate which of the above is applicable: 1 _____ 2 ✓ or 3 _____

MICHAEL KANGER — 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 CLEGHORN 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 6th day of DECEMBER, 2024

Michelle Jones
Applicant's Name - Printed

Michelle Jones, executor
Signature of Applicant/Property Owner/Agent

OWNER

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.

M Lynn Queen
Notary Public

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

* 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

BOOK 540 PAGE 293

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 13 AM '83
BOOK 540
PAGE 293
10-13-83
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: Dale B. Schneider Pres. (Seal)

Notary Public, Fulton County, Georgia
My Commission Expires Feb. 12, 1984

Dale B. Schneider (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 TENANTS WITH RIGHT OF SURVIVORSHIP

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS---------- ($10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County, Georgia, consisting of 6.66 acres as shown on a plat prepared by Joe Rowan, Jr., dated May 1, 1984, and being more particularly described as follows:

To find the True Point of Beginning, begin at the Southeast corner of land lot 11, said corner being located in the center of Flippen Road (having an 80 foot right of way); thence North along the center line of Flippen Road a distance of 329.32 feet to a point: thence North 89 degrees 02 minutes 39 seconds West a distance of 40 feet to an iron pin located on the West right of way line of Flippen Road and being the True Point of Beginning; thence North 89 degrees 02 minutes 39 seconds West a distance of 1,452.20 feet to an iron pin; thence North 01 degrees 35 minutes 51 seconds East a distance of 200 feet to an iron pin; thence South 89 degrees 02 minutes 40 seconds East a distance of 1,448.75 feet to an iron pin on the West right of way line of Flippen Road; thence South 00 degrees 36 minutes 37 seconds West along the West right of way line of Flippen Road a distance of 200 feet to an iron pin and the True Point of Beginning.

HENRY COUNTY GEORGIA
REAL ESTATE TRANSFER TAX
PAID $ 13.40
DATE 6-13-84
Rose L. Smith
Clerk of Superior Court

FILED IN OFFICE
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA.
JUN 13 3 16 PM '84
RECORDED
BOOK 577
PAGE 115
DATE 6-20-84
CLERK
Rose L. Smith

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 at Large
My Commission Expires Jan. 2, 1987

Dale B. Schneider (Seal)

(Seal)

1468/1448 Combined Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) then South 00 degree 19 minutes 49 seconds West along said right of way for 128.11 feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degree 14 minutes 50 seconds West for 429.47 feet to a point; THEN South 00 degree 24 minutes 31 seconds West for 230.19 feet to a point; THEN leaving said road right of way North 89 degrees 12 minutes 23 seconds West for 647.50 feet to a point; THEN North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point; THEN South 45 degrees 43 minutes 42 seconds East for 42.47 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 656.38 feet to a point; THEN North 01 degrees 19 minutes 55 seconds East for 230.10 feet to a point; THEN North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THEN North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City Limits of Stockbridge; THEN along said City Limits boundary South 89 degrees 13 minutes 32 seconds East for 1435.93 feet to the westerly right of way of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 21.771 Acres of land more or less and is shown on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

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

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.

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

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.

Continued (1446 & 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) then South 00 degree 19 minutes 49 seconds West along said right of way for 128.11 feet to the POINT OF BEGINNING;

THENCE continuing along said right of way South 00 degree 14 minutes 50 seconds West for 429.47 feet to a point, THENCE South 00 degree 34 minutes 31 seconds West for 230.19 feet to a point, THENCH leaving said road right of way North 89 degrees 12 minutes 23 seconds West for 847.50 feet to a point, THENCE North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point, THENCH North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point, THENCH South 45 degrees 43 minutes 42 seconds East for 42.47 feet to a point, THENCH North 89 degrees 14 minutes 57 seconds West for 856.36 feet to a point, THENCH North 01 degrees 19 minutes 55 seconds East for 230.10 feet to a point, THENCH North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point, THENCH North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City Limits of Stockbridge, THENCH 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 Ellis Surveying, LLC

N/F
LYNDY L. BRODER & M HAMS JR
TAX ID: 032-02004010

1446 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;

THENCH continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to a point, THENCH leaving said right of way North 89 degrees 14 minutes 48 seconds West for 1444.91 feet to a point; THENCH North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THENCH North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City of Stockbridge City Limits, THENCH 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 Ellis Surveying, LLC.

N/F
ANGELA NEMETH BRODER
TAX ID: 032-002004002

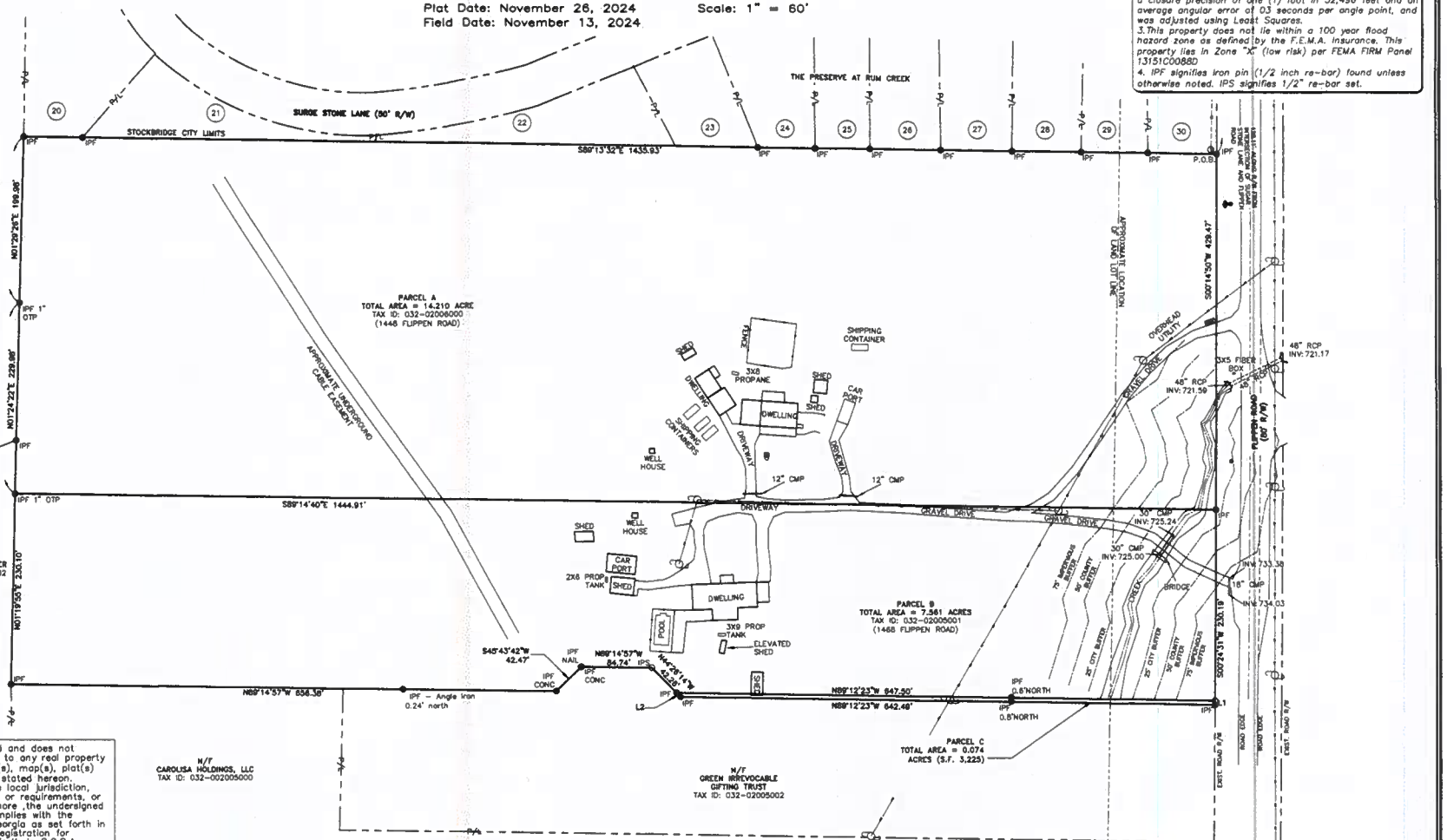
1448 Flippen Road - Legal Description

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 a point, THENCH continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to the POINT OF BEGINNING;

THENCH continuing along said right of way South 00 degrees 34 minutes 31 seconds West for 230.19 feet to a point, THENCH leaving said right of way North 89 degrees 12 minutes 23 seconds West for 847.50 feet to a point, THENCH North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point, THENCH North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point, THENCH South 45 degrees 43 minutes 42 seconds East for 42.47 feet to a point, THENCH North 89 degrees 14 minutes 57 seconds West for 856.36 feet to a point, THENCH North 01 degrees 19 minutes 55 seconds East for 230.10 feet to a point, THENCH South 89 degrees 14 minutes 48 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 7.361 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 Ellis Surveying, LLC.



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 12/5/24

Douglas R. Bentley, Registered Land Surveyor #2535 Date

NO.	DATE	DESCRIPTION	BY
1.	12/3/24	added legal descriptions	drb

Course	Bearing	Distance
L1	S 00°34'31" W	5.00'
L2	N 44°26'14" W	7.10'

LEGEND

○	IRON PIN SET	◆	FIRE HYDRANT
⊠	TRANSFORMER	Ⓢ	SANITARY SEWER
☼	LIGHT POLE	●	WATER VALVE
WM	WATER METER	"O"	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.

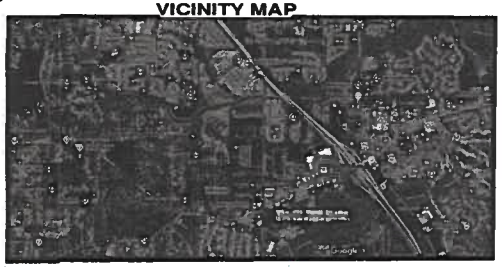
GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

24040surv.dwg

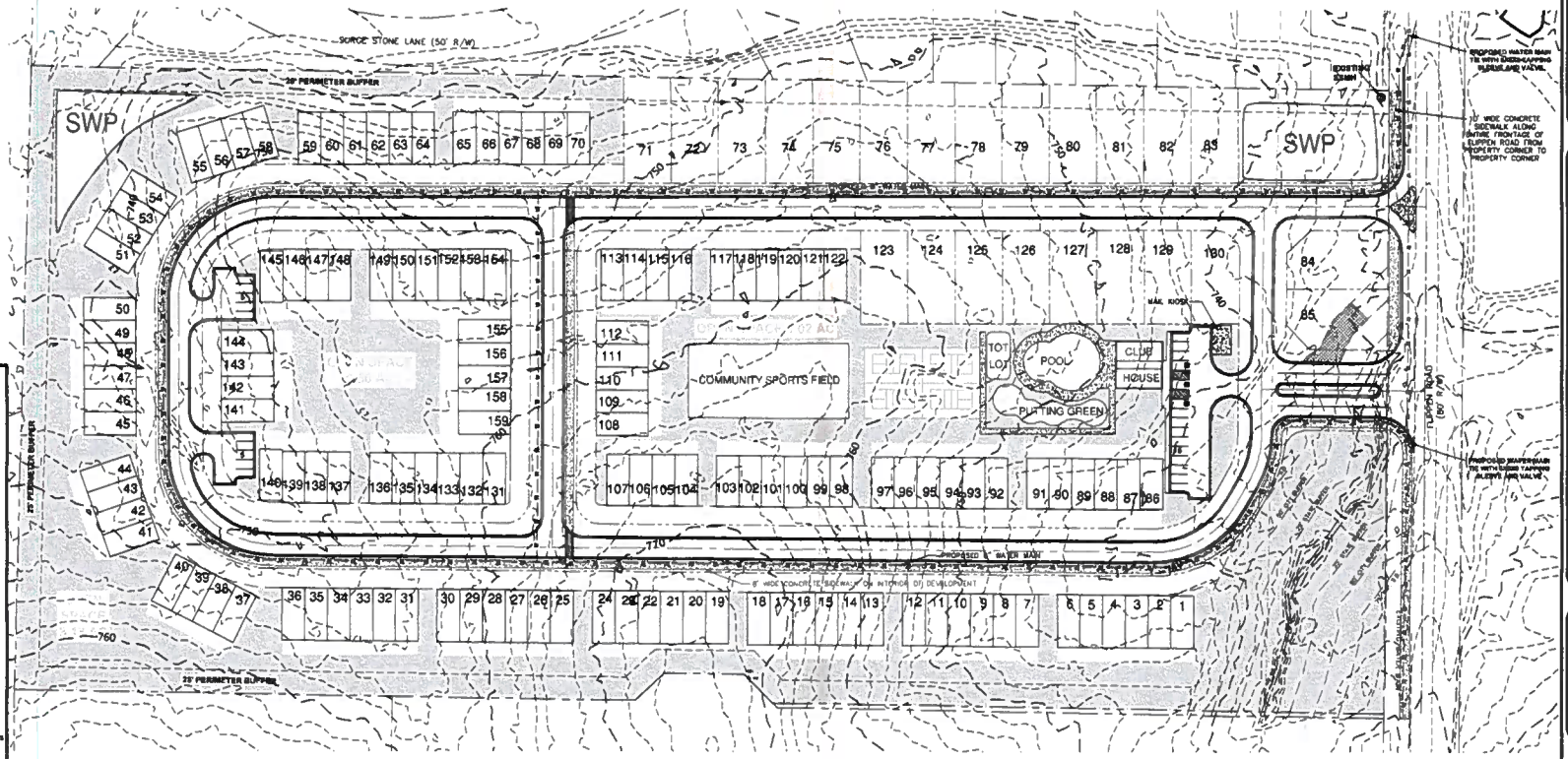
PREPARED BY:
ELITE
ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT
300 Wt Parkway, Suite 300
Dallas, Georgia 30132
(678) 324-8291

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 404-422-8806
4. ENGINEER
   ELITE ENGINEERING, LLC
   300 WI PARKWAY DALLAS, GA 30132
   CONTACT: JONATHAN JONES, P.E. 678-215-2988
5. CURRENT ZONING : M-1 (HENRY COUNTY)
   PROPOSED ZONING : PUD (CITY OF STOCKBRIDGE)
   TOTAL SITE AREA = 21.77 ACRES
   REQUIRED OPEN SPACE = 4.36 ACRES
   PROVIDED OPEN SPACE = 4.71 ACRES
   PROPOSED NUMBER OF LOTS = 158 (23 SFR, 136 TOWNHOMES)
   PROPOSED DENSITY = 7.30 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 158 UNITS = 316 SPACES
   ADDITIONAL PARKING PROVIDED = 35 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 WITH ESTIMATED DAILY FLOW = 158 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 = 80 ft.

PREPARED BY:
Elite Engineering
Engineering | Surveying | Management
300 WI Parkway Dallas, GA 30132
Jonathan Jones, P.E.
(678) 215-2988

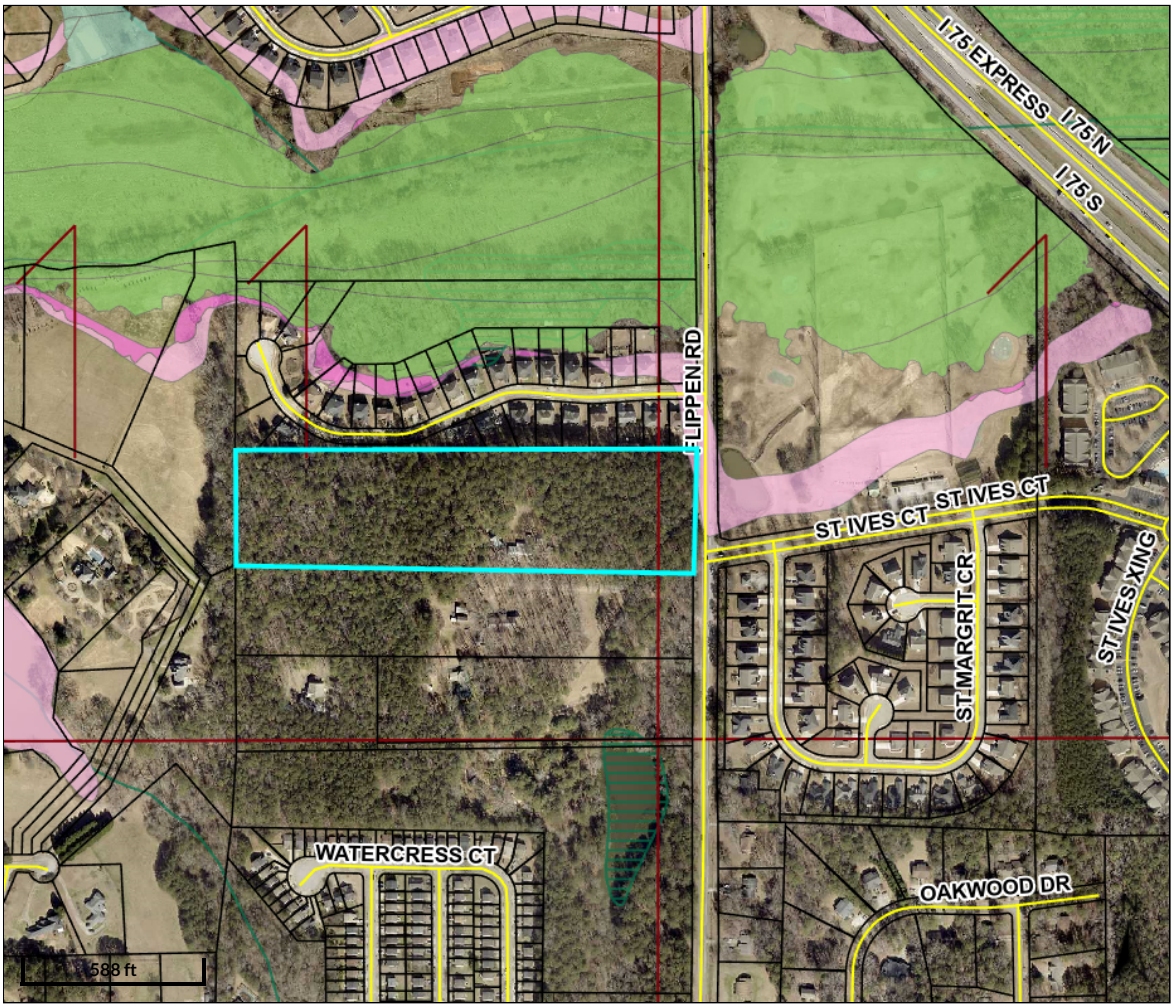
DATE:
REVISION
NO.

ANNEXATION & REZONING PLAN FOR
HANOVER PARK
LAND LOTS 11 & 12, 6th DISTRICT, HENRY COUNTY

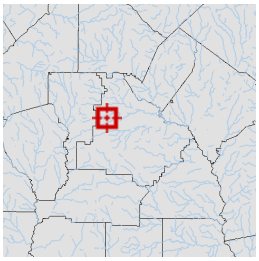
PREPARED FOR:
LAND BUYERS OF AMERICA GA, LLC
24 CONTACT
MICHAEL KANER
404-422-8806

PROJECT No.	24040
DRAWING SCALE	1" = 80'
DESIGNED BY:	JFJ
DRAWN BY	JFJ
CHECKED BY:	JFJ
DATE:	12/9/24
SHEET	1 OF 1

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

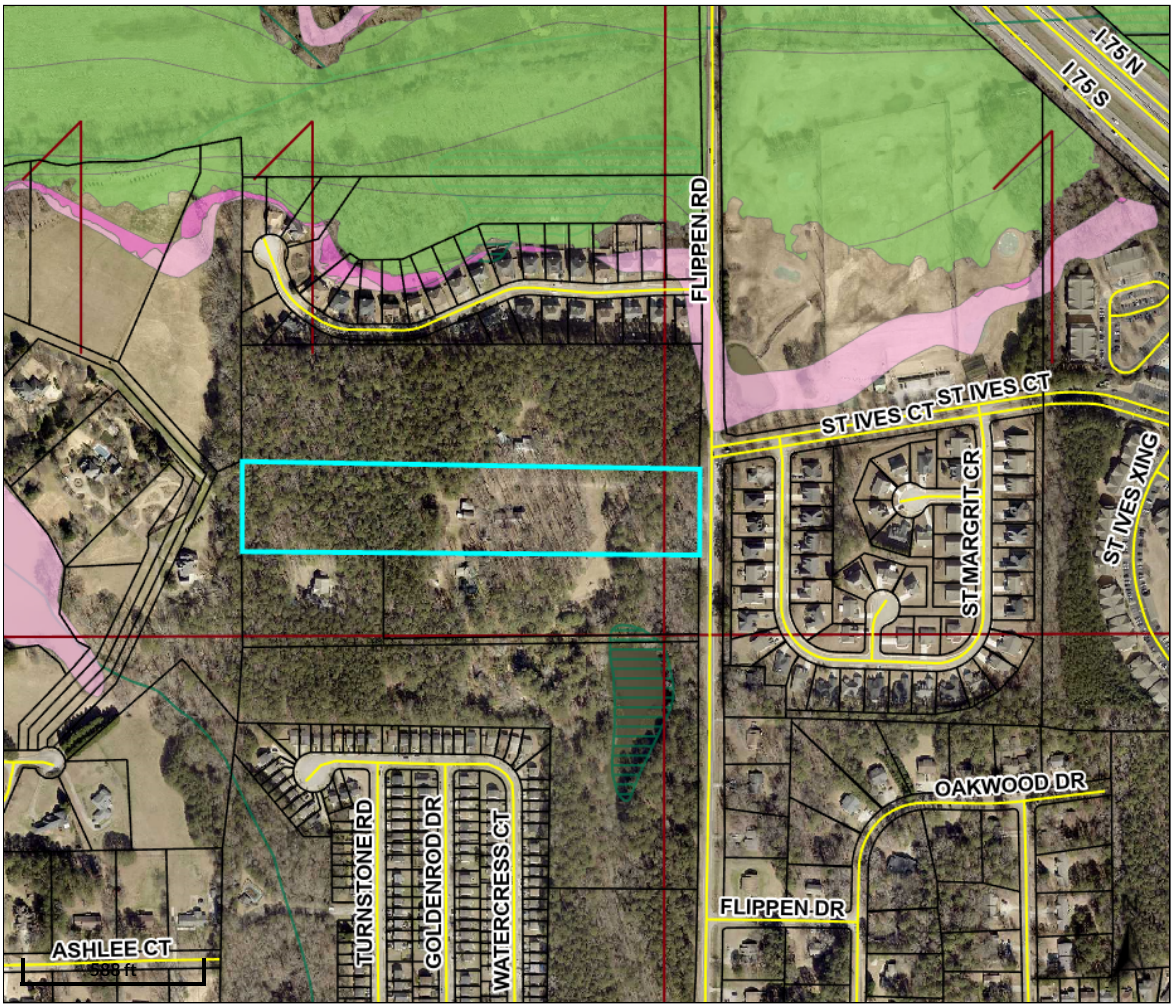
Parcel ID	032-02006000	**Class**	Consv Use	**Owner Address**	REICHERT WILLIAM K & BRENDA A 1448 FLIPPEN RD STOCKBRIDGE, GA 30281	**Land Value:**	$182,500				
Property Address	1448 FLIPPEN RD	**Acreage**	14.21			**Building Value:**	$292,100	**Last 2 Sales**			
District	Henry County					**Misc Value:**	$840	**Date**	**Price**	**Reason**	**Qual**
						Total Value:	$427,800	10/1/1983	$22,900	LM	Q
								n/a	$	n/a	n/a

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

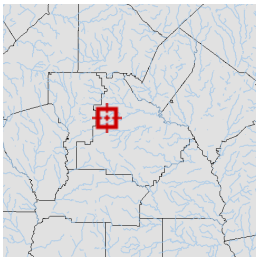
Date created: 2/18/2025
Last Data Uploaded: 2/18/2025 1:09:42 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



Overview



Legend

- Parcels
- Roads
- Land Lots

Flood Map

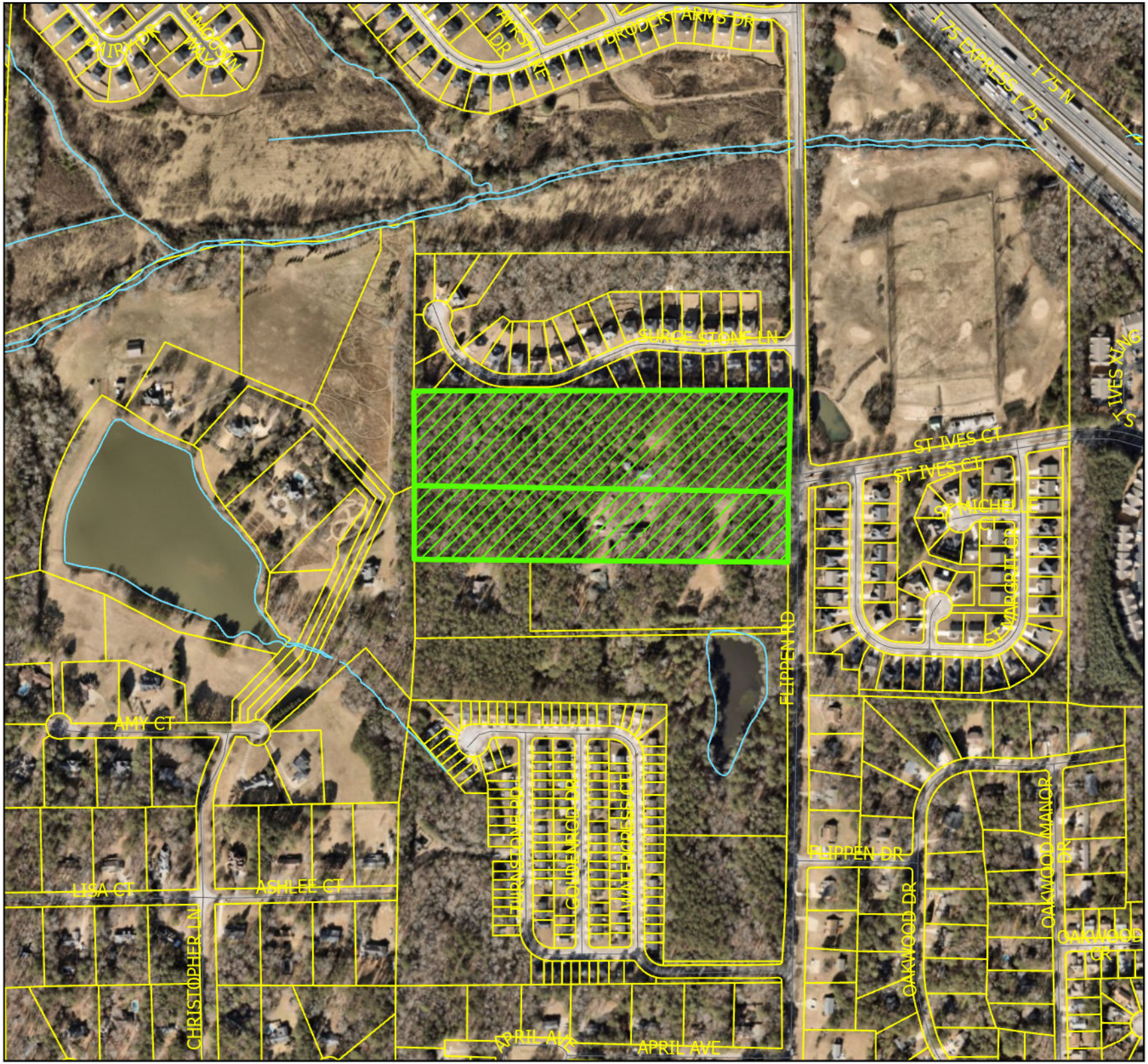
- X - 500 Year Flood
- 0.2 - Areas of 0.2% annual chance flood
- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE -100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- AO - Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet
- Lakes
- Wetlands

Parcel ID	032-02005001	**Class**	Residential	**Owner**	GILREATH WILLARD D	**Land Value:**	$95,500				
Acreage	7.63	**Address**	1468 FLIPPEN RD STOCKBRIDGE, GA 30281	**Building Value:**	$347,300	**Last 2 Sales**					
Property Address	1468 FLIPPEN RD					**Date**	**Price**	**Reason**	**Qual**		
District	Henry County			**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



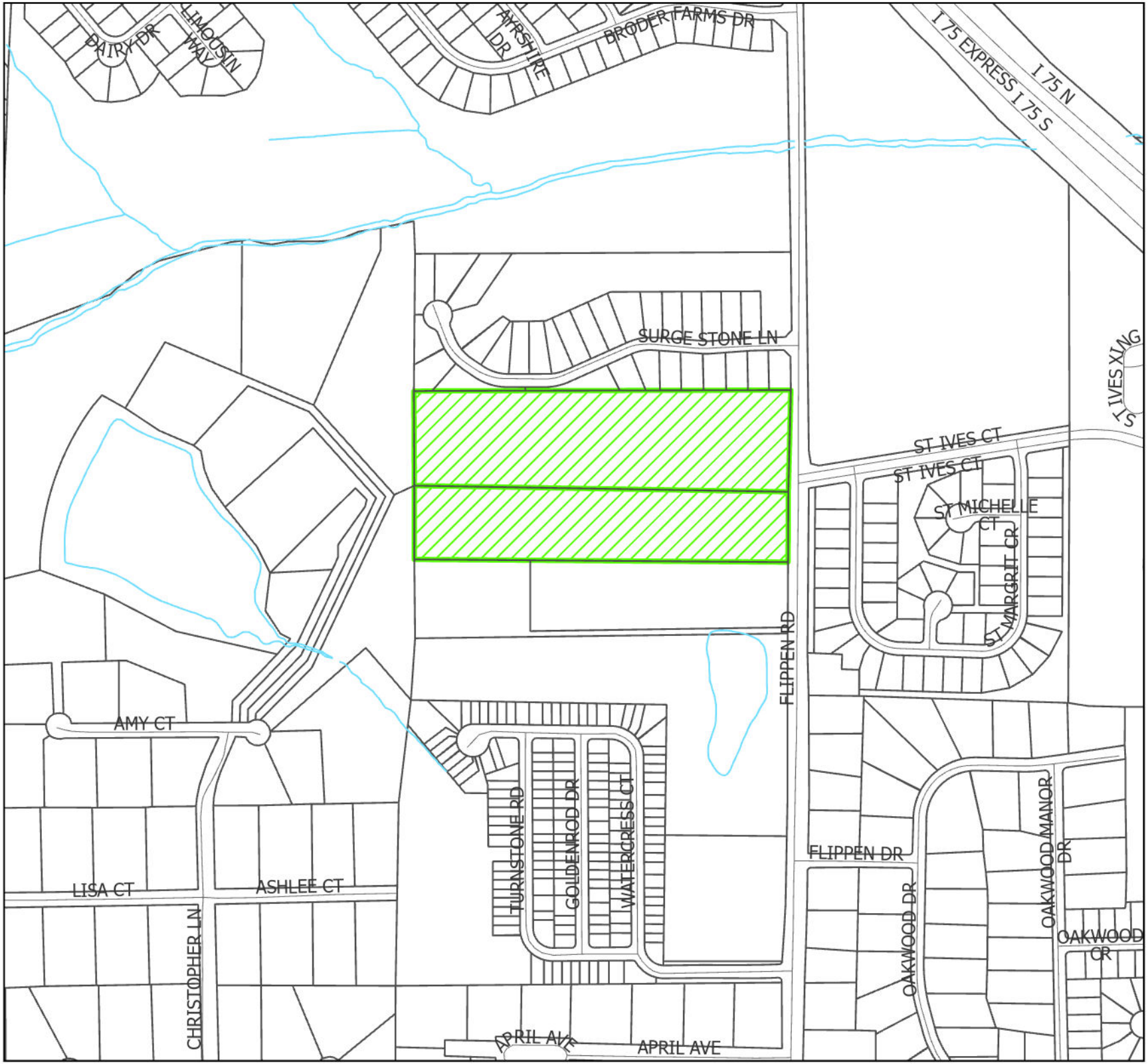
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REQUEST

AX-25-03

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This map is for graphical representation only. It is not a legal document



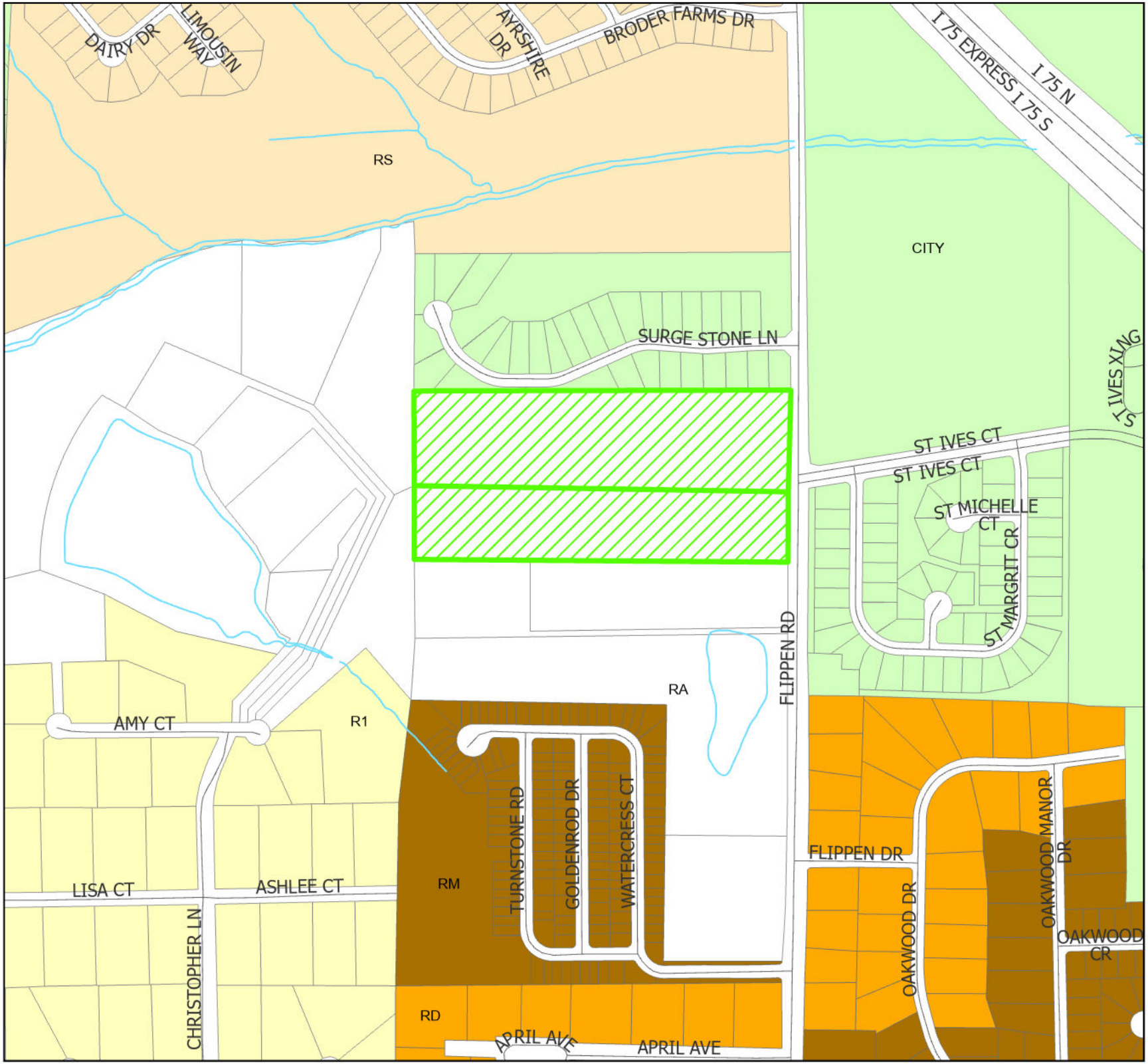
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REQUEST

AX-25-03

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Legend

REQUEST

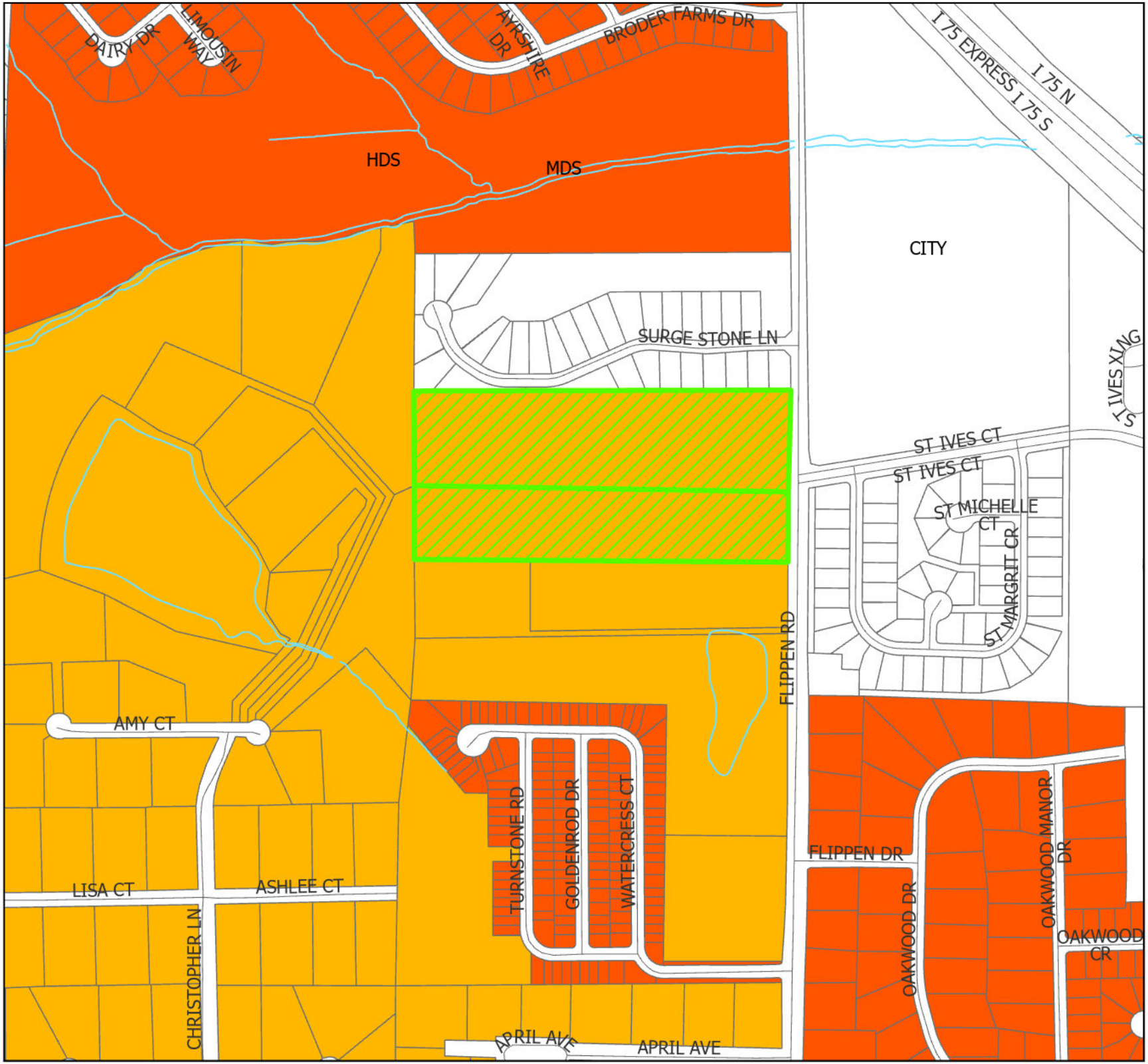
AX-25-03

CurrentZoning

- RA
- RS
- R-1
- R-2
- R-3
- R-4
- RD
- RM
- RMH
- OI
- C-1
- C-2
- C-3
- M-1
- M-2
- MU
- PD
- CITY

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This map is for graphical representation only. It is not a legal document



Legend

REQUEST

AX-25-03

2023 FLUM

FLU2023

- COM
- GREEN
- HDMU
- HDS
- INDUS
- LDMU
- LDS
- MDS
- PI
- RR
- TBD
- UR
- UTI
- VC
- CITY

N
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This map is for graphical representation only. It is not a legal document

Outlook

[EXTERNAL] Annexation Request from the City of Stockbridge--1448 & 1468 Flippen Road

From Linda Logan <LLogan@stockbridgega.org>
Date Wed 2/19/2025 5:13 PM
To Cheri Matthews <cmatthews@co.henry.ga.us>
Cc Stephanie Braun <sbraun@co.henry.ga.us>; Planning & Zoning Submittals <pz_submittals@co.henry.ga.us>; Anthony Ford <asford@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>; Ryan Anderson <randerson@stockbridgega.org>; Gordon Linton <Glinton@stockbridgega.org>; Zenovia Pearson <zpearson@stockbridgega.org>; Linda Logan <LLogan@stockbridgega.org>

8 attachments (11 MB)

HC Annexation Request Letter for 1448 & 1468 Flippen Road--Signed by Ryan; 02-18-25.pdf; COMP. PLAN AMENDMENT APP., COMPILED ON 02-18-25.pdf; ANNEXATION APPLICATION, COMPILED ON 02-18-25.pdf; Aerial Photo with Flood Areas--1468 Flippen Road.pdf; Aerial Photo with Flood Areas--1448 Flippen Road.pdf; Site Plan from Rezoning Application.pdf; Survey from Rezoning Application.pdf; REZONING APPLICATION, COMPILED ON 02-18-25.pdf;

Some people who received this message don't often get email from llogan@stockbridgega.org. Learn why this is important

CAUTION: This email originated from OUTSIDE of Henry County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert Button or create a helpdesk ticket.

TO: Cheri Hobson-Matthews, County Manager of Henry County
Henry County Administration Building
140 Henry Parkway
McDonough, Georgia 30253

CC: Stephanie Braun, County Clerk
Toussaint Kirk, Planning and Economic Development Director, Henry County

Hello, Ms. Matthews. The City of Stockbridge has received an annexation request from a developer to annex two parcels at 1448 and 1468 Flippen Road from unincorporated Henry County into the City of Stockbridge. Today, we have sent to you, by certified mail, a package containing the annexation application, along with a Comprehensive Plan amendment application and a rezoning application for the property. Attached for your review are copies of the three applications, along with a signed cover letter from Ryan Anderson, Community Development Director; the aerial photos of the property; the survey; and the proposed site plan.

The applicant, Land Buyers of America GA, LLC (c/o Michael Kaner, Agent), is proposing to build a mixed-residential development, to be named "Hanover Park." It would contain 159 total units (136 townhomes and 23 single-family detached homes) on 21.77 +/- acres, at a density of 7.304 units per acre.

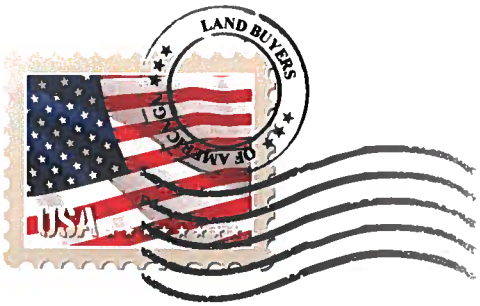
Please provide the City of Stockbridge with an official letter regarding Henry County's agreement or non-agreement to the proposed annexation. If you have any questions or need additional information, please contact Ryan Anderson at (678) 833-3340, or at randerson@stockbridgega.org.

Thank you.

Linda Logan

Stockbridge
Where Community Connects

Linda M. Logan,
MSP, MSRE
Senior Planner
Planning and Zoning Division
Community Development Department
City of Stockbridge
Municipal Court Building
4602 North Henry Boulevard
Stockbridge, GA 30281
(678) 833-3344
llogan@stockbridgega.org



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

Stockbridge

Where Community Connects

POWERPOINT PRESENTATION FOR

1448 & 1468 FLIPPEN ROAD:
AX-2025-01, CP-2025-01, & RZ-2025-01

CITY OF STOCKBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING AND ZONING DIVISION

PLANNING COMMISSION MEETING—MAY 22, 2025

CITY COUNCIL MEETING—JUNE 9, 2025

PROJECT OVERVIEW:

~ Purposes of the Cases
~ Property Description
~ Proposed Development

FACTS ABOUT THE CASES

THREE CASES:

~ **Annexation Case #AX-2025-01:**

Purpose: To annex the property from unincorporated Henry County into the Stockbridge City Limits.

~ **Comprehensive Plan Amendment Case #CP-2025-01:**

Purpose: To change the property's future land use designation from Henry County's Residential Suburban to the City of Stockbridge's Medium-Density Residential.

~ **Rezoning Case #RZ-2025-01:**

Purpose—To change the property's zoning district from Henry's RA (Residential-Agricultural) zoning district to the City of Stockbridge's PUD (Planned Unit Development) zoning district.

Applicant: Land Buyers of America, LLC.

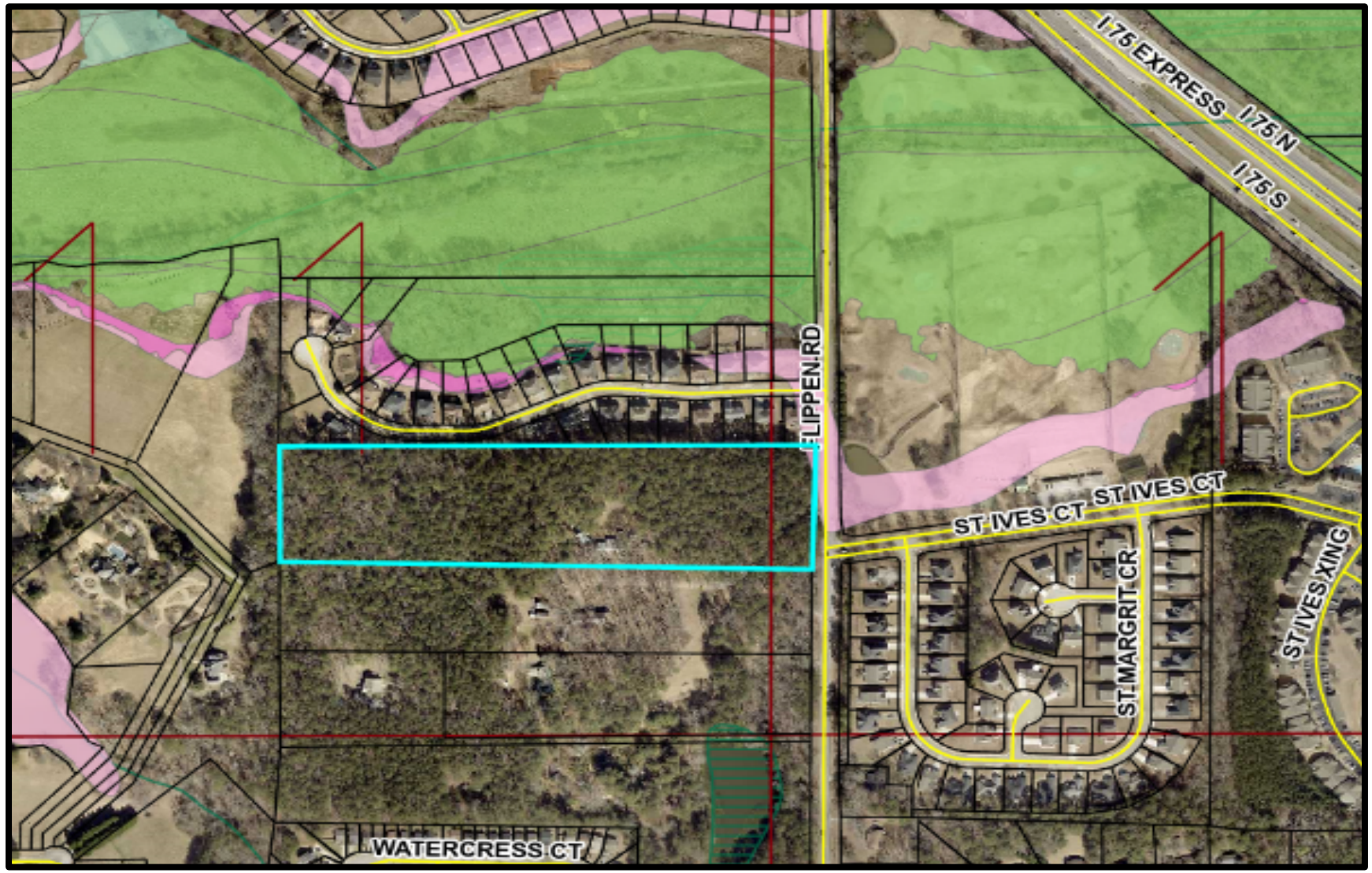
Agent: Michael Kaner.

NOTE: CP-2025-01 and RZ-2025-01 may not be approved unless AX-2025-01 is approved.

JOINT AERIAL PHOTO FOR 1448 & 1468 FLIPPEN ROAD



AERIAL PHOTO FOR 1448 FLIPPEN ROAD ONLY, SHOWING 500-YEAR FLOOD AREAS IN PINK



FACTS ABOUT THE SUBJECT PROPERTY

Property Owners: William K. Reichert and Brenda A. Reichert are the owners of the property at 1448 Flippen Road, while Willard D. Gilreath is the owner of the property at 1468 Flippen Road.

Addresses: 1448 and 1468 Flippen Road.

Property Size: 21.771 +/- total acres.

Property Location: West side of Flippen Road, south of Surge Stone Lane and across from St. Ives Court.

Property Conditions: Mostly wooded, except for a single-family home on each parcel. The northeastern-most corner of 1448 Flippen Road is in the 500-Year Flood Zone.

Current Zoning: Henry County's RA (Residential-Agricultural).

Future Land Use Designation: Henry County's Residential Suburban.

CASE FACTS TABLE (Slide #1)

DESCRIPTIVE FACTOR	FINDINGS
Proposed Development:	Mixed residential development with 120 townhomes and 31 single-family detached homes.
Parcel Identification:	032-02006000 (1448 Flippen Road) 032-02005001 (1468 Flippen Road)
Parcel Acreage:	+/- 21.771 acres.
Land District and Land Lot:	District 6, Land Lots 11 and 12.
Applicant:	Land Buyers of America, LLC
Property Owners:	William K. Reichert and Brenda A. Reichert (1448 Flippen Road) and Willard D. Gilreath (1468 Flippen Road).
Current County Zoning:	Residential Agricultural (RA)

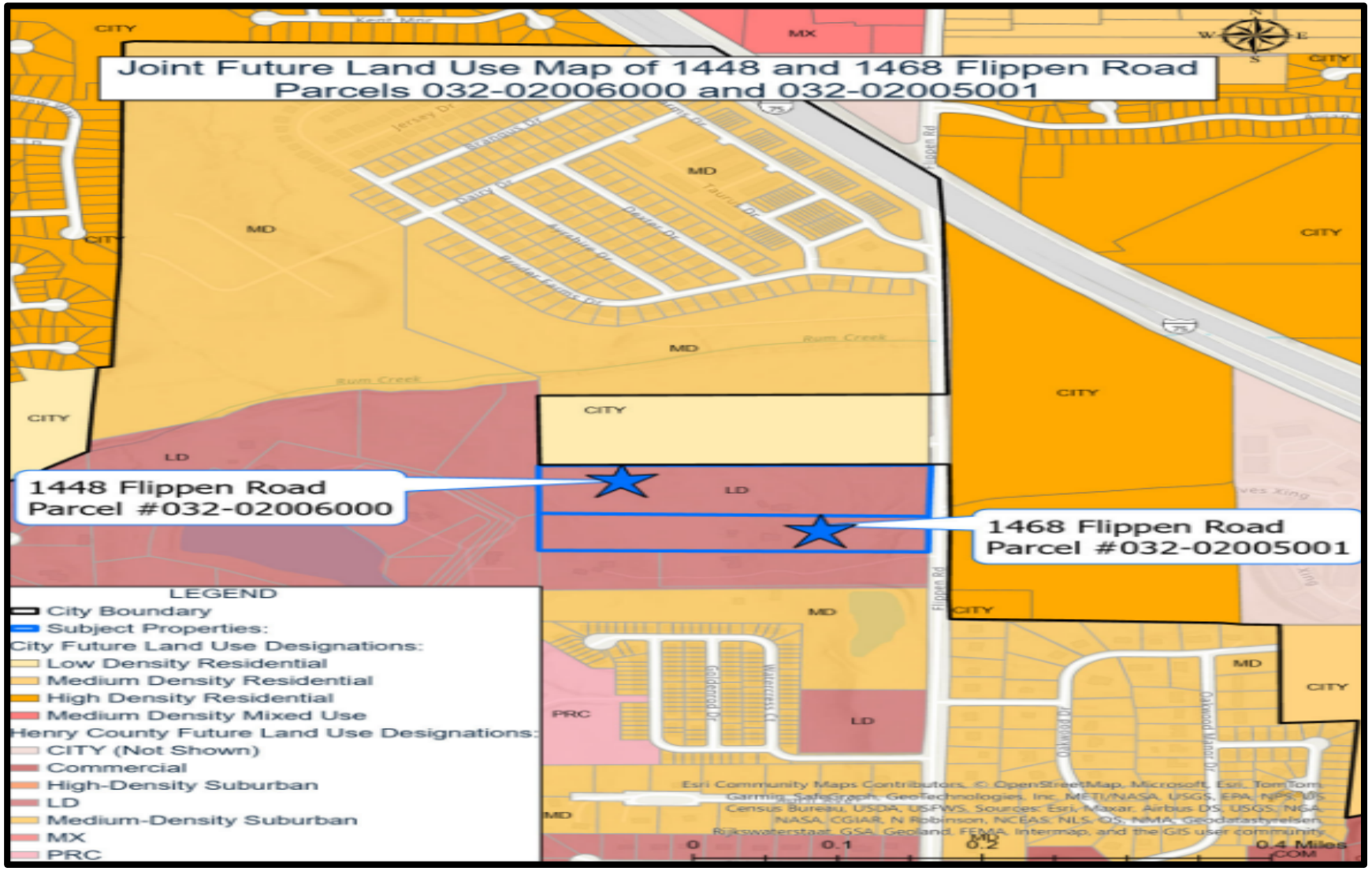
CASE FACTS TABLE (Slide #2)

Surrounding Zoning:	• North—Suburban Residential (City of Stockbridge). • West—Rural Agricultural (Henry County). • Southwest—Single-family residence (Henry County). • South—Rural Agricultural and Multifamily residential (Henry County). • Southeast—Residential Duplex (Henry County). • East—Suburban Residential and Planned Unit Development (City of Stockbridge).
County Land Use Designation:	Medium-Density Suburban.
Current Use:	One single-family home on each parcel.

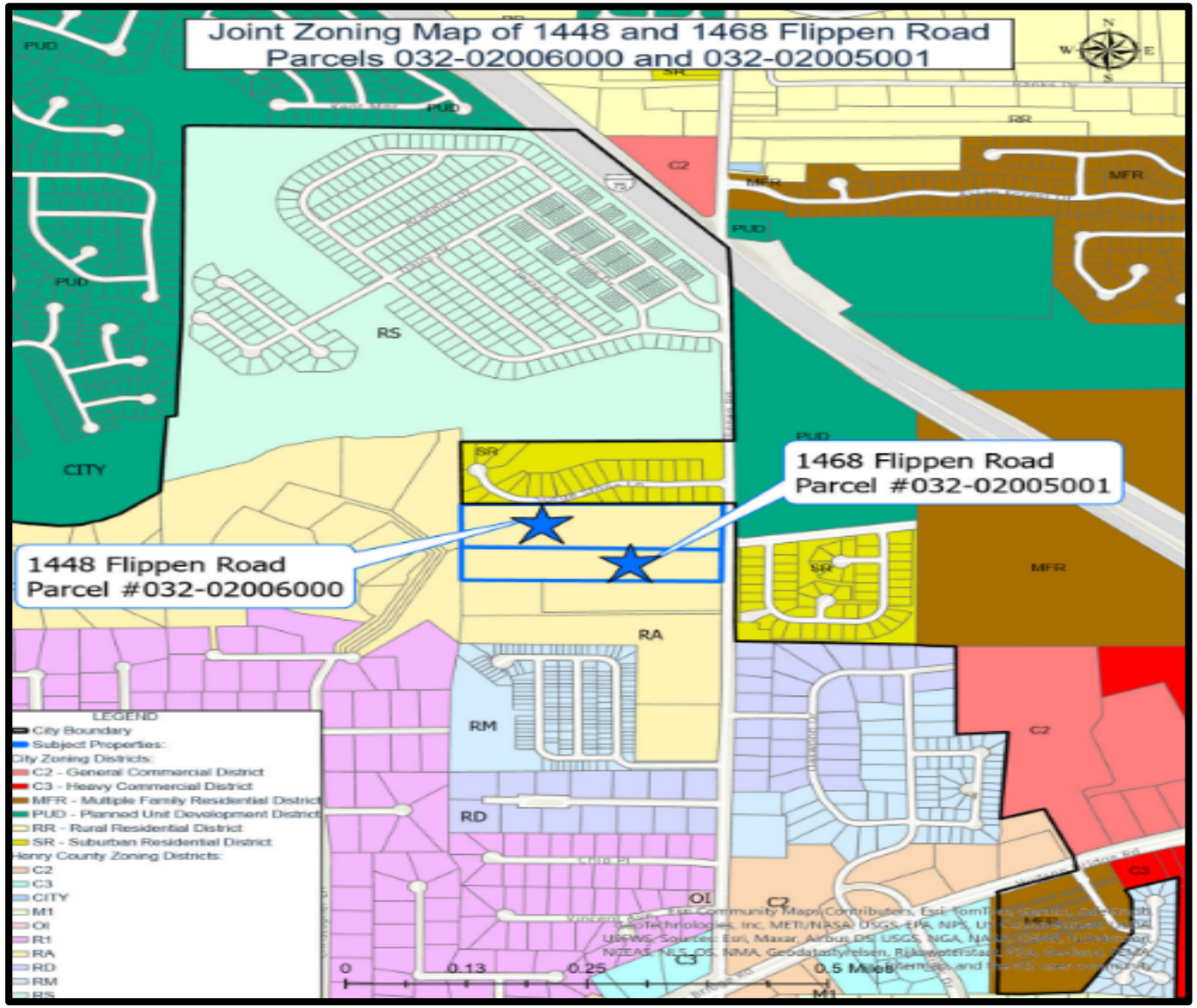
CASE FACTS TABLE (Slide #3)

Surrounding Land Uses:	• North—Preserve at Rum Creek Subdivision. • East—Rum Creek Golf Course. • Southeast—St. Margrit Subdivision. • South—Flippen Woods Townhomes. • Southwest—Windhaven Plantation Subdivision. • West—Rum Ridge Subdivision.
Property Location:	On the west side of Flippen Road, south of Surge Stone Lane and west of St. Ives Court. The property has frontage on Flippen Road.
Property Conditions:	Each parcel contains one single-family home, but they are otherwise mostly wooded. The northeastern-most corner of Parcel 032-02006000 is in the 500-Year Flood Zone.

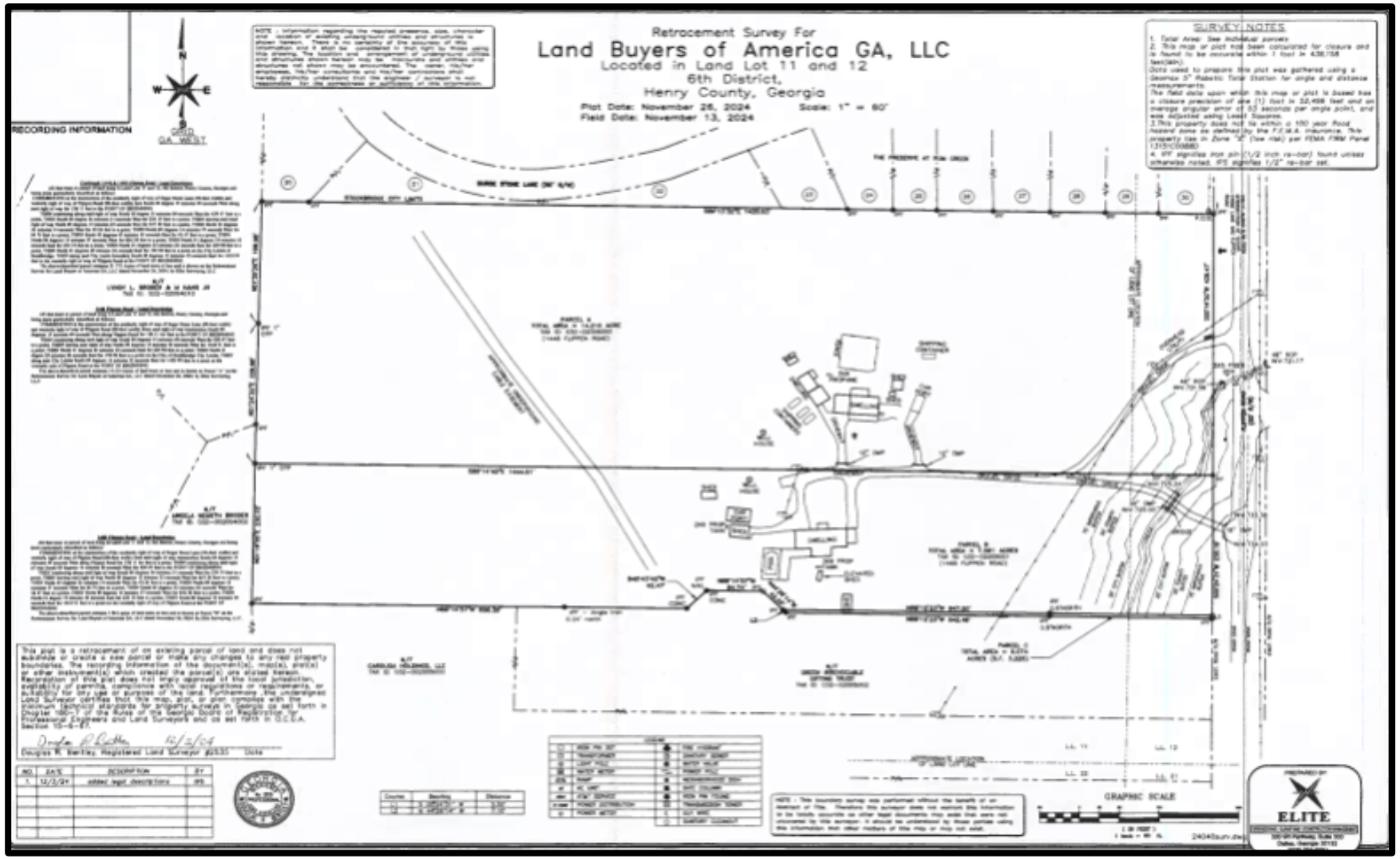
JOINT FUTURE LAND USE MAP FOR 1448 & 1468 FLIPPEN ROAD



JOINT ZONING MAP FOR 1448 & 1468 FLIPPEN ROAD



JOINT BOUNDARY SURVEY FOR 1448 & 1468 FLIPPEN ROAD



PROPOSED DEVELOPMENT (Slide #1)

Applicant / Developer: Land Buyers of America, LLC.

Proposed Name of Development: "Hanover Park."

Total Acreage: 21.77 +/- acres.

Components: 31 single-family detached units and 120 townhome units, for a total of 151 units.

Density: 6.94 units per acre.

Proposed Zoning: PUD (required since MFR only allows one type of use).

Architectural Design: All units would have bedrooms, 2 baths, and two-car garages. The homes would have 1,600 to 2,000 square feet, with brick and Hardy board facades.

Proposed Amenities: A pool with a clubhouse, a golf putting green, a tot lot, tennis or pickleball courts, and a community sports field.

Site Plans: Two site plans, one colored and one black-and-white, were submitted. They have the same title: "Annexation & Rezoning Plan for Hanover Park", prepared for Land Buyers of America GA, LLC. They were prepared by Elite Engineering as Project No. 24040 on 4/30/25. The site plans would serve as the proposed development's PUD Master Plan.

PROPOSED DEVELOPMENT (Slide #2)

Site Access—Proposed development would have a main boulevard entrance off Flippen Road and a second access a short distance to the north. Each access would have a deceleration lane. An internal street would encircle the site, with a cross-street near the center.

Entrance Area Along Flippen Road—Would contain two water main ties, a 10-foot-wide concrete sidewalk, 50-foot-wide City buffers, and 25-foot-wide State buffers.

Behind the Main Project Entrance—Would contain a clubhouse, a mail kiosk, and a parking lot with 15 spaces.

Site Interior—Would feature a putting green, a tot lot, tennis or pickleball courts, a community sports field, two guest parking lots with 5 spaces each, and 1.09 +/- acres of open space.

Perimeter of the Property—Would feature a 25-foot-wide buffer.

Home Locations—The single-family detached homes would be located along the outskirts of the site, on the northern and western sides; while the townhomes would be located within the interior of the site, along the southern side of the site, and near the cross street. Surge Stone Lane borders the property to the north. One large lot (Lot #1) for a single-family detached home would be located adjacent to the project entrance.

PROPOSED DEVELOPMENT (Slide #3)

Setbacks—20 feet in the front yards for all units, 5 feet in the side yards for single-family lots, 0 feet in the side yards for townhome lots, and 20 feet in the rear yards for all lots. These setbacks are not required by the PUD district, but they are proposed by the applicant.

Distance Between Townhome Buildings—20 feet.

Parking—The applicant proposes to provide 327 total parking spaces, including 302 regular spaces (151 units X 2 garage spaces per unit), plus 25 guest parking spaces. However, 340 total parking spaces would be required because the Section 4.8.5 of the Stockbridge Unified Development Code (UDC) requires 2.25 parking spaces per 3-bedroom unit (and all units would have 3 bedrooms). Thus, there would be a parking deficiency of 13 parking spaces.

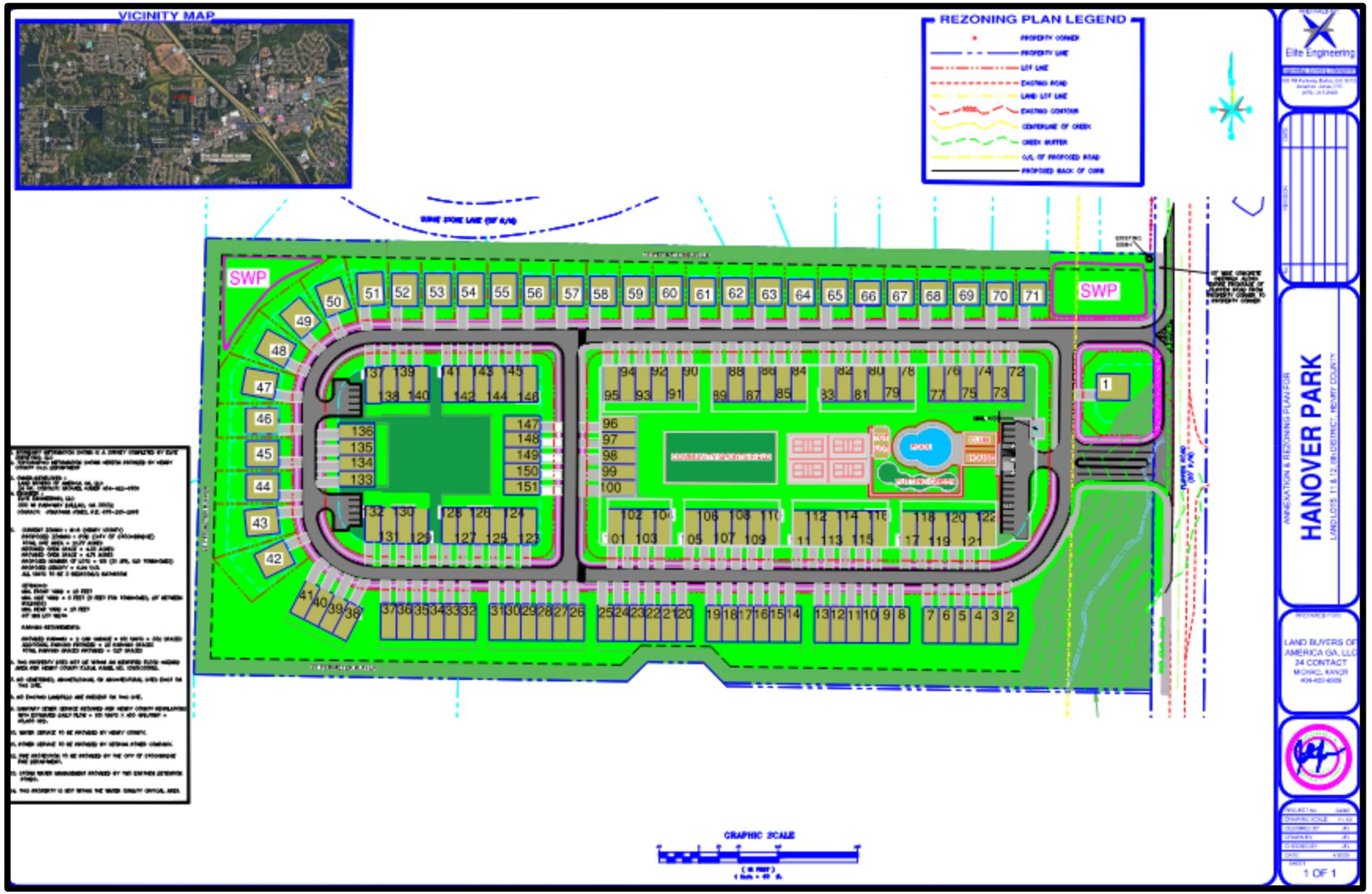
SITE PLAN DATA (Slide #1)

TYPE OF SITE CHARACTERISTIC	PROPOSED PROVISIONS
Total Site Area	21.77 +/- acres.
Open Space	4.35 acres required; 4.71 acres provided.
Number of Lots	151 total (31 SFR + 120 townhomes).
Density	6.94 units per acre.
Minimum Lot Widths	60 feet.
Bedrooms and Bathrooms	All units to have 3 bedrooms + 2 bathrooms.
Setbacks (not required by the PUD district, but proposed by the applicant)	Front Yard—Minimum of 20 feet. Side Yard—Minimum of 5 feet for SFR; 0 feet for townhomes. Rear Yard—20 feet.

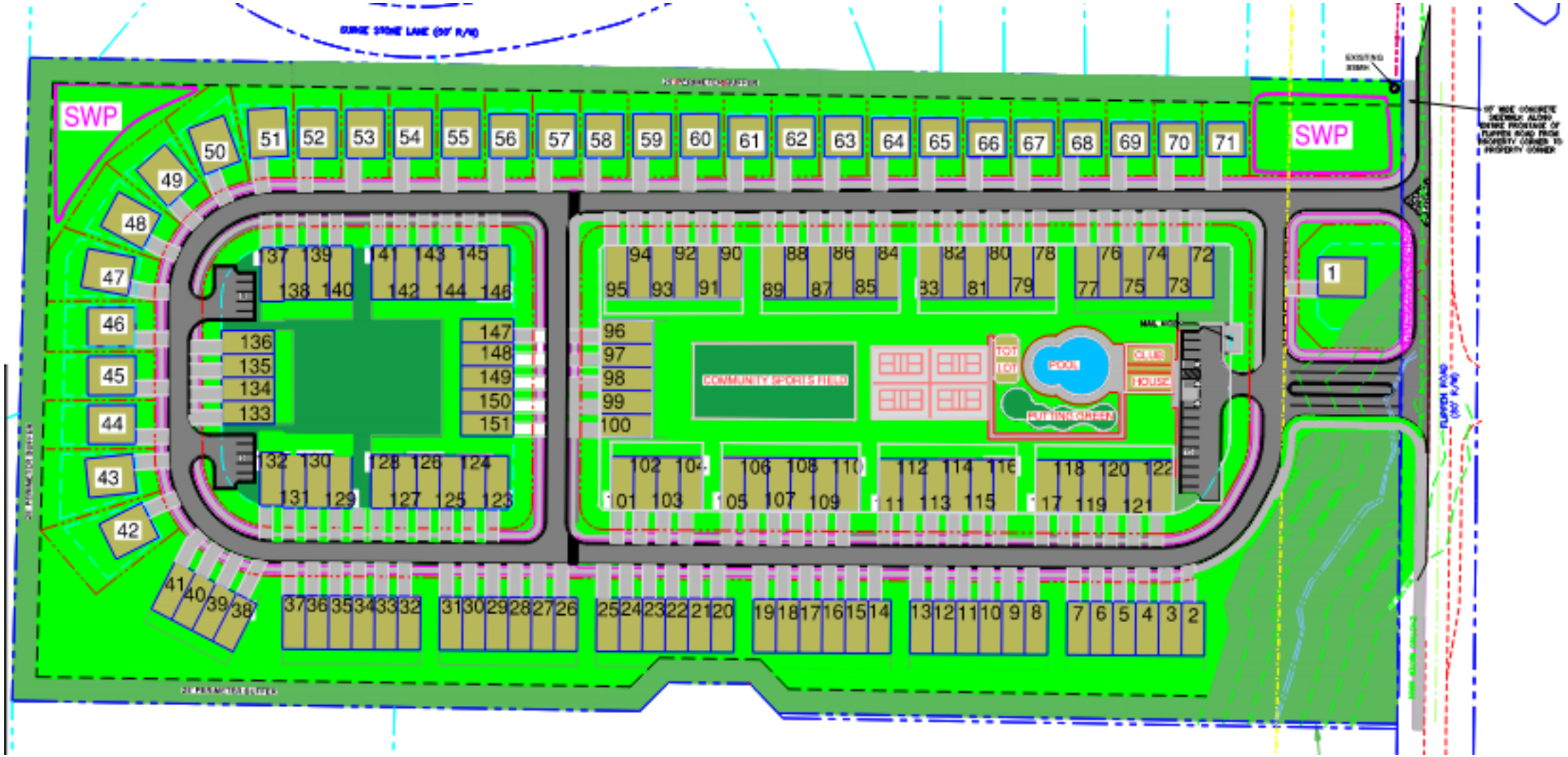
SITE PLAN DATA (Slide #2)

Distance Between Townhome Buildings	20 feet.
Parking Requirement	151 total units X 2.25 parking spaces for each 3-bedroom unit + 339.75 total parking spaces, rounded up to 340 total parking spaces.
Parking Provisions	151 total units X 2 parking spaces per 2-car garage + 302 parking spaces, plus 25 guest parking spaces = 327 total parking spaces.
Parking Deficiency	340 total parking spaces required – 327 total parking spaces provided = a deficiency of 13 total parking spaces.

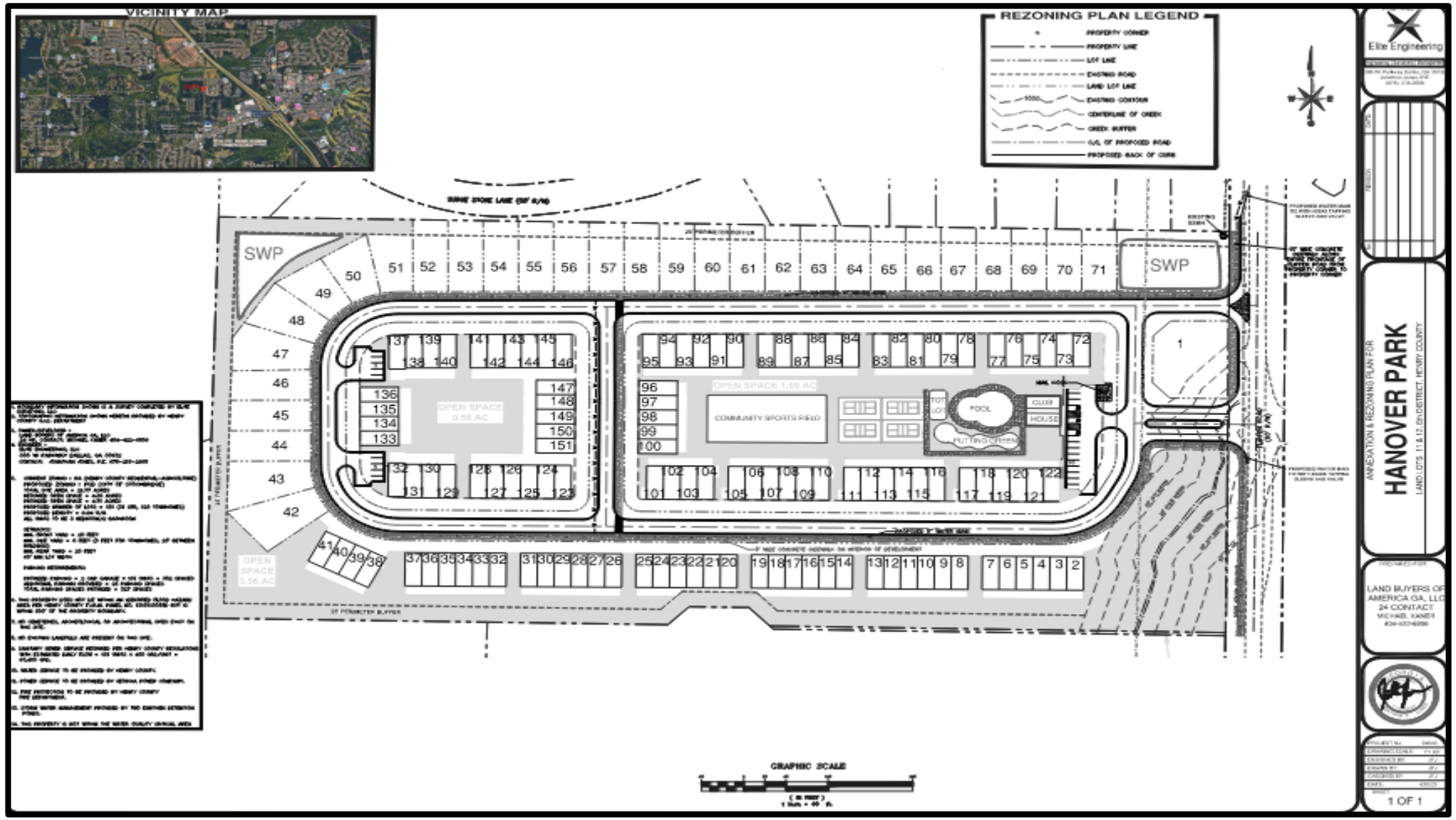
COLORED SITE PLAN



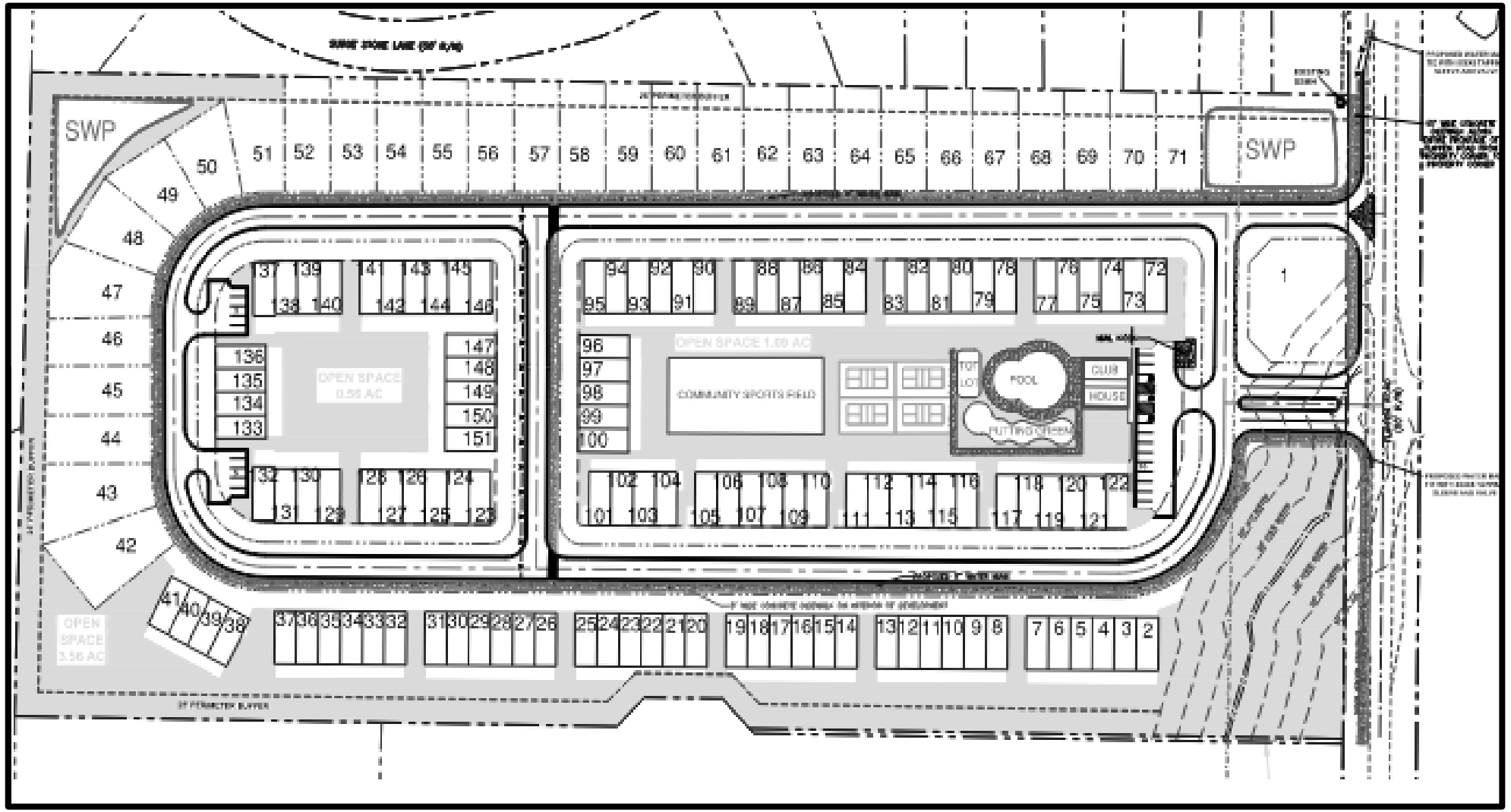
COLORED SITE PLAN, ENLARGED



BLACK AND WHITE SITE PLAN



BLACK AND WHITE SITE PLAN, ENLARGED



AERIAL PHOTO OF THE VICINITY, OVERLAIN BY THE COLORED SITE PLAN



ANALYSIS OF AX-2025-01

(Annexation Case #AX-2025-01)

PowerPoint Presentation For AX-2025-01

Applicant's Request For AX-2025-01

The applicant, Land Buyers of America LLC, has submitted an Annexation application (AX-2025-01) to request that the properties at 1448 and 1468 Flippen Road, which are located in unincorporated Henry County, be annexed into the Stockbridge City Limits.

Staff Analysis Of AX-2025-01 (From Section 9.8 Of the Unified Development Code)

Staff Analysis of AX-2025-01 (Slide #1)
(From Section 9.8 of The Unified Development Code)

1. **Is the subject property contiguous to the existing corporate limits with at least one-eighth of the aggregate external boundaries coinciding? Contiguous means- abuts the municipal limits, or is separated by a street, river or railroad-type of right-of-way, or city land, or land owned by some other political subdivision, or lands, or lands owned by the state.**

    - **Yes, the subject property is contiguous with the following parcels that are located within the City limits of Stockbridge: #032-01001001 (107 Saint Ives Court); #032l01030000 (and additional parcels on the southern side of Preserve at Rum Creek Subdivision).**

2. **Describe what method (100%, 60% or Referendum and Resolution) the applicant is utilizing for the proposed annexation.**

    - **The 100% method would be used for the proposed annexation.**

3. **Is any part of the subject property being proposed for annexation within the boundary of another municipal corporation or county?**

    - **Yes, the subject property is located within the boundary of Henry County.**

Staff Analysis of AX-2025-01 (Slide #2)
(From Section 9.8 of The Unified Development Code)

4. **Is any part of the subject property receiving municipal services from any entity other than the city proposing annexation?**

   - **Yes, the subject property is receiving municipal services from Henry County. The following entities include Henry County Water Authority, Henry County Fire and EMS, and the Georgia Power Company.**

5. **Is the subject property for the proposed annexation being developed for urban purposes- defined as a minimum of two people per acre?**

   - **Yes, the applicant proposes building a mixed residential development with 120 town-home units and 31 single-family detached homes with two accesses from Flippen Road. The proposed parking would include 302 spaces with 25 additional spaces, for a total of 327 spaces. The development would include a swimming pool with a clubhouse, a community sports field, a putting green, a tot lot, and tennis/pickleball courts.**

6. **Is the proposed annexation consistent with the Comprehensive Plan?**

   - **No, the subject property has a Henry County Future Land Use designation of MDS (Medium Density Suburban). The applicant has submitted a Comprehensive Plan Amendment (CP-2025-01) to assign the City of Stockbridge's future land use designation of Medium-Density Residential.**

Staff Analysis of AX-2025-01 (Slide #3)
(From Section 9.8 of The Unified Development Code)

7. **Does the proposed annexed property share a common zoning classification with the adjoining City property as ascribed in Section 9.8 of the Unified Development Code?**

   - **No, the applicant has submitted a rezoning application (RZ-2025-01) to assign the City of Stockbridge's zoning district of 'PUD' (Planned Unit Development).**

8. **Potential positive effects of the proposed annexation on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.**

   - **The addition of the proposed mixed residential development would provide additional housing options for residents of the City. The surrounding area is already residential, but it is comprised mostly of single-family detached homes. The availability of townhomes would provide residents and potential residents with alternative housing options.**

9. **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.**

   - **The subject property appears to be physically capable of being developed. Any issues regarding buffering, topography, drainage, access, size, and shape of the property will be discussed during the plan review process.**

Staff Analysis of AX-2025-01 (Slide #4)
(From Section 9.8 of The Unified Development Code)

10. The impact upon adjacent property owners should the request be granted.

- **The area within the vicinity of the subject property is mainly residential with some commercial zoning districts nearby. Thus, adjacent property owners should see an increase of vehicular traffic on Flippen Road if the development is approved.**

11. The potential impact of the annexation on City infrastructure including water and sewage system.

- **A letter from the Henry County Water Authority, dated January 24, 2025, states that water service can be made available to the subject property. The letter also states that sewage treatment and sewer line capacity are available for the property.**

12. The impact of the proposed annexation on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

- **A formal traffic study was not submitted, and as a result, staff are unable to determine the overall impact the proposed mixed-use development would have on the existing roads (Flippen Road is classified as a minor arterial road according to the Georgia State Functional Classification Map).**

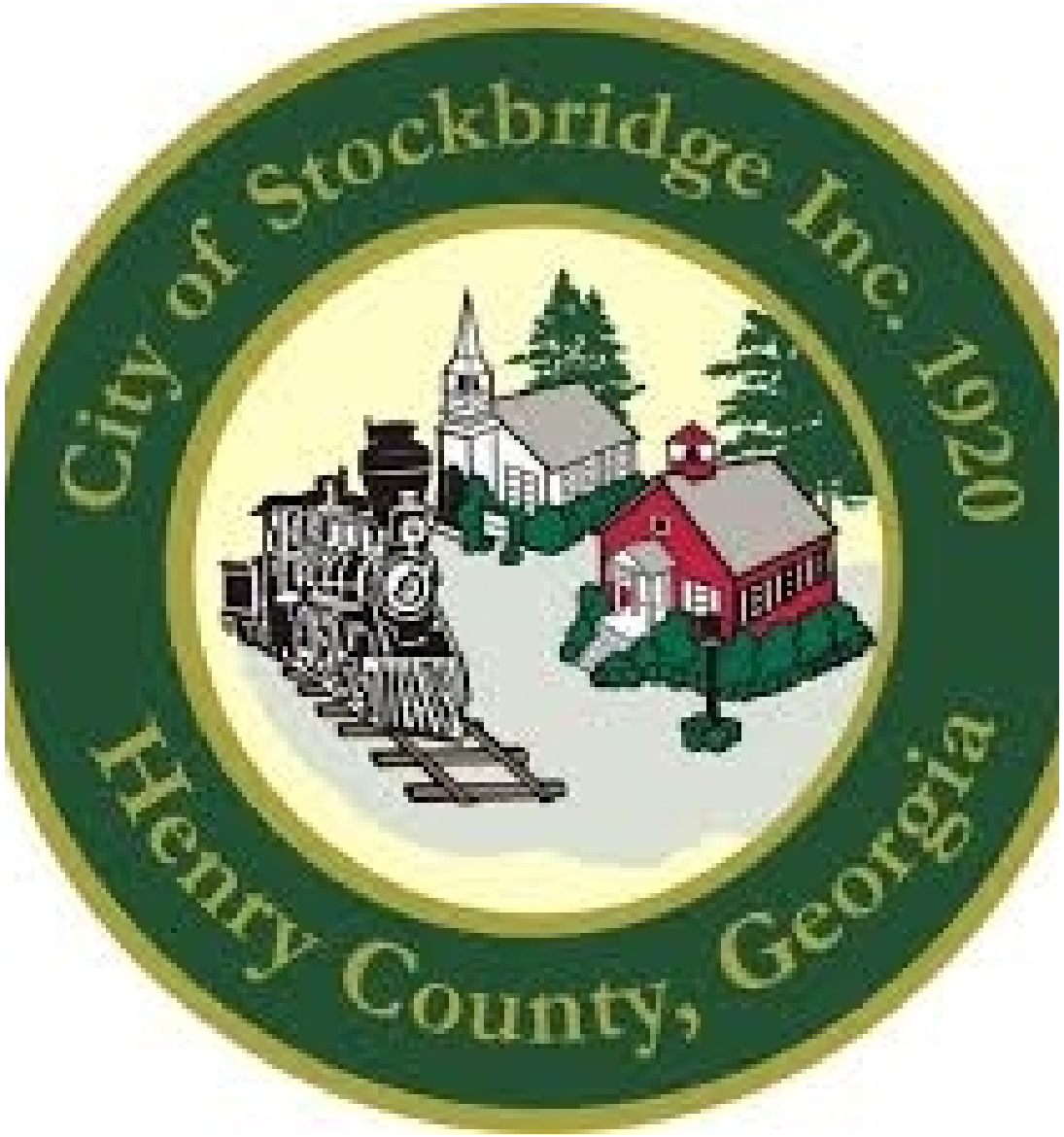
Staff Recommendation For AX-2025-01

This Staff Report has demonstrated that the requested annexation of 1448 and 1468 Flippen Road via AX-2025-01 would be necessary and desirable for the City of Stockbridge, in conjunction with the requested Comprehensive Plan Amendment (CP-2025-01) to assign the future land use designation of Medium-Density Residential and the requested rezoning of RZ-2025-01 to assign the zoning district of 'PUD' (Planned Unit Development). Therefore, the Planning and Zoning staff recommends the APPROVAL of Annexation Case #AX-2025-01.

ANALYSIS OF CP-2025-01

(Comprehensive Plan Amendment #CP-2025-01)

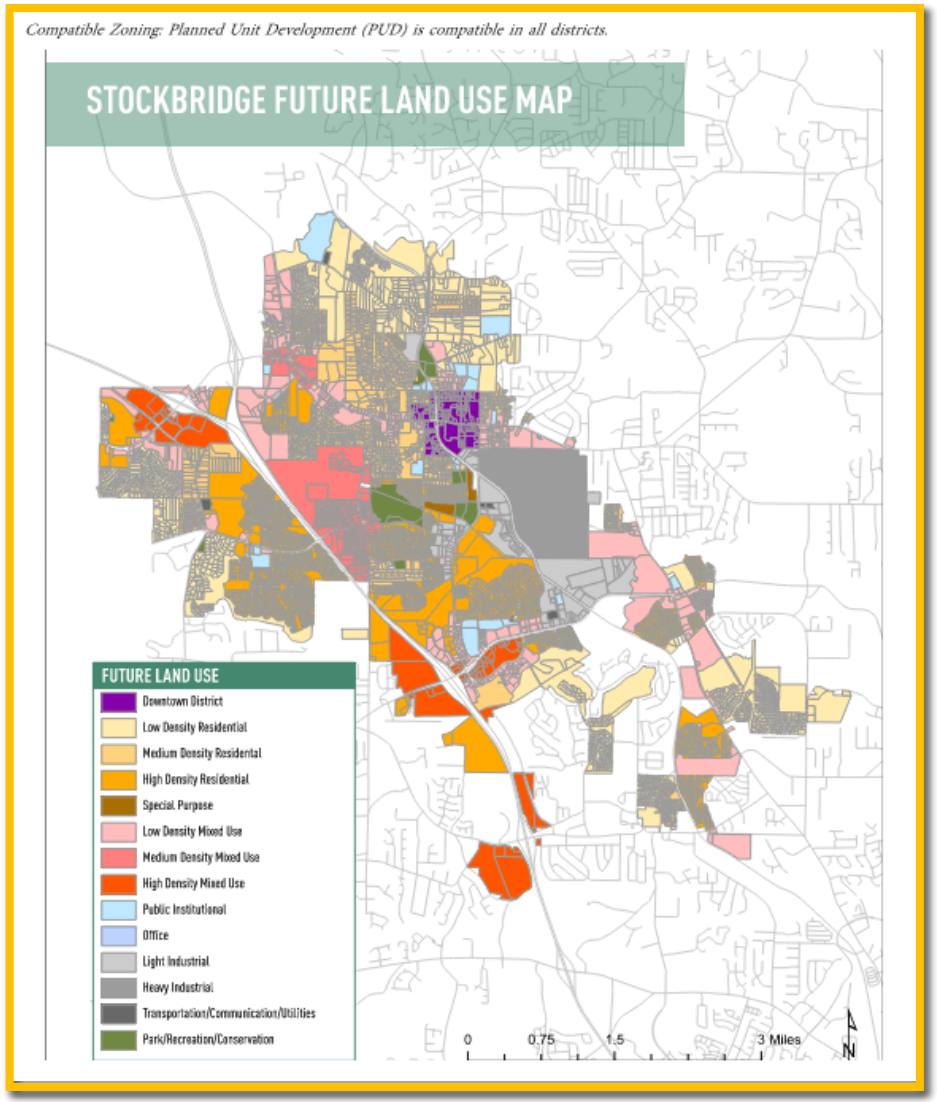
PowerPoint Presentation For CP-2025-01



Applicant's Request For CP-2025-01

The applicant, Land Buyers of America LLC, has submitted a Comprehensive Plan Amendment application (CP-2025-01) to request that the property at 1448 and 1468 be assigned the City of Stockbridge's future land use designation of "Medium-Density Residential" to allow for the construction of a mixed residential development on the property.

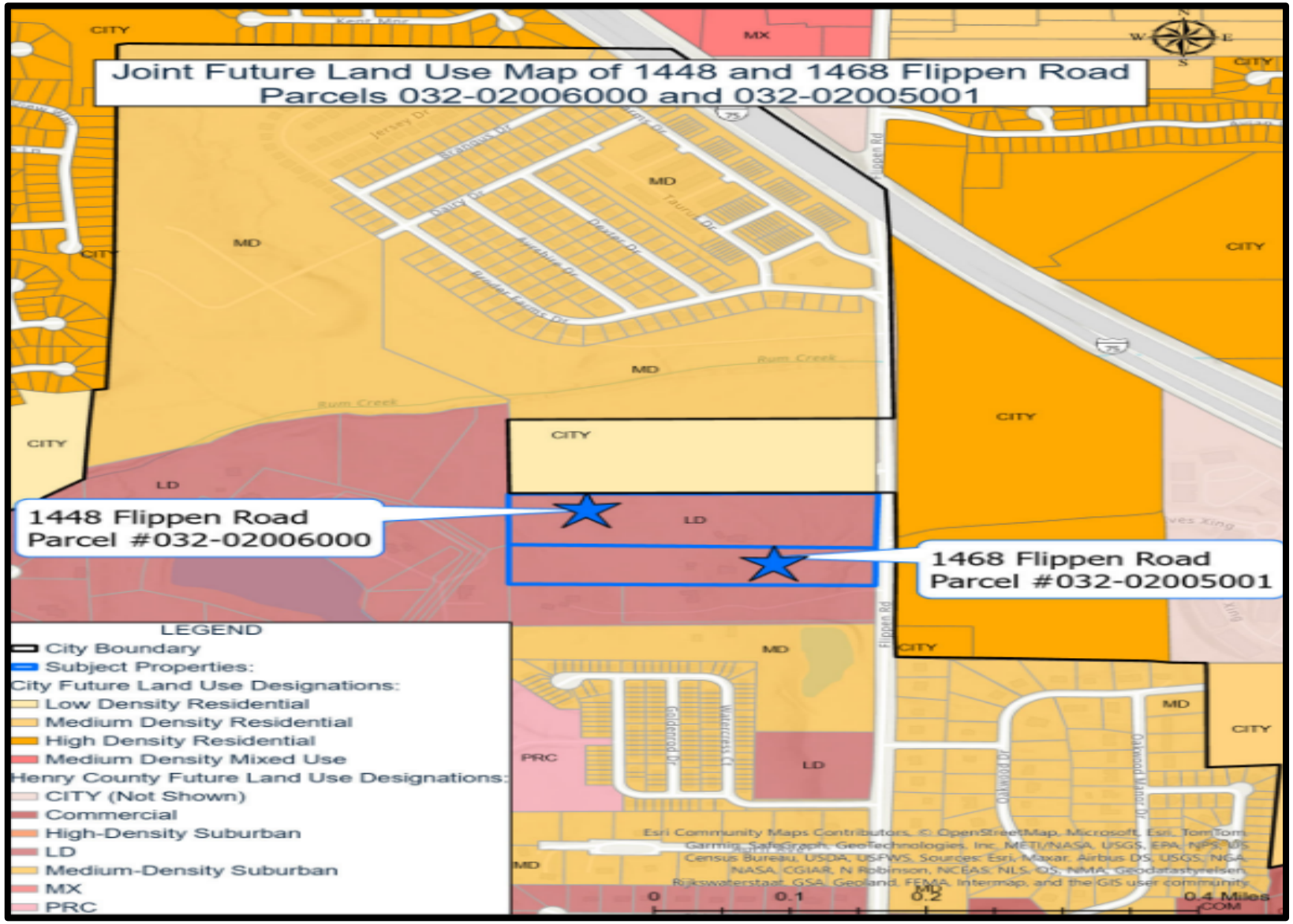
City of Stockbridge
Comprehensive Plan (2024)



MEDIUM-DENSITY RESIDENTIAL (4-7.99 UNITS/ACRE)

This designation is intended for residential developments which include single-family, detached homes on lots ranging from 10,000 – 30,000 square feet, including parcels zoned for single family attached and detached homes, as well as duplex residential developments and mobile home/manufactured home developments.

JOINT FUTURE LAND USE MAP FOR 1448 & 1468 FLIPPEN ROAD

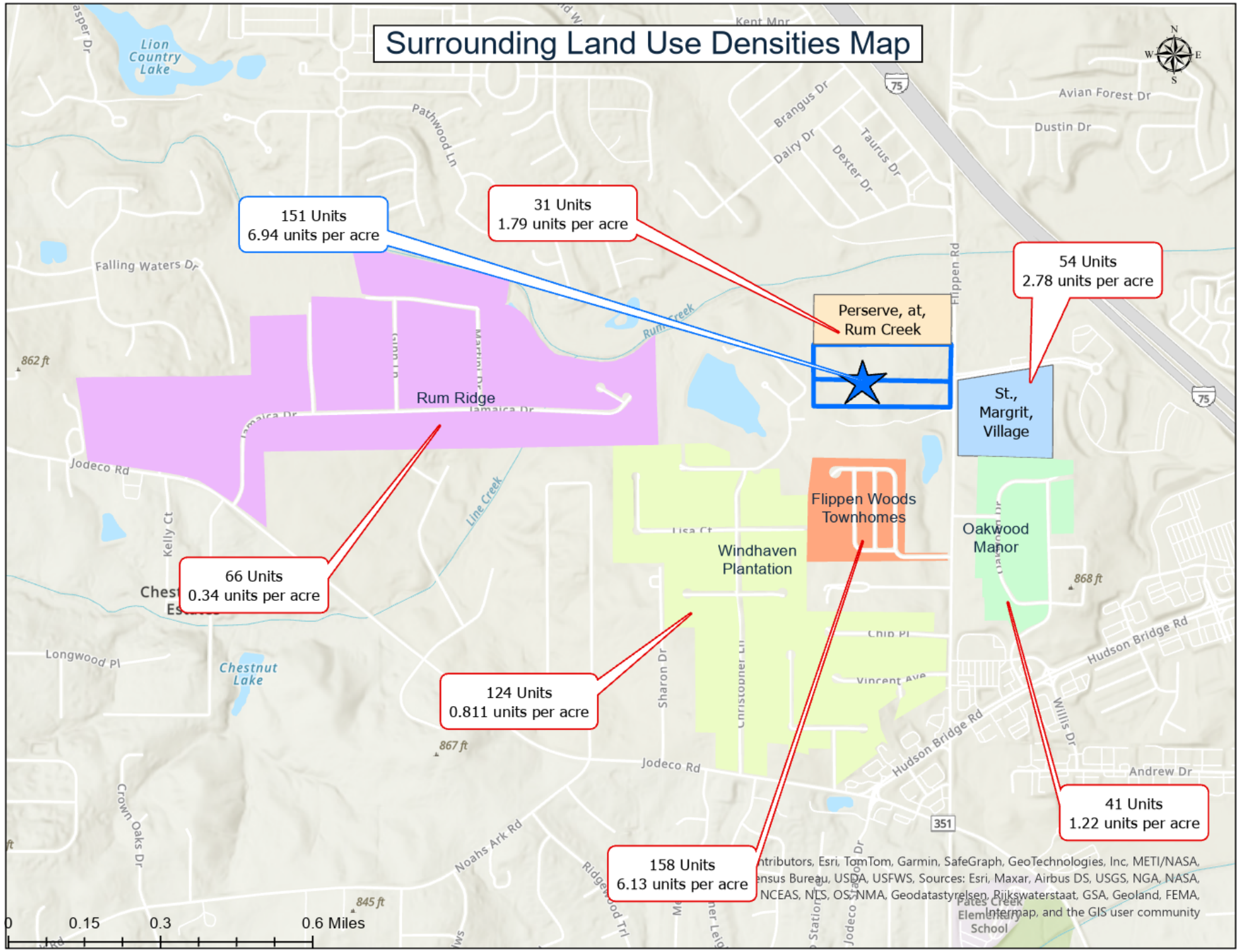


SURROUNDING LAND USE DESIGNATIONS

Location	Current Land Use	Current Future Land Use Designation
Property to the North	Preserve at Rum Creek Subdivision	Low-Density Residential (City of Stockbridge)
Property to the South	Single-Family Homes Flippen Woods Townhomes Subdivision	Medium-Density Suburban (Henry County) High-Density Suburban (Henry County)
Property to the East	St. Margrit Village Rum Creek Golf Course	High-Density Residential (City of Stockbridge)
Property to the West	Rum Ridge Subdivision Windhaven Plantation Subdivision	Medium-Density Suburban (Henry County)

SURROUNDING LAND USE DENSITIES

Name of Subdivision/Development	Number of Units	Estimated Density Per Acres
Subject Property	151	6.94
Flippen Woods Townhomes	158	6.13
St. Margrit Village	54	2.78
Preserve at Rum Creek	31	1.8
Oakwood Manor	41	1.22
Windhaven Plantation	124	0.81
Rum Ridge Subdivision	66	0.34


Surrounding Land Use Densities Map
151 Units
6.94 units per acre
31 Units
1.79 units per acre
54 Units
2.78 units per acre
Perserve, at,
Rum Creek
St.,
Margrit,
Village
Rum Ridge
66 Units
0.34 units per acre
Flippen Woods
Townhomes
Oakwood
Manor
Windhaven
Plantation
124 Units
0.811 units per acre
158 Units
6.13 units per acre
41 Units
1.22 units per acre
Lion
Country
Lake
Chestnut
Lake
Falling Waters Dr
Pathwood Ln
Brangus Dr
Dairy Dr
Dexter Dr
Taurus Dr
Avian Forest Dr
Dustin Dr
Flippen Rd
Rum Creek
Jamaica Dr
Jodeco Rd
Kelly Ct
Line Creek
Lisa Ct
Chip Pl
Vincent Ave
Sharon Dr
Hudson Bridge Rd
Willis Dr
Andrew Dr
Longwood Pl
Crown Oaks Dr
Noahs Ark Rd
Ridgewood Trl
Yates Creek
Elementary
School
862 ft
867 ft
868 ft
845 ft
75
351
0
0.15
0.3
0.6 Miles
ntributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA,
ensus Bureau, USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA,
NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA,
Intermap, and the GIS user community

Staff Analysis Of CP-2025-01 (From Section 9.2.7 Of the Unified Development Code)

Staff Analysis Of CP-2025-01—Slide #1 (From Section 9.2.7 of The Unified Development Code)

1. Consistency with the Comprehensive Plan.

The 2024-2028 Five-Year Update to the Stockbridge Comprehensive Plan calls for the development of additional housing in the City, and the proposed mixed residential development would help to meet that need. Additionally, the Comprehensive Plan allows densities of 4-7.99 units per acre in areas that are designated as Medium-Density Residential. Therefore, the proposed density of 6.94 for this development is consistent with the Medium-Density Residential designation.

Population Policies:
Maintain a family friendly environment and focus on attracting and retaining young adults.

Housing Goals:
Provide a mixture of housing options to attract young professionals, singles, and small families.

Community Services/Facilities Goals:
To make available adequate facilities and services to meet the changing needs of all City residents.

Future Land Use Goals:
To establish land use designations that meet the needs of the City and are consistent with the new UDC.

Staff Analysis of CP-2025-01—Slide #2
(From Section 9.2.7 of The Unified Development Code)

2. **Relation to the Zoning of the Property: The applicant's request to assign the City's PUD (Planned Unit Development) zoning district would be compatible with the other surrounding land use designations that are adjacent to the subject property, which include single-family subdivisions and townhome subdivisions. Page 45 of the 2024 Comprehensive Plan identifies the PUD zoning district as being compatible with all of the future land use designations, including the requested Medium-Density Residential designation. To allow for the proposed PUD zoning, the applicant has requested that the property be assigned the Medium-Density Residential designation.**

3. **Suitability of the Site's Location: The proposed Medium-Density Residential future land use designation would be compatible with the other Medium-Density Residential designations within the vicinity. Furthermore, the requested PUD rezoning of the property, which calls for the preservation of open space and a variety of housing types, would be compatible with the PUD district that is directly across from the subject property, on the east side of Flippen Road.**

Staff Analysis of CP-2025-01—Slide #3
(From Section 9.2.7 of The Unified Development Code)

4. Maintaining the Current Land Use Designation:

The current Future Land Use designation for this property is Henry County Medium-Density Suburban, which is intended for developments with densities between 0-4 units per acre. The density of this proposed development matches more closely with the City of Stockbridge's Medium-Density Residential designation, which allows for residential developments with 4-7.99 units per acre.

The City of Stockbridge 2024 Comprehensive Plan states that the Medium-Density Residential future land use designation intends for residential developments which include single-family, detached homes on lots ranging from 10,000-30,000 square feet, including parcels that are zoned for single-family attached and detached homes. The proposed development aligns well with the intended use of the Medium-Density Residential designation.

Staff Recommendation For CP-2025-01

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment for 1448 and 1468 Flippen Road, via CP-2025-01, would be necessary and desirable for the subject property, in conjunction with the requested rezoning of the property to PUD via RZ-2025-01, to allow for the proposed mixed residential development. Therefore, the Planning and Zoning staff recommends the APPROVAL of CP-2025-01.

ANALYSIS OF RZ-2025-01

(Rezoning Case #-2025-01)

ANALYSIS OF RZ-2025-01 (Slide #1)

Requirements—Section 9.2.1(C) of the UDC requires the consideration of nine (9) standards for rezoning cases. Each standard is listed and analyzed below.

STANDARD #1—Consistency with the Comprehensive Plan.

~ The 2024-2028 Five-Year Update to the Stockbridge Comprehensive Plan calls for the development of addition housing in the City. The proposed mixed residential development would help to meet that need.

~ The applicant's requested future land use designation of Medium-Density Residential would be appropriate for the proposed density of 6.94 units per acre.

~ The proposed density would also be compatible with several other Medium-Density Residential properties within the vicinity.

ANALYSIS OF RZ-2025-01 (Slide #2)

STANDARD #2--*The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Unified Development Code (UDC).*

- **The assignment of the 'PUD' (Planned Unit Development) zoning district to the subject property (after its annexation into the City), instead of 'MFR' (Multiple-Family Residential) is necessary since the proposed development would have two types of residential uses rather than just one.**
- **In addition, another large PUD district is located directly across from the subject property, on the east side of Flippen Road, so the proposed rezoning would represent an extension to the west of the existing PUD zoning district.**

ANALYSIS OF RZ-2025-01 (Slide #3)

STANDARD #3--Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.

~ The proposed development would represent an extension of the PUD zoning district on the other side of Flippen Road, which would help to ensure the compatibility of uses.

~ The applicant proposes to include a significant number and variation of amenities, which would be attractive and beneficial to the new residents of the development.

ANALYSIS OF RZ-2025-01 (Slide #4)

STANDARD #4--*The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.*

~ **The subject property appears to be relatively flat, and only the small, northeastern corner of the property at 1448 Flippen Road is a flood zone present.**

~ **A single-family home is currently located on each parcel, and both homes would be demolished as part of the land development process.**

~ **The size and shape of the subject property are well-suites to the proposed site plan layout.**

ANALYSIS OF RZ-2025-01 (Slide #5)

STANDARD #5--The impacts of the proposed development upon adjacent property owners, should the request be granted.

~ **The impacts of the proposed development upon adjacent property owners is not anticipated to be significant since single-family detached homes would be included within the proposed development, and they would be compatible with the surrounding single-family detached homes.**

~ **Further, the single-family detached homes would be located next to other existing single-family detached homes, such as along Surge Stone Lane. This would promote the compatibility of land uses.**

ANALYSIS OF RZ-2025-01 (Slide #6)

STANDARD #6--The potential impact of the rezoning on City infrastructure, including the water and sewage system.

~ The Henry County Water Authority (HCWS) would provide water and sewer services to the proposed development on the subject property. That agency prepared a letter to the applicant, which was dated as January 24, 2025.

~ The letter stated that water service was available to serve the property, and that sewage treatment and sewer line capacity were also available for the property.

~ If, though, there is any deviation in zoning that would increase the density or usage above what the Authority evaluated, then the information in the letter would be voided and a re-evaluation would be required.

ANALYSIS OF RZ-2025-01 (Slide #7)

STANDARD #7--The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

~ The applicant has not provided a traffic impact study, so the potential traffic impacts of the proposed development on the surrounding street network is unknown at this time.

~ Regarding the site access, the proposed site plan shows that two driveway accesses would be provided off Flippen Road, so this would allow two ways to enter and exit the property for residents of the development and for fire and other emergency vehicles.

~ Deceleration lanes and sidewalks would be provided along Flippen Road. The two driveways would also facilitate internal traffic circulation since not all of the site traffic would need to funnel in and out of just one access. Sidewalks would be provided throughout the proposed development.

ANALYSIS OF RZ-2025-01 (Slide #8)

~ The total number of parking spaces to be provided, however, would be deficient by 13 spaces. This is due to the fact that the applicant would provide only two regular parking spaces per unit plus 25 guest parking spaces, whereas the parking standard for 3-bedroom units is 2.25 spaces per unit. Therefore, the applicant would need to somehow provide the additional 13 parking spaces or apply for a variance.

STANDARD #8 -- The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan.

No other relevant guidelines and policies for development have been identified.

STANDARD #9 -- The ability of the subject land to be developed as it is presently zoned.

~ The subject property could be developed exclusively for additional single-family detached homes under its existing Henry County zoning district of RA (Residential-Agricultural) if the property is not annexed into the City.

~ Also, the property could be developed with single-family homes only if it is annexed into the City and assigned the City's zoning district of SR (Suburban Residential) instead of PUD.

CONCLUSIONS

1. The proposed mixed-residential development would be well-suited to the site, and the site plan would represent an attractive design with an ample number and variety of amenities.
2. The provision of two accesses into the site would be beneficial for fire and emergency vehicles, and it would reduce congestion at the project entrances.
3. The proposed amount of open space would exceed the amount that would be required.
4. The proposed density, setbacks, and distances between townhome buildings are reasonable.
5. The total number of parking spaces to be provided would be deficient by 13 spaces. Either the site plan must be altered to include the additional spaces, or the applicant must apply for a variance.

RECOMMENDATIONS (Slide #1)

Based on the Planning & Zoning Staff's findings, analyses, and conclusions, the Staff recommends that Rezoning Case #RZ-2025-01 for the property at 1448 and 1468 Flippen Road be APPROVED WITH CONDITIONS, including the conditions that are listed below.

1. **Site Plan--The proposed mixed-residential development shall be constructed according to a site plan which is very similar to the two companion site plans, which are titled "Annexation & Rezoning Plan for Hanover Park", prepared for Land Buyers of America GA, LLC, by Elite Engineering as Project No. 24040 on 4/30/25. The site plans shall serve as the proposed development's PUD Master Plan.**

2. **Project Entrances--Deceleration lanes and a 10-foot-wide sidewalk shall be provided along Flippen Road. Further, if security gates are installed, flock cameras shall also be provided.**

3. **Parking--Due to the calculated deficiency in the total number of parking spaces to be provided, the applicant shall either modify the site plan to include the additional required 13 parking spaces or apply for and obtain a variance for such purpose.**

RECOMMENDATIONS (Slide #2)

4. **Architectural Design--The proposed homes shall be constructed with styles and exterior materials which comply with the UDC standards.**

5. **Property Maintenance--An HOA or a property management company shall maintain all of the common areas of the property and the common areas of the townhomes.**

ARE THERE ANY QUESTIONS?

Stockbridge
Where Community Connects
4640 North Henry Blvd., Stockbridge, GA 30281
City Hall: (770) 389-7900 FAX: (770) 389-7912

March 24, 2025

VIA CERTIFIED MAIL

Attn: Dr. John Pace, III, Superintendent
Henry County Schools, District Office
33 N. Zack Hinton Parkway
McDonough, GA 30253
John.pace@henry.k12.ga.us
(770) 957-6601

RE: Request for Annexation of Property Into the City of Stockbridge:
Property at 1448 & 1468 Flippen Road (Two Parcels)

Please be advised that the City of Stockbridge has received an application for the proposed annexation of property from unincorporated Henry County. The property includes two parcels at 1448 and 1468 Flippen Road. The applicant, Land Buyers of America GA, LLC (c/o Michael Kaner, Agent), is proposing to build a mixed-residential development, to be named "Hanover Park", which would contain 159 total units (136 townhomes and 23 single-family detached homes) on 21.77 +/- acres, at a density of 7.304 units per acre.

Enclosed for your review is the annexation application, along with the companion Comprehensive Plan Amendment and Rezoning applications. Also included are the aerial photos of the two parcels comprising the subject property, the survey, and the proposed site plan.

Please provide the City of Stockbridge with an official letter regarding Henry County School's agreement or non-agreement to the proposed annexation. If you have any questions or need additional information, please contact me directly at (678) 833-3340.

Best regards,

Ryan Anderson, Director
Community Development Department
City of Stockbridge

Cc: Judy Ellis, Executive Assistant to the Superintendent
Mayor Anthony Ford, Acting City Manager
Vanessa Holiday, City Clerk

Enclosures

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)

1468 FLIPPEN ROAD: WILLIAM GILREATH

PROPERTY OWNER 1448 FLIPPEN ROAD: WILLIAM & BRENDA A. REICHERT

Name: APPLICANT: LAND BUYERS OF AMERICA LLC/AGENT: Michael KANER

Mailing Address: 2500 CLEAN WATER COURT BUFORD, GA 30519

Telephone: (404) 422-6806

Email: MONEYFORYOURDIRT@GMAIL.COM

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

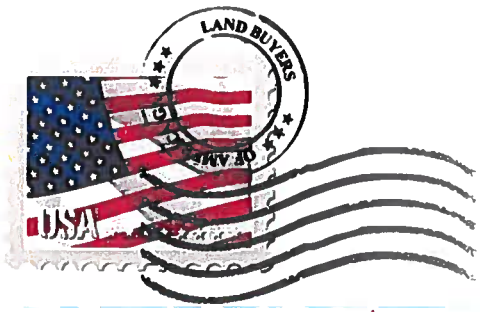
Mailing Address: 2500 CLEAN WATER COURT BUFORD, GA 30281

Telephone: (404) 422-6806 Email: MONEYFORYOURLAND@GMAIL.COM

Signature: [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: jhasreyr@yahoo.com gmail. TWC

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 12.6.24

Date Date

Notary Public's Seal or Stamp:

M. LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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
jharveyrd@yahoo.com
EMAIL ADDRESS gmail JHA

Sworn to and subscribed before me this
12 day of December 2024
NOTARY PUBLIC

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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 NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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 Clen Water Court

ADDRESS

Buford, GA 30519

CITY & STATE ZIP CODE

404-422-6406

PHONE NUMBER

FOR OFFICIAL USE:

Total Amount Paid $_____ Check #_____ Received by:_____ *(FEES ARE NON-REFUNDABLE)*

Application checked by:_____ Date:_____ Map Number(s): _____

Pre-application meeting:_____ Date:_____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature:_____ Date: _____

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes [ ] No [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 _____, _____

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 NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

* 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: 404-422-6406 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 HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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

NOTARY PUBLIC

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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 MK

~~MONEY FOR YOUR EFFORTS~~
EMAIL ADDRESS moneyforyourdist@gmail.com

Sworn to and subscribed before me this
22 day of DEC 2024

NOTARY PUBLIC

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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

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 NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

* 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.



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

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.

GEORGIA INTANGIBLE TAX PAID
$ 54.00
10-12-83
Deputy Public
Tax Commissioner

This deed is also subject to all easements of record.

This deed is made under the provisions of the statutes of the State of Georgia to secure a debt and interest thereon and all renewals or indebtedness as described therein, and is executed [illegible] deed under power. [illegible]

1448

Form 10-B

WARRANTY DEED

85-RE-542

STATE OF GEORGIA **COUNTY OF** HENRY

THIS INDENTURE, Made the 13th **day of** September **, in the year one thousand nine hundred** eighty-five **, between**

DALE B. SCHNEIDER AND EIGHT-SEVENTY CORPORATION

of the County of , and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLIAM K. REICHERT AND BRENDA A. REICHERT,
AS Joint Tenants with right of survivorship

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION----------($10.00) **DOLLARS** in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby **acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,**

All that tract or parcel of land lying and being in Land Lot 11 of the 6th 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.

CLERK SUPERIOR COURT

Rec'd [illegible] 85

17.50

11-14-85

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 Hopper Rd, Stockbridge (address), with Parcel Number 032 0200 5P01 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 moneyforyourland@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:

STATE OF GEORGIA

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
10th 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
2550 CLEGG MILL 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
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES
08/12/2027

Indicate which of the above is applicable: 1 ____ 2 ✓ or 3 ____

MICHAEL KANGER — 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

3500 CLEGHORN 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 ☒

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.

M Lynn Queen
Notary Public

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

* 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 COUNTY, GA.
JUN 13 3 16 PM '84
RECD 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 at Large
My Commission Expires 7-2-87

Dale B. Schneider (Seal)

_____ (Seal)

BOOK 540 PAGE 293

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
10-14-83
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: Dale B. Schneider, Pres. (Seal)

Dale B. Schneider (Seal)

DALE B. SCHNEIDER

(Seal)

1468/1448 Combined Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) then South 00 degree 19 minutes 49 seconds West along said right of way for 128.11 feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degree 14 minutes 50 seconds West for 429.47 feet to a point; THEN South 00 degree 24 minutes 31 seconds West for 230.19 feet to a point; THEN leaving said road right of way North 89 degrees 12 minutes 23 seconds West for 647.50 feet to a point; THEN North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point; THEN South 45 degrees 43 minutes 42 seconds East for 42.47 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 656.38 feet to a point; THEN North 01 degrees 19 minutes 55 seconds East for 230.10 feet to a point; THEN North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THEN North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City Limits of Stockbridge; THEN along said City Limits boundary South 89 degrees 13 minutes 32 seconds East for 1435.93 feet to the westerly right of way of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 21.771 Acres of land more or less and is shown on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

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.

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

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.

Continued from A 1498 Flippen Road - Land Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

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 89 degrees 59 minutes 49 seconds West along said right of way for 1236.11 feet to the POINT OF BEGINNING;

THENCE continuing along said right of way South 89 degrees 14 minutes 58 seconds West for 439.47 feet to a point, THENCE South 89 degrees 26 minutes 31 seconds West for 200.99 feet to a point, THENCE leaving said right of way North 01 degrees 13 minutes 20 seconds West for 697.59 feet to a point, THENCE North 44 degrees 26 minutes 14 seconds West for 42.36 feet to a point, THENCE North 89 degrees 34 minutes 37 seconds West for 84.74 feet to a point, THENCE South 45 degrees 43 minutes 42 seconds West for 42.47 feet to a point, THENCE North 89 degrees 34 minutes 37 seconds West for 496.38 feet to a point, THENCE North 01 degrees 29 minutes 25 seconds East for 229.99 feet to a point, THENCE North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City Limits of Stockbridge, THENCE along said City Limits boundary South 89 degrees 13 minutes 33 seconds East for 1435.83 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

N/F
LYNDY L. BRODER & M HAMS JR
TAX ID: 032-02004010

1498 Flippen Road - Land Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Flippen Road (80-foot width) and westerly right of way of Sugar Stone Lane (50-foot width) then from said point of intersection South 89 degrees 59 minutes 49 seconds West along Flippen Road for 1236.11 feet to the POINT OF BEGINNING;

THENCE continuing along said right of way South 89 degrees 14 minutes 58 seconds West for 439.47 feet to a point, THENCE leaving said right of way South 89 degrees 34 minutes 49 seconds West for 1444.91 feet to a point, THENCE North 44 degrees 26 minutes 23 seconds East for 228.98 feet to a point, THENCE North 45 degrees 26 minutes 26 seconds East for 169.98 feet to a point on the City of Stockbridge City Limits, THENCE along said City Limits South 89 degrees 13 minutes 33 seconds East for 1489.99 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.

N/F
ANGELA KENNETH BRODER
TAX ID: 032-002004002

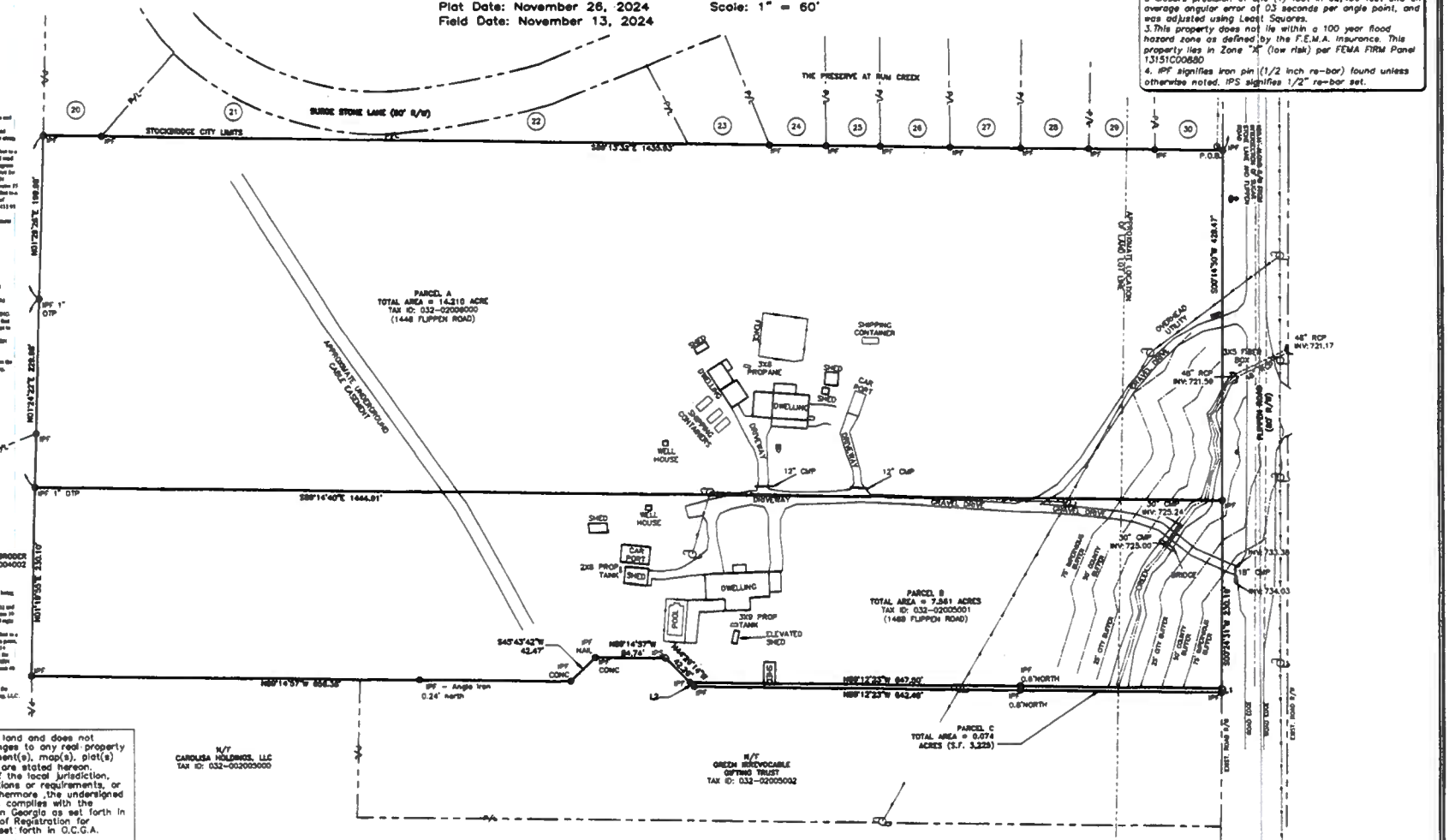
1498 Flippen Road - Land Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

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 said right of way intersection South 89 degrees 59 minutes 49 seconds West along Flippen Road for 1236.11 feet to a point, THENCE continuing along said right of way South 89 degrees 14 minutes 58 seconds West for 439.47 feet to the POINT OF BEGINNING;

THENCE continuing along said right of way South 89 degrees 26 minutes 31 seconds West for 200.99 feet to a point, THENCE leaving said right of way North 01 degrees 13 minutes 20 seconds West for 697.59 feet to a point, THENCE North 44 degrees 26 minutes 14 seconds West for 42.36 feet to a point, THENCE North 89 degrees 34 minutes 37 seconds West for 84.74 feet to a point, THENCE South 45 degrees 43 minutes 42 seconds West for 42.47 feet to a point, THENCE North 89 degrees 34 minutes 37 seconds West for 496.38 feet to a point, THENCE North 01 degrees 29 minutes 25 seconds East for 229.99 feet to a point, THENCE South 89 degrees 14 minutes 58 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 7.361 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.



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, Registered Land Surveyor #2535 Date 12/3/24

NO.	DATE	DESCRIPTION	BY
1.	12/3/24	added legal descriptions	drb

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR

Course	Bearing	Distance
L1	S 02°26'31" W	3.00'
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 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.

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft

24040surv.dwg

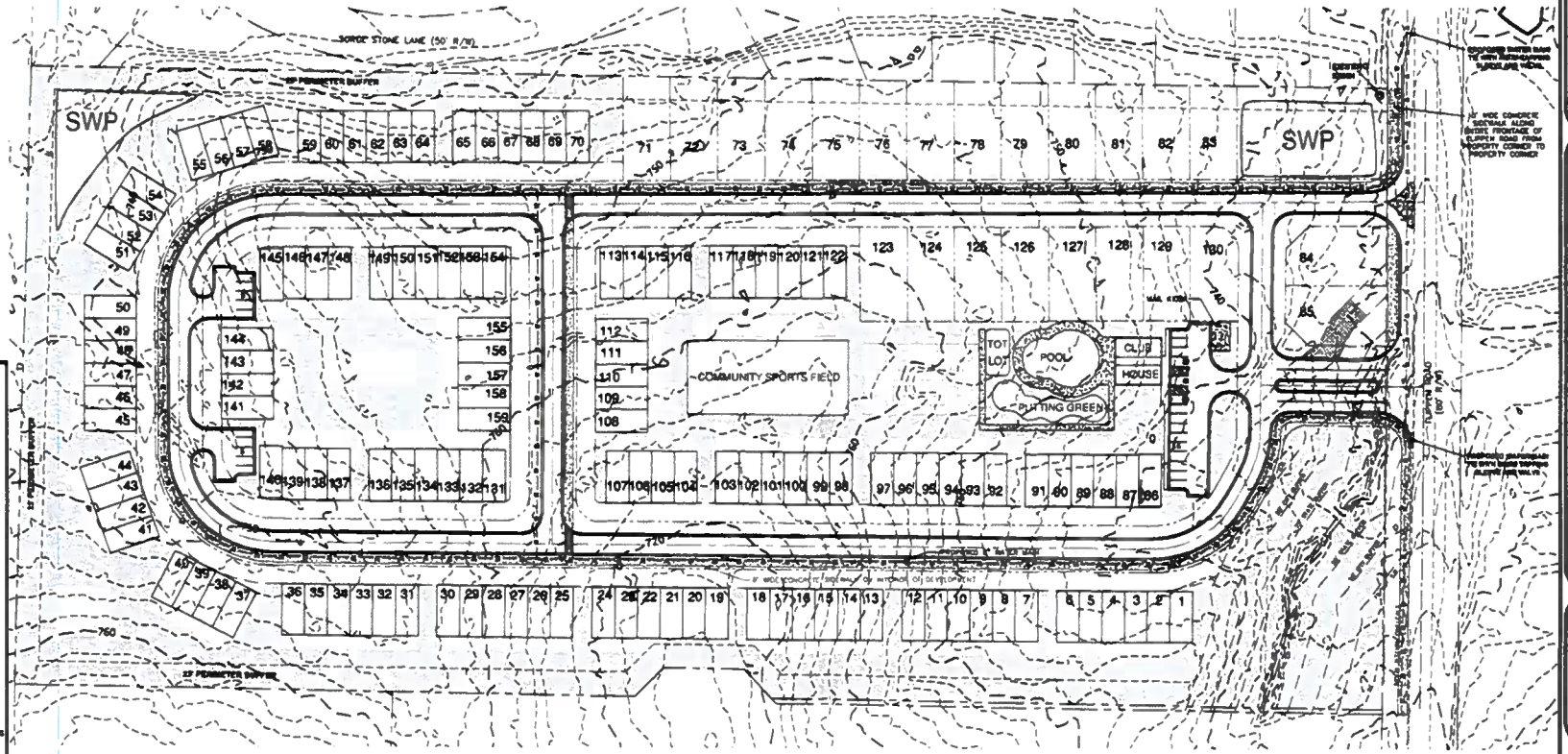
PREPARED BY
ELITE
ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT
300 Int'l Parkway, Suite 300
Dallas, Georgia 30132
(678) 324-8291

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 404-422-6606
4. ENGINEER :
   ELITE ENGINEERING, LLC
   3600 W PARKWAY SUITE A, GA 30132
   CONTACT: JONATHAN JONES, P.E. 678-218-7996
5. CURRENT ZONING : R-5 (HENRY COUNTY)
   PROPOSED ZONING : PUD (CITY OF STOCKBRIDGE)
   TOTAL SITE AREA = 74.77 ACRES
   REQUIRED OPEN SPACE = 4.35 ACRES
   PROVIDED OPEN SPACE = 4.71 ACRES
   PROPOSED NUMBER OF UNITS = 164 (53 SFR, 136 TOWNHOMES)
   PROPOSED DENSITY = 7.30 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 BUILDING)
   MIN. REAR YARD = 20 FEET
   50' MIN. LOT WIDTH

   PARKING REQUIREMENTS:

   PROVIDED PARKING = 2 CAR GARAGE X 136 UNITS = 272 SPACES
   ADDITIONAL PARKING PROVIDED = 23 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 (EST. ESTIMATED DAILY FLOW = 164 UNITS X 400 GPD/UNIT = 65,600 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
3600 W Parkway Suite A, GA 30132
Jonathan Jones, P.E.
(678) 218-7996

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
404-422-6606

RECORDER'S COURT
HENRY COUNTY, GEORGIA

PROJECT No.	24048
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

Amendment to the Comprehensive Plan Application

THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR APPLYING FOR AN AMENDMENT TO THE STOCKBRIDGE COMPREHENSIVE PLAN.

APPLICATION REVIEW PROCESS. COMPREHENSIVE PLAN AMENDMENT APPLICATIONS ARE FIRST REVIEWED BY THE PLANNING AND ZONING STAFF, WHO MAKE RECOMMENDATIONS TO THE PLANNING COMMISSION. THE PLANNING COMMISSION THEN HOLDS A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS AND MAKES RECOMMENDATIONS TO THE MAYOR AND CITY COUNCIL. FINALLY, THE CASE GOES TO THE STOCKBRIDGE MAYOR AND CITY COUNCIL, WHO HOLD A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS. THEY MAKE THE FINAL DECISION ON THE APPLICATION.

PLEASE NOTE: ALL FEES ARE NON-REFUNDABLE. THERE ARE NO EXCEPTIONS.

REQUIRED PRE-APPLICATION MEETING—BEFORE SUBMITTING YOUR APPLICATION, PLEASE CONTACT THE PLANNING AND ZONING DIVISION OFFICE TO SCHEDULE A PRE-APPLICATION MEETING. THIS MEETING MUST BE HELD AT LEAST ONE WEEK BEFORE YOU SUBMIT YOUR APPLICATION.

NO PRE-APPLICATION MEETING WILL BE CONDUCTED WITHOUT AN APPOINTMENT.

FOR ASSISTANCE, YOU MAY CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY, AT (678) 833-3344.

ALL PUBLIC HEARINGS TAKE PLACE IN THE COUNCIL CHAMBER AT THE STOCKBRIDGE CITY HALL AT 4640 NORTH HENRY BOULEVARD IN STOCKBRIDGE, GEORGIA, 30281, UNLESS THEY ARE HELD VIRTUALLY VIA ZOOM.

City of Stockbridge Planning and Zoning Division

Application for an Amendment to the Comprehensive Plan

Name of Applicant LAND BUYERS OF AMERICA GA, LLC Phone: 404-422-6806 Date: 12/21/24

Address of Applicant: 2500 CLEAN WATER COURT Cell # 404-422-6806

City: BUFORD State: GA Zip: 30159 E-mail: moneyforyourdirt@gmail.com

Name of Agent MIKE KANER Phone: 404-422-6806 Date: 12/21/24

Address of Agent: 2500 CLEAN WATER COURT Cell # 404-422-6806

City: BUFORD State: GA Zip: 30159 E-mail: moneyforyourdirt@gmail.com

THE PERSONS NAMED ABOVE AFFIRM THAT THEY ARE THE ~~OWNER OR~~ AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS THAT THE FOLLOWING AMENDMENT TO THE COMPREHENSIVE PLAN BE GRANTED:

FROM: Henry County Medium Density Suburban

To: City of Stockbridge Medium Density Residential

The property will be POSTED with a City of Stockbridge Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen days prior to the Planning Commission and Mayor/City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason.

_____ **(Acknowledgement)**

Property Address: 1448 & 1468 FLIPPEN ROAD STOCKBRIDGE, GA

Nearest intersection to the property: FLIPPEN ROAD AND ST IVES COURT (PROPOSED ~~INTERSECTION~~)

Size of Tract: 21.77 acre(s). Land Lot Number(s): 11 & 12 . District(s): 6TH

Property Tax Parcel Number(s):

032-0200-6000 & 032-0200-5001 **(Required)**

Witness' Signature

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 Rebecca~~ 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: jharveys@yahoo.com gmail. TWC

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 Kaiser

Company/law firm (if applicable): N/A

Telephone, E-Mail, & Address: 404-422-6806. moneyforyouadvisor@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 NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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

jharveyrd@yahoo.com. gmail JHR
EMAIL ADDRESS

Sworn to and subscribed before me this
12 day of Dec 2024

NOTARY PUBLIC

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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 GALLC
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 NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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

404-422-6906

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 22 ND 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 HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a variance.

property owner, please first type a list on a separate sheet or paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1448 Flippen Road, Stockbridge [address], with Parcel Number 032-02006000 which is the subject of this application. GA 30281

Name of Property Owner: Brenda Reichert
Property Owner's Address: 1448 Flippen Road, Stockbridge, GA 30281
Telephone: 404-323-4360 E-mail: brendann2003@yahoo.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: Brenda Reichert Date: 12/8/24

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property. MICHAEL KANER - AGENT

Name(s) of Applicant(s): ~~c/o 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 NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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

NOTARY PUBLIC

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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 NC

~~MONEY FOR YOUR EFFORTS~~
EMAIL ADDRESS moneyforyourdirt@gmail.com

Sworn to and subscribed before me this
22 day of DEC 2024

NOTARY PUBLIC

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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

× 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 NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

* 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.



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

and hereinafter called the "Borrower", and

ESTATE OF D. G. BURDETTE (Trust Company Bank and Alma B. 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 791.13 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
Ann Ag Pierce
Tax Commissioner

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 18 AM '85
BOOK
PAGE
DATE

17.50
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, Luther, 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
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
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 CLEGG WATER COURT
ADDRESS
BUFORD 30519
CITY & STATE ZIP CODE
404-422-6806
PHONE NUMBER
money for your dirt@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this
22nd day of Dec 2024

NOTARY PUBLIC

M LYNN QUEEN
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES
08/12/2027

Indicate which of the above is applicable: 1 _____ 2 ✓ or 3 _____

MICHAEL KANGER — 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 CLEGHORN 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 6th day of DECEMBER, 2024

Michelle Jones
Applicant's Name - Printed

Michelle Jones, executor
Signature of Applicant/Property Owner/Agent

OWNER

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.

M Lynn Queen
Notary Public

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

* 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

BOOK 540 PAGE 293

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 13 AM '83
BOOK 540
PAGE 293
10-13-83
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: Dale B. Schneider Pres. (Seal)

Notary Public, Fulton County, Georgia
My Commission Expires Feb. 12, 1984

Dale B. Schneider (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 TENANTS WITH RIGHT OF SURVIVORSHIP

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS---------- ($10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County, Georgia, consisting of 6.66 acres as shown on a plat prepared by Joe Rowan, Jr., dated May 1, 1984, and being more particularly described as follows:

To find the True Point of Beginning, begin at the Southeast corner of land lot 11, said corner being located in the center of Flippen Road (having an 80 foot right of way); thence North along the center line of Flippen Road a distance of 329.32 feet to a point: thence North 89 degrees 02 minutes 39 seconds West a distance of 40 feet to an iron pin located on the West right of way line of Flippen Road and being the True Point of Beginning; thence North 89 degrees 02 minutes 39 seconds West a distance of 1,452.20 feet to an iron pin; thence North 01 degrees 35 minutes 51 seconds East a distance of 200 feet to an iron pin; thence South 89 degrees 02 minutes 40 seconds East a distance of 1,448.75 feet to an iron pin on the West right of way line of Flippen Road; thence South 00 degrees 36 minutes 37 seconds West along the West right of way line of Flippen Road a distance of 200 feet to an iron pin and the True Point of Beginning.

HENRY COUNTY GEORGIA
REAL ESTATE TRANSFER TAX
PAID $ 13.40
DATE 6-13-84
Rose L. Smith
Clerk of Superior Court

FILED IN OFFICE
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA.
JUN 13 3 16 PM '84
RECORDED
BOOK 577
PAGE 115
DATE 6-20-84
CLERK
Rose L. Smith

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 at Large
My Commission Expires Jan. 2, 1987

Dale B. Schneider (Seal)

(Seal)

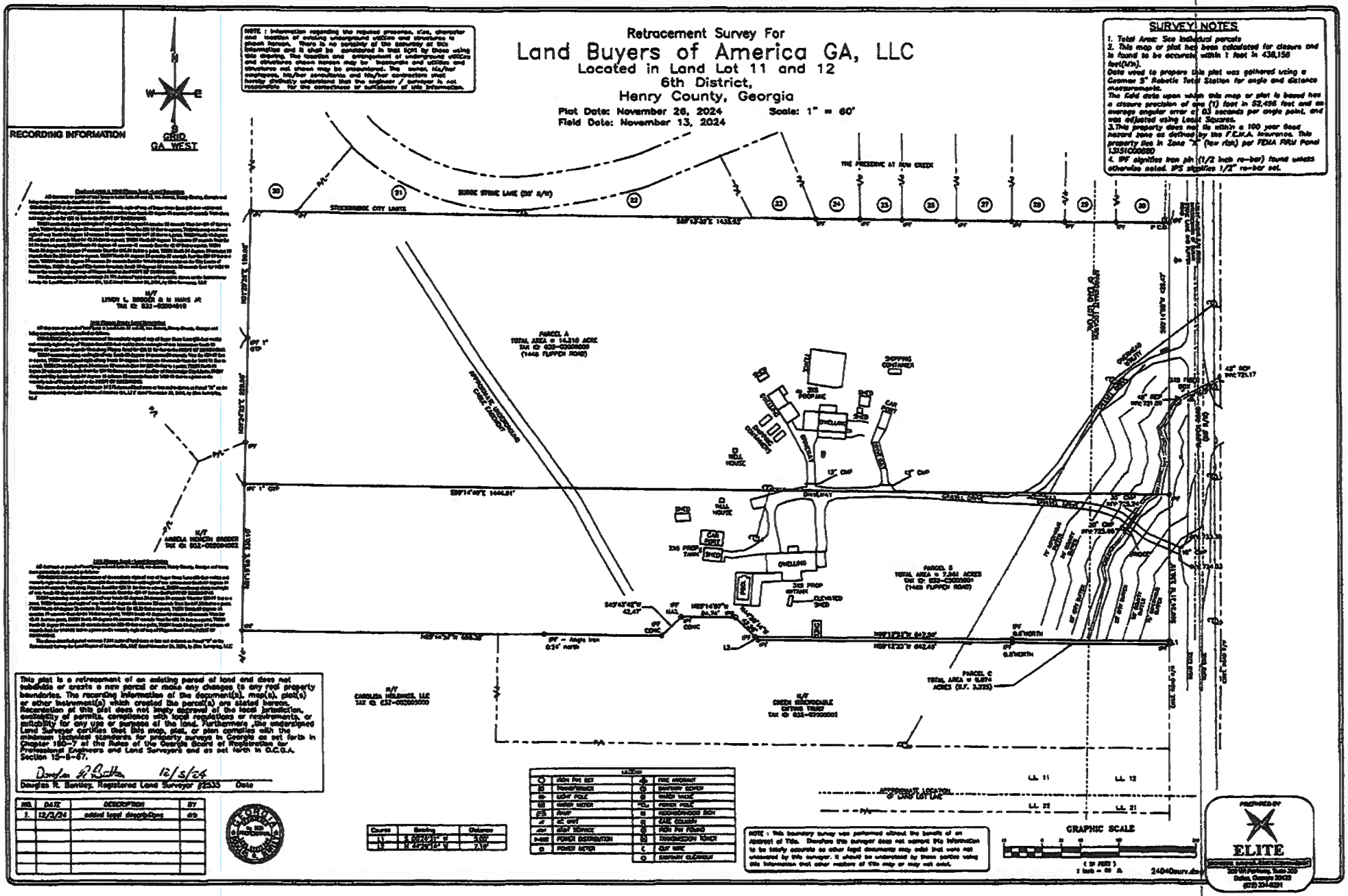
1468/1448 Combined Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) then South 00 degree 19 minutes 49 seconds West along said right of way for 128.11 feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degree 14 minutes 50 seconds West for 429.47 feet to a point; THEN South 00 degree 24 minutes 31 seconds West for 230.19 feet to a point; THEN leaving said road right of way North 89 degrees 12 minutes 23 seconds West for 647.50 feet to a point; THEN North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point; THEN South 45 degrees 43 minutes 42 seconds East for 42.47 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 656.38 feet to a point; THEN North 01 degrees 19 minutes 55 seconds East for 230.10 feet to a point; THEN North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THEN North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City Limits of Stockbridge; THEN along said City Limits boundary South 89 degrees 13 minutes 32 seconds East for 1435.93 feet to the westerly right of way of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 21.771 Acres of land more or less and is shown on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

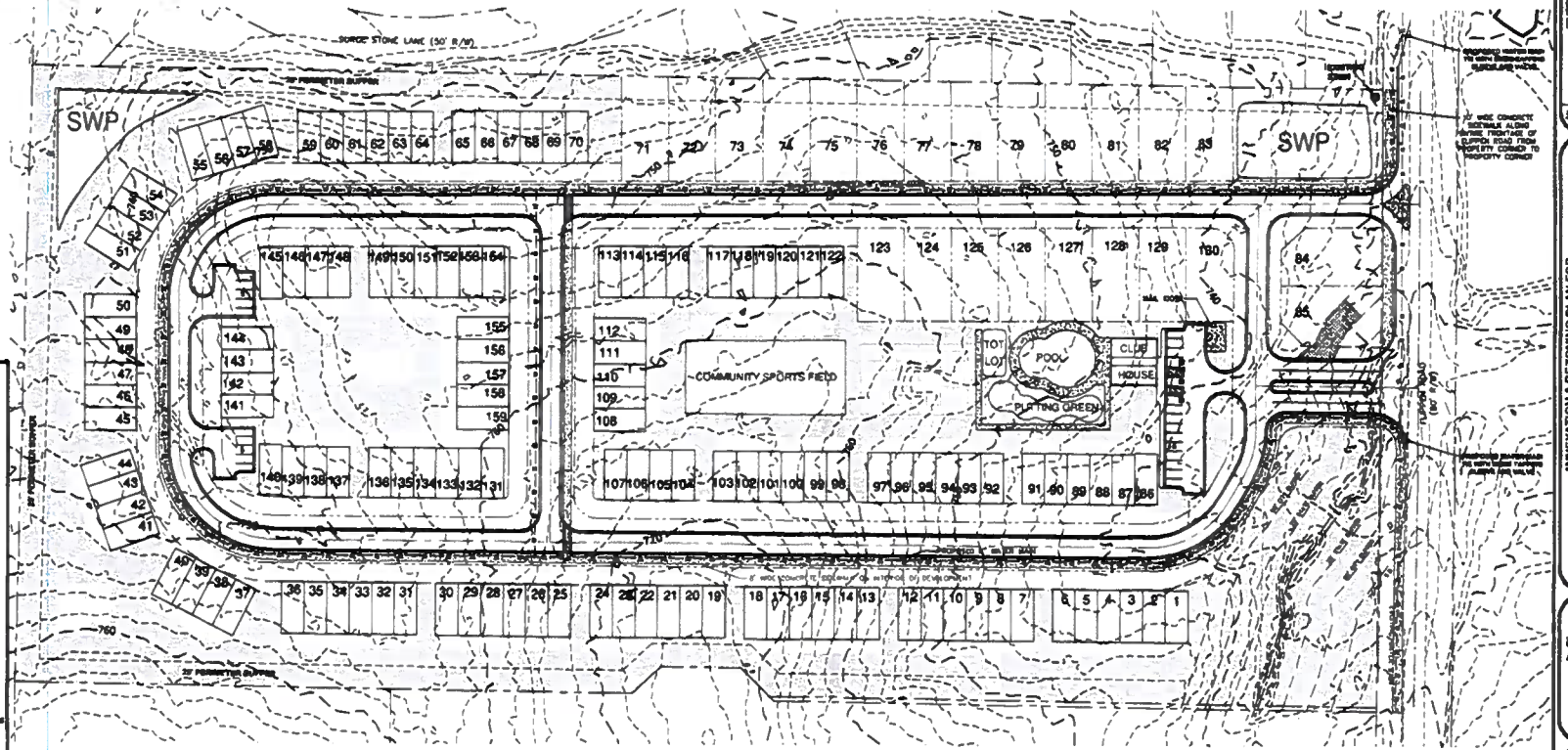

Retracement Survey For
Land Buyers of America GA, LLC
Located in Land Lot 11 and 12
6th District,
Henry County, Georgia
Plat Date: November 26, 2024
Field Date: November 13, 2024
Scale: 1" = 60'
SURVEY NOTES
1. Total Area: See individual parcels
2. This map or plat has been calculated for closure and is found to be accurate within 1 foot in 438,158 feet(1/n).
Data used to prepare this plat was gathered using a Cosmos 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 0.0 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 13151C0060D
4. IPF signifies iron pin (1/2 inch re-bar) found unless otherwise noted. IPS signifies 1/2" re-bar set.
RECORDING INFORMATION
GRID
GA WEST
NOTE : Information regarding the reported presence, size, character and location of existing underground utilities and appurtenances is shown hereon. There is no warranty of the accuracy of this information and it shall be considered in field fact by those using this drawing. The location and arrangement of underground utilities and appurtenances shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his/her employees, his/her contractors, and his/her contractors must further distinctly understand that the engineer / surveyor is not responsible for the correctness or completeness of this information.
STOCKBRIDGE CITY LIMITS
SMOKE STONE LANE (50' R/W)
THE PRESERVE AT ASH CREEK
PARCEL A
TOTAL AREA = 14.316 ACRE
TAX ID: 032-02000000
(1448 FLIPPEN ROAD)
PARCEL B
TOTAL AREA = 7.340 ACRES
TAX ID: 032-02000001
(1462 FLIPPEN ROAD)
PARCEL C
TOTAL AREA = 0.971 ACRES (42,297 SQ.FT.)
H/F
LINDY L. BROOKS & M MARS JR
TAX ID: 032-02004010
H/F
ARDELL KENNETH SNIDER
TAX ID: 032-02004002
H/F
CARDLESS HOLDINGS, LLC
TAX ID: 032-02003000
H/F
GREEN IRREVOCABLE
TAX ID: 032-02002001
ACCESSORY LOCATION OF LAND LOT LINE
GRAPHIC SCALE
1 inch = 60 ft.
2404Boun.dwg
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, Registered Land Surveyor #2535
12/5/24
Date
NO. | DATE | DESCRIPTION | BY
1. | 12/3/24 | added legal descriptions | dlb
Course | Bearing | Distance
L1 | S 89°03'01" W | 3.00'
L2 | N 42°43'43" W | 7.19'
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 discovered 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
Surveying - Land Development
320 W Parkway, Suite 320
Dallas, Georgia 30132
(678) 334-8201

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 GIS DEPARTMENT
3. OWNER/DEVELOPER:
   LAND BUYERS OF AMERICA GA, LLC
   24 HR. CONTACT: MICHAEL KANER 404-422-6809
4. ARCHITECT:
   ELITE ENGINEERING, LLC
   3200 W PLEASANT RUN, LAWRENCEVILLE, GA 30043
   CONTACT: JONATHAN JONES, P.E. 678-715-3555
5. CURRENT ZONING: R-45 (HENRY COUNTY)
   PROPOSED ZONING: PUD (CITY OF STOCKBRIDGE)
   TOTAL SITE AREA = 29.77 ACRES
   REQUIRED OPEN SPACE = 4.36 ACRES
   PROVIDED OPEN SPACE = 4.71 ACRES
   PROPOSED NUMBER OF UNITS = 159 (23 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 + 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 FLOOD PANEL NO. 13151C0035B.
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 = 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
[redacted]

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
404-422-6809

PROJECT NO.	2604
DRAWING SCALE	1" = 60'
DESIGNED BY	JPJ
DRAWN BY	JPJ
CHECKED BY	JPJ
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

Rezoning Application

City of Stockbridge, Georgia

THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR REZONING APPLICATIONS TO BE HEARD BY THE CITY OF STOCKBRIDGE PLANNING COMMISSION.

PLEASE NOTE: ALL FEES ARE NON-REFUNDABLE. THERE ARE NO EXCEPTIONS.

ALL APPLICANTS ARE REQUIRED TO SCHEDULE AND ATTEND A PRE-APPLICATION MEETING WITH THE CITY OF STOCKBRIDGE PLANNING AND ZONING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PLEASE CALL THE OFFICE AT (770) 389-7900 TO SCHEDULE AN APPOINTMENT.

NO PRE-APPLICATION MEETING WILL BE CONDUCTED WITHOUT AN APPOINTMENT.

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT THE PLANNING AND ZONING DIVISION OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY, AT (770) 389-7900.

MEETING LOCATIONS—ALL PLANNING COMMISSION MEETINGS WILL BE HELD VIRTUALLY (BY ZOOM) UNTIL FURTHER NOTICE.

[Form revised on 1/19/22.]

City of Stockbridge Planning and Zoning Division

Rezoning Application

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): 1142 , 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
Printed Name of Applicant C/O LAND BUYERS OF AMERICA GA LLC

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)*

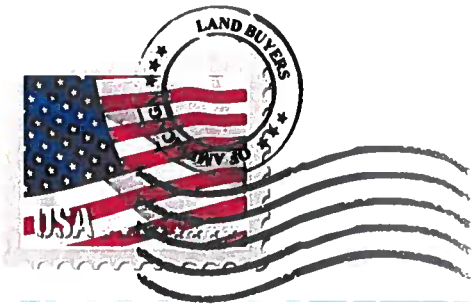
Application checked by:_____ Date:_____ Map Number(s): _____

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

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 Georgia~~ 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. me

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 12.6.24

Date Date

Notary Public's Seal or Stamp:

M. LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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

jharveyrd@yahoo.com
EMAIL ADDRESS gmail

JHR

Sworn to and subscribed before me this
12th day of Dec 2024

NOTARY PUBLIC

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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

mooreyfamyourlot@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this
22 day of Dec 2024

NOTARY PUBLIC

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

Indicate which of the above is applicable: 1 _____ 2 ✓ or 3 _____

Michael Kanter — 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

404-422-6206

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 _____, _____

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 HENRY COUNTY, GEORGIA COMMISSION EXPIRES MAY 08/12/2027

* 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 BUYERS OF AMERICA GA LLC ~~APPLICANT~~

Telephone, E-Mail, & Address: 404-422-6406 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 HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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

NOTARY PUBLIC

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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
~~MONEY FOR YOUR EFFORTS~~ NC

EMAIL ADDRESS
moneyforyourdirt@gmail.com

Sworn to and subscribed before me this
22 day of DEC 2024

NOTARY PUBLIC

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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

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 NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

* 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.



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

and hereinafter called the "Borrower" and

ESTATE OF L. O. BURDETTE (Trust Company Bank and Alma B. 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 1,230 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
Ann Ay Pitchford
Tax Commissioner

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 District of Henry County Georgia, as per plat prepared by W.R. Franks and dated August 28, 1985, and being more particularly described as follows:

To ascertain the True Point of Beginning commence at a reference point being the intersection of the Western right of way line of Flippen Road and the Southern line of Land Lot 11; thence from said reference point in a Northerly direction along the Western right of way line of Flippen Road a distance of 989.32 feet to an iron pin and the True Point of Beginning; thence North 89 degrees 02 minutes 42 seconds West a distance of 1,439.81 feet to an iron pin; thence North 01 degrees 55 minutes 51 seconds East a distance of 200 feet to an iron pin placed; thence South 89 degrees 02 minutes 42 seconds East a distance of 1,435.92 feet to an iron pin placed on the Western right of way line of Flippen Road; thence South 00 degrees 29 minutes West a distance of 200 feet to an iron pin and the TRUE POINT OF BEGINNING. said tract containing 6.599 acres.

FILED IN OFFICE
CLERK SUPERIOR COURT

DEC 11 11 58 AM '85

REC'D
FILED
DAT

17.50
12-11-85

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 Hilpen Rd, Stockbridge [address], with Parcel Number 032 0200 5001 which is the subject of this application. GA 30281

Name of Property Owner: WILLARD 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:

STATE OF GEORGIA
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
day of December 2024
NOTARY PUBLIC

STATE OF GEORGIA

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 CLEGG 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
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES
08/12/2027

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

Michelle Jones, executor
Signature of Applicant/Property Owner/Agent

OWNER

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.

M Lynn Queen
Notary Public

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

* 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-G

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
Laura L. Saylor
Clerk of Superior Court

FULTON OFFICE
CLERK OF SUPERIOR COURT
OCT 13 11 13 AM '83
BOOK 540
PAGE 293
DATE 10-14-83 Laura L. Saylor

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-G

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 Superior Court

FILED IN OFFICE
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA.
JUN 13 3 16 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:

Notary Public, Henry County, Georgia, State of Georgia
My Commission Expires 2-2-87

Eight-Seventy Corporation

By: (Seal)

Dale B. Schneider (Seal)

(Seal)

1468/1448 Combined Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) then South 00 degree 19 minutes 49 seconds West along said right of way for 128.11 feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degree 14 minutes 50 seconds West for 429.47 feet to a point; THEN South 00 degree 24 minutes 31 seconds West for 230.19 feet to a point; THEN leaving said road right of way North 89 degrees 12 minutes 23 seconds West for 647.50 feet to a point; THEN North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point; THEN South 45 degrees 43 minutes 42 seconds East for 42.47 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 656.38 feet to a point; THEN North 01 degrees 19 minutes 55 seconds East for 230.10 feet to a point; THEN North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THEN North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City Limits of Stockbridge; THEN along said City Limits boundary South 89 degrees 13 minutes 32 seconds East for 1435.93 feet to the westerly right of way of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 21.771 Acres of land more or less and is shown on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

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.

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

N
W E
S
GRID
GA WEST

RECORDING 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.

Continued From Land Lot 11 and 12 Description

All that tract or parcel of land lying in Land Lot 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 Roper Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) then South 00 degrees 19 minutes 48 seconds West along said right of way for 126.11 feet to the POINT OF BEGINNING;

THENCE continuing along said right of way South 00 degree 34 minutes 59 seconds West for 439.47 feet to a point; THENCE South 00 degree 24 minutes 21 seconds West for 220.10 feet to a point; THENCE leaving said road right of way North 89 degrees 12 minutes 22 seconds West for 647.38 feet to a point; THENCE North 44 degrees 31 minutes 14 seconds West for 42.26 feet to a point; THENCE North 89 degrees 14 minutes 57 seconds West for 84.76 feet to a point; THENCE South 45 degrees 43 minutes 42 seconds West for 42.47 feet to a point; THENCE North 89 degrees 14 minutes 57 seconds West for 654.59 feet to a point; THENCE North 01 degree 24 minutes 52 seconds East for 220.88 feet to a point; THENCE North 01 degree 29 minutes 25 seconds East for 220.00 feet to a point; THENCE North 01 degree 29 minutes 25 seconds East for 199.98 feet to a point on the City Limits of Stockbridge; THENCE along said City Limits boundary South 89 degrees 13 minutes 32 seconds East for 1433.63 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

N/F
LYNDY L. BRODER & M HAAS JR
TAX ID: 032-02004010

Land Lot 11 and 12 Description

All that tract or parcel of land lying in Land Lot 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 Roper Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) then said right of way intersection South 00 degrees 19 minutes 48 seconds West along Flippen Road for 126.11 feet to the POINT OF BEGINNING;

THENCE continuing along said right of way South 00 degrees 34 minutes 59 seconds West for 439.47 feet to a point; THENCE leaving said right of way North 89 degrees 14 minutes 57 seconds West for 1444.91 feet to a point; THENCE North 01 degree 24 minutes 52 seconds East for 220.88 feet to a point; THENCE North 01 degree 29 minutes 25 seconds East for 199.98 feet to a point on the City of Stockbridge City Limits; THENCE along said City Limits South 89 degrees 13 minutes 32 seconds East for 1433.63 feet to a point on the westerly right 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

N/F
ANGELA NEMETH BRODER
TAX ID: 032-002004002

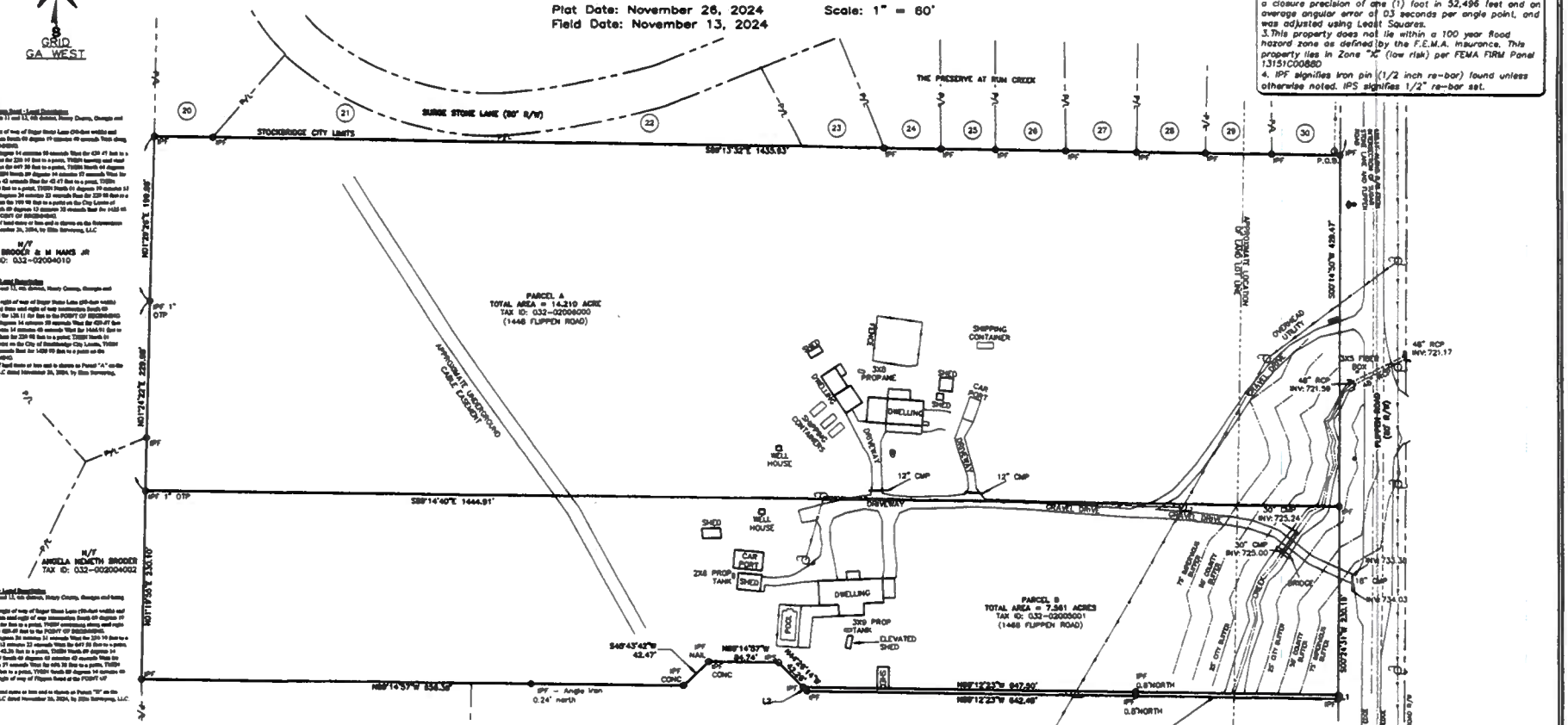
Land Flippen Road - Land Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th District, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Roper Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) then said right of way intersection South 00 degrees 19 minutes 48 seconds West along Flippen Road for 126.11 feet to the POINT OF BEGINNING;

THENCE continuing along said right of way South 00 degrees 34 minutes 59 seconds West for 439.47 feet to a point; THENCE leaving said right of way North 89 degrees 12 minutes 22 seconds West for 647.38 feet to a point; THENCE North 44 degrees 31 minutes 14 seconds West for 42.26 feet to a point; THENCE North 89 degrees 14 minutes 57 seconds West for 84.76 feet to a point; THENCE South 45 degrees 43 minutes 42 seconds West for 42.47 feet to a point; THENCE North 89 degrees 14 minutes 57 seconds West for 654.59 feet to a point; THENCE North 01 degree 24 minutes 52 seconds East for 220.88 feet to a point; THENCE North 01 degree 29 minutes 25 seconds East for 199.98 feet to a point on the City of Stockbridge City Limits; THENCE along said City Limits South 89 degrees 13 minutes 32 seconds East for 1433.63 feet to a point on the westerly right of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 7.264 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



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 12/5/24
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 LAND SURVEYOR

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
WM	WATER METER	○	POWER POLE
RMP	RAMP	■	NEIGHBORHOOD SIGN
ac	AC UNIT	■	GATE COLUMN
ATT	AT&T SERVICE	●	IRON PIN FOUND
P-PWR	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 undiscovered 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

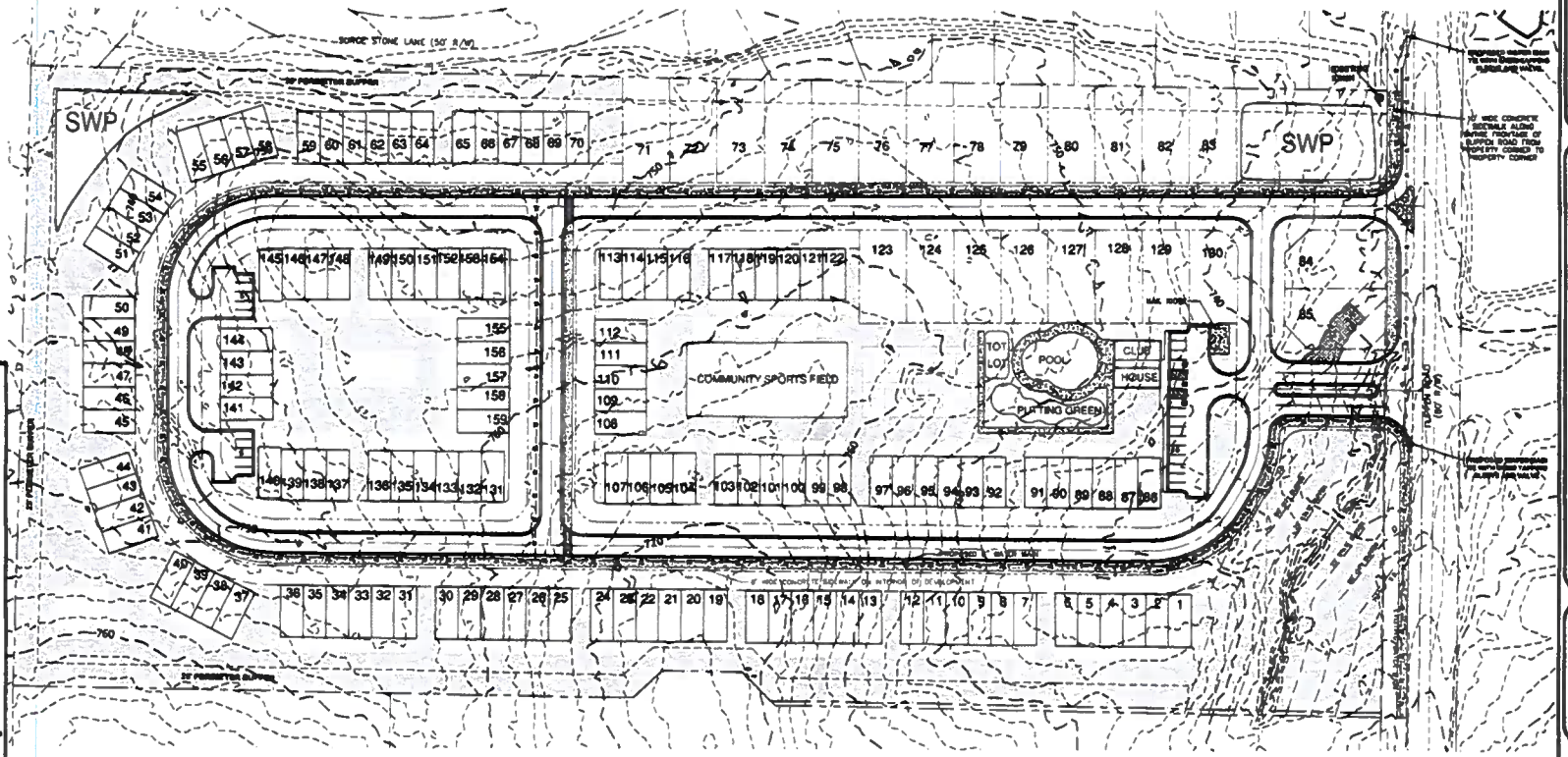
PREPARED BY
ELITE
SURVEYING | PLANNING | CONSTRUCTION MANAGEMENT
300 NW Parkway, Suite 300
Dallas, Georgia 30132
(678) 324-8291

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 KAINER 404-422-8606
4. ENGINEER: ELITE ENGINEERING, LLC 300 W PARKWAY DALLAS, GA 30132 CONTACT: JONATHAN JONES, P.E. 678-315-2686
5. CURRENT ZONING : R-5 (HENRY COUNTY)
   PROPOSED ZONING : PUD (CITY OF STOCKBRIDGE)
   TOTAL SITE AREA = 29.77 ACRES
   REQUIRED OPEN SPACE = 4.34 ACRES
   PROVIDED OPEN SPACE = 4.71 ACRES
   PROPOSED NUMBER OF LOTS = 150 (23 SFD, 126 TOWNHOMES)
   PROPOSED DENSITY = 7.38 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 X 150 UNITS = 300 SPACES
   ADDITIONAL PARKING PROVIDED = 39 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. 13089C0060D
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 FOR HENRY COUNTY RESULTING 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 CANYON 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) 315-2686

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 KAINER
404-422-8606

PROJECT No.	20040
DRAWING SCALE	1" = 60'
DESIGNED BY	JPJ
DRAWN BY	JPJ
CHECKED BY	JPJ
DATE	12/8/21
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.

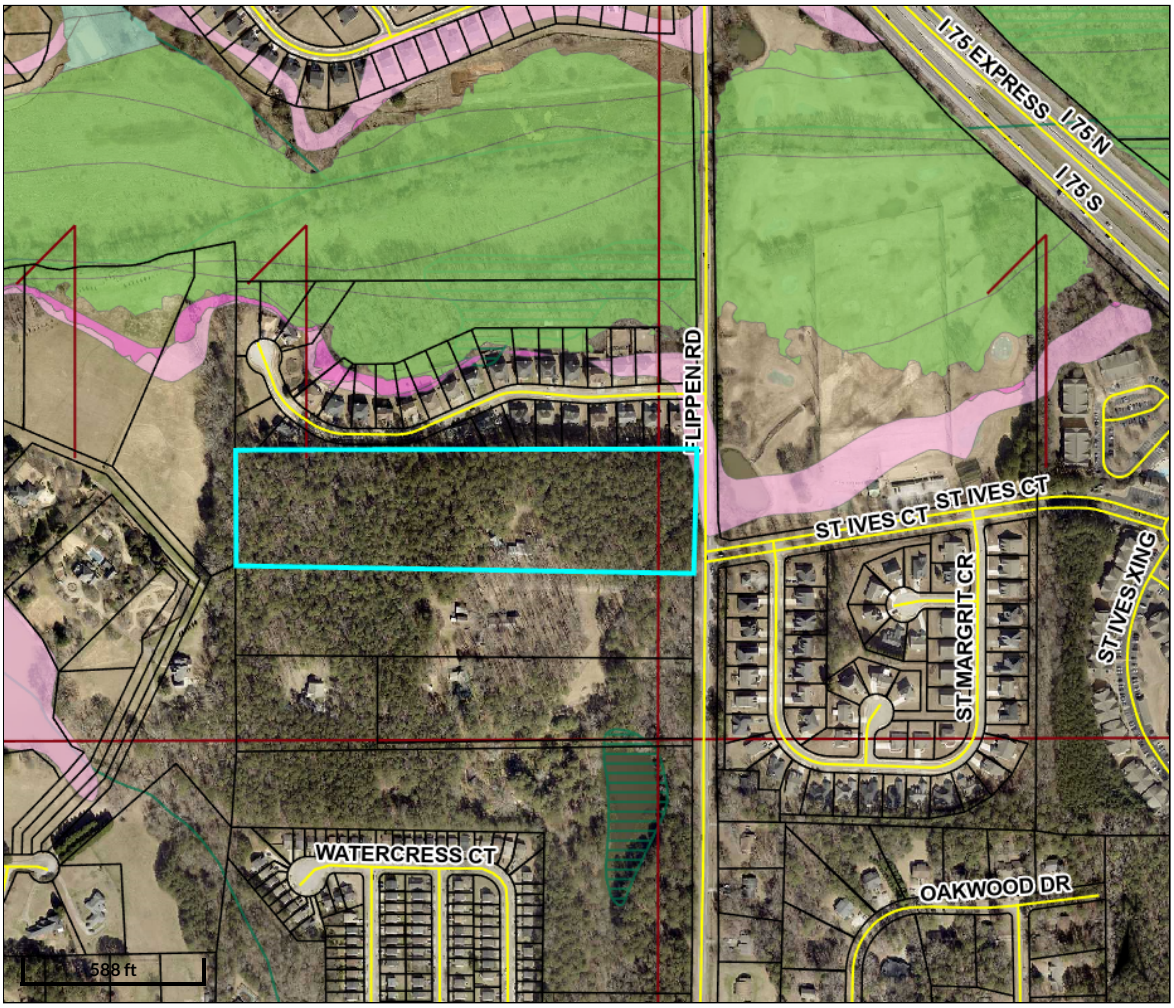
The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Plat dated 12/03/2024 prepared by Elite Engineering.

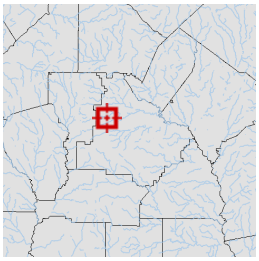
Fritz Jacques

Fritz Jacques
Engineering Supervisor
Henry County Water Authority

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

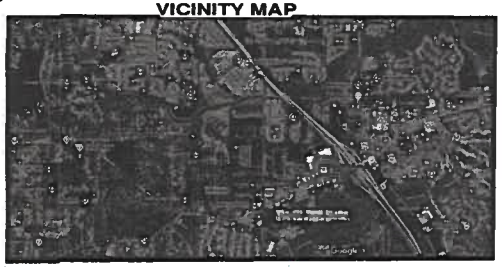
Parcel ID	032-02006000	**Class**	Consv Use	**Owner Address**	REICHERT WILLIAM K & BRENDA A 1448 FLIPPEN RD STOCKBRIDGE, GA 30281	**Land Value:**	$182,500				
Property Address	1448 FLIPPEN RD	**Acreage**	14.21			**Building Value:**	$292,100	**Last 2 Sales**			
District	Henry County					**Misc Value:**	$840	**Date**	**Price**	**Reason**	**Qual**
						Total Value:	$427,800	10/1/1983	$22,900	LM	Q
								n/a	$	n/a	n/a

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 2/18/2025
Last Data Uploaded: 2/18/2025 1:09:42 AM

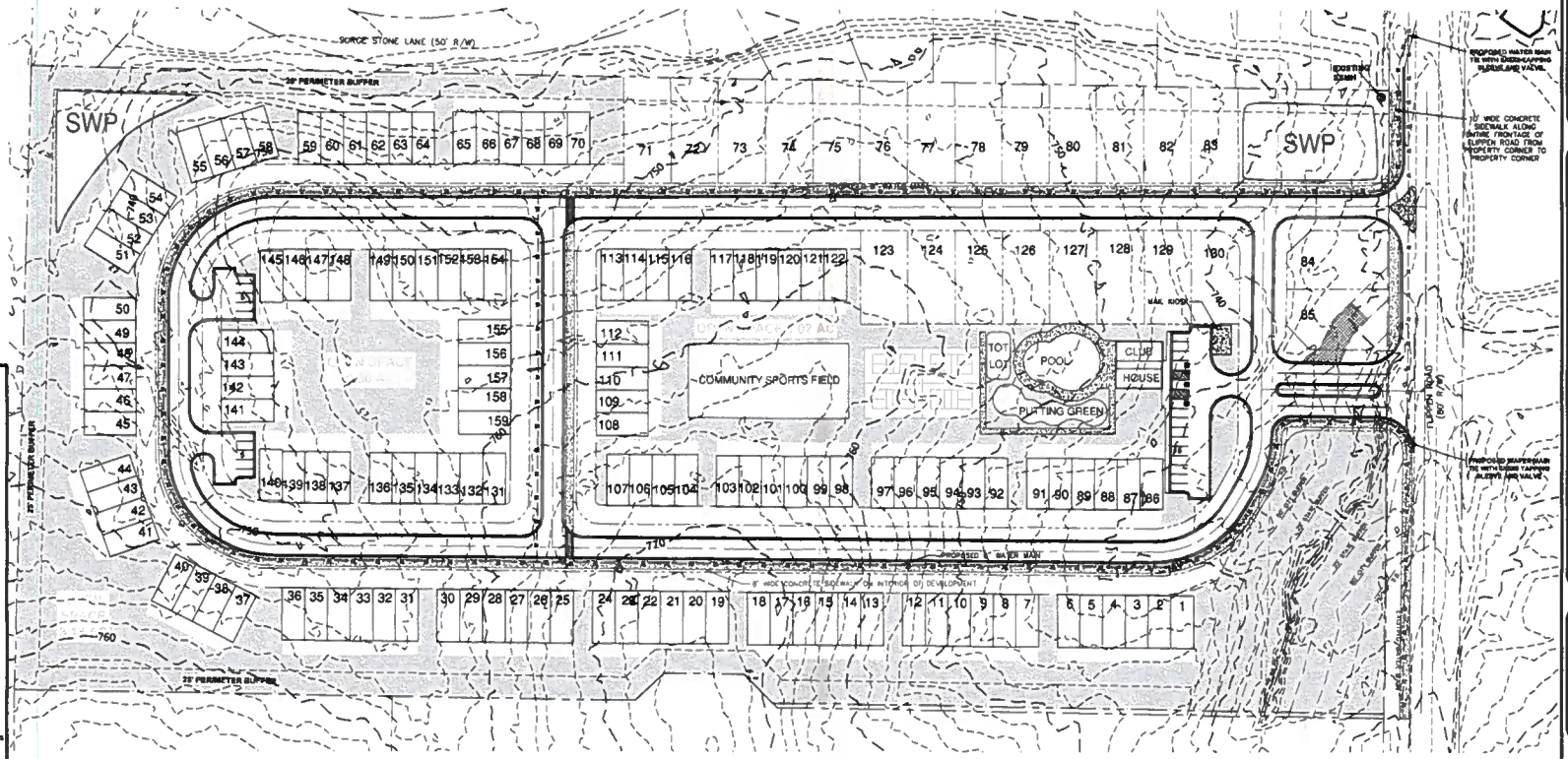
Developed by SCHNEIDER GEOSPATIAL

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 404-422-8806
4. ENGINEER
   ELITE ENGINEERING, LLC
   300 WI PARKWAY DALLAS, GA 30132
   CONTACT: JONATHAN JONES, P.E. 678-215-2988
5. CURRENT ZONING : M-1 (HENRY COUNTY)
   PROPOSED ZONING : PUD (CITY OF STOCKBRIDGE)
   TOTAL SITE AREA = 21.77 ACRES
   REQUIRED OPEN SPACE = 4.36 ACRES
   PROVIDED OPEN SPACE = 4.71 ACRES
   PROPOSED NUMBER OF LOTS = 158 (23 SFR, 136 TOWNHOMES)
   PROPOSED DENSITY = 7.30 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 158 UNITS = 316 SPACES
   ADDITIONAL PARKING PROVIDED = 35 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 WITH ESTIMATED DAILY FLOW = 158 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 = 80 ft.

PREPARED BY:
Elite Engineering
Engineering | Surveying | Management
300 WI Parkway Dallas, GA 30132
Jonathan Jones, P.E.
(678) 215-2988

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
404-422-8806

PROJECT No.	24040
DRAWING SCALE	1" = 80'
DESIGNED BY:	JFJ
DRAWN BY	JFJ
CHECKED BY:	JFJ
DATE:	12/9/24
SHEET	1 OF 1

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.

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

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.

Continued (1446 & 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) then South 00 degree 19 minutes 49 seconds West along said right of way for 128.11 feet to the POINT OF BEGINNING;

THENCE continuing along said right of way South 00 degree 14 minutes 50 seconds West for 429.47 feet to a point, THENCE South 00 degree 34 minutes 31 seconds West for 230.19 feet to a point, THENCH leaving said road right of way North 89 degrees 12 minutes 23 seconds West for 847.50 feet to a point, THENCE North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point, THENCH North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point, THENCH South 45 degrees 43 minutes 42 seconds East for 42.47 feet to a point, THENCH North 89 degrees 14 minutes 57 seconds West for 856.36 feet to a point, THENCH North 01 degrees 19 minutes 55 seconds East for 230.10 feet to a point, THENCH North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point, THENCH North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City Limits of Stockbridge, THENCH 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 Ellis Surveying, LLC

N/F
LYNDY L. BRODER & M HAMS JR
TAX ID: 032-02004010

1446 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;

THENCH continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to a point, THENCH leaving said right of way North 89 degrees 14 minutes 48 seconds West for 1444.91 feet to a point; THENCH North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THENCH North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City of Stockbridge City Limits, THENCH 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 Ellis Surveying, LLC.

N/F
ANGELA NEMETH BRODER
TAX ID: 032-002004002

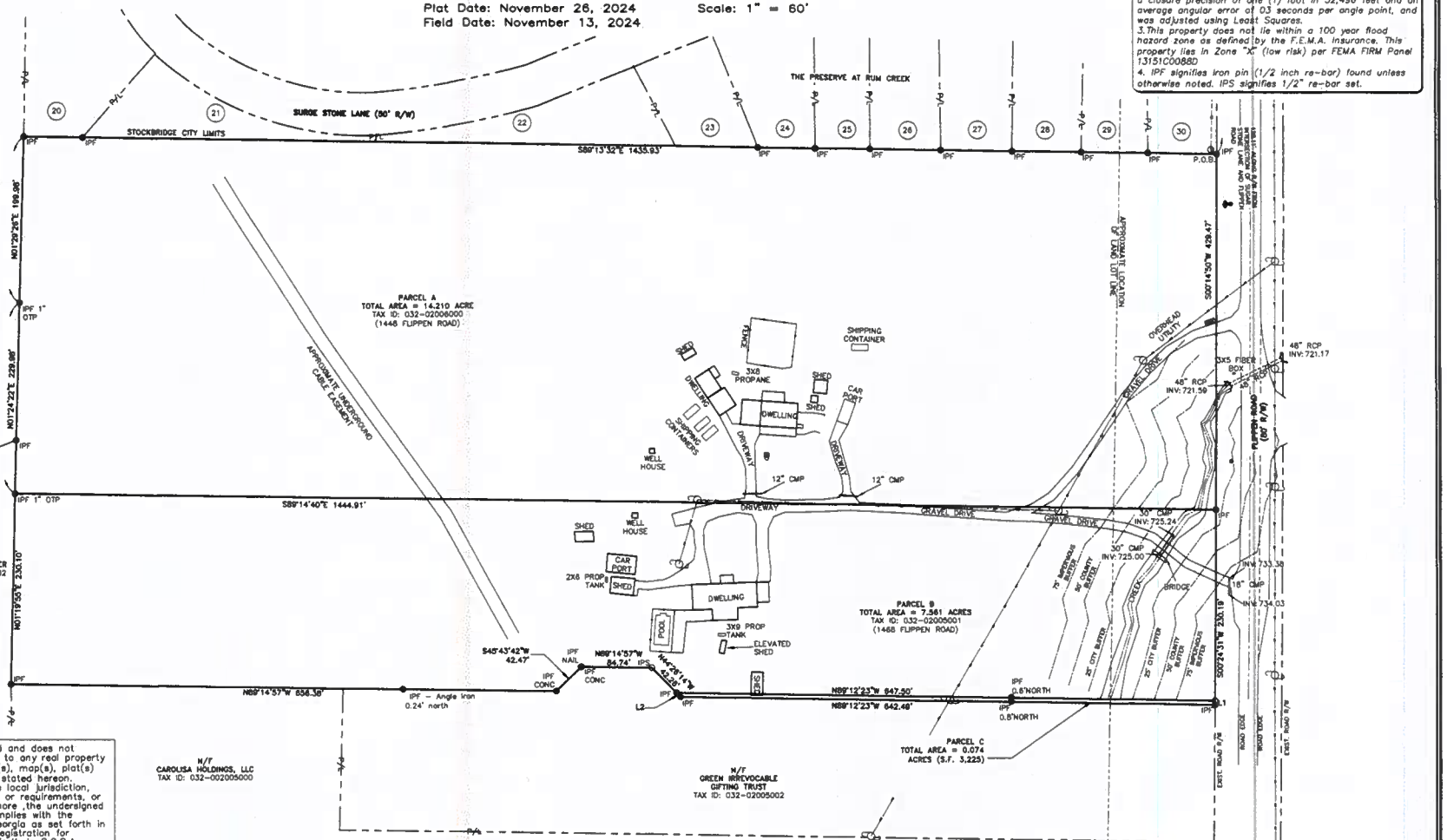
1448 Flippen Road - Legal Description

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 a point, THENCH continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to the POINT OF BEGINNING;

THENCH continuing along said right of way South 00 degrees 34 minutes 31 seconds West for 230.19 feet to a point, THENCH leaving said right of way North 89 degrees 12 minutes 23 seconds West for 847.50 feet to a point, THENCH North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point, THENCH North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point, THENCH South 45 degrees 43 minutes 42 seconds East for 42.47 feet to a point, THENCH North 89 degrees 14 minutes 57 seconds West for 856.36 feet to a point, THENCH North 01 degrees 19 minutes 55 seconds East for 230.10 feet to a point, THENCH South 89 degrees 14 minutes 48 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 7.361 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 Ellis Surveying, LLC.



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 12/5/24

Douglas R. Bentley, Registered Land Surveyor #2535 Date

NO.	DATE	DESCRIPTION	BY
1.	12/3/24	added legal descriptions	drb

Course	Bearing	Distance
L1	S 00°34'31" W	5.00'
L2	N 44°26'14" W	7.10'

LEGEND

○	IRON PIN SET	◆	FIRE HYDRANT
⊠	TRANSFORMER	Ⓢ	SANITARY SEWER
☼	LIGHT POLE	●	WATER VALVE
WM	WATER METER	"O"	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.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

24040surv.dwg

PREPARED BY:
ELITE
ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT
300 Wt Parkway, Suite 300
Dallas, Georgia 30132
(678) 324-8291

Stockbridge
Where Community Connects
4640 North Henry Blvd., Stockbridge, GA 30281
City Hall: (770) 389-7900 FAX: (770) 389-7912

March 24, 2025

VIA CERTIFIED MAIL

Attn: Dr. John Pace, III, Superintendent
Henry County Schools, District Office
33 N. Zack Hinton Parkway
McDonough, GA 30253
John.pace@henry.k12.ga.us
(770) 957-6601

RE: Request for Annexation of Property Into the City of Stockbridge:
Property at 1448 & 1468 Flippen Road (Two Parcels)

Please be advised that the City of Stockbridge has received an application for the proposed annexation of property from unincorporated Henry County. The property includes two parcels at 1448 and 1468 Flippen Road. The applicant, Land Buyers of America GA, LLC (c/o Michael Kaner, Agent), is proposing to build a mixed-residential development, to be named "Hanover Park", which would contain 159 total units (136 townhomes and 23 single-family detached homes) on 21.77 +/- acres, at a density of 7.304 units per acre.

Enclosed for your review is the annexation application, along with the companion Comprehensive Plan Amendment and Rezoning applications. Also included are the aerial photos of the two parcels comprising the subject property, the survey, and the proposed site plan.

Please provide the City of Stockbridge with an official letter regarding Henry County School's agreement or non-agreement to the proposed annexation. If you have any questions or need additional information, please contact me directly at (678) 833-3340.

Best regards,

Ryan Anderson, Director
Community Development Department
City of Stockbridge

Cc: Judy Ellis, Executive Assistant to the Superintendent
Mayor Anthony Ford, Acting City Manager
Vanessa Holiday, City Clerk

Enclosures

HENRY COUNTY SCHOOLS

District Office
33 N. Zack Hinton Parkway
McDonough, GA 30253
770.957.6601

Unified Governance

Henry County Board of Education

Sophe Pope
Board Chair
District 4

Annette Edwards
Board Vice Chair
District 2

Dr. Pam Nutt
District 1

Jennifer Carter
District 3

Makenzie McDaniel
District 5

Dr. John Pace, III
Superintendent

To: Ryan Anderson

Date: 3/25/2025

Re: Flippen Rd

Property Address and Nearest Intersection: Flippen Rd & St Ives Ct

Projected Number of Dwelling Units: 159

Estimated Period of Construction: 3.5 Years

The below information is provided in response to your request.

Schools Serving Proposed Development	Current Number of Trailers	Projected Number of School Children for Development	Projected Number of Additional Classrooms to Serve Proposed Development	Projected Capital Improvement Costs
Red Oak Elem	5	159 Units x .40 Children per unit	64 students ÷25 per class	If Modular $25,000 per Classroom
Dutchtown Middle	3	64 students	3 Classrooms	If Permanent $300,000 per Classroom
Dutchtown Grove High	0			

Respectfully,

Jim Jones
Planning and Growth Coordinator
Operations
Jim.Jones@henry.k12.ga.us

We share a **VISION** to ensure a high-quality, world-class education for every student.

Our **MISSION** is to empower all students with exceptional opportunities and access that lead to success in a global society.

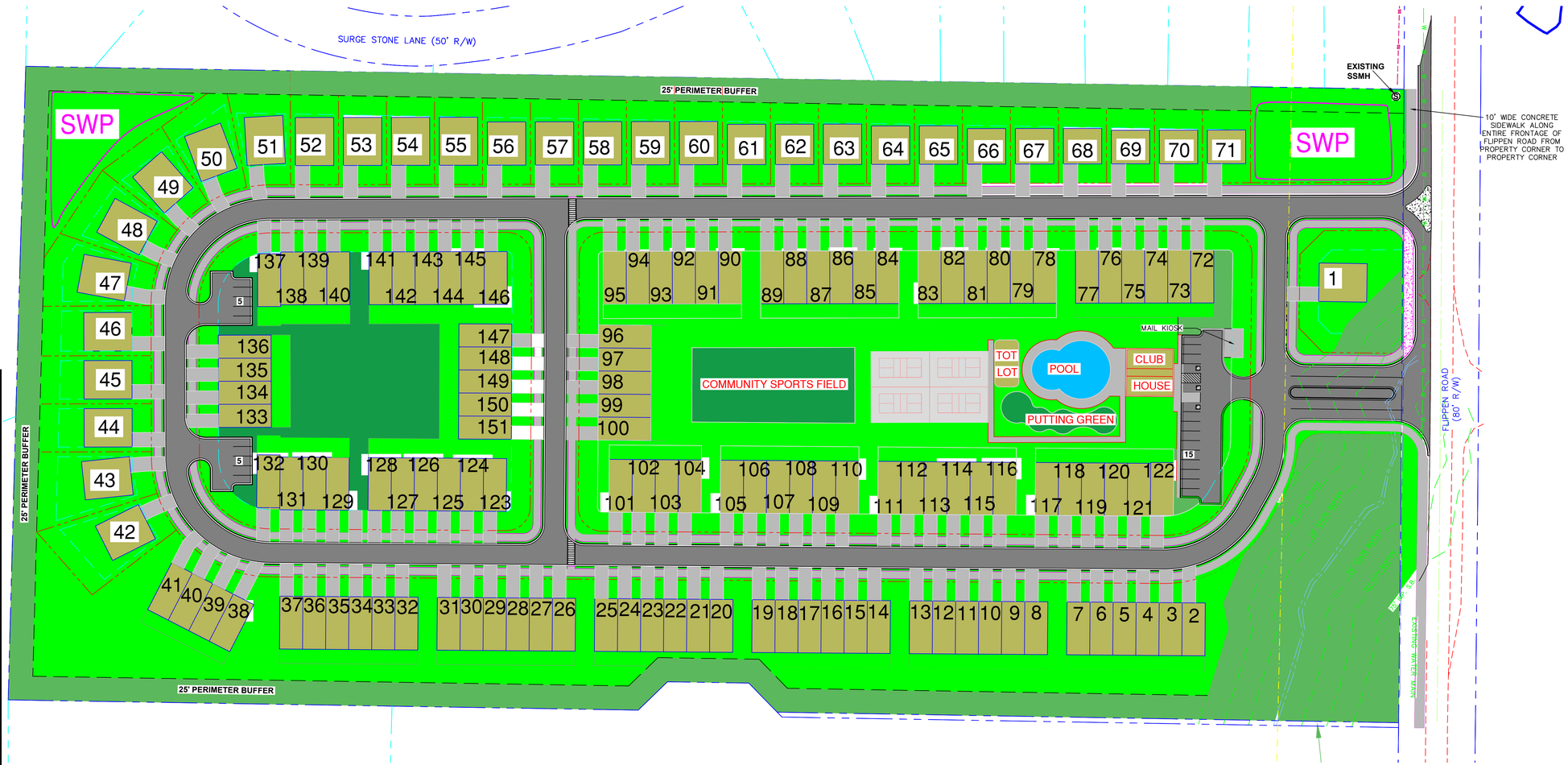
www.henry.k12.ga.us

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 : M-R (HENRY COUNTY)
   PROPOSED ZONING : PUD (CITY OF STOCKBRIDGE)
   TOTAL SITE AREA = 21.77 ACRES
   REQUIRED OPEN SPACE = 4.35 ACRES
   PROVIDED OPEN SPACE = 4.71 ACRES
   PROPOSED NUMBER OF LOTS = 151 (31 SFR, 120 TOWNHOMES)
   PROPOSED DENSITY = 6.94 U/A
   ALL UNITS TO BE 3 BEDROOM/2 BATHROOM

   SETBACKS:
   MIN. FRONT YARD = 20 FEET
   MIN. SIDE YARD = 5 FEET (0 FEET FOR TOWNHOMES, 20' BETWEEN BUILDINGS)
   MIN. REAR YARD = 20 FEET
   60' MIN LOT WIDTH

   PARKING REQUIREMENTS:

   PROVIDED PARKING = 2 CAR GARAGE X 151 UNITS = 302 SPACES
   ADDITIONAL PARKING PROVIDED = 25 PARKING SPACES
   TOTAL PARKING SPACES PROVIDED = 327 SPACES

6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER HENRY COUNTY F.I.R.M. PANEL NO. 13151C0088D.
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 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

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:

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
404-422-6806

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

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- CENTERLINE OF CREEK
- CREEK BUFFER
- C/L OF PROPOSED ROAD
- PROPOSED BACK OF CURB

N W E S

SURGE STONE LANE (50' R/W)

25' PERIMETER BUFFER

EXISTING SSMH

PROPOSED WATER MAIN TIE WITH 8X8X8 TAPPING SLEEVE AND VALVE

10' WIDE CONCRETE SIDEWALK ALONG ENTIRE FRONTAGE OF FLIPPEN ROAD FROM PROPERTY CORNER TO PROPERTY CORNER

SWP

PROPOSED 8" WATER MAIN

OPEN SPACE 0.56 AC

OPEN SPACE 1.09 AC

COMMUNITY SPORTS FIELD

TOT LOT

POOL

CLUB HOUSE

PUTTING GREEN

MAIL KIOSK

FLIPPEN ROAD (80' R/W)

PROPOSED WATER MAIN TIE WITH 8X8X8 TAPPING SLEEVE AND VALVE

50' CITY BUFFER

25' STATE BUFFER

25' STATE BUFFER

50' CITY BUFFER

75' S.S.

MINOR WATERSHED

OPEN SPACE 3.56 AC

PROPOSED 8" WATER MAIN

8' WIDE CONCRETE SIDEWALK ON INTERIOR OF DEVELOPMENT

25' PERIMETER BUFFER

25' PERIMETER BUFFER

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   300 WI PARKWAY DALLAS, GA 30132
   CONTACT: JONATHAN JONES, P.E. 678-215-2968

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   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.

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PREPARED BY:
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Engineering | Surveying | Management
300 WI Parkway Dallas, GA 30132
Jonathan Jones, P.E.
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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
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PROJECT No.	24040
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DESIGNED BY:	JFJ
DRAWN BY:	JFJ
CHECKED BY:	JFJ
DATE:	4/30/25
SHEET	1 OF 1

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.

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

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.

Continued (1446 & 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) then South 00 degree 19 minutes 49 seconds West along said right of way for 128.11 feet to the POINT OF BEGINNING;

THENCE continuing along said right of way South 00 degree 14 minutes 50 seconds West for 429.47 feet to a point, THENCE South 00 degree 34 minutes 31 seconds West for 230.19 feet to a point, THENCH leaving said road right of way North 89 degrees 12 minutes 23 seconds West for 847.50 feet to a point, THENCE North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point, THENCH North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point, THENCH South 45 degrees 43 minutes 42 seconds East for 42.47 feet to a point, THENCH North 89 degrees 14 minutes 57 seconds West for 856.36 feet to a point, THENCH North 01 degrees 19 minutes 55 seconds East for 230.10 feet to a point, THENCH North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point, THENCH North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City Limits of Stockbridge, THENCH 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 Ellis Surveying, LLC

N/F
LYNDY L. BRODER & M HAMS JR
TAX ID: 032-02004010

1446 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;

THENCH continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to a point, THENCH leaving said right of way North 89 degrees 14 minutes 48 seconds West for 1444.91 feet to a point; THENCH North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THENCH North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City of Stockbridge City Limits, THENCH 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 Ellis Surveying, LLC.

N/F
ANGELA NEMETH BRODER
TAX ID: 032-002004002

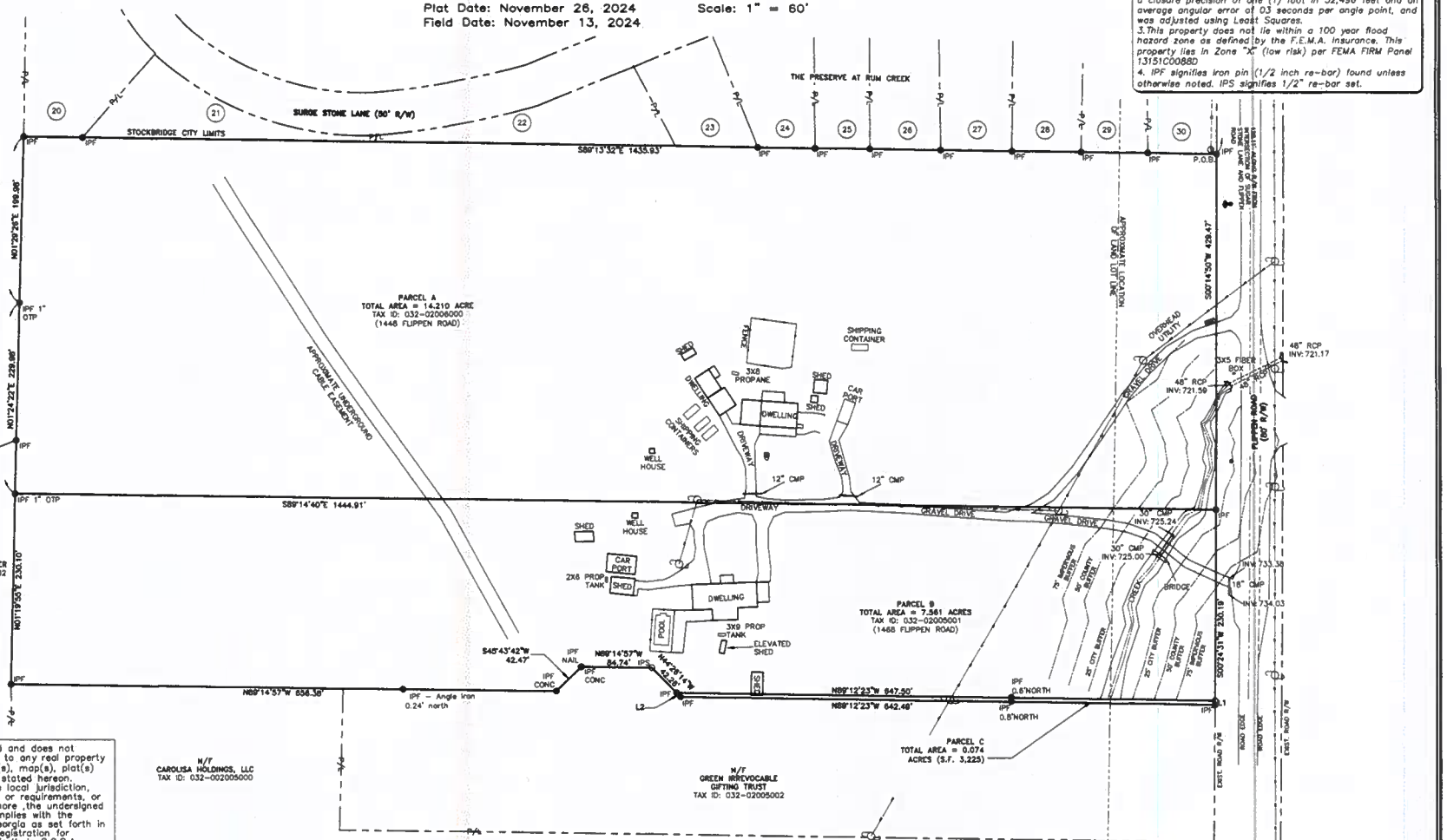
1448 Flippen Road - Legal Description

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 a point, THENCH continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to the POINT OF BEGINNING;

THENCH continuing along said right of way South 00 degrees 34 minutes 31 seconds West for 230.19 feet to a point, THENCH leaving said right of way North 89 degrees 12 minutes 23 seconds West for 847.50 feet to a point, THENCH North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point, THENCH North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point, THENCH South 45 degrees 43 minutes 42 seconds East for 42.47 feet to a point, THENCH North 89 degrees 14 minutes 57 seconds West for 856.36 feet to a point, THENCH North 01 degrees 19 minutes 55 seconds East for 230.10 feet to a point, THENCH South 89 degrees 14 minutes 48 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 7.361 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 Ellis Surveying, LLC.



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 12/5/24

Douglas R. Bentley, Registered Land Surveyor #2535 Date

NO.	DATE	DESCRIPTION	BY
1.	12/3/24	added legal descriptions	drb

Course	Bearing	Distance
L1	S 00°34'31" W	5.00'
L2	N 44°26'14" W	7.10'

LEGEND

○	IRON PIN SET	◆	FIRE HYDRANT
⊠	TRANSFORMER	Ⓢ	SANITARY SEWER
☼	LIGHT POLE	●	WATER VALVE
WM	WATER METER	"O"	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.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

24040surv.dwg

PREPARED BY:
ELITE
ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT
300 Wt Parkway, Suite 300
Dallas, Georgia 30132
(678) 324-8291

City of Stockbridge

AGENDA ITEM

MEETING DATE

JUNE 9, 2025

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ 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: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

Comprehensive Plan Amendment Case #CP-2025-01 for 1448 & 1468 Flippen Road. Land Buyers of America, LLC requests to change the property's future land use designation from Henry County's Medium-Density Suburban to the City's Medium-Density Residential to allow for a mixed residential development ("Hanover Park") with 31 single-family homes and 120 townhomes. Density: 6.94 units on 27.771 +/- acres. Amenities: clubhouse, pool, golf putting green, tot lot, tennis or pickleball courts, & community sports center.

BACKGROUND INFORMATION:

Staff Recommendation—Approval. But the applicant submitted a deferral request letter on May 15, 2025 after attending the CZIM Meeting on May 14, 2025. The applicant did not attend the May 15 Planning Commission meeting. The letter requests a 30-day deferral to work out the details of the proposed homes. Therefore, this case (and companion cases #AX-2025-01 and RZ-2025-01) will need to be heard by the Planning Commission on June 26, 2025 before going to the City Council meeting on July 14, 2025.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

GRANTS ADMIN._____

ATTACHMENTS:

ITEM/PROJECT/EVENT:

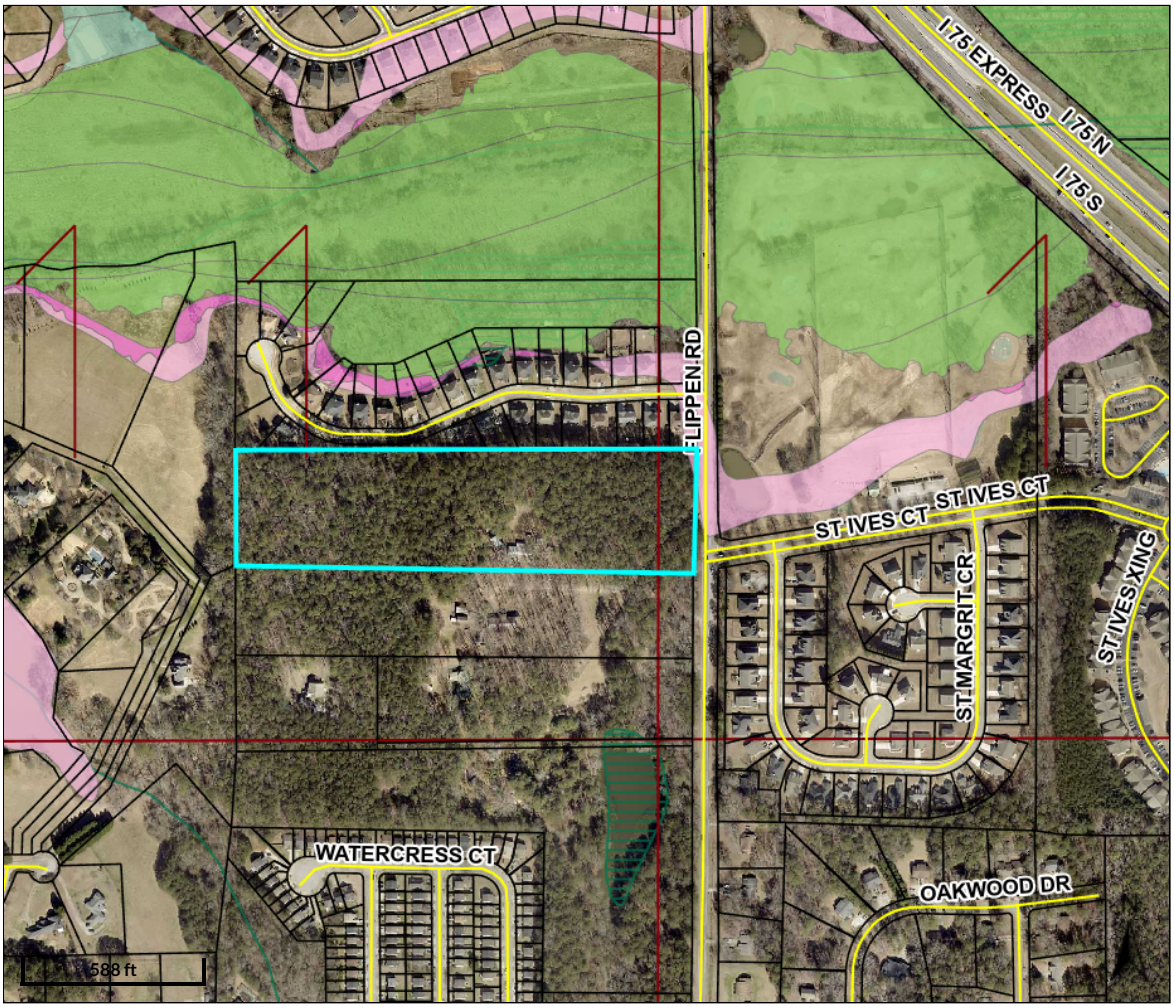
COMPREHENSIVE PLAN AMENDMENT CASE #CP-2025-01 FOR 1448 & 1468 FLIPPEN ROAD.

BACKGROUND INFORMATION:

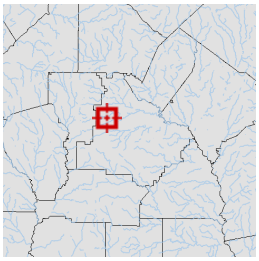
STAFF RECOMMENDATION: APPROVAL, BUT APPLICANT REQUESTS DEFERRAL.

Staff Signature_____

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

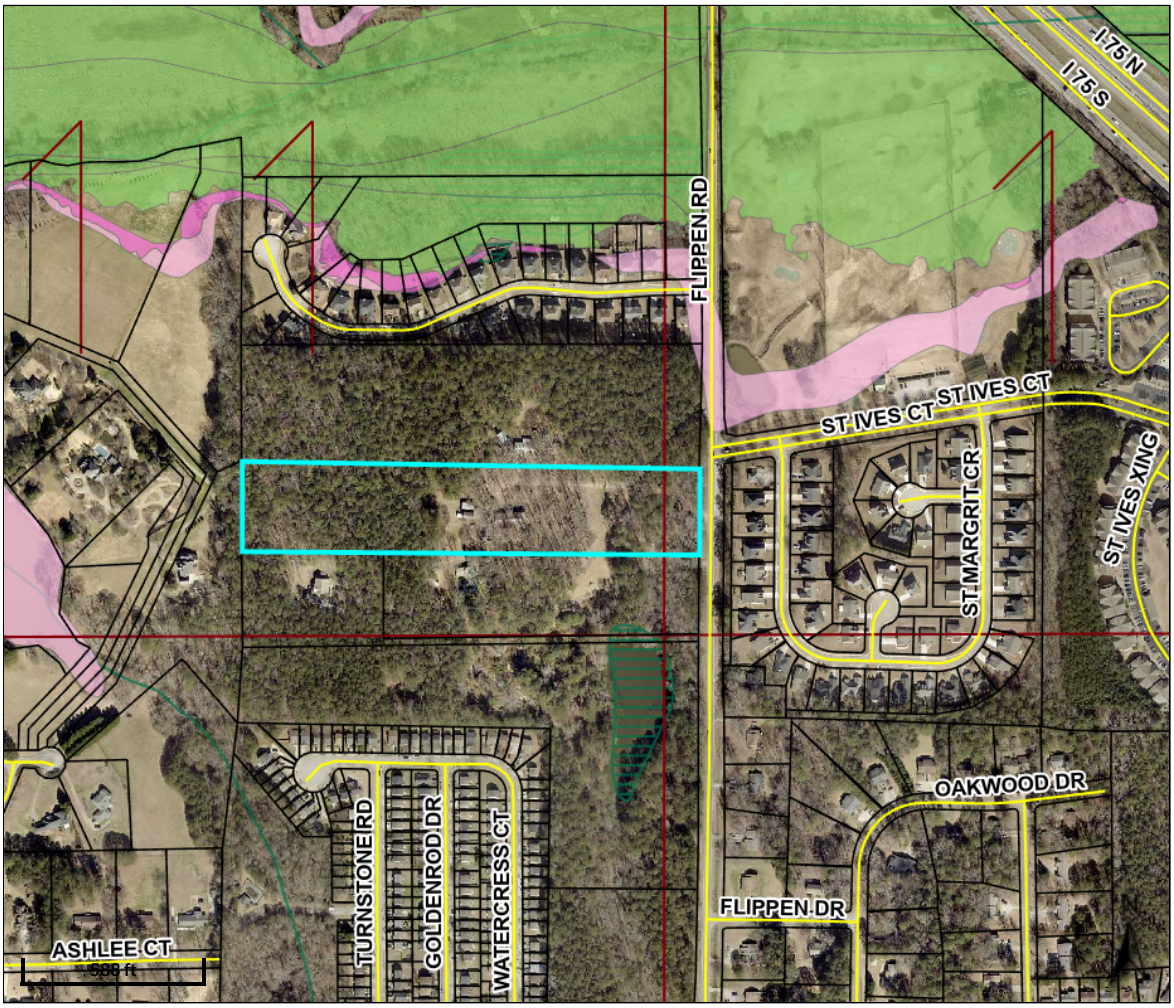
Parcel ID	032-02006000	**Class**	Consv Use	**Owner Address**	REICHERT WILLIAM K & BRENDA A 1448 FLIPPEN RD STOCKBRIDGE, GA 30281	**Land Value:**	$182,500				
Property Address	1448 FLIPPEN RD	**Acreage**	14.21			**Building Value:**	$292,100	**Last 2 Sales**			
District	Henry County					**Misc Value:**	$840	**Date**	**Price**	**Reason**	**Qual**
						Total Value:	$427,800	10/1/1983	$22,900	LM	Q
								n/a	$	n/a	n/a

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

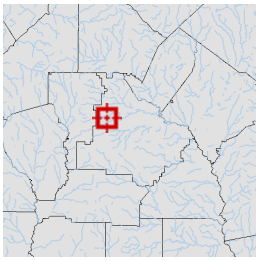
Date created: 2/18/2025
Last Data Uploaded: 2/18/2025 1:09:42 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



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- Lakes
- Wetlands

Parcel ID	032-02005001	**Class**	Residential	**Owner**	GILREATH WILLARD D	**Land Value:**	$95,500				
Acreage	7.63	**Address**	1468 FLIPPEN RD STOCKBRIDGE, GA 30281	**Building Value:**	$347,300	**Last 2 Sales**					
Property Address	1468 FLIPPEN RD					**Date**	**Price**	**Reason**	**Qual**		
District	Henry County			**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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Date created: 2/18/2025
Last Data Uploaded: 2/18/2025 1:09:42 AM

Developed by SCHNEIDER GEOSPATIAL

Amendment to the Comprehensive Plan Application

THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR APPLYING FOR AN AMENDMENT TO THE STOCKBRIDGE COMPREHENSIVE PLAN.

APPLICATION REVIEW PROCESS. COMPREHENSIVE PLAN AMENDMENT APPLICATIONS ARE FIRST REVIEWED BY THE PLANNING AND ZONING STAFF, WHO MAKE RECOMMENDATIONS TO THE PLANNING COMMISSION. THE PLANNING COMMISSION THEN HOLDS A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS AND MAKES RECOMMENDATIONS TO THE MAYOR AND CITY COUNCIL. FINALLY, THE CASE GOES TO THE STOCKBRIDGE MAYOR AND CITY COUNCIL, WHO HOLD A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS. THEY MAKE THE FINAL DECISION ON THE APPLICATION.

PLEASE NOTE: ALL FEES ARE NON-REFUNDABLE. THERE ARE NO EXCEPTIONS.

REQUIRED PRE-APPLICATION MEETING—BEFORE SUBMITTING YOUR APPLICATION, PLEASE CONTACT THE PLANNING AND ZONING DIVISION OFFICE TO SCHEDULE A PRE-APPLICATION MEETING. THIS MEETING MUST BE HELD AT LEAST ONE WEEK BEFORE YOU SUBMIT YOUR APPLICATION.

NO PRE-APPLICATION MEETING WILL BE CONDUCTED WITHOUT AN APPOINTMENT.

FOR ASSISTANCE, YOU MAY CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY, AT (678) 833-3344.

ALL PUBLIC HEARINGS TAKE PLACE IN THE COUNCIL CHAMBER AT THE STOCKBRIDGE CITY HALL AT 4640 NORTH HENRY BOULEVARD IN STOCKBRIDGE, GEORGIA, 30281, UNLESS THEY ARE HELD VIRTUALLY VIA ZOOM.

City of Stockbridge Planning and Zoning Division

Application for an Amendment to the Comprehensive Plan

Name of Applicant LAND BUYERS OF AMERICA GA, LLC Phone: 404-422-6806 Date: 12/21/24

Address of Applicant: 2500 CLEAN WATER COURT Cell # 404-422-6806

City: BUFORD State: GA Zip: 30159 E-mail: moneyforyourdirt@gmail.com

Name of Agent MIKE KANER Phone: 404-422-6806 Date: 12/21/24

Address of Agent: 2500 CLEAN WATER COURT Cell # 404-422-6806

City: BUFORD State: GA Zip: 30159 E-mail: moneyforyourdirt@gmail.com

THE PERSONS NAMED ABOVE AFFIRM THAT THEY ARE THE ~~OWNER OR~~ AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS THAT THE FOLLOWING AMENDMENT TO THE COMPREHENSIVE PLAN BE GRANTED:

FROM: Henry County Medium Density Suburban

To: City of Stockbridge Medium Density Residential

The property will be POSTED with a City of Stockbridge Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen days prior to the Planning Commission and Mayor/City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason.

_____ **(Acknowledgement)**

Property Address: 1448 & 1468 FLIPPEN ROAD STOCKBRIDGE, GA

Nearest intersection to the property: FLIPPEN ROAD AND ST IVES COURT (PROPOSED ~~INTERSECTION~~)

Size of Tract: 21.77 acre(s). Land Lot Number(s): 11 & 12 . District(s): 6TH

Property Tax Parcel Number(s):

032-0200-6000 & 032-0200-5001 **(Required)**

Witness' Signature

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 Rebecca~~ 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: jharveys@yahoo.com gmail. TWC

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 Kaiser

Company/law firm (if applicable): N/A

Telephone, E-Mail, & Address: 404-422-6806. moneyforyouadvisor@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 NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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

jharveyrd@yahoo.com. gmail JHR
EMAIL ADDRESS

Sworn to and subscribed before me this
12 day of Dec 2024

NOTARY PUBLIC

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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 GALLC
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 NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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

404-422-6906

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 22 ND 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 HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a variance.

property owner, please first type a list on a separate sheet or paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1448 Flippen Road, Stockbridge [address], with Parcel Number 032-02006000 which is the subject of this application. GA 30281

Name of Property Owner: Brenda Reichert
Property Owner's Address: 1448 Flippen Road, Stockbridge, GA 30281
Telephone: 404-323-4360 E-mail: brendann2003@yahoo.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: Brenda Reichert Date: 12/8/24

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property. MICHAEL KANER - AGENT

Name(s) of Applicant(s): ~~c/o 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 NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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

NOTARY PUBLIC

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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 NC

~~MONEY FOR YOUR EFFORTS~~
EMAIL ADDRESS moneyforyourdirt@gmail.com

Sworn to and subscribed before me this
22 day of DEC 2024

NOTARY PUBLIC

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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

× 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 NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

* 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.



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

and hereinafter called the "Borrower", and

ESTATE OF D. G. BURDETTE (Trust Company Bank and Alma B. 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 791.13 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
Ann Ag Pierce
Tax Commissioner

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 18 AM '85
BOOK
PAGE
DATE

17.50
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, Luther, 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
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
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 CLEGG WATER COURT
ADDRESS
BUFORD 30519
CITY & STATE ZIP CODE
404-422-6806
PHONE NUMBER
money for your dirt@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this
22nd day of Dec 2024

NOTARY PUBLIC

M LYNN QUEEN
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES
08/12/2027

Indicate which of the above is applicable: 1 _____ 2 ✓ or 3 _____

MICHAEL KANGER — 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 CLEGHORN 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 6th day of DECEMBER, 2024

Michelle Jones
Applicant's Name - Printed

Michelle Jones, executor
Signature of Applicant/Property Owner/Agent

OWNER

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.

M Lynn Queen
Notary Public

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

* 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

BOOK 540 PAGE 293

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 13 AM '83
BOOK 540
PAGE 293
10-13-83
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: Dale B. Schneider Pres. (Seal)

Notary Public, Fulton County, Georgia
My Commission Expires Feb. 12, 1984

Dale B. Schneider (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 TENANTS WITH RIGHT OF SURVIVORSHIP

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS---------- ($10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County, Georgia, consisting of 6.66 acres as shown on a plat prepared by Joe Rowan, Jr., dated May 1, 1984, and being more particularly described as follows:

To find the True Point of Beginning, begin at the Southeast corner of land lot 11, said corner being located in the center of Flippen Road (having an 80 foot right of way); thence North along the center line of Flippen Road a distance of 329.32 feet to a point: thence North 89 degrees 02 minutes 39 seconds West a distance of 40 feet to an iron pin located on the West right of way line of Flippen Road and being the True Point of Beginning; thence North 89 degrees 02 minutes 39 seconds West a distance of 1,452.20 feet to an iron pin; thence North 01 degrees 35 minutes 51 seconds East a distance of 200 feet to an iron pin; thence South 89 degrees 02 minutes 40 seconds East a distance of 1,448.75 feet to an iron pin on the West right of way line of Flippen Road; thence South 00 degrees 36 minutes 37 seconds West along the West right of way line of Flippen Road a distance of 200 feet to an iron pin and the True Point of Beginning.

HENRY COUNTY GEORGIA
REAL ESTATE TRANSFER TAX
PAID $ 13.40
DATE 6-13-84
Rose L. Smith
Clerk of Superior Court

FILED IN OFFICE
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA.
JUN 13 3 16 PM '84
RECORDED
BOOK 577
PAGE 115
DATE 6-20-84
CLERK
Rose L. Smith

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 at Large
My Commission Expires Jan. 2, 1987

Dale B. Schneider (Seal)

(Seal)

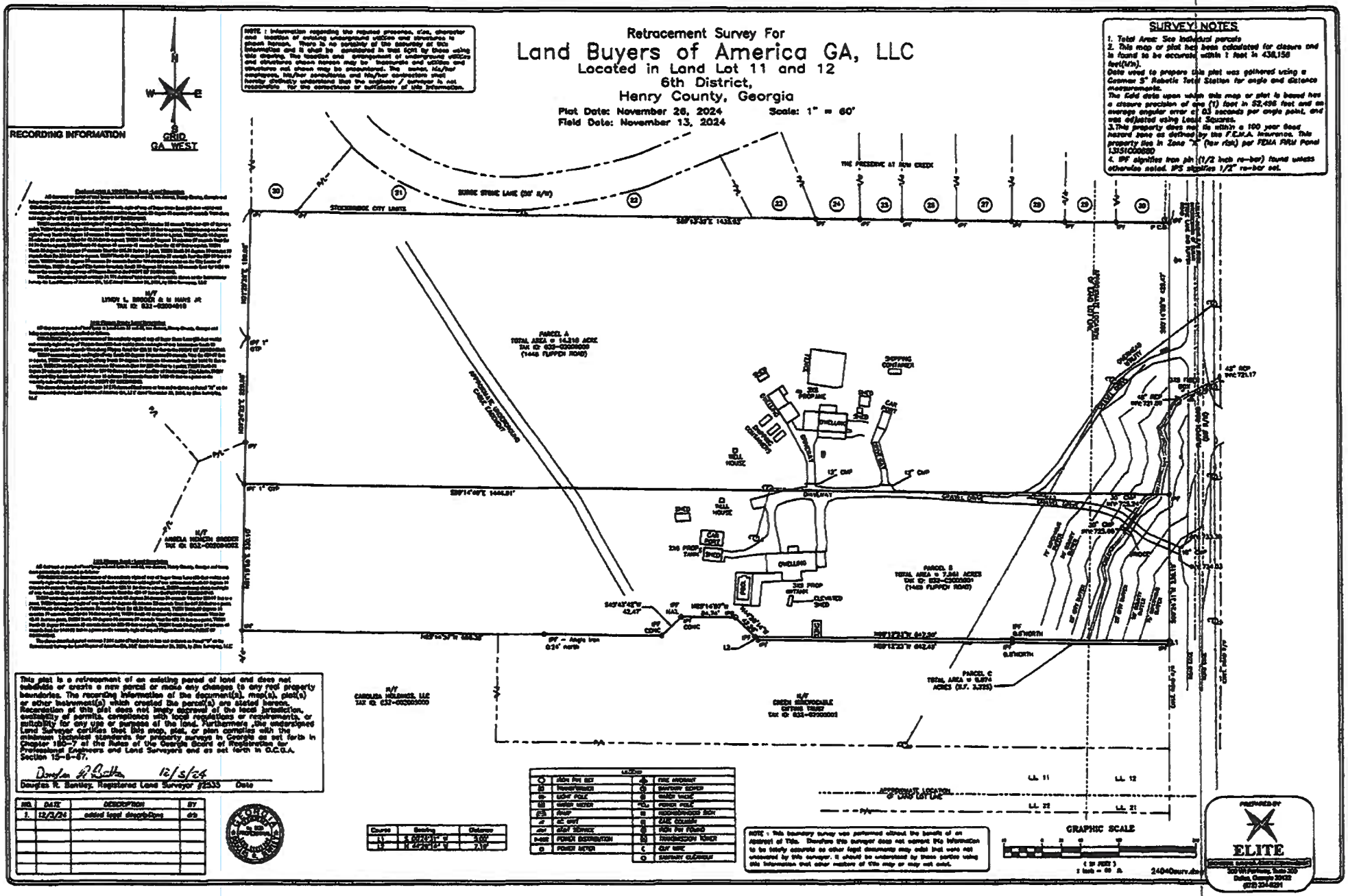
1468/1448 Combined Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) then South 00 degree 19 minutes 49 seconds West along said right of way for 128.11 feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degree 14 minutes 50 seconds West for 429.47 feet to a point; THEN South 00 degree 24 minutes 31 seconds West for 230.19 feet to a point; THEN leaving said road right of way North 89 degrees 12 minutes 23 seconds West for 647.50 feet to a point; THEN North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point; THEN South 45 degrees 43 minutes 42 seconds East for 42.47 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 656.38 feet to a point; THEN North 01 degrees 19 minutes 55 seconds East for 230.10 feet to a point; THEN North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THEN North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City Limits of Stockbridge; THEN along said City Limits boundary South 89 degrees 13 minutes 32 seconds East for 1435.93 feet to the westerly right of way of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 21.771 Acres of land more or less and is shown on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

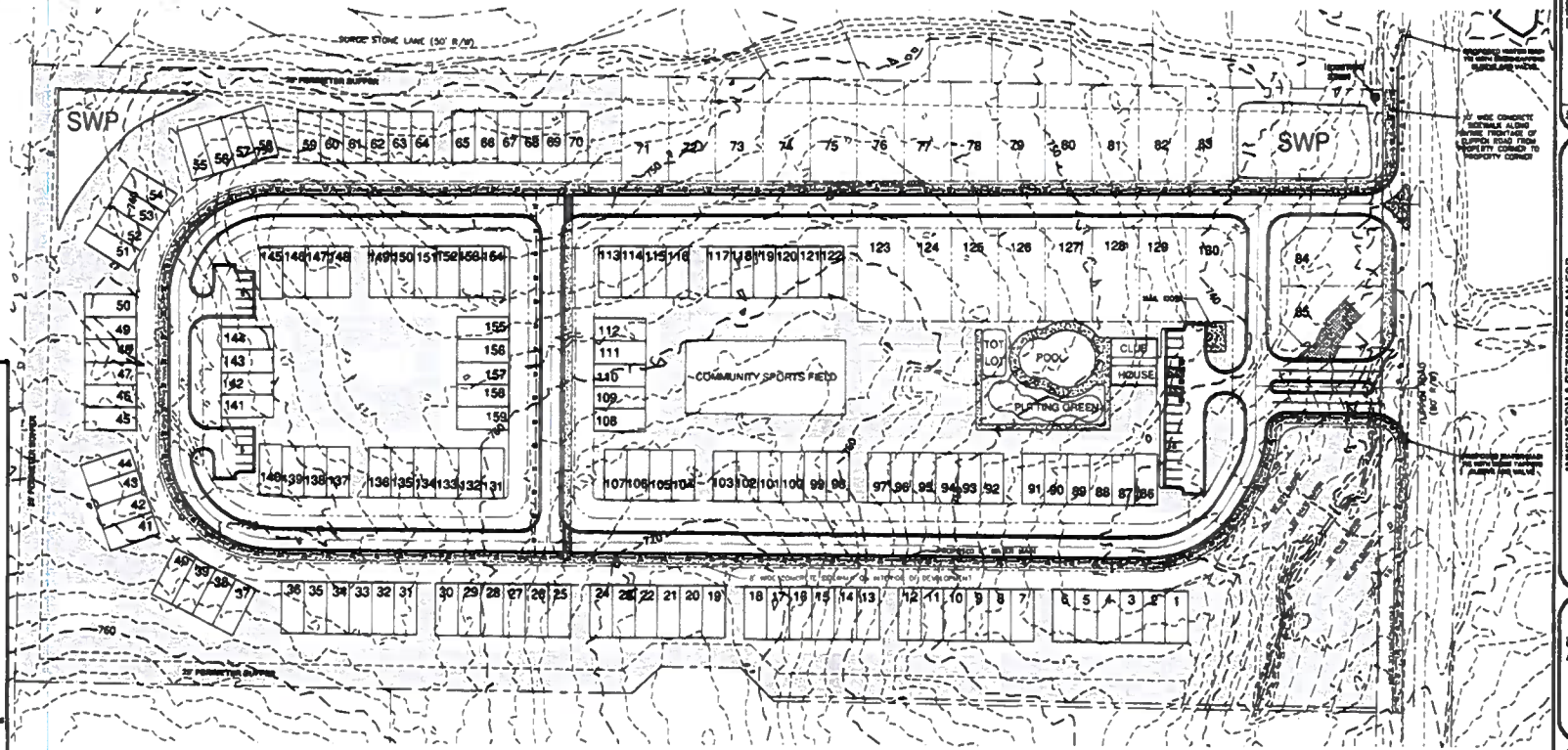

Retracement Survey For
Land Buyers of America GA, LLC
Located in Land Lot 11 and 12
6th District,
Henry County, Georgia
Plat Date: November 26, 2024
Field Date: November 13, 2024
Scale: 1" = 60'
SURVEY NOTES
1. Total Area: See individual parcels
2. This map or plat has been calculated for closure and is found to be accurate within 1 foot in 438,158 feet(1/n).
Data used to prepare this plat was gathered using a Cosmos 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 0.0 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 13151C0060D
4. IPF signifies iron pin (1/2 inch re-bar) found unless otherwise noted. IPS signifies 1/2" re-bar set.
RECORDING INFORMATION
GRID
GA WEST
NOTE : Information regarding the reported presence, size, character and location of existing underground utilities and appurtenances is shown hereon. There is no warranty of the accuracy of this information and it shall be considered in field fact by those using this drawing. The location and arrangement of underground utilities and appurtenances shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his/her employees, his/her contractors, and his/her contractors must further distinctly understand that the engineer / surveyor is not responsible for the correctness or completeness of this information.
STOCKBRIDGE CITY LIMITS
SMOKE STONE LANE (50' R/W)
THE PRESERVE AT ASH CREEK
PARCEL A
TOTAL AREA = 14.316 ACRE
TAX ID: 032-02000000
(1448 FLIPPEN ROAD)
PARCEL B
TOTAL AREA = 7.340 ACRES
TAX ID: 032-02000001
(1462 FLIPPEN ROAD)
PARCEL C
TOTAL AREA = 0.971 ACRES (42,297 SQ.FT.)
H/F
LINDY L. BROOKS & M MARS JR
TAX ID: 032-02004010
H/F
ARDELL KENNETH SNIDER
TAX ID: 032-02004002
H/F
CARDLESS HOLDINGS, LLC
TAX ID: 032-02003000
H/F
GREEN IRREVOCABLE
TAX ID: 032-02002001
ACCESSORY LOCATION OF LAND LOT LINE
GRAPHIC SCALE
1 inch = 60 ft.
2404Boun.dwg
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, Registered Land Surveyor #2535
12/5/24
Date
NO. | DATE | DESCRIPTION | BY
1. | 12/3/24 | added legal descriptions | dlb
Course | Bearing | Distance
L1 | S 89°03'01" W | 3.00'
L2 | N 42°43'43" W | 7.19'
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 discovered 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
Surveying - Land Development
320 W Parkway, Suite 320
Dallas, Georgia 30132
(678) 334-8201

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 GIS DEPARTMENT
3. OWNER/DEVELOPER:
   LAND BUYERS OF AMERICA GA, LLC
   24 HR. CONTACT: MICHAEL KANER 404-422-6809
4. ARCHITECT:
   ELITE ENGINEERING, LLC
   3200 W PLEASANT RUN, LAWRENCEVILLE, GA 30043
   CONTACT: JONATHAN JONES, P.E. 678-715-3555
5. CURRENT ZONING: R-45 (HENRY COUNTY)
   PROPOSED ZONING: PUD (CITY OF STOCKBRIDGE)
   TOTAL SITE AREA = 29.77 ACRES
   REQUIRED OPEN SPACE = 4.36 ACRES
   PROVIDED OPEN SPACE = 4.71 ACRES
   PROPOSED NUMBER OF UNITS = 159 (23 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 + 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 FLOOD PANEL NO. 13151C0035B.
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 = 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
[redacted]

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
404-422-6809

PROJECT NO.	2604
DRAWING SCALE	1" = 60'
DESIGNED BY	JPJ
DRAWN BY	JPJ
CHECKED BY	JPJ
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

TO: City of Stockbridge Mayor and City Council
City of Stockbridge Planning Commission

FROM: Jordyn Bucholtz, GIS Analyst, Planning and Zoning Divisions

CC: Ryan Anderson, Community Development Director

DATE: May 22, 2025 (Planning Commission); June 9, 2025 (Mayor/Council)

SUBJECT: **Staff Report for Comprehensive Plan Amendment Case #CP-2025-01 for 1448 and 1468 Flippen Road (To be located in Council District 5)**

I. PURPOSE

The applicant, Land Buyers of America LLC, has submitted a Comprehensive Plan Amendment application (CP-2025-01) to request that the property at 1448 and 1468 be assigned the City of Stockbridge's future land use designation of "Medium-Density Residential" to allow for the construction of a mixed residential development on the property. Currently, the property is located in unincorporated Henry County, and the property would first need to be annexed into the Stockbridge City Limits before CP-2025-01 could be approved. The property's Henry County future land use designation is Medium-Density Suburban.

The applicant has also submitted two other applications for the subject property to request the annexation and rezoning of the property. For Annexation Case #AX-2025-01, the applicant requests to annex the properties from Henry County into the City. For Rezoning Case #RZ-2025-01, the applicant requests to rezone the property from Henry County's 'RA' (Residential Agricultural) to the City of Stockbridge's 'PUD' (Planned Unit Development).

II. CASE FACTS TABLE

DESCRIPTIVE FACTOR	FINDINGS
Proposed Development:	Mixed residential development with 120 townhomes and 31 single-family detached homes.
Parcel Identification:	032-02006000 (1448 Flippen Road) 032-02005001 (1468 Flippen Road)
Parcel Acreage:	+/- 21.771 acres.
Land District and Land Lot:	District 6, Land Lots 11 and 12.
Applicant:	Land Buyers of America, LLC
Property Owners:	William K. Reichert and Brenda A. Reichert (1448 Flippen Road) Willard D. Gilreath (1468 Flippen Road)
Current County Zoning:	Henry County's Residential Agricultural (RA)
Surrounding Zoning:	• North—Suburban Residential. (City of Stockbridge) • West—Rural Agricultural. (Henry County) • Southwest—Single-family residence. (Henry County) • South—Rural Agricultural and Multifamily Residential. (Henry County) • Southeast—Residential Duplex. (Henry County) • East—Suburban Residential and Planned Unit Development. (City of Stockbridge)
County Future Land Use Designation:	Medium-Density Suburban.
Current Use:	One single-family home on each parcel.
Surrounding Land Uses:	• North—Preserve at Rum Creek Subdivision. • East—Rum Creek Golf Course. • Southeast—St. Margrit Subdivision. • South—Flippen Woods Townhomes. • Southwest—Windhaven Plantation Subdivision. • West—Rum Ridge Subdivision.
Property Location:	On the west side of Flippen Road, south of Surge Stone Lane and west of St. Ives Court. The property has frontage on Flippen Road.
Property Conditions:	Each parcel contains one single-family home, but they are otherwise mostly wooded. The northeastern-most corner of Parcel #032-02006000 is in the 500-Year Flood Zone.

SURROUNDING LAND USE DESIGNATIONS

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Preserve at Rum Creek Subdivision	Low-Density Residential (City of Stockbridge)
Property to the South	Single-Family Homes Flippen Woods Townhomes Subdivision	Medium-Density Suburban (Henry County) High-Density Suburban (Henry County)
Property to the East	St. Margrit Village Rum Creek Golf Course	High-Density Residential (City of Stockbridge)
Property to the West	Rum Ridge Subdivision Windhaven Plantation Subdivision	Medium-Density Suburban (Henry County)

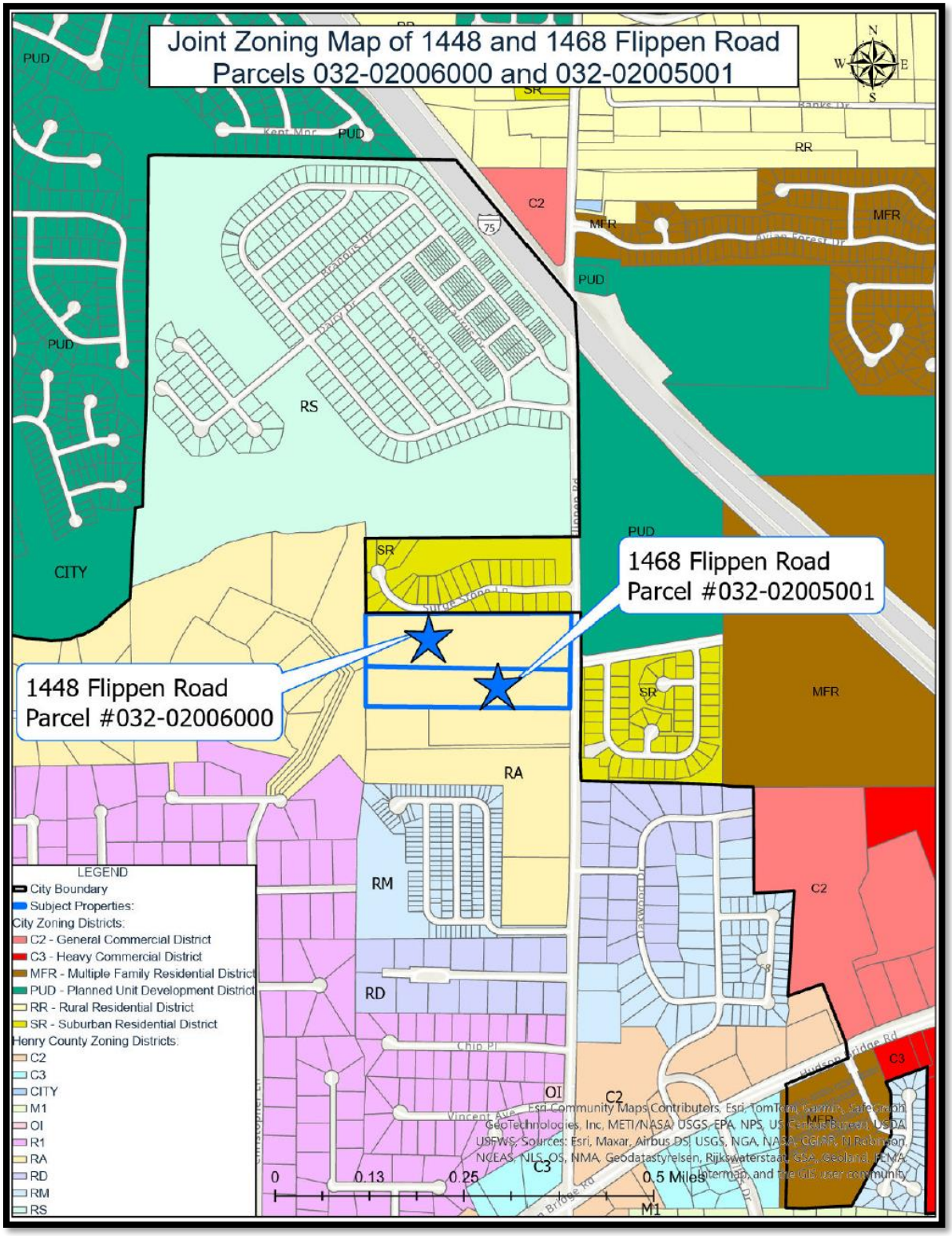
SURROUNDING LAND USE DENSITIES

Name of Subdivision/Development	Number of Units	Estimated Density Per Acres
Subject Property	**151**	**6.94**
Flippen Woods Townhomes	158	6.13
St. Margrit Village	54	2.78
Preserve at Rum Creek	31	1.8
Oakwood Manor	41	1.22
Windhaven Plantation	124	0.81
Rum Ridge Subdivision	66	0.34

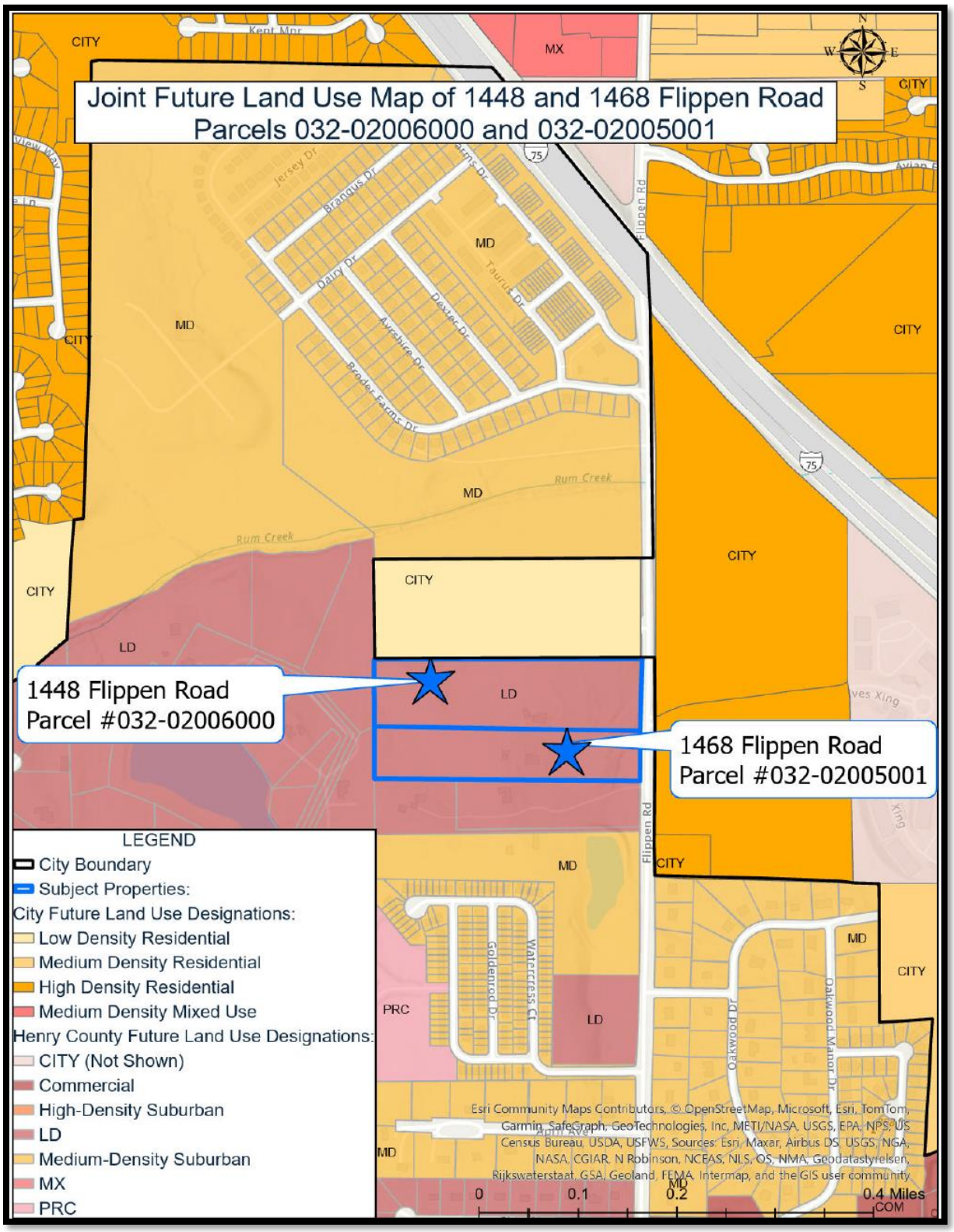
AERIAL PHOTO OF THE SUBJECT PROPERTY
Pink Areas – Flood Zones

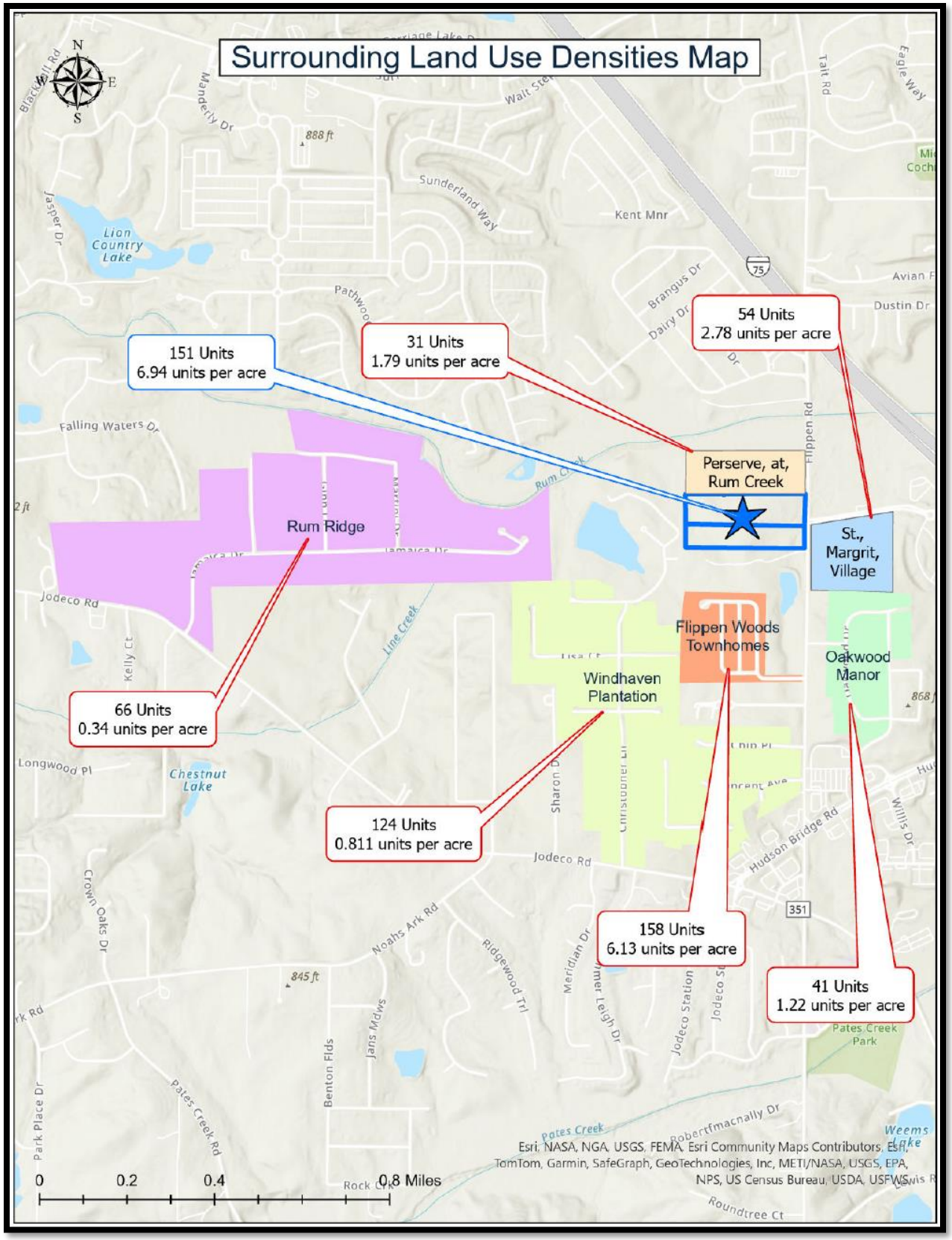


2025 CITY OF STOCKBRIDGE ZONING MAP

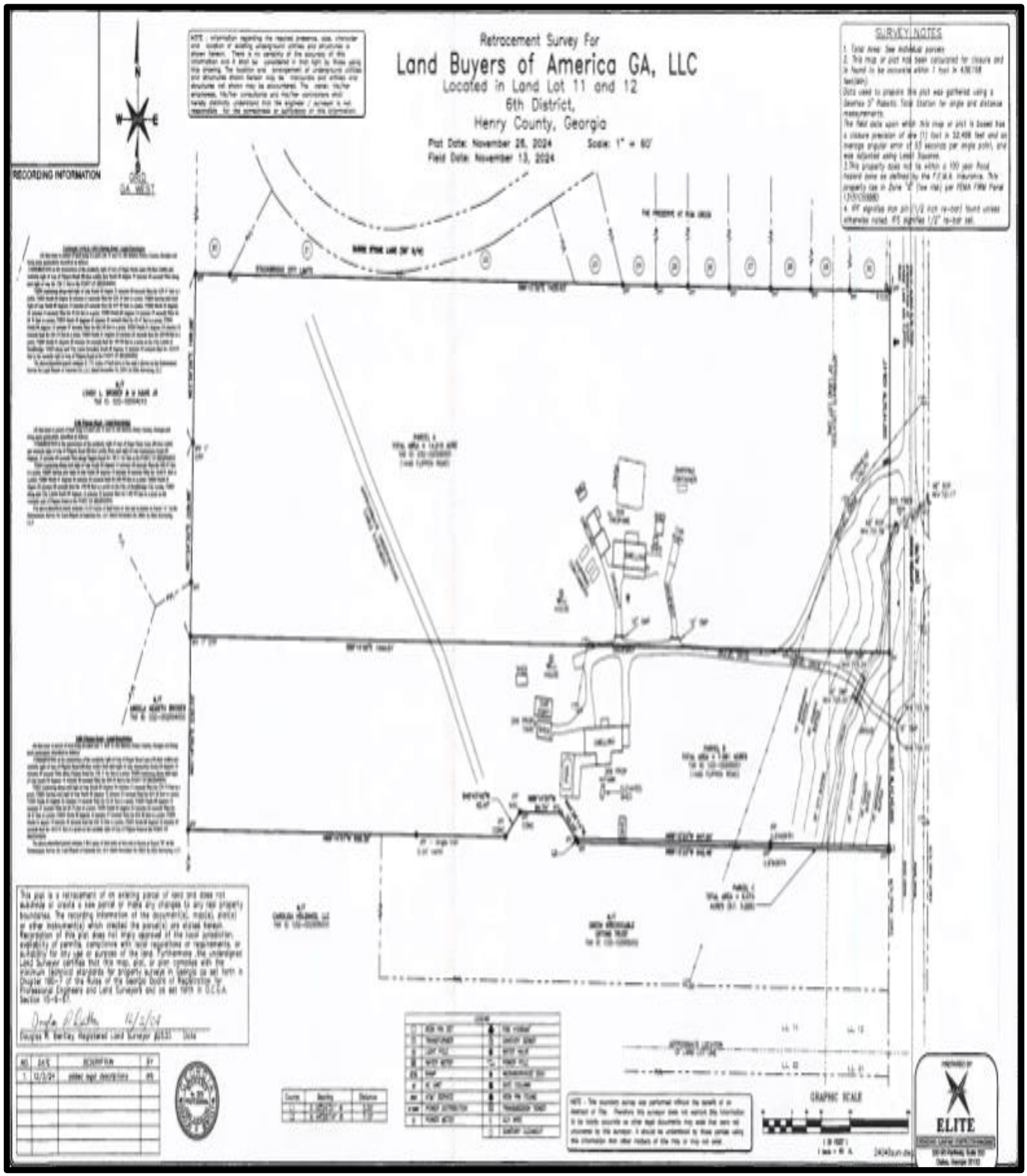


2025 CITY OF STOCKBRIDGE FUTURE LAND USE MAP




Surrounding Land Use Densities Map
151 Units
6.94 units per acre
31 Units
1.79 units per acre
54 Units
2.78 units per acre
Perserve, at,
Rum Creek
St.,
Margrit,
Village
Rum Ridge
66 Units
0.34 units per acre
Flippen Woods
Townhomes
Oakwood
Manor
Windhaven
Plantation
124 Units
0.811 units per acre
158 Units
6.13 units per acre
41 Units
1.22 units per acre
Lion
Country
Lake
Chestnut
Lake
Pates Creek
Park
Jodeco Rd
Flippen Rd
Hudson Bridge Rd
Noahs Ark Rd
Falling Waters Dr
Kent Mnr
Sunderland Way
Line Creek
Rum Creek
Pates Creek
Weems
Lake
888 ft
845 ft
868 ft
0
0.2
0.4
0.8 Miles
Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Esri,
TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA,
NPS, US Census Bureau, USDA, USFWS

BOUNDARY SURVEY



PROPOSED DEVELOPMENT

The applicant's Letter of Intent, dated May 8, 2025, states that the developer, Land Buyers of America GA, LLC, proposes to build a joint residential development on two parcels at 1448 and 1468 Flippen Road, which would have 21.77 +/- acres. The proposed name for the development is "Hanover Park." The subject property would first need to be annexed into the Stockbridge City Limits from unincorporated Henry County, and it would be assigned the PUD (Planned Unit Development) zoning district. The PUD district would be required instead of the MFR (Multiple Family Residential) zoning district because the MFR district only allows one type of residential use.

The proposed development would contain 151 total residential units at a density of 6.94 units per acre. This would include 31 single-family detached units and 120 townhome units. All units would have 3 bedrooms, 2 baths, and two-car garages. The homes would range in size from 1,600 to 2,000 square feet. The elevation materials would be brick and Hardy board. The proposed amenities include a pool with a clubhouse, a golf putting green, a tot lot, tennis or pickleball courts, and a community sports field.

The applicant has submitted two site plans—a brightly-colored rendering and a detailed black-and-white site plan. The title of each site plan is "Annexation & Rezoning Plan for Hanover Park", prepared for Land Buyers of America GA, LLC. They were prepared by Elite Engineering as Project No. 24040 on 4/30/25.

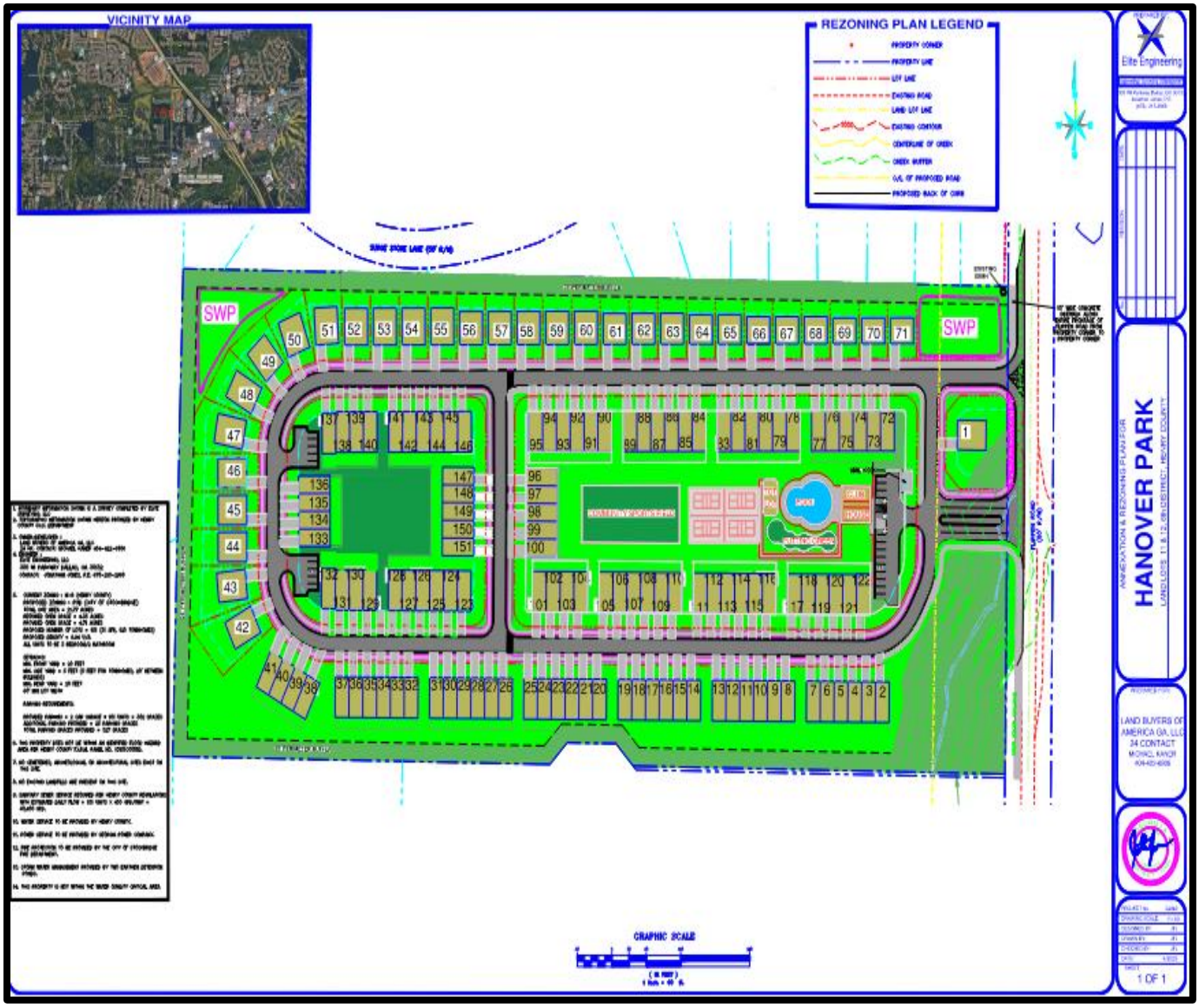
The subject property has direct frontage onto Flippen Road, where a proposed boulevard-style driveway would serve as the main entrance into the development. A second access would also be located a short distance to the north. It appears that each access would have an adjacent deceleration lane. The black-and-white site plan shows that two water main ties with 8 X 8 X 8 tapping sleeves and valves would be located adjacent to Flippen Road, and a 10-foot-wide concrete sidewalk would be located along the entire frontage of the road, from one property corner to another. Adjacent to the main entrance, the property has 50-foot City buffers and 25-foot State buffers. A 25-foot "perimeter buffer" would surround the entire property.

A clubhouse with a pool would be located near the main project entrance, along with a mail kiosk and a parking lot with fifteen (15) parking spaces. Behind the clubhouse, there would be a pool, and putting green, a tot lot, courts for tennis or pickleball, and a community sports field. Surrounding these amenities, there would be 1.09 +/- acres of open space.

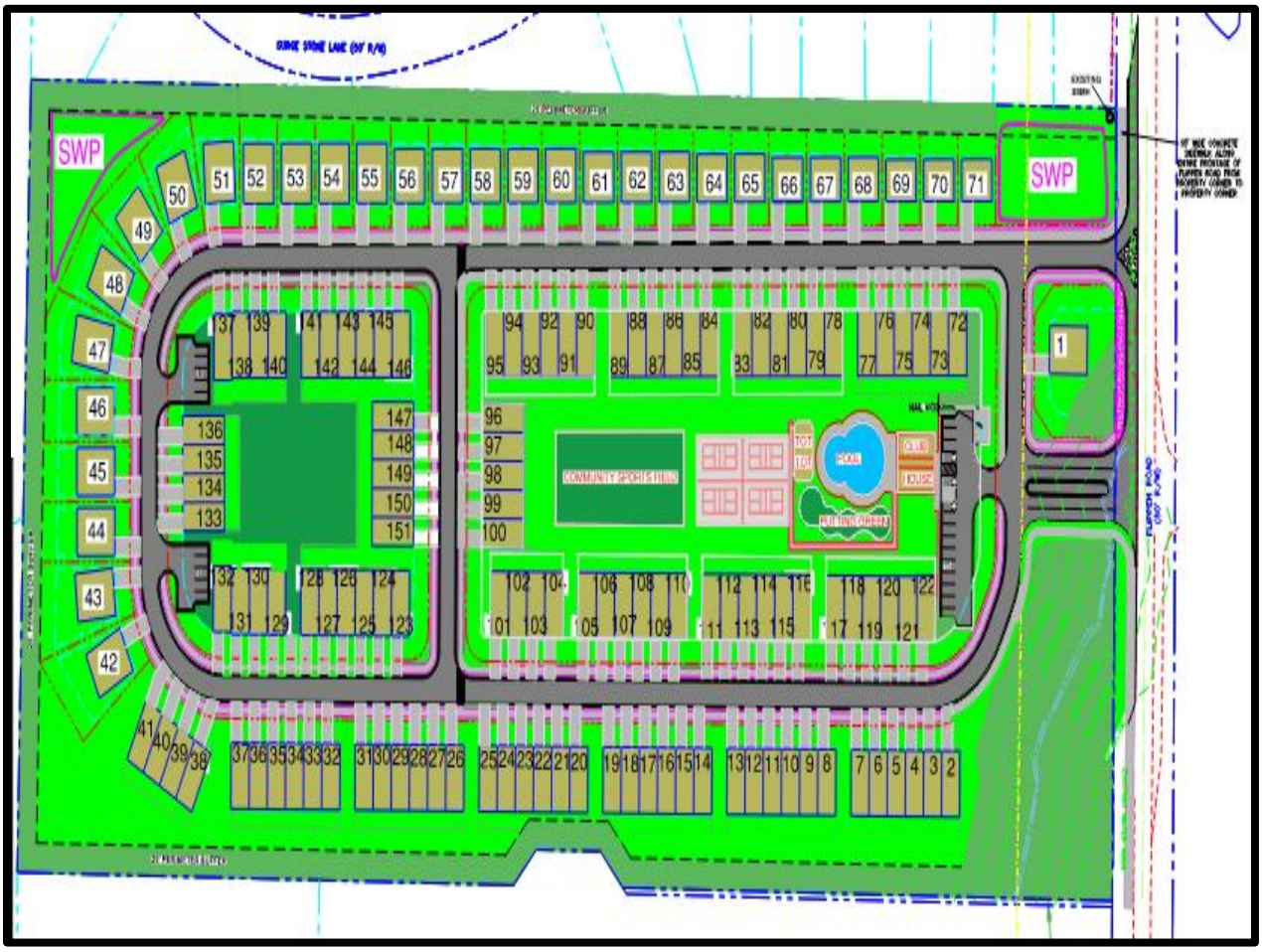
The proposed single-family detached homes would be located along the outskirts of the property, on the northern and western sides; while the proposed townhomes would be located within the interior of the site and along the southern side of the property. Surge Stone Lane borders the property to the north. One large lot (Lot #1) for a single-family detached home would be located adjacent to the main project entrance. The main internal street would circle the site, and there would also be an interior street to provide cross-circulation. Additional townhomes would be located to the rear of the cross street, an

open space area with 0.56 acres would occupy the center of the quad area, and two small guest parking lots with five (5) parking spaces each would be located near the rear of the property. An additional 3.56 +/- acres of open space would comprise the remainder of the property.

COLORED SITE PLAN



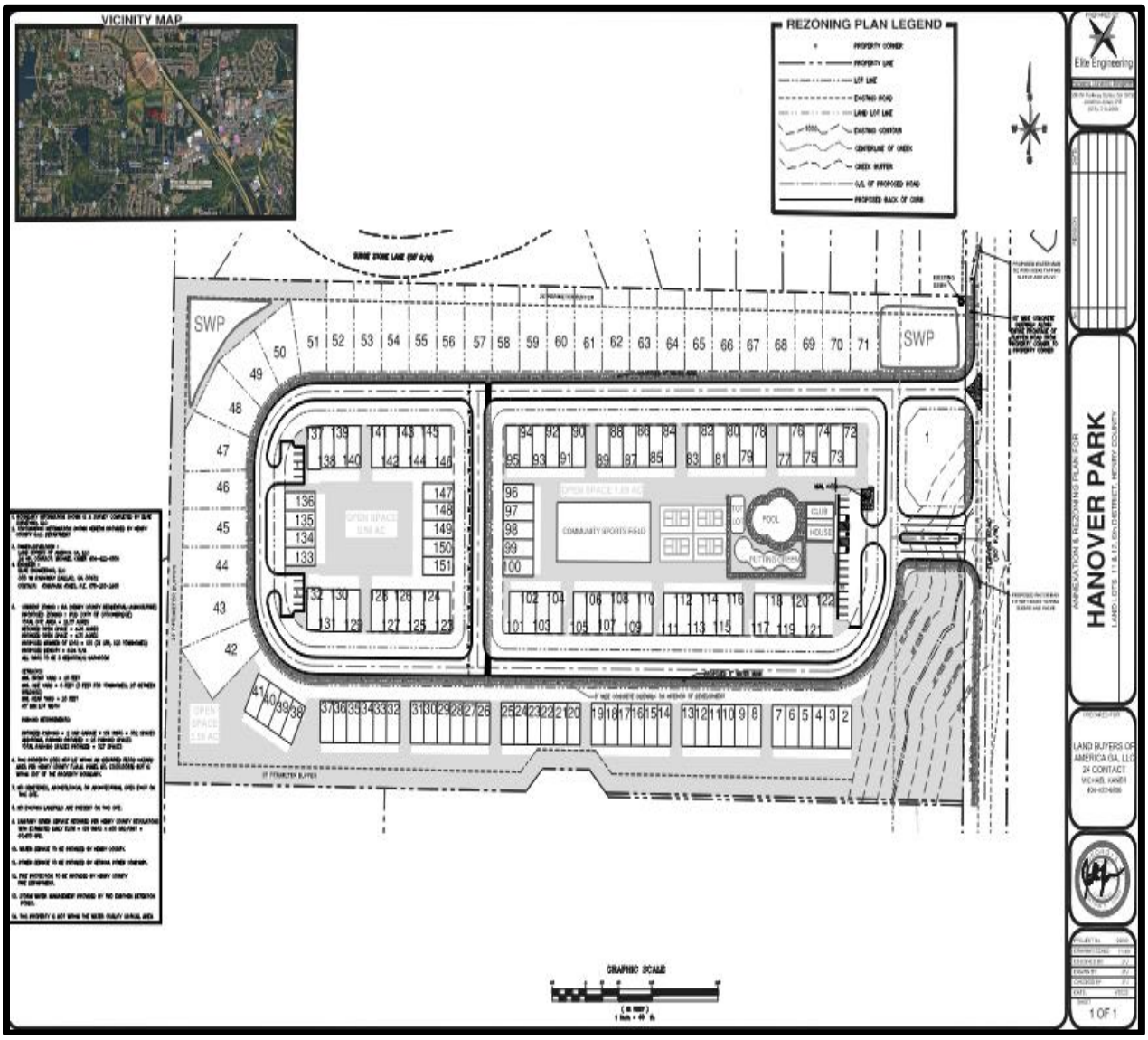
COLORED SITE PLAN, ENLARGED



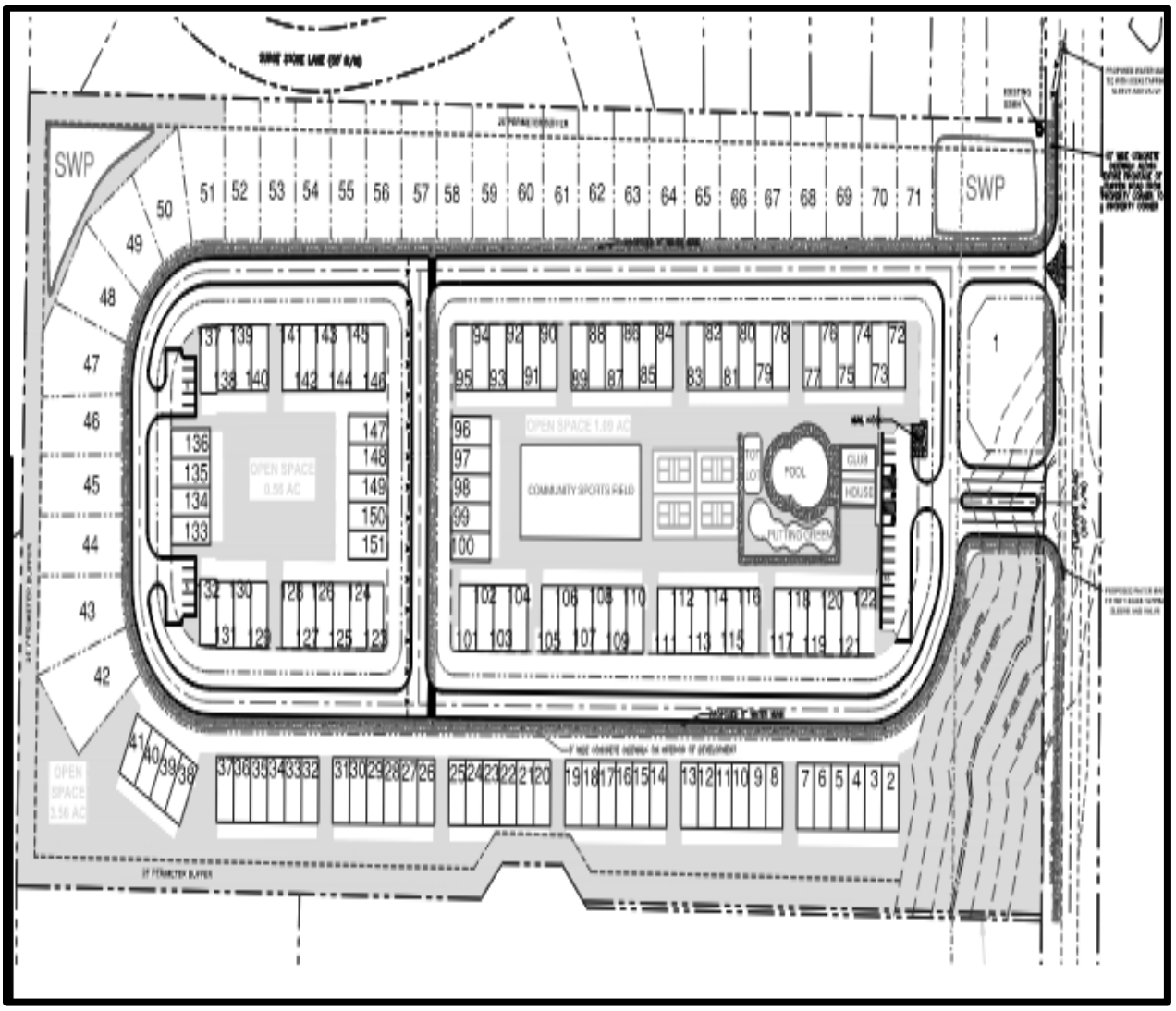
AERIAL PHOTO OF THE VICINITY, OVERLAIN BY THE SITE PLAN



BLACK AND WHITE SITE PLAN



BLACK AND WHITE SITE PLAN, ENLARGED



IV. ANALYSIS OF REQUEST

The applicant requests a Comprehensive Plan Amendment to change the subject property's future land use designation from Henry County's Medium-Density Suburban to the City of Stockbridge's Medium-Density Residential to allow for the construction of a mixed residential development with townhomes and single-family detached homes. Four factors were examined to analyze this request, as are discussed below.

1. Consistency with the Comprehensive Plan. The 2024-2028 Five-Year Update to the Stockbridge Comprehensive Plan calls for the development of additional housing in the City, and the proposed mixed residential development would help to meet that need. Additionally, the Comprehensive Plan allows densities of 4-7.99 units per acre in areas that are designated as Medium-Density Residential. Therefore, the proposed density of 6.94 for this development is consistent with the Medium-Density Residential designation.

Community Goals and Policies (pg. 42-44)	Population Policies: Maintain a family friendly environment and focus on attracting and retaining young adults.
	Housing Goals: Provide a mixture of housing options to attract young professionals, singles, and small families.
	Community Services/Facilities Goals: To make available adequate facilities and services to meet the changing needs of all City residents.
	Future Land Use Goals: To establish land use designations that meet the needs of the City and are consistent with the new UDC.

2. Relation to the Zoning of the Property. The applicant's request to assign the City's PUD (Planned Unit Development) zoning district would be compatible with the other surrounding land use designations that are adjacent to the subject property, which include single-family subdivisions and townhome subdivisions. Page 45 of the 2024 Comprehensive Plan identifies the PUD zoning district as being compatible with all of the future land use designations, including the requested Medium-Density Residential designation. To allow for the proposed PUD zoning, the applicant has requested that the property be assigned the Medium-Density Residential designation.

3. Suitability of the Site's Location. The proposed Medium-Density Residential future land use designation would be compatible with the other Medium-Density Residential designations within the vicinity. Furthermore, the requested PUD rezoning of the property, which calls for the preservation of open space and a variety of housing types, would be compatible with the PUD district that is directly across from the subject property, on the east side of Flippen Road.

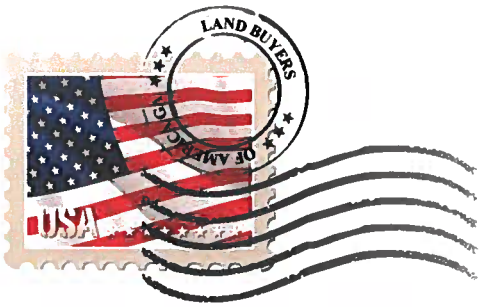
4. Maintaining the Current Land Use Designation. The current Future Land Use designation for this property is Henry County Medium-Density Suburban, which is intended for developments with densities between 0-4 units per acre. The density of this proposed development matches more closely with the City of Stockbridge's Medium-

Density Residential designation, which allows for residential developments with 4-7.99 units per acre.

The City of Stockbridge 2024 Comprehensive Plan states that the Medium-Density Residential future land use designation intends for residential developments which include single-family, detached homes on lots ranging from 10,000-30,000 square feet, including parcels that are zoned for single-family attached and detached homes. The proposed development aligns well with the intended use of the Medium-Density Residential designation.

CONCLUSION AND RECOMMENDATION

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment for 1448 and 1468 Flippen Road, via CP-2025-01, would be necessary and desirable for the subject property, in conjunction with the requested rezoning of the property to PUD via RZ-2025-01, to allow for the proposed mixed residential development. Therefore, the Planning and Zoning staff recommends the APPROVAL of CP-2025-01.



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.

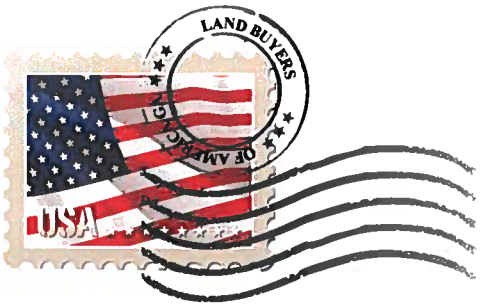
We are requesting this Deferral Request (30) Day to allow us more time to work out the details of the proposed homes.

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

N W E S

SURGE STONE LANE (50' R/W)

25' PERIMETER BUFFER

EXISTING SSMH

PROPOSED WATER MAIN TIE WITH 8X8X8 TAPPING SLEEVE AND VALVE

10' WIDE CONCRETE SIDEWALK ALONG ENTIRE FRONTAGE OF FLIPPEN ROAD FROM PROPERTY CORNER TO PROPERTY CORNER

SWP

PROPOSED 8" WATER MAIN

OPEN SPACE 0.56 AC

OPEN SPACE 1.09 AC

COMMUNITY SPORTS FIELD

TOT LOT

POOL

CLUB HOUSE

PUTTING GREEN

MAIL KIOSK

FLIPPEN ROAD (80' R/W)

PROPOSED WATER MAIN TIE WITH 8X8X8 TAPPING SLEEVE AND VALVE

50' CITY BUFFER

25' STATE BUFFER

25' STATE BUFFER

50' CITY BUFFER

75' S.S.

MINOR WATERSHED

OPEN SPACE 3.56 AC

PROPOSED 8" WATER MAIN

8' WIDE CONCRETE SIDEWALK ON INTERIOR OF DEVELOPMENT

25' PERIMETER BUFFER

25' PERIMETER BUFFER

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

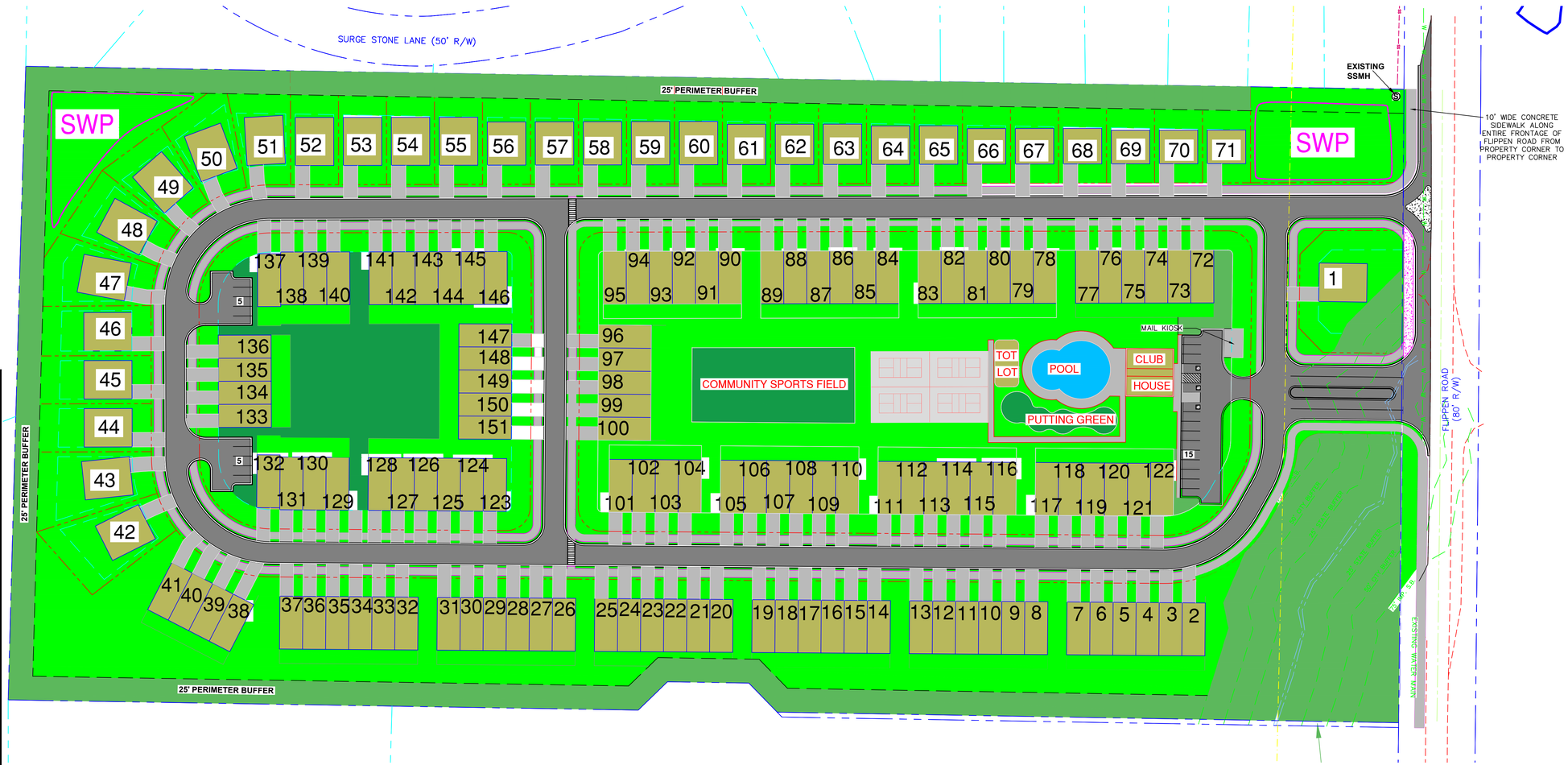
PROJECT No.	24040
DRAWING SCALE:	1"= 60'
DESIGNED BY:	JFJ
DRAWN BY:	JFJ
CHECKED BY:	JFJ
DATE:	4/30/25
SHEET	1 OF 1

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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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
   REQUIRED OPEN SPACE = 4.35 ACRES
   PROVIDED OPEN SPACE = 4.71 ACRES
   PROPOSED NUMBER OF LOTS = 151 (31 SFR, 120 TOWNHOMES)
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   ALL UNITS TO BE 3 BEDROOM/2 BATHROOM

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   MIN. FRONT YARD = 20 FEET
   MIN. SIDE YARD = 5 FEET (0 FEET FOR TOWNHOMES, 20' BETWEEN BUILDINGS)
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   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.
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 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

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:

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
404-422-6806

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

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.

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

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.

Continued (1446 & 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) then South 00 degree 19 minutes 49 seconds West along said right of way for 128.11 feet to the POINT OF BEGINNING;

THENCE continuing along said right of way South 00 degree 14 minutes 50 seconds West for 429.47 feet to a point, THENCE South 00 degree 34 minutes 31 seconds West for 230.19 feet to a point, THENCH leaving said road right of way North 89 degrees 12 minutes 23 seconds West for 847.50 feet to a point, THENCE North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point, THENCH North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point, THENCH South 45 degrees 43 minutes 42 seconds East for 42.47 feet to a point, THENCH North 89 degrees 14 minutes 57 seconds West for 856.36 feet to a point, THENCH North 01 degrees 19 minutes 55 seconds East for 230.10 feet to a point, THENCH North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point, THENCH North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City Limits of Stockbridge, THENCH 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 Ellis Surveying, LLC

N/F
LYNDY L. BRODER & M HAMS JR
TAX ID: 032-02004010

1446 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;

THENCH continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to a point, THENCH leaving said right of way North 89 degrees 14 minutes 48 seconds West for 1444.91 feet to a point; THENCH North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THENCH North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City of Stockbridge City Limits, THENCH 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 Ellis Surveying, LLC.

N/F
ANGELA NEMETH BRODER
TAX ID: 032-002004002

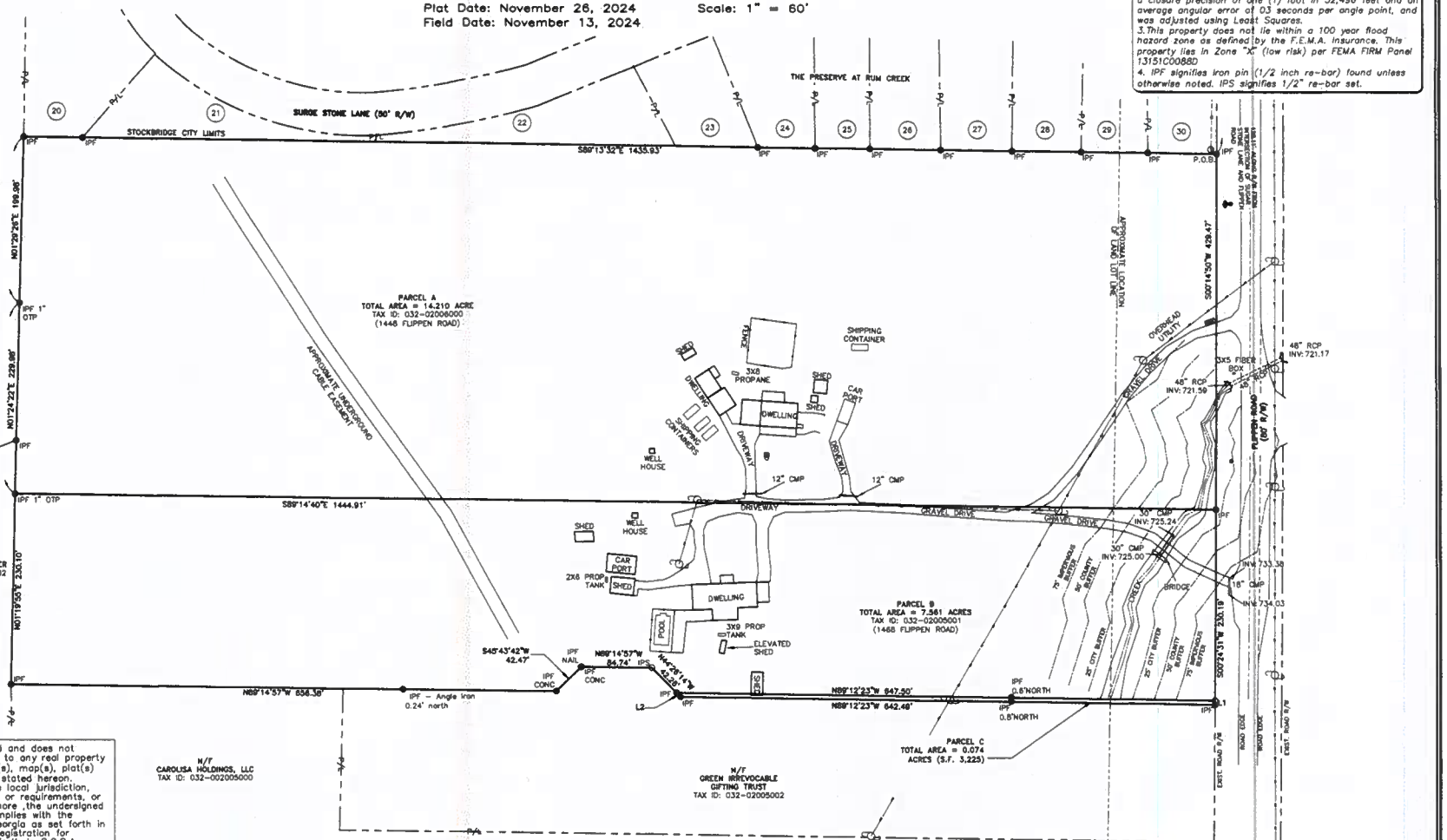
1448 Flippen Road - Legal Description

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 a point, THENCH continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to the POINT OF BEGINNING;

THENCH continuing along said right of way South 00 degrees 34 minutes 31 seconds West for 230.19 feet to a point, THENCH leaving said right of way North 89 degrees 12 minutes 23 seconds West for 847.50 feet to a point, THENCH North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point, THENCH North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point, THENCH South 45 degrees 43 minutes 42 seconds East for 42.47 feet to a point, THENCH North 89 degrees 14 minutes 57 seconds West for 856.36 feet to a point, THENCH North 01 degrees 19 minutes 55 seconds East for 230.10 feet to a point, THENCH South 89 degrees 14 minutes 48 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 7.361 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 Ellis Surveying, LLC.



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 12/5/24

Douglas R. Bentley, Registered Land Surveyor #2535 Date

NO.	DATE	DESCRIPTION	BY
1.	12/3/24	added legal descriptions	drb

Course	Bearing	Distance
L1	S 00°34'31" W	5.00'
L2	N 44°26'14" W	7.10'

LEGEND

○	IRON PIN SET	◆	FIRE HYDRANT
⊠	TRANSFORMER	Ⓢ	SANITARY SEWER
☼	LIGHT POLE	●	WATER VALVE
WM	WATER METER	"O"	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.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

24040surv.dwg

PREPARED BY:
ELITE
ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT
300 Wt Parkway, Suite 300
Dallas, Georgia 30132
(678) 324-8291

Stockbridge

Where Community Connects

POWERPOINT PRESENTATION FOR

1448 & 1468 FLIPPEN ROAD:
AX-2025-01, CP-2025-01, & RZ-2025-01

CITY OF STOCKBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING AND ZONING DIVISION

PLANNING COMMISSION MEETING—MAY 22, 2025

CITY COUNCIL MEETING—JUNE 9, 2025

PROJECT OVERVIEW:

~ Purposes of the Cases
~ Property Description
~ Proposed Development

FACTS ABOUT THE CASES

THREE CASES:

~ **Annexation Case #AX-2025-01:**

Purpose: To annex the property from unincorporated Henry County into the Stockbridge City Limits.

~ **Comprehensive Plan Amendment Case #CP-2025-01:**

Purpose: To change the property's future land use designation from Henry County's Residential Suburban to the City of Stockbridge's Medium-Density Residential.

~ **Rezoning Case #RZ-2025-01:**

Purpose—To change the property's zoning district from Henry's RA (Residential-Agricultural) zoning district to the City of Stockbridge's PUD (Planned Unit Development) zoning district.

Applicant: Land Buyers of America, LLC.

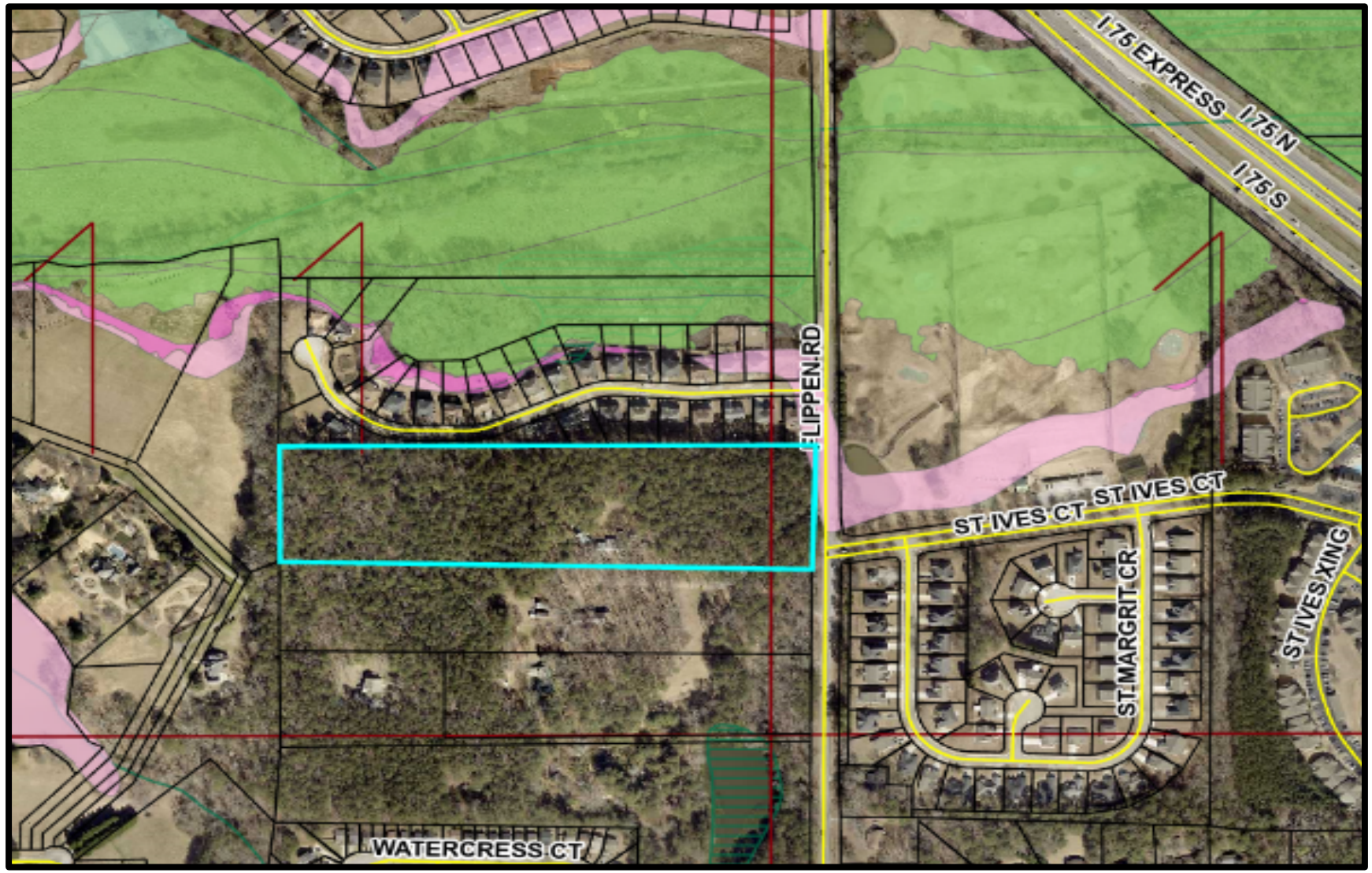
Agent: Michael Kaner.

NOTE: CP-2025-01 and RZ-2025-01 may not be approved unless AX-2025-01 is approved.

JOINT AERIAL PHOTO FOR 1448 & 1468 FLIPPEN ROAD



AERIAL PHOTO FOR 1448 FLIPPEN ROAD ONLY, SHOWING 500-YEAR FLOOD AREAS IN PINK



FACTS ABOUT THE SUBJECT PROPERTY

Property Owners: William K. Reichert and Brenda A. Reichert are the owners of the property at 1448 Flippen Road, while Willard D. Gilreath is the owner of the property at 1468 Flippen Road.

Addresses: 1448 and 1468 Flippen Road.

Property Size: 21.771 +/- total acres.

Property Location: West side of Flippen Road, south of Surge Stone Lane and across from St. Ives Court.

Property Conditions: Mostly wooded, except for a single-family home on each parcel. The northeastern-most corner of 1448 Flippen Road is in the 500-Year Flood Zone.

Current Zoning: Henry County's RA (Residential-Agricultural).

Future Land Use Designation: Henry County's Residential Suburban.

CASE FACTS TABLE (Slide #1)

DESCRIPTIVE FACTOR	FINDINGS
Proposed Development:	Mixed residential development with 120 townhomes and 31 single-family detached homes.
Parcel Identification:	032-02006000 (1448 Flippen Road) 032-02005001 (1468 Flippen Road)
Parcel Acreage:	+/- 21.771 acres.
Land District and Land Lot:	District 6, Land Lots 11 and 12.
Applicant:	Land Buyers of America, LLC
Property Owners:	William K. Reichert and Brenda A. Reichert (1448 Flippen Road) and Willard D. Gilreath (1468 Flippen Road).
Current County Zoning:	Residential Agricultural (RA)

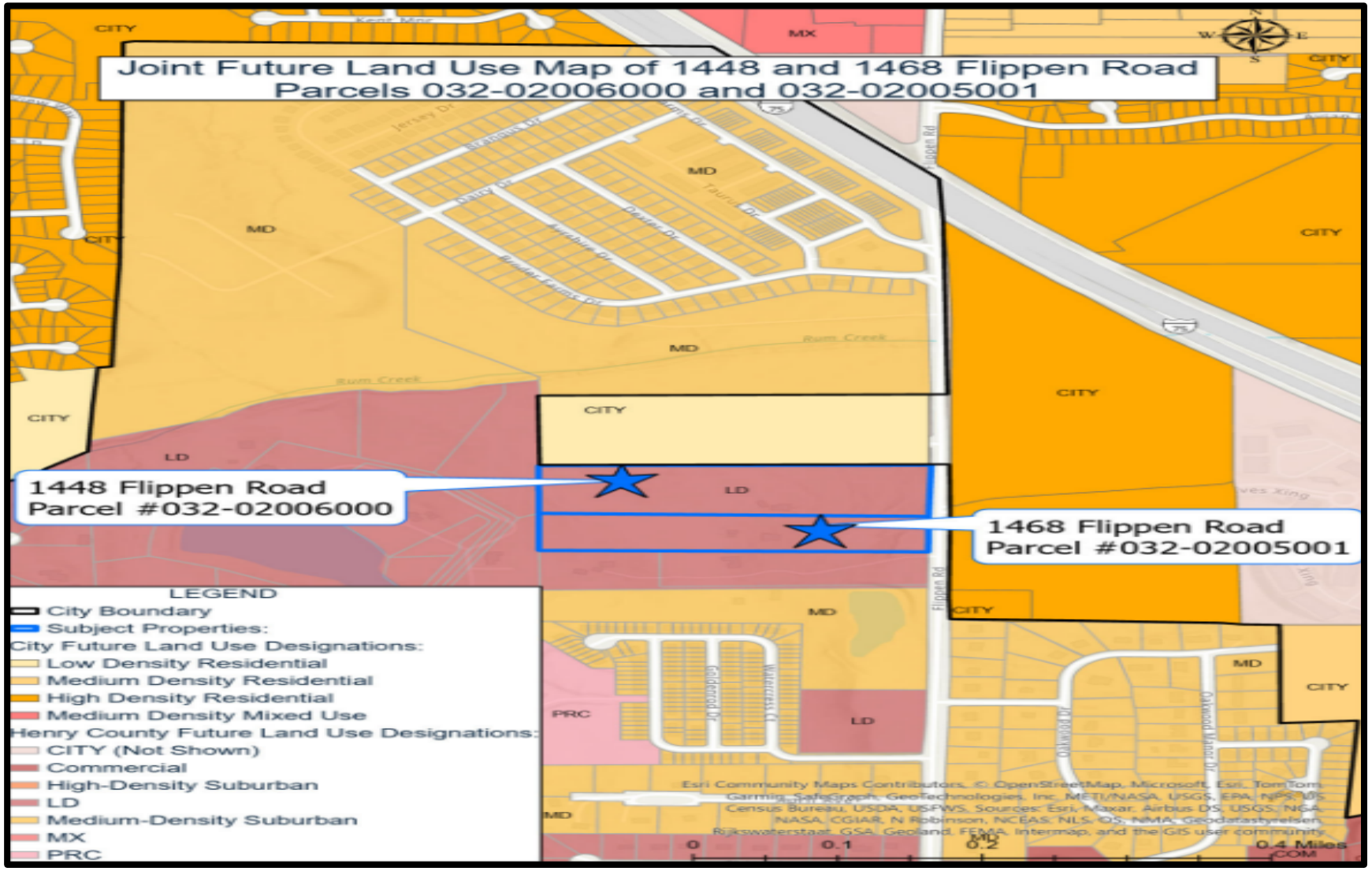
CASE FACTS TABLE (Slide #2)

Surrounding Zoning:	• North—Suburban Residential (City of Stockbridge). • West—Rural Agricultural (Henry County). • Southwest—Single-family residence (Henry County). • South—Rural Agricultural and Multifamily residential (Henry County). • Southeast—Residential Duplex (Henry County). • East—Suburban Residential and Planned Unit Development (City of Stockbridge).
County Land Use Designation:	Medium-Density Suburban.
Current Use:	One single-family home on each parcel.

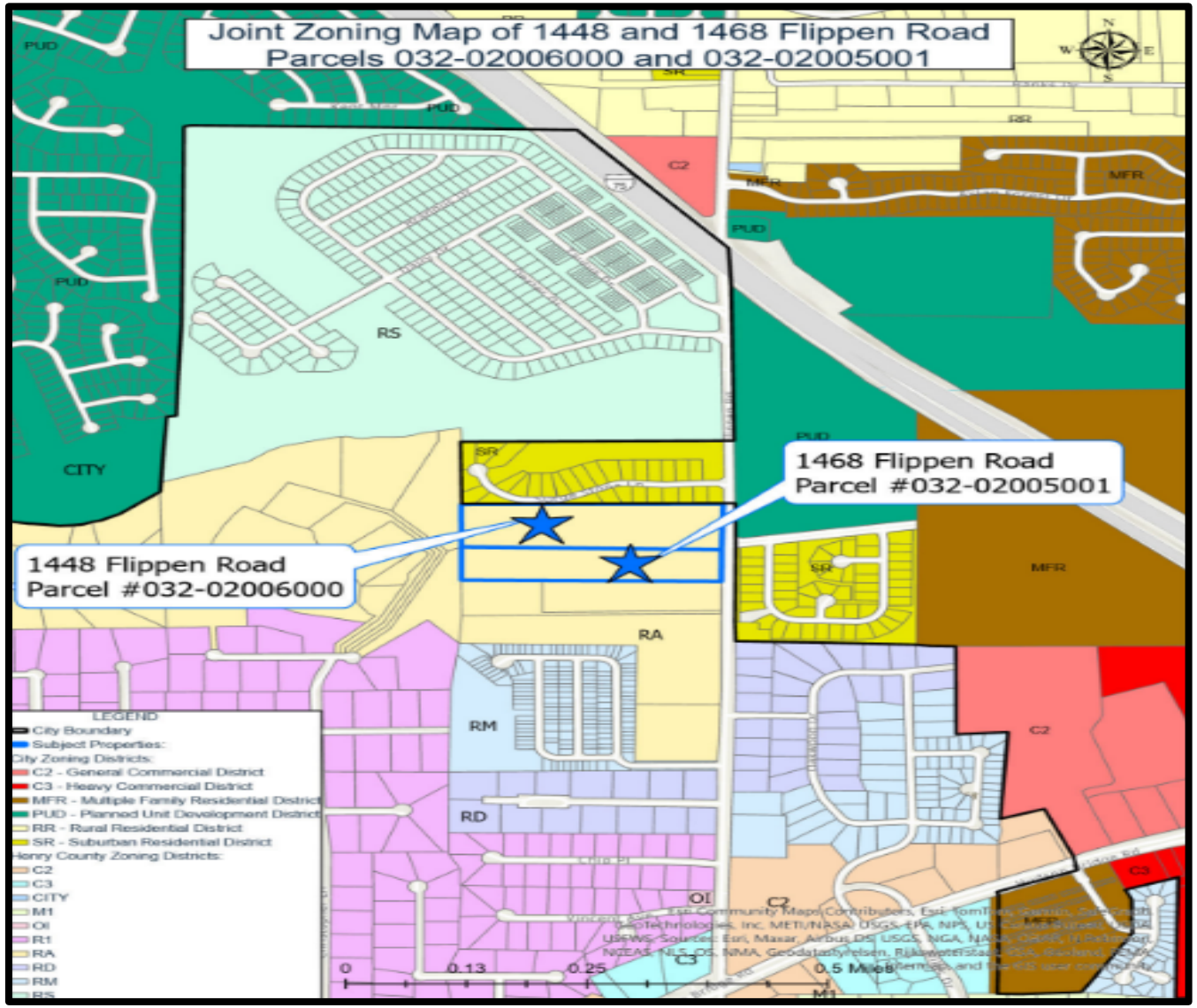
CASE FACTS TABLE (Slide #3)

Surrounding Land Uses:	• North—Preserve at Rum Creek Subdivision. • East—Rum Creek Golf Course. • Southeast—St. Margrit Subdivision. • South—Flippen Woods Townhomes. • Southwest—Windhaven Plantation Subdivision. • West—Rum Ridge Subdivision.
Property Location:	On the west side of Flippen Road, south of Surge Stone Lane and west of St. Ives Court. The property has frontage on Flippen Road.
Property Conditions:	Each parcel contains one single-family home, but they are otherwise mostly wooded. The northeastern-most corner of Parcel 032-02006000 is in the 500-Year Flood Zone.

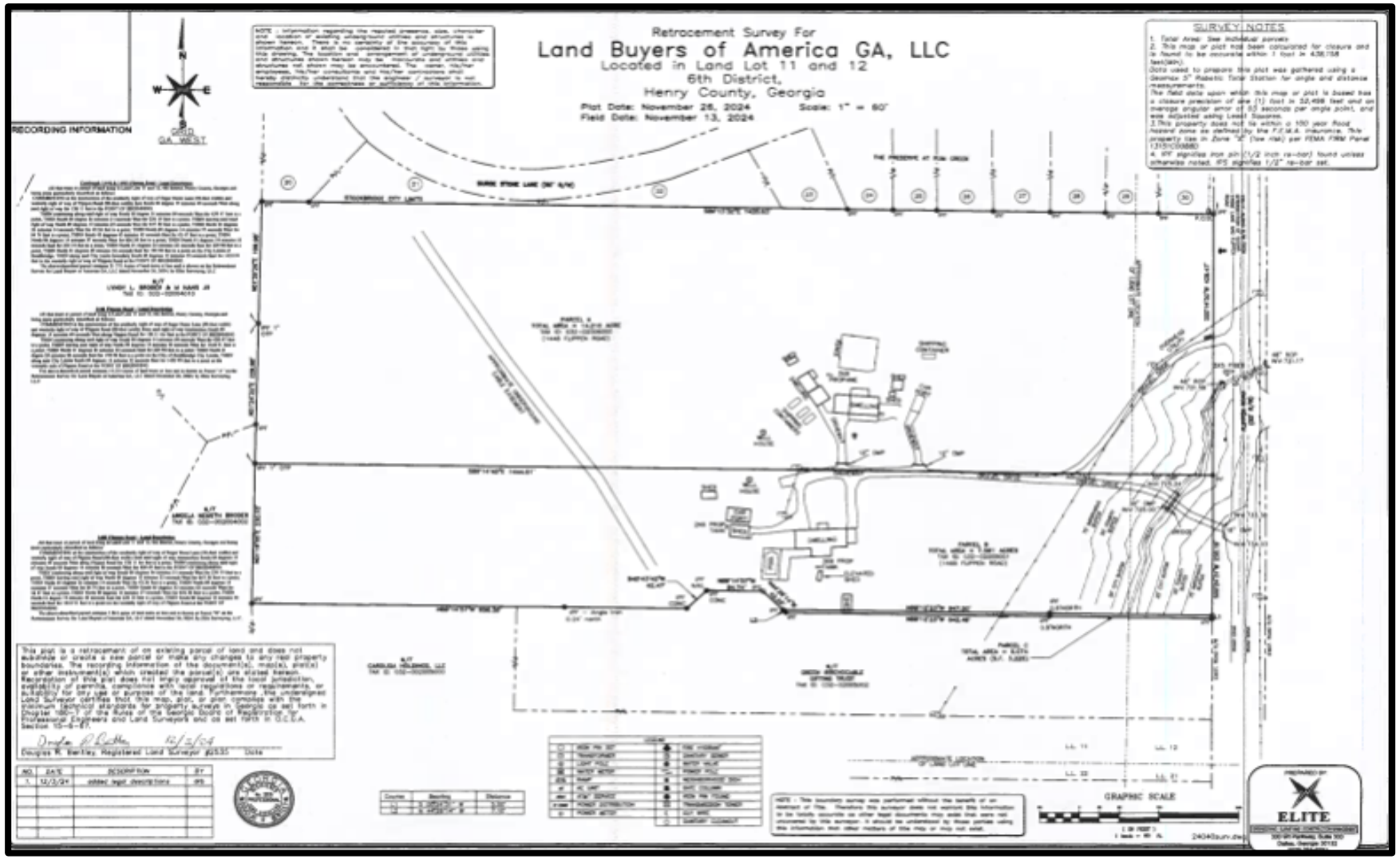
JOINT FUTURE LAND USE MAP FOR 1448 & 1468 FLIPPEN ROAD



JOINT ZONING MAP FOR 1448 & 1468 FLIPPEN ROAD



JOINT BOUNDARY SURVEY FOR 1448 & 1468 FLIPPEN ROAD



PROPOSED DEVELOPMENT (Slide #1)

Applicant / Developer: Land Buyers of America, LLC.

Proposed Name of Development: "Hanover Park."

Total Acreage: 21.77 +/- acres.

Components: 31 single-family detached units and 120 townhome units, for a total of 151 units.

Density: 6.94 units per acre.

Proposed Zoning: PUD (required since MFR only allows one type of use).

Architectural Design: All units would have bedrooms, 2 baths, and two-car garages. The homes would have 1,600 to 2,000 square feet, with brick and Hardy board facades.

Proposed Amenities: A pool with a clubhouse, a golf putting green, a tot lot, tennis or pickleball courts, and a community sports field.

Site Plans: Two site plans, one colored and one black-and-white, were submitted. They have the same title: "Annexation & Rezoning Plan for Hanover Park", prepared for Land Buyers of America GA, LLC. They were prepared by Elite Engineering as Project No. 24040 on 4/30/25. The site plans would serve as the proposed development's PUD Master Plan.

PROPOSED DEVELOPMENT (Slide #2)

Site Access—Proposed development would have a main boulevard entrance off Flippen Road and a second access a short distance to the north. Each access would have a deceleration lane. An internal street would encircle the site, with a cross-street near the center.

Entrance Area Along Flippen Road—Would contain two water main ties, a 10-foot-wide concrete sidewalk, 50-foot-wide City buffers, and 25-foot-wide State buffers.

Behind the Main Project Entrance—Would contain a clubhouse, a mail kiosk, and a parking lot with 15 spaces.

Site Interior—Would feature a putting green, a tot lot, tennis or pickleball courts, a community sports field, two guest parking lots with 5 spaces each, and 1.09 +/- acres of open space.

Perimeter of the Property—Would feature a 25-foot-wide buffer.

Home Locations—The single-family detached homes would be located along the outskirts of the site, on the northern and western sides; while the townhomes would be located within the interior of the site, along the southern side of the site, and near the cross street. Surge Stone Lane borders the property to the north. One large lot (Lot #1) for a single-family detached home would be located adjacent to the project entrance.

PROPOSED DEVELOPMENT (Slide #3)

Setbacks—20 feet in the front yards for all units, 5 feet in the side yards for single-family lots, 0 feet in the side yards for townhome lots, and 20 feet in the rear yards for all lots. These setbacks are not required by the PUD district, but they are proposed by the applicant.

Distance Between Townhome Buildings—20 feet.

Parking—The applicant proposes to provide 327 total parking spaces, including 302 regular spaces (151 units X 2 garage spaces per unit), plus 25 guest parking spaces. However, 340 total parking spaces would be required because the Section 4.8.5 of the Stockbridge Unified Development Code (UDC) requires 2.25 parking spaces per 3-bedroom unit (and all units would have 3 bedrooms). Thus, there would be a parking deficiency of 13 parking spaces.

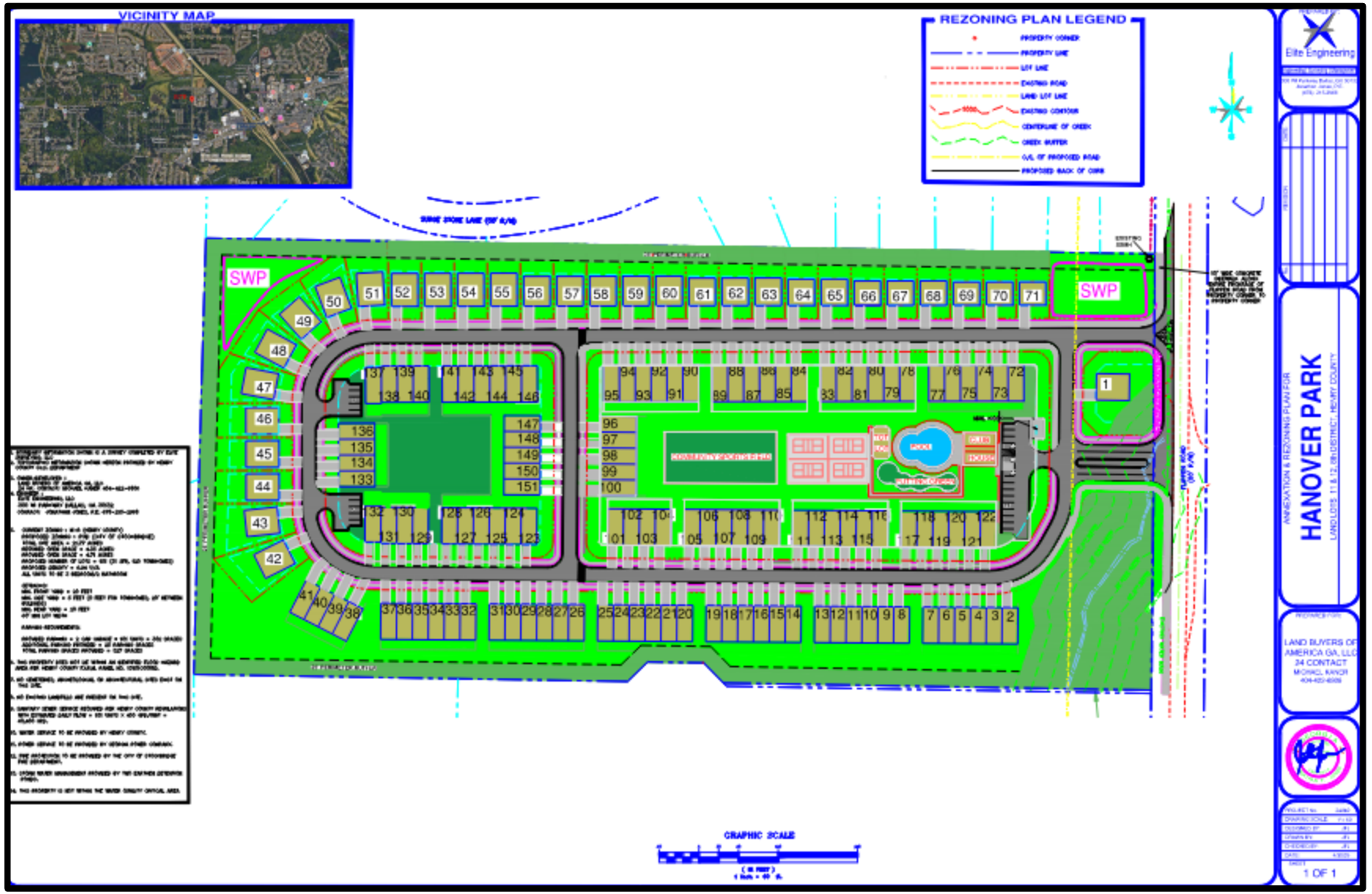
SITE PLAN DATA (Slide #1)

TYPE OF SITE CHARACTERISTIC	PROPOSED PROVISIONS
Total Site Area	21.77 +/- acres.
Open Space	4.35 acres required; 4.71 acres provided.
Number of Lots	151 total (31 SFR + 120 townhomes).
Density	6.94 units per acre.
Minimum Lot Widths	60 feet.
Bedrooms and Bathrooms	All units to have 3 bedrooms + 2 bathrooms.
Setbacks (not required by the PUD district, but proposed by the applicant)	Front Yard—Minimum of 20 feet. Side Yard—Minimum of 5 feet for SFR; 0 feet for townhomes. Rear Yard—20 feet.

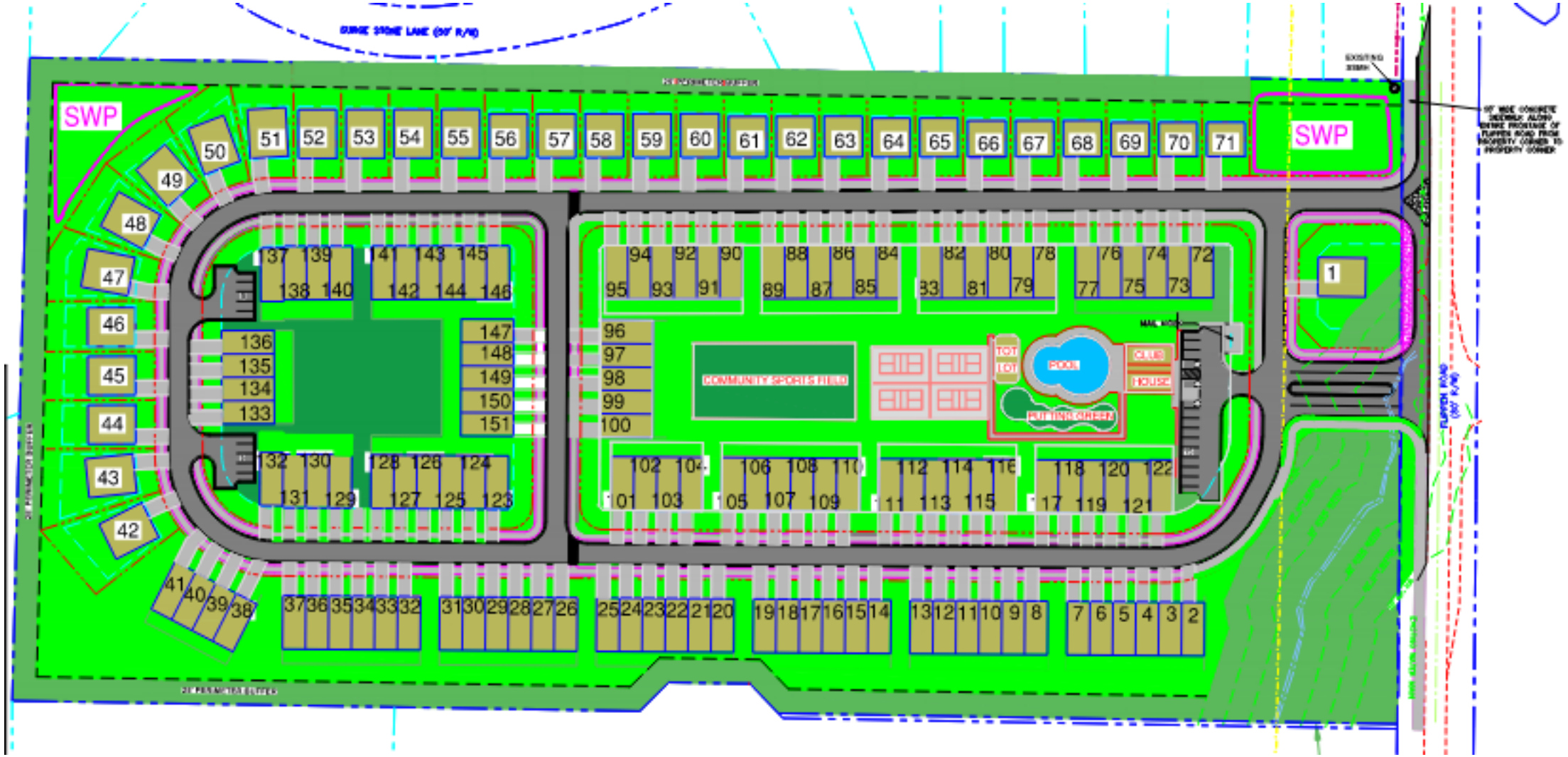
SITE PLAN DATA (Slide #2)

Distance Between Townhome Buildings	20 feet.
Parking Requirement	151 total units X 2.25 parking spaces for each 3-bedroom unit + 339.75 total parking spaces, rounded up to 340 total parking spaces.
Parking Provisions	151 total units X 2 parking spaces per 2-car garage + 302 parking spaces, plus 25 guest parking spaces = 327 total parking spaces.
Parking Deficiency	340 total parking spaces required – 327 total parking spaces provided = a deficiency of 13 total parking spaces.

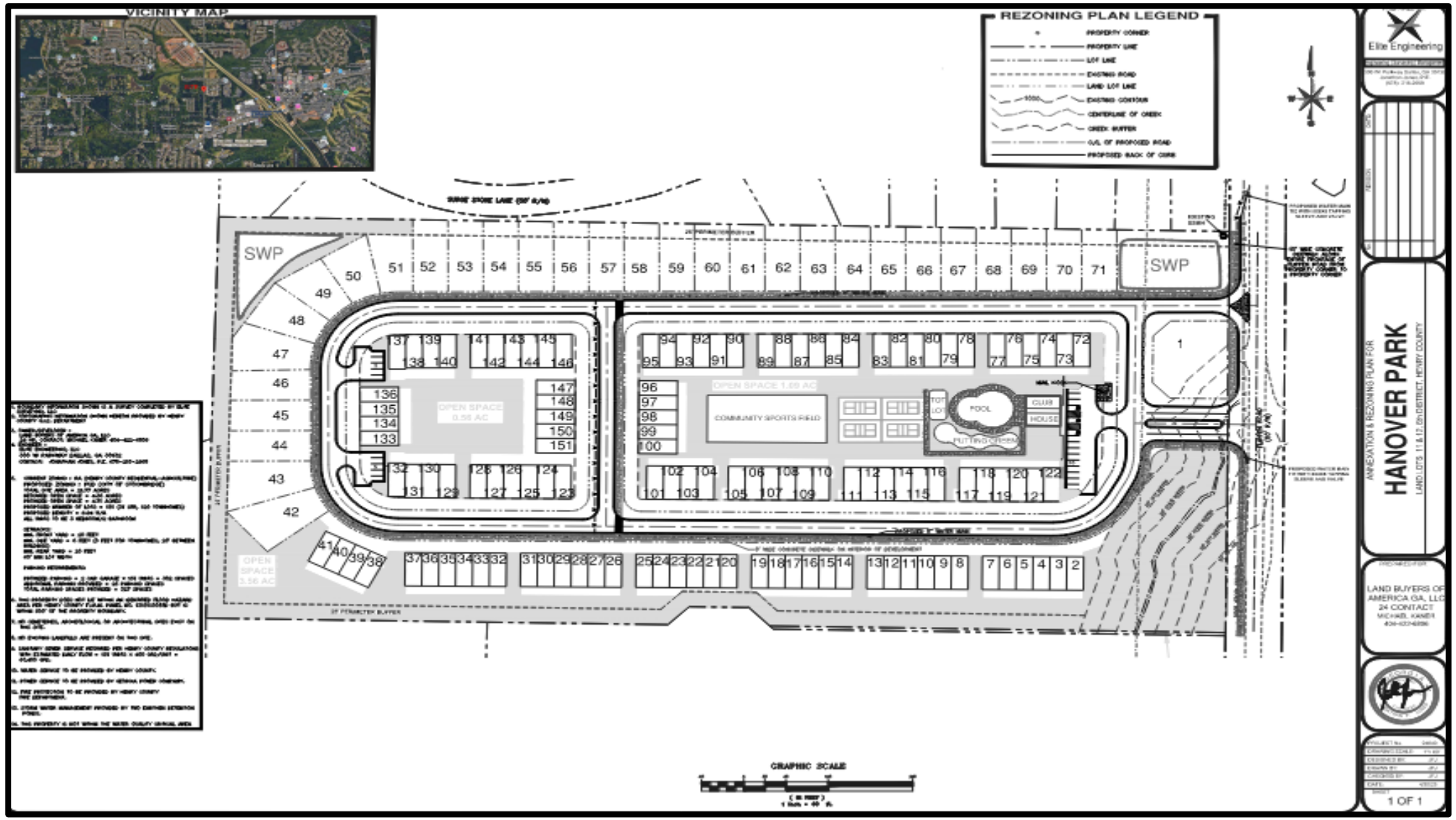
COLORED SITE PLAN



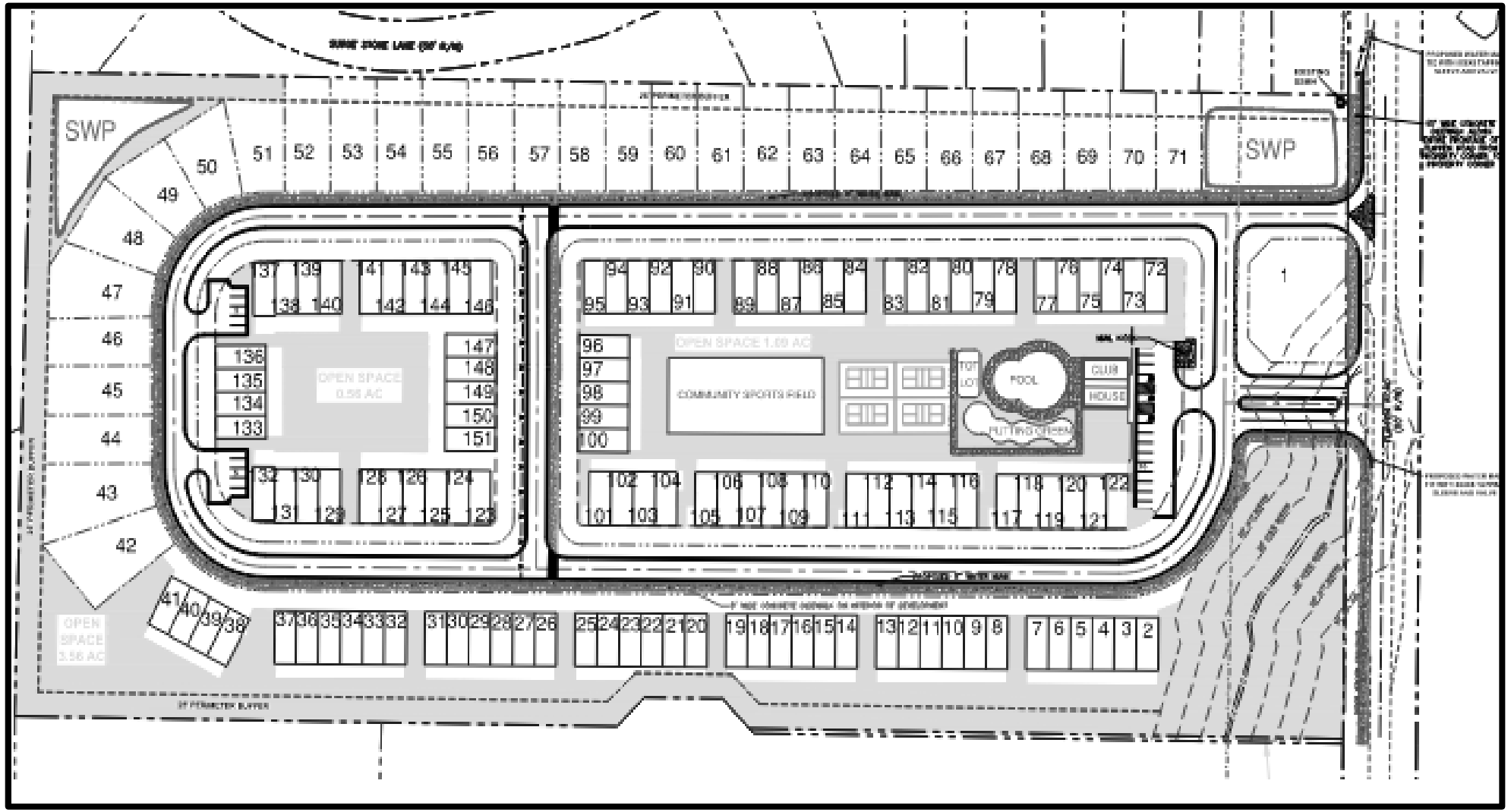
COLORED SITE PLAN, ENLARGED



BLACK AND WHITE SITE PLAN



BLACK AND WHITE SITE PLAN, ENLARGED



AERIAL PHOTO OF THE VICINITY, OVERLAIN BY THE COLORED SITE PLAN



ANALYSIS OF AX-2025-01

(Annexation Case #AX-2025-01)

PowerPoint Presentation For AX-2025-01

Applicant's Request For AX-2025-01

The applicant, Land Buyers of America LLC, has submitted an Annexation application (AX-2025-01) to request that the properties at 1448 and 1468 Flippen Road, which are located in unincorporated Henry County, be annexed into the Stockbridge City Limits.

Staff Analysis Of AX-2025-01 (From Section 9.8 Of the Unified Development Code)

Staff Analysis of AX-2025-01 (Slide #1)
(From Section 9.8 of The Unified Development Code)

1. **Is the subject property contiguous to the existing corporate limits with at least one-eighth of the aggregate external boundaries coinciding? Contiguous means- abuts the municipal limits, or is separated by a street, river or railroad-type of right-of-way, or city land, or land owned by some other political subdivision, or lands, or lands owned by the state.**

    - **Yes, the subject property is contiguous with the following parcels that are located within the City limits of Stockbridge: #032-01001001 (107 Saint Ives Court); #032l01030000 (and additional parcels on the southern side of Preserve at Rum Creek Subdivision).**

2. **Describe what method (100%, 60% or Referendum and Resolution) the applicant is utilizing for the proposed annexation.**

    - **The 100% method would be used for the proposed annexation.**

3. **Is any part of the subject property being proposed for annexation within the boundary of another municipal corporation or county?**

    - **Yes, the subject property is located within the boundary of Henry County.**

Staff Analysis of AX-2025-01 (Slide #2)
(From Section 9.8 of The Unified Development Code)

4. **Is any part of the subject property receiving municipal services from any entity other than the city proposing annexation?**

   - **Yes, the subject property is receiving municipal services from Henry County. The following entities include Henry County Water Authority, Henry County Fire and EMS, and the Georgia Power Company.**

5. **Is the subject property for the proposed annexation being developed for urban purposes- defined as a minimum of two people per acre?**

   - **Yes, the applicant proposes building a mixed residential development with 120 town-home units and 31 single-family detached homes with two accesses from Flippen Road. The proposed parking would include 302 spaces with 25 additional spaces, for a total of 327 spaces. The development would include a swimming pool with a clubhouse, a community sports field, a putting green, a tot lot, and tennis/pickleball courts.**

6. **Is the proposed annexation consistent with the Comprehensive Plan?**

   - **No, the subject property has a Henry County Future Land Use designation of MDS (Medium Density Suburban). The applicant has submitted a Comprehensive Plan Amendment (CP-2025-01) to assign the City of Stockbridge's future land use designation of Medium-Density Residential.**

Staff Analysis of AX-2025-01 (Slide #3)
(From Section 9.8 of The Unified Development Code)

7. **Does the proposed annexed property share a common zoning classification with the adjoining City property as ascribed in Section 9.8 of the Unified Development Code?**

   - **No, the applicant has submitted a rezoning application (RZ-2025-01) to assign the City of Stockbridge's zoning district of 'PUD' (Planned Unit Development).**

8. **Potential positive effects of the proposed annexation on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.**

   - **The addition of the proposed mixed residential development would provide additional housing options for residents of the City. The surrounding area is already residential, but it is comprised mostly of single-family detached homes. The availability of townhomes would provide residents and potential residents with alternative housing options.**

9. **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.**

   - **The subject property appears to be physically capable of being developed. Any issues regarding buffering, topography, drainage, access, size, and shape of the property will be discussed during the plan review process.**

Staff Analysis of AX-2025-01 (Slide #4)
(From Section 9.8 of The Unified Development Code)

10. The impact upon adjacent property owners should the request be granted.

- **The area within the vicinity of the subject property is mainly residential with some commercial zoning districts nearby. Thus, adjacent property owners should see an increase of vehicular traffic on Flippen Road if the development is approved.**

11. The potential impact of the annexation on City infrastructure including water and sewage system.

- **A letter from the Henry County Water Authority, dated January 24, 2025, states that water service can be made available to the subject property. The letter also states that sewage treatment and sewer line capacity are available for the property.**

12. The impact of the proposed annexation on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

- **A formal traffic study was not submitted, and as a result, staff are unable to determine the overall impact the proposed mixed-use development would have on the existing roads (Flippen Road is classified as a minor arterial road according to the Georgia State Functional Classification Map).**

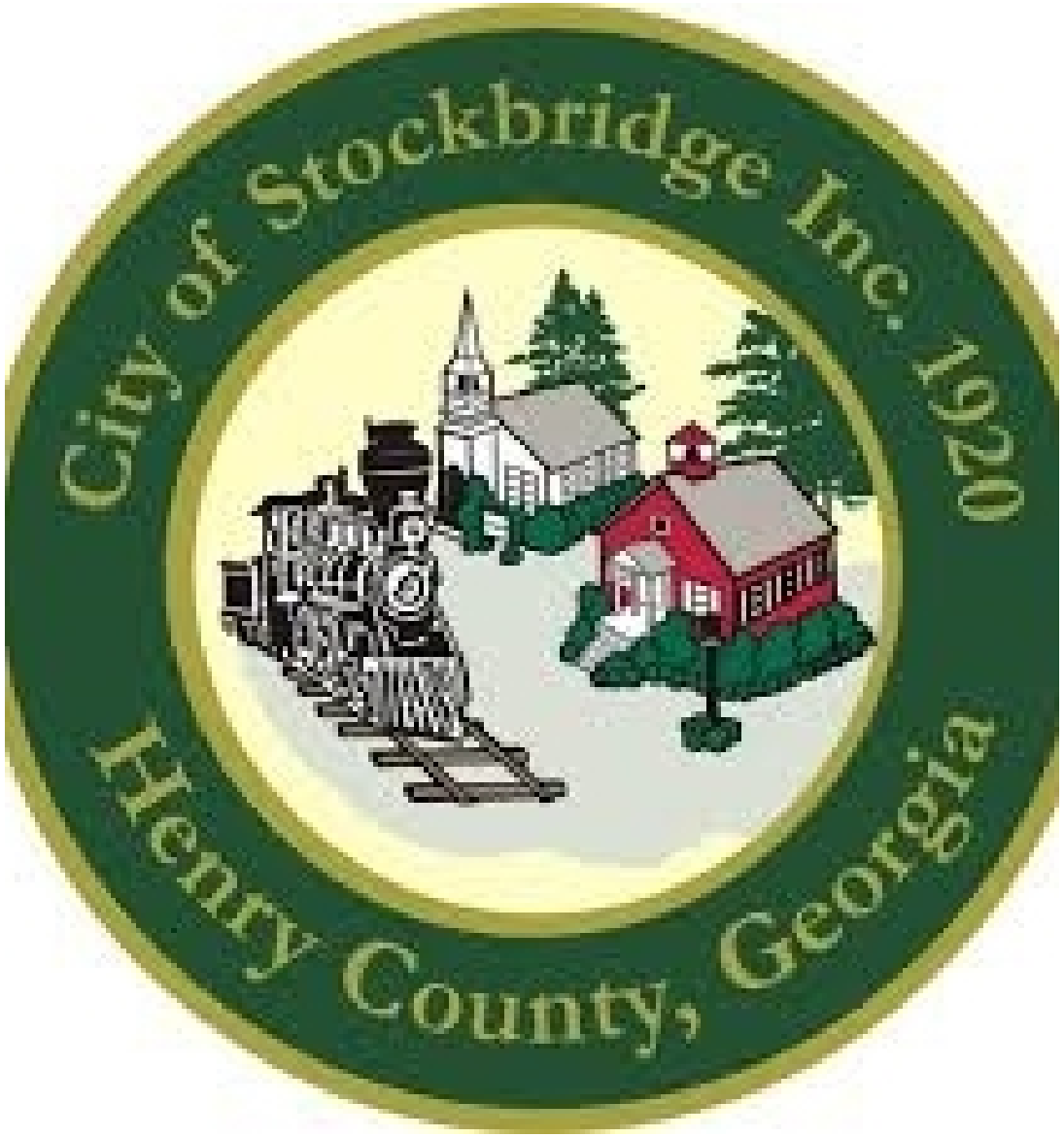
Staff Recommendation For AX-2025-01

This Staff Report has demonstrated that the requested annexation of 1448 and 1468 Flippen Road via AX-2025-01 would be necessary and desirable for the City of Stockbridge, in conjunction with the requested Comprehensive Plan Amendment (CP-2025-01) to assign the future land use designation of Medium-Density Residential and the requested rezoning of RZ-2025-01 to assign the zoning district of 'PUD' (Planned Unit Development). Therefore, the Planning and Zoning staff recommends the APPROVAL of Annexation Case #AX-2025-01.

ANALYSIS OF CP-2025-01

(Comprehensive Plan Amendment #CP-2025-01)

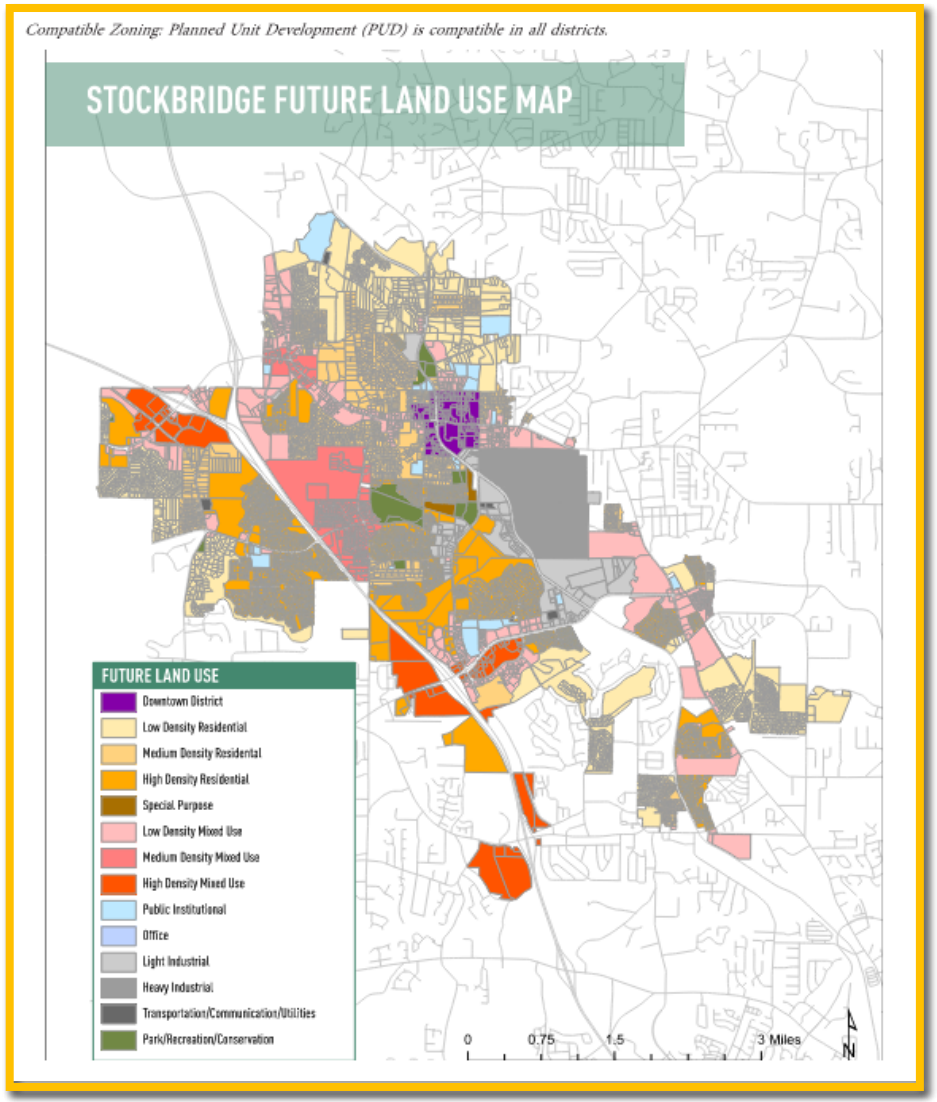
PowerPoint Presentation For CP-2025-01



Applicant's Request For CP-2025-01

The applicant, Land Buyers of America LLC, has submitted a Comprehensive Plan Amendment application (CP-2025-01) to request that the property at 1448 and 1468 be assigned the City of Stockbridge's future land use designation of "Medium-Density Residential" to allow for the construction of a mixed residential development on the property.

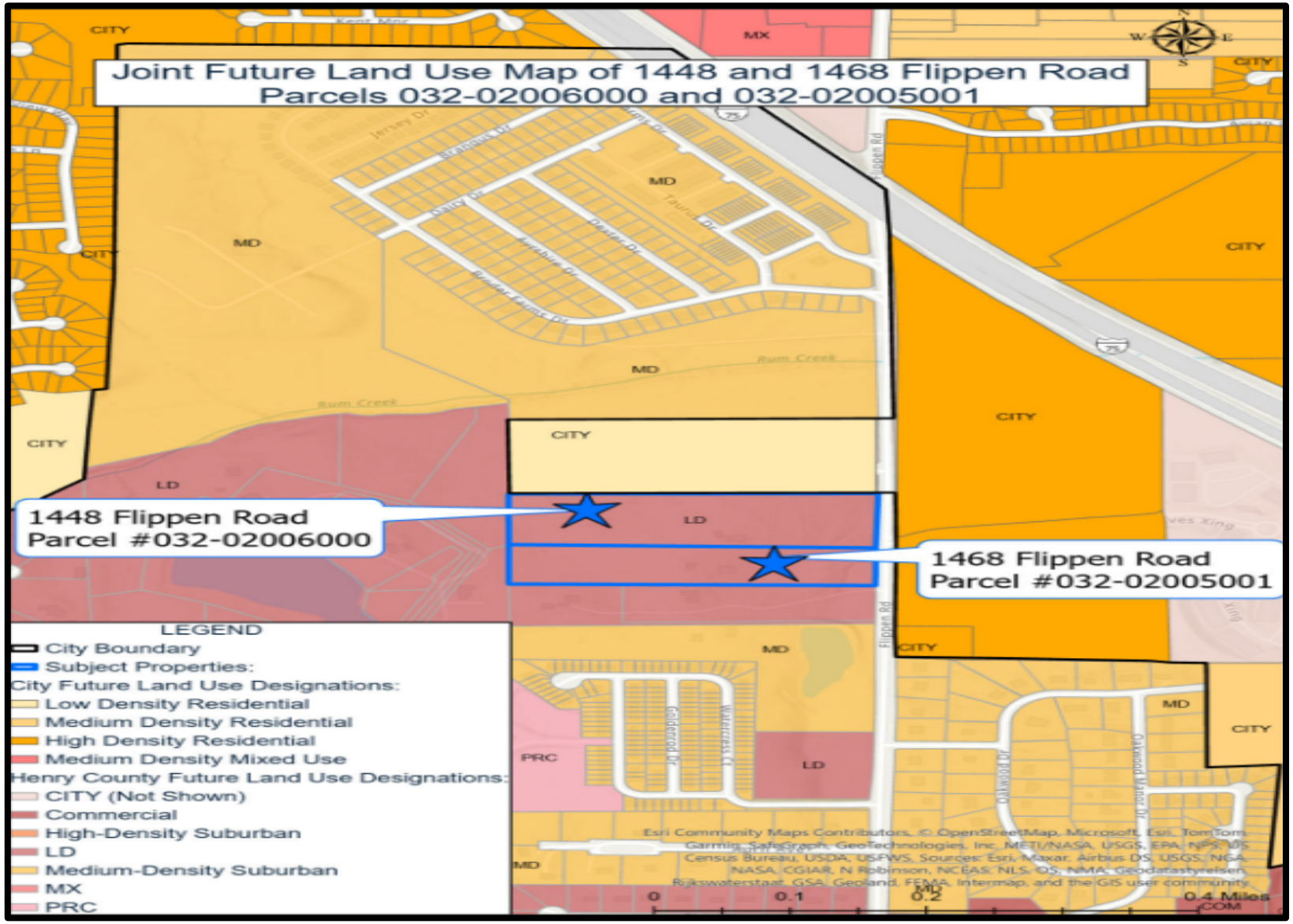
City of Stockbridge
Comprehensive Plan (2024)



MEDIUM-DENSITY RESIDENTIAL (4-7.99 UNITS/ACRE)

This designation is intended for residential developments which include single-family, detached homes on lots ranging from 10,000 – 30,000 square feet, including parcels zoned for single family attached and detached homes, as well as duplex residential developments and mobile home/manufactured home developments.

JOINT FUTURE LAND USE MAP FOR 1448 & 1468 FLIPPEN ROAD

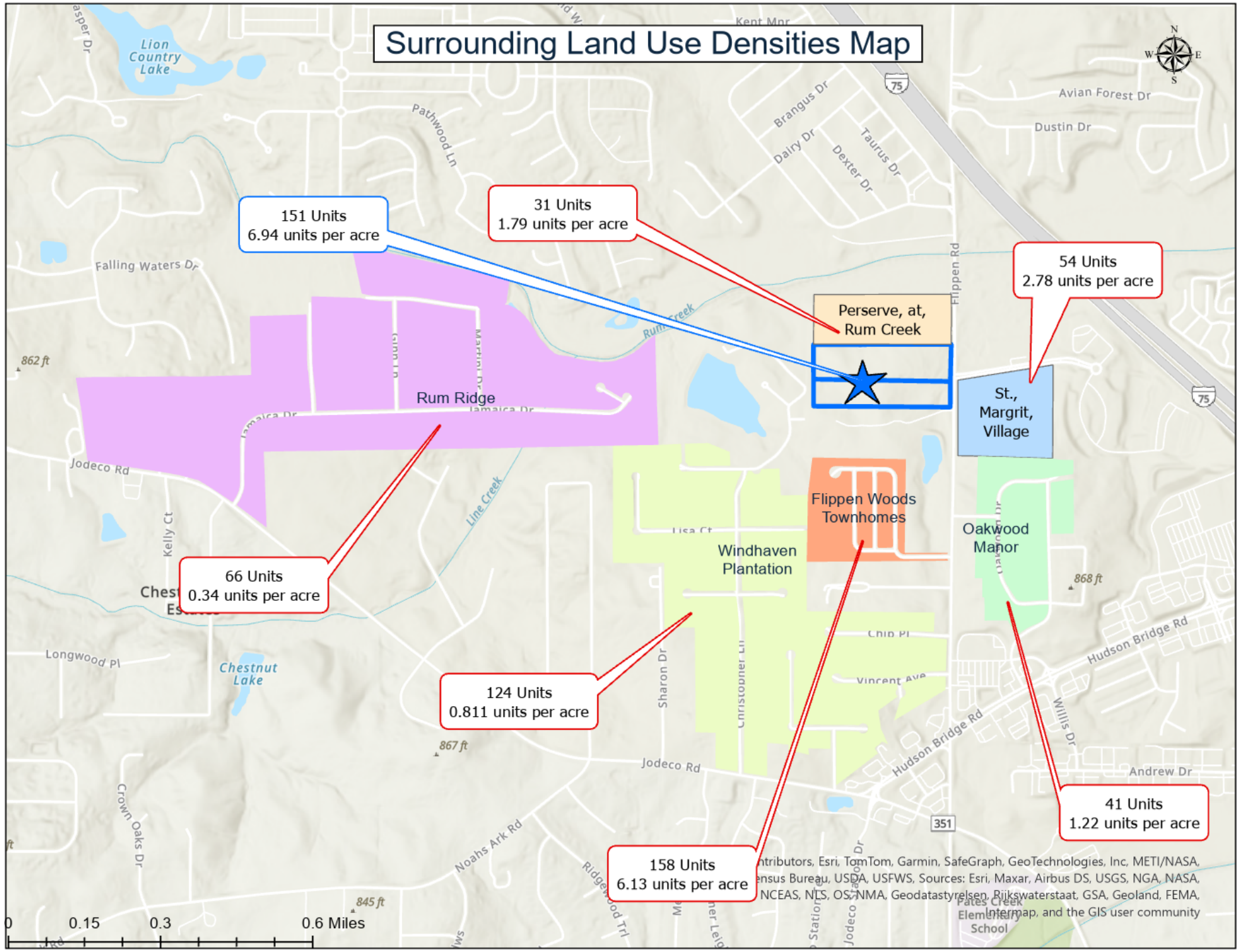


SURROUNDING LAND USE DESIGNATIONS

Location	Current Land Use	Current Future Land Use Designation
Property to the North	Preserve at Rum Creek Subdivision	Low-Density Residential (City of Stockbridge)
Property to the South	Single-Family Homes Flippen Woods Townhomes Subdivision	Medium-Density Suburban (Henry County) High-Density Suburban (Henry County)
Property to the East	St. Margrit Village Rum Creek Golf Course	High-Density Residential (City of Stockbridge)
Property to the West	Rum Ridge Subdivision Windhaven Plantation Subdivision	Medium-Density Suburban (Henry County)

SURROUNDING LAND USE DENSITIES

Name of Subdivision/Development	Number of Units	Estimated Density Per Acres
Subject Property	151	6.94
Flippen Woods Townhomes	158	6.13
St. Margrit Village	54	2.78
Preserve at Rum Creek	31	1.8
Oakwood Manor	41	1.22
Windhaven Plantation	124	0.81
Rum Ridge Subdivision	66	0.34


Surrounding Land Use Densities Map
151 Units
6.94 units per acre
31 Units
1.79 units per acre
54 Units
2.78 units per acre
Perserve, at,
Rum Creek
St.,
Margrit,
Village
Rum Ridge
66 Units
0.34 units per acre
Flippen Woods
Townhomes
Oakwood
Manor
Windhaven
Plantation
124 Units
0.811 units per acre
158 Units
6.13 units per acre
41 Units
1.22 units per acre
Lion
Country
Lake
Chestnut
Lake
Falling Waters Dr
Pathwood Ln
Brangus Dr
Dairy Dr
Dexter Dr
Taurus Dr
Avian Forest Dr
Dustin Dr
Flippen Rd
Rum Creek
Jamaica Dr
Jodeco Rd
Kelly Ct
Line Creek
Lisa Ct
Chip Pl
Vincent Ave
Sharon Dr
Hudson Bridge Rd
Willis Dr
Andrew Dr
Longwood Pl
Crown Oaks Dr
Noahs Ark Rd
Ridgewood Trl
Yates Creek
Elementary
School
862 ft
867 ft
868 ft
845 ft
75
351
0
0.15
0.3
0.6 Miles
ntributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA,
ensus Bureau, USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA,
NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA,
Intermap, and the GIS user community

Staff Analysis Of CP-2025-01 (From Section 9.2.7 Of the Unified Development Code)

Staff Analysis Of CP-2025-01—Slide #1 (From Section 9.2.7 of The Unified Development Code)

1. Consistency with the Comprehensive Plan.

The 2024-2028 Five-Year Update to the Stockbridge Comprehensive Plan calls for the development of additional housing in the City, and the proposed mixed residential development would help to meet that need. Additionally, the Comprehensive Plan allows densities of 4-7.99 units per acre in areas that are designated as Medium-Density Residential. Therefore, the proposed density of 6.94 for this development is consistent with the Medium-Density Residential designation.

Population Policies:
Maintain a family friendly environment and focus on attracting and retaining young adults.

Housing Goals:
Provide a mixture of housing options to attract young professionals, singles, and small families.

Community Services/Facilities Goals:
To make available adequate facilities and services to meet the changing needs of all City residents.

Future Land Use Goals:
To establish land use designations that meet the needs of the City and are consistent with the new UDC.

Staff Analysis of CP-2025-01—Slide #2
(From Section 9.2.7 of The Unified Development Code)

2. **Relation to the Zoning of the Property: The applicant's request to assign the City's PUD (Planned Unit Development) zoning district would be compatible with the other surrounding land use designations that are adjacent to the subject property, which include single-family subdivisions and townhome subdivisions. Page 45 of the 2024 Comprehensive Plan identifies the PUD zoning district as being compatible with all of the future land use designations, including the requested Medium-Density Residential designation. To allow for the proposed PUD zoning, the applicant has requested that the property be assigned the Medium-Density Residential designation.**

3. **Suitability of the Site's Location: The proposed Medium-Density Residential future land use designation would be compatible with the other Medium-Density Residential designations within the vicinity. Furthermore, the requested PUD rezoning of the property, which calls for the preservation of open space and a variety of housing types, would be compatible with the PUD district that is directly across from the subject property, on the east side of Flippen Road.**

Staff Analysis of CP-2025-01—Slide #3
(From Section 9.2.7 of The Unified Development Code)

4. Maintaining the Current Land Use Designation:

The current Future Land Use designation for this property is Henry County Medium-Density Suburban, which is intended for developments with densities between 0-4 units per acre. The density of this proposed development matches more closely with the City of Stockbridge's Medium-Density Residential designation, which allows for residential developments with 4-7.99 units per acre.

The City of Stockbridge 2024 Comprehensive Plan states that the Medium-Density Residential future land use designation intends for residential developments which include single-family, detached homes on lots ranging from 10,000-30,000 square feet, including parcels that are zoned for single-family attached and detached homes. The proposed development aligns well with the intended use of the Medium-Density Residential designation.

Staff Recommendation For CP-2025-01

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment for 1448 and 1468 Flippen Road, via CP-2025-01, would be necessary and desirable for the subject property, in conjunction with the requested rezoning of the property to PUD via RZ-2025-01, to allow for the proposed mixed residential development. Therefore, the Planning and Zoning staff recommends the APPROVAL of CP-2025-01.

ANALYSIS OF RZ-2025-01

(Rezoning Case #-2025-01)

ANALYSIS OF RZ-2025-01 (Slide #1)

Requirements—Section 9.2.1(C) of the UDC requires the consideration of nine (9) standards for rezoning cases. Each standard is listed and analyzed below.

STANDARD #1—Consistency with the Comprehensive Plan.

~ The 2024-2028 Five-Year Update to the Stockbridge Comprehensive Plan calls for the development of addition housing in the City. The proposed mixed residential development would help to meet that need.

~ The applicant's requested future land use designation of Medium-Density Residential would be appropriate for the proposed density of 6.94 units per acre.

~ The proposed density would also be compatible with several other Medium-Density Residential properties within the vicinity.

ANALYSIS OF RZ-2025-01 (Slide #2)

STANDARD #2--*The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Unified Development Code (UDC).*

- **The assignment of the 'PUD' (Planned Unit Development) zoning district to the subject property (after its annexation into the City), instead of 'MFR' (Multiple-Family Residential) is necessary since the proposed development would have two types of residential uses rather than just one.**
- **In addition, another large PUD district is located directly across from the subject property, on the east side of Flippen Road, so the proposed rezoning would represent an extension to the west of the existing PUD zoning district.**

ANALYSIS OF RZ-2025-01 (Slide #3)

STANDARD #3--Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.

~ The proposed development would represent an extension of the PUD zoning district on the other side of Flippen Road, which would help to ensure the compatibility of uses.

~ The applicant proposes to include a significant number and variation of amenities, which would be attractive and beneficial to the new residents of the development.

ANALYSIS OF RZ-2025-01 (Slide #4)

STANDARD #4--*The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.*

~ **The subject property appears to be relatively flat, and only the small, northeastern corner of the property at 1448 Flippen Road is a flood zone present.**

~ **A single-family home is currently located on each parcel, and both homes would be demolished as part of the land development process.**

~ **The size and shape of the subject property are well-suites to the proposed site plan layout.**

ANALYSIS OF RZ-2025-01 (Slide #5)

STANDARD #5--The impacts of the proposed development upon adjacent property owners, should the request be granted.

~ **The impacts of the proposed development upon adjacent property owners is not anticipated to be significant since single-family detached homes would be included within the proposed development, and they would be compatible with the surrounding single-family detached homes.**

~ **Further, the single-family detached homes would be located next to other existing single-family detached homes, such as along Surge Stone Lane. This would promote the compatibility of land uses.**

ANALYSIS OF RZ-2025-01 (Slide #6)

STANDARD #6--The potential impact of the rezoning on City infrastructure, including the water and sewage system.

~ The Henry County Water Authority (HCWS) would provide water and sewer services to the proposed development on the subject property. That agency prepared a letter to the applicant, which was dated as January 24, 2025.

~ The letter stated that water service was available to serve the property, and that sewage treatment and sewer line capacity were also available for the property.

~ If, though, there is any deviation in zoning that would increase the density or usage above what the Authority evaluated, then the information in the letter would be voided and a re-evaluation would be required.

ANALYSIS OF RZ-2025-01 (Slide #7)

STANDARD #7--The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

~ The applicant has not provided a traffic impact study, so the potential traffic impacts of the proposed development on the surrounding street network is unknown at this time.

~ Regarding the site access, the proposed site plan shows that two driveway accesses would be provided off Flippen Road, so this would allow two ways to enter and exit the property for residents of the development and for fire and other emergency vehicles.

~ Deceleration lanes and sidewalks would be provided along Flippen Road. The two driveways would also facilitate internal traffic circulation since not all of the site traffic would need to funnel in and out of just one access. Sidewalks would be provided throughout the proposed development.

ANALYSIS OF RZ-2025-01 (Slide #8)

~ The total number of parking spaces to be provided, however, would be deficient by 13 spaces. This is due to the fact that the applicant would provide only two regular parking spaces per unit plus 25 guest parking spaces, whereas the parking standard for 3-bedroom units is 2.25 spaces per unit. Therefore, the applicant would need to somehow provide the additional 13 parking spaces or apply for a variance.

STANDARD #8 -- The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan.

No other relevant guidelines and policies for development have been identified.

STANDARD #9 -- The ability of the subject land to be developed as it is presently zoned.

~ The subject property could be developed exclusively for additional single-family detached homes under its existing Henry County zoning district of RA (Residential-Agricultural) if the property is not annexed into the City.

~ Also, the property could be developed with single-family homes only if it is annexed into the City and assigned the City's zoning district of SR (Suburban Residential) instead of PUD.

CONCLUSIONS

1. The proposed mixed-residential development would be well-suited to the site, and the site plan would represent an attractive design with an ample number and variety of amenities.
2. The provision of two accesses into the site would be beneficial for fire and emergency vehicles, and it would reduce congestion at the project entrances.
3. The proposed amount of open space would exceed the amount that would be required.
4. The proposed density, setbacks, and distances between townhome buildings are reasonable.
5. The total number of parking spaces to be provided would be deficient by 13 spaces. Either the site plan must be altered to include the additional spaces, or the applicant must apply for a variance.

RECOMMENDATIONS (Slide #1)

Based on the Planning & Zoning Staff's findings, analyses, and conclusions, the Staff recommends that Rezoning Case #RZ-2025-01 for the property at 1448 and 1468 Flippen Road be APPROVED WITH CONDITIONS, including the conditions that are listed below.

1. **Site Plan--The proposed mixed-residential development shall be constructed according to a site plan which is very similar to the two companion site plans, which are titled "Annexation & Rezoning Plan for Hanover Park", prepared for Land Buyers of America GA, LLC, by Elite Engineering as Project No. 24040 on 4/30/25. The site plans shall serve as the proposed development's PUD Master Plan.**

2. **Project Entrances--Deceleration lanes and a 10-foot-wide sidewalk shall be provided along Flippen Road. Further, if security gates are installed, flock cameras shall also be provided.**

3. **Parking--Due to the calculated deficiency in the total number of parking spaces to be provided, the applicant shall either modify the site plan to include the additional required 13 parking spaces or apply for and obtain a variance for such purpose.**

RECOMMENDATIONS (Slide #2)

4. **Architectural Design--The proposed homes shall be constructed with styles and exterior materials which comply with the UDC standards.**

5. **Property Maintenance--An HOA or a property management company shall maintain all of the common areas of the property and the common areas of the townhomes.**

ARE THERE ANY QUESTIONS?

City of Stockbridge

AGENDA ITEM

MEETING DATE

JUNE 9, 2025

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ 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: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

Rezoning Case #RZ-2025-01 for 1448 & 1468 Flippen Road. Land Buyers of America, LLC requests the rezoning of the property from Henry County's RA to the City's PUD to allow for a mixed residential development ("Hanover Park") with 31 single-family homes and 120 townhomes. Density: 6.94 units on 27.771 +/- acres. Amenities: clubhouse, pool, golf putting green, tot lot, tennis or pickleball courts, & community sports center.

BACKGROUND INFORMATION:

Staff Recommendation—Approval. But the applicant submitted a deferral request letter on May 15, 2025 after attending the CZIM Meeting on May 14, 2025. The applicant did not attend the May 15 Planning Commission meeting. The letter requests a 30-day deferral to work out the details of the proposed homes. Therefore, this case (and companion cases #AX-2025-01 and CP-2025-01) will need to be heard by the Planning Commission on June 26, 2025 before going to the City Council meeting on July 14, 2025.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

GRANTS ADMIN._____

ATTACHMENTS:

ITEM/PROJECT/EVENT:

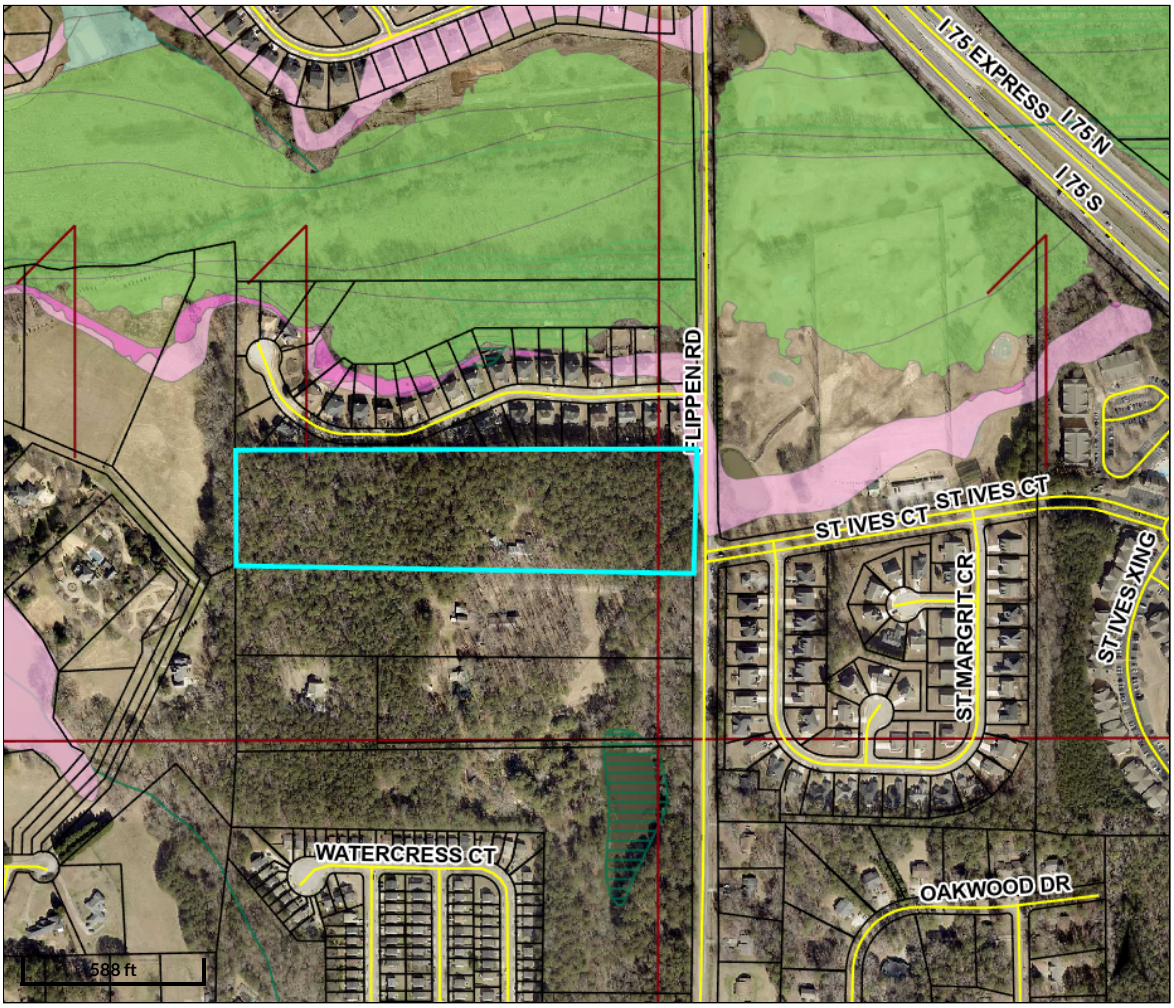
REZONING CASE #RZ-2025-01 FOR 1448 & 1468 FLIPPEN ROAD.

BACKGROUND INFORMATION:

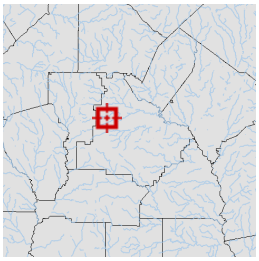
STAFF RECOMMENDATION: APPROVAL, BUT APPLICANT REQUESTS DEFERRAL.

Staff Signature_____

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

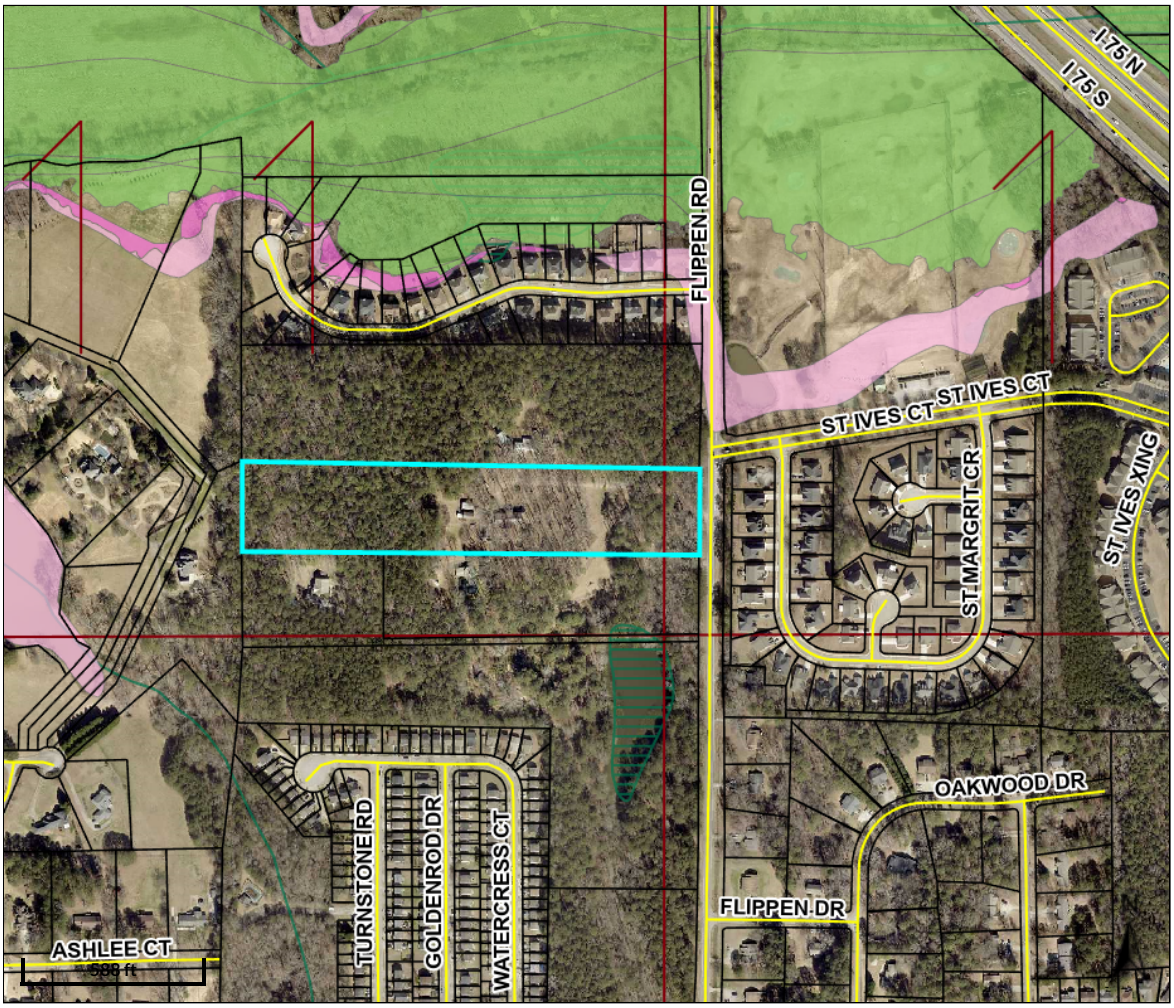
Parcel ID	032-02006000	**Class**	Consv Use	**Owner Address**	REICHERT WILLIAM K & BRENDA A 1448 FLIPPEN RD STOCKBRIDGE, GA 30281	**Land Value:**	$182,500				
Property Address	1448 FLIPPEN RD	**Acreage**	14.21			**Building Value:**	$292,100	**Last 2 Sales**			
District	Henry County					**Misc Value:**	$840	**Date**	**Price**	**Reason**	**Qual**
						Total Value:	$427,800	10/1/1983	$22,900	LM	Q
								n/a	$	n/a	n/a

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

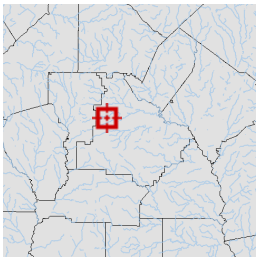
Date created: 2/18/2025
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Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



Overview



Legend

- Parcels
- Roads
- Land Lots

Flood Map

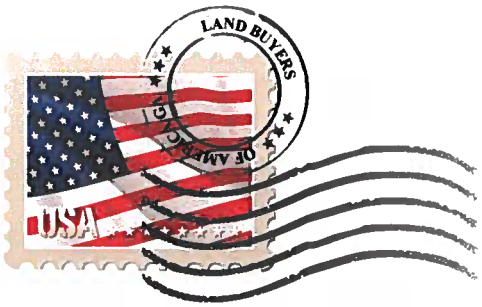
- X - 500 Year Flood
- 0.2 - Areas of 0.2% annual chance flood
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- AE -100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- AO - Areas subject to inundation 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				
Acreage	7.63	**Address**	1468 FLIPPEN RD STOCKBRIDGE, GA 30281	**Building Value:**	$347,300	**Last 2 Sales**					
Property Address	1468 FLIPPEN RD					**Date**	**Price**	**Reason**	**Qual**		
District	Henry County			**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



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.

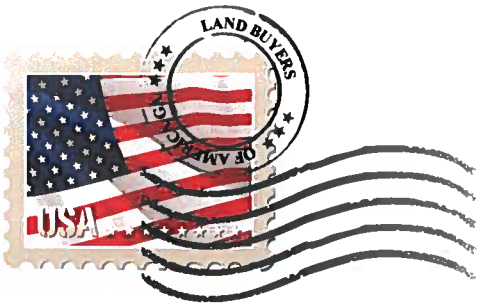
We are requesting this Deferral Request (30) Day to allow us more time to work out the details of the proposed homes.

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

Stockbridge

Where Community Connects

POWERPOINT PRESENTATION FOR

1448 & 1468 FLIPPEN ROAD:
AX-2025-01, CP-2025-01, & RZ-2025-01

CITY OF STOCKBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING AND ZONING DIVISION

PLANNING COMMISSION MEETING—MAY 22, 2025

CITY COUNCIL MEETING—JUNE 9, 2025

PROJECT OVERVIEW:

~ Purposes of the Cases
~ Property Description
~ Proposed Development

FACTS ABOUT THE CASES

THREE CASES:

~ **Annexation Case #AX-2025-01:**

Purpose: To annex the property from unincorporated Henry County into the Stockbridge City Limits.

~ **Comprehensive Plan Amendment Case #CP-2025-01:**

Purpose: To change the property's future land use designation from Henry County's Residential Suburban to the City of Stockbridge's Medium-Density Residential.

~ **Rezoning Case #RZ-2025-01:**

Purpose—To change the property's zoning district from Henry's RA (Residential-Agricultural) zoning district to the City of Stockbridge's PUD (Planned Unit Development) zoning district.

Applicant: Land Buyers of America, LLC.

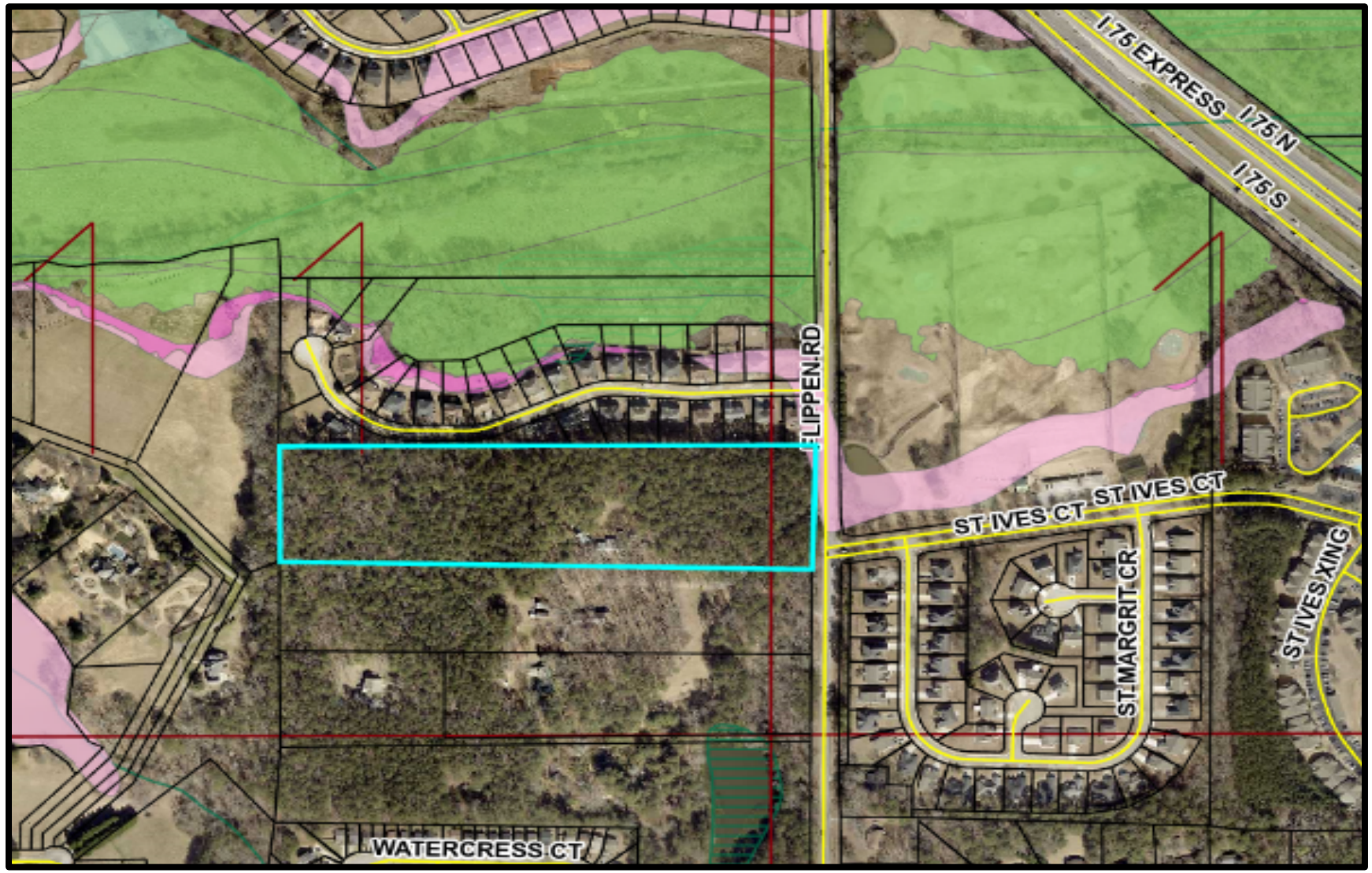
Agent: Michael Kaner.

NOTE: CP-2025-01 and RZ-2025-01 may not be approved unless AX-2025-01 is approved.

JOINT AERIAL PHOTO FOR 1448 & 1468 FLIPPEN ROAD



AERIAL PHOTO FOR 1448 FLIPPEN ROAD ONLY, SHOWING 500-YEAR FLOOD AREAS IN PINK



FACTS ABOUT THE SUBJECT PROPERTY

Property Owners: William K. Reichert and Brenda A. Reichert are the owners of the property at 1448 Flippen Road, while Willard D. Gilreath is the owner of the property at 1468 Flippen Road.

Addresses: 1448 and 1468 Flippen Road.

Property Size: 21.771 +/- total acres.

Property Location: West side of Flippen Road, south of Surge Stone Lane and across from St. Ives Court.

Property Conditions: Mostly wooded, except for a single-family home on each parcel. The northeastern-most corner of 1448 Flippen Road is in the 500-Year Flood Zone.

Current Zoning: Henry County's RA (Residential-Agricultural).

Future Land Use Designation: Henry County's Residential Suburban.

CASE FACTS TABLE (Slide #1)

DESCRIPTIVE FACTOR	FINDINGS
Proposed Development:	Mixed residential development with 120 townhomes and 31 single-family detached homes.
Parcel Identification:	032-02006000 (1448 Flippen Road) 032-02005001 (1468 Flippen Road)
Parcel Acreage:	+/- 21.771 acres.
Land District and Land Lot:	District 6, Land Lots 11 and 12.
Applicant:	Land Buyers of America, LLC
Property Owners:	William K. Reichert and Brenda A. Reichert (1448 Flippen Road) and Willard D. Gilreath (1468 Flippen Road).
Current County Zoning:	Residential Agricultural (RA)

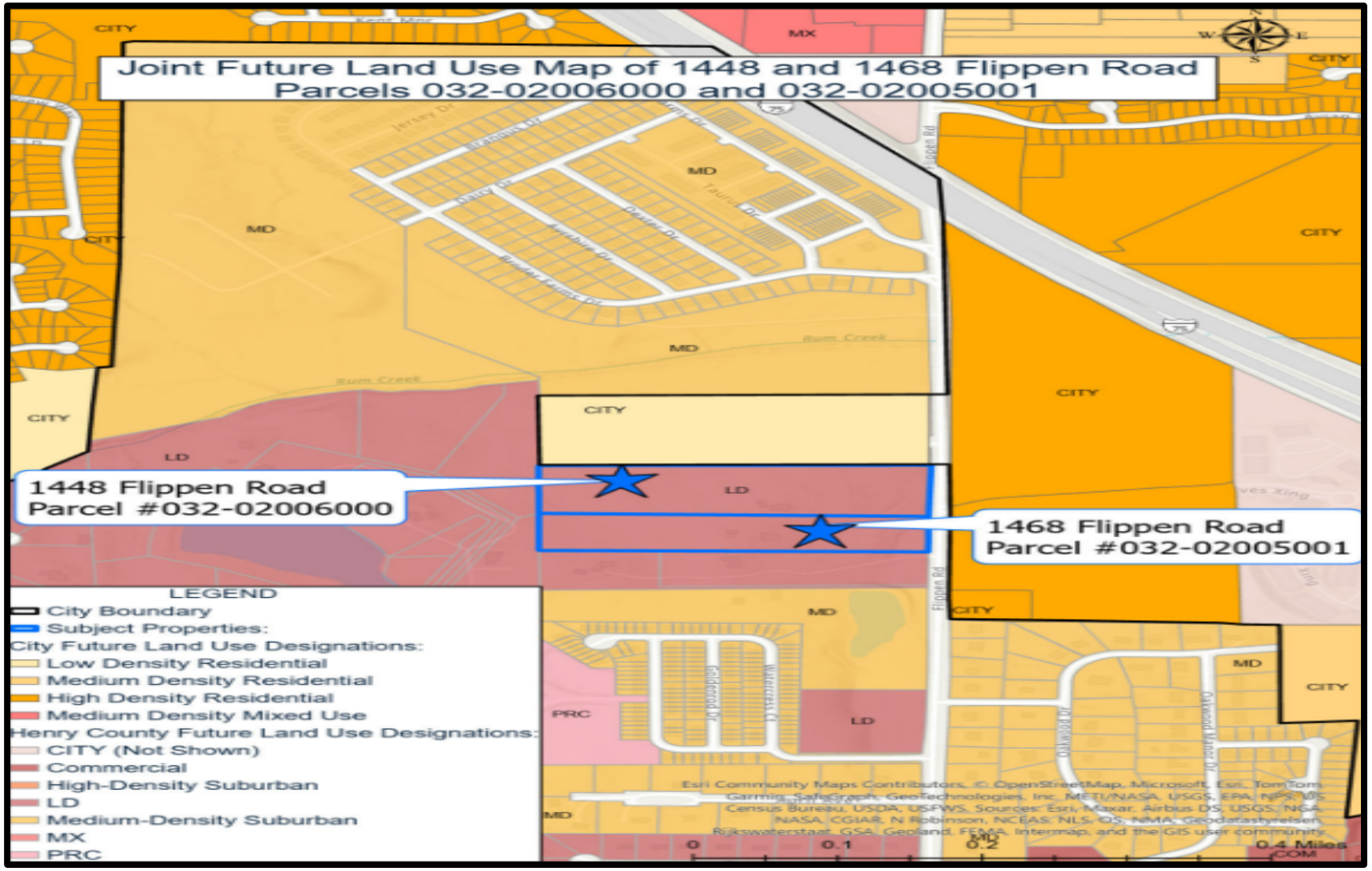
CASE FACTS TABLE (Slide #2)

Surrounding Zoning:	• North—Suburban Residential (City of Stockbridge). • West—Rural Agricultural (Henry County). • Southwest—Single-family residence (Henry County). • South—Rural Agricultural and Multifamily residential (Henry County). • Southeast—Residential Duplex (Henry County). • East—Suburban Residential and Planned Unit Development (City of Stockbridge).
County Land Use Designation:	Medium-Density Suburban.
Current Use:	One single-family home on each parcel.

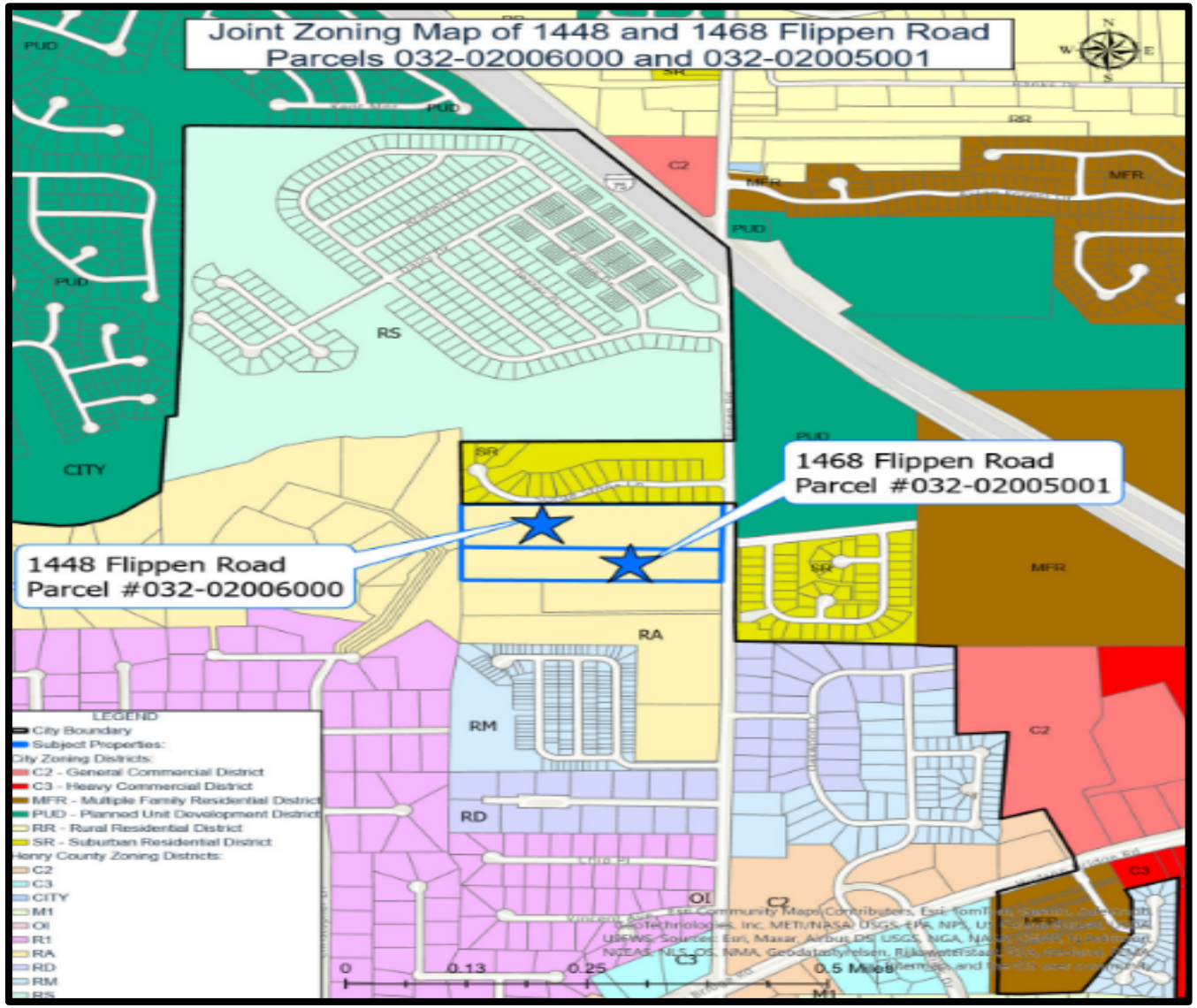
CASE FACTS TABLE (Slide #3)

Surrounding Land Uses:	• North—Preserve at Rum Creek Subdivision. • East—Rum Creek Golf Course. • Southeast—St. Margrit Subdivision. • South—Flippen Woods Townhomes. • Southwest—Windhaven Plantation Subdivision. • West—Rum Ridge Subdivision.
Property Location:	On the west side of Flippen Road, south of Surge Stone Lane and west of St. Ives Court. The property has frontage on Flippen Road.
Property Conditions:	Each parcel contains one single-family home, but they are otherwise mostly wooded. The northeastern-most corner of Parcel 032-02006000 is in the 500-Year Flood Zone.

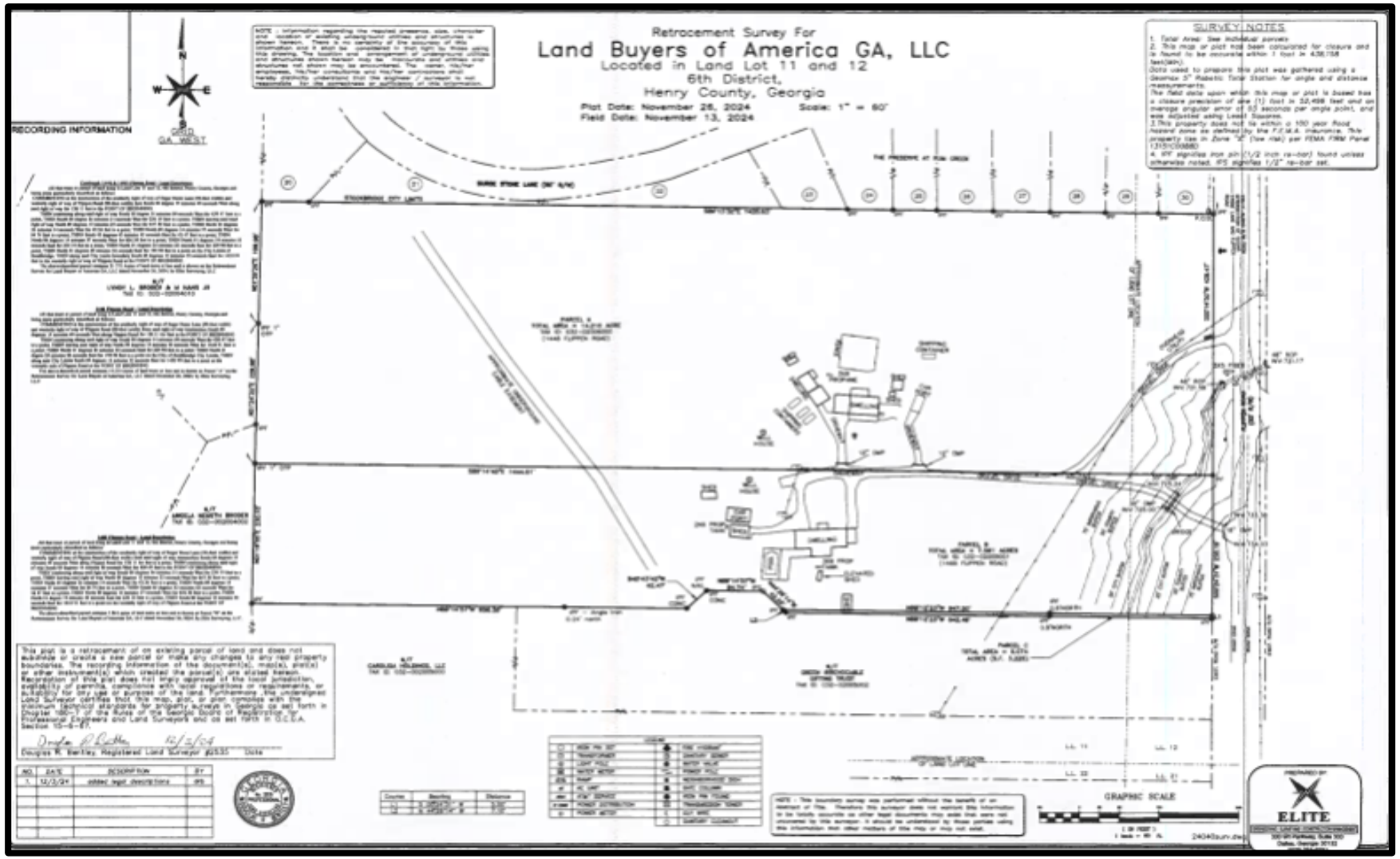
JOINT FUTURE LAND USE MAP FOR 1448 & 1468 FLIPPEN ROAD



JOINT ZONING MAP FOR 1448 & 1468 FLIPPEN ROAD



JOINT BOUNDARY SURVEY FOR 1448 & 1468 FLIPPEN ROAD



PROPOSED DEVELOPMENT (Slide #1)

Applicant / Developer: Land Buyers of America, LLC.

Proposed Name of Development: "Hanover Park."

Total Acreage: 21.77 +/- acres.

Components: 31 single-family detached units and 120 townhome units, for a total of 151 units.

Density: 6.94 units per acre.

Proposed Zoning: PUD (required since MFR only allows one type of use).

Architectural Design: All units would have bedrooms, 2 baths, and two-car garages. The homes would have 1,600 to 2,000 square feet, with brick and Hardy board facades.

Proposed Amenities: A pool with a clubhouse, a golf putting green, a tot lot, tennis or pickleball courts, and a community sports field.

Site Plans: Two site plans, one colored and one black-and-white, were submitted. They have the same title: "Annexation & Rezoning Plan for Hanover Park", prepared for Land Buyers of America GA, LLC. They were prepared by Elite Engineering as Project No. 24040 on 4/30/25. The site plans would serve as the proposed development's PUD Master Plan.

PROPOSED DEVELOPMENT (Slide #2)

Site Access—Proposed development would have a main boulevard entrance off Flippen Road and a second access a short distance to the north. Each access would have a deceleration lane. An internal street would encircle the site, with a cross-street near the center.

Entrance Area Along Flippen Road—Would contain two water main ties, a 10-foot-wide concrete sidewalk, 50-foot-wide City buffers, and 25-foot-wide State buffers.

Behind the Main Project Entrance—Would contain a clubhouse, a mail kiosk, and a parking lot with 15 spaces.

Site Interior—Would feature a putting green, a tot lot, tennis or pickleball courts, a community sports field, two guest parking lots with 5 spaces each, and 1.09 +/- acres of open space.

Perimeter of the Property—Would feature a 25-foot-wide buffer.

Home Locations—The single-family detached homes would be located along the outskirts of the site, on the northern and western sides; while the townhomes would be located within the interior of the site, along the southern side of the site, and near the cross street. Surge Stone Lane borders the property to the north. One large lot (Lot #1) for a single-family detached home would be located adjacent to the project entrance.

PROPOSED DEVELOPMENT (Slide #3)

Setbacks—20 feet in the front yards for all units, 5 feet in the side yards for single-family lots, 0 feet in the side yards for townhome lots, and 20 feet in the rear yards for all lots. These setbacks are not required by the PUD district, but they are proposed by the applicant.

Distance Between Townhome Buildings—20 feet.

Parking—The applicant proposes to provide 327 total parking spaces, including 302 regular spaces (151 units X 2 garage spaces per unit), plus 25 guest parking spaces. However, 340 total parking spaces would be required because the Section 4.8.5 of the Stockbridge Unified Development Code (UDC) requires 2.25 parking spaces per 3-bedroom unit (and all units would have 3 bedrooms). Thus, there would be a parking deficiency of 13 parking spaces.

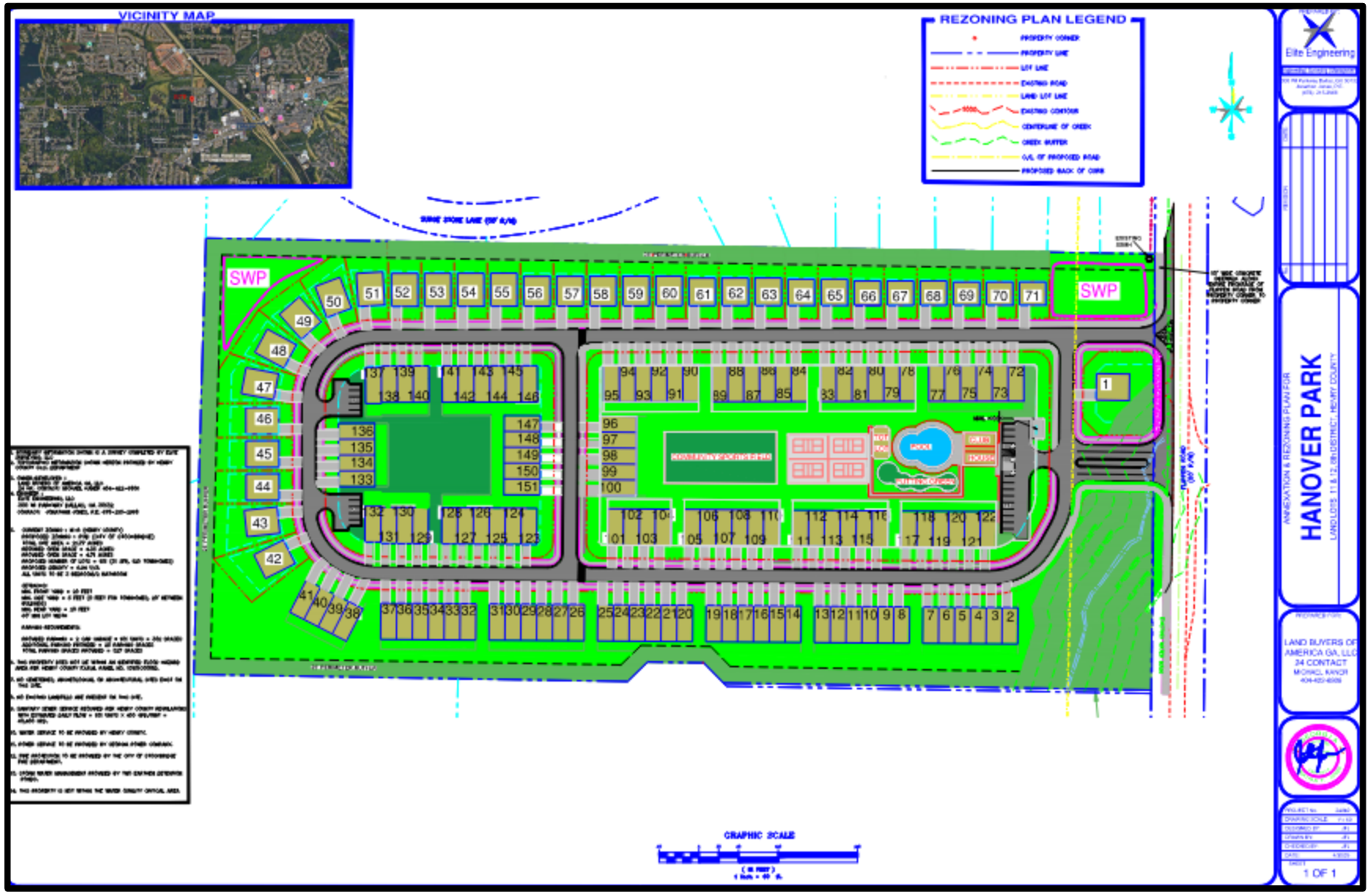
SITE PLAN DATA (Slide #1)

TYPE OF SITE CHARACTERISTIC	PROPOSED PROVISIONS
Total Site Area	21.77 +/- acres.
Open Space	4.35 acres required; 4.71 acres provided.
Number of Lots	151 total (31 SFR + 120 townhomes).
Density	6.94 units per acre.
Minimum Lot Widths	60 feet.
Bedrooms and Bathrooms	All units to have 3 bedrooms + 2 bathrooms.
Setbacks (not required by the PUD district, but proposed by the applicant)	Front Yard—Minimum of 20 feet. Side Yard—Minimum of 5 feet for SFR; 0 feet for townhomes. Rear Yard—20 feet.

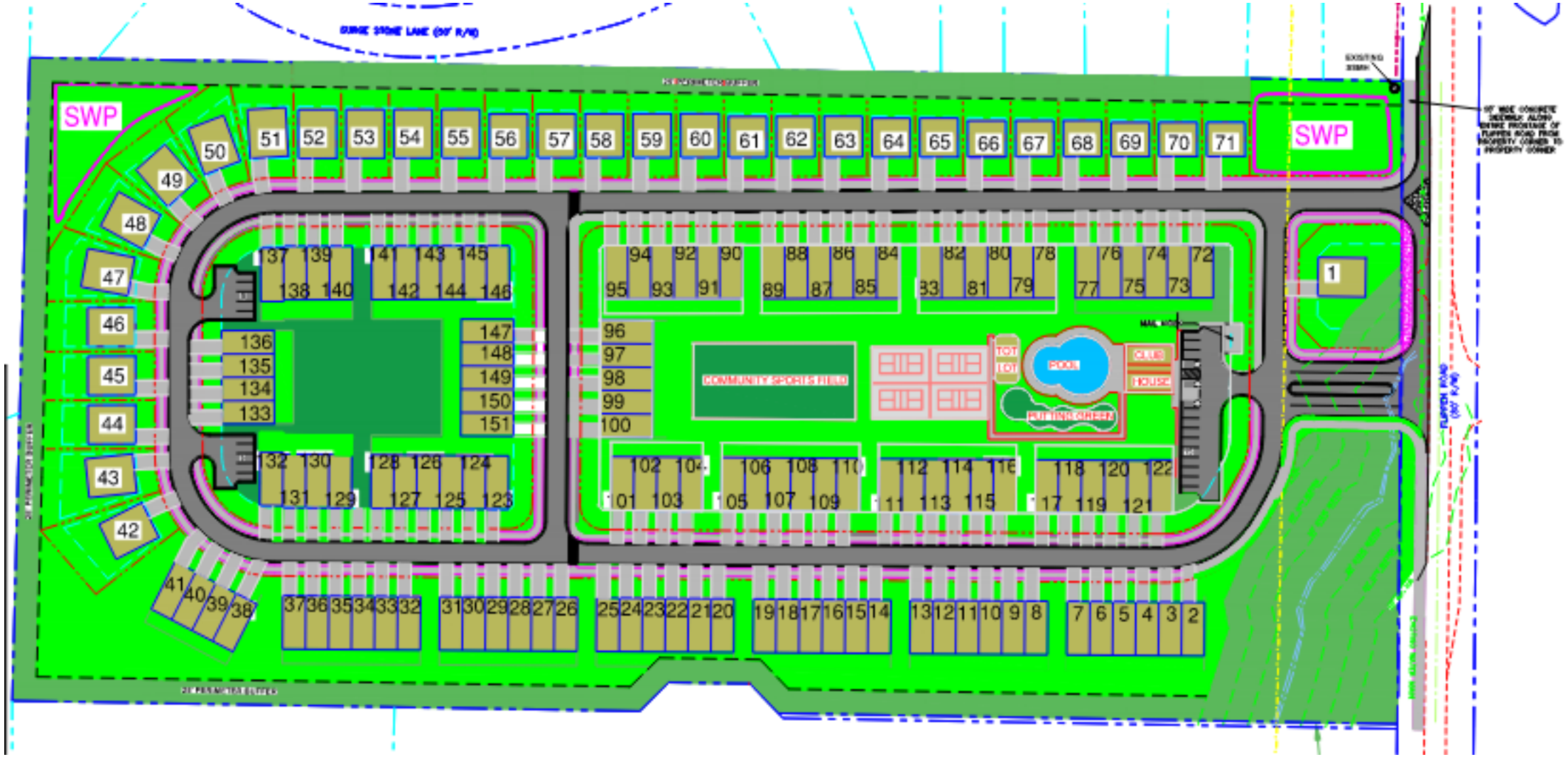
SITE PLAN DATA (Slide #2)

Distance Between Townhome Buildings	20 feet.
Parking Requirement	151 total units X 2.25 parking spaces for each 3-bedroom unit + 339.75 total parking spaces, rounded up to 340 total parking spaces.
Parking Provisions	151 total units X 2 parking spaces per 2-car garage + 302 parking spaces, plus 25 guest parking spaces = 327 total parking spaces.
Parking Deficiency	340 total parking spaces required – 327 total parking spaces provided = a deficiency of 13 total parking spaces.

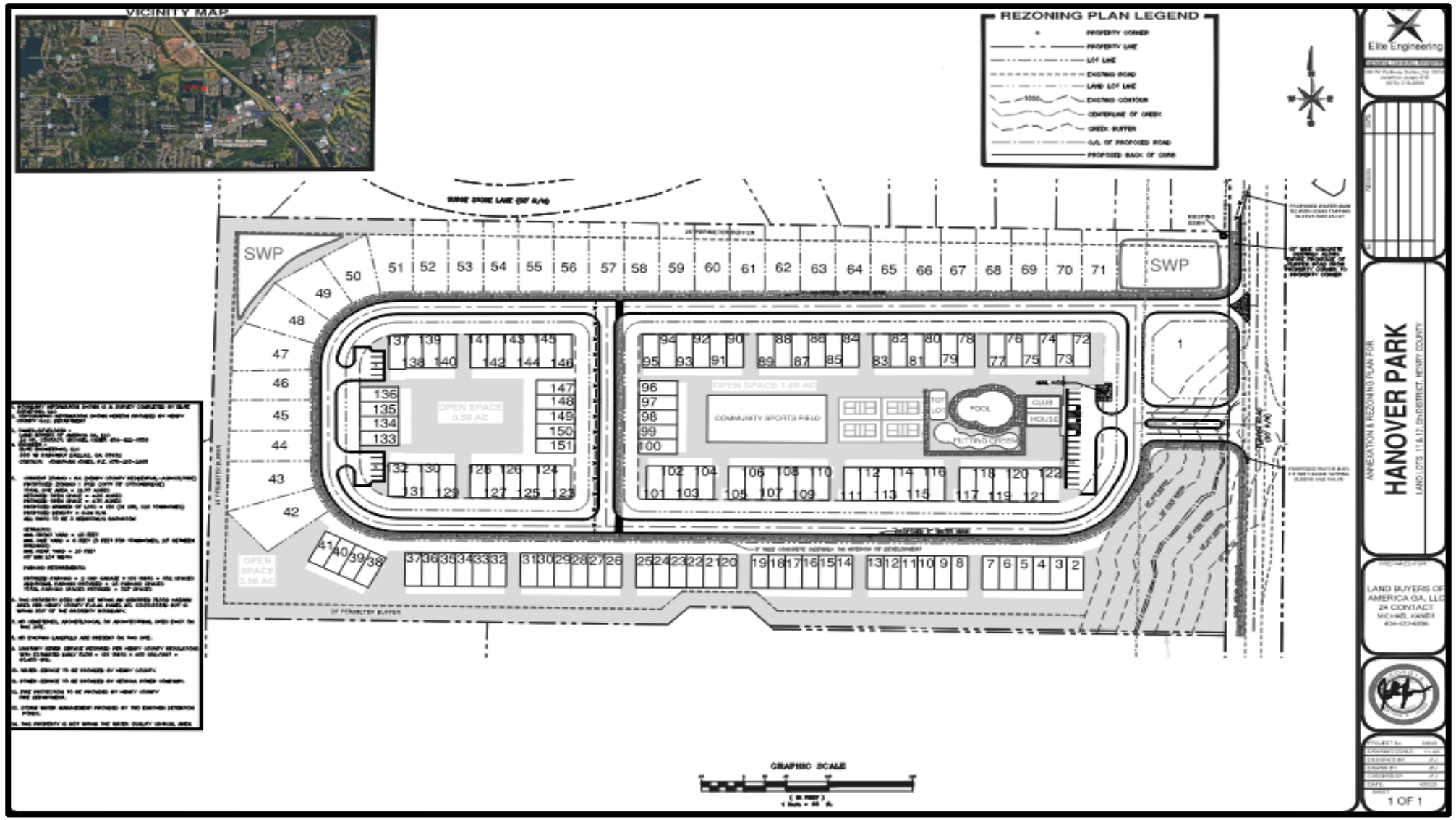
COLORED SITE PLAN



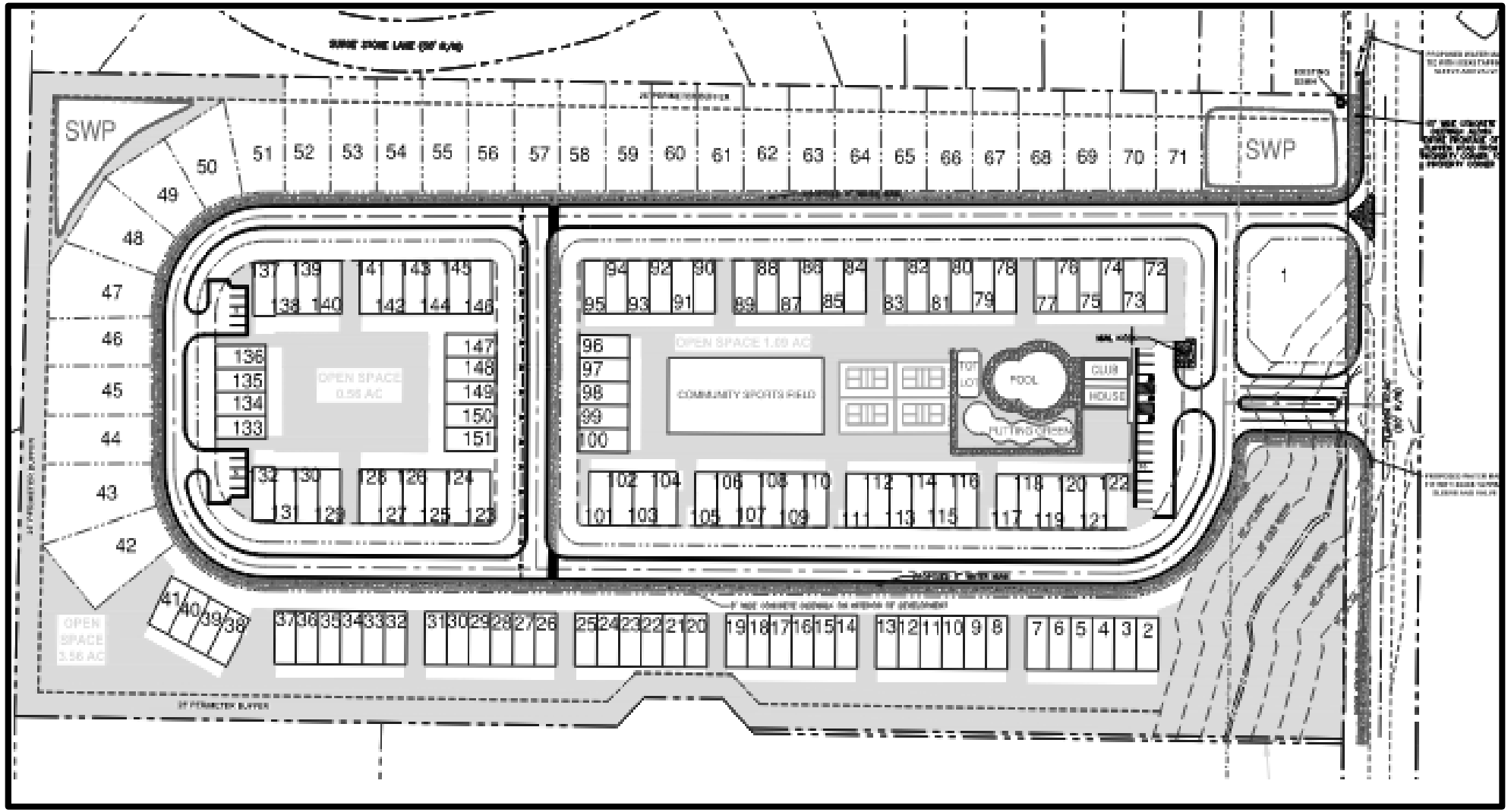
COLORED SITE PLAN, ENLARGED



BLACK AND WHITE SITE PLAN



BLACK AND WHITE SITE PLAN, ENLARGED



AERIAL PHOTO OF THE VICINITY, OVERLAIN BY THE COLORED SITE PLAN



ANALYSIS OF AX-2025-01

(Annexation Case #AX-2025-01)

PowerPoint Presentation For AX-2025-01

Applicant's Request For AX-2025-01

The applicant, Land Buyers of America LLC, has submitted an Annexation application (AX-2025-01) to request that the properties at 1448 and 1468 Flippen Road, which are located in unincorporated Henry County, be annexed into the Stockbridge City Limits.

Staff Analysis Of AX-2025-01 (From Section 9.8 Of the Unified Development Code)

Staff Analysis of AX-2025-01 (Slide #1)
(From Section 9.8 of The Unified Development Code)

1. **Is the subject property contiguous to the existing corporate limits with at least one-eighth of the aggregate external boundaries coinciding? Contiguous means- abuts the municipal limits, or is separated by a street, river or railroad-type of right-of-way, or city land, or land owned by some other political subdivision, or lands, or lands owned by the state.**

    - **Yes, the subject property is contiguous with the following parcels that are located within the City limits of Stockbridge: #032-01001001 (107 Saint Ives Court); #032l01030000 (and additional parcels on the southern side of Preserve at Rum Creek Subdivision).**

2. **Describe what method (100%, 60% or Referendum and Resolution) the applicant is utilizing for the proposed annexation.**

    - **The 100% method would be used for the proposed annexation.**

3. **Is any part of the subject property being proposed for annexation within the boundary of another municipal corporation or county?**

    - **Yes, the subject property is located within the boundary of Henry County.**

Staff Analysis of AX-2025-01 (Slide #2)
(From Section 9.8 of The Unified Development Code)

4. **Is any part of the subject property receiving municipal services from any entity other than the city proposing annexation?**

   - **Yes, the subject property is receiving municipal services from Henry County. The following entities include Henry County Water Authority, Henry County Fire and EMS, and the Georgia Power Company.**

5. **Is the subject property for the proposed annexation being developed for urban purposes- defined as a minimum of two people per acre?**

   - **Yes, the applicant proposes building a mixed residential development with 120 town-home units and 31 single-family detached homes with two accesses from Flippen Road. The proposed parking would include 302 spaces with 25 additional spaces, for a total of 327 spaces. The development would include a swimming pool with a clubhouse, a community sports field, a putting green, a tot lot, and tennis/pickleball courts.**

6. **Is the proposed annexation consistent with the Comprehensive Plan?**

   - **No, the subject property has a Henry County Future Land Use designation of MDS (Medium Density Suburban). The applicant has submitted a Comprehensive Plan Amendment (CP-2025-01) to assign the City of Stockbridge's future land use designation of Medium-Density Residential.**

Staff Analysis of AX-2025-01 (Slide #3)
(From Section 9.8 of The Unified Development Code)

7. **Does the proposed annexed property share a common zoning classification with the adjoining City property as ascribed in Section 9.8 of the Unified Development Code?**

   - **No, the applicant has submitted a rezoning application (RZ-2025-01) to assign the City of Stockbridge's zoning district of 'PUD' (Planned Unit Development).**

8. **Potential positive effects of the proposed annexation on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.**

   - **The addition of the proposed mixed residential development would provide additional housing options for residents of the City. The surrounding area is already residential, but it is comprised mostly of single-family detached homes. The availability of townhomes would provide residents and potential residents with alternative housing options.**

9. **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.**

   - **The subject property appears to be physically capable of being developed. Any issues regarding buffering, topography, drainage, access, size, and shape of the property will be discussed during the plan review process.**

Staff Analysis of AX-2025-01 (Slide #4)
(From Section 9.8 of The Unified Development Code)

10. The impact upon adjacent property owners should the request be granted.

- **The area within the vicinity of the subject property is mainly residential with some commercial zoning districts nearby. Thus, adjacent property owners should see an increase of vehicular traffic on Flippen Road if the development is approved.**

11. The potential impact of the annexation on City infrastructure including water and sewage system.

- **A letter from the Henry County Water Authority, dated January 24, 2025, states that water service can be made available to the subject property. The letter also states that sewage treatment and sewer line capacity are available for the property.**

12. The impact of the proposed annexation on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

- **A formal traffic study was not submitted, and as a result, staff are unable to determine the overall impact the proposed mixed-use development would have on the existing roads (Flippen Road is classified as a minor arterial road according to the Georgia State Functional Classification Map).**

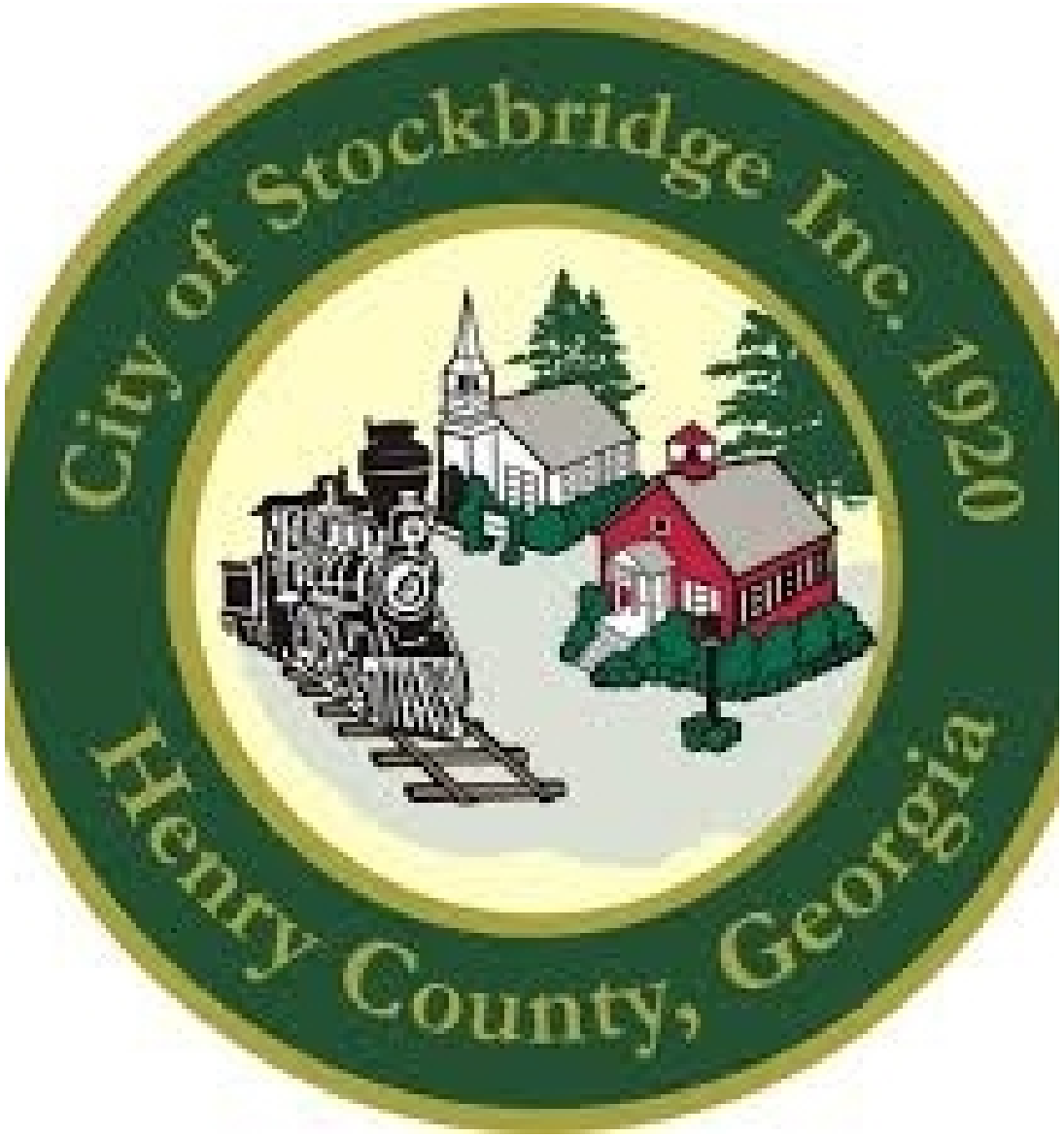
Staff Recommendation For AX-2025-01

This Staff Report has demonstrated that the requested annexation of 1448 and 1468 Flippen Road via AX-2025-01 would be necessary and desirable for the City of Stockbridge, in conjunction with the requested Comprehensive Plan Amendment (CP-2025-01) to assign the future land use designation of Medium-Density Residential and the requested rezoning of RZ-2025-01 to assign the zoning district of 'PUD' (Planned Unit Development). Therefore, the Planning and Zoning staff recommends the APPROVAL of Annexation Case #AX-2025-01.

ANALYSIS OF CP-2025-01

(Comprehensive Plan Amendment #CP-2025-01)

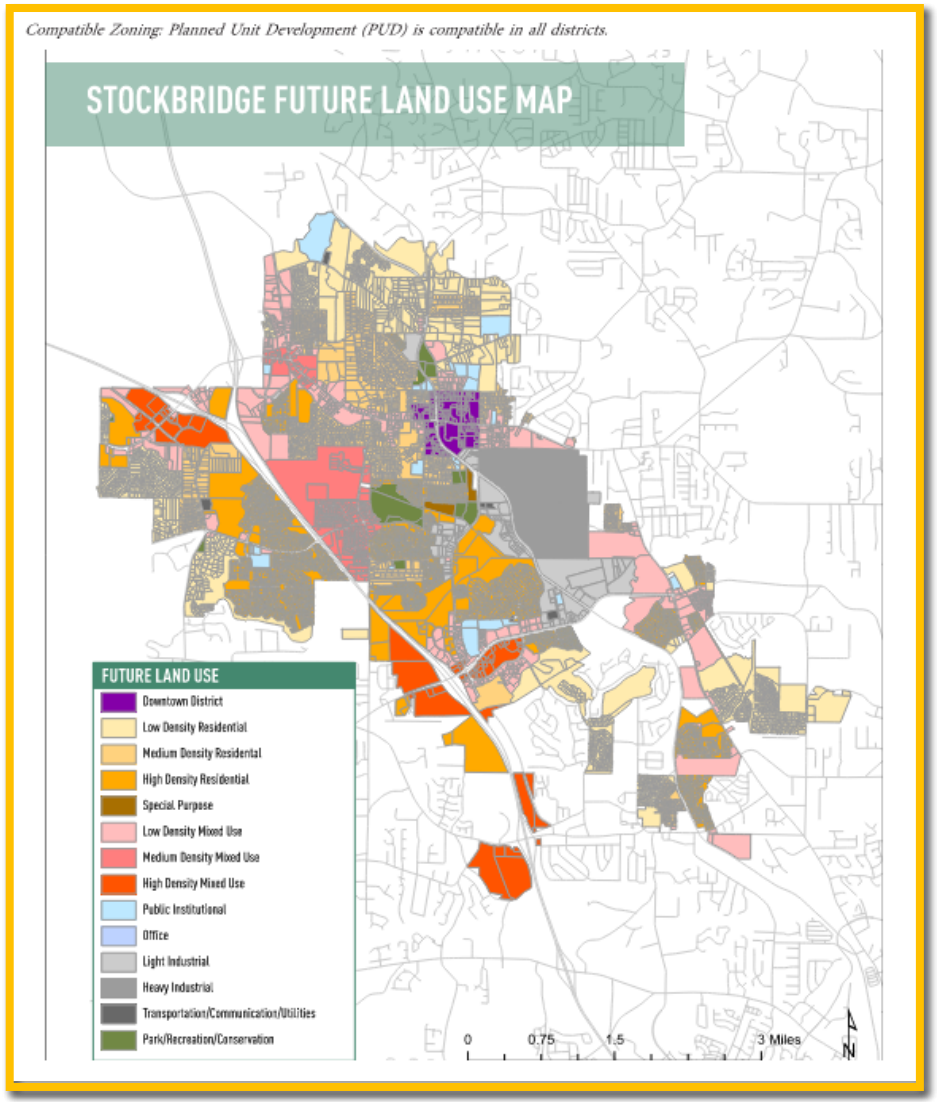
PowerPoint Presentation For CP-2025-01



Applicant's Request For CP-2025-01

The applicant, Land Buyers of America LLC, has submitted a Comprehensive Plan Amendment application (CP-2025-01) to request that the property at 1448 and 1468 be assigned the City of Stockbridge's future land use designation of "Medium-Density Residential" to allow for the construction of a mixed residential development on the property.

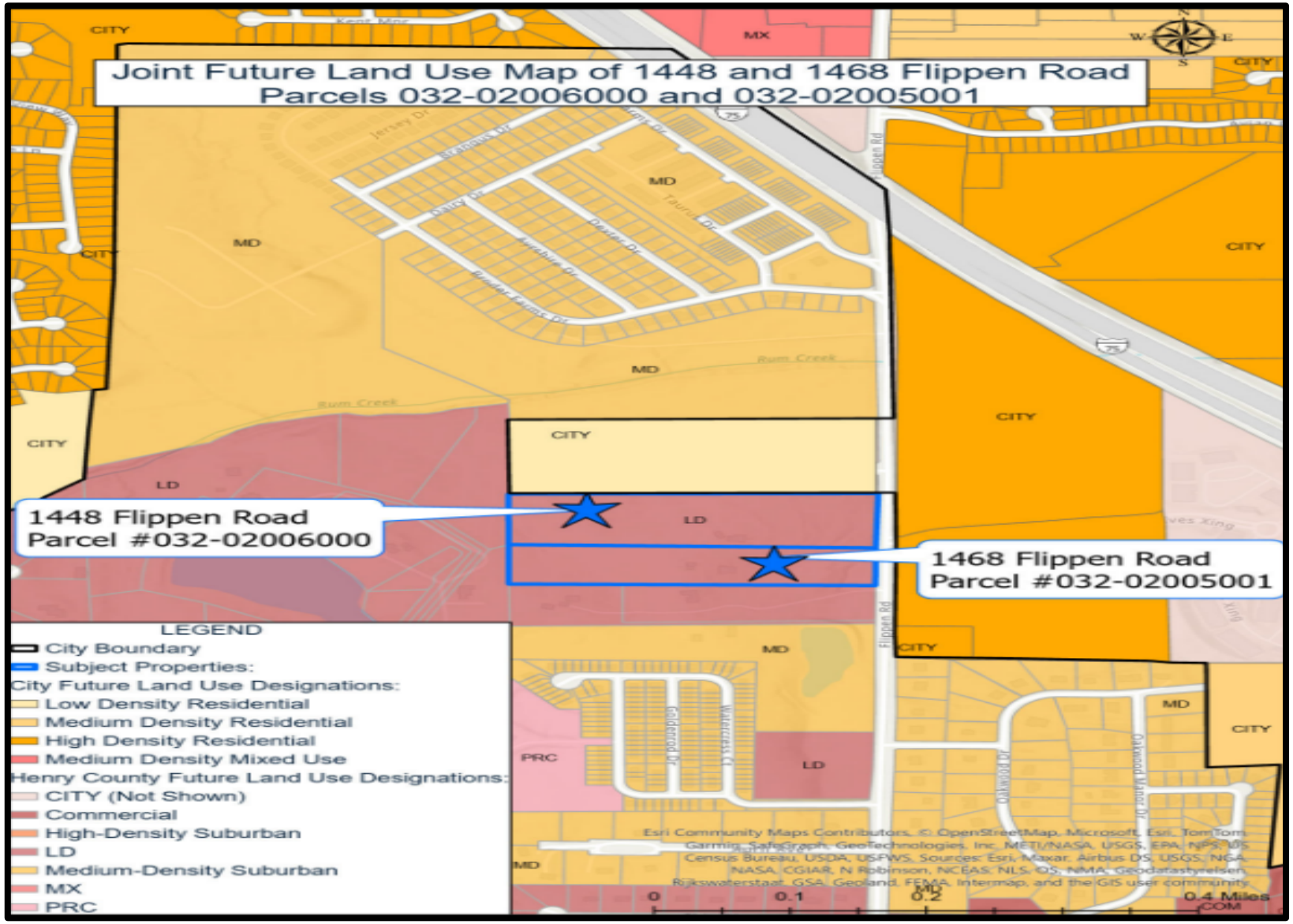
City of Stockbridge
Comprehensive Plan (2024)



MEDIUM-DENSITY RESIDENTIAL (4-7.99 UNITS/ACRE)

This designation is intended for residential developments which include single-family, detached homes on lots ranging from 10,000 – 30,000 square feet, including parcels zoned for single family attached and detached homes, as well as duplex residential developments and mobile home/manufactured home developments.

JOINT FUTURE LAND USE MAP FOR 1448 & 1468 FLIPPEN ROAD

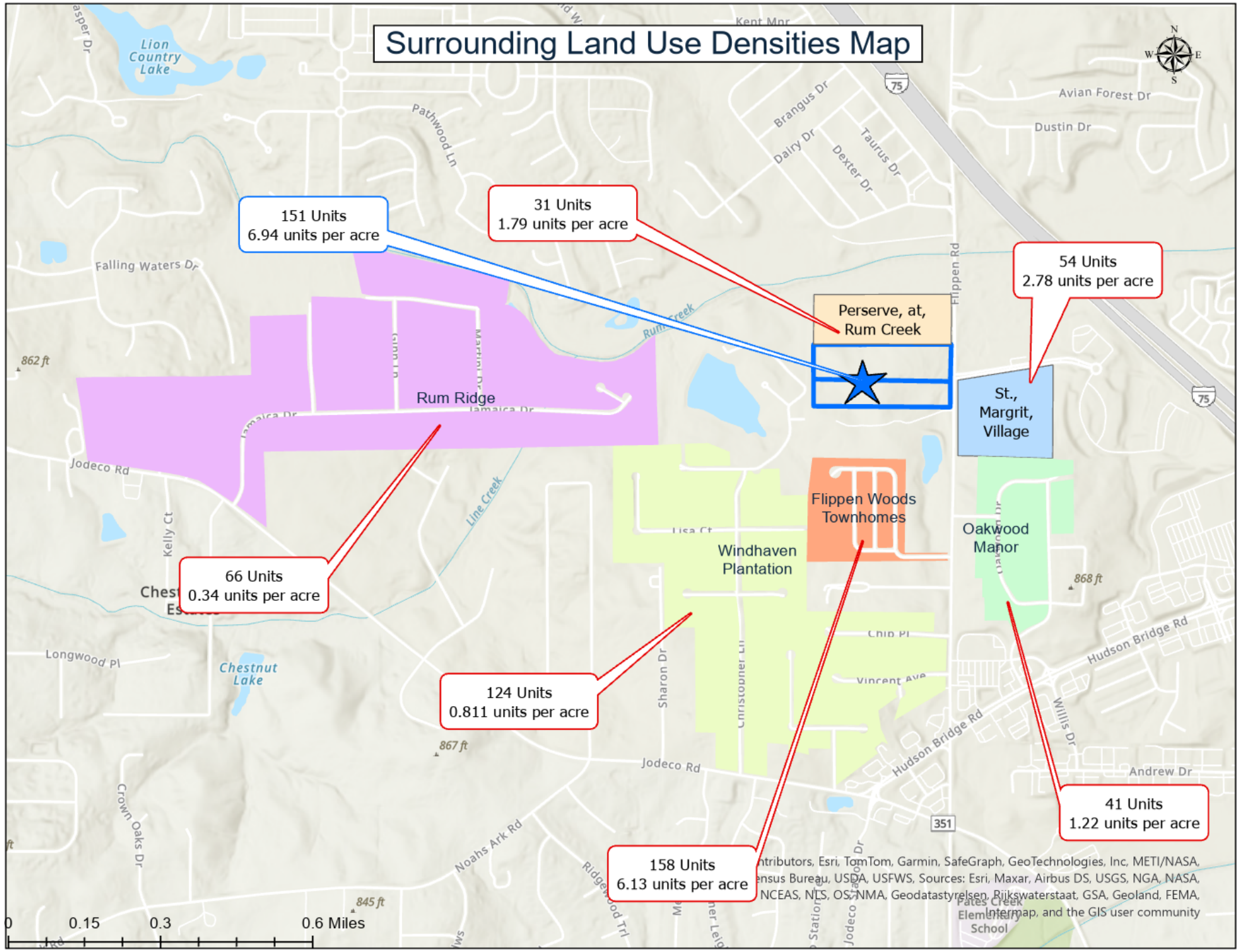


SURROUNDING LAND USE DESIGNATIONS

Location	Current Land Use	Current Future Land Use Designation
Property to the North	Preserve at Rum Creek Subdivision	Low-Density Residential (City of Stockbridge)
Property to the South	Single-Family Homes Flippen Woods Townhomes Subdivision	Medium-Density Suburban (Henry County) High-Density Suburban (Henry County)
Property to the East	St. Margrit Village Rum Creek Golf Course	High-Density Residential (City of Stockbridge)
Property to the West	Rum Ridge Subdivision Windhaven Plantation Subdivision	Medium-Density Suburban (Henry County)

SURROUNDING LAND USE DENSITIES

Name of Subdivision/Development	Number of Units	Estimated Density Per Acres
Subject Property	151	6.94
Flippen Woods Townhomes	158	6.13
St. Margrit Village	54	2.78
Preserve at Rum Creek	31	1.8
Oakwood Manor	41	1.22
Windhaven Plantation	124	0.81
Rum Ridge Subdivision	66	0.34


Surrounding Land Use Densities Map
151 Units
6.94 units per acre
31 Units
1.79 units per acre
54 Units
2.78 units per acre
Perserve, at,
Rum Creek
St.,
Margrit,
Village
Rum Ridge
66 Units
0.34 units per acre
Flippen Woods
Townhomes
Oakwood
Manor
Windhaven
Plantation
124 Units
0.811 units per acre
158 Units
6.13 units per acre
41 Units
1.22 units per acre
Lion
Country
Lake
Chestnut
Lake
Falling Waters Dr
Pathwood Ln
Brangus Dr
Dairy Dr
Dexter Dr
Taurus Dr
Avian Forest Dr
Dustin Dr
Flippen Rd
Rum Creek
Jamaica Dr
Jodeco Rd
Kelly Ct
Line Creek
Lisa Ct
Chip Pl
Vincent Ave
Sharon Dr
Hudson Bridge Rd
Willis Dr
Andrew Dr
Longwood Pl
Crown Oaks Dr
Noahs Ark Rd
Ridgewood Trl
Yates Creek
Elementary
School
862 ft
867 ft
868 ft
845 ft
75
351
0
0.15
0.3
0.6 Miles
ntributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA,
ensus Bureau, USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA,
NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA,
Intermap, and the GIS user community

Staff Analysis Of CP-2025-01 (From Section 9.2.7 Of the Unified Development Code)

Staff Analysis Of CP-2025-01—Slide #1 (From Section 9.2.7 of The Unified Development Code)

1. Consistency with the Comprehensive Plan.

The 2024-2028 Five-Year Update to the Stockbridge Comprehensive Plan calls for the development of additional housing in the City, and the proposed mixed residential development would help to meet that need. Additionally, the Comprehensive Plan allows densities of 4-7.99 units per acre in areas that are designated as Medium-Density Residential. Therefore, the proposed density of 6.94 for this development is consistent with the Medium-Density Residential designation.

Population Policies:
Maintain a family friendly environment and focus on attracting and retaining young adults.

Housing Goals:
Provide a mixture of housing options to attract young professionals, singles, and small families.

Community Services/Facilities Goals:
To make available adequate facilities and services to meet the changing needs of all City residents.

Future Land Use Goals:
To establish land use designations that meet the needs of the City and are consistent with the new UDC.

Staff Analysis of CP-2025-01—Slide #2
(From Section 9.2.7 of The Unified Development Code)

2. **Relation to the Zoning of the Property: The applicant's request to assign the City's PUD (Planned Unit Development) zoning district would be compatible with the other surrounding land use designations that are adjacent to the subject property, which include single-family subdivisions and townhome subdivisions. Page 45 of the 2024 Comprehensive Plan identifies the PUD zoning district as being compatible with all of the future land use designations, including the requested Medium-Density Residential designation. To allow for the proposed PUD zoning, the applicant has requested that the property be assigned the Medium-Density Residential designation.**

3. **Suitability of the Site's Location: The proposed Medium-Density Residential future land use designation would be compatible with the other Medium-Density Residential designations within the vicinity. Furthermore, the requested PUD rezoning of the property, which calls for the preservation of open space and a variety of housing types, would be compatible with the PUD district that is directly across from the subject property, on the east side of Flippen Road.**

Staff Analysis of CP-2025-01—Slide #3
(From Section 9.2.7 of The Unified Development Code)

4. Maintaining the Current Land Use Designation:

The current Future Land Use designation for this property is Henry County Medium-Density Suburban, which is intended for developments with densities between 0-4 units per acre. The density of this proposed development matches more closely with the City of Stockbridge's Medium-Density Residential designation, which allows for residential developments with 4-7.99 units per acre.

The City of Stockbridge 2024 Comprehensive Plan states that the Medium-Density Residential future land use designation intends for residential developments which include single-family, detached homes on lots ranging from 10,000-30,000 square feet, including parcels that are zoned for single-family attached and detached homes. The proposed development aligns well with the intended use of the Medium-Density Residential designation.

Staff Recommendation For CP-2025-01

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment for 1448 and 1468 Flippen Road, via CP-2025-01, would be necessary and desirable for the subject property, in conjunction with the requested rezoning of the property to PUD via RZ-2025-01, to allow for the proposed mixed residential development. Therefore, the Planning and Zoning staff recommends the APPROVAL of CP-2025-01.

ANALYSIS OF RZ-2025-01

(Rezoning Case #-2025-01)

ANALYSIS OF RZ-2025-01 (Slide #1)

Requirements—Section 9.2.1(C) of the UDC requires the consideration of nine (9) standards for rezoning cases. Each standard is listed and analyzed below.

STANDARD #1—Consistency with the Comprehensive Plan.

~ The 2024-2028 Five-Year Update to the Stockbridge Comprehensive Plan calls for the development of addition housing in the City. The proposed mixed residential development would help to meet that need.

~ The applicant's requested future land use designation of Medium-Density Residential would be appropriate for the proposed density of 6.94 units per acre.

~ The proposed density would also be compatible with several other Medium-Density Residential properties within the vicinity.

ANALYSIS OF RZ-2025-01 (Slide #2)

STANDARD #2--*The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Unified Development Code (UDC).*

- **The assignment of the 'PUD' (Planned Unit Development) zoning district to the subject property (after its annexation into the City), instead of 'MFR' (Multiple-Family Residential) is necessary since the proposed development would have two types of residential uses rather than just one.**
- **In addition, another large PUD district is located directly across from the subject property, on the east side of Flippen Road, so the proposed rezoning would represent an extension to the west of the existing PUD zoning district.**

ANALYSIS OF RZ-2025-01 (Slide #3)

STANDARD #3--Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.

~ The proposed development would represent an extension of the PUD zoning district on the other side of Flippen Road, which would help to ensure the compatibility of uses.

~ The applicant proposes to include a significant number and variation of amenities, which would be attractive and beneficial to the new residents of the development.

ANALYSIS OF RZ-2025-01 (Slide #4)

STANDARD #4--*The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.*

~ **The subject property appears to be relatively flat, and only the small, northeastern corner of the property at 1448 Flippen Road is a flood zone present.**

~ **A single-family home is currently located on each parcel, and both homes would be demolished as part of the land development process.**

~ **The size and shape of the subject property are well-suites to the proposed site plan layout.**

ANALYSIS OF RZ-2025-01 (Slide #5)

STANDARD #5--The impacts of the proposed development upon adjacent property owners, should the request be granted.

~ **The impacts of the proposed development upon adjacent property owners is not anticipated to be significant since single-family detached homes would be included within the proposed development, and they would be compatible with the surrounding single-family detached homes.**

~ **Further, the single-family detached homes would be located next to other existing single-family detached homes, such as along Surge Stone Lane. This would promote the compatibility of land uses.**

ANALYSIS OF RZ-2025-01 (Slide #6)

STANDARD #6--The potential impact of the rezoning on City infrastructure, including the water and sewage system.

~ The Henry County Water Authority (HCWS) would provide water and sewer services to the proposed development on the subject property. That agency prepared a letter to the applicant, which was dated as January 24, 2025.

~ The letter stated that water service was available to serve the property, and that sewage treatment and sewer line capacity were also available for the property.

~ If, though, there is any deviation in zoning that would increase the density or usage above what the Authority evaluated, then the information in the letter would be voided and a re-evaluation would be required.

ANALYSIS OF RZ-2025-01 (Slide #7)

STANDARD #7--The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

~ The applicant has not provided a traffic impact study, so the potential traffic impacts of the proposed development on the surrounding street network is unknown at this time.

~ Regarding the site access, the proposed site plan shows that two driveway accesses would be provided off Flippen Road, so this would allow two ways to enter and exit the property for residents of the development and for fire and other emergency vehicles.

~ Deceleration lanes and sidewalks would be provided along Flippen Road. The two driveways would also facilitate internal traffic circulation since not all of the site traffic would need to funnel in and out of just one access. Sidewalks would be provided throughout the proposed development.

ANALYSIS OF RZ-2025-01 (Slide #8)

~ The total number of parking spaces to be provided, however, would be deficient by 13 spaces. This is due to the fact that the applicant would provide only two regular parking spaces per unit plus 25 guest parking spaces, whereas the parking standard for 3-bedroom units is 2.25 spaces per unit. Therefore, the applicant would need to somehow provide the additional 13 parking spaces or apply for a variance.

STANDARD #8 -- The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan.

No other relevant guidelines and policies for development have been identified.

STANDARD #9 -- The ability of the subject land to be developed as it is presently zoned.

~ The subject property could be developed exclusively for additional single-family detached homes under its existing Henry County zoning district of RA (Residential-Agricultural) if the property is not annexed into the City.

~ Also, the property could be developed with single-family homes only if it is annexed into the City and assigned the City's zoning district of SR (Suburban Residential) instead of PUD.

CONCLUSIONS

1. The proposed mixed-residential development would be well-suited to the site, and the site plan would represent an attractive design with an ample number and variety of amenities.
2. The provision of two accesses into the site would be beneficial for fire and emergency vehicles, and it would reduce congestion at the project entrances.
3. The proposed amount of open space would exceed the amount that would be required.
4. The proposed density, setbacks, and distances between townhome buildings are reasonable.
5. The total number of parking spaces to be provided would be deficient by 13 spaces. Either the site plan must be altered to include the additional spaces, or the applicant must apply for a variance.

RECOMMENDATIONS (Slide #1)

Based on the Planning & Zoning Staff's findings, analyses, and conclusions, the Staff recommends that Rezoning Case #RZ-2025-01 for the property at 1448 and 1468 Flippen Road be APPROVED WITH CONDITIONS, including the conditions that are listed below.

1. **Site Plan--The proposed mixed-residential development shall be constructed according to a site plan which is very similar to the two companion site plans, which are titled "Annexation & Rezoning Plan for Hanover Park", prepared for Land Buyers of America GA, LLC, by Elite Engineering as Project No. 24040 on 4/30/25. The site plans shall serve as the proposed development's PUD Master Plan.**

2. **Project Entrances--Deceleration lanes and a 10-foot-wide sidewalk shall be provided along Flippen Road. Further, if security gates are installed, flock cameras shall also be provided.**

3. **Parking--Due to the calculated deficiency in the total number of parking spaces to be provided, the applicant shall either modify the site plan to include the additional required 13 parking spaces or apply for and obtain a variance for such purpose.**

RECOMMENDATIONS (Slide #2)

4. **Architectural Design--The proposed homes shall be constructed with styles and exterior materials which comply with the UDC standards.**

5. **Property Maintenance--An HOA or a property management company shall maintain all of the common areas of the property and the common areas of the townhomes.**

ARE THERE ANY QUESTIONS?

Rezoning Application

City of Stockbridge, Georgia

THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR REZONING APPLICATIONS TO BE HEARD BY THE CITY OF STOCKBRIDGE PLANNING COMMISSION.

PLEASE NOTE: ALL FEES ARE NON-REFUNDABLE. THERE ARE NO EXCEPTIONS.

ALL APPLICANTS ARE REQUIRED TO SCHEDULE AND ATTEND A PRE-APPLICATION MEETING WITH THE CITY OF STOCKBRIDGE PLANNING AND ZONING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PLEASE CALL THE OFFICE AT (770) 389-7900 TO SCHEDULE AN APPOINTMENT.

NO PRE-APPLICATION MEETING WILL BE CONDUCTED WITHOUT AN APPOINTMENT.

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT THE PLANNING AND ZONING DIVISION OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY, AT (770) 389-7900.

MEETING LOCATIONS—ALL PLANNING COMMISSION MEETINGS WILL BE HELD VIRTUALLY (BY ZOOM) UNTIL FURTHER NOTICE.

[Form revised on 1/19/22.]

City of Stockbridge Planning and Zoning Division

Rezoning Application

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): 1142 , 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
Printed Name of Applicant C/O LAND BUYERS OF AMERICA GA LLC

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)*

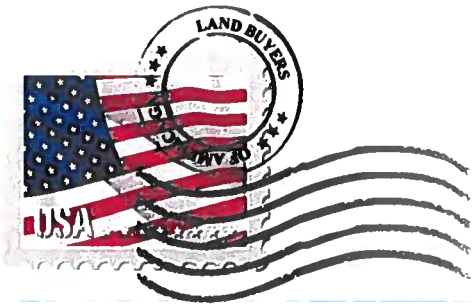
Application checked by:_____ Date:_____ Map Number(s): _____

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

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 Georgia~~ 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. me

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 12.6.24

Date Date

Notary Public's Seal or Stamp:

M. LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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

jharveyrd@yahoo.com
EMAIL ADDRESS gmail

JHR

Sworn to and subscribed before me this
12th day of Dec 2024

NOTARY PUBLIC

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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

mooreyfamyourlot@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this
22 day of Dec 2024

NOTARY PUBLIC

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

Indicate which of the above is applicable: 1 _____ 2 ✓ or 3 _____

Michael Kanter — 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

404-422-6206

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 _____, _____

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 HENRY COUNTY, GEORGIA COMMISSION EXPIRES MAY 08/12/2027

* 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 BUYERS OF AMERICA GA LLC ~~APPLICANT~~

Telephone, E-Mail, & Address: 404-422-6406 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 HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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

NOTARY PUBLIC

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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
~~MONEY FOR YOUR EFFORTS~~ NC

EMAIL ADDRESS
moneyforyourdirt@gmail.com

Sworn to and subscribed before me this
22 day of DEC 2024

NOTARY PUBLIC

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

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

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 NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

* 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.



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

and hereinafter called the "Borrower" and

ESTATE OF L. O. BURDETTE (Trust Company Bank and Alma B. 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 1,230 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
Ann Ay Pitchford
Tax Commissioner

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 District of Henry County Georgia, as per plat prepared by W.R. Franks and dated August 28, 1985, and being more particularly described as follows:

To ascertain the True Point of Beginning commence at a reference point being the intersection of the Western right of way line of Flippen Road and the Southern line of Land Lot 11; thence from said reference point in a Northerly direction along the Western right of way line of Flippen Road a distance of 989.32 feet to an iron pin and the True Point of Beginning; thence North 89 degrees 02 minutes 42 seconds West a distance of 1,439.81 feet to an iron pin; thence North 01 degrees 55 minutes 51 seconds East a distance of 200 feet to an iron pin placed; thence South 89 degrees 02 minutes 42 seconds East a distance of 1,435.92 feet to an iron pin placed on the Western right of way line of Flippen Road; thence South 00 degrees 29 minutes West a distance of 200 feet to an iron pin and the TRUE POINT OF BEGINNING. said tract containing 6.599 acres.

FILED IN OFFICE
CLERK SUPERIOR COURT

DEC 11 11 58 AM '85

REC'D
FILED
DAT

17.50
12-11-85

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 Hilpen Rd, Stockbridge [address], with Parcel Number 032 0200 5001 which is the subject of this application. GA 30281

Name of Property Owner: WILLARD 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:

STATE OF GEORGIA
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
day of December 2024
NOTARY PUBLIC

STATE OF GEORGIA

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 CLEGG 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
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES
08/12/2027

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

Michelle Jones, executor
Signature of Applicant/Property Owner/Agent

OWNER

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.

M Lynn Queen
Notary Public

M LYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2027

* 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-G

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
Laura L. Saylor
Clerk of Superior Court

FULTON OFFICE
CLERK OF SUPERIOR COURT
OCT 13 11 13 AM '83
BOOK 540
PAGE 293
DATE 10-14-83 Laura L. Saylor

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-G

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 Superior Court

FILED IN OFFICE
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA.
JUN 13 3 16 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:

Notary Public, Henry County, Georgia, State of Georgia
My Commission Expires 2-2-87

Eight-Seventy Corporation

By: (Seal)

Dale B. Schneider (Seal)

(Seal)

1468/1448 Combined Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) then South 00 degree 19 minutes 49 seconds West along said right of way for 128.11 feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degree 14 minutes 50 seconds West for 429.47 feet to a point; THEN South 00 degree 24 minutes 31 seconds West for 230.19 feet to a point; THEN leaving said road right of way North 89 degrees 12 minutes 23 seconds West for 647.50 feet to a point; THEN North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point; THEN South 45 degrees 43 minutes 42 seconds East for 42.47 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 656.38 feet to a point; THEN North 01 degrees 19 minutes 55 seconds East for 230.10 feet to a point; THEN North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THEN North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City Limits of Stockbridge; THEN along said City Limits boundary South 89 degrees 13 minutes 32 seconds East for 1435.93 feet to the westerly right of way of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 21.771 Acres of land more or less and is shown on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

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.

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

N
W E
S
GRID
GA WEST

RECORDING 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.

Continued From Land Lot 11 and 12 Description

All that tract or parcel of land lying in Land Lot 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 Roper Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) then South 00 degrees 19 minutes 48 seconds West along said right of way for 126.11 feet to the POINT OF BEGINNING;

THENCE continuing along said right of way South 00 degree 34 minutes 59 seconds West for 439.47 feet to a point; THENCE South 00 degree 24 minutes 21 seconds West for 220.10 feet to a point; THENCE leaving said road right of way North 89 degrees 12 minutes 22 seconds West for 647.38 feet to a point; THENCE North 44 degrees 31 minutes 14 seconds West for 42.26 feet to a point; THENCE North 89 degrees 14 minutes 57 seconds West for 84.76 feet to a point; THENCE South 45 degrees 43 minutes 42 seconds West for 42.47 feet to a point; THENCE North 89 degrees 14 minutes 57 seconds West for 654.59 feet to a point; THENCE North 01 degree 24 minutes 52 seconds East for 220.88 feet to a point; THENCE North 01 degree 29 minutes 25 seconds East for 220.00 feet to a point; THENCE North 01 degree 29 minutes 25 seconds East for 199.98 feet to a point on the City Limits of Stockbridge; THENCE along said City Limits boundary South 89 degrees 13 minutes 32 seconds East for 1433.63 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

N/F
LYNDY L. BRODER & M HAAS JR
TAX ID: 032-02004010

Land Lot 11 and 12 Description

All that tract or parcel of land lying in Land Lot 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 Roper Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) then said right of way intersection South 00 degrees 19 minutes 48 seconds West along Flippen Road for 126.11 feet to the POINT OF BEGINNING;

THENCE continuing along said right of way South 00 degrees 34 minutes 59 seconds West for 439.47 feet to a point; THENCE leaving said right of way North 89 degrees 14 minutes 57 seconds West for 1444.91 feet to a point; THENCE North 01 degree 24 minutes 52 seconds East for 220.88 feet to a point; THENCE North 01 degree 29 minutes 25 seconds East for 199.98 feet to a point on the City of Stockbridge City Limits; THENCE along said City Limits South 89 degrees 13 minutes 32 seconds East for 1433.63 feet to a point on the westerly right 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

N/F
ANGELA NEMETH BRODER
TAX ID: 032-002004002

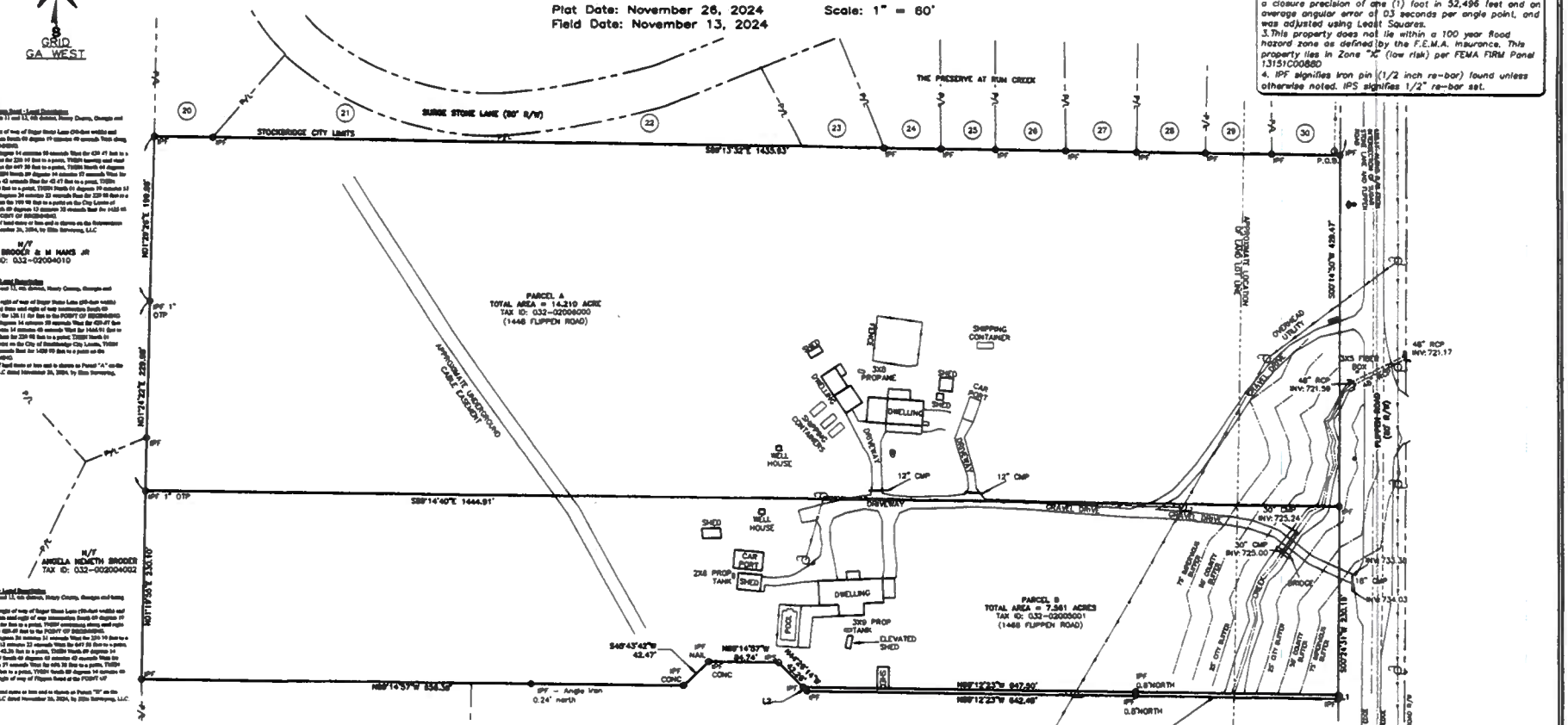
Land Flippen Road - Land Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th District, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Roper Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) then said right of way intersection South 00 degrees 19 minutes 48 seconds West along Flippen Road for 126.11 feet to the POINT OF BEGINNING;

THENCE continuing along said right of way South 00 degrees 34 minutes 59 seconds West for 439.47 feet to a point; THENCE leaving said right of way North 89 degrees 12 minutes 22 seconds West for 647.38 feet to a point; THENCE North 44 degrees 31 minutes 14 seconds West for 42.26 feet to a point; THENCE North 89 degrees 14 minutes 57 seconds West for 84.76 feet to a point; THENCE South 45 degrees 43 minutes 42 seconds West for 42.47 feet to a point; THENCE North 89 degrees 14 minutes 57 seconds West for 654.59 feet to a point; THENCE North 01 degree 24 minutes 52 seconds East for 220.88 feet to a point; THENCE North 01 degree 29 minutes 25 seconds East for 199.98 feet to a point on the City of Stockbridge City Limits; THENCE along said City Limits South 89 degrees 13 minutes 32 seconds East for 1433.63 feet to a point on the westerly right of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 7.264 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



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 12/5/24
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 LAND SURVEYOR

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
WM	WATER METER	○	POWER POLE
RMP	RAMP	■	NEIGHBORHOOD SIGN
ac	AC UNIT	■	GATE COLUMN
ATT	AT&T SERVICE	●	IRON PIN FOUND
P-PWR	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 undiscovered 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

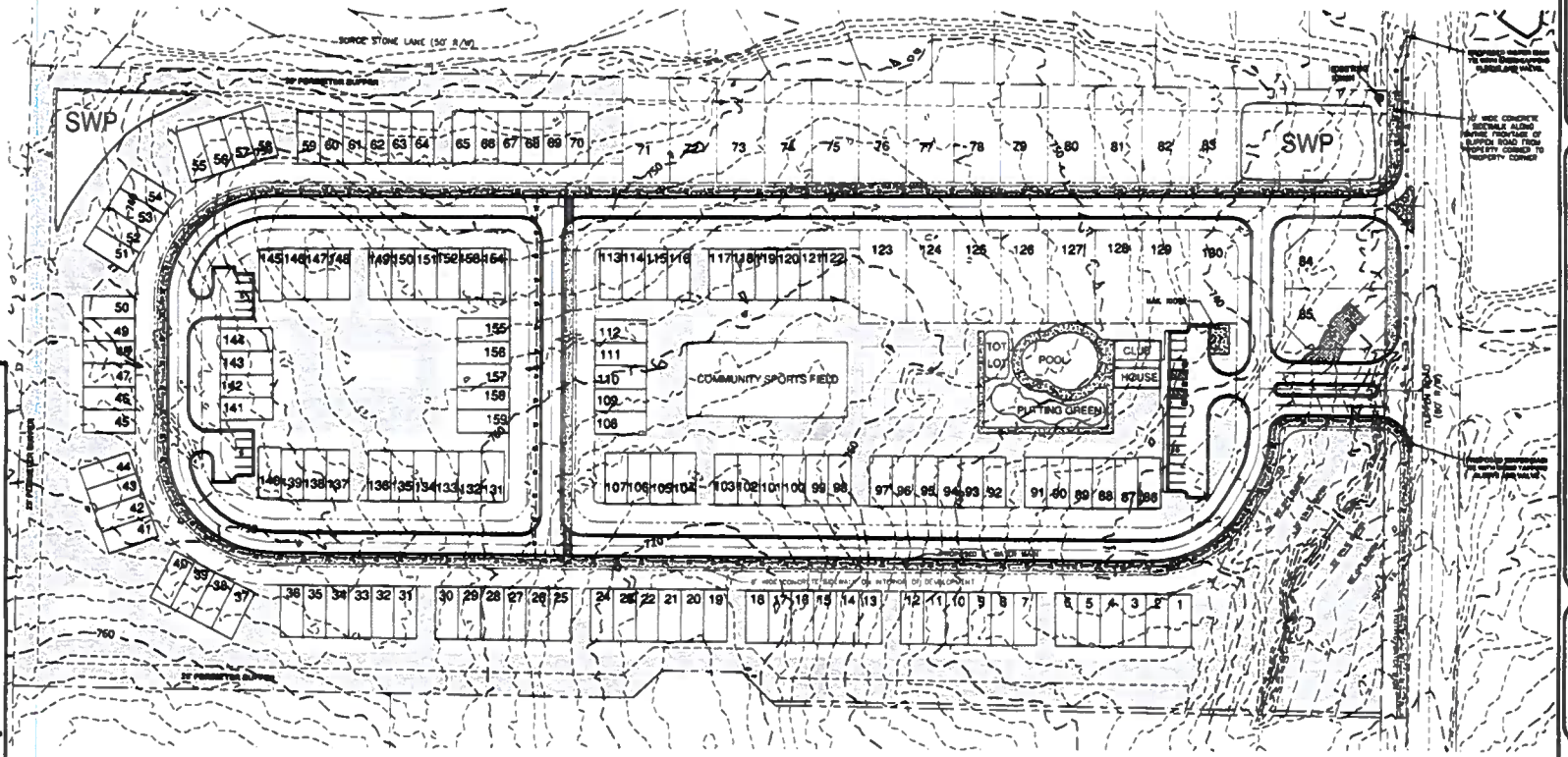
PREPARED BY
ELITE
SURVEYING | PLANNING | CONSTRUCTION MANAGEMENT
300 NW Parkway, Suite 300
Dallas, Georgia 30132
(678) 324-8291

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 KAINER 404-422-8606
4. ENGINEER: ELITE ENGINEERING, LLC 300 W PARKWAY DALLAS, GA 30132 CONTACT: JONATHAN JONES, P.E. 678-315-2686
5. CURRENT ZONING : R-5 (HENRY COUNTY)
   PROPOSED ZONING : PUD (CITY OF STOCKBRIDGE)
   TOTAL SITE AREA = 29.77 ACRES
   REQUIRED OPEN SPACE = 4.34 ACRES
   PROVIDED OPEN SPACE = 4.71 ACRES
   PROPOSED NUMBER OF LOTS = 150 (23 SFD, 126 TOWNHOMES)
   PROPOSED DENSITY = 7.38 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 X 150 UNITS = 300 SPACES
   ADDITIONAL PARKING PROVIDED = 39 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. 13089C0060D
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 FOR HENRY COUNTY RESULTING 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 CANYON 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) 315-2686

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 KAINER
404-422-8606

PROJECT No.	20040
DRAWING SCALE	1" = 60'
DESIGNED BY	JPJ
DRAWN BY	JPJ
CHECKED BY	JPJ
DATE	12/8/21
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

TO: City of Stockbridge Mayor and City Council
City of Stockbridge Planning Commission

FROM: Linda M. Logan, Senior Planner, Planning and Zoning Division

CC: Ryan Anderson, Community Development Director

DATE: **March 22, 2025 and June 9, 2025**

SUBJECT: **Staff Report for Rezoning Case #RZ-2025-01:**
1448 & 1468 Flippen Road (To be located in Council District 5)

I. PURPOSE

The purpose of Rezoning Case #RZ-2025-01 is to consider rezoning the subject property at 1448 and 1468 Flippen Road to allow for the development of a mixed residential development, which would be called "Hanover Park." The property is currently located in unincorporated Henry County, thus it may not be rezoned unless it is first officially annexed into the Stockbridge City Limits. The applicant / developer is Land Buyers of America, LLC, and the agent is Michael Kaner. William K. Reichert and Brenda A. Reichert are the owners of the property at 1448 Flippen Road, while Willard D. Gilreath is the owner of the property at 1468 Flippen Road. The applicant has requested that the property be rezoned from Henry County's 'RA' (Residential-Agricultural) zoning district to the City of Stockbridge's 'PUD' (Planned Unit Development) zoning district.

The applicant has also applied for Annexation Case #AX-2025-01 to annex the property into the City (using the 100 percent method), as well as Comprehensive Plan Amendment Case #CP-2025-01. 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's future land use designation of Medium-Density Residential.

An aerial photo of the subject property and several maps appear after the Case Facts Table below.

II. CASE FACTS TABLE

DESCRIPTIVE FACTOR	FINDINGS
Proposed Development:	Mixed residential development with 120 townhomes and 31 single-family detached homes.
Parcel Identification:	032-02006000 (1448 Flippen Road) 032-02005001 (1468 Flippen Road)
Parcel Acreage:	+/- 21.771 acres.
Land District and Land Lot:	District 6, Land Lots 11 and 12.
Applicant:	Land Buyers of America, LLC
Property Owners:	William K. Reichert and Brenda A. Reichert (1448 Flippen Road) and Willard D. Gilreath (1468 Flippen Road).
Current County Zoning:	Residential Agricultural (RA)
Surrounding Zoning:	• North—Suburban Residential (City of Stockbridge). • West—Rural Agricultural (Henry County). • Southwest—Single-family residence (Henry County). • South—Rural Agricultural and Multifamily residential (Henry County). • Southeast—Residential Duplex (Henry County). • East—Suburban Residential and Planned Unit Development (City of Stockbridge).
County Land Use Designation:	Medium-Density Suburban.
Current Use:	One single-family home on each parcel.
Surrounding Land Uses:	• North—Preserve at Rum Creek Subdivision. • East—Rum Creek Golf Course. • Southeast—St. Margrit Subdivision. • South—Flippen Woods Townhomes. • Southwest—Windhaven Plantation Subdivision. • West—Rum Ridge Subdivision.
Property Location:	On the west side of Flippen Road, south of Surge Stone Lane and west of St. Ives Court. The property has frontage on Flippen Road.
Property Conditions:	Each parcel contains one single-family home, but they are otherwise mostly wooded. The northeastern-most corner of Parcel 032-02006000 is in the 500-Year Flood Zone.

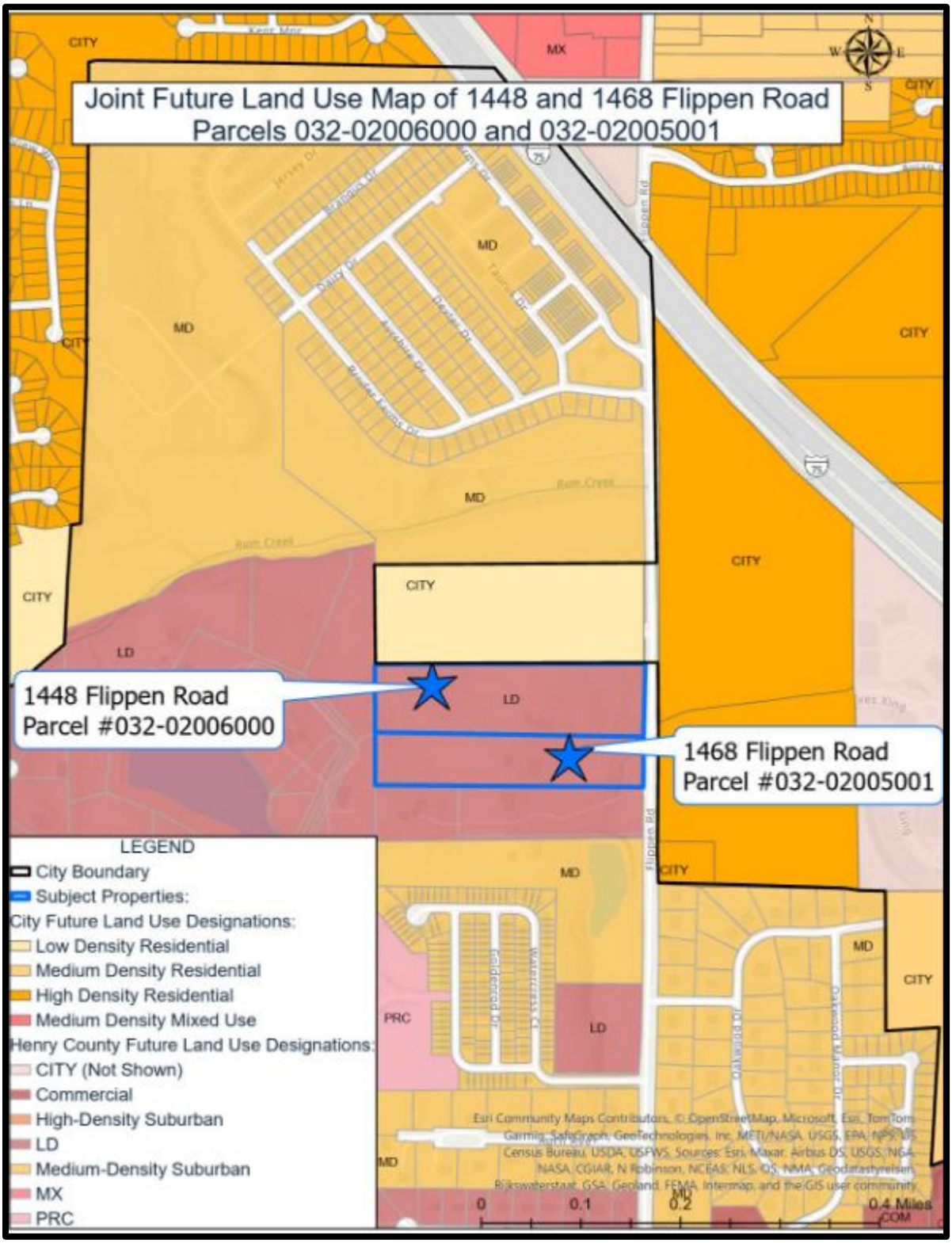
JOINT AERIAL PHOTO FOR 1448 & 1468 FLIPPEN ROAD



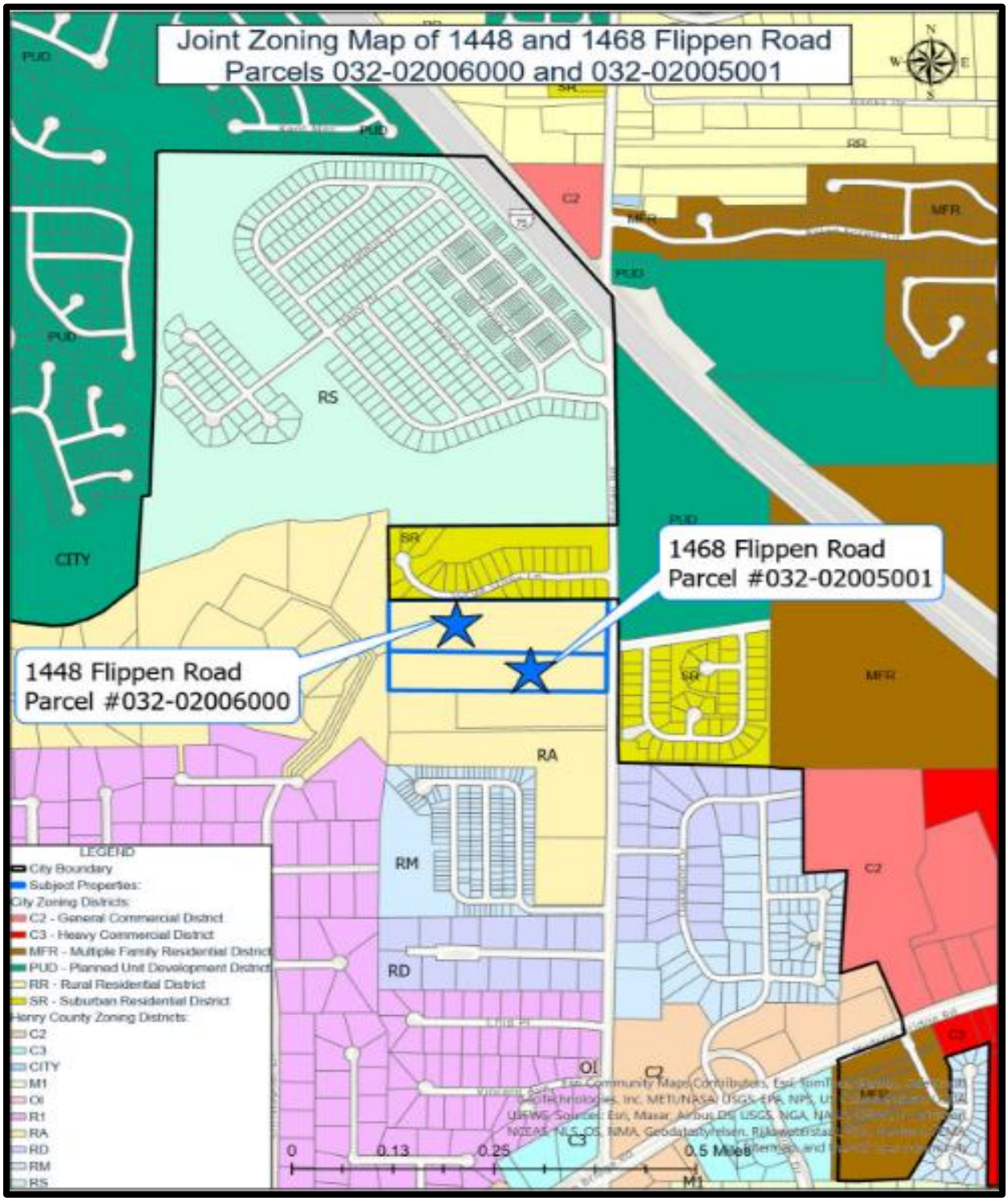
AERIAL PHOTO FOR 1448 FLIPPEN ROAD, SHOWING 500-YEAR FLOOD AREA IN PINK



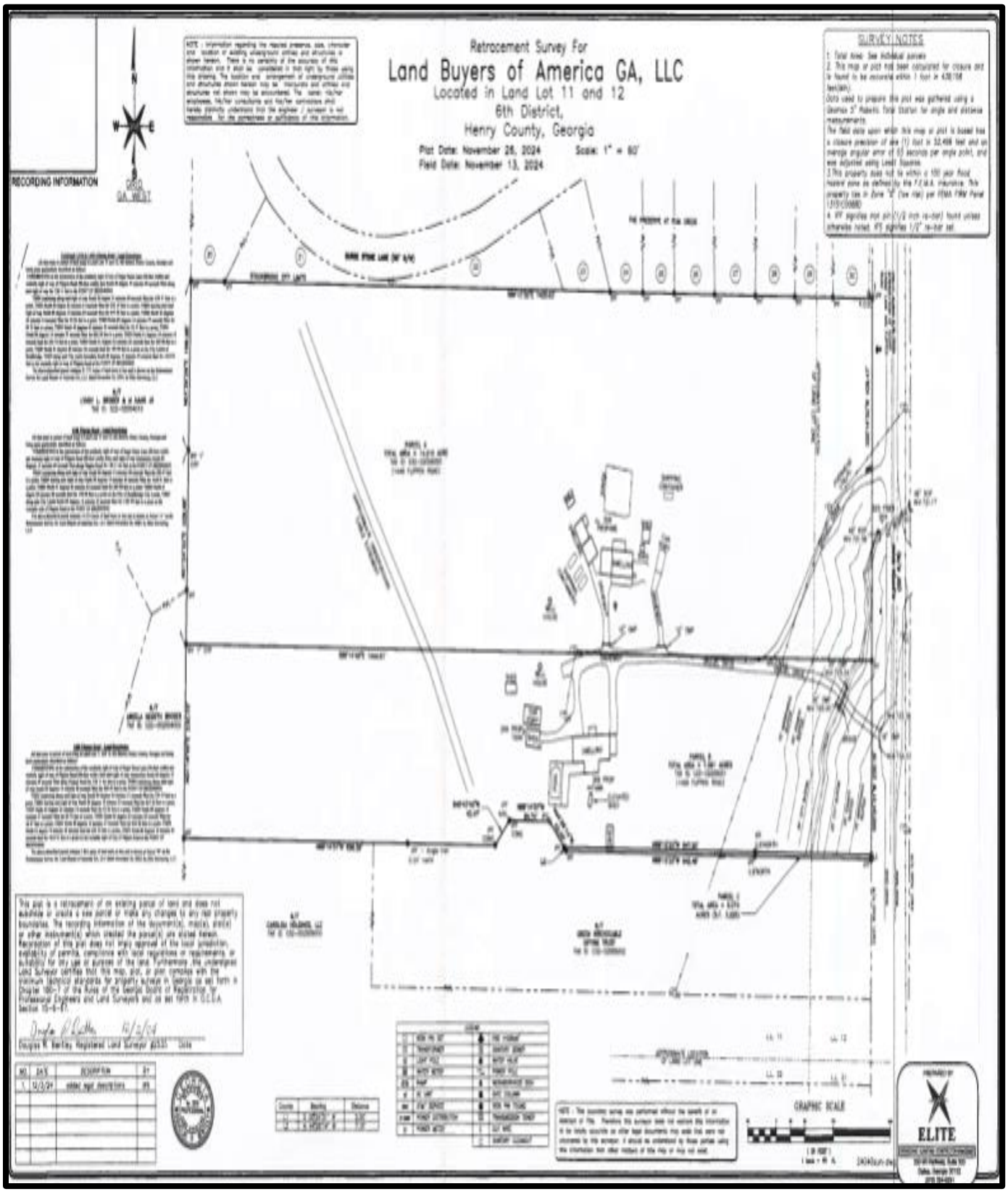
JOINT FUTURE LAND USE MAP FOR 1448 & 1468 FLIPPEN ROAD



JOINT ZONING MAP FOR 1448 & 1468 FLIPPEN ROAD



BOUNDARY SURVEY FOR 1448 & 1468 FLIPPEN ROAD



SURROUNDING LAND USE DESIGNATIONS

Location	Existing Land Uses	Existing Future Land Use Designations
Property to the North	Preserve at Rum Creek Subdivision	Low-Density Residential (City of Stockbridge)
Property to the South	Single-Family Homes and Flippen Woods Townhomes Subdivision	Medium-Density Suburban (Henry County) and High-Density Suburban (Henry County)
Property to the East	St. Margrit Village and Rum Creek Golf Course	High-Density Residential (City of Stockbridge)
Property to the West	Rum Ridge Subdivision and Windhaven Plantation Subdivision	Medium-Density Suburban (Henry County)

SURROUNDING LAND USE DENSITIES

Name of Subdivision Or Development	Number Of Units	Estimated Density Per Acre
SUBJECT PROPERTY At 1448 & 1468 Flippen Road (Proposed)	**151**	**6.94**
Flippen Woods Townhomes	158	6.13
St. Margrit Village	54	2.78
Preserve at Rum Creek	31	1.80
Oakwood Manor	41	1.22
Windhaven Plantation	124	0.81
Rum Ridge Subdivision	66	0.34

PROPOSED DEVELOPMENT

The applicant's Letter of Intent, dated May 8, 2025, states that the developer, Land Buyers of America GA, LLC, proposes to build a joint residential development on two parcels at 1448 and 1468 Flippen Road, which would have 21.77 +/- acres. The proposed name for the development is "Hanover Park." The subject property would first need to be annexed into the Stockbridge City Limits from unincorporated Henry County, and it would be assigned the PUD (Planned Unit Development) zoning district. The PUD district would be required instead of the MFR (Multiple Family Residential) zoning district because the MFR district only allows one type of residential use.

The proposed development would contain 151 total residential units at a density of 6.94 units per acre. This would include 31 single-family detached units and 120 townhome units. All of the units would have 3 bedrooms, 2 baths, and two-car garages. The homes would range in size from 1,600 to 2,000 square feet. The elevation materials would be brick and Hardy board. The proposed amenities include a pool with a clubhouse, a golf putting green, a tot lot, tennis or pickleball courts, and a community sports field.

The applicant has submitted two site plans—a brightly-colored rendering and a detailed black-and-white site plan. The title of each site plan is "Annexation & Rezoning Plan for Hanover Park", prepared for Land Buyers of America GA, LLC. They were prepared by Elite Engineering as Project No. 24040 on 4/30/25. The site plans would serve as the proposed development's PUD Master Plan.

The subject property has direct frontage onto Flippen Road, where a proposed boulevard-style driveway would serve as the main entrance into the development. A second access would also be located a short distance to the north. It appears that each access would have an adjacent deceleration lane. The black-and-white site plan shows that two water main ties with 8 X 8 X 8 tapping sleeves and valves would be located adjacent to Flippen Road, and a 10-foot-wide concrete sidewalk would be located along the entire frontage of the road, from one property corner to another. Adjacent to the main entrance, the property has 50-foot City buffers and 25-foot State buffers. A 25-foot "perimeter buffer" would surround the entire property.

A clubhouse with a pool would be located near the main project entrance, along with a mail kiosk and a parking lot with fifteen (15) parking spaces. Behind the clubhouse, there would be a pool, and putting green, a tot lot, courts for tennis or pickleball, and a community sports field. Surrounding these amenities, there would be 1.09 +/- acres of open space.

The proposed single-family detached homes would be located along the outskirts of the property, on the northern and western sides; while the proposed townhomes would be located within the interior of the site and along the southern side of the property. Surge Stone Lane borders the property to the north. One large lot (Lot #1) for a single-family detached home would be located adjacent to the main project entrance. The main internal street would circle the site, and there would also be an interior street to provide cross-

circulation. Additional townhomes would be located to the rear of the cross street, an open space area with 0.56 acres would occupy the center of the quad area, and two small guest parking lots with five (5) parking spaces each would be located near the rear of the property. An additional 3.56 +/- acres of open space would comprise the remainder of the property.

A site data box on the black-and-white site plan provides the statistics for the proposed development, as are listed in the table below (which was prepared by the Planning & Zoning Staff).

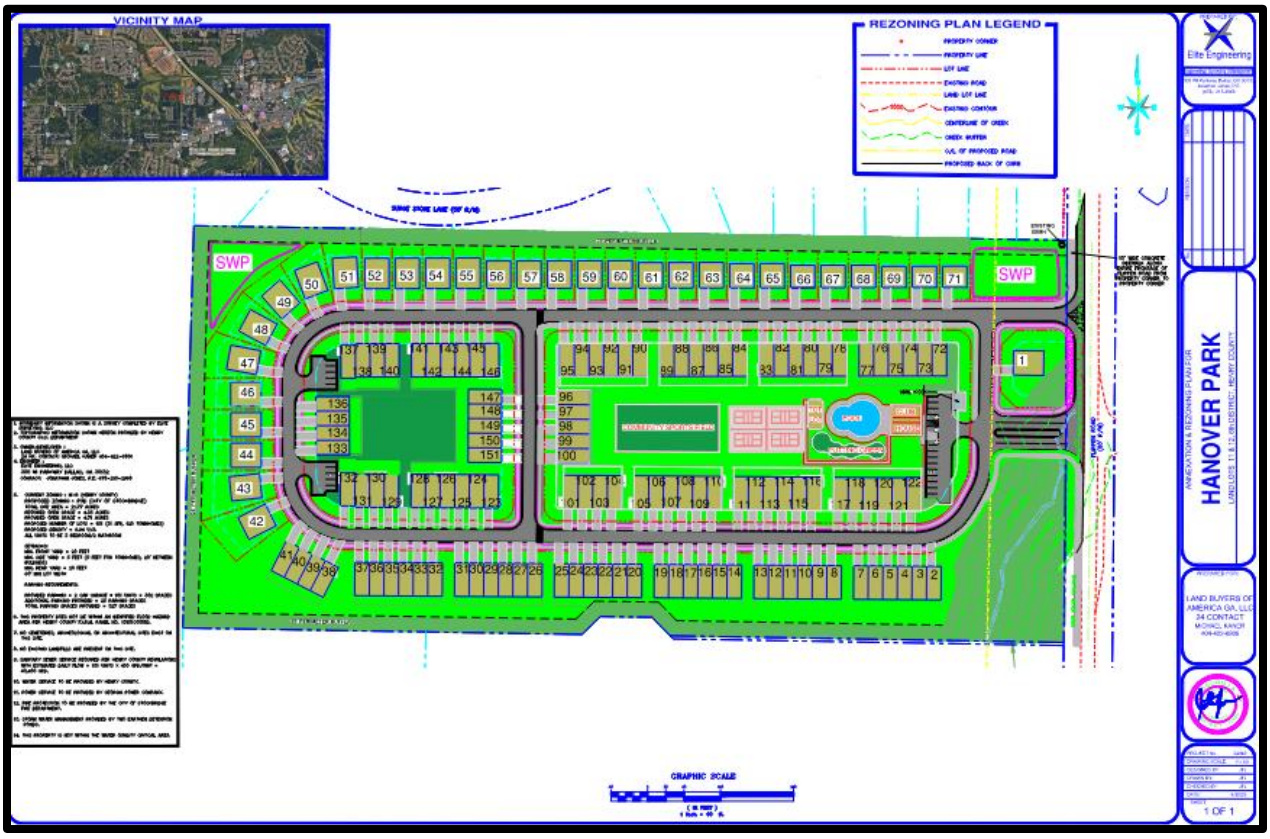
TYPE OF SITE CHARACTERISTIC	PROPOSED PROVISIONS
Total Site Area	21.77 +/- acres.
Open Space	4.35 acres required; 4.71 acres provided.
Number of Lots	151 total (31 SFR + 120 townhomes).
Density	6.94 units per acre.
Minimum Lot Widths	60 feet.
Bedrooms and Bathrooms	All units to have 3 bedrooms + 2 bathrooms.
Setbacks	Front Yard—Minimum of 20 feet. Side Yard—Minimum of 5 feet for SFR; 0 feet for townhomes. Rear Yard—20 feet.
Distance Between Townhome Buildings	20 feet.
Parking Requirement	151 total units X 2.25 parking spaces for each 3-bedroom unit + 339.75 total parking spaces, rounded up to 340 total parking spaces.
Parking Provisions	151 total units X 2 parking spaces per 2-car garage + 302 parking spaces, plus 25 guest parking spaces = 327 total parking spaces.
Parking Deficiency	340 total parking spaces required – 327 total parking spaces provided = a deficiency of 13 total parking spaces.

Data in the table indicates that of the total site area of 21.77 +/- acres, 4.71 acres of open space would be provided, which would exceed the requirement of 4.35 acres of open space. A total of 151 lots would be provided, including 31 single-family residential lots and 120 townhome lots. The project density would be 6.94 units per acres, and the minimum lots would be 60 feet. All residential units would have 3 bedrooms and 2 bathrooms. Although the proposed PUD district does not have any specific setback requirements, the applicant proposes to have setbacks of at least 20 feet in the front yards, 5 feet in the side yards of the single-family detached lots, 0 feet for the townhome lots, and 20 feet for the rear yards of all lots. The proposed distance between townhome buildings would be 20 feet.

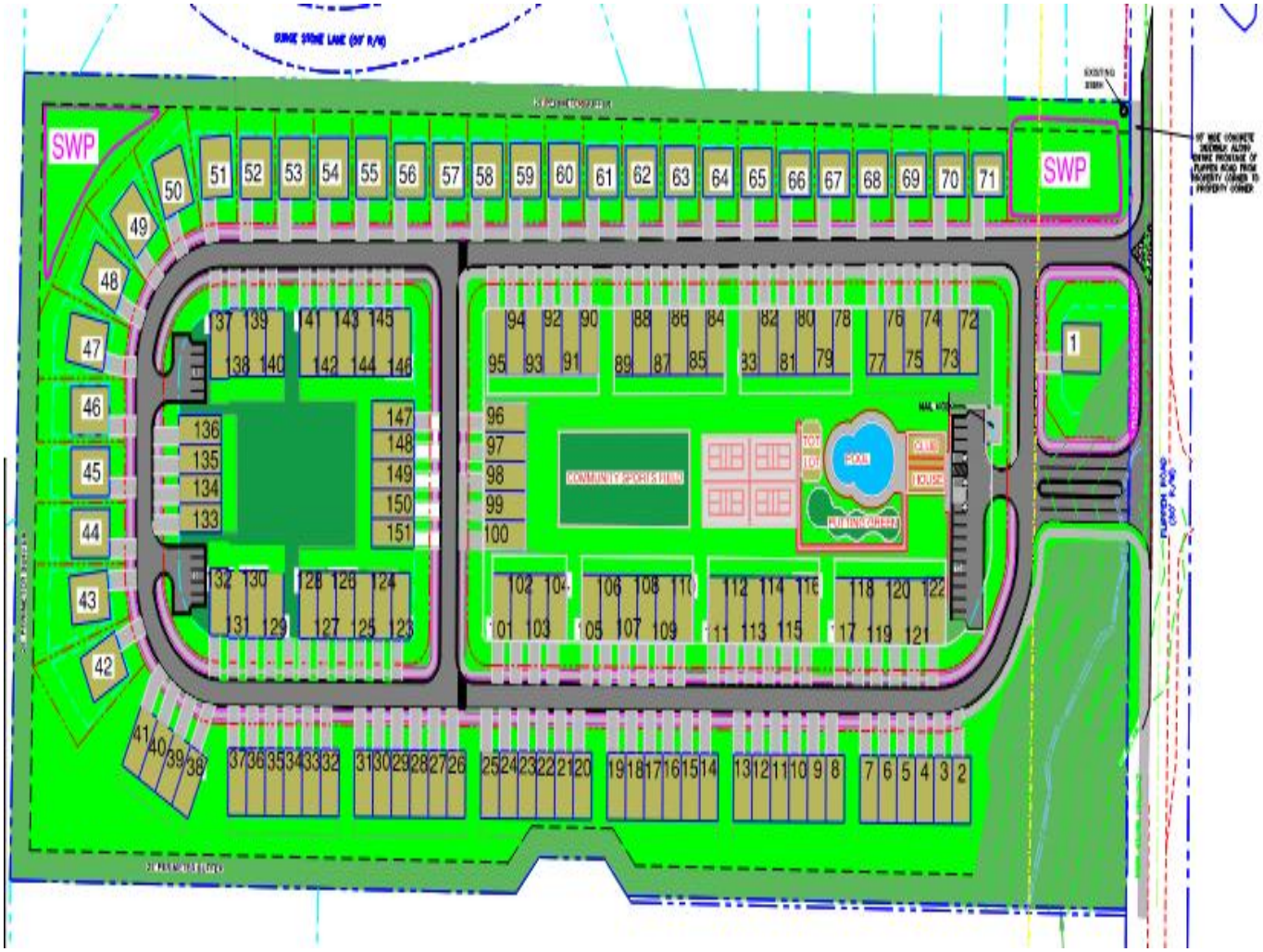
Regarding parking, the applicant proposes to provide 327 total parking spaces, including 302 parking spaces (151 total units X 2 spaces per unit), plus 25 guest parking spaces.

However, 340 total parking spaces would be required because the Section 4.8.5 of the Stockbridge Unified Development Code (UDC) requires 2.25 parking spaces per 3-bedroom unit (and all units would have 3 bedrooms). Thus, there would be a parking deficiency of 13 parking spaces.

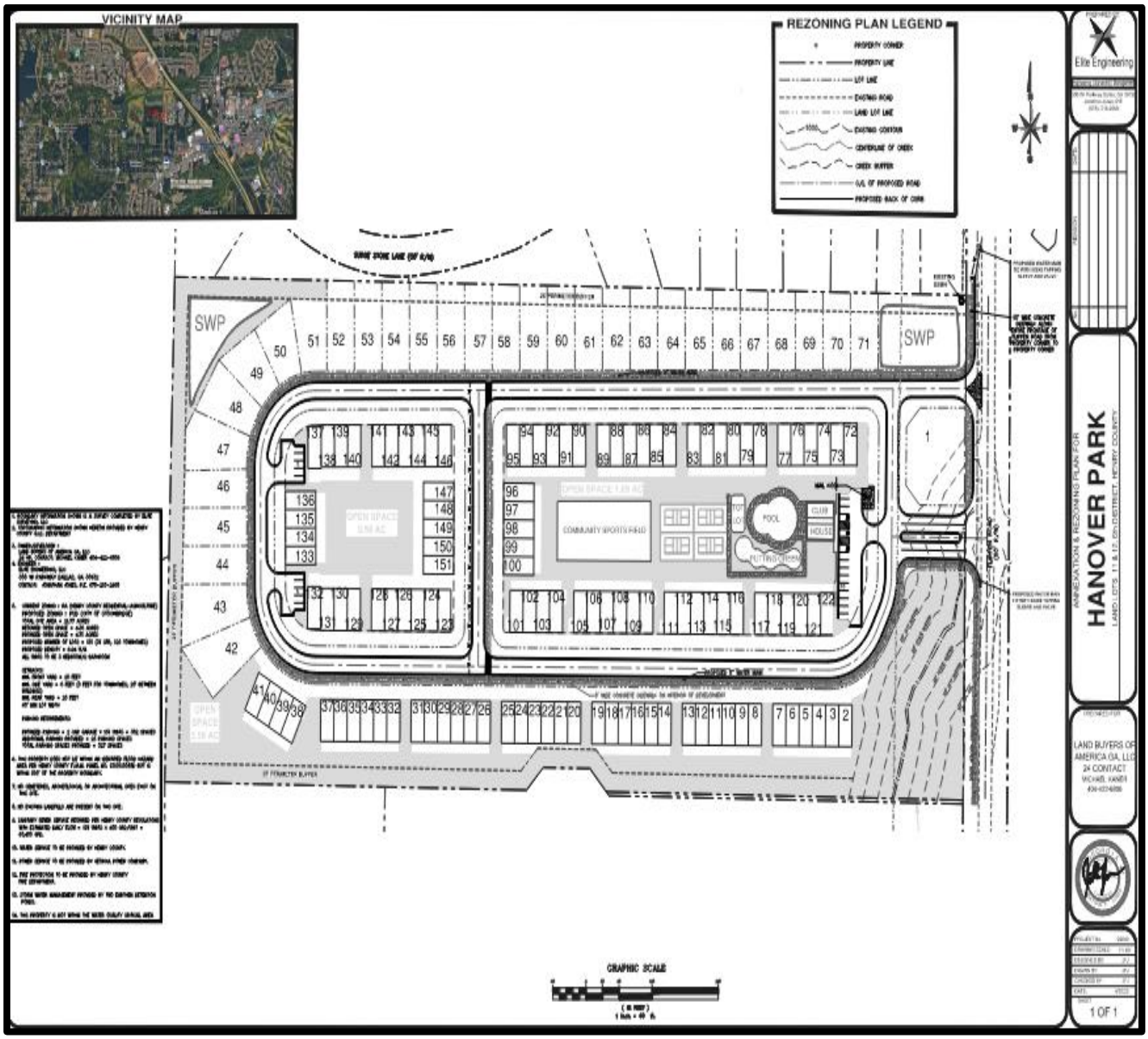
COLORED SITE PLAN



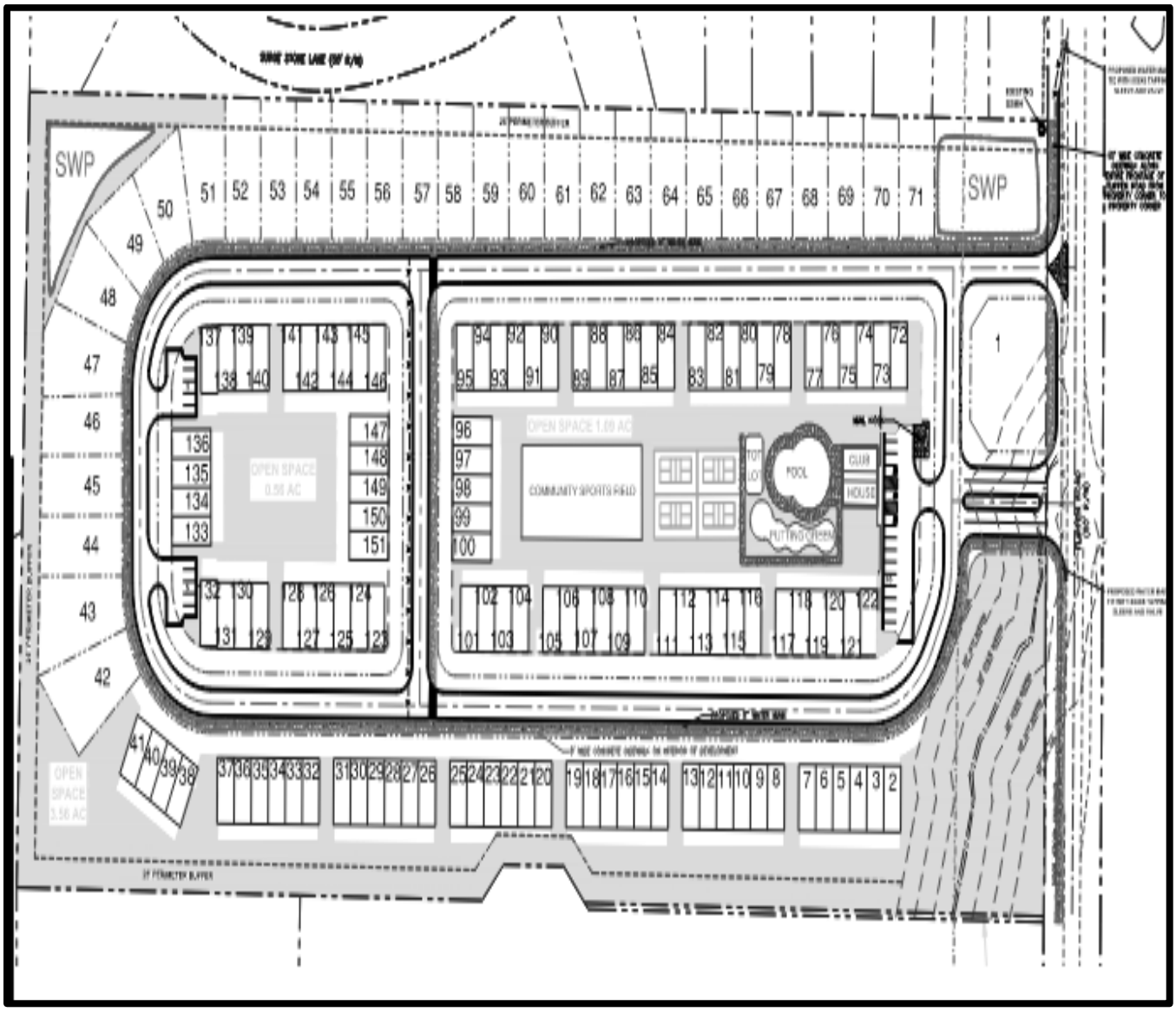
COLORED SITE PLAN, ENLARGED



BLACK AND WHITE SITE PLAN



BLACK AND WHITE SITE PLAN, ENLARGED



AERIAL PHOTO OF THE VICINITY, OVERLAIN BY THE COLORED SITE PLAN



V. ANALYSIS OF REQUEST

The applicant requests a rezoning under Section 9.2.1 of the City of Stockbridge's Unified Development Code (UDC). Under Section 9.2.1(C), the UDC states that the Planning Commission and the City Council shall consider nine (9) standards in considering any proposal that would result in a change to the text or map of the UDC, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal. An analysis of the compliance of the proposed rezoning with those standards is made below.

STANDARD #1--Consistency with the Comprehensive Plan. The 2024-2028 Five-Year Update to the Stockbridge Comprehensive Plan calls for the development of additional housing in the City of Stockbridge, and the proposed mixed-residential development would help to meet that need. The applicant's requested future land use designation of Medium-Density Residential would be appropriate for the proposed density of 6.94 units per acre. It would also be compatible with several other Medium-Density Residential properties within the vicinity.

999STANDARD #2 -- The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Unified Development Code (UDC). The assignment of the 'PUD' (Planned Unit Development) zoning district to the subject property (after its annexation into the City), instead of 'MFR' (Multiple-Family Residential) is necessary since the proposed development would have two types of residential uses rather than just one. In addition, another large PUD district is located directly across from the subject property, on the east side of Flippen Road, so the proposed rezoning would represent an extension to the west of the existing PUD zoning district.

STANDARD #3 -- Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community. The proposed development would represent an extension of the PUD zoning district on the other side of Flippen Road, which would help to ensure the compatibility of uses. The applicant proposes to include a significant number and variation of amenities, which would be attractive and beneficial to the new residents of the development.

STANDARD #4 -- The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.

The subject property appears to be relatively flat, and only the small, northeastern corner of the property at 1448 Flippen Road is a flood zone present. A single-family home is currently located on each parcel, and both homes would be demolished as part of the land development process. The size and shape of the subject property are well-suite to the proposed site plan layout.

STANDARD #5 --The impacts of the proposed development upon adjacent property owners, should the request be granted. The impacts of the proposed development upon adjacent property owners is not anticipated to be significant since single-family detached homes would be included within the proposed development, and they would be compatible with the surrounding single-family detached homes. Further, the single-family detached homes would be located next to other existing single-family detached homes, such as along Surge Street Lane. This would promote the compatibility of land uses.

STANDARD #6 -- The potential impact of the rezoning on City infrastructure, including the water and sewage system.

The Henry County Water Authority (HCWS) would provide water and sewer services to the proposed development on the subject property. That agency prepared a letter to the applicant, which was dated as January 24, 2025. The letter stated that water service was available to serve the property, and that sewage treatment and sewer line capacity were also available for the property. If, though, there is any deviation in zoning that would increase the density or usage above what the Authority evaluated, then the information in the letter would be voided and a re-evaluation would be required.

STANDARD #7 -- The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

The applicant has not provided a traffic impact study, so the potential traffic impacts of the proposed development on the surrounding street network is unknown at this time.

Regarding the site access, the proposed site plan shows that two driveway accesses would be provided off Flippen Road, so this would allow two ways to enter and exit the property for residents of the development and for fire and other emergency vehicles. Deceleration lanes and sidewalks would be provided along Flippen Road. The two driveways would also facilitate internal traffic circulation since not all of the site traffic would need to funnel in and out of just one access. Sidewalks would be provided throughout the proposed development.

The total number of parking spaces to be provided, however, would be deficient by 13 spaces. This is due to the fact that the applicant would provide only two regular parking spaces per unit plus 25 guest parking spaces, whereas the parking standard for 3-bedroom units is 2.25 spaces per unit. Therefore, the applicant would need to somehow provide the additional 13 parking spaces or apply for a variance.

STANDARD #8 -- The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan.

No other relevant guidelines and policies for development have been identified.

STANDARD #9 -- The ability of the subject land to be developed as it is presently zoned. The subject property could be developed exclusively for additional single-family detached homes under its existing Henry County zoning district of RA (Residential-Agricultural) if the property is not annexed into the City. Also, the property could be developed with single-family homes only if it is annexed into the City and assigned the City's zoning district of SR (Suburban Residential) instead of PUD.

VI. CONCLUSIONS

1. The proposed mixed-residential development would be well-suited to the site, and the site plan would represent an attractive design with an ample number and variety of amenities.

2. The provision of two accesses into the site would be beneficial for fire and emergency vehicles, and it would reduce congestion at the project entrances.

3. The proposed amount of open space would exceed the amount that would be required.

4. The proposed density, setbacks, and distances between townhome buildings are reasonable.

5. The total number of parking spaces to be provided would be deficient by 13 spaces. Either the site plan must be altered to include the additional spaces or the applicant must apply for a variance.

VII. RECOMMENDATIONS

Based on the Planning & Zoning Staff's findings, analyses, and conclusions, the Staff recommends that Rezoning Case #RZ-2025-01 for the property at 1448 and 1468 Flippen Road be **APPROVED WITH CONDITIONS,** including the conditions that are listed below.

1. Site Plan--The proposed mixed-residential development shall be constructed according to a site plan which is very similar to the two companion site plans, which are titled "Annexation & Rezoning Plan for Hanover Park", prepared for Land Buyers of America GA, LLC, by Elite Engineering as Project No. 24040 on 4/30/25. The site plans shall serve as the proposed development's PUD Master Plan.

2. Project Entrances--Deceleration lanes and a 10-foot-wide sidewalk shall be provided along Flippen Road. Further, if security gates are installed, flock cameras shall also be provided.

4. Parking--Due to the calculated deficiency in the total number of parking spaces to be provided, the applicant shall either modify the site plan to include the additional required 13 parking spaces or apply for and obtain a variance for such purpose.

5. Architectural Design--The proposed homes shall be constructed with styles and exterior materials which comply with the UDC standards.

6. Property Maintenance--An HOA or a property management company shall maintain all of the common areas of the property and the common areas of the townhomes.

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

N W E S

SURGE STONE LANE (50' R/W)

25' PERIMETER BUFFER

EXISTING SSMH

PROPOSED WATER MAIN TIE WITH 8X8X8 TAPPING SLEEVE AND VALVE

10' WIDE CONCRETE SIDEWALK ALONG ENTIRE FRONTAGE OF FLIPPEN ROAD FROM PROPERTY CORNER TO PROPERTY CORNER

SWP

PROPOSED 8" WATER MAIN

OPEN SPACE 0.56 AC

OPEN SPACE 1.09 AC

COMMUNITY SPORTS FIELD

TOT LOT

POOL

CLUB HOUSE

PUTTING GREEN

MAIL KIOSK

FLIPPEN ROAD (80' R/W)

PROPOSED WATER MAIN TIE WITH 8X8X8 TAPPING SLEEVE AND VALVE

50' CITY BUFFER

25' STATE BUFFER

25' STATE BUFFER

50' CITY BUFFER

75' S.S.

MINOR WATERSHED

OPEN SPACE 3.56 AC

PROPOSED 8" WATER MAIN

8' WIDE CONCRETE SIDEWALK ON INTERIOR OF DEVELOPMENT

25' PERIMETER BUFFER

25' PERIMETER BUFFER

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

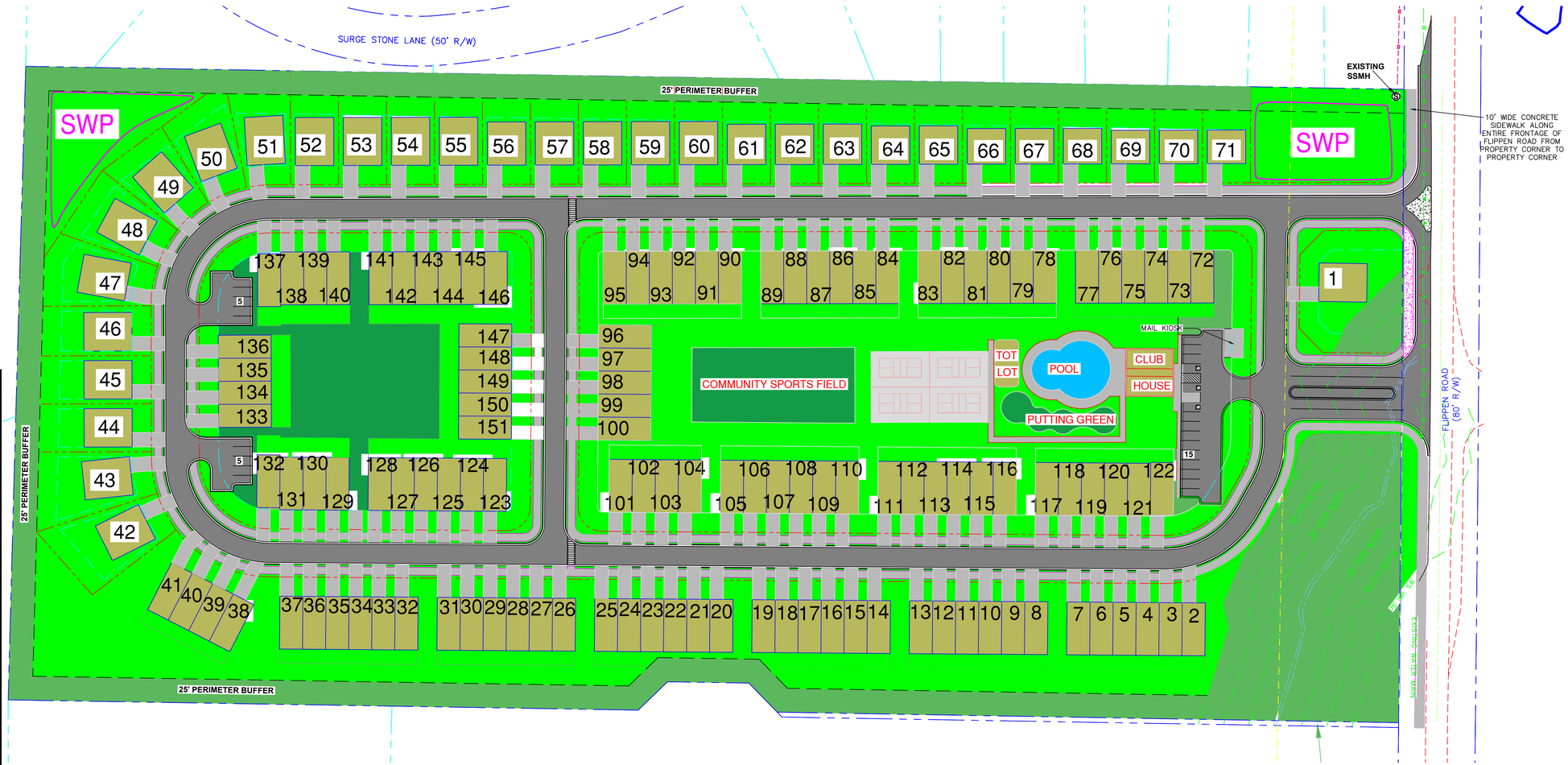
PROJECT No.	24040
DRAWING SCALE:	1"= 60'
DESIGNED BY:	JFJ
DRAWN BY:	JFJ
CHECKED BY:	JFJ
DATE:	4/30/25
SHEET	1 OF 1

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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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
   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.
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 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

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:

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
404-422-6806

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

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.

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

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.

Continued (1446 & 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) then South 00 degree 19 minutes 49 seconds West along said right of way for 128.11 feet to the POINT OF BEGINNING;

THENCE continuing along said right of way South 00 degree 14 minutes 50 seconds West for 429.47 feet to a point, THENCE South 00 degree 34 minutes 31 seconds West for 230.19 feet to a point, THENCH leaving said road right of way North 89 degrees 12 minutes 23 seconds West for 847.50 feet to a point, THENCE North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point, THENCH North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point, THENCH South 45 degrees 43 minutes 42 seconds East for 42.47 feet to a point, THENCH North 89 degrees 14 minutes 57 seconds West for 856.36 feet to a point, THENCH North 01 degrees 19 minutes 55 seconds East for 230.10 feet to a point, THENCH North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point, THENCH North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City Limits of Stockbridge, THENCH 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 Ellis Surveying, LLC

N/F
LYNDY L. BRODER & M HAMS JR
TAX ID: 032-02004010

1446 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;

THENCH continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to a point, THENCH leaving said right of way North 89 degrees 14 minutes 48 seconds West for 1444.91 feet to a point; THENCH North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THENCH North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City of Stockbridge City Limits, THENCH 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 Ellis Surveying, LLC.

N/F
ANGELA NEMETH BRODER
TAX ID: 032-002004002

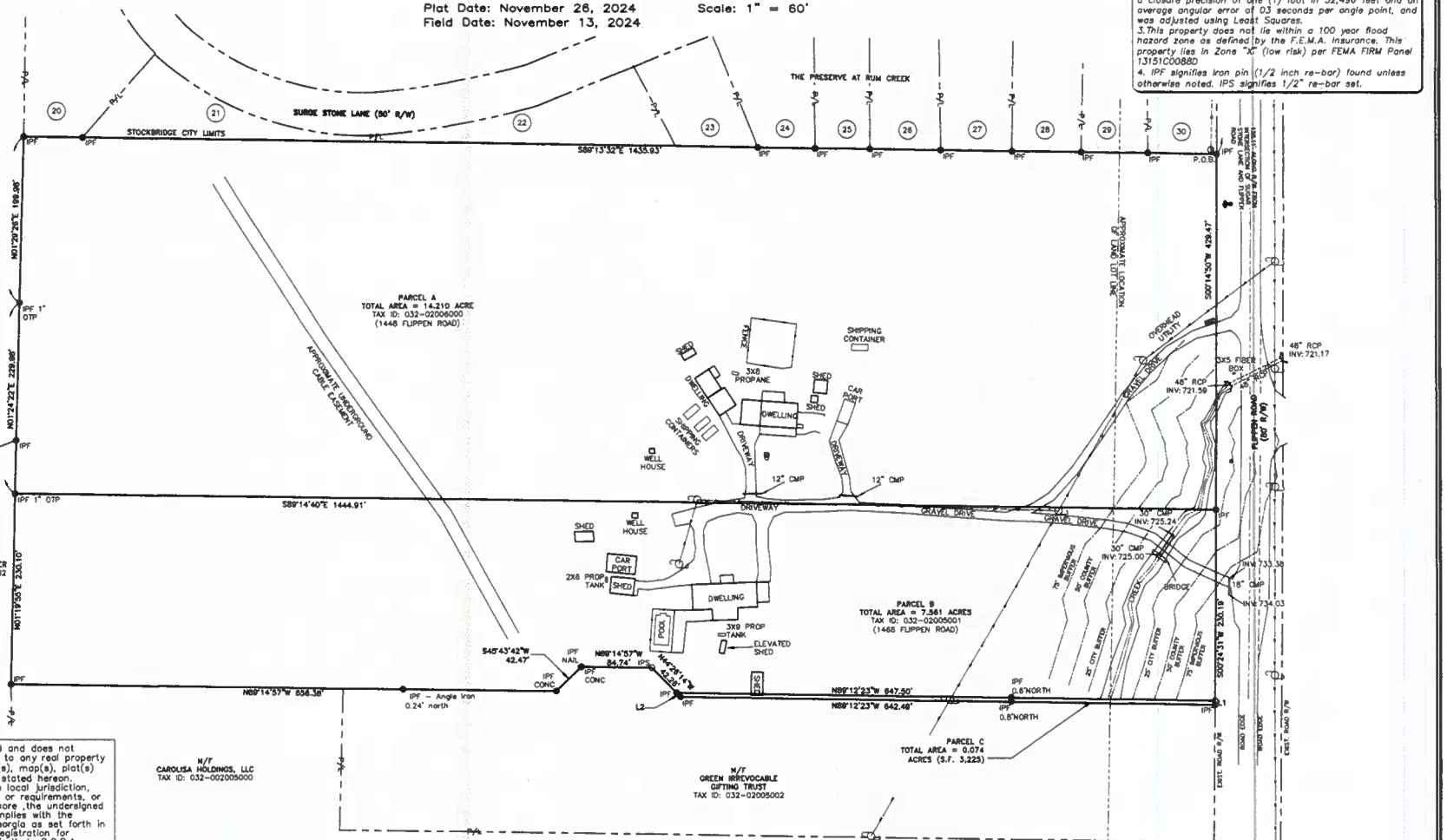
1448 Flippen Road - Legal Description

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 a point, THENCH continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to the POINT OF BEGINNING;

THENCH continuing along said right of way South 00 degrees 34 minutes 31 seconds West for 230.19 feet to a point, THENCH leaving said right of way North 89 degrees 12 minutes 23 seconds West for 847.50 feet to a point, THENCH North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point, THENCH North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point, THENCH South 45 degrees 43 minutes 42 seconds East for 42.47 feet to a point, THENCH North 89 degrees 14 minutes 57 seconds West for 856.36 feet to a point, THENCH North 01 degrees 19 minutes 55 seconds East for 230.10 feet to a point, THENCH South 89 degrees 14 minutes 48 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 7.361 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 Ellis Surveying, LLC.



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 12/5/24

Douglas R. Bentley, Registered Land Surveyor #2535 Date

NO.	DATE	DESCRIPTION	BY
1.	12/3/24	added legal descriptions	drb

Course	Bearing	Distance
L1	S 00°34'31" W	5.00'
L2	N 44°26'14" W	7.10'

LEGEND

○	IRON PIN SET	◆	FIRE HYDRANT
⊠	TRANSFORMER	Ⓢ	SANITARY SEWER
☼	LIGHT POLE	●	WATER VALVE
WM	WATER METER	"O"	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.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

24040surv.dwg

PREPARED BY:
ELITE
ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT
300 Wt Parkway, Suite 300
Dallas, Georgia 30132
(678) 324-8291

Henry County Water Authority
Engineering Division

Thank you for your interest in Henry County, Georgia. This packet includes the necessary documents required for processing water/sewer availability letters.

Availability letters are required for rezoning(s), conditional use/exception, variance, and modifications to Zoning Conditions of properties that are heard by the Henry County Planning and Zoning Board and/or the Henry County Board of Commissioners (or respective cities that are within HCWA service area).

HCWA will verify that water and sewer service is, or will be, available to serve a particular development. The requested information in this package is used for determining the existing water/sewerage system capacity, planning for future water and sewerage system needs, and protection of Henry County water sources.

The HCWA charges an application fee for the preparation of a Water/Sewer Availability Letter. A deposit and additional costs may be required for proposed larger developments, industrial projects, or unusual cases that require a feasibility/basin study.

Payment of the fee(s) is due at the time of the submittal of the application for a Water/Sewer Availability Letter. This fee is non-refundable even if it is determined that water and/or sewer service is not available.

Water/Sewer Availability Letters are valid for twelve (12) months.

Should you need further assistance, please feel free to contact our office between 8:00AM to 5:00PM, Monday through Friday at (770) 914-3688.

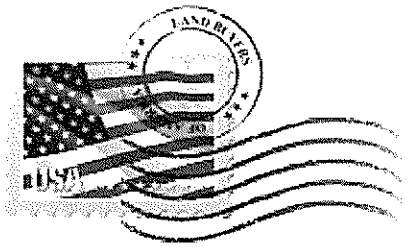
Gmail Land Buyer's of America <moneyforyourdirt@gmail.com

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



LAND BUYERS OF AMERICA
404-422-6806
moneyforyourdirt@gmail.com

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

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 MEDIUM-DENSITY ~~M-R~~ 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 14.27~~

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

Monica Q. Howard
Printed Name of Witness

Notary

MELYNN QUEEN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2028

~~Signature of Owner(s)~~/Agent(s) MONEY FOR LAND BUYERS OF AMERICA GA LLC

Brenda Beckett
Printed Name of Owner/s

Signature of Agent LAND BUYERS OF AMERICA GA 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 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 date 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.

Contract Land & Land Phase 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 Hope Stone Lane (80-foot width) and westerly right of way of Pippen Road (80-foot width) (last known 60 degree 59 minutes 49 seconds West along said right of way the 126.13 feet to the POINT OF BEGINNING);

THENCE continuing along said right of way South 59 degrees 24 minutes 39 seconds West for 439.47 feet to a point; THENCE South 59 degrees 24 minutes 11 seconds West for 836.15 feet to a point; THENCE leaving said said right of way South 29 degrees 15 minutes 29 seconds West for 647.79 feet to a point; THENCE North 44 degrees 36 minutes 14 seconds West for 65.26 feet to a point; THENCE North 89 degrees 14 minutes 37 seconds West for 84.74 feet to a point; THENCE North 45 degrees 42 seconds West for 42.47 feet to a point; THENCE North 89 degrees 14 minutes 37 seconds West for 654.38 feet to a point; THENCE North 44 degrees 17 minutes 29 seconds East for 338.49 feet to a point; THENCE North 01 degrees 34 minutes 33 seconds East for 229.98 feet to a point; THENCE North 88 degrees 39 minutes 36 seconds East for 999.55 feet to a point on the City Limits of Stockbridge, Georgia along said City Limits boundary; South 29 degrees 15 minutes 29 seconds East for 1433.83 feet to the westerly right of way of Pippen Road at the POINT OF BEGINNING.

The above-described parcel contains 31.771 Acres of land more or less and as shown on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Ellis Surveying, LLC

Land Phase 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 Hope Stone Lane (80-foot width) and westerly right of way of Pippen Road (80-foot width) (last known 60 degree 59 minutes 49 seconds West along said right of way the 126.13 feet to the POINT OF BEGINNING);

THENCE continuing along said right of way South 59 degrees 24 minutes 39 seconds West for 439.47 feet to a point; THENCE leaving said right of way South 29 degrees 24 minutes 39 seconds West for 1444.91 feet to a point; THENCE South 59 degrees 24 minutes 39 seconds West for 396.68 feet to a point; THENCE North 44 degrees 39 minutes 36 seconds West for 198.90 feet to a point on the City Limits of Stockbridge, Georgia along said City Limits boundary; South 29 degrees 15 minutes 29 seconds East for 1433.83 feet to a point on the westerly right of way of Pippen Road at the POINT OF BEGINNING.

The above-described parcel contains 14.314 Acres of land more or less and as shown as Parcel "A" on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Ellis Surveying, LLC

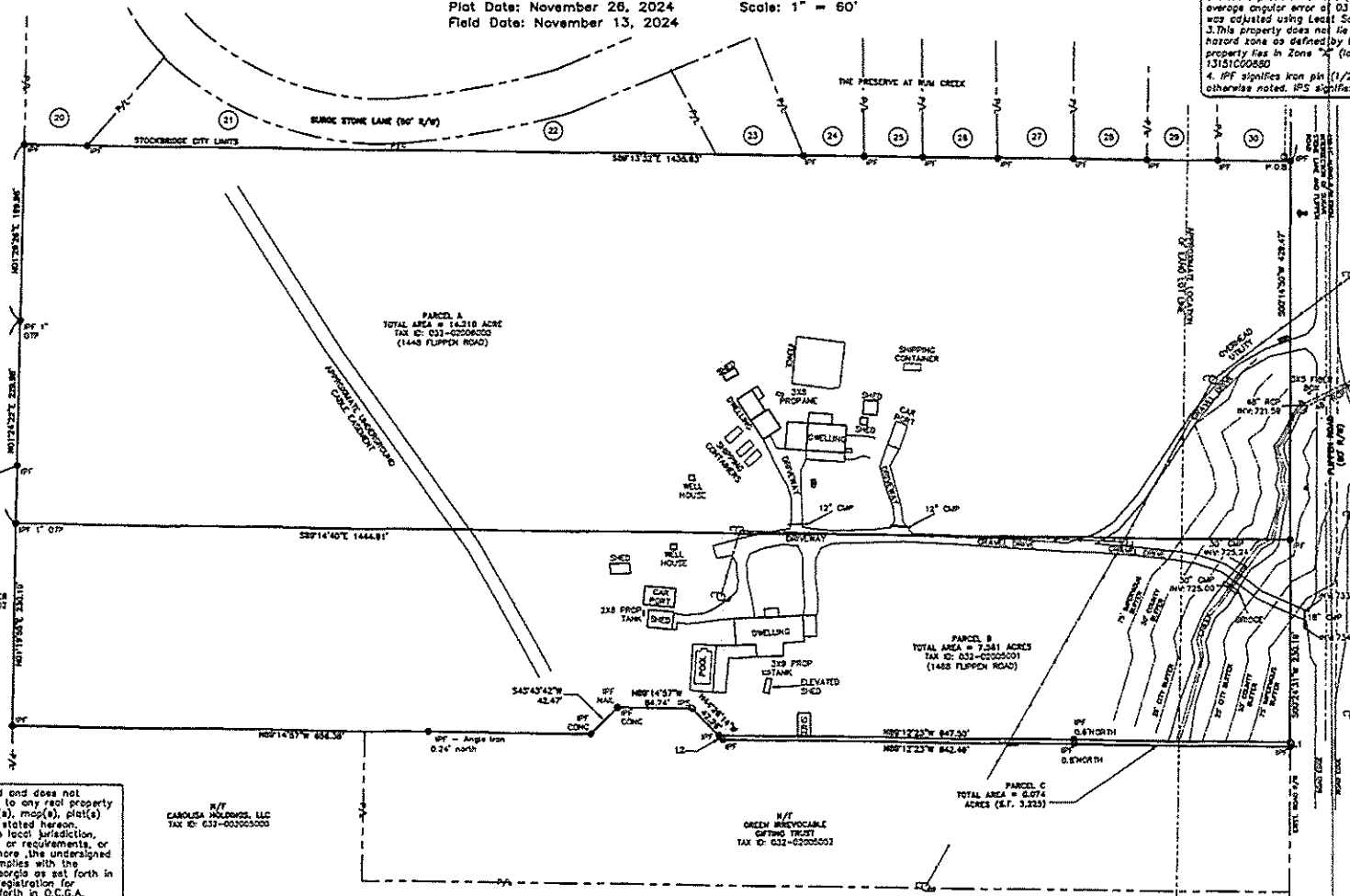
Land Phase Road - Legal Description

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COMMENCING at the intersection of the southerly right of way of Hope Stone Lane (80-foot width) and westerly right of way of Pippen Road (80-foot width) (last known 60 degree 59 minutes 49 seconds West along said right of way the 126.13 feet to the POINT OF BEGINNING);

THENCE continuing along said right of way South 59 degrees 24 minutes 39 seconds West for 836.15 feet to a point; THENCE leaving said right of way South 29 degrees 24 minutes 39 seconds West for 1444.91 feet to a point; THENCE South 59 degrees 24 minutes 39 seconds West for 42.47 feet to a point; THENCE North 89 degrees 14 minutes 37 seconds West for 654.38 feet to a point; THENCE North 44 degrees 36 minutes 14 seconds West for 65.26 feet to a point; THENCE North 89 degrees 14 minutes 37 seconds West for 84.74 feet to a point; THENCE North 45 degrees 42 minutes 42 seconds West for 42.47 feet to a point; THENCE North 89 degrees 14 minutes 37 seconds West for 654.38 feet to a point; THENCE North 44 degrees 17 minutes 29 seconds East for 338.49 feet to a point; THENCE North 01 degrees 34 minutes 33 seconds East for 229.98 feet to a point; THENCE North 88 degrees 39 minutes 36 seconds East for 999.55 feet to a point on the City Limits of Stockbridge, Georgia along said City Limits boundary; South 29 degrees 15 minutes 29 seconds East for 1433.83 feet to the westerly right of way of Pippen Road at the POINT OF BEGINNING.

The above-described parcel contains 14.314 acres of land more or less and as shown as Parcel "A" on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Ellis Surveying, LLC



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

Course	Bearing	Distance
L1	S 00°24'31" W	5.07'
L2	N 44°25'14" W	7.19'

LEGEND

○	IRON PIN SET	◆	FIRE HYDRANT
⊡	TRANSFORMER	Ⓢ	SANITARY SEWER
☼	LIGHT POLE	●	WATER VALVE
⊠	WATER METER	⊙	POWER POLE
P/A	PUMP	⊞	NEIGHBORHOOD SIGN
≋	AC UNIT	▥	GATE COLUMN
AT&T	AT&T SERVICE	●	IRON PIN FOUND
P-DIST	POWER DISTRIBUTION	⊠	TRANSMISSION POWER
⊡	POWER METER	C	CUT WIRE
		○	SANITARY CLEANOUT

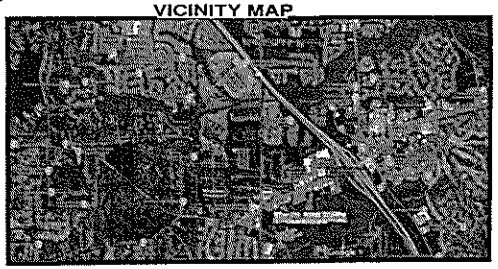
NOTE : The boundary survey was performed without the benefit of an Abstract of Title. Therefore this surveyor does not warrant this information to be totally accurate as other legal documents may exist that were not uncovered by this surveyor. It should be understood by those parties using this information that other matters of title may or may not exist.

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

24040surv.dwg

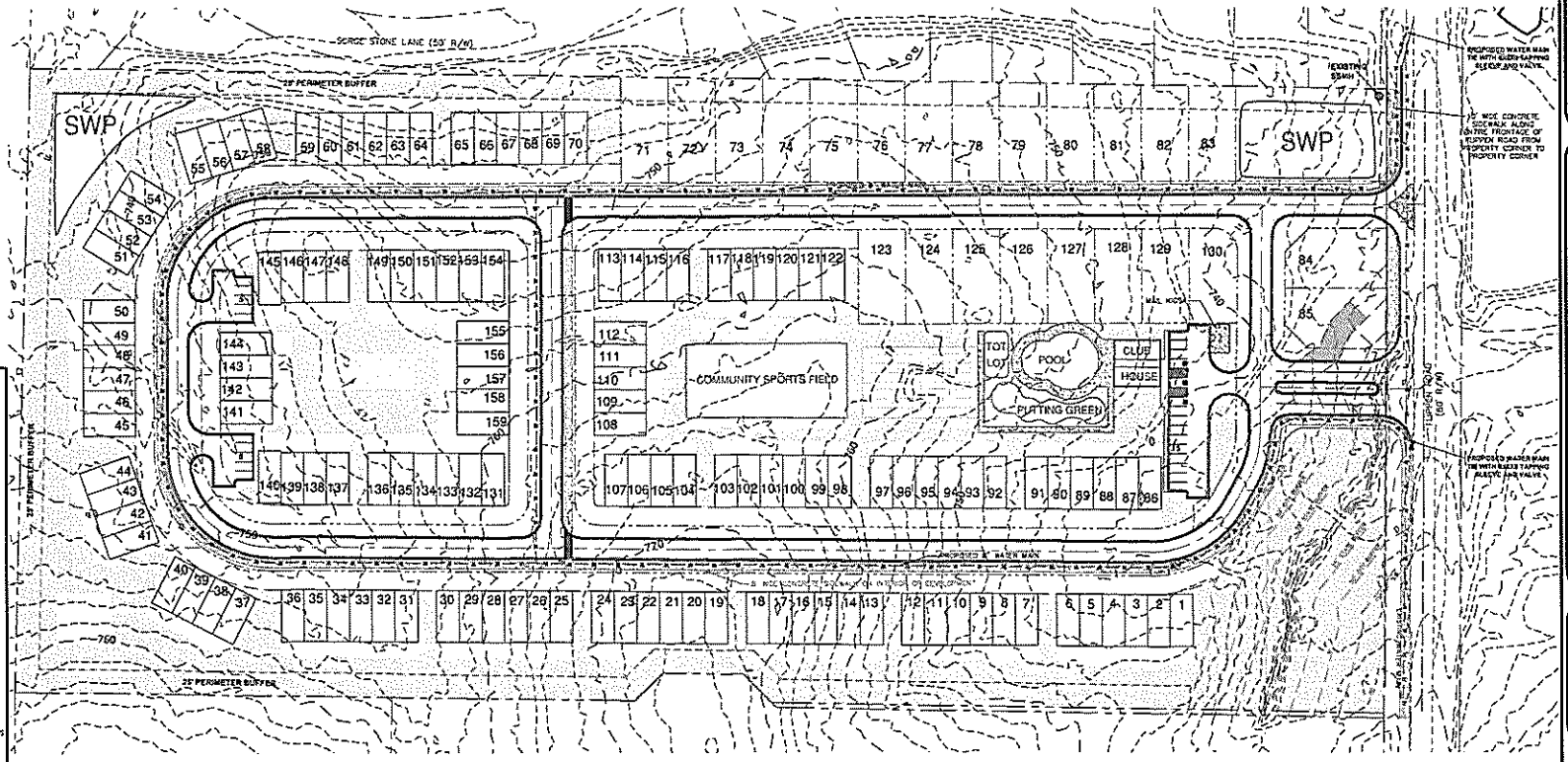
PREPARED BY
ELITE
ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT
3100 Mt Pleasant, Suite 200
Dallas, Georgia 30132
(678) 354-6291

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 404-422-6606
4. ENGINEER
   ELITE ENGINEERING, LLC
   300 W PARKWAY DALLAS, GA 30132
   CONTACT: JONATHAN JONES, P.E. 678-215-2368
5. CURRENT ZONING : M-R (HENRY COUNTY)
   PROPOSED ZONING : PUD (CITY OF STOCKBRIDGE)
   TOTAL SITE AREA = 23.77 ACRES
   REQUIRED OPEN SPACE = 4.75 ACRES
   PROVIDED OPEN SPACE = 4.71 ACRES
   PROPOSED NUMBER OF UNITS = 159 (23 SFR, 136 TOWNHOMES)
   PROPOSED DENSITY = 7.30 U/A
   SETBACKS:
   MIN. FRONT YARD = 20 FEET
   MIN. SIDE YARD = 5 FEET (0 FEET FOR TOWNHOMES, 20' BETWEEN BUILDINGS)
   MIN. REAR YARD = 20 FEET
   62' MIN LOT WIDTH
   PARKING REQUIREMENTS:
   PROPOSED 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. 13151C0050D.
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 FOR HENRY COUNTY REGULATING 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) 215-2368

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	JHJ
DRAWN BY	JHJ
CHECKED BY	JHJ
DATE	10/8/24
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.



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

City of Stockbridge

AGENDA ITEM

MEETING DATE

JUNE 9, 2025

☐	RESOLUTION
☐	ORDINANCE
☐	CONTRACT APPROVAL/RENEWAL
■	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: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

Special Use Permit Case #SP-2025-01 for 5600 North Henry Boulevard. A coffee company, Motley 7 Brew, proposes to build and operate a quick-serve coffee shop on a tract of land within the Walmart parking lot. A special use permit is required to allow the proposed drive-through windows within the PMU Overlay District. The tract contains 0.566 +/- acres and it is located on the west side of the Walmart property, adjacent to North Henry Boulevard.

BACKGROUND INFORMATION:

Staff Recommendation—Approval. Planning Commission Action on May 22, 2025—Approval.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

GRANTS ADMIN._____

ATTACHMENTS:

ITEM/PROJECT/EVENT:

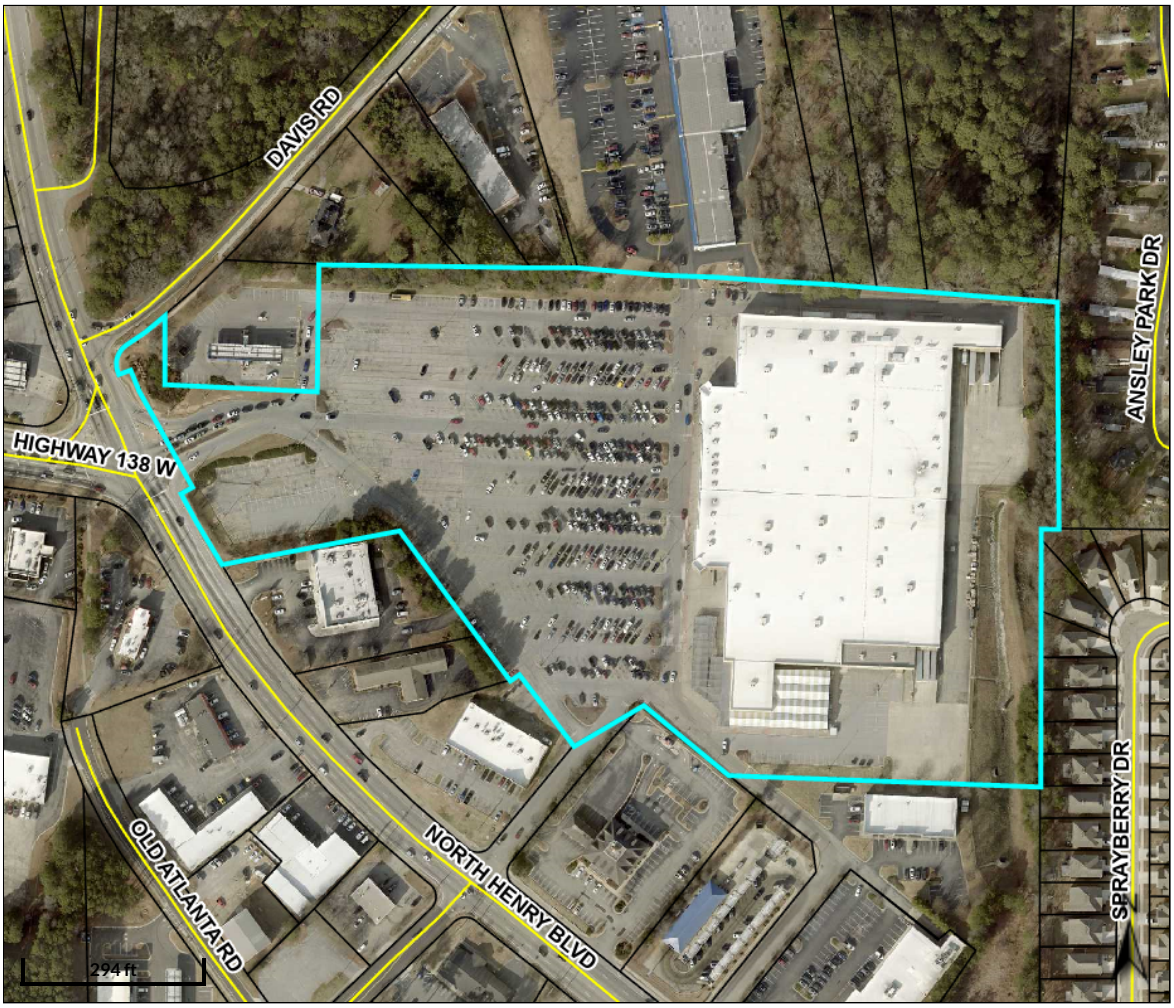
SPECIAL USE PERMIT CASE #SP-2025-01 FOR 5600 NORTH HENRY BOULEVARD.

BACKGROUND INFORMATION:

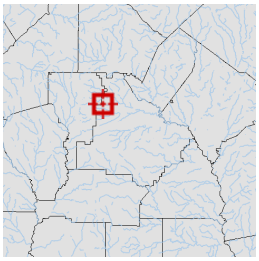
STAFF RECOMMENDATION: APPROVAL.

Staff Signature_____

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

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

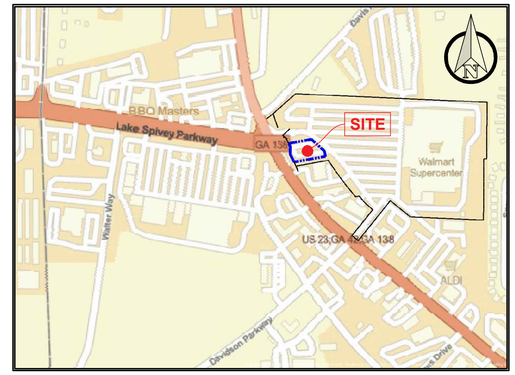
PARCEL T.B.D. - LAND LOT 17 - DISTRICT 12TH - ZONED C2 W/ PMU OVERLAY

OWNER / DEVELOPER

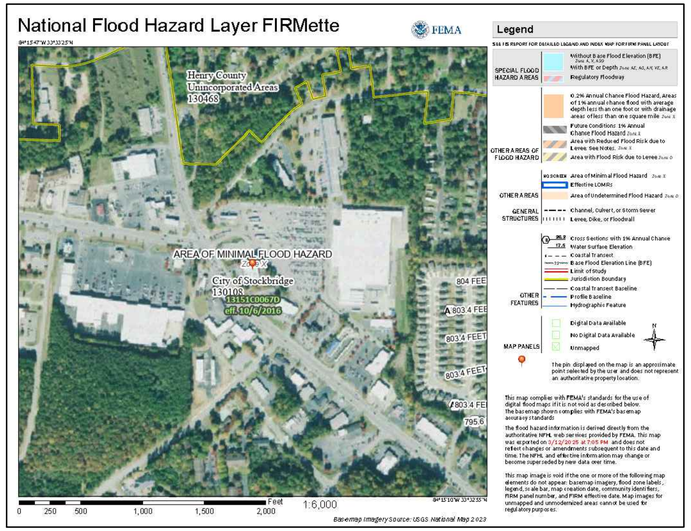
MOTLEY 7 BREW, LLC
111 WEST 39TH STREET
VANCOUVER, WASHINGTON 98660
CONTACT: MATT COOK
PHONE: 858-231-4374

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



GEORGIA811
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 OF 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.

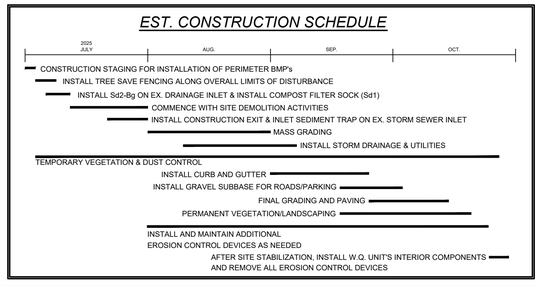
TOTAL SITE AREA = ±0.57 ACRES

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.

EST. CONSTRUCTION SCHEDULE



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.

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

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 TIMOTHY LUKE FERGUSON

A PROJECT OF:
MOTELY 7 BREW, LLC
111 West 39th Street
Vancouver, Washington 98660
Contact: Matt Cook
Email: mcook@anchorpointmg.com

SEVEN 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

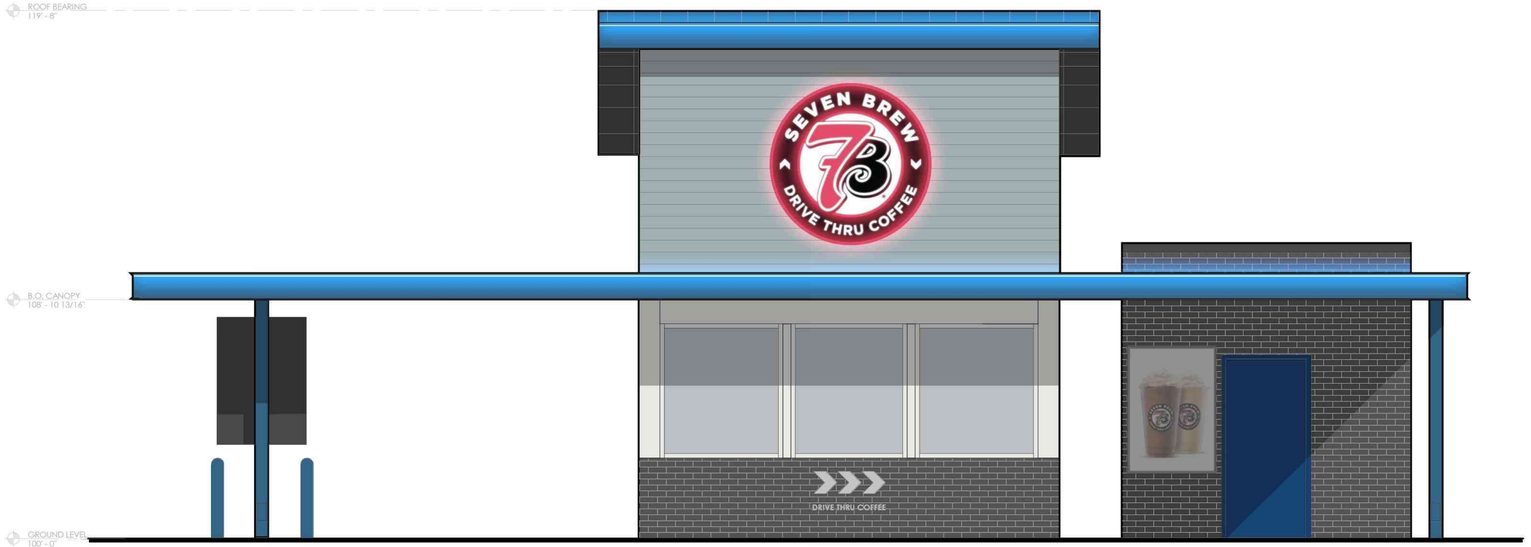
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CHECKED BY: TLF

DATE
04/08/2025

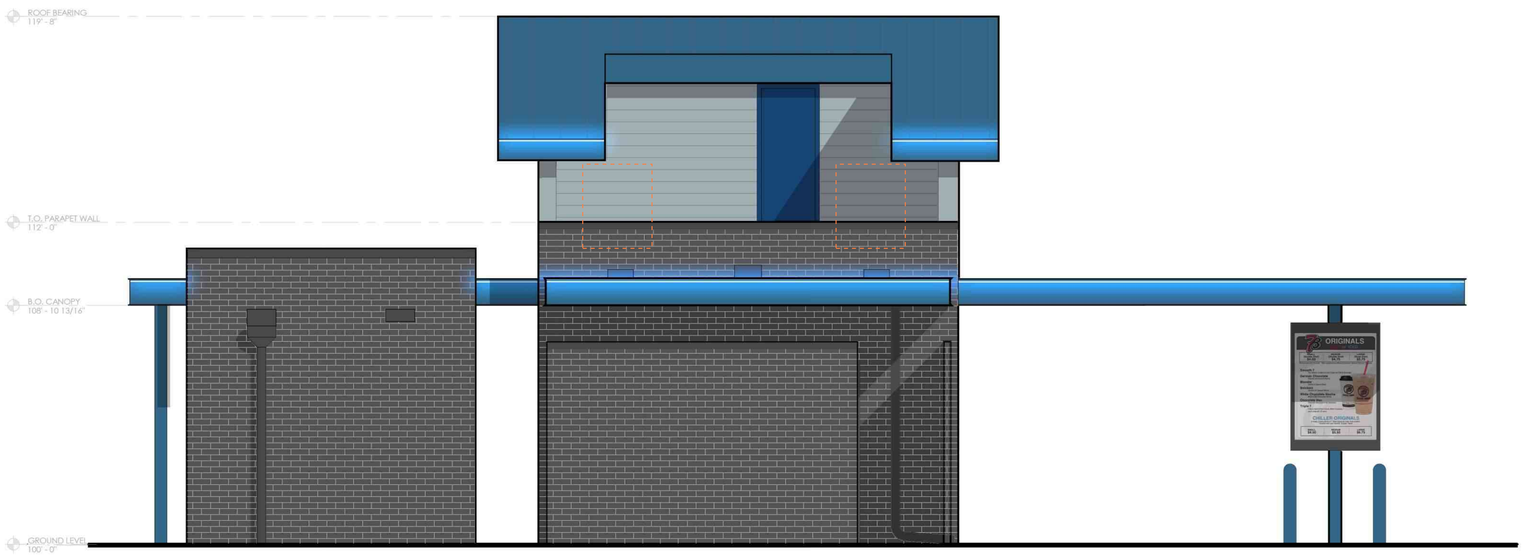
SHEET TITLE
COVER SHEET

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

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Doors
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KITIC DESIGN + DEVELOPMENT
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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).

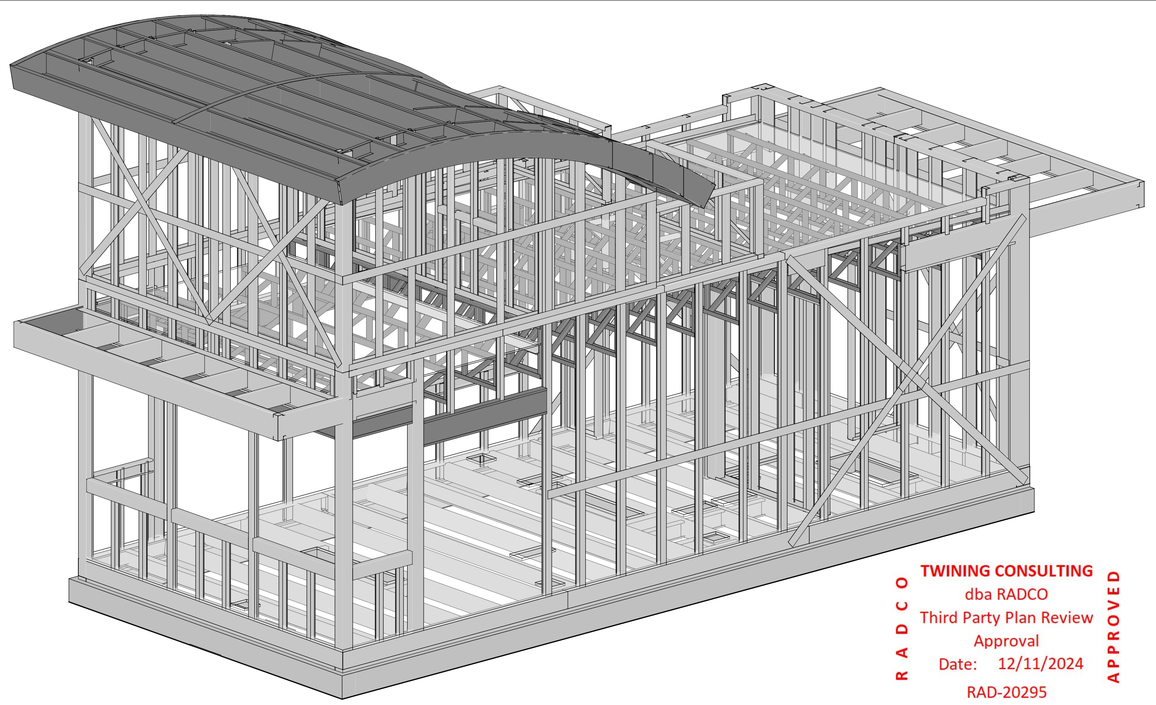
5. ALL EXPOSED STEEL SHALL BE GALVANIZED OR COATED WITH A HIGH PERFORMANCE PAINT U.N.O., EXCEPT MASONRY SUPPORT LINTELS SHALL BE GALVANIZED.

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.

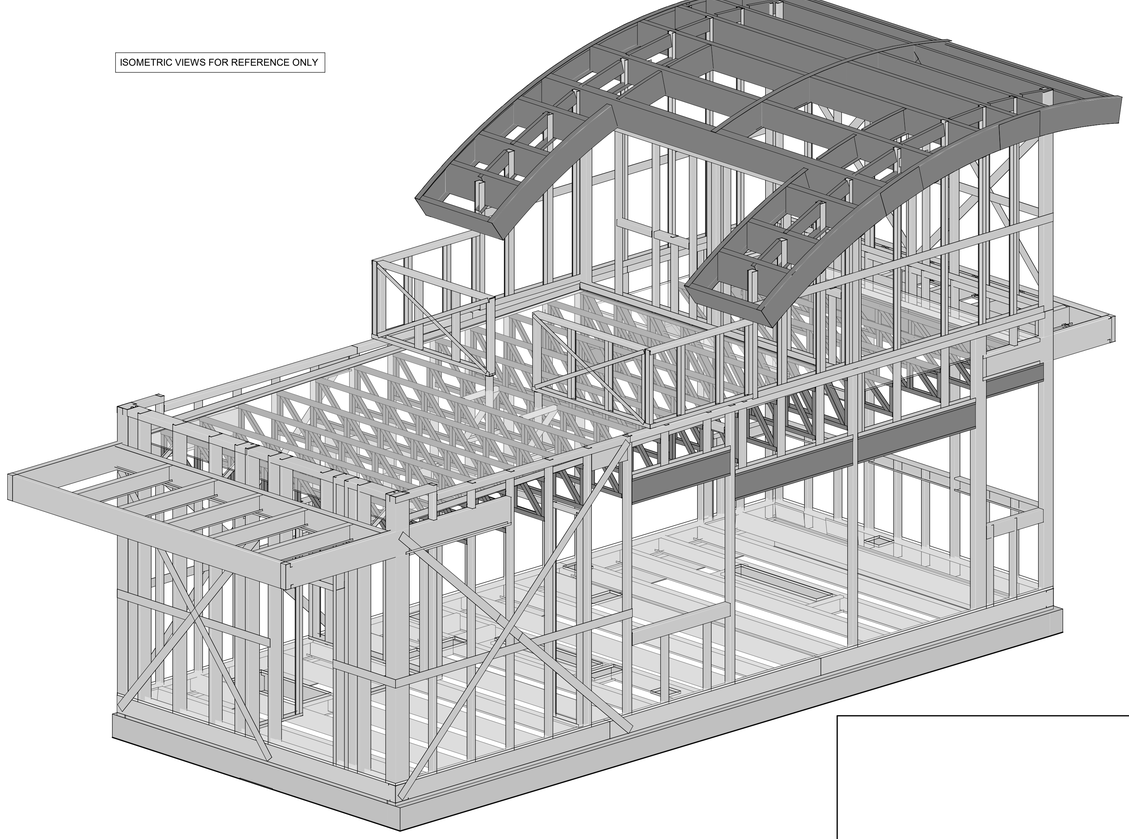
SYMBOL LEGEND

TAG OR SYMBOL	DESCRIPTION
	CENTERLINE
?	KEYNOTE
	ELEVATION MARKER
XXXXXXXXXX / XXXXXXXXXX	WELD SYMBOL
TYP	
1	REVISION TAG



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

SPACE RESERVED FOR THE GEORGIA STATE STAMP OF APPROVAL

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

11/6/2024 8:43:25 AM

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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



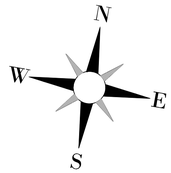
LOCATION MAP

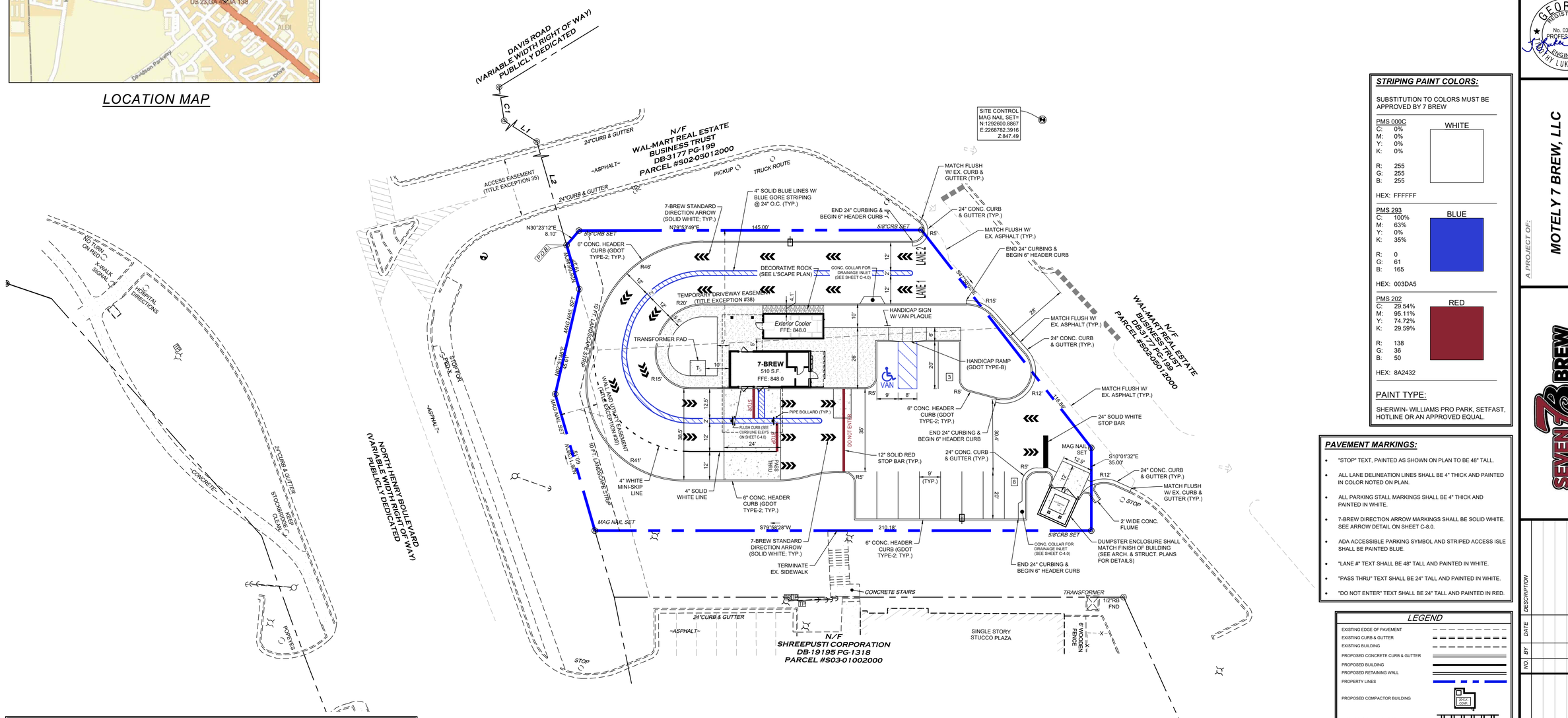
SITE DATA CHART

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*





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.

STRIPING PAINT COLORS:

SUBSTITUTION TO COLORS MUST BE APPROVED BY 7 BREW

PMS 000C
C: 0%
M: 0%
Y: 0%
K: 0%
R: 255
G: 255
B: 255
HEX: FFFFFF
WHITE

PMS 293
C: 100%
M: 63%
Y: 0%
K: 35%
R: 0
G: 61
B: 165
HEX: 003DA5
BLUE

PMS 202
C: 29.54%
M: 95.11%
Y: 74.72%
K: 29.59%
R: 138
G: 36
B: 50
HEX: 8A2432
RED

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.
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- "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 (SINGLE CORE)
- PROPOSED PAINTED CROSSWALK
- PROPOSED DECORATIVE CROSSWALK
- PROPOSED SIGNAGE
- PROPOSED SIGNAGE SYMBOLS (R1-1, R1-2, R3-6, H-CAP SIGN)
- PROPOSED HANDICAP RAMPS (TYPE "A", TYPE "B", TYPE "C")
- PROPOSED CONCRETE SIDEWALKS
- PROPOSED HEAVY DUTY CONCRETE

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 TIMOTHY LUKE FERGUSON

A PROJECT OF:
MOTELY 7 BREW, LLC
111 West 39th Street
Vancouver, Washington 98660
Contact: Matt Cook
Email: mcook@ranchorpointmg.com

SEVEN 7 BREW COFFEE DRIVE THRU

Location of Parcel No. 502-05012000,
5582 North Henry Boulevard, A portion of
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



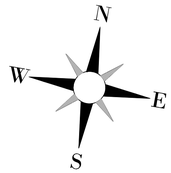
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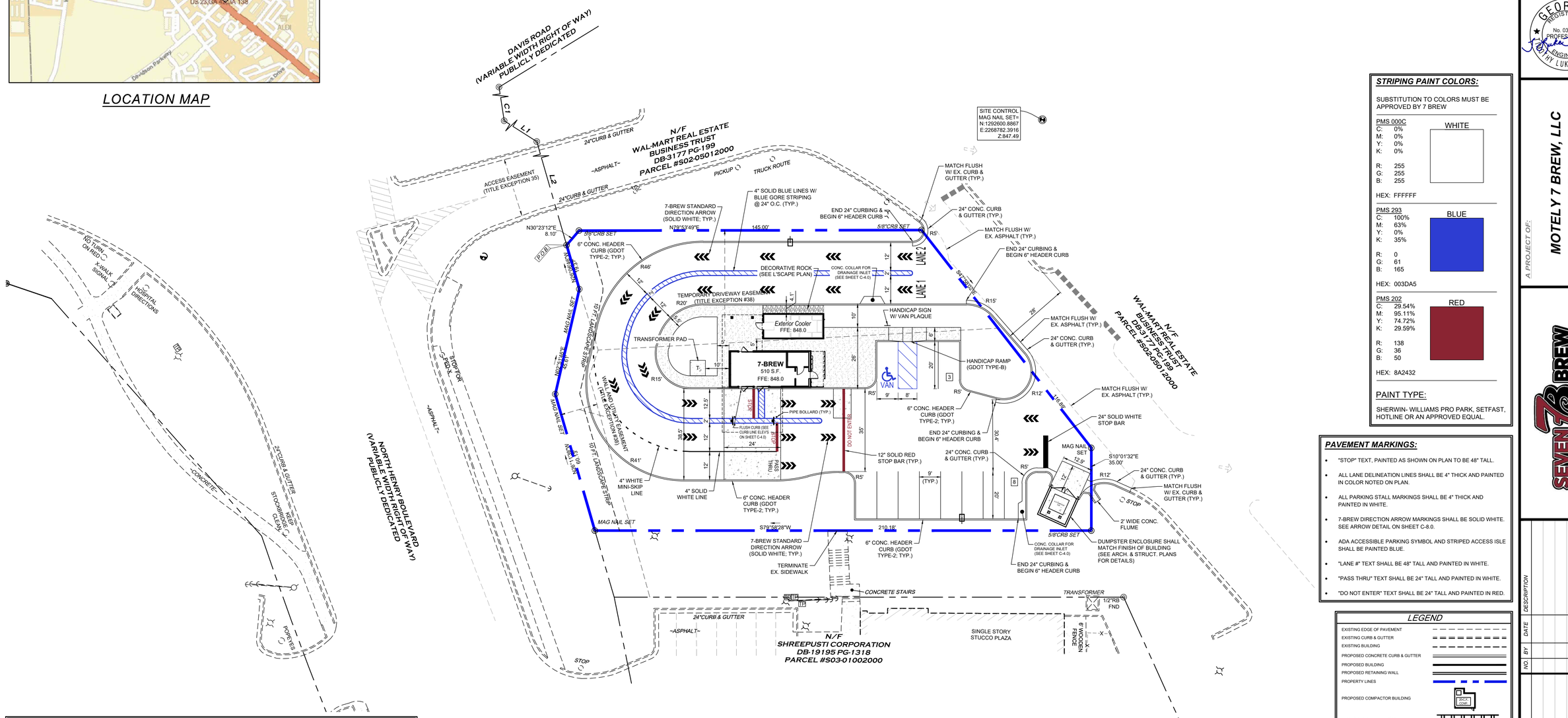
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Y: 0%
K: 35%
R: 0
G: 61
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SEE "CONSTRUCTION NOTES" SHEET C-0.1 FOR ADDITIONAL GENERAL CONSTRUCTION & A.H.J. STANDARD NOTES.

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 TIMOTHY LUKE FERGUSON

A PROJECT OF:
MOTELY 7 BREW, LLC
111 West 39th Street
Vancouver, Washington 98660
Contact: Matt Cook
Email: mcook@ranchorpointmg.com

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.

Docusign Envelope ID: 02E4BE3C-8F6E-4F63-88AD-6E37131BFE20

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 SO2-05012000, 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. H. M.; SMITH TO STATE HIGHWAY BOARD OF GEORGIA; DATED JUNE 28, 1937, 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, 1961 AND RECORDED IN DEED BOOK 29, 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 28, 1938, FILED FOR RECORD APRIL 7, 1938, 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 216, 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, 1988, FILED FOR RECORD JUNE 13, 1988, 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, 1988, FILED FOR RECORD JUNE 14, 1988, 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 MABIROS TO CITY OF STOCKBRIDGE, A GEORGIA MUNICIPAL CORPORATION, DATED MAY 29, 1984. FILED FOR RECORD MAY 30, 1984, AND RECORDED IN DEED BOOK 374, PAGE 298, AFORESAID RECORDS. (SEE PLAT RECORDED IN 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 LALLANGER TO CITY OF STOCKBRIDGE, A GEORGIA MUNICIPAL CORPORATION, DATED JANUARY 22, 1986, FILED FOR RECORD JANUARY 28, 1986, AND RECORDED IN DEED BOOK 885, 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 LALLANGER TO CITY OF STOCKBRIDGE, A GEORGIA MUNICIPAL CORPORATION, DATED JANUARY 23, 1986, FILED FOR RECORD JANUARY 28, 1986, AND RECORDED IN DEED BOOK 885, PAGE 123, AFORESAID RECORDS. (SEE PLAT RECORDED IN PLAT BOOK 12, PAGE 23, AFORESAID RECORDS)
SAID DOCUMENT DESCRIBES A PERMANENT 73-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 18, 1986, FILED FOR RECORD FEBRUARY 20, 1986, AND RECORDED IN DEED BOOK 891, PAGE 108, AFORESAID RECORDS. (SEE PLAT RECORDED IN PLAT BOOK 12, PAGE 80, 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 18, 1990, FILED FOR RECORD DECEMBER 3, 1990, AND RECORDED IN DEED BOOK 1340, 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 MABIROS 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 MABIROS AND WILLY MABIROS TO CITY OF STOCKBRIDGE, A GEORGIA POLITICAL SUBDIVISION, DATED OCTOBER 19, 1992, FILED FOR RECORD NOVEMBER 24, 1992, AND RECORDED IN DEED BOOK 1545, PAGE 280, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES A PERMANENT 30-FOOT SANITARY SEWER EASEMENT. SAID EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY.

30. INDEMNITY AGREEMENT BY AND BETWEEN WILLIAM MABIROS AND GEORGIA DEPARTMENT OF TRANSPORTATION, DATED FEBRUARY 23, 1993, FILED FOR RECORD APRIL 6, 1993, AND RECORDED IN DEED BOOK 1813, PAGE 218, 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 MABIROS TO NEW HENRY PARTNERS, A GENERAL PARTNERSHIP, DATED SEPTEMBER 12, 1994, FILED FOR RECORD SEPTEMBER 29, 1994, AND RECORDED IN DEED BOOK 1987, PAGE 295, AFORESAID RECORDS; AS AFFECTED BY EASEMENT AGREEMENT BY AND BETWEEN BILL MABIROS, INDIVIDUALLY AND BILL MABIROS AND WILLY MABIROS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND THE FIRST NATIONAL BANK OF HENRY COUNTY; A NATIONAL BANKING ASSOCIATION, DATED OCTOBER 26, 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 MABIROS, INDIVIDUALLY, AND BILL MABIROS AND WILLY MABIROS, 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, LLLP., A GEORGIA LIMITED LIABILITY PARTNERSHIP AND STOCKBRIDGE PARK ASSOCIATES, L.P., A GEORGIA LIMITED PARTNERSHIP, DATED DECEMBER 13, 1998, FILED FOR RECORD JANUARY 28, 1998, 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 OCTOBER 18, 1995, FILED FOR RECORD JANUARY 4, 1996, AND RECORDED IN DEED BOOK 2221, PAGE 118, 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 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, FILED FOR RECORD NOVEMBER 10, 1999, AND RECORDED IN DEED BOOK 3506, 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 RESTRICTIONS BY AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST AND MAP DEVELOPMENT, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, DATED MAY 8, 2003, FILED FOR RECORD SEPTEMBER 18, 2003, AND RECORDED IN DEED BOOK 6382, 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, 2003, 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 30, 2021, AND RECORDED IN DEED BOOK 18500, 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 29 MINUTES 27 SECONDS EAST, WITH A CHORD LENGTH OF 94.86 FEET TO A POINT; SOUTH 67 DEGREES 38 MINUTES 36 SECONDS EAST A DISTANCE OF 27.45 FEET TO A POINT; SOUTH 28 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 48 SECONDS EAST A DISTANCE OF 145.00 FEET TO A POINT; THENCE SOUTH 47 DEGREES 58 MINUTES 02 SECONDS EAST A DISTANCE OF 118.88 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 80.13 FEET TO A POINT; NORTH 03 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 119.37 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS (0.586 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, 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)(B)(1)(C), 8, 9, 10, 11(A)(B), 13, 14, 16, 17, 18-20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 23, 2025.

ADAM T. BRATTON GEORGIA PLS# 3488

DATE OF PLAT OR MAP: FEBRUARY 12, 2025

GEORGIA PROFESSIONAL LAND SURVEYOR No. 3488 ADAM THOMAS BRATTON

UTILITY CONTACTS

WATER
HENRY COUNTY WATER AND SEWER
770-914-3899

CITY OF STOCKBRIDGE
470-420-4482

CLAYTON COUNTY WATER AUTHORITY
404-427-9131

GAS
ATLANTA GAS LIGHT CLAYTON
404-387-3184

POWER
GEORGIA POWER
404-506-6529

COMMUNICATION
AT&T
305-469-1342

CHARTER COMMUNICATION
762-219-2816

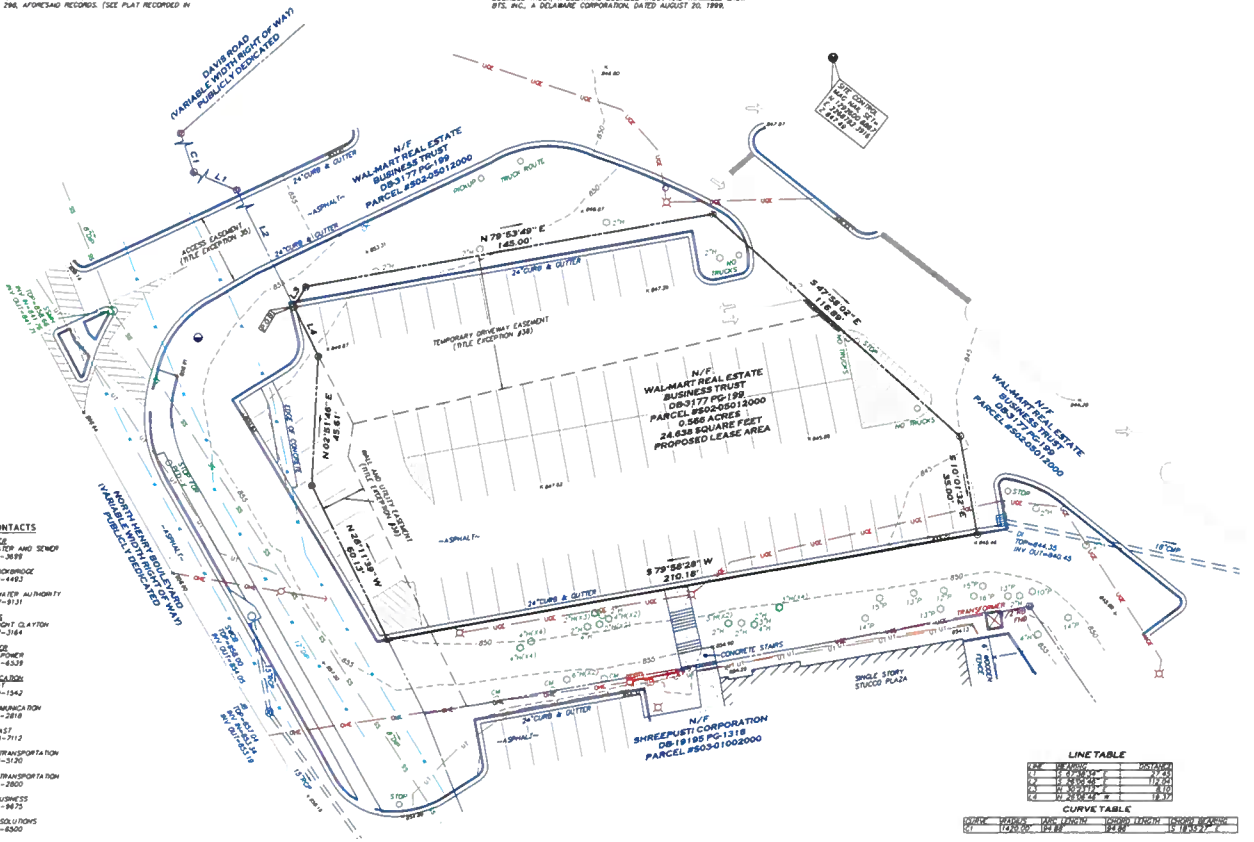
COMCAST
678-708-7112

CLAYTON COUNTY TRANSPORTATION
678-479-3120

GEORGIA DEPT OF TRANSPORTATION
404-635-2800

VERIZON BUSINESS
800-624-9675

ZAYO FIBER SOLUTIONS
800-961-6300



LINE TABLE

LINE	DIR & DIST	POINTS
L1	S 26°08'46" E	21.90
L2	S 26°08'46" E	112.20
L3	W 63°51'14" S	6.00
L4	W 26°08'46" W	19.37

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1420.00'	94.88'	94.86'	S 18°29'27" E

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 36,915' 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. 13151C0061D, 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 ONLINE POSITIONING SERVICE (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 RECENT 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 EXIST.

LEGEND

- PROPERTY LINE
- OVERHANG/AWNING
- (BEARING/DISTANCE) RECORD CALLS
- BUILDING SETBACK LINE
- B.S.L. BUILDING SETBACK LINE
- INDEX CONTOUR
- MINOR CONTOUR
- SPOT ELEVATION
- WATER LINE
- OHU OVERHEAD UTILITY LINE
- GAS LINE
- SANITARY SEWER LINE
- UGE UNDERGROUND ELECTRIC LINE
- UGT UNDERGROUND TELEPHONE LINE
- FENCE LINE
- STORM DRAIN PIPE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- POWER METER
- SANITARY SEWER MANHOLE
- JUNCTION BOX
- PROPERTY CORNER
- REBAR
- FOUND
- LIGHT POLE
- SIGNAL POLE
- SIGN
- TREE
- HARDWOOD
- PINE

PROFESSIONAL LAND SURVEYORS, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30120
770-334-8186
WWW.PLS.US
GEORGIA C.O.A.: LSF000380

PREPARED FOR:
WAL-MART REAL ESTATE BUSINESS TRUST AND FIRST AMERICAN TITLE INSURANCE COMPANY

ALTA/NSPS LAND TITLE SURVEY OF:
A PORTION OF PARCEL #502-05012000
STOCKBRIDGE, GA 30281
(CITY OF STOCKBRIDGE)

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

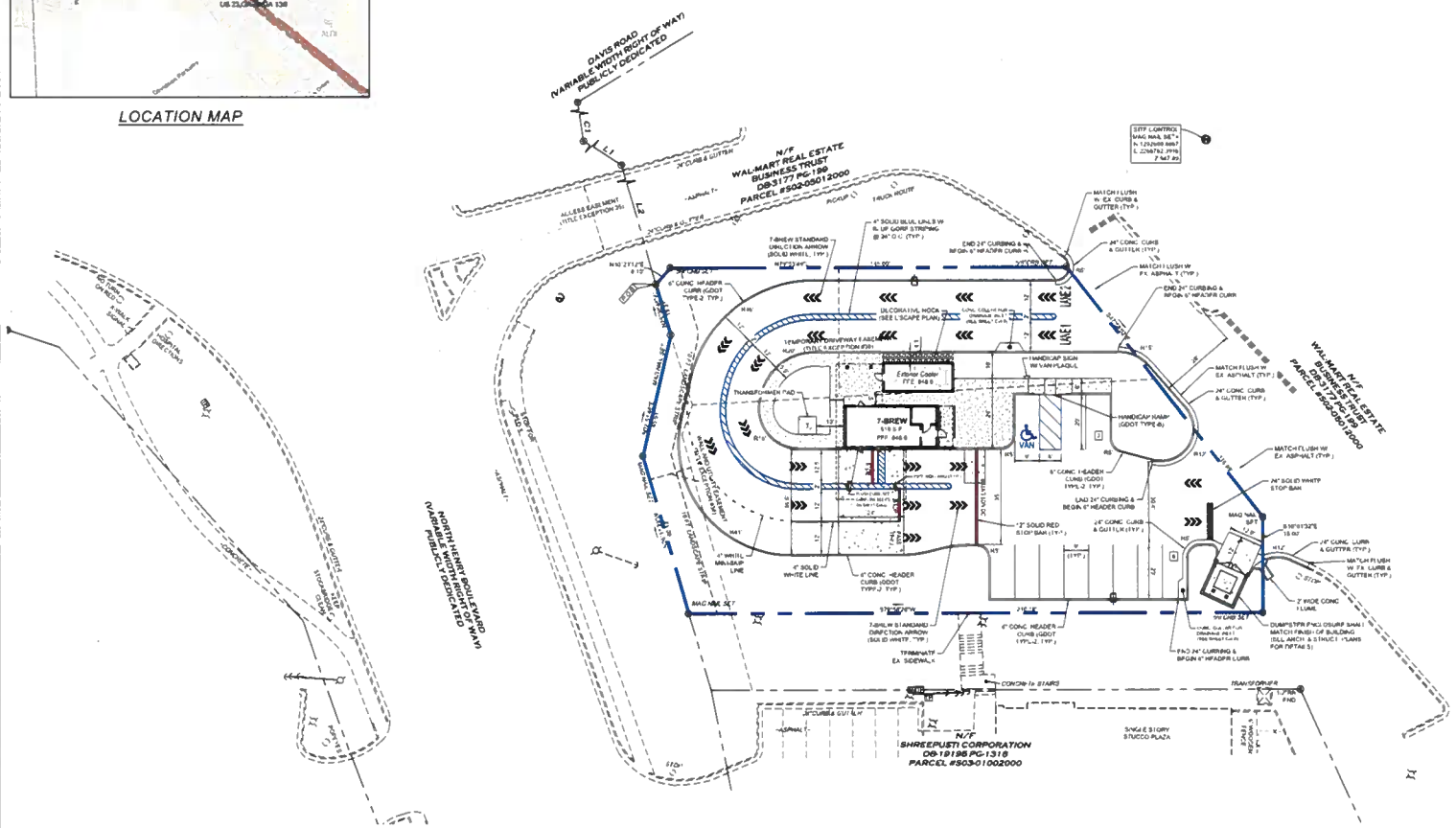
SITE DATA CHART

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. 1590 NORTH BROWN ROAD, SUITE 100 LAWRENCEVILLE, GEORGIA 30043 PHONE: (770) 497-7550

LOCATION MAP





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 704 — RED
C: 28.54% M: 99.11% Y: 74.72% K: 29.59%
R: 138 G: 36 B: 50
HEX: 8A2432

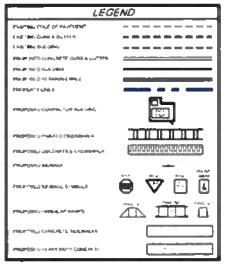
PAINT TYPE:

SHERWIN-WILLIAMS PRO PARK SETFAST MOTLINE OR AN APPROVED EQUAL.

PAVEMENT MARKINGS:

- "STOP" TEXT PAINTED AS SHOWN ON PLAN TO BE 48" TALL.
- ALL PAVEMENT 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 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: MOTLEY 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 CJ 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 DRIVE/SIDEWALK 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.) AND ARCHITECTURAL DWGS. FOR STRUCTURE COMPLIANCE.
6. ALL SIGNAGE TO BE PERMITTED UNDER SIGN REGULATIONS IN EFFECT AT TIME OF SIGN PLANS APPLICATION SUBMITTAL
7. UNLESS OTHERWISE NOTED, ALL PAVEMENT IS TO BE STANDARD DUTY ASPHALT
8. TYPICAL PAVEMENT SECTION FOR THE NEW PAVEMENTS ARE INCLUDED IN THE CONSTRUCTION DETAIL SHEETS
9. ALL CONSTRUCTION TO CONFORM TO THE CITY OF STOCKBRIDGE STANDARDS AND SPECIFICATIONS WHETHER OR NOT REVIEW COMMENTS WERE MADE
10. 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
11. PROVIDE TRAFFIC CONTROL AS REQUIRED, IN ACCORDANCE WITH THE U.S. DEPT. OF TRANSPORTATION "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND CONFORMING MUNICIPALITY REQUIREMENTS
12. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND BONDS AS DEEMED NECESSARY BY THE LOCAL AUTHORITY
13. CONTRACTOR SHALL CONTACT ALL APPLICABLE LOCAL AUTHORITIES PRIOR TO ANY CONSTRUCTION ACTIVITY WITHIN THE RIGHT-OF-WAY TO OBTAIN THE APPROPRIATE PERMITS
14. THERE ARE NO WETLANDS PRESENT ON THE PROPOSED SITE
15. 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 13151C0067D, AND THE DATE OF SAID MAP IS 09/09/2019. 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 = ±0.39 AC
Offsite Area = ±0.04 AC
TOTAL DISTURBED AREA = ±0.74 AC

EXISTING/PRE-DEVELOPED
IMPERVIOUS AREA = ±0.15 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 EASTERN 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

SCALE: 1" = 20'

HGA
HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge

GEORGIA — No. 03864 — REGISTERED PROFESSIONAL ENGINEER

A PROJECT OF
MOTELY 7 BREW, LLC
111 West 39th Street
Vancouver, Washington 98660
Phone: 858-231-4374
Email: mcook@anchorplanning.com

SEVEN 7 BREW COFFEE DRIVE THRU

5582 North Henry Boulevard, A portion of Parcel No. S02-05012000,
Land Lot 17, 12th District, City of Stockbridge, Georgia, Zoned CJ w/ PMU Overlay

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 **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: _____

_____

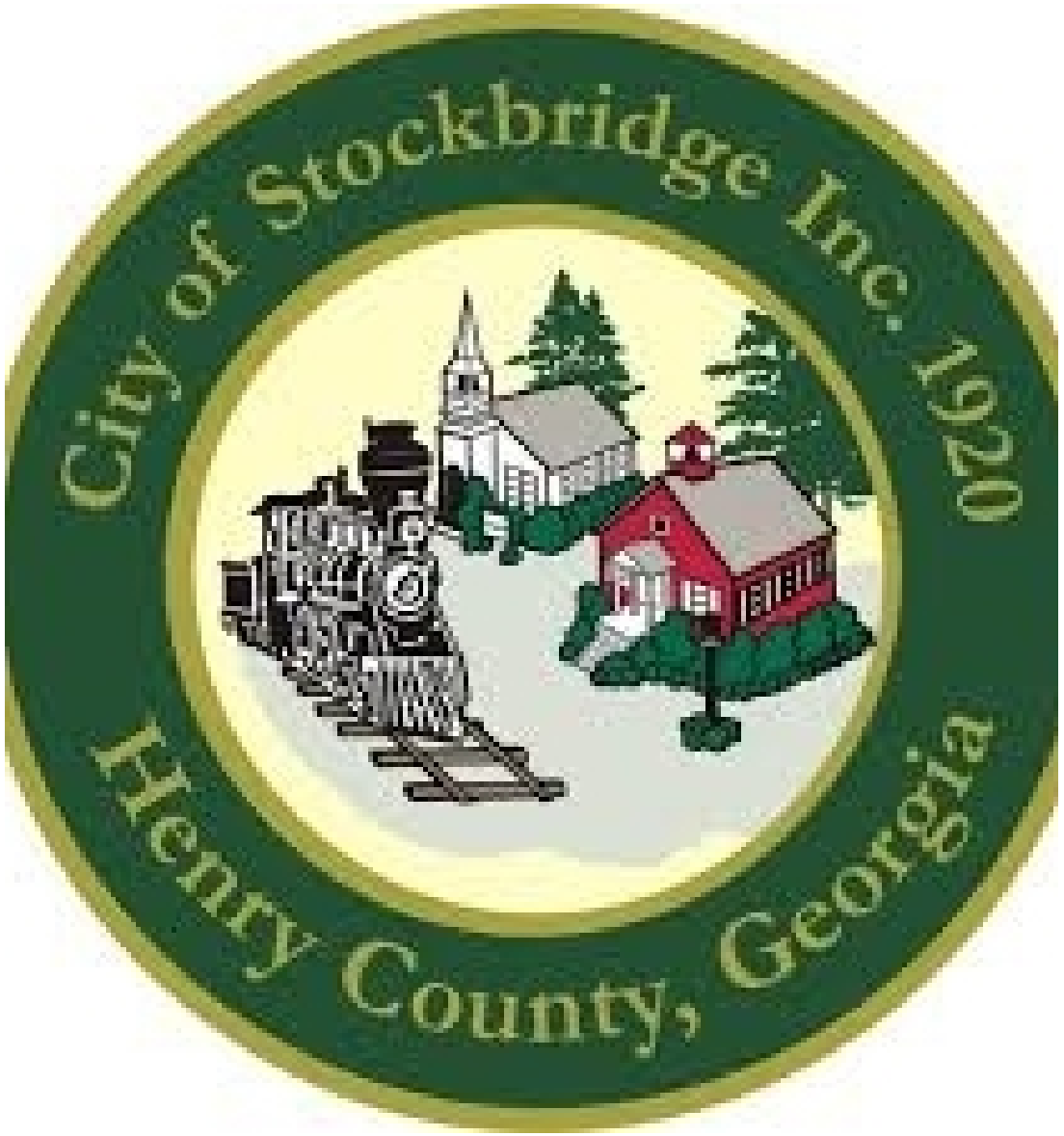
_____

_____

Name of Person Completing:_____ Title: _____

Signature:_____ Date:_____

E-mail Address: _____ Phone Number: _____



#SP-2025-01 For 5600 North Henry Boulevard

MAY 22, 2025 (PLANNING COMMISSION)

JUNE 9, 2025 (MAYOR AND COUNCIL)

VICINITY MAP



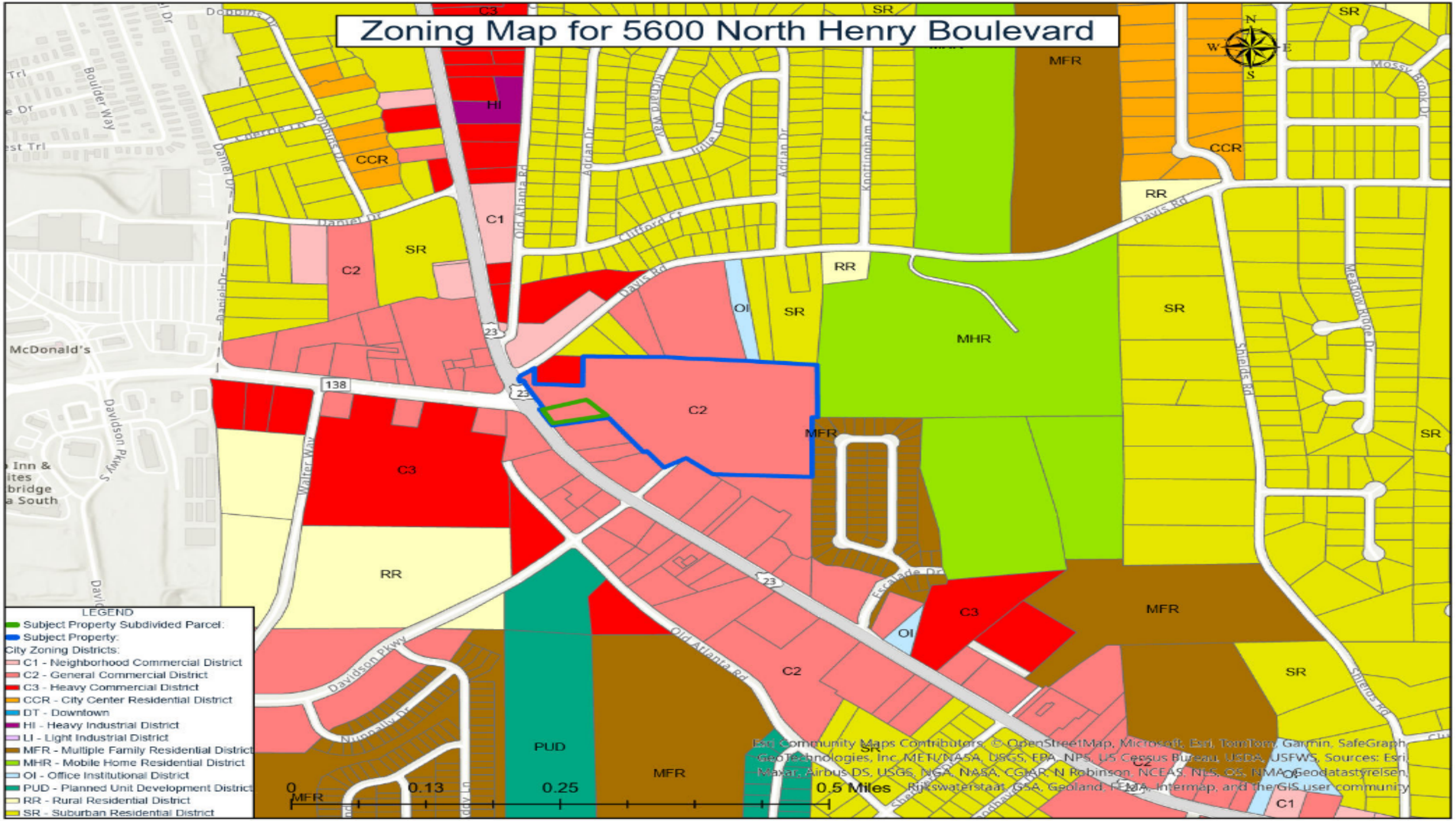
Aerial Photo with Site Plan

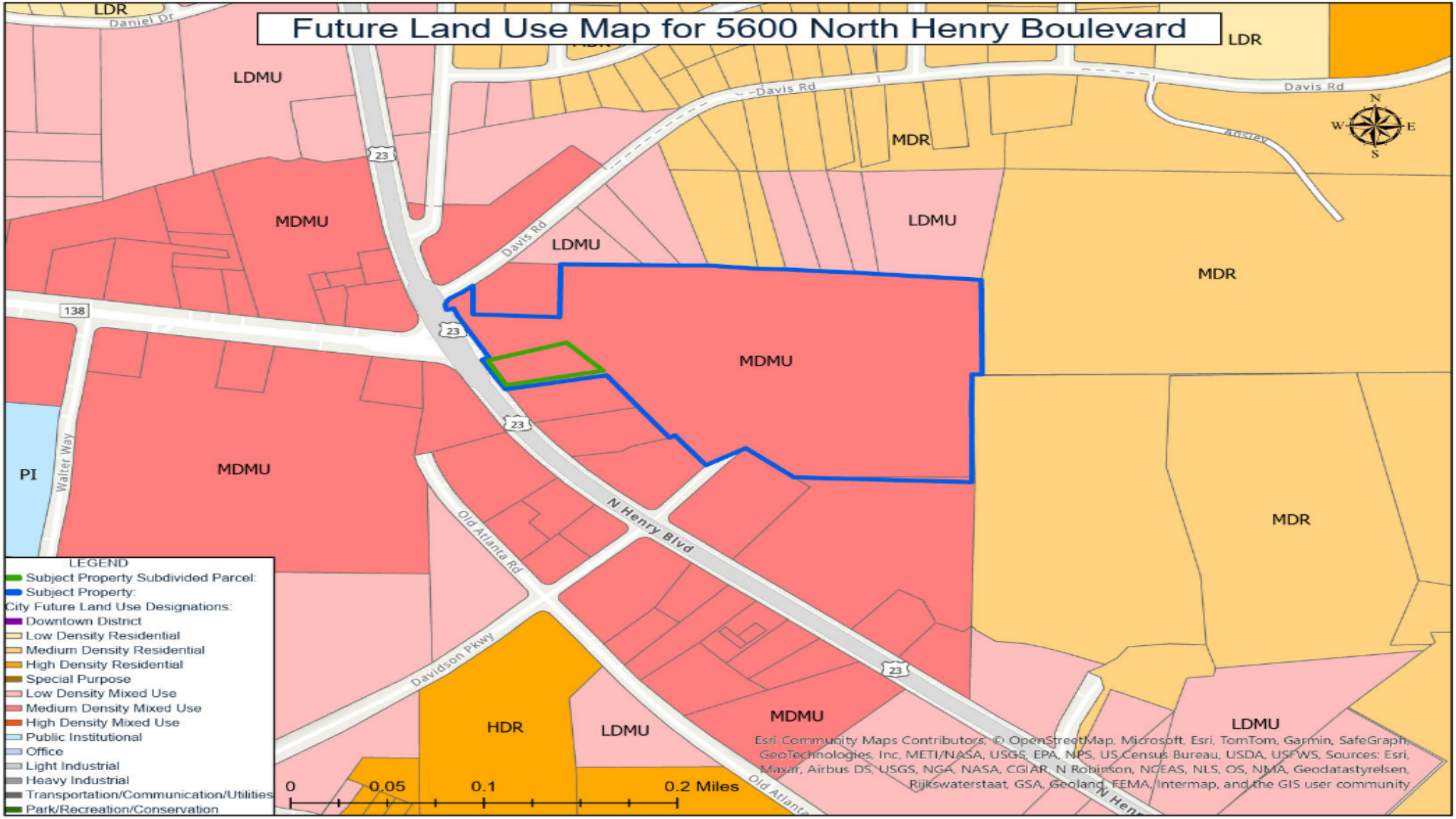


Sign Posting on May 7, 2025

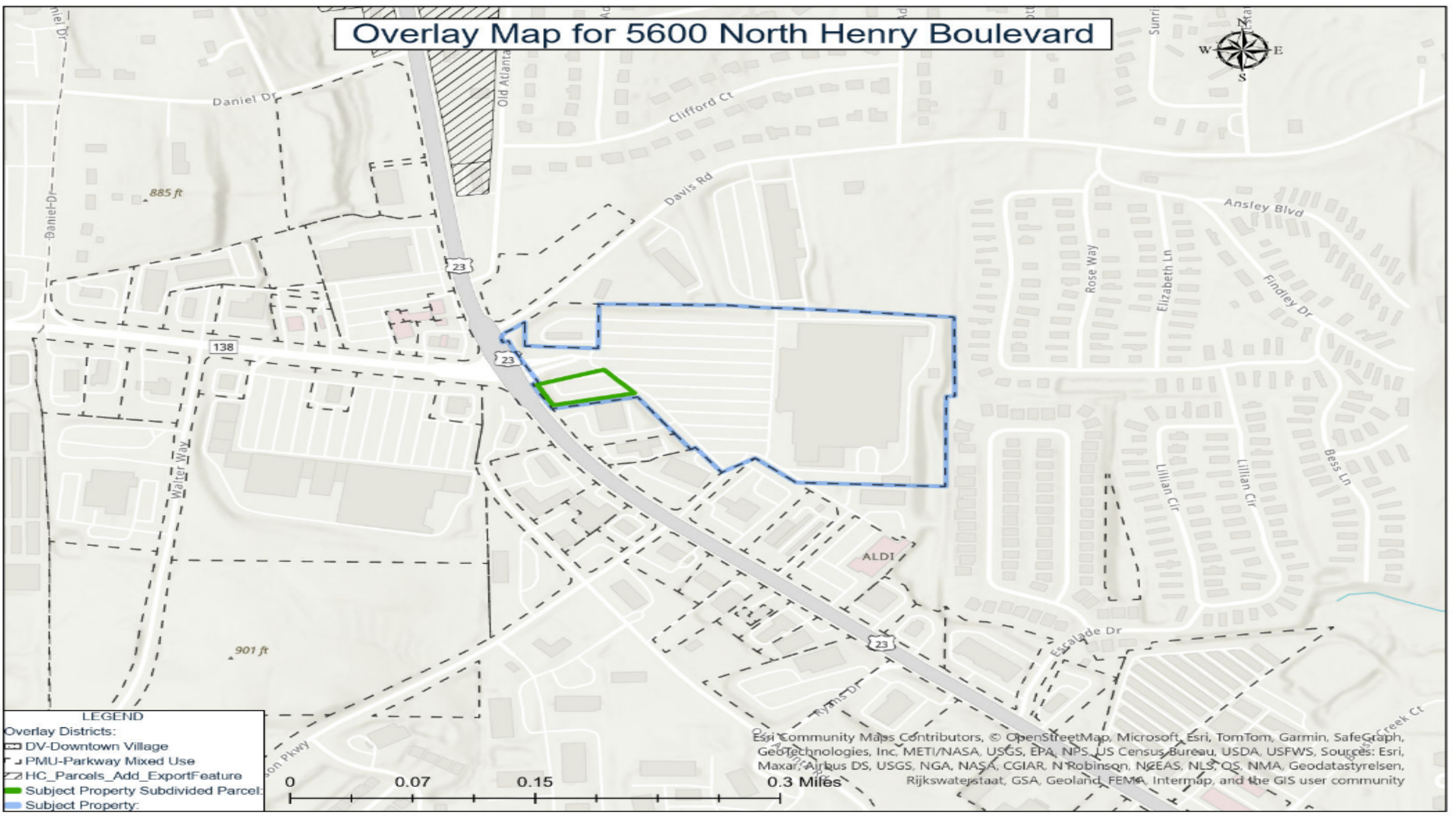


Zoning Map for 5600 North Henry Boulevard




Future Land Use Map for 5600 North Henry Boulevard
LDR
Daniel Dr
LDMU
Davis Rd
MDR
MDMU
LDMU
MDR
138
23
MDMU
PI
Walter Way
MDMU
N Henry Blvd
Old Atlanta Rd
Davidson Pkwy
HDR
LDMU
MDMU
LDMU
MDR
N
W
E
S
LEGEND
Subject Property Subdivided Parcel:
Subject Property:
City Future Land Use Designations:
Downtown District
Low Density Residential
Medium Density Residential
High Density Residential
Special Purpose
Low Density Mixed Use
Medium Density Mixed Use
High Density Mixed Use
Public Institutional
Office
Light Industrial
Heavy Industrial
Transportation/Communication/Utilities
Park/Recreation/Conservation
0
0.05
0.1
0.2 Miles
Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Overlay Map for 5600 North Henry Boulevard



PROPOSED DEVELOPMENT INFORMATION

Development Information

The applicant for Special Use Permit case, SP-2025-01, Motley 7 Brew (represented by Ryan Gagnon), is requesting a special use permit to build a quick-serve coffee store with drive-through windows on a tract of land on the western side of the property at 5600 North Henry Boulevard. The estimated capital expenditure associated with this project is approximately $1,783,226.00

Currently, the subject property is a vacant parking lot with 82 parking spaces and is a part of the adjacent Walmart Shopping Center. However, the proposed development of the 7 Brew quick serve coffee store will result in the removal of the portion of these existing parking spaces to accommodate the various site improvements. The project includes the construction of a 510 square foot drive through coffee store featuring 11 parking spaces, which exceeds the minimum parking spaces required, and enhanced landscape. The stormwater will be managed off-site through an existing detention pond that is currently being utilized by the Walmart Shopping Center. In addition, the development will reduce the impervious surface coverage from 0.55 acres to 0.40 acres. The proposed design features a modern aesthetic with Midnight Nichiha, Pacific Blue metal accents, and Honorable Blue doors as shown on the submitted elevations.

SITE DATA CHART

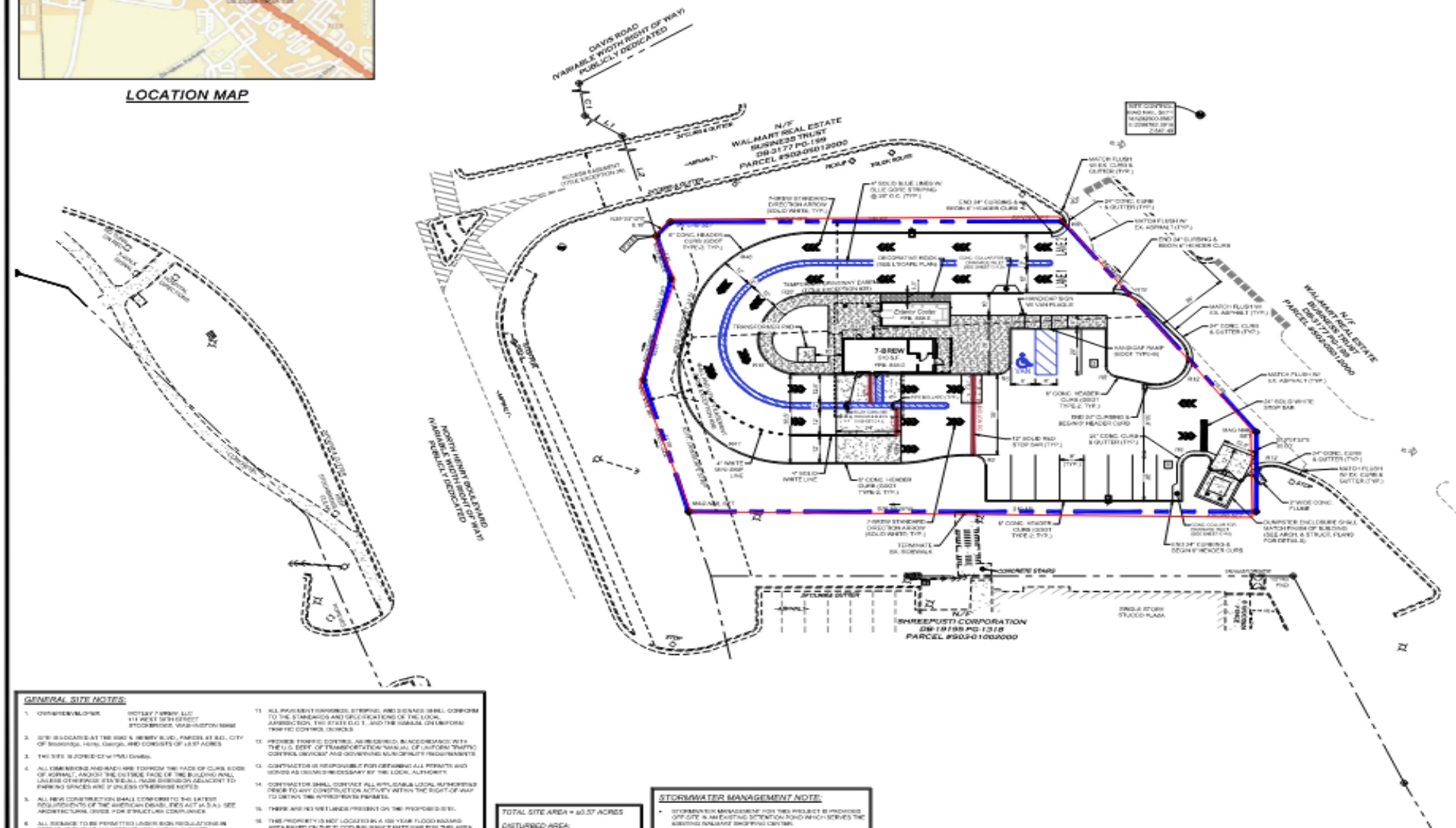
Building / Use	Area (sq.ft.)	Required Parking		Provided Parking		Pervious Area		Impervious Area		Area (acres)
		Total	Ratio	Total	Ratio	Area (sc.)	% Pervious	Area (sc.)	% Impervious	
Restaurant	510	5	10 spaces / 1,000 sq.ft.	11	22 spaces/1,000 sq.ft.	0.17	30%	0.40	70%	0.57

1. Developer: MOTLEY 7 BREW, LLC
111 WEST 39TH STREET
VANCOUVER, WASHINGTON 98660
CONTACT: MATT COBB
PHONE: 858-231-4534

2. Civil Engineer: HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 101
LAWRENCEVILLE, GEORGIA 30043
PHONE: 770-492-7558



LOCATION MAP



STRIPING PAINT COLORS:

SUBSTITUTION TO COLORS MUST BE APPROVED BY T BREW

FMS-9080 — WHITE
C: 0%
M: 0%
Y: 0%
K: 0%
R: 255
G: 255
B: 255
HEX: #FFFFFF

FMS-293 — BLUE
C: 100%
M: 65%
Y: 0%
K: 28%
R: 0
G: 61
B: 165
HEX: 003DA5

FMS-202 — RED
C: 29.54%
M: 99.11%
Y: 74.72%
K: 29.59%
R: 135
G: 36
B: 50
HEX: 872432

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.
- T-BREW DIRECTION ARROW MARKINGS SHALL BE SOLID WHITE (SEE ARROW DETAIL ON SHEET C-0.0).
- 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.

GENERAL SITE NOTES:

1. OWNER/DEVELOPER: MOTLEY 7 BREW, LLC
111 WEST 39TH STREET
VANCOUVER, WASHINGTON 98660
2. SITE IS LOCATED AT THE SWC S. HENRY BLVD., PARCEL #7 ALL, CITY OF Stockbridge, Henry, Georgia, AND CONSISTS OF ±0.57 ACRES.
3. THIS 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 STRUCTURAL 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 THIS NEW PAVEMENT 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. PROPER 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 13151 C0010, AND THE DATE OF BASEMAP IS 12/06/2018. 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:
DEMOLITION AREA = ±0.00 AC.
ONSITE AREA = ±0.39 AC.
OFFSITE AREA = ±0.04 AC.
TOTAL DISTURBED AREA = ±0.74 AC.

EXISTING/PRE-DEVELOPED:
IMPERVIOUS AREA = ±0.00 AC.
PERVIOUS AREA = ±0.00 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.

NOTE OF UNDERGROUND UTILITIES:

- ALL ROADWAY / WALKWAY UTILITY CROSSINGS ARE TO BE BORED AND CASED. WAY ROAD OPEN CUTS ARE TO BE SUBMITTED, ROUTED, 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 H.D.A.).

SEE "CONSTRUCTION NOTES" SHEET C-0.1 FOR ADDITIONAL GENERAL CONSTRUCTION & A.H.J. STANDARD NOTES.

LEGEND

EXISTING ZONE SETBACK LINE
EXISTING LAND USE BOUNDARY LINE
EXISTING BUILDING
PROPOSED CONCRETE CURB & GUTTER
PROPOSED BUILDING
PROPOSED RETAINING WALL
PROPERTY LINES
PROPOSED CONCRETE PAVING
PROPOSED PAINTED CROSSWALK
PROPOSED DECORATIVE CROSSWALK
PROPOSED SIGNAGE
PROPOSED MANHOLE STORM
PROPOSED HANDICAP RAMP
PROPOSED CONCRETE SIDEWALK
PROPOSED HEAVY DUTY CONCRETE

SITE PLAN

GRAPHIC SCALE

SCALE: 1" = 20'

HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge

GEORGIA

MOTLEY 7 BREW, LLC
111 West 39th Street
Vancouver, WA 98660
Email: name@gmail.com

A PROJECT OF:

SEVEN73 BREW COFFEE DRIVE THRU
8583 North Henry Boulevard, A portion of Parcel No. 502-010122000
Land Lot 17, 12th District, City of Stockbridge, Georgia, Zoned C2 w/ PMU Overlay

NO	BY	DATE	DESCRIPTION

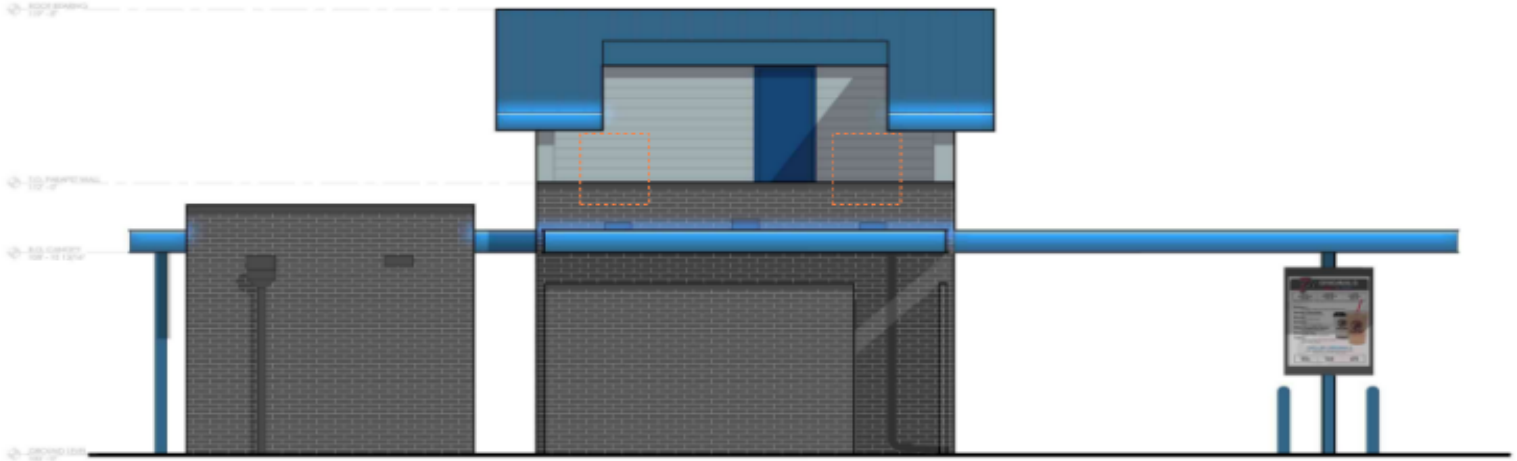
NO	BY	DATE	DESCRIPTION

DRAWN BY: TLP
CHECKED BY: TLP
DATE: 04/03/2025
SHEET TITLE: SITE PLAN
SHEET NUMBER: C-2.0

HGA JOB No. 2025-050



1 EXTERIOR ELEVATION - FRONT



2 EXTERIOR ELEVATION - BACK

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

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.

7 BREW COFFEE

A2.1
EXTERIOR ELEVATIONS



1 EXTERIOR ELEVATION - RIGHT SIDE



2 EXTERIOR ELEVATION - LEFT SIDE

EXTERIOR FINISH LEGEND

- Brick
  Nichiha
  Modernbrick
  Midnight
- Metal Wall Panel
  Poc-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

INTERIM REVIEW ONLY

These documents are incomplete, and are released for interim review only and are not intended for regulatory approvals, bidding, permit, or construction purposes.

7 BREW COFFEE

A2.2
EXTERIOR ELEVATIONS

UDC Development Regulations Relevant to Request



OR24-563: Section 2.5.2 (C) and 2.5.2 (D) of the Parkway Mixed-Use Overlay District



Section 9.2.5: Requirements for special use permits



Section 9.2.6: Use permit considerations

SELECT USE REQUIREMENT	DOES IT MEET REQUIREMENT?
Must be located on a property with frontage on either a collector or an arterial road, as classified by the Georgia Department of Transportation or the Henry County Department of Transportation.	Yes
Property must have a base zoning district which allows such uses.	Yes
All property design standards of the base zoning district must be met.	Yes
Existing non-conforming structures may not be enlarged.	Yes
Building facades for both primary and accessory structures must be constructed of brick on all sides.	Yes
Acceptable means of access and internal circulation must be provided, to be determined by the Fire Marshal.	Yes
The required number of parking spaces must be provided.	Yes
Other special requirements, to be determined by the Community Development Director.	Yes

OR24-563: Section 2.5.2 (D) of the Parkway Mixed-Use Overlay District

9.2.5 Requirements for special use permits.

1. **The proposed use shall not cause traffic congestion or conditions that will adversely affect nearby properties:** The proposed 7 Brew development will not create traffic congestion or negatively impact nearby properties. Located on North Henry Boulevard, a principal arterial with a 2023 traffic volume of 30,300 vehicles per day, the site is surrounded by similar commercial uses. The development includes efficient on-site circulation with drive-thru lanes, a pass-through lane, and 11 parking spaces, with access from Davis Road and shared driveways to minimize traffic conflicts. Based on ITE Trip Generation Manual (11th edition), the project is expected to generate 418 daily trips, including 46 in the morning and 22 in the afternoon—volumes typical for the corridor and unlikely to cause adverse effects.

2. **The physical conditions of the site, including topography, drainage and size and shape, are suitable for the proposed development:** The 0.57-acre site, currently a vacant paved lot with 82 parking spaces, is part of the Walmart shopping center. Its shape supports efficient site planning, including building placement, circulation, and landscaping. Stormwater will be managed off-site in an existing detention pond serving the center.

3. **Adequate public facilities are available to serve the proposed use:** Adequate public facilities are available to serve the proposed development. It will be supported by the existing infrastructure including access to public water and sewer systems. Furthermore, stormwater management for the site will be provided off-site through an existing detention pond that serves the adjacent Walmart shopping center.

9.2.5 Requirements for special use permits.

4. **The applicant has made a binding agreement for any specific limitations or conditions necessary to protect the public interest and assure the continued beneficial use and enjoyment of nearby properties or that no special limitations are necessary to protect the public**: The applicant has confirmed that no special limitations or conditions are necessary to protect the public interest and ensure the continued beneficial use and enjoyment of nearby properties. The proposed 7 Brew development will adhere to all existing regulations and utilize the current infrastructure to minimize any potential impact on the surrounding area.

5. **The special use with specific limitations and design features as may have been required will further the aims of the comprehensive plan and will not be unduly detrimental to nearby properties:** The subject property is designated for Medium Density Mixed Use, as outlined in the Stockbridge 2024 Comprehensive Plan. According to page 48 of the plan, this designation is intended to encourage a mixture of residential, commercial, and office uses at moderate densities that support pedestrian activity and infill development. The proposed development located near North Henry Boulevard, aligns with this intent in various ways. Located along North Henry Boulevard, a major arterial identified for mixed-use development, the project introduces a compatible commercial use adjacent to an existing shopping center. Although the development is small in scale, the project promotes economic vitality, enhances walkability within the center, and establishes a high standard for architectural design.

9.2.6 Use permit considerations

1. **Whether the proposed use is consistent with the comprehensive land use plan adopted by the city council:** The proposed quick-serve coffee store with drive-thru aligns with the Economic Development listed on page 42 of the 2024 Stockbridge Comprehensive Plan. The development supports the expansion, retention, and creation of business by introducing a new type of service. It also supports the vision of the City of Stockbridge by enhancing the service offering and creating employment opportunities. The proposed development supports several Future Land Use policies by contributing to the development of a rational commercial node that meets the service needs of the community while avoiding inefficient strip-style development. Its placement along North Henry Boulevard helps create a more cohesive and attractive corridor, aligning with efforts to establish a stronger "sense of place." Additionally, the project has the potential to improve the quality and appearance of commercial development in the area, consistent with the City's goal of enhancing property conditions through collaboration with developers.
2. **Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed:** The proposed quick-serve coffee store with a drive-thru is compatible with surrounding land uses and zoning. The site is bordered by commercial and vacant properties, including C-2 and C-3 zoned parcels with existing fast-food, retail, and service businesses. It is also adjacent to a Walmart shopping center to the east, further supporting commercial activity. The property's current C-2 (General Commercial) zoning allows drive-thru restaurants per Section 2.4.9 of the Stockbridge UDC, reinforcing the suitability of the proposed development.

Community Goals and Policies

(page 42-44)

Economic Development Goal: To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities.

Economic Development Policy: Support programs for the retention, expansion, and creation of businesses that complement our vision for our community and local economy

Economic Development Policy: Target reinvestment opportunities for declining, vacant or underutilized sites or buildings

Economic Development Policy: Market the City as a great place to do business

Future Land Use Goal: To ensure that new developments promote a better sense of place and preserve valued elements of community character

Future Land Use Policy: 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.

Future Land Use Policy: Create a “sense of place” for our community along our major commercial corridors

Future Land Use Policy: Work with business owners/ developers to improve conditions of property and require a consistent look of quality among commercial developments

9.2.6 Use permit considerations

3. **Whether the proposed use may violate local, State and/or Federal statutes, ordinances or regulations governing land development:** The proposed use of the subject property for a quick-serve coffee store with drive-thru will comply with all applicable local, state, and federal statutes, ordinances, and regulations governing land development.

4. **The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets:** The proposed quick-serve coffee store with drive-through windows is likely to have an impact on both vehicular and pedestrian traffic on adjoining streets. The site is adjacent to North Henry Boulevard, a principal arterial road and will include tow drive-through lanes as shown on the site plan, with separate entry and exit points aligned with both North Henry Boulevard and Davis Road. The existing traffic light will regulate access and mitigate turning concerns with the vehicles entering and exiting the site. Internal circulation has been designed to prevent the drive-through traffic from spilling into the public right-of-way. In addition, the sidewalk connects to the retail area and provides a safe route for pedestrians.

5. **The location and number of off-street parking spaces:** According to the site plan, the applicant submitted, the proposed building has a square footage of 510 square feet. According to Section 4.8.5 of the Stockbridge Unified Development Code, restaurants and other similar establishments are required to provide 10 parking spaces per 1,000 square feet. The minimum number of parking spaces needed for the proposed commercial development is 5 parking spaces per 1,000 square feet. The site plan exceeds the parking requirement by providing a total of 11 parking spaces, resulting in a parking ratio of 22 spaces per 1,000 square feet. This provision ensures that the development meets the parking requirements specified in Section 4.8.5 of the Stockbridge Unified Development Code.

9.2.6 Use permit considerations

6. **The amount and location of open space:** The proposed development has a total site area of approximately 0.57 acres of which 30 (0.17 acres) is designated as open space. This open space consists of pervious landscape area located along the perimeter of the site including two 10 foot landscape strips and additional green buffers adjacent to the sidewalks, curbing, and drive-through lanes. The remaining 70% of the site is impervious, consisting of the 510 square foot building, paved drive aisles, and pedestrian pathways.

7. **Protective screening:** The site plan that the applicant submitted shows that screening would be provided around the dumpster enclosure. The proposed dumpster enclosure will match the building exterior finish. It is positioned for convenient access and designed to blend visually with the development. It will be required to meet the screening and design standards as outlined in Section 4.3.12 of the Stockbridge Unified Development Code.

8. **Hours and manner of operation:** The proposed quick-serve coffee store will operate on weekdays from 5:30 a.m. to 10:00 p.m.

9. **Outdoor lighting:** The proposed quick-serve coffee store will provide outdoor lighting on the canopy enhancing visibility and ensuring a well-lit environment for the customers. The lighting will enhance wayfinding, making it easier for drivers to navigate the site, particularly in low-light conditions. Additionally, it contributes to security by reducing dark spots around the building, which can deter potential safety concerns.

10. **Ingress and egress to the property:** Ingress and egress to the proposed quick-serve coffee store is provided via a single access point along North Henry Boulevard as shown on the site plan. The internal circulation design includes a two-lane drive through allowing the vehicles to enter and exit efficiently back to North Henry Boulevard.

TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Senior Planner

CC: R. Ryan Anderson, Community Development Director

DATE: May 22, 2025 (Planning Commission)

June 9, 2025 (Mayor and Council)

Subject: #SP-2025-01 For 5600 North Henry Boulevard

I. PURPOSE

The applicant, Motley 7 Brew (represented by Ryan Gagnon), is requesting a special use permit to allow the development and operation of a quick-serve restaurant with drive-through windows on a tract of land on the west side of the property at 5600 North Henry Boulevard.

II. PROJECT INFORMATION

Proposed Development	Quick-serve restaurant with drive-through windows
Site Address	5600 North Henry Boulevard
Parcel Identification	S02-05012000
Parcel Acreage	0.566 +/- acres
Applicant	Ryan Gagnon
Owner:	Wal-Mart Real Estate Business Trust

Current Zoning	C-2 (General Commercial District)
Current Future Land Use Designation	Medium Density Mixed Use

SURROUNDING ZONING DISTRICTS

Location	Current Zoning	Existing Land Use
Property to the North	C-3 (Heavy Commercial) SR (Suburban Residential) C-2 (General Commercial)	Murphy USA Vacant Land Vacant Land
Property to the South	C-2 (General Commercial)	Papa Johns Pizza Loya Insurance Company This Is It! Southern Kitchen & Bar-B-Q Lisa Craddock - State Farm Insurance Agent
Property to the East	C-2 (General Commercial)	Walmart
Property to the West	C-2 (General Commercial) C-3 (Heavy Commercial)	Popeyes Zaxbys Mays Crossing

SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Existing Land Use	Current Future Land Use Designation
Property to the North	Murphy USA Vacant Land Vacant Land	Low Density Mixed Use Medium Density Mixed Use
Property to the South	Papa Johns Pizza Loya Insurance Company This Is It! Southern Kitchen & Bar-B-Q Lisa Craddock - State Farm Insurance Agent	Medium Density Mixed Use
Property to the East	Walmart	Medium Density Mixed Use
Property to the West	Popeyes Zaxbys Mays Crossing	Medium Density Mixed Use

III. FINDING OF FACTS

1. The subject property is surrounded by the following zoning districts: C-3 (Heavy Commercial), C-2 (General Commercial), and SR (Suburban Residential).

2. The subject property is surrounded by the following current future land use designations: Low Density Mixed Use and Medium Density Mixed Use.

3. The subject property has frontage on North Henry Boulevard, which is classified by the Georgia Department of Transportation as a principal arterial road.

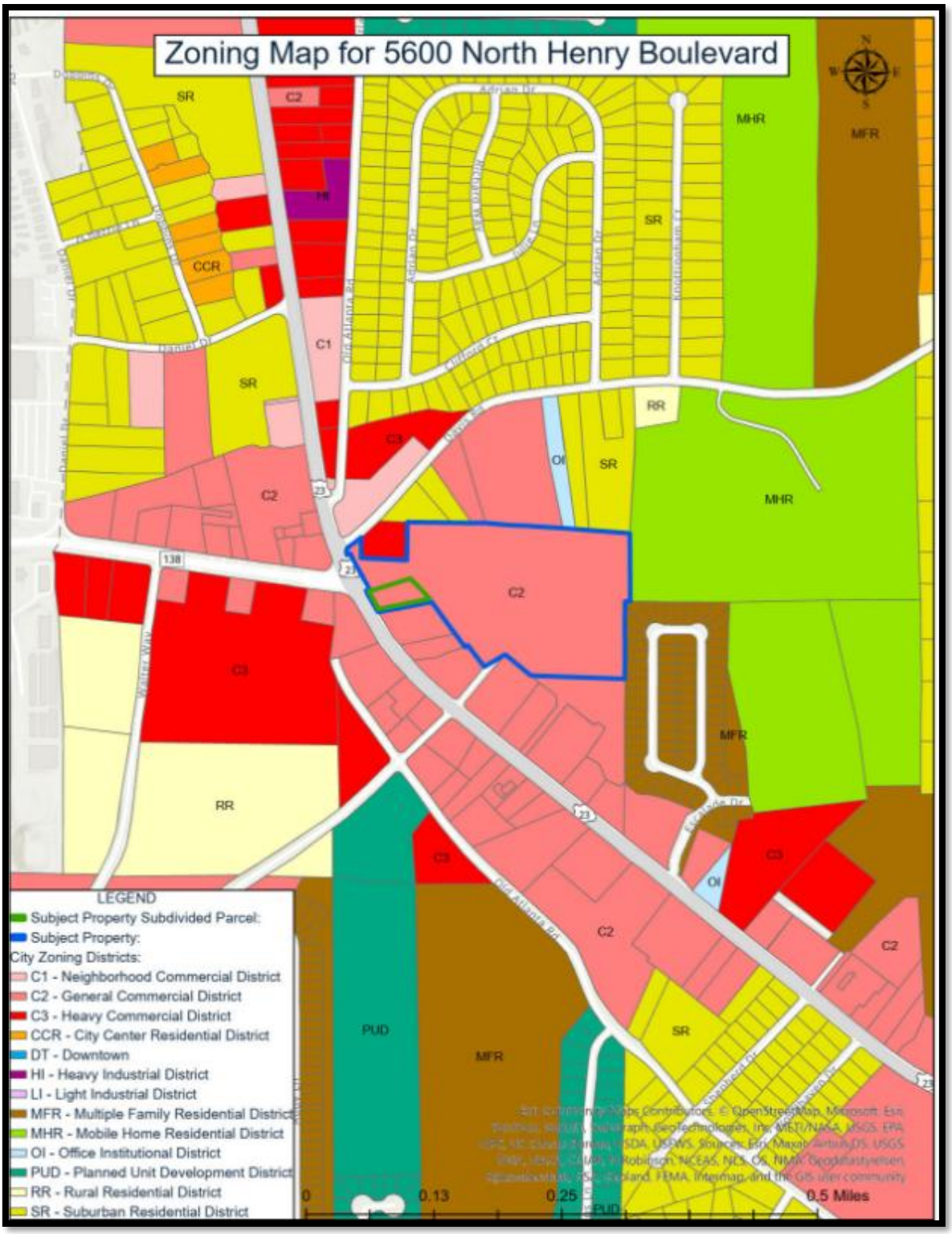
4. The subject property is part of the Parkway Mixed-Use Overlay District.

IV. MAPS, SITE PLAN, AND RENDERINGS

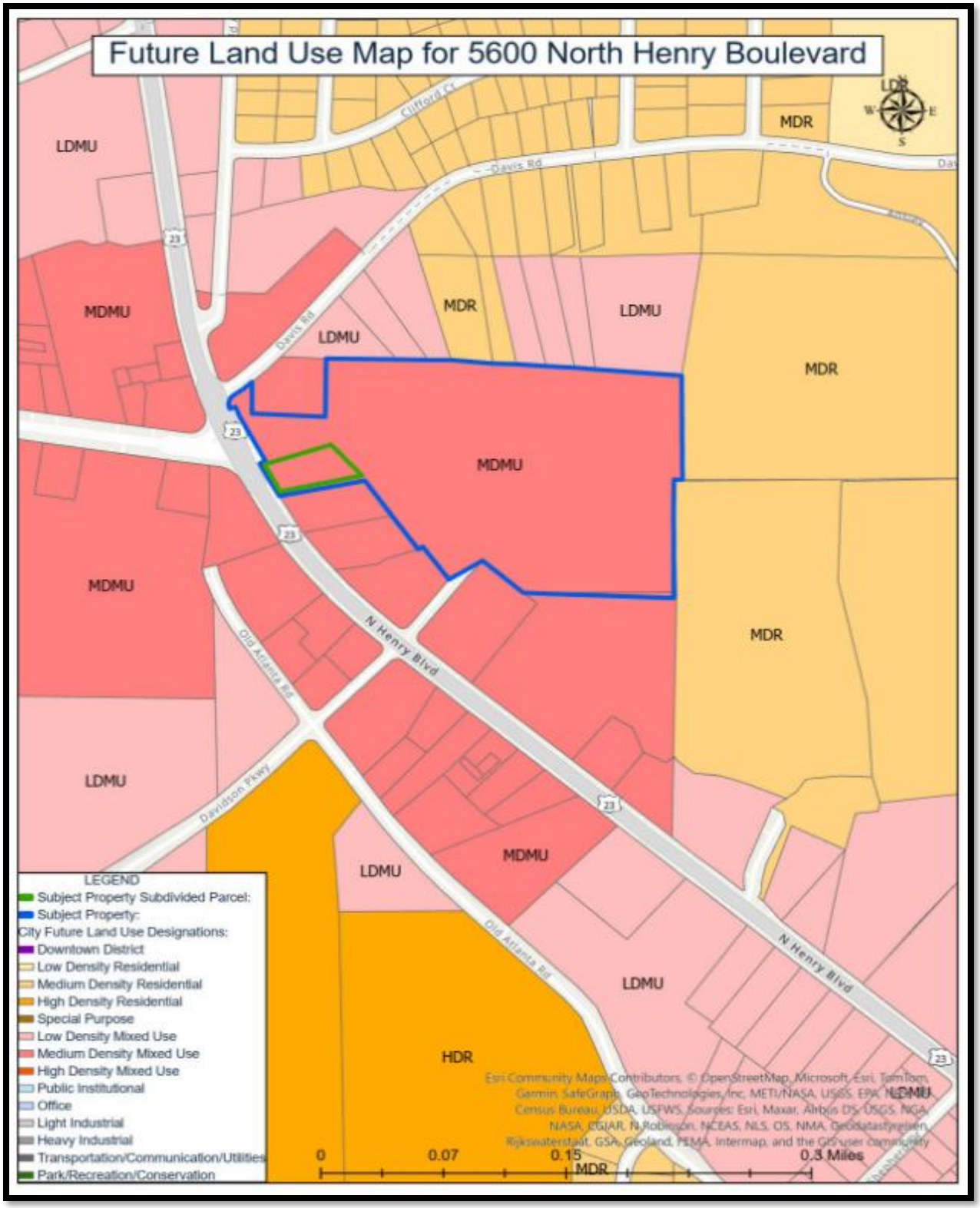
Vicinity Map of 5600 North Henry Boulevard



Zoning Map of 5600 North Henry Boulevard



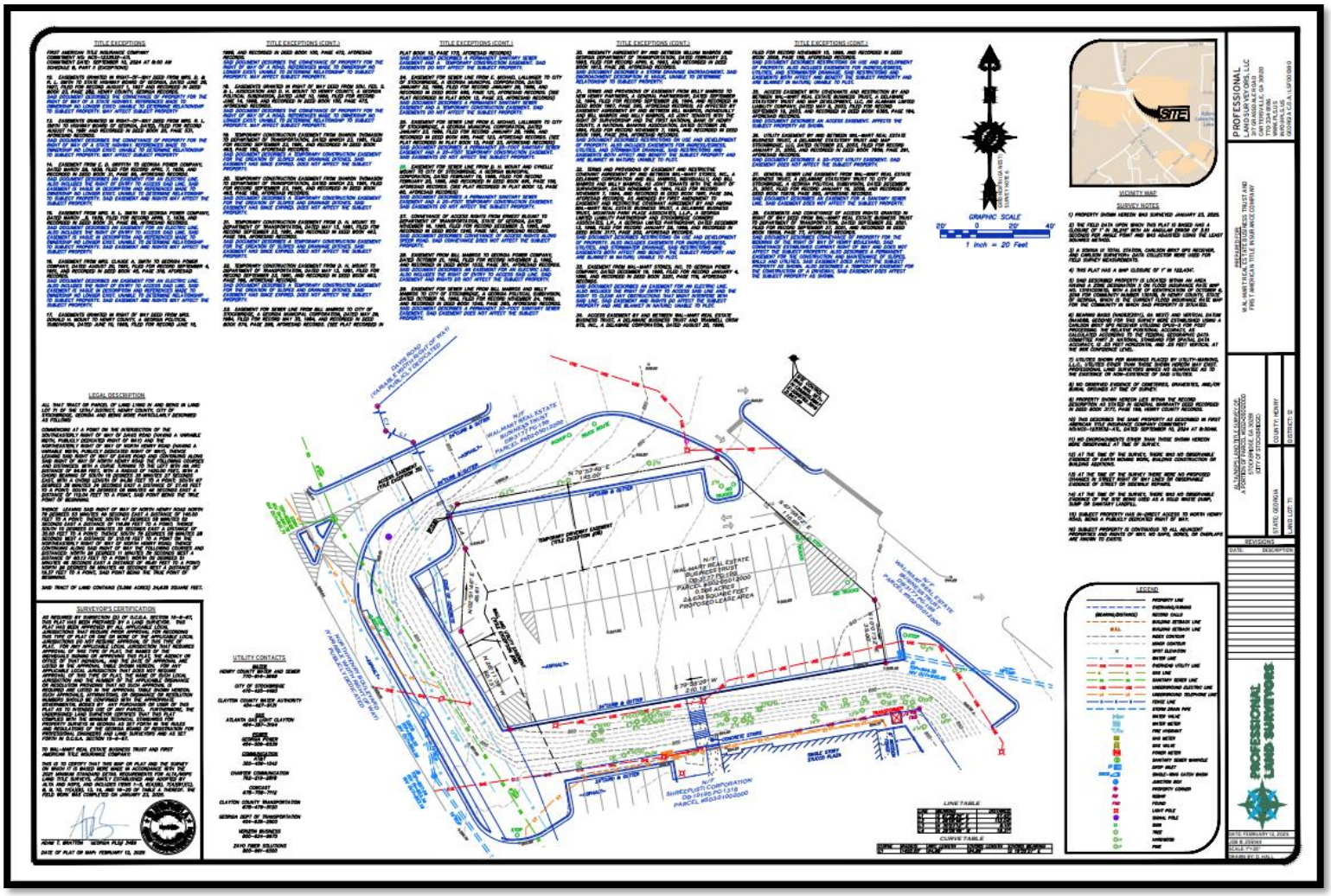
Future Land Use Map of 5600 North Henry Boulevard



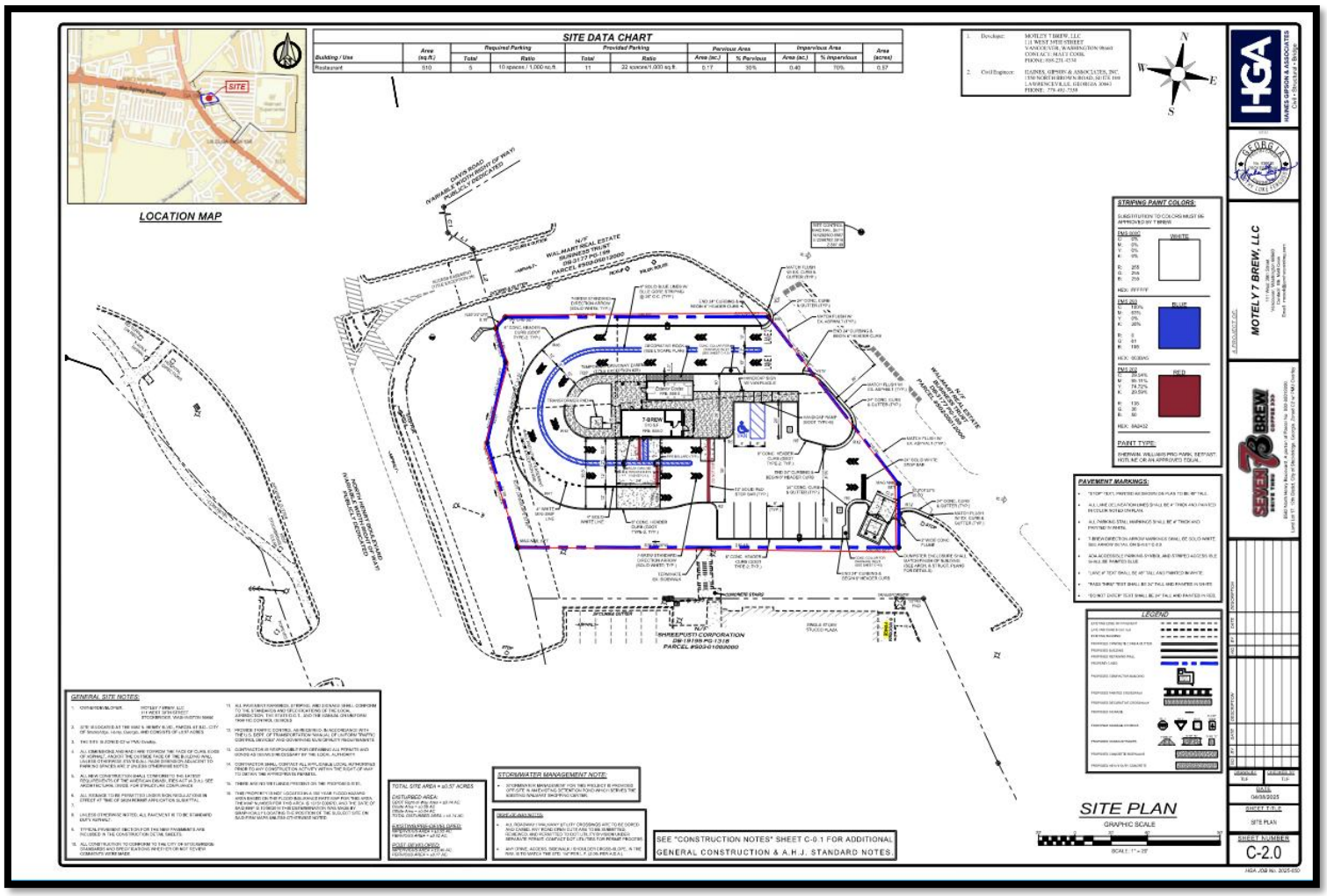
Location of 5600 North Henry Boulevard in the Parkway Mixed-Use Overlay District



Survey of 5600 North Henry Boulevard



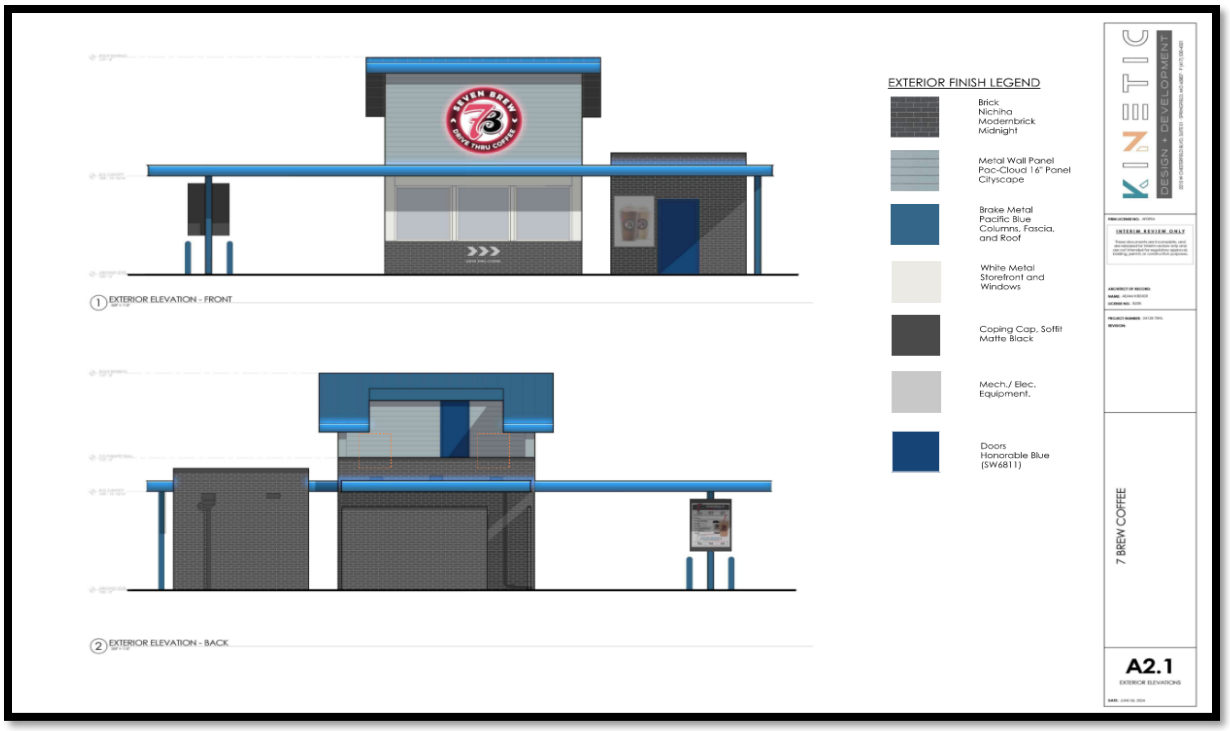
Site Plan of Proposed Motley 7 Brew



Aerial Photo with Site Plan of Proposed Motley 7 Brew



Elevations of Proposed Motley 7 Brew





V. ANALYSIS

Project Description

The applicant for Special Use Permit case, SP-2025-01, Motley 7 Brew (represented by Ryan Gagnon), is requesting a special use permit to build a quick-serve coffee store with drive-through windows on a tract of land on the western side of the property at 5600 North Henry Boulevard. The estimated capital expenditure associated with this project is approximately $1,783,226.00

Currently, the subject property is a vacant parking lot with 82 parking spaces and is a part of the adjacent Walmart Shopping Center. However, the proposed development of the 7 Brew quick serve coffee store will result in the removal of the portion of these existing parking spaces to accommodate the various site improvements. The project includes the construction of a 510 square foot drive through coffee store featuring 11 parking spaces, which exceeds the minimum parking spaces required, and enhanced landscape. The stormwater will be managed off-site through an existing detention pond that is currently being utilized by the Walmart Shopping Center. In addition, the development will reduce the impervious surface coverage from 0.55 acres to 0.40 acres. The proposed design features a modern aesthetic with Midnight Nichiha, Pacific Blue metal accents, and Honorable Blue doors as shown on the submitted elevations.

A special use permit is required for the proposed development because OR24-563 for the Parkway Mixed-Use Overlay District, per TX-2024-03 identifies restaurants with drive-through facilities or windows as being select uses in Section 2.5.2 (C) 1 of the Stockbridge Unified Development Code and as being permitted uses with the C-2 zoning district if the applicant applies and is approved for the Special Use Permit. The required quick-serve coffee store with drive-through windows is required to meet the three requirements found in the Stockbridge Unified Development Code as are listed below.

UDC Development Regulations Relevant to Request:

- OR24-563: Section 2.5.2 (C) and 2.5.2 (D) of the Parkway Mixed-Use Overlay District
- Section 9.2.5: Requirements for special use permits.
- Section 9.2.6: Use permit considerations.

OR24-563: Section 2.5.2 (D) of the Parkway Mixed-Use Overlay District

Select Use Requirement	Does it Meet Requirement?
Must be located on a property with frontage on either a collector or an arterial road, as classified by the Georgia Department of Transportation or the Henry County Department of Transportation.	Yes
Property must have a base zoning district which allows such uses.	Yes
All property design standards of the base zoning district must be met.	Yes
Existing non-conforming structures may not be enlarged.	Yes
Building facades for both primary and accessory structures must be constructed of brick on all sides.	Yes
Acceptable means of access and internal circulation must be provided, to be determined by the Fire Marshal.	Yes

The required number of parking spaces must be provided.	Yes
Other special requirements, to be determined by the Community Development Director.	Yes

The subject property falls within the Parkway Mixed-Use Overlay District, which is located in both Section 2.5.2 C and Section 2.5.2 D of the Stockbridge Unified Development Code. Section 2.5.2 C provides a list of select uses which includes restaurants with drive-through facilities.

Overall, the proposed 7 Brew development meets the requirements of Section 2.5.2 of the Parkway Mixed-Use Overlay District. First, the subject property has frontage on North Henry Boulevard, which is classified by the Georgia Department of Transportation as a principal arterial road. Second, the property is zoned C-2 (General Commercial District), which provides a list of permitted uses including both restaurants with drive-through and specialty food store (coffee). Since the site is currently a vacant parking lot, the development doesn't involve the enlargement of any non-conforming structures. Third, the proposed 7 Brew development will feature Nichiha Modernbrick meeting the requirements for brick on both the primary and accessory structures. Additionally, the 7 Brew development has adequate access and has internal circulation with dual lane drive through and sufficient turning radius. Lastly, the development also exceeds the minimum parking requirements by providing 11 parking spaces where only 5 are required.

Staff Analysis

ANALYSIS OF REQUEST

9.2.5 Requirements for special use permits.

1. **The proposed use shall not cause traffic congestion or conditions that will adversely affect nearby properties.**

The proposed 7 Brew development will not cause traffic congestion or create conditions that adversely affect nearby properties. The subject property located along North Henry Boulevard, a principal arterial road with a 2023 traffic volume of 30,300 vehicles per day and is surrounded by similarly intensive commercial uses such as Walmart, Popeyes, Zaxbys, the Mays Crossing shopping center, and other retail and service establishments. Furthermore, the development provides adequate on-site circulation, including drive-thru lanes, a pass through lane, and eleven parking spaces. In addition, access is provided from Davis Road and shared driveways that reduce conflict with traffic.

The proposed 7 Brew development is estimated to generate 418 daily vehicle trips based on the estimated trip generation from the latest version of the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th edition) released in 2021. Of these, 46 trips would occur in the morning and 22 trips during the afternoon. The traffic volumes are consistent with the typical fast-food restaurants located along North Henry Boulevard and are unlikely to impact the nearby properties.

2. The physical conditions of the site, including topography, drainage and size and shape, are suitable for the proposed development.

The physical characteristics of the subject property are well-suited for the proposed commercial development. The 0.57 parcel is currently a vacant paved parking lot with 82 parking spaces and is part of the Walmart shopping center. Stormwater management for the development will be accommodated off-site in an existing detention pond that serves the shopping center. The shape of the property allows for efficient site planning including building placement, vehicular circulation, and landscaping.

3. Adequate public facilities are available to serve the proposed use.

Adequate public facilities are available to serve the proposed development. It will be supported by the existing infrastructure including access to public water and sewer systems. Furthermore, stormwater management for the site will be provided off-site through an existing detention pond that serves the adjacent Walmart shopping center.

4. The applicant has made a binding agreement for any specific limitations or conditions necessary to protect the public interest and assure the continued beneficial use and enjoyment of nearby properties or that no special limitations are necessary to protect the public.

The applicant has confirmed that no special limitations or conditions are necessary to protect the public interest and ensure the continued beneficial use and enjoyment of nearby properties. The proposed 7 Brew development will adhere to all existing regulations and utilize the current infrastructure to minimize any potential impact on the surrounding area.

5. The special use with specific limitations and design features as may have been required will further the aims of the comprehensive plan and will not be unduly detrimental to nearby properties.

The subject property is designated for Medium Density Mixed Use, as outlined in the Stockbridge 2024 Comprehensive Plan. According to page 48 of the plan, this designation is intended to encourage a mixture of residential, commercial, and office uses at moderate densities that support pedestrian activity and infill development. The proposed development located near North Henry Boulevard, aligns with this intent in various ways. Located along North Henry Boulevard, a major arterial identified for mixed-use development, the project introduces a compatible commercial use adjacent to an existing shopping center. Although the development is small in scale, the project promotes economic vitality, enhances walkability within the center, and establishes a high standard for architectural design.

9.2.6 Use permit considerations

1. Whether the proposed use is consistent with the comprehensive land use plan adopted by the city council

Community Goals and Policies (page 42-44)	**Economic Development Goal:** To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities.
	Economic Development Policy: Support programs for the retention, expansion, and creation of businesses that complement our vision for our community and local economy **Economic Development Policy:** Target reinvestment opportunities for declining, vacant or underutilized sites or buildings **Economic Development Policy:** Market the City as a great place to do business
	Future Land Use Goal: To ensure that new developments promote a better sense of place and preserve valued elements of community character **Future Land Use Policy:** 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. **Future Land Use Policy:** Create a “sense of place” for our community along our major commercial corridors **Future Land Use Policy:** Work with business owners/ developers to improve conditions of property and require a consistent look of quality among commercial developments

The proposed quick-serve coffee store with drive-thru aligns with the Economic Development listed on page 42 of the 2024 Stockbridge Comprehensive Plan. The development supports the expansion, retention, and creation of business by introducing a new type of service. It also supports the vision of the City of Stockbridge by enhancing the service offering and creating employment opportunities.

The proposed development supports several Future Land Use policies by contributing to the development of a rational commercial node that meets the service needs of the community while avoiding inefficient strip-style development. Its placement along North Henry Boulevard helps

create a more cohesive and attractive corridor, aligning with efforts to establish a stronger "sense of place." Additionally, the project has the potential to improve the quality and appearance of commercial development in the area, consistent with the City's goal of enhancing property conditions through collaboration with developers.

2. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed

The subject property is currently surrounded by a mixture of commercial uses and vacant land with several zoning districts that supports the compatibility of the proposed quick-serve coffee store with drive-thru. To the north of the subject property lies a combination of C-3 (Heavy Commercial), SR (Suburban Residential), and C-2 (General Commercial) with uses including the Murphy USA gas station and vacant parcels. Located to the south of the property there are multiple retail and service businesses (Papa John's Pizza, Loya Insurance Company, This Is It! Southern Kitchen & Bar-B-Q, Lisa Craddock - State Farm Insurance Agent) that are zoned C-2 (General Commercial), which aligns with the proposed development. To the east, the proposed site is adjacent to the Walmart shopping center, supporting the compatibility of the proposed use. On the western side of the property, the site abuts the C-2 (General Commercial) and C-3 (Heavy Commercial) with existing drive-through and fast-food restaurants such as Popeyes, Zaxbys, and the Mays Shopping Center. Therefore, the proposed quick-serve coffee store would be compatible with the surrounding zoning districts in the vicinity of the area. In addition, the subject property, currently zoned as C-2 (General Commercial) is permitted to have restaurants with drive-through under Section 2.4.9 of the Stockbridge Unified Development Code.

3. Whether the proposed use may violate local, State and/or Federal statutes, ordinances or regulations governing land development.

The proposed use of the subject property for a quick-serve coffee store with drive-thru will comply with all applicable local, state, and federal statutes, ordinances, and regulations governing land development.

4. The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets

The proposed quick-serve coffee store with drive-through windows is likely to have an impact on both vehicular and pedestrian traffic on adjoining streets. The site is adjacent to North Henry Boulevard, a principal arterial road and will include tow drive-through lanes as shown on the site plan, with separate entry and exit points aligned with both North Henry Boulevard and Davis Road.

The existing traffic light will regulate access and mitigate turning concerns with the vehicles entering and exiting the site. Internal circulation has been designed to prevent the drive-through traffic from spilling into the public right-of-way. In addition, the sidewalk connects to the retail area and provides a safe route for pedestrians.

5. The location and number of off-street parking spaces

According to the site plan, the applicant submitted, the proposed building has a square footage of 510 square feet. According to Section 4.8.5 of the Stockbridge Unified Development Code, restaurants and other similar establishments are required to provide 10 parking spaces per 1,000 square feet. The minimum number of parking spaces needed for the proposed commercial

development is 5 parking spaces per 1,000 square feet. The site plan exceeds the parking requirement by providing a total of 11 parking spaces, resulting in a parking ratio of 22 spaces per 1,000 square feet. This provision ensures that the development meets the parking requirements specified in Section 4.8.5 of the Stockbridge Unified Development Code.

6. The amount and location of open space

The proposed development has a total site area of approximately 0.57 acres of which 30 (0.17 acres) is designated as open space. This open space consists of pervious landscape area located along the perimeter of the site including two 10 foot landscape strips and additional green buffers adjacent to the sidewalks, curbing, and drive-through lanes. The remaining 70% of the site is impervious, consisting of the 510 square foot building, paved drive aisles, and pedestrian pathways.

7. Protective screening

The site plan that the applicant submitted shows that screening would be provided around the dumpster enclosure. The proposed dumpster enclosure will match the building exterior finish. It is positioned for convenient access and designed to blend visually with the development. It will be required to meet the screening and design standards as outlined in Section 4.3.12 of the Stockbridge Unified Development Code.

8. Hours and manner of operation

The proposed quick-serve coffee store will operate on weekdays from 5:30 a.m. to 10:00 p.m.

9. Outdoor lighting

The proposed quick-serve coffee store will provide outdoor lighting on the canopy enhancing visibility and ensuring a well-lit environment for the customers. The lighting will enhance wayfinding, making it easier for drivers to navigate the site, particularly in low-light conditions. Additionally, it contributes to security by reducing dark spots around the building, which can deter potential safety concerns.

10. Ingress and egress to the property.

Ingress and egress to the proposed quick-serve coffee store is provided via a single access point along North Henry Boulevard as shown on the site plan. The internal circulation design includes a two-lane drive through allowing the vehicles to enter and exit efficiently back to North Henry Boulevard.

VI. STAFF RECOMMENDATION

This Staff Report has demonstrated that the requested Special Use Permit via SP-2025-01 is consistent with the regulations found in OR24-563, Section 9.2.5, and Section 9.2.6 of the Stockbridge Unified Development Code. Therefore, the Planning and Zoning staff recommends **APPROVAL**.

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. 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 19, 1994, AND RECORDED IN DEED BOOK 1967, PAGE 295, AFORESAID RECORDS; AS AFFECTED BY EASEMENT AGREEMENT BY AND BETWEEN BILL MABROS, INDIVIDUALLY AND BILL MABROS AND MILLY MABROS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND THE FIRST NATIONAL BANK OF HENRY COUNTY, A NATIONAL BANKING ASSOCIATION, DATED OCTOBER 28, 1994, FILED FOR RECORD NOVEMBER 7, 1994, AND RECORDED IN DEED BOOK 1991, PAGE 254, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES RESTRICTIONS ON USE AND DEVELOPMENT OF PROPERTY. ALSO INCLUDES EASEMENTS FOR INGRESS/EGRESS, UTILITIES, AND STORMWATER DRAINAGE. SAID RESTRICTIONS AND EASEMENTS BOTH AFFECT AND BENEFIT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.

32. TERMS AND PROVISIONS OF EASEMENT AND RESTRICTIVE COVENANT AGREEMENT BY AND BETWEEN WAL-MART STORES, INC., A DELAWARE CORPORATION AND BILL MABROS, INDIVIDUALLY, AND BILL MABROS AND MILLY MABROS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, DATED NOVEMBER 4, 1994, FILED FOR RECORD NOVEMBER 7, 1994, AND RECORDED IN DEED BOOK 1991, PAGE 294, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO EASEMENT AND RESTRICTIVE COVENANT AGREEMENT BY AND AMONG WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE BUSINESS TRUST, MOUNTAIN PARK PLACE ASSOCIATES, L.L.P., A GEORGIA LIMITED LIABILITY PARTNERSHIP AND STOCKBRIDGE CORNERS ASSOCIATES, L.P., A GEORGIA LIMITED PARTNERSHIP, DATED DECEMBER 13, 1998, FILED FOR RECORD JANUARY 28, 1999, AND RECORDED IN DEED BOOK 3177, PAGE 202, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES RESTRICTIONS ON USE AND DEVELOPMENT OF PROPERTY. ALSO INCLUDES EASEMENTS FOR INGRESS/EGRESS, UTILITIES, AND STORMWATER DRAINAGE. SAID RESTRICTIONS AND EASEMENTS BOTH AFFECT AND BENEFIT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.

33. EASEMENT FROM WAL-MART STORES, INC. TO GEORGIA POWER COMPANY, DATED DECEMBER 19, 1995, FILED FOR RECORD JANUARY 4, 1996, AND RECORDED IN DEED BOOK 2221, PAGE 119, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE AND THE RIGHT TO CLEAR ANY OBSTRUCTIONS THAT MIGHT INTERFERE WITH SAID LINE. SAID EASEMENT AND RIGHTS DO 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, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, DATED MAY 9, 2003, FILED FOR RECORD SEPTEMBER 19, 2003, AND RECORDED IN DEED BOOK 6385, PAGE 184, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES AN ACCESS EASEMENT. AFFECTS THE SUBJECT PROPERTY AS SHOWN.

36. UTILITY EASEMENT BY AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST AND MAP STOCKBRIDGE, LLC, DATED OCTOBER 23, 2003, FILED FOR RECORD JANUARY 31, 2005, AND RECORDED IN DEED BOOK 7809, PAGE 291, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES A 20-FOOT UTILITY EASEMENT. SAID EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY.

37. GENERAL SEWER LINE EASEMENT FROM WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST TO CITY OF STOCKBRIDGE, A GEORGIA POLITICAL SUBDIVISION, DATED DECEMBER 31, 2007, FILED FOR RECORD JANUARY 16, 2008, AND RECORDED IN DEED BOOK 10679, PAGE 280, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES AN EASEMENT FOR A SANITARY SEWER LINE. SAID EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY.

38. EASEMENTS AND CONVEYANCE OF ACCESS RIGHTS GRANTED IN RIGHT OF WAY DEED FROM WAL-MART REAL ESTATE BUSINESS TRUST TO DEPARTMENT OF TRANSPORTATION, DATED SEPTEMBER 22, 2021, FILED FOR RECORD SEPTEMBER 27, 2021, AND RECORDED IN DEED BOOK 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 INDIVDUALS 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

GEORGIA PROFESSIONAL No. 3489 LAND SURVEYOR ADAM THOMAS BRATTON

DATE OF PLAT OR MAP: FEBRUARY 12, 2025

UTILITY CONTACTS

WATER
HENRY COUNTY WATER AND SEWER
770-914-3699

CITY OF STOCKBRIDGE
470-420-4493

CLAYTON COUNTY WATER AUTHORITY
404-427-9131

GAS
ATLANTA GAS LIGHT CLAYTON
404-387-3164

POWER
GEORGIA POWER
404-506-6539

COMMUNICATION
AT&T
305-409-1542

CHARTER COMMUNICATION
762-219-2818

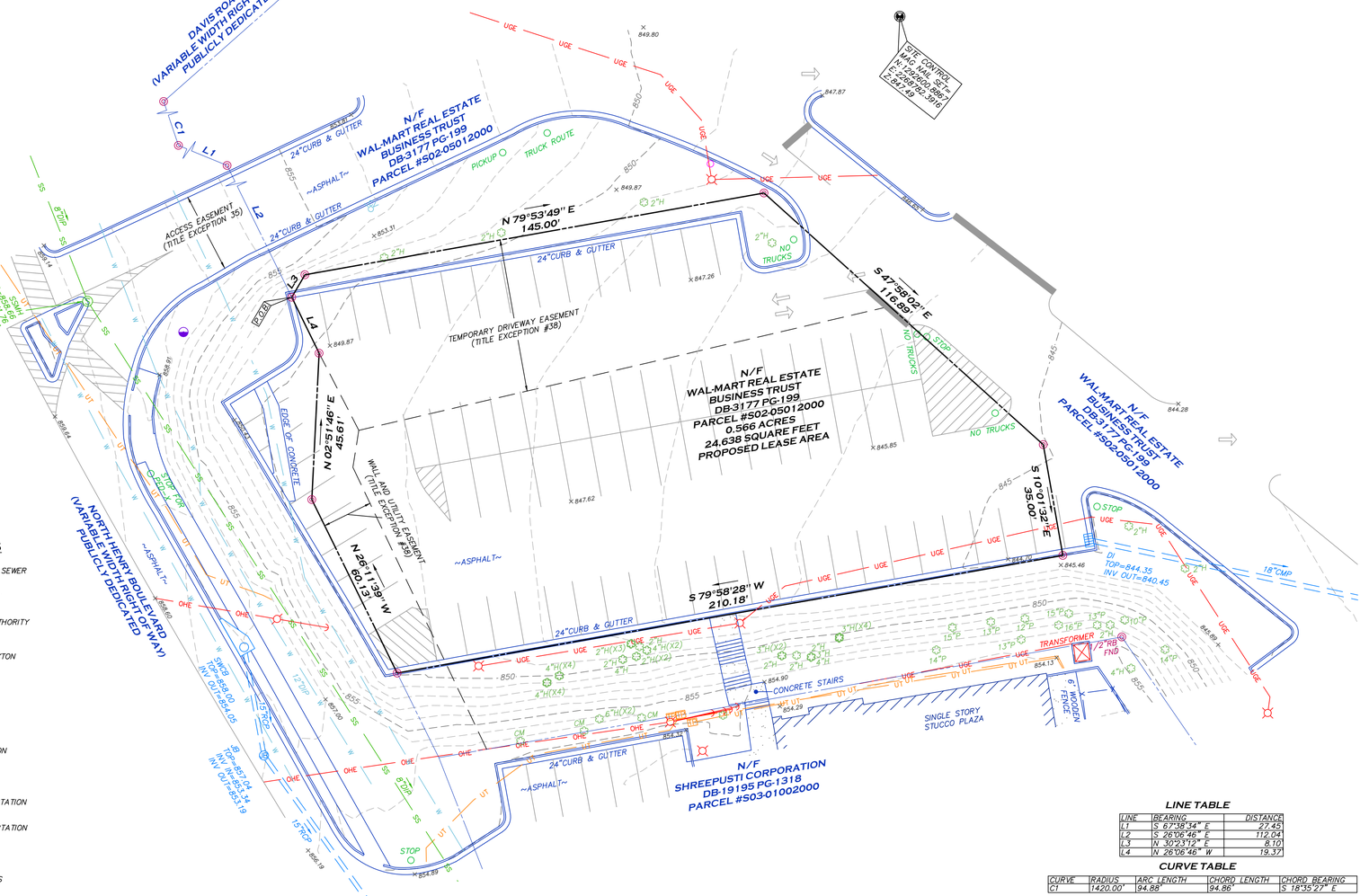
COMCAST
678-708-7112

CLAYTON COUNTY TRANSPORTATION
678-479-5120

GEORGIA DEPT OF TRANSPORTATION
404-635-2800

VERIZON BUSINESS
800-624-9675

ZAYO FIBER SOLUTIONS
800-961-6500



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 67°38'34" 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



VICINITY MAP

N

GRID NORTH (GA WEST) SURVEY NOTE 6

GRAPHIC SCALE
20' 0 20' 40'
1 Inch = 20 Feet

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 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.

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-MING 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 #502-05012000
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**

City of Stockbridge

AGENDA ITEM

MEETING DATE

JUNE 9, 2025

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ 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: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

Zoning Modification Case #ZM-2025-02 for Brush Creek Court. Pivotal Enterprises requests the conversion of Brush Creek Court from a public street to a private street to allow security gates to be installed at the entrance of the street. The gates would serve both Phase 1 (on the west side) and Phase 2 (on the east side) of the Brush Creek Commons townhome development.

BACKGROUND INFORMATION:

Staff Recommendation—Approval. Phase 1 received approval via ZM-2024-01 and Phase 2 received approval via RZ-2024-03, both on December 9, 2024.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

GRANTS ADMIN._____

ATTACHMENTS:

ITEM/PROJECT/EVENT:

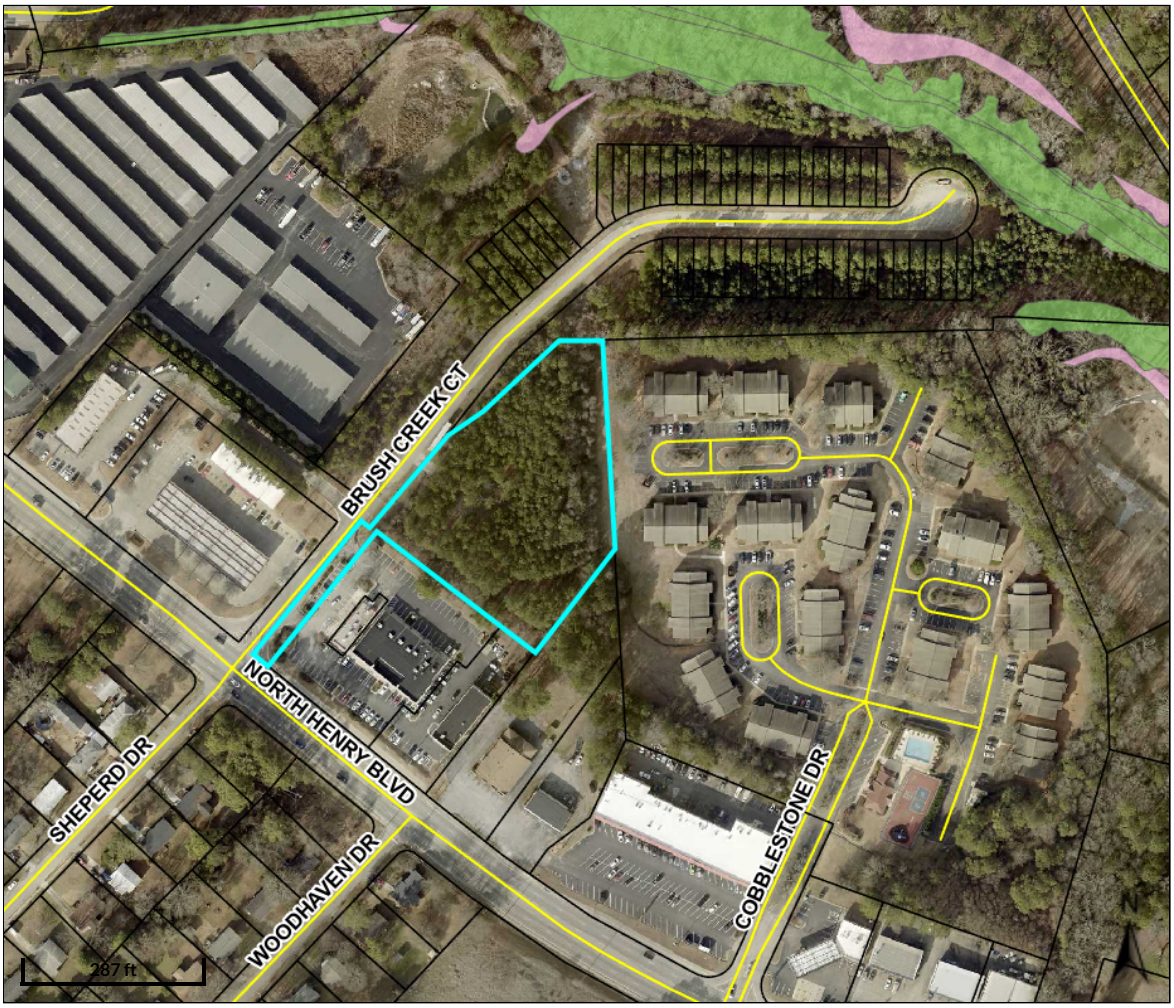
ZONING MODIFICATION CASE #ZM-2025-01.

BACKGROUND INFORMATION:

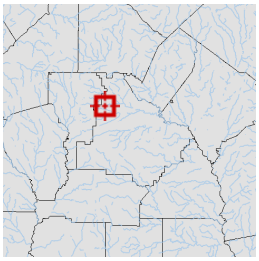
STAFF RECOMMENDATION: APPROVAL.

Staff Signature_____

Henry County, GA



Overview



Legend

- Parcels
- Roads

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
- Wetlands

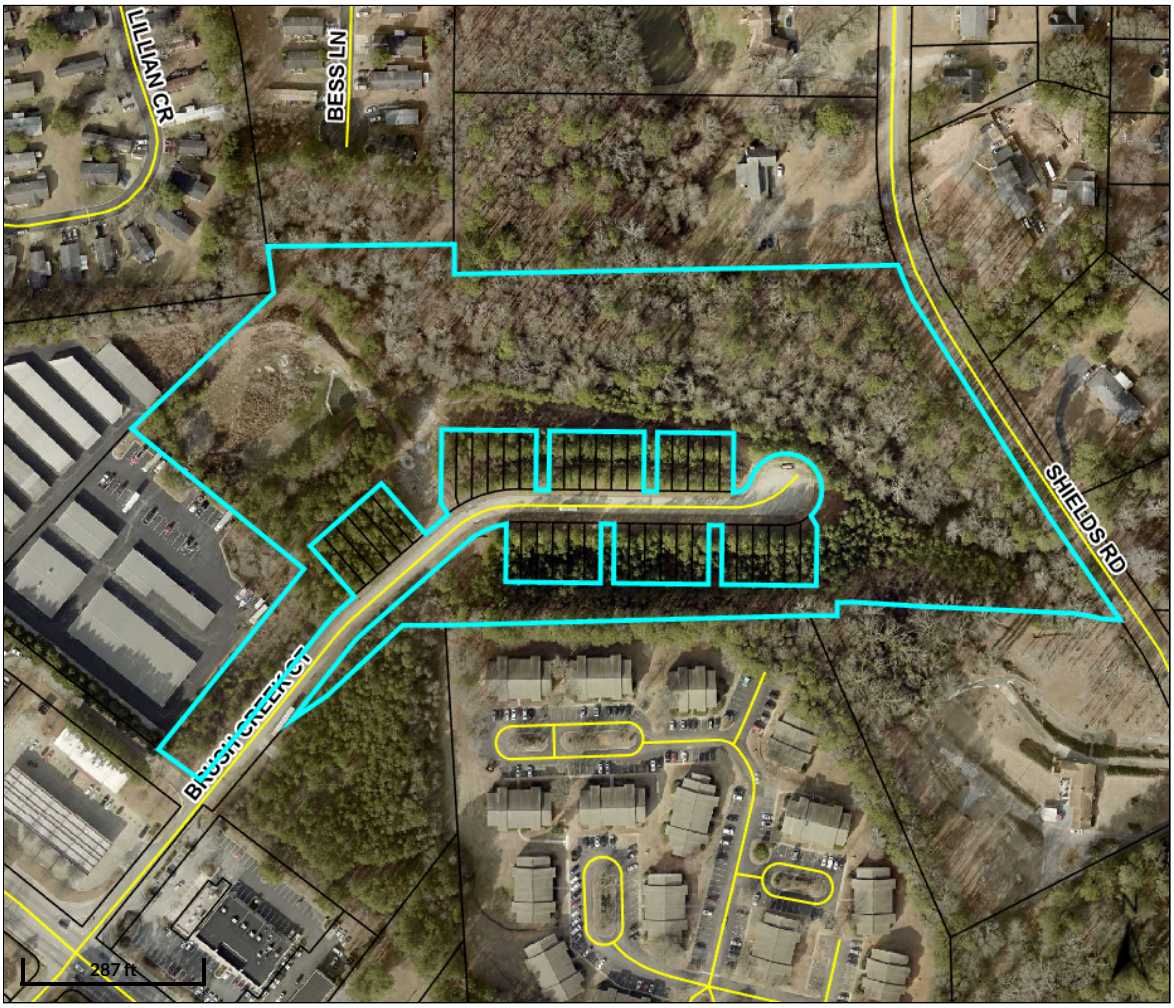
Parcel ID	S07-01006000	**Class**	C	**Owner**	PIVOTAL ENTERPRISES LLC	**Land Value:**	$126500				
Property Address		**Acreage**	2.53	**Address**	1705 ENTERPRISE WAY STE S-100 MARIETTA GA 30067	**Building Value:**	$0	**Last 2 Sales Date**	**Price**	**Reason**	**Qual**
District	City/Stockbridge					**Misc Value:**	$0	3/22/2021	$387,000	MULTI PARCEL	U
						Total Value:	$126500	12/17/2013	$57,500	PART INT	U

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

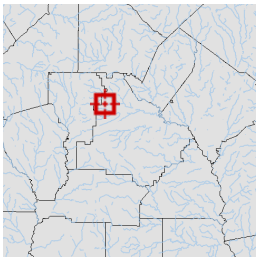
Date created: 3/21/2024
Last Data Uploaded: 3/21/2024 7:42:23 AM

Developed by

Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S07A01100000	**Class**	C	**Owner**	PIVOTAL ENTERPRISES LLC	**Land Value:**	$100	**Last 2 Sales**
Property Address		**Acreage**	15.895	**Address**	1705 ENTERPRISE WAY STE S-100	**Building Value:**	$0	**Date** **Price** **Reason** **Qual**
District	City/Stockbridge				MARIETTA GA 30067	**Misc Value:**	$0	n/a $ n/a n/a
						Total Value:	$100	n/a $ n/a n/a

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 5/31/2024
Last Data Uploaded: 5/31/2024 12:01:43 PM

Developed by Schneider GEOSPATIAL

State of Georgia
County of Henry

THIRD AMENDMENT TO

DEVELOPMENT AGREEMENT

COMES NOW THE CITY OF STOCKBRIDGE, GEORGIA, a municipal corporation chartered under the laws of the State of Georgia ("City") and Pivotal Enterprises, LLC ("Owner" or "Developer"). The City and Owner do hereby further amend that certain Development Agreement ("Agreement") dated July 21, 2003, previously amended and modified, entered into between the City and Royce Grant; and

Whereas, Developer is the current owner of the Property; and

Whereas, on December 9, 2024, after a properly advertised public hearing, Mayor and City Council approved comprehensive plan amendment case number CP-2024-03, for Parcel No.: S07-01006000 in order to allow the property's future land use designation to be changed from Low-Density Mixed-Use to Medium-Density Residential; and

Whereas, on December 9, 2024, after a properly advertised public hearing, Mayor and City Council rezoned Parcel No.: S-07-01006000 from the C-2 (General Commercial) zoning district to the MFR (Multi-Family Residential) zoning district; and

Whereas on December 9, 2024, after a properly advertised public hearing, Mayor and City Council approved a Major Modification of Zoning Conditions to RZ-03-04 (as previously modified) to allow Parcel No.: S-07-01006000 to become Phase 2 expansion of the Brush Creek Commons, subject to certain conditions;

Whereas on November 14, 2022, after a properly advertised public hearing, Mayor and City Council approved a Major Modification of Zoning Conditions to RZ-03-04 and its corresponding Development Agreement, when it adopted ZM-2022-01 in order to allow for the

proposed development of townhomes in Phase 1 of Brush Creek Commons with two (2) amendments and various changes to its amenities and site plan; and

Whereas, Owner has also requested an amendment to the development conditions within the Development Agreement, as previously amended and modified; and

Whereas, pursuant to Section 2. Zoning Requirements of the Property C) Development Conditions. the City and Owner desire to amend said agreement as follows:

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREINAFTER STATED, IT IS AGREED AS FOLLOWS:

The development conditions for Phase 2 will read as follows:

1. **Comprehensive Plan Amendment**—The rezoning of Parcel #S07-01006000 (#RZ-2024-03) for the proposed development of Phase 2 shall not be approved unless Comprehensive Plan Amendment Case #CP-2024-03 is first approved.
2. **Zoning Modification**—Parcel #S07-01006000 shall not be designated as Phase 2 of the Brush Creek Commons townhome development and it shall not be combined with Parcel #S07A0110000 (Phase 1) unless Zoning Modification Case #ZM-2024-01 is approved.
3. **Compliance with Original Rezoning, Development Agreement, and Amendments**--If Zoning Modification Case #ZM-2024-01 is approved to allow Phase 2 to be combined with Phase 1 in an overall development for Brush Creek Commons, then the developer shall:
    a. Comply with the requirements of the approved rezoning case (RZ-03-04 via Rezoning Ordinance No. 03-152, the original Development Agreement, the First Amendment to the Development Agreement (dated December 13, 2004), and the Second Amendment to the Development Agreement (dated August 13, 2007), with the exception of other conditions that are listed below.

b. Submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.

c. Amend the Declaration of Restrictive Covenants for Phase 1 to incorporate Phase 2 to state that the townhome units in Phase 2 shall have all of the same rights and privileges to use the common areas and amenities that are located within Phase 1.

4. **Site Plan**—The developer shall build Phase 2 according to a site plan which is very similar to the submitted site plan for Phase 2, entitled "Rezoning Plat—Brush Creek Commons, Phase 2", which was prepared by DGM Land Planning Consultants, Inc.

5. **MFR Versus RM-2 District Requirements**—The developer shall comply with the MFR District requirements, except where they conflict with the RM-2 District requirements or any other provisions which were specifically listed in the Development Agreement or its two Amendments.

6. **Front Yard Setbacks**—The front yard setbacks of the proposed townhome lots for Phase 2 may be only 20 feet instead of the MFR District's requirement of 50 feet because the Second Amendment to the Development Agreement allowed front yard setbacks of only 10 feet. Further, no variance shall be required.

7. **Recombination Plat**--The Developer shall apply for the recombination of the Phase 2 parcel (#S07A01100000) with the Phase 1 parcel (#S07-01006000), and a new final plat for the overall Brush Creek Commons development shall be officially recorded in the Henry County Superior Court.

8. **Stand-Alone Development**--If ZM-2024-01 is not approved, then Parcel #S07-01006000 shall be a stand-alone development, and it must comply with the requirements of the MFR (Multiple-Family Residential) zoning district. This means that it must have its own

amenities, HOA, and multi-purpose trail. Further, a variance would be required for the front yard setbacks of the townhome lots unless the developer complies with the required 50-foot front yard setbacks.

9. **Permit Issuance**--No land disturbance (LDP) or building permits shall be issued for Phase 2 until the applicant submits a copy of the new preliminary plat for the overall Brush Creek Commons development (Phase 1 and Phase 2) to the Community Development Department.
10. Phase 2 shall be developed in general conformity with the Phase 2 site plan submitted to the Stockbridge Planning Staff on October 7, 2024 and shall adhere to all City of Stockbridge MFR Ordinance requirements, except if there is a conflict between the MFR Ordinance requirements and the conditions set forth in the Development Agreement, as amended from time to time, the conditions set forth in the Development Agreement shall control.
11. The maximum building height shall be forty (40) feet.
12. All townhouses shall have a mixture of front facade consisting of covered entryway, porches, bay windows and/or balconies. Garages shall be accentuated with variations of design porticos.
13. The owner shall submit elevations of buildings to be approved by the City.
14. Each unit elevation per building shall be separate and distinct from the other and shall include variations in rooflines which may be accomplished with the use of dormers, gables and/or fireplaces.
15. Each unit shall be three-sided brick. No vinyl siding and/or veneer brick will be allowed.

16. The owner shall install street trees along all streets to be placed between the sidewalk and the front property lines, have a minimum two and one-half-inch (2.5") caliber (d.b.h), shall have a minimum twenty-four foot (24 sq. ft.) planting area and shall be spaced an average of forty- five feet (45') apart. Owner shall provide a list often (10) trees to be provided and subject to modification by the City.
17. A streetscaping plan shall be submitted to the City of Stockbridge Planning and Zoning Staff for comments and approved by the City to include sidewalks, street trees, landscaping, street lighting and street furniture.
18. Any flood plain alteration be supported by a certified engineer at the plan review stage.
19. The Developer shall submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.
20. The maximum units per building shall be no more than six (6) units per building.
21. The minimum distance between buildings shall be twenty (20) feet.
22. The minimum front yard setback shall be twenty (20) feet.
23. The minimum side yard setback shall be fifteen (15) feet.
24. The minimum rear yard setback shall be twenty (20) feet.
25. A Declaration of Restrictive Covenants for Phase 1 shall be amended and modified to incorporate Phase 2, and the units in Phase 2 shall have all of the same rights and privileges to use the common areas and amenities located within Phase 1.
26. The Building Department shall not issue a building permit until such time as the Director of the Building Department has certified that for each prospective phase of development,

sewer capacity is sufficient to accommodate the additional sewage that would be generated by the proposed development.

27. This rezoning is subject to the property owner's and developer's execution of the amended development agreement which will embody these conditions of zoning for Phase 2.

CITY OF STOCKBRIDGE, GEORGIA

By: _____
Anthony S. Ford, Mayor

This the ___ day of
December, 2024

ATTESTED BY:

_____
Vanessa Holliday, City Clerk

_____
Pivotal Enterprises, LLC

Signed, sealed and delivered
before me this _____ day of
_____, 2024.

_____
Notary Public

[SEAL]

BK:63 PG:299-308
Filed and Recorded
Sep-12-2023 12:47 PM
DOC# 2023 - 000204
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: 1787130545

RESERVED FOR CLERK OF COURT

FINAL TOWNHOME PLAT
FOR
BRUSH CREEK COMMONS
LAND LOTS 59 & 70, 12TH DISTRICT
CITY OF STOCKBRIDGE
(HENRY COUNTY), GEORGIA

SITE INFORMATION

1. SITE ZONING: MFR TOWNHOMES

2. TOTAL SITE AREA IS 15.74 ACRES (1.50 AC OPEN SPACE)
TOTAL LENGTH OF BRUSH CREEK COURT: 1064.26 L.F.
TOTAL RIGHT-OF-WAY AREA OF BRUSH CREEK COURT: 1.989 AC

3. TOTAL NUMBER OF LOTS IS 41

4. MAXIMUM BLDG HEIGHT IS THE LESSER OF 45 FEET OR (4) STORIES. (SEE MUNICIPAL CODE SECTION 12.02.0511 FOR THE CITY OF STOCKBRIDGE.)

5. MINIMUM LOT SIZE IS 2147 SQ. FT.

6. MINIMUM LOT WIDTH IS 20' (LOT 23); ALL OTHER LOTS ARE 24' (INTERIOR)

7. SETBACK INFORMATION:
MINIMUM FRONT = 10 FT.
MINIMUM SIDE = 20 FT. BETWEEN BUILDINGS
MINIMUM REAR = 35 FT.
MINIMUM HEATED SPACE = 1,000 SQ FT FOR 1 BEDROOM, 1,300 SQ FT FOR 2 BEDROOM, 1,400 SQFT FOR 3 BEDROOM, +200 SQ FT FOR EACH ADDITIONAL BEDROOM BEYOND 3.

(2) HANDICAPPED & (4) REGULAR PARKING SPACES WILL BE SPREAD OUT BETWEEN THE CLUBHOUSE & THE PAVILION.

8. WIDTH OF TYPICAL ROADWAY IS 28 FT., MODIFICATION TO DEVELOPMENT AGREEMENT FOR AMENITIES STREETLIGHTS ARE REQUIRED. ALL UTILITIES MUST BE UNDERGROUND. PER THE CITY OF STOCKBRIDGE ORDINANCES, THE MAINTENANCE BOND FOR THE PUBLIC ROADWAY AND SIDEWALKS IS 5%/$50 FOR THREE (3) YEARS. PER AGREEMENT, BEFORE THE EXPIRATION OF THE BOND OR AFTER THE COMPLETION OF THE 41 TOWNHOME COMMUNITY WHICHEVER COMES FIRST, THE ROAD WILL BE ROLL TESTED, REPAIRED AS NEEDED, AND SEAL COATED."

9. LOTS SHALL UTILIZE SANITARY SEWER SERVICE.

10. POTABLE WATER SHALL BE PROVIDED BY CITY OF STOCKBRIDGE.

11. SANITARY SEWER SHALL BE PROVIDED BY CITY OF STOCKBRIDGE.

12. ALL STORM DRAINS SHALL BE EXTENDED A MINIMUM OF 30' BEHIND ANY FUTURE RESIDENCE OR BUILDING.

13. PROPOSED SPEED LIMIT WITHIN DEVELOPMENT IS 25 MPH.

14. A PORTION OF THIS SITE IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. COMMUNITY PANEL NO.: 13151C0207D AND 13151C0208D BOTH DATED 10/05/2016. THE LOCATION AND CROSS-SECTIONS OF THE FLOOD AREA IS SCALED HEREON FROM SAID FEMA PANELS

15. THE UTILITIES SHOWN HEREON ARE BASED UPON RECORDS FROM VARIOUS UTILITY COMPANIES, DEEDS AND PLATS OF RECORD, AND WHERE POSSIBLE, ACTUAL FIELD MEASUREMENTS. CONTRACTOR SHALL VERIFY UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.

16. A TWENTY-FOOT STORM SEWER AND SANITARY SEWER EASEMENT AS REQUIRED BY THE CITY OF STOCKBRIDGE AND SHOWN ON THE FINAL PLAT.

17. SIDEWALKS REQUIRED BOTH SIDES OF STREET, 5' WIDE & 2' BEHIND CURB AND HANDICAP ACCESSIBLE AT ALL CORNERS. PRIOR TO RELEASE OF 2 YEAR MAINTENANCE BOND ALL SIDEWALKS MUST BE COMPLETE.

18. MAINTENANCE OF DETENTION PONDS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND SHALL BE MAINTAINED AND REPAIRED WHEN NEEDED OR AS REQUESTED BY THE CITY OF STOCKBRIDGE.

19. ALL STORM DRAIN PIPES OUTSIDE THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER. IF IT BECOMES NECESSARY FOR THE CITY OF STOCKBRIDGE TO PROVIDE ANY MAINTENANCE OR MAKE ANY REPAIRS TO THE LINE THAT IS AN EXTENSION OF THE STORM DRAIN LINE UNDER THE ROADWAY, TO PROTECT THE ROADWAY OR OTHER PROPERTY UPSTREAM FROM THIS LINE, THE CITY OF STOCKBRIDGE WILL BACK CHARGE THE PROPERTY OWNER FOR ALL EXPENSES INCURRED IN CORRECTING THE DRAINAGE PROBLEM. THE CITY OF STOCKBRIDGE SHALL NOT BE RESPONSIBLE FOR DAMAGE TO ANY IMPROVEMENT ON THIS SITE RESULTING FROM THE REPAIR OF THIS LINE INCLUDING BUT NOT LIMITED TO THE REPLACEMENT OR REPAIR OF CURB AND GUTTER, PAVEMENT OR OTHER INFRASTRUCTURE IMPROVEMENT.

20. HENRY COUNTY MAP 907 A
ALL BLOCK 1
PARCELS SAME AS LOT #'S
COMMON AREAS 007A11100000

21. DETENTION POND TO BE OWNED BY THE HOMEOWNERS ASSOCIATION.

22. THERE IS A LIVE STREAM ON THIS SITE.

23. THE CITY OF STOCKBRIDGE ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OF EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, NOR THE EXTENSION OF CULVERTS BEYOND THE POINTS SHOWN ON THIS PLAT AND AS REQUIRED BY THE CITY OF STOCKBRIDGE SUBDIVISION ORDINANCE.

24. OPEN SPACE IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

25. DENSITY CALCULATIONS: GROSS DENSITY: 41/15.87 = 2.58 UPA
NET DENSITY: 41/4.932 = 8.28 UPA

SURVEYOR'S NOTES

1. A TOPCON DS 105 (ROBOTIC TOTAL STATION), TOPCON TRAVERSING EQUIPMENT, A 300 FOOT TAPE AND SPECTRA PRECISION SP80 VRS GPS EQUIPMENT WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.

2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAD A CLOSURE PRECISION OF ONE FOOT IN 19,663 FEET, AND AN ANGULAR ERROR OF 09 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 716,581 FEET.

4. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

5. THE SOURCE OF VERTICAL DATUM IS GDPS VRS CORS NETWORK.

6. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83 (2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

7. THE FIRM OF SEILER & ASSOCIATES, INC DOES NOT CERTIFY TO THE CORRECTNESS OR ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER (800-282-7411) PRIOR TO ANY DIGGING.

8. MFR'S REFERENCED TO THIS NOTE ARE SHOWN AS THEY WERE PROVIDED TO THIS OFFICE BY POINT TO POINT LAND SURVEYORS, INC. THE FIRM OF SEILER & ASSOCIATES, INC HAS MADE NO INDEPENDENT STUDY OF MINIMUM FINISHED FLOOR ELEVATIONS OR THE OVERALL DRAINAGE SYSTEM OF BRUSH CREEK COMMONS.

9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL EASEMENTS, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.

SURVEYOR'S REFERENCES

1. FINAL PLAT FOR BRUSH CREEK COMMONS PREPARED BY POINT TO POINT LAND SURVEYORS DATED JANUARY 29, 2018.
2. APPROVED SITE DEVELOPMENT PLANS FOR BRUSH CREEK COMMONS BY LAND ENGINEERING AND DEVELOPMENT DATED JANUARY 25, 2005 (LAST REVISED 3-17-05).

ZONING REFERENCES

CURRENT ZONING:
MFR-TOWNHOMES

CONTROLLING ZONING CONDITIONS:
RM-2 FROM 07-21-2003

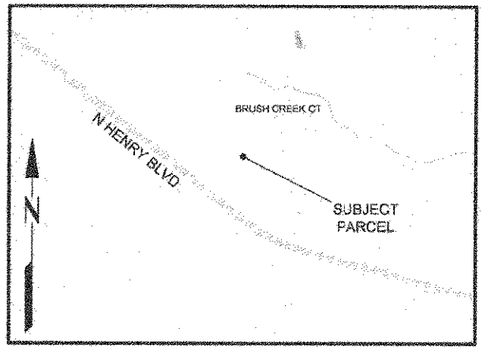
PREVIOUS AGREEMENTS:
1) DEVELOPMENT AGREEMENT DATED 07-21-2003 ADOPTED IN COMPANION TO REZONING CASE #RZ-03-04 (COPIED HERE TO PAGES 6-8)

2) AMENDMENT 1 DATED 12-13-2004 (COPIED HERE TO PAGES 8-9)

3) SITE DEVELOPMENT PLANS DATED 01-25-2005 (TO REFERENCE, REQUEST FOR A COPY FROM THE CITY OF STOCKBRIDGE)

4) AMENDMENT 2 DATED 08-13-2007 (COPIED HERE TO PAGE 9)

5) ZONING MODIFICATION ORDINANCE #ZM-2022-01 DATED 11-14-2022 (COPIED HERE TO PAGE 10)



VICINITY MAP
NOT TO SCALE

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 AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS 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.

GEORGIA REGISTERED No. 2386 PROFESSIONAL LAND SURVEYOR KEITH SEILER

8-30-23

KEITH R. SEILER — DATE
GEORGIA REGISTRATION NO. 2386
MEMBER NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS)
MEMBER SURVEYING & MAPPING SOCIETY OF GEORGIA (SAMSOG)

SUBJECT PROPERTY

OWNER:
PIVOTAL ENTERPRISES, LLC
1705 ENTERPRISE WAY
SUITE B-500
MARIETTA, GA. 30067

ENGINEER OF RECORD:
LAND ENGINEERING AND DEVELOPMENT
274 RACETRACK ROAD
MCDONOUGH, GA 30252
678-423-8720

SURVEYOR:
SEILER & ASSOCIATES, INC.
124 ANDREW DRIVE, SUITE 200
STOCKBRIDGE, GA. 30281
678-565-9200

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ZONING CONDITIONS (CASE # RZ-03-04)

ZONING REQUIREMENTS OF PROPERTY REFER TO THE DEVELOPMENT AGREEMENT DATED DECEMBER 13, 2004 AMENDMENT AUGUST 13, 2007 AS WELL AS ZONING MODIFICATION ZM-2022-01. THE VALIDITY AND ENFORCEABILITY OF THIS AGREEMENT IS CONDITIONAL UPON THE CITY REZONING THE PROPERTY TO THE ZONING CLASSIFICATION AS FOLLOWS:

A. REZONING, THE PROPERTY DESCRIBED IN EXHIBIT "A" FOR A TOTAL OF 15.96 ACRES, MORE OR LESS, SHALL BE REZONED FROM SINGLE-FAMILY RESIDENCE DISTRICT (R-2) TO MULTI-FAMILY RESIDENCE DISTRICT (MFR-TOWNHOMES), PROJECT NOT EXCEED 41 UNITS TOTAL.
B. REQUIREMENTS GENERALLY. OWNER SHALL COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, AND CONDITIONS OF THE ZONING ORDINANCE EXCEPT WHERE SPECIFICALLY EXCLUDED HEREIN, IN THE DEVELOPMENT OF THE PROPERTY INCLUDING THOSE EXPRESSED HEREIN. FOR SPECIFIC REFERENCE, RM ORDINANCE NUMBER 03-03, EFFECTIVE ON MARCH 10, 2003, SHALL APPLY AND IS ATTACHED HERETO AS EXHIBIT "B" AND INCORPORATED HEREIN BY REFERENCE. IN ADDITION TO SAID ORDINANCES, THE CONDITION CONTAINED IN THIS AGREEMENT SHALL APPLY. IF THERE IS A CONFLICT BETWEEN THE ZONING ORDINANCES AND THIS AGREEMENT, THE TERMS OF THIS AGREEMENT
C. DEVELOPMENT CONDITIONS.

1. THE FOLLOWING CONDITIONS SHALL APPLY TO THE PROPERTY.

A. REVISE SITE PLAN TO ADHERE TO ALL CITY OF STOCKBRIDGE MFR ORDINANCE REQUIREMENTS. (NOTE THAT APPROVAL OF THIS REZONING IS NOT AN APPROVAL OF THE SITE PLAN SUBMITTED.)
B. MAXIMUM BUILDING HEIGHT SHALL BE SHOWN ON THE SITE PLAN (THE LESSER OF 45 FEET OR (4) STORIES. SEE MUNICIPAL CODE SECTION 12.02.0511 FOR THE CITY OF STOCKBRIDGE).
C. ALL TOWNHOUSES SHALL HAVE A MIXTURE OF FRONT FACADE CONSISTING OF COVERED ENTRYWAY, PORCHES, BAY WINDOWS AND BALCONIES. GARAGES SHALL BE ACCENTUATED WITH VARIATIONS OF DESIGN FEATURES.
D. OWNER SHALL SUBMIT ELEVATIONS OF BUILDINGS TO BE APPROVED BY THE CITY. NOTE, HOWEVER, THAT THE CITY MAY APPROVE ELEVATIONS IF IT DETERMINES THAT WAITING FOR STAFF'S REVIEW HAS UNREASONABLY DELAYED OWNER.
E. EACH UNIT ELEVATION PER BUILDING SHALL BE SEPARATE AND DISTINCT FROM THE OTHERS AND SHALL INCLUDE VARIATIONS IN ROOF LINES WHICH MAY BE ACCOMPLISHED WITH THE USE OF DORMERS, GABLES AND/OR PARAPETS.
F. ALL EXTERIOR FACADES SHALL CONSIST OF BRICK AND/OR STONE. THE CORNICES AND GABLES SHALL CONSIST OF STUCCO, STONE, AND/OR HARDI-PLANK.
G. OWNER SHALL INSTALL STREET TREES ALONG ALL STREETS TO BE PLACED BETWEEN THE SIDEWALK AND THE FRONT PROPERTY LINES, HAVE A MINIMUM TWO AND ONE-HALF INCH (2.5") CALIBER (DBH"), SHALL HAVE A MINIMUM TWENTY-FOUR FOOT (24.00 FT.) PLANTING AREA AND SHALL BE SPACED AN AVERAGE OF FORTY-FIVE FEET (45') APART. OWNER SHALL PROVIDE A LIST OF TEN (10) TREES TO BE PROVIDED AND SUBJECT TO MODIFICATION BY THE CITY.
H. A STREET SCAPING PLAN SHALL BE SUBMITTED TO THE CITY OF STOCKBRIDGE PLANNING AND ZONING STAFF FOR COMMENTS AND APPROVED BY THE CITY TO INCLUDE SIDEWALKS, STREET TREES, LANDSCAPING, STREET LIGHTING AND STREET FURNITURE. NOTE, HOWEVER, THAT THE CITY MAY APPROVE THE STREET SCAPE PLAN IF IT DETERMINES THAT WAITING FOR STAFF'S REVIEW HAS UNREASONABLY DELAYED OWNER.
I. ANY FLOOD PLAIN ALTERATION BE SUPPORTED BY A CERTIFIED ENGINEER AT THE PLAN REVIEW STAGE.
J. THE APPLICANT SHALL SUBMIT, TO THE CITY CLERK AND CITY ATTORNEY, AN UPDATED LEGAL DESCRIPTION AND PLAT, CERTIFIED BY AN ENGINEER, OR SURVEYOR LICENSED IN THE STATE OF GEORGIA, OF THE PROPERTY.
K. OWNER SHALL NOT CONSTRUCT AN ENTRANCE OR EXIT ONTO SHIELDS DRIVE FOR ACCESS TO THE PROJECT.
L. OWNER SHALL MAINTAIN A TWO HUNDRED FOOT (200) BUFFER BETWEEN THE PROJECT AND SHIELDS DRIVE. AN EXEMPTION TO THIS CONDITION SHALL AUTOMATICALLY ARISE SHOULD THE CITY COUNCIL APPROVE A REZONING OF SAID BUFFER AREA TO A SINGLE FAMILY DETACHED RESIDENTIAL ZONING CLASSIFICATION.
M. THIS REZONING APPLIES TO ONLY THE PROPERTY AND SHALL NOT BE CONSTRUED AS APPLYING TO THE AREAS ZONED COMMERCIAL ADJACENT TO THE PROPERTY.
N. AMENITIES WILL INCLUDE: 1,200 SQUARE FOOT CLUB HOUSE WITH FULL KITCHEN, GYM, GRILLS, BENCHES, AND FIREPLACE; ONE COMBINED PLAYGROUND WITH EQUIPMENT FOR BOTH TODDLERS AND OVER; 3,000 SQUARE FOOT ADDED FLEXIBLE USE AREA; 15'X30' PAVILION; GAZEBO; MONUMENT SIGNS; 1,400 LF ALL NATURAL WALKING TRAIL APPROXIMATELY 3' IN WIDTH AND BRIDGES NECESSARY TO CROSS BRUSH CREEK; EXTRA PARKING SPACES TO SERVE AMENITIES, SEE ZM-2022-01 (SHEET 10).

VARIANCES
A. THE MAXIMUM UNITS PER BUILDING MAY INCREASE FROM FIVE (5) UNITS TO SIX (6) UNITS PER BUILDING.
B. THE MINIMUM DISTANCE BETWEEN BUILDINGS MAY BE REDUCED FROM FORTY FEET (40') TO TWENTY FEET (20').
C. REDUCTION IN BUFFER FROM THIRTY FEET (30') TO TEN FEET (10') ALONG THE PROPOSED ENTRANCE AND BETWEEN THE PROPOSED LOCATION OF THE FIRST BUILDING FROM THE ENTRANCE AND THE PROPERTY LINE AS DEPICTED IN THE PROPOSED SITE PLAN INCLUDED IN OWNER'S OCTOBER 7, 2004 PROPOSAL ATTACHED HERETO AS EXHIBIT "A", SUBMITTED TO THE CITY COUNCIL AND ON FILE WITH THE CITY CLERK.
D. INDIVIDUAL RESIDENTIAL GARBAGE PICK-UP MAY BE PERMITTED
E. THE FRONT SETBACK REQUIREMENTS FOR THIS BUILDINGS ARE HERE BY REDUCED TO 10 FEET.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 59 AND 70 OF THE 12TH LAND DISTRICT, CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR & SURVEYORS CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA") AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY LINE OF SHIELDS ROAD (80 MINIMUM RIGHT-OF-WAY) AND THE LINE COMMON TO LAND LOTS 59 AND 70;

THENCE LEAVING THE WESTERN RIGHT-OF-WAY LINE OF SHIELDS ROAD AND RUNNING ALONG SAID LINE COMMON TO LAND LOTS 59 AND 70, NORTH 89 DEGREES 25 MINUTES 38 SECONDS WEST, 19.54 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE LEAVING SAID LINE COMMON TO LAND LOTS 59 AND 70, NORTH 23 DEGREES 23 MINUTES 43 SECONDS WEST, 0.99 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 74 DEGREES 01 MINUTES 24 SECONDS WEST, 10.26 FEET TO A POINT;

THENCE NORTH 80 DEGREES 57 MINUTES 45 SECONDS WEST, 23.50 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 87 DEGREES 19 MINUTES 37 SECONDS WEST, 107.41 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 81 DEGREES 45 MINUTES 52 SECONDS WEST, 117.86 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 86 DEGREES 47 MINUTES 59 SECONDS WEST, 112.98 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE SOUTH 87 DEGREES 19 MINUTES 26 SECONDS WEST, 19.89 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 86 DEGREES 59 MINUTES 29 SECONDS WEST, 9.04 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");
THENCE SOUTH 02 DEGREES 54 MINUTES 32 SECONDS WEST, 20.00 FEET TO A 1/2" REBAR & SURVEYOR'S CAP (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA") SET ON THE LINE COMMON TO LAND LOTS 59 AND 70;

THENCE ALONG THE LINE COMMON TO LAND LOTS 59 AND 70, NORTH 89 DEGREES 25 MINUTES 38 SECONDS WEST, 609.38 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE CONTINUING ALONG THE LINE COMMON TO LAND LOTS 59 AND 70, NORTH 89 DEGREES 31 MINUTES 00 SECONDS WEST, 66.66 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE LEAVING SAID LINE COMMON TO LAND LOTS 59 AND 70, SOUTH 49 DEGREES 31 MINUTES 16 SECONDS WEST, 198.75 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE 16.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT, (SAID CURVE HAVING A RADIUS OF 125.00 FEET AND A CHORD OF SOUTH 42 DEGREES 36 MINUTES 52 SECONDS WEST, 16.89 FEET) TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE SOUTH 38 DEGREES 43 MINUTES 28 SECONDS WEST, 199.44 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 50 DEGREES 27 MINUTES 40 SECONDS WEST, 21.49 FEET TO A POINT;

THENCE SOUTH 39 DEGREES 53 MINUTES 14 SECONDS WEST, 33.51 FEET TO A POINT;

THENCE NORTH 81 DEGREES 11 MINUTES 39 SECONDS WEST, 490.83 FEET TO A POINT;

THENCE NORTH 44 DEGREES 16 MINUTES 46 SECONDS EAST, 56.06 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE SOUTH 81 DEGREES 16 MINUTES 46 SECONDS EAST, 380.00 FEET TO A REBAR & SURVEYOR'S CAP FOUND;

THENCE NORTH 76 DEGREES 34 MINUTES 50 SECONDS EAST, 368.03 FEET TO A REBAR & SURVEYOR'S CAP FOUND (STAMPED "COA 813");

THENCE NORTH 81 DEGREES 33 MINUTES 35 SECONDS WEST, 325.00 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 14 DEGREES 13 MINUTES 39 SECONDS EAST, 251.71 FEET TO A 1/2" OPEN TOP PIPE FOUND;

THENCE NORTH 03 DEGREES 29 MINUTES 29 SECONDS WEST, 115.51 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 89 DEGREES 59 MINUTES 56 SECONDS EAST, 285.93 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE SOUTH 12 DEGREES 52 MINUTES 48 SECONDS WEST, 45.57 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE SOUTH 89 DEGREES 47 MINUTES 07 SECONDS EAST, 139.32 FEET TO A 3/8" SECONDS REBAR FOUND;

THENCE NORTH 89 DEGREES 54 MINUTES 21 SECONDS EAST, 499.19 FEET TO A 3/8" REBAR FOUND ON THE WESTERN RIGHT-OF-WAY LINE OF SHIELDS ROAD;

THENCE ALONG THE WESTERN RIGHT-OF-WAY LINE OF SHIELDS ROAD, 156.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 977.56 FEET AND A CHORD OF SOUTH 09 DEGREES 27 MINUTES 31 SECONDS EAST, 156.65 FEET) TO A POINT;

THENCE CONTINUING ALONG THE WESTERN RIGHT-OF-WAY LINE OF SHIELDS ROAD, 82.66 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1308.66 FEET AND A CHORD OF SOUTH 14 DEGREES 04 MINUTES 07 SECONDS EAST, 82.65 FEET) TO A POINT;

THENCE CONTINUING ALONG THE WESTERN RIGHT-OF-WAY LINE OF SHIELDS ROAD, 308.63 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 12388.91 FEET AND A CHORD OF SOUTH 20 DEGREE 29 MINUTES 39 SECONDS EAST, 308.62 FEET TO A POINT;

THENCE CONTINUING ALONG THE WESTERN RIGHT-OF-WAY LINE OF SHIELDS ROAD, SOUTH 34 DEGREES 48 MINUTES 51 SECONDS EAST, 139.27 FEET TO THE **POINT OF BEGINNING.**

SAID TRACT OR PARCEL OF LAND CONTAINING 15.7438 ACRES (685,735 SQUARE FEET).

OWNERS CERTIFICATE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREIN SHOWN FOR THE PURPOSE(S) THEREIN EXPRESSED.

OWNER - PIVOTAL ENTERPRISES, LLC — DATE: 9/8/2023

CITY OF STOCKBRIDGE APPROVAL:

CITY OF STOCKBRIDGE ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, NOR FOR THE EXTENSION OF CULVERTS BEYOND THE POINTS SHOWN ON THIS PLAT AND AS REQUIRED BY THE MUNICIPAL CODE OF THE CITY OF STOCKBRIDGE.

THIS PLAT IS HEREBY APPROVED FOR RECORDING:

BY: _____
CITY OF STOCKBRIDGE Planning Commission Chair
DATE: 9/8/2023

THIS PLAT IS HEREBY APPROVED FOR RECORDING:

BY: _____
CITY OF STOCKBRIDGE COMMUNITY DEVELOPMENT DEPARTMENT
DATE: 8-31-23

THIS PLAT IS HEREBY APPROVED FOR RECORDING:

BY: _____
CITY OF STOCKBRIDGE ENGINEERING
DATE: 8/31/23

FLOOD NOTE:

ACCORDING TO FEMA F.I.R.M. PANELS: ***13151C0208D & 13151C0207D*** EFFECTIVE DATE: ***OCTOBER 5, 2016*** AND BY GRAPHIC PLOTTING ONLY, PORTION(S) OF THIS PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE ***AE*** OF THE FLOOD INSURANCE RATE MAP FOR HENRY COUNTY, GA.

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PHOTOS ON THE WEB AT WWW.SEILERASSOC.COM

FINAL TOWNHOME PLAT
FOR
BRUSH CREEK COMMONS
CITY OF STOCKBRIDGE,
(HENRY COUNTY), GEORGIA

GEORGIA REGISTERED No. 2386 PROFESSIONAL LAND SURVEYOR KEITH SEILER
8-30-23

NO.	DESCRIPTION	DATE	BY	APPR.
1-3	BRUSH CREEK COMMENTS	2-27-23	BCM	KS
4	CLIENT REVIEW COMMENTS	5-15-23	BCM	KS
5	CLIENT REVIEW COMMENTS	6-13-23	BCM	KS
6	CLIENT REVIEW COMMENTS	7-13-23	BCM	KS
7	CLIENT REVIEW COMMENTS	7-20-23	BCM	KS
8	CLIENT REVIEW COMMENTS	7-31-23	BCM	KS
9	CLIENT REVIEW COMMENTS	8-30-23	BCM	KS

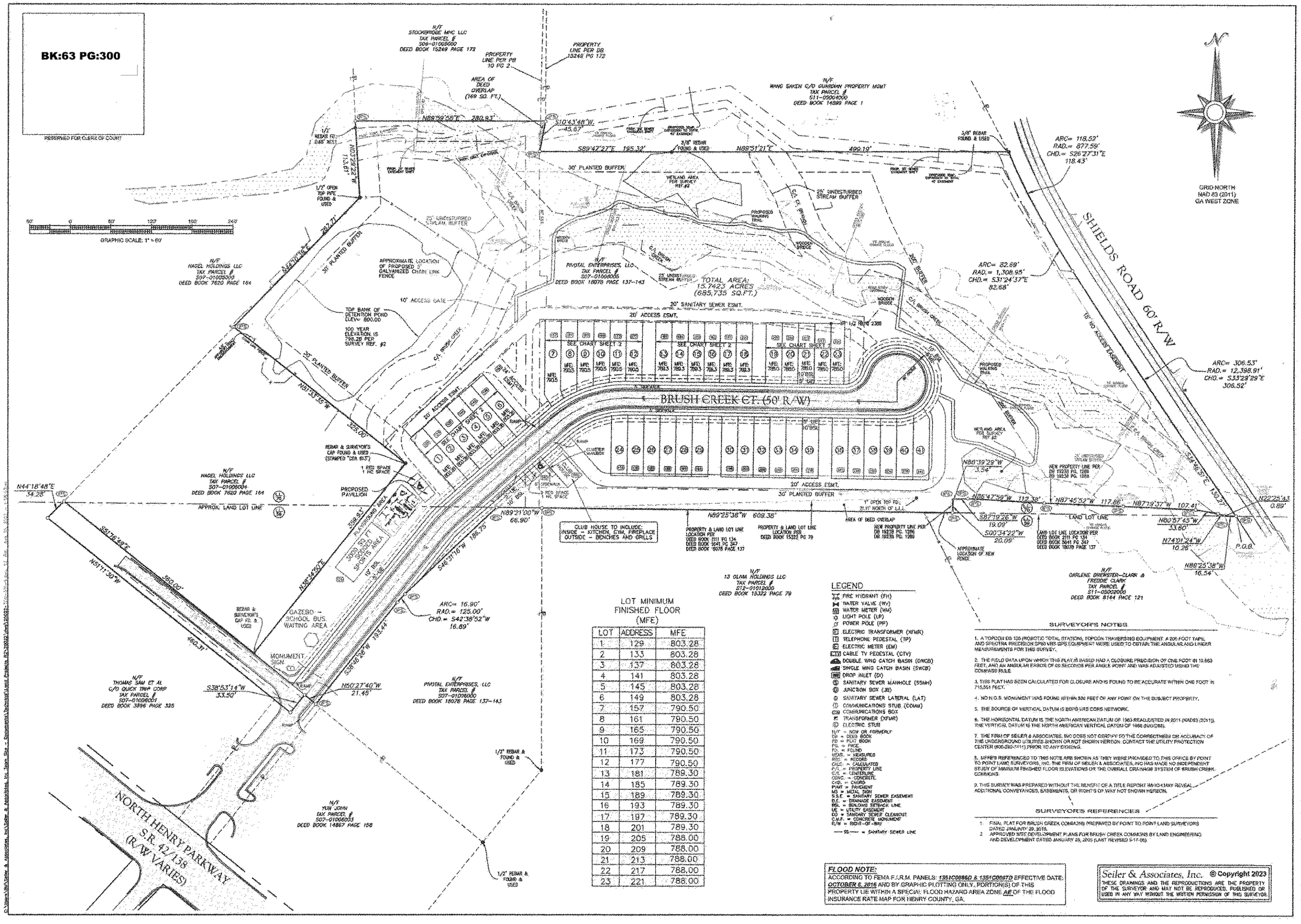
REVISIONS

DATE: FEBRUARY 21, 2023
SCALE: HORZ: 1" = 60'
FIELD BOOK: PROJECT
DATE OF FIELD SURVEY: JULY 19, 2021
LAND LOT(S): 59 & 70
DISTRICT: 12 TH
SECTION: N/A
COUNTY: HENRY (CITY OF STOCKBRIDGE)
SURVEYED: KS
DRAWN: BCM
CHECKED: KS
APPROVED: KS
PROJECT NO.: 2-20022
DWG NAME: 20022-SSD-001-8.dwg

SHEET 1 OF 10

BK:63 PG:300

RESERVED FOR CLERK OF COURT



LOT MINIMUM FINISHED FLOOR (MFE)

LOT	ADDRESS	MFE
1	129	803.28
2	133	803.28
3	137	803.28
4	141	803.28
5	145	803.28
6	149	803.28
7	157	790.50
8	161	790.50
9	165	790.50
10	169	790.50
11	173	790.50
12	177	790.50
13	181	789.30
14	185	789.30
15	189	789.30
16	193	789.30
17	197	789.30
18	201	789.30
19	205	788.00
20	209	788.00
21	213	788.00
22	217	788.00
23	221	788.00

LEGEND

- FH = FIRE HYDRANT
- WV = WATER VALVE
- WM = WATER METER
- LP = LIGHT POLE
- PP = POWER POLE
- TF = ELECTRIC TRANSFORMER (XFMR)
- TP = TELEPHONE PEDESTAL
- EM = ELECTRIC METER
- CTV = CABLE TV PEDESTAL
- DWCB = DOUBLE WING CATCH BASIN
- SWCB = SINGLE WING CATCH BASIN
- DI = DROP INLET
- SMH = SANITARY SEWER MANHOLE
- JB = JUNCTION BOX
- SSL = SANITARY SEWER LATERAL
- COMM = COMMUNICATIONS STUB
- CB = COMMUNICATIONS BOX
- XFMR = TRANSFORMER
- ES = ELECTRIC STUB

N/F = NOW OR FORMERLY
DB = DEED BOOK
PB = PLAT BOOK
PG. = PAGE
FD. = FOUND
MEAS. = MEASURED
REC. = RECORD
CALC. = CALCULATED
P/L = PROPERTY LINE
C/L = CENTERLINE
CONC. = CONCRETE
CHD. = CHORD
PVMT = PAVEMENT
MS = METAL SIGN
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
BSL = BUILDING SETBACK LINE
UE = UTILITY EASEMENT
SD = SANITARY SEWER CLEANOUT
C.M.F. = CONCRETE MONUMENT
R/W = RIGHT-OF-WAY
SS = SANITARY SEWER LINE

SURVEYOR'S NOTES:

1. A TOPCON DB 120 (ROBOTIC TOTAL STATION), TOPCON TRAVERSING EQUIPMENT, A 200 FOOT TAPE AND SPECTRA PRECISION SP80 VRS GPS EQUIPMENT WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAD A CLOSURE PRECISION OF ONE FOOT IN 18,863 FEET, AND AN ANGULAR ERROR OF 09 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 715,551 FEET.
4. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
5. THE SOURCE OF VERTICAL DATUM IS GPS/VRS CORS NETWORK.
6. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83 (2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. THE FIRM OF SEILER & ASSOCIATES, INC DOES NOT CERTIFY TO THE CORRECTNESS OR ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER (800-282-7411) PRIOR TO ANY DIGGING.
8. MFE'S REFERENCED TO THIS NOTE ARE SHOWN AS THEY WERE PROVIDED TO THIS OFFICE BY POINT TO POINT LAND SURVEYORS, INC. THE FIRM OF SEILER & ASSOCIATES, INC HAS MADE NO INDEPENDENT STUDY OF MINIMUM FINISHED FLOOR ELEVATIONS OR THE OVERALL DRAINAGE SYSTEM OF BRUSH CREEK COMMONS.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.

SURVEYOR'S REFERENCES

1. FINAL PLAT FOR BRUSH CREEK COMMONS PREPARED BY POINT TO POINT LAND SURVEYORS DATED JANUARY 29, 2015.
2. APPROVED SITE DEVELOPMENT PLANS FOR BRUSH CREEK COMMONS BY LAND ENGINEERING AND DEVELOPMENT DATED JANUARY 25, 2005 (LAST REVISED 9-17-06).

FLOOD NOTE:
ACCORDING TO FEMA F.I.R.M. PANELS: *13151C0086D & 13151C0087D* EFFECTIVE DATE: *OCTOBER 6, 2016* AND BY GRAPHIC PLOTTING ONLY, PORTION(S) OF THIS PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE *AE* OF THE FLOOD INSURANCE RATE MAP FOR HENRY COUNTY, GA.

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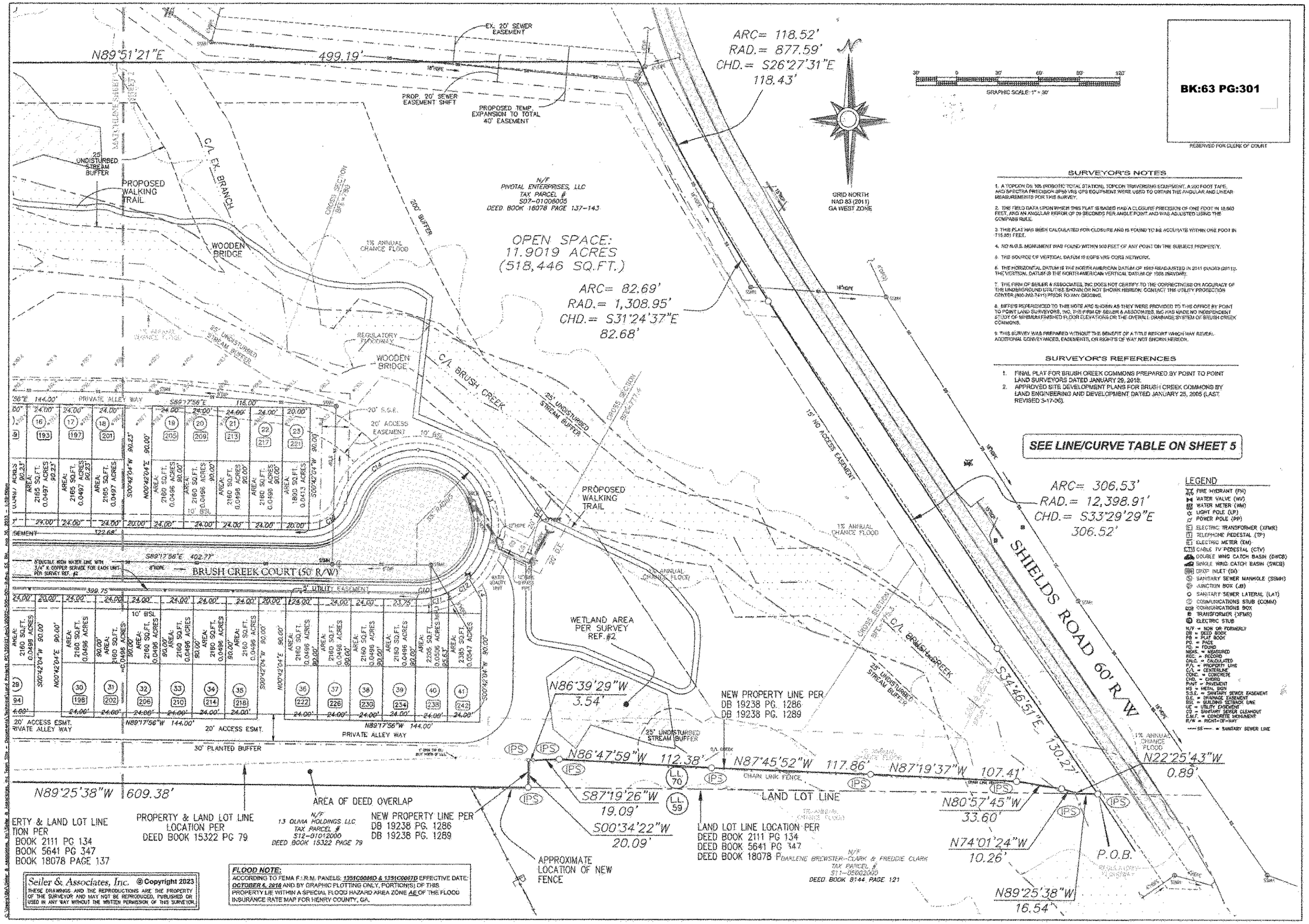
FINAL TOWNHOME PLAT FOR BRUSH CREEK COMMONS CITY OF STOCKBRIDGE, (HENRY COUNTY), GEORGIA

8-30-23

NO.	DESCRIPTION / AMENDMENT / CHANGES	DATE	BY	APPR.
1-3	BOUNDARY, TOPO	2-24-23	BCM	KS
4	CLIENT REVIEW COMMENTS	3-7-23	BCM	KS
5	CLIENT REVIEW COMMENTS	6-15-23	BCM	KS
6	CLIENT REVIEW COMMENTS	7-13-23	BCM	KS
7	CLIENT REVIEW COMMENTS	7-26-23	BCM	KS
8	CLIENT REVIEW COMMENTS	7-21-23	BCM	KS
9	CLIENT REVIEW COMMENTS	8-30-23	BCM	KS

REVISIONS

SHEET 2 of 10
DATE: FEBRUARY 24, 2023
SCALE: 1" = 60'
VERT.: N/A
FIELD BOOK: PROJECT
DATE OF FIELD SURVEY: JULY 19, 2021
LAND LOT(S): 99 & 70
DISTRICT: 12 TH
SECTION: N/A
COUNTY: HENRY (CITY OF STOCKBRIDGE)
DRAWN: BCM
CHECKED: KS
APPROVED: KS
PROJECT NO.: 20-092
DWG NAME: 20222-300-001-3.dwg



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FINAL TOWNHOME PLAT FOR BRUSH CREEK COMMONS CITY OF STOCKBRIDGE, (HENRY COUNTY), GEORGIA

GEORGIA REGISTERED LAND SURVEYOR
KEITH SEILER
8-30-23

NO.	DESCRIPTION	DATE	BY	APPR.
1-3	BOUNDARY & UTILITY CHANGES	2-27-23	BM	KS
4	CLIENT REVIEW COMMENTS	3-7-23	BDM	KS
5	CLIENT REVIEW COMMENTS	6-15-23	BDM	KS
6	CLIENT REVIEW COMMENTS	7-13-23	BDM	KS
7	CLIENT REVIEW COMMENTS	7-26-23	BDM	KS
8	CLIENT REVIEW COMMENTS	7-31-23	BDM	KS
9	CLIENT REVIEW COMMENTS	8-30-23	BDM	KS

DATE: FEBRUARY 21, 2023
SCALE: HORZ.: 1" = 30'
VERT.: N/A
FIELD BOOK: PROJECT
DATE OF FIELD SURVEY: JULY 19, 2021
LAND LOT(S): 59 & 70
DISTRICT: 12 TH
SECTION: N/A
COUNTY: HENRY (CITY OF STOCKBRIDGE)
SURVEYED: BDM
DRAWN: BDM
CHECKED: KS
APPROVED: KS
PROJECT NO.: 20-022
DWG NAME: 20022-500-001-3.dwg

SHEET 3 OF 10

BK:63 PG:302

RESERVED FOR CLERK OF COURT

FLOOD NOTE:
ACCORDING TO FEMA F.I.R.M. PANELS: *13151C0085D & 13151C0057D* EFFECTIVE DATE: *OCTOBER 6, 2016* AND BY GRAPHIC PLOTTING ONLY, PORTION(S) OF THIS PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE *AE* OF THE FLOOD INSURANCE RATE MAP FOR HENRY COUNTY, GA.

30' 0 30' 60' 90' 120'
GRAPHIC SCALE: 1" = 30'

LEGEND
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- LIGHT POLE (LP)
- POWER POLE (PP)
- ELECTRIC TRANSFORMER (XFMR)
- TELEPHONE PEDESTAL (TP)
- ELECTRIC METER (EM)
- CABLE TV PEDESTAL (CTV)
- DOUBLE WING CATCH BASIN (DWCB)
- SINGLE WING CATCH BASIN (SWCB)
- DROP INLET (DI)
- SANITARY SEWER MANHOLE (SSMH)
- JUNCTION BOX (JB)
- SANITARY SEWER LATERAL (LAT)
- COMMUNICATIONS STUB (COMM)
- COMMUNICATIONS BOX
- TRANSFORMER (XFMR)
- ELECTRIC STUB

N/F = NOW OR FORMERLY
DB = DEED BOOK
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S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
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UE = UTILITY EASEMENT
CO = SANITARY SEWER CLEANOUT
C.M.F. = CONCRETE MONUMENT
R/W = RIGHT-OF-WAY
SS = SANITARY SEWER LINE

GRID NORTH
NAD 83 (2011)
GA WEST ZONE

N/F
NAGEL HOLDINGS LLC
TAX PARCEL #
507-01005000
DEED BOOK 7620 PAGE 164

N/F
NAGEL HOLDINGS LLC
TAX PARCEL #
507-01008004
DEED BOOK 7620 PAGE 164

N89°59'58"E 280.93'
S10°43'48"W 45.67'
S89°47'27"E 195.32'
N89°51'21"E
N03°29'22"W 113.61'
N44°10'39"E 267.71'
N51°33'35"W 325.00'
N89°21'00"W

EX. 20' SEWER EASEMENT
PROP. 20' SEWER EASEMENT SHIFT
PROPOSED TEMP. EXPANSION TO TOTAL 40' EASEMENT
PROP. ESMT. EXPANSION
1% ANNUAL CHANCE FLOOD
WANG SAKEN C.
DEED
20' S.S.E.
30' PLANTED BUFFER
WETLAND AREA PER SURVEY REF. #2
25' UNDISTURBED STREAM BUFFER
PROPOSED WALKING TRAIL
C/L EX. BRANCH
C/L BRUSH CREEK
REGULATORY FLOODWAY
CROSS SECTION BFF-765.9
WOODEN BRIDGE
WOOD BRIDG
APPROXIMATE LOCATION OF PROPOSED 5' GALVANIZED CHAIN LINK FENCE
DETENTION POND TO BE OWNED BY THE HOMEOWNERS ASSOCIATION
TOP BANK OF DETENTION POND ELEV= 800.00
100 YEAR ELEVATION IS 798.28 PER SURVEY REF. #2
4.5' APPARENT FENCE ENCROACHMENT
CHAIN LINK FENCE
25' UNDISTURBED STREAM BUFFER
30' PLANTED BUFFER
APPROX. LAND LOT LINE
L.L. 70
L.L. 59
PROPOSED PAVILLION
1 REG SPACE
1 HC SPACE
BRUSH CREEK CT. (50' R/W)
PRIVATE ALLEY WAY
20' ACCESS ESMT.
CLUSTER MAILBOX
CLUB HOUSE
3 REG SPACE
1 HC SPACE
5' SIDEWALK
5' UTILITY EASEMENT
6" DUCTILE IRON WATER LINE WITH 3/4" K COPPER SERVICE FOR EACH UNIT PER SURVEY REF. #2
6" PVC
BRUSH C
MATCHLINE SHEET 3
SHEET 5
MATCHLINE SHEET 5
SHEET 3
N85°20'00"W 1003.00

SURVEYOR'S NOTES

1. A TOPCON DS-105 (ROBOTIC TOTAL STATION), TOPCON TRAVERSING EQUIPMENT, A 200 FOOT TAPE, AND SPECTRA PRECISION SP80 VRS GPS EQUIPMENT WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAD A CLOSURE PRECISION OF ONE FOOT IN 18,683 FEET, AND AN ANGULAR ERROR OF 09 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 115,691 FEET.
4. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
5. THE SOURCE OF VERTICAL DATUM IS EGPS VRS CORS NETWORK.
6. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83 (2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. THE FIRM OF SEILER & ASSOCIATES, INC DOES NOT CERTIFY TO THE CORRECTNESS OR ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER, (800-282-7411) PRIOR TO ANY DIGGING.
8. MFRE'S REFERENCED TO THIS NOTE ARE SHOWN AS THEY WERE PROVIDED TO THIS OFFICE BY POINT TO POINT LAND SURVEYORS, INC. THE FIRM OF SEILER & ASSOCIATES, INC HAS MADE NO INDEPENDENT STUDY OF MINIMUM FINISHED FLOOR ELEVATIONS OR THE OVERALL DRAINAGE SYSTEM OF BRUSH CREEK COMMONS.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.

SURVEYOR'S REFERENCES

1. FINAL PLAT FOR BRUSH CREEK COMMONS PREPARED BY POINT TO POINT LAND SURVEYORS DATED JANUARY 29, 2018.
2. APPROVED SITE DEVELOPMENT PLANS FOR BRUSH CREEK COMMONS BY LAND ENGINEERING AND DEVELOPMENT DATED JANUARY 25, 2005 (LAST REVISED 9-17-06).

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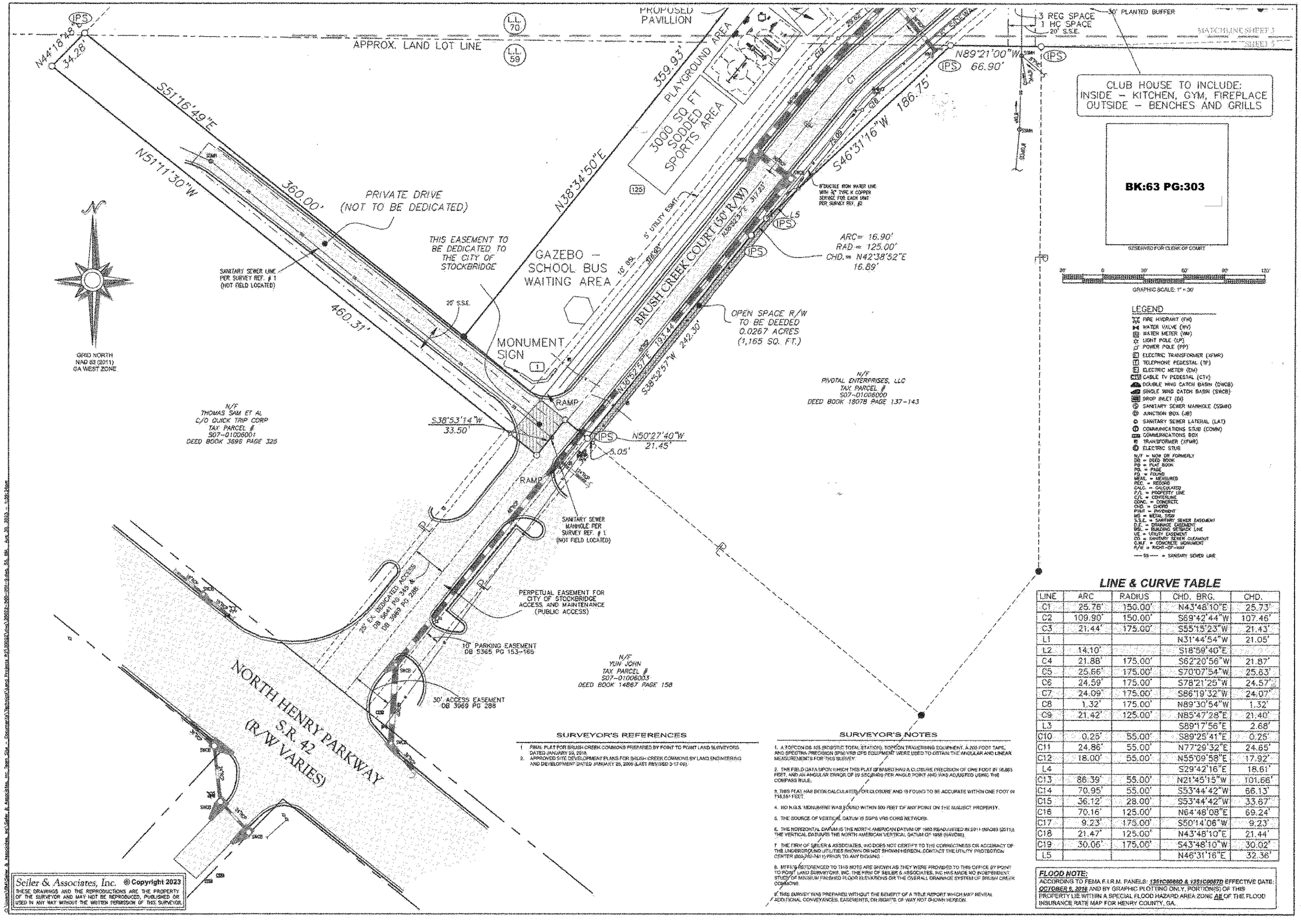
FINAL TOWNHOME PLAT FOR BRUSH CREEK COMMONS
CITY OF STOCKBRIDGE, (HENRY COUNTY), GEORGIA

GEORGIA REGISTERED LAND SURVEYOR
KEITH SEILER
8-30-23

NO.	DESCRIPTION / REVISIONS	DATE	BY	APPR'D
1-3	BOUNDARY, AMENITY, CHANGES	2-27-23	BCM	KS
4	CLIENT REVIEW COMMENTS	3-7-23	BCM	KS
5	CLIENT REVIEW COMMENTS	6-15-23	BCM	KS
6	CLIENT REVIEW COMMENTS	7-13-23	BCM	KS
7	CLIENT REVIEW COMMENTS	7-20-23	BCM	KS
8	CLIENT REVIEW COMMENTS	7-21-23	BCM	KS
9	CLIENT REVIEW COMMENTS	8-29-23	BCM	KS

DATE: FEBRUARY 21, 2023
SCALE: HORIZ 1" = 30'
VERT.: N/A
FIELD BOOK: PROJECT
DATE OF FIELD SURVEY: MAY 19, 2021
LAND LOT(S): 59 & 70
DISTRICT: 10TH
SECTION: N/A
COUNTY: HENRY (CITY OF STOCKBRIDGE)
SURVEYED: KS
DRAWN: BCM
CHECKED: KS
APPROVED: KS
PROJECT NO: 20-022
DWG NAME: 20022-500-001-3.dwg

SHEET 4 OF 10



SURVEYOR'S REFERENCES

1. FINAL PLAT FOR BRUSH CREEK COMMONS PREPARED BY POINT TO POINT LAND SURVEYORS DATED JANUARY 29, 2018.
2. APPROVED SITE DEVELOPMENT PLANS FOR BRUSH CREEK COMMONS BY LAND ENGINEERING AND DEVELOPMENT DATED JANUARY 25, 2006 (LAST REVISED 3-17-06).

SURVEYOR'S NOTES

1. A TOPCON GS-105 (ROBOTIC TOTAL STATION), TOPCON TRAVERSING EQUIPMENT, A 200 FOOT TAPE, AND SPECTRA PRECISION SP80 VRS GPS EQUIPMENT WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 16,863 FEET, AND AN ANGULAR ERROR OF 09 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 715,551 FEET.
4. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
5. THE SOURCE OF VERTICAL DATUM IS GGPS VRS CORS NETWORK.
6. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83 (2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
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9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.

LEGEND

- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- LIGHT POLE (LP)
- POWER POLE (PP)
- ELECTRIC TRANSFORMER (XFMR)
- TELEPHONE PEDESTAL (TP)
- ELECTRIC METER (EM)
- CABLE TV PEDESTAL (CTV)
- DOUBLE WING CATCH BASIN (DWCB)
- SINGLE WING CATCH BASIN (SWCB)
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- SANITARY SEWER MANHOLE (SSMH)
- JUNCTION BOX (JB)
- SANITARY SEWER LATERAL (LAT)
- COMMUNICATIONS STUB (COMM)
- COMMUNICATIONS BOX
- TRANSFORMER (XFMR)
- ELECTRIC STUB

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UE = UTILITY EASEMENT
CO = SANITARY SEWER CLEANOUT
C.M.F. = CONCRETE MONUMENT
R/W = RIGHT-OF-WAY

-SS- = SANITARY SEWER LINE

LINE & CURVE TABLE

LINE	ARC	RADIUS	CHD. BRG.	CHD.
C1	25.76'	150.00'	N43°48'10"E	25.73'
C2	109.90'	150.00'	S69°42'44"W	107.46'
C3	21.44'	175.00'	S55°15'23"W	21.43'
L1			N31°44'54"W	21.05'
L2	14.10'		S18°59'40"E	
C4	21.88'	175.00'	S62°20'56"W	21.87'
C5	25.66'	175.00'	S70°07'54"W	25.63'
C6	24.59'	175.00'	S78°21'25"W	24.57'
C7	24.09'	175.00'	S86°19'32"W	24.07'
C8	1.32'	175.00'	N89°30'54"W	1.32'
C9	21.42'	125.00'	N85°47'28"E	21.40'
L3			S89°17'56"E	2.68'
C10	0.25'	55.00'	S89°25'41"E	0.25'
C11	24.86'	55.00'	N77°29'32"E	24.65'
C12	18.00'	55.00'	N55°09'58"E	17.92'
L4			S29°42'16"E	18.61'
C13	86.39'	55.00'	N21°45'15"W	101.66'
C14	70.95'	55.00'	S53°44'42"W	66.13'
C15	36.12'	28.00'	S53°44'42"W	33.67'
C16	70.16'	125.00'	N64°48'08"E	69.24'
C17	9.23'	175.00'	S50°14'06"W	9.23'
C18	21.47'	125.00'	N43°48'10"E	21.44'
C19	30.06'	175.00'	S43°48'10"W	30.02'
L5			N46°31'16"E	32.36'

FLOOD NOTE:
ACCORDING TO FEMA F.I.R.M. PANELS: ***13151C0088D & 13151C0087D*** EFFECTIVE DATE: ***OCTOBER 5, 2016*** AND BY GRAPHIC PLOTTING ONLY, PORTION(S) OF THIS PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE ***AE*** OF THE FLOOD INSURANCE RATE MAP FOR HENRY COUNTY, GA.

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PROFESSIONAL SURVEYORS
124 ANDREW DRIVE • STOCKBRIDGE • GA 30281 • 678-565-9269 • LSF #930
FIND US ON THE WEB AT WWW.SEILERASSOC.COM

FINAL TOWNHOME PLAT FOR BRUSH CREEK COMMONS CITY OF STOCKBRIDGE, (HENRY COUNTY), GEORGIA

KEITH SEILER 8-30-23

NO.	DESCRIPTION	DATE	BY	APPR.
1-3	BOUNDARY, AREA'S CHANGES	2-27-23	BM	KS
4	CLIENT REVIEW COMMENTS	6-15-23	BDM	KS
5	CLIENT REVIEW COMMENTS	7-13-23	BDM	KS
6	CLIENT REVIEW COMMENTS	7-18-23	BDM	KS
7	CLIENT REVIEW COMMENTS	7-21-23	BDM	KS
8	CLIENT REVIEW COMMENTS	8-30-23	BDM	KS
9	CLIENT REVIEW COMMENTS			

DATE: FEBRUARY 21, 2023
SCALE: HORIZ. 1" = 30'
FIELD BOOK: MAPS/PROJECT
DATE OF FIELD SURVEY: JULY 19, 2021
LAND LOT(S): 59 & 70
DISTRICT: 12TH
SECTION: N/A
COUNTY: HENRY (CITY OF STOCKBRIDGE)
SURVEYED: JR
DRAWN: BDM
APPROVED: KS
PROJECT NO.: 20-022
DWG. NAME: 20022-SSC-201-5.dwg

SHEET 5 OF 10

BK:63 PG:304

RESERVED FOR CLERK OF COURT

SURVEYOR'S NOTES

1. A TOPCON GTS 105 (ROBOTIC TOTAL STATION) TOPCON TRAVERSING EQUIPMENT, A 300 FOOT TAPE, AND SPECTRA PRECISION SP60 VRS GPS EQUIPMENT WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAD A CLOSURE PRECISION OF ONE FOOT IN 16,583 FEET, AND AN ANGULAR ERROR OF 09 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 715,551 FEET.
4. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
5. THE SOURCE OF VERTICAL DATUM IS EGPS VRS CORS NETWORK.
6. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83 (2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. THE FIRM OF SEILER & ASSOCIATES, INC DOES NOT CERTIFY TO THE CORRECTNESS OR ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER (800-282-7411) PRIOR TO ANY DIGGING.
8. All PIE'S REFERENCED TO THIS NOTE ARE SHOWN AS THEY WERE PROVIDED TO THIS OFFICE BY POINT TO POINT LAND SURVEYORS, INC. THE FIRM OF SEILER & ASSOCIATES, INC HAS MADE NO INDEPENDENT STUDY OF MINIMUM FINISHED FLOOR ELEVATIONS OR THE OVERALL DRAINAGE SYSTEM OF BRUSH CREEK COMMONS.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.

SURVEYOR'S REFERENCES

1. FINAL PLAT FOR BRUSH CREEK COMMONS PREPARED BY POINT TO POINT LAND SURVEYORS DATED JANUARY 26, 2015.
2. APPROVED SITE DEVELOPMENT PLANS FOR BRUSH CREEK COMMONS BY LAND ENGINEERING AND DEVELOPMENT DATED JANUARY 26, 2006 (LAST REVISED 8-17-06).

FLOOD NOTE:
ACCORDING TO FEMA F.I.R.M. PANELS: ***13513C0085D & 13513C0057D*** EFFECTIVE DATE: **OCTOBER 8, 2014** AND BY GRAPHIC PLOTTING ONLY, PORTION(S) OF THIS PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE **AE** OF THE FLOOD INSURANCE RATE MAP FOR HENRY COUNTY, GA.

Seiler & Associates, Inc. **©Copyright 2023**
THESE DRAWINGS AND THE REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

Development Agreement between the City of Stockbridge and Royce Grant dated July 21, 2003

STATE OF GEORGIA

COUNTY OF HENRY

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into this 21st day of July, 2003, by and between the **CITY OF STOCKBRIDGE, GEORGIA**, a municipal corporation chartered under the laws of the State of Georgia (hereinafter "City") and **ROYCE GRANT** (hereinafter "Owner"). The Property encumbered by this Agreement shall consist one tract of land described in Exhibit "A," which is incorporated herein by reference.

PREAMBLE:

WHEREAS, Owner owns a tract of land consisting of 15.96 acres, more or less, that is depicted and described in the attached Exhibit "A";

WHEREAS, the Owner desires to develop the Property with townhouses in a profitable manner (the "Project") as depicted in the attached Exhibit "B", consistent with the zoning ordinances of the City (the "Zoning Ordinance"), and has an filed application (a copy of which is included in the Henry County Planning and Zoning Staff Report RZ-03-04 incorporated herein as Exhibit "C") to have the property rezoned to Multi-Family Residence district (RM-2 Townhouses) under the City's Zoning Ordinance;

WHEREAS, the Owner proposes to develop the Property similar to that shown in Exhibit "B" hereto attached;

WHEREAS, the State of Georgia has enacted The Georgia Development Impact Fee Act,

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Development Agreement between the City of Stockbridge and Royce Grant dated July 21, 2003

codified at O.C.G.A. §§ 36-71-1, *et seq.*, which provides that impact fees may be imposed by counties and municipalities;

WHEREAS, the City is investigating and considering the enactment of impact fee ordinances;

WHEREAS, the City has not represented, nor can it guarantee that its infrastructure and existing public facilities as defined by O.C.G.A. § 36-71-2, are sufficient to accommodate the proposed Project;

WHEREAS, the parties requires assurances from the other that certain essential elements will occur in order to facilitate the development of the Property, to insure that the Property will be developed pursuant to the Zoning Ordinance, the zoning conditions imposed by the City, and this Agreement, and any amendments thereto; to preclude litigation; and to coordinate development efforts;

WHEREAS, execution of this Development Agreement is a condition of rezoning;

WHEREAS, the City and Owner are willing to execute this Agreement to verify and achieve all of said purposes.

NOW, THEREFORE, for and in consideration of the covenants and agreements hereinafter stated and for the sum of ONE AND 00/100 DOLLARS ($1.00) in hand paid, the receipt and sufficiency of which is hereby acknowledged and understood, the parties agree as follows:

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Development Agreement between the City of Stockbridge and Royce Grant dated July 21, 2003

AGREEMENT:

1.

Rezoning Application

The City has found that the application filed with the City for the rezoning of the Property is consistent with zoning policies and goals of the City. Said application has been approved subject to this Agreement and certain conditions. All parties agree that said conditions shall be made a part of the ordinance rezoning the Property. Said zoning shall become effective after the City of Stockbridge City Council passes the Rezoning Ordinance and the parties execute this Agreement.

The parties also acknowledge that the net density restrictions imposed by the Stockbridge Zoning Ordinance are applicable to the Project, and that the Project shall feature no more than forty-eight (48) units.

2.

Zoning Requirements of the Property

The validity and enforceability of this Agreement is conditional upon the City rezoning the Property to the zoning classification as follows.

A) **Rezoning.** The Property described in Exhibit "A" for a total of 15.96 acres, more or less, shall be rezoned from Single-Family Residence district (R-2) to Multi-Family Residence district (RM-2 Townhouses).

B) **Requirements Generally.** Owner shall comply with all applicable rules, regulations, and conditions of the Zoning Ordinance, except where specifically excluded herein, in the development of the Property including those expressed herein. For specific

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Development Agreement between the City of Stockbridge and Royce Grant dated July 21, 2003

reference, RM ordinance number 03-60, effective on March 10, 2003, shall apply and is attached hereto as **Exhibit "D"** and incorporated herein by reference. In addition to said ordinances, the conditions contained in this Agreement shall apply. If there is a conflict between the Zoning Ordinances and this Agreement, the terms of this Agreement shall control.

C) **Development Conditions.**

1) The following conditions shall apply to the Property.

a) Revise site plan to adhere to all City of Stockbridge RM-2 Ordinance requirements. (Note that approval of this rezoning is not an approval of the site plan submitted.)

b) Maximum building height shall be shown on the site plan.

c) All townhouses shall have a mixture of front facade consisting of covered entryway, porches, bay windows and balconies. Garages shall be accentuated with variations of design portions.

d) Owner shall submit elevations of buildings to be approved by the City. Note, however, that the City may approve elevations if it determines that waiting for Staff's review has unreasonably delayed Owner.

e) Each unit elevation per building shall be separate and distinct from the other and shall include variations in rooflines which may be accomplished with the use of dormers, gables and/or fireplaces.

f) Each unit shall have different brick, stucco and masonry theme from the other attached units.

g) Owner shall install street trees along all streets to be placed between the sidewalk and the front property lines, have a minimum two and one-half inch (3-5") caliber (d.b.h), shall have a minimum twenty-four foot (24 sq. ft.) planting area and shall be spaced on average of forty-five feet (45') apart. Owner shall provide a list of ten (10) trees to be

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Development Agreement between the City of Stockbridge and Royce Grant dated July 21, 2003

provided and subject to modification by the City.

h) A street scaping plan shall be submitted to Henry County Planning and Zoning Staff for comments and approved by the City to include sidewalks, street trees, landscaping, street lighting and street furniture. Note, however, that the City may approve the street scape plan if it determines that waiting for Staff's review has unreasonably delayed Owner.

i) Any flood plain alteration be supported by a certified engineer at the plan review stage.

j) The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.

k) Owner shall not construct an entrance or exit onto Shields Drive.

l) Owner shall maintain a two hundred foot (200') buffer between the Project and Shields Drive.

m) This rezoning applies to only the Property and shall not be construed as applying to the areas zoned commercial adjacent to the Property.

3.

Variances

No variances shall apply.

4.

Impact on Services

In conjunction with the development of the Property, the person or entity seeking to make such improvements shall satisfy the following requirements:

A) Submission of Plans and Specifications.

Owner shall submit plans and specifications for development of the Property and

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Development Agreement between the City of Stockbridge and Royce Grant dated July 21, 2003

construction of any and all improvements thereon in conformance with all applicable rules, regulations, and laws of the State of Georgia, and with all applicable rules, regulations, and ordinances of the City and this Agreement.

B) Traffic and Road Improvements

The person or entity seeking to make improvements on the Property shall pay for road improvement costs or complete road improvements as follows:

1) Deceleration lane into and from the Property.

2) Other road improvement required by Henry County Department of Transportation or the City after review of Plans referenced in subparagraph 4.A. above.

C) Water and Sewerage Improvements.

1) The Owner shall pay the cost to extend or extend at its own expense the existing water main to the Property.

2) The Owner shall pay the cost to extend or extend at its own expense the necessary sewage outfall line to service the Project.

3) The Owner shall be responsible for the development of all water and sewer lines located within the Property.

5.

Impact Fees and Credits

A) Traffic and Road Impact Fees.

If the Owner is assessed at any time in the future traffic and road impact fees by the

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PROFESSIONAL SURVEYORS
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FINAL TOWNHOME PLAT FOR BRUSH CREEK COMMONS CITY OF STOCKBRIDGE, (HENRY COUNTY), GEORGIA

REGISTERED LAND SURVEYOR
KEITH SEILER
8-30-23

NO.	REVISIONS DESCRIPTION	DATE	BY
1-3	BOUNDARY AND TOPO CHANGES	5-27-23	BDM KS
4	CLIENT REVIEW COMMENTS	6-15-23	BDM KS
5	CLIENT REVIEW COMMENTS	7-13-23	BDM KS
6	CLIENT REVIEW COMMENTS	7-20-23	BDM KS
7	CLIENT REVIEW COMMENTS	7-31-23	BDM KS
8	CLIENT REVIEW COMMENTS	8-30-23	BDM KS
9	CLIENT REVIEW COMMENTS		

DATE: FEBRUARY 21, 2023
SCALE: HORZ.: 1" = 60'
FIELD WORK: PROJECT
DATE OF FIELD SURVEY: MAY 19, 2021
LAND LOT(S): 59 & 70
DISTRICT: 12TH
SECTION: N/A
COUNTY: HENRY (CITY OF STOCKBRIDGE)
SURVEYED: BB
DRAWN BY: BDM
CHECKED: KS
APPROVED: KS
PROJECT NO.: 20-022
DWG NAME: 20022-500-001-8.dwg

SHEET 6 OF 10

BK:63 PG:305

RESERVED FOR CLERK OF COURT

SURVEYOR'S NOTES

1. A TOPCON GE 105 (ROBOTIC TOTAL STATION), TOPCON TRAVERSING EQUIPMENT, A 200 FOOT TAPE, AND SPECTRA PRECISION SP80 VRS GPS EQUIPMENT WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAD A CLOSURE PRECISION OF ONE FOOT IN 15,683 FEET, AND AN ANGULAR ERROR OF 09 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 715,251 FEET.
4. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
5. THE SOURCE OF VERTICAL DATUM IS EGPS VRS CORS NETWORK.
6. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83 (2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. THE FIRM OF SEILER & ASSOCIATES, INC DOES NOT CERTIFY TO THE CORRECTNESS OR ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER (800-282-7411) PRIOR TO ANY DIGGING.
8. MPER'S REFERENCED TO THIS NOTE ARE SHOWN AS THEY WERE PROVIDED TO THIS OFFICE BY POINT TO POINT LAND SURVEYORS, INC. THE FIRM OF SEILER & ASSOCIATES, INC HAS MADE NO INDEPENDENT STUDY OF MINIMUM FINISHED FLOOR ELEVATIONS OR THE OVERALL DRAINAGE SYSTEM OF BRUSH CREEK COMMONS.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.

SURVEYOR'S REFERENCES

1. FINAL PLAT FOR BRUSH CREEK COMMONS PREPARED BY POINT TO POINT LAND SURVEYORS DATED JANUARY 29, 2018.
2. APPROVED SITE DEVELOPMENT PLANS FOR BRUSH CREEK COMMONS BY LAND ENGINEERING AND DEVELOPMENT DATED JANUARY 25, 2005 (LAST REVISED 3-17-06).

FLOOD NOTE:
ACCORDING TO FEMA F.I.R.M. PANELS: ***13151C0086D & 13151C0067D*** EFFECTIVE DATE: ***OCTOBER 6, 2016*** AND BY GRAPHIC PLOTTING ONLY, PORTION(S) OF THIS PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE ***AE*** OF THE FLOOD INSURANCE RATE MAP FOR HENRY COUNTY, GA.

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THESE DRAWINGS AND THE REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

Development Agreement between the City of Stockbridge and Royce Grant dated July 23, 2003

City, the Owner will be given credit against such impact fees as an amount equal to:

A) All funds expended by the Owner for improvement of North Henry Boulevard.

B) Water and Sewer Impact Fees.

If water or sewer impact fees are assessed at the time of issuance of building permits, said water or sewer impact fees shall be paid to the City.

6.

Covenants Running With the Land

The terms and conditions of this Agreement shall be binding upon each party and its successors in title and shall run with the title to the Property. Notice of this Agreement shall be filed of record in office of the Clerk of the Superior Court of Henry County, as shown on Exhibit "E" hereto attached. Any modifications agreed to by the parties also shall be subject to this notice of filing requirement.

7.

Date of Effectiveness of this Agreement

This Agreement shall be effective between the parties, their successors and assigns, immediately upon execution of this Agreement by all parties hereto.

8.

Date of Effectiveness of Rezoning

The rezoning set forth in this Agreement shall take effect upon: (i) approval of the rezoning ordinance by the City of Stockbridge City Council; and (ii) the execution of this Agreement.

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Development Agreement between the City of Stockbridge and Royce Grant dated July 23, 2003

9.

Relation to Zoning

The terms of this Agreement shall be incorporated into and made a part of any Zoning Approval of the City rezoning the Property. The zoning classifications set forth herein shall be conditioned on the terms of this Agreement and binding on the Owner's successors and assigns. If these terms are modified pursuant to Paragraph 11 of this Agreement, such modifications shall be likewise binding on Owner's successors and assigns.

10.

Previous Written and Oral Statements

All previously written or transcribed plans, documents, letters, notes, minutes, and memorandums, together with all oral representations and agreements concerning all matters set forth in this Agreement have been incorporated herein, and the terms and conditions of this Agreement shall supersede any previous agreements between the parties. The parties agree that time shall be of the essence of this Agreement. This Agreement may be executed in counterparts, and each counterpart, and all counterparts together, shall constitute the original Agreement.

11.

Amendment and Modification of Agreement

This Agreement represents the entire understanding of the parties hereto, and any amendments, changes, additions, or deletions shall be made in writing upon the mutual agreement of the parties, executed by the City and the Owner, or the Owner's assigns and successors in title.

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Development Agreement between the City of Stockbridge and Royce Grant dated July 23, 2003

12.

Binding Effect

This Agreement shall be binding upon the undersigned and their agents, heirs, administrators, executors, successors, and assigns. This Agreement shall be binding on any person or entity that develops or uses the Property under the zoning classifications granted herein. The parties expressly stipulate that there are no third party beneficiaries to this Agreement.

13.

Future Changes in Development Standards

All development regulations, guidelines, standards, rules, and conditions of the City in effect as of the date of this Agreement and the regulations, guidelines, standards, rules, and conditions of this Agreement shall control over any future changes in the City regulations, guidelines, standards, rules, and conditions.

14.

Captions and Definitions

Captions, the description headings of the separate articles, sections and paragraphs contained in this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any of the provisions hereof.

"Owner" includes Royce Grant and any developer, builder or other person who seeks land disturbance permits for the Property. "Owner" also includes any assignee or successor in interest to the Property.

Received Time Oct. 30. 2007 9:03AM No. 2394

Development Agreement between the City of Stockbridge and Royce Grant dated July 23, 2003

All terms used in this Agreement which are not otherwise defined herein shall be defined in the manner prescribed by the Zoning Ordinance or RM Ordinance, as applicable.

15.

Severability

The invalidity or unenforceability of any provision of this Agreement shall not effect the validity or enforceability of any other provision of this Agreement, which shall remain in full force and effect.

Each person executing or attesting this Agreement warrants and represents that he or she is fully authorized to do so. Each person also stipulates that he or she has been afforded an adequate opportunity to read this Agreement and to consult with an attorney prior to executing the same, and that all signatures are given knowingly, voluntarily, and with full awareness of the terms contained herein. The parties also agree that this Agreement has been prepared after negotiations and, as a result, neither party may be considered the sole author thereof, and it should not be construed in favor or against either party by a court of competent jurisdiction.

16.

Applicable Law

The laws of the State of Georgia shall govern the validity, interpretation, performance and enforcement of this Agreement and any dispute involving this Agreement or the Property without regard to conflicts of laws principles.

Received Time Oct. 30. 2007 9:02AM No. 2394

Development Agreement between the City of Stockbridge and Royce Grant dated _____, 2003

17.

Enforcement

1) In the event that Owner, its successors, or its assignees fail to comply with the terms of this Agreement, the City shall be authorized to refuse occupancy permits, construction permits, development permits, and to terminate construction and development of the Property. If Owner, its successors, or its assignees bring an action of any nature or description under this Agreement, or if it becomes necessary for the City to bring such an action, Owner, its successors, or its assignees shall be responsible for reimbursing the City for all costs and expenses, including attorneys fees, incurred in connection with such a proceeding.

2) This agreement may be enforced by the Municipal Court of the City of Stockbridge or any other court having jurisdiction over the same.

18.

Rights Cumulative

All rights, powers and privileges conferred hereunder upon parties hereto shall be cumulative but not restrictive to those given by law. No waiver of any default hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by a party shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

Received Time Oct. 30. 2007 9:03AM No. 2394

Development Agreement between the City of Stockbridge and Royce Grant dated July 23, 2003

In the event that Owner, its successors, or its assignees fail to comply with the terms of this Agreement, the City shall be authorized to refuse occupancy permits, construction permits, development permits, and to terminate construction and development of the Property. If Owner, its successors, or its assignees bring an action of any nature or description under this Agreement, or if it becomes necessary for the City to bring such an action, Owner, its successors, or its assignees shall be responsible for reimbursing the City for all costs and expenses, including attorneys fees, incurred in connection with such a proceeding.

19.

Stipulation and Waiver

Owner knowingly and voluntarily waives any right to challenge the validity of this Agreement, in whole or in part, in a court of competent jurisdiction or to seek monetary relief, including but not limited to damages, costs, sanctions, or fees, from the City in connection with this agreement, the zoning of the Property or the development of the Property. Each party agrees to execute this Agreement and any other documents necessary to encumber the Property so as to bind all successors in interest in a similar manner.

Received Time Oct. 30. 2007 9:03AM No. 2394

SEILER & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS
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FINAL TOWNHOME PLAT
FOR
BRUSH CREEK COMMONS
CITY OF STOCKBRIDGE,
(HENRY COUNTY), GEORGIA

GEORGIA REGISTERED SEILER 8-30-23

NO.	DESCRIPTION	DATE	BY	APPR.
1-4	BOUNDARY, TOPO, NAMES	2-27-23	BDM	KS
	CLIENT REVIEW COMMENTS	3-27-23	BDM	KS
5	CLIENT REVIEW COMMENTS	6-15-23	BDM	KS
6	CLIENT REVIEW COMMENTS	7-13-23	BDM	KS
7	CLIENT REVIEW COMMENTS	7-20-23	BDM	KS
8	CLIENT REVIEW COMMENTS	7-21-23	BDM	KS
9	CLIENT REVIEW COMMENTS	8-30-23	BDM	KS

REVISIONS

DATE: FEBRUARY 21, 2023
SCALE: HORIZ. 1" = 60'
FIELD BOOK: PROJECT
DATE OF FIELD SURVEY: AUGUST 12, 2021
LAND LOT(S): 99 & 70
DISTRICT: 12TH
SECTION: N/A
COUNTY: HENRY (CITY OF STOCKBRIDGE)
SURVEYED: JS
DRAWN: BDM
CHECKED: KS
APPROVED: KS
PROJECT NO.: 20022
DWG NAME: 20022-500-001-9.dwg

SHEET 7 OF 10

C:\Users\Utah\Seiler & Associates, Inc\Seiler & Associates, Inc Team Site - Documents\Technical Work Projects\20\20022\Work\20022-500-001-9.dwg, 8/30/2023 1:58:58pm

BK:63 PG:306

RESERVED FOR CLERK OF COURT

SURVEYOR'S NOTES

1. A TOPCON DS-105 (ROBOTIC TOTAL STATION), TOPCON TRAVERSING EQUIPMENT, A 200 FOOT TAPE, AND SPECTRA PRECISION EPOCH 50 GPS EQUIPMENT WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAD A CLOSURE PRECISION OF ONE FOOT IN 16,663 FEET, AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 715,551 FEET.
4. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
5. THE SOURCE OF VERTICAL DATUM IS EGPS VRS CORS NETWORK.
6. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83 (2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. THE FIRM OF SEILER & ASSOCIATES, INC DOES NOT CERTIFY TO THE CORRECTNESS OR ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER (800-282-7411) PRIOR TO ANY DIGGING.
8. MFE'S REFERENCED TO THIS NOTE ARE SHOWN AS THEY WERE PROVIDED TO THIS OFFICE BY POINT TO POINT LAND SURVEYORS, INC. THE FIRM OF SEILER & ASSOCIATES, INC HAS MADE NO INDEPENDENT STUDY OF MINIMUM FINISHED FLOOR ELEVATIONS OR THE OVERALL DRAINAGE SYSTEM OF BRUSH CREEK COMMONS.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHT'S OF WAY NOT SHOWN HEREON.

SURVEYOR'S REFERENCES

1. FINAL PLAT FOR BRUSH CREEK COMMONS PREPARED BY POINT TO POINT LAND SURVEYORS DATED JANUARY 26, 2018.
2. APPROVED SITE DEVELOPMENT PLANS FOR BRUSH CREEK COMMONS BY LAND ENGINEERING AND DEVELOPMENT DATED JANUARY 25, 2005 (LAST REVISED 3-17-06).

FLOOD NOTE:
ACCORDING TO FEMA F.I.R.M. PANELS: ***13151C0086D & 13151C0087D*** EFFECTIVE DATE: ***OCTOBER 6, 2018*** AND BY GRAPHIC PLOTTING ONLY, PORTION(S) OF THIS PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE ***AE*** OF THE FLOOD INSURANCE RATE MAP FOR HENRY COUNTY, GA.

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DEVELOPMENT AGREEMENT AND AMENDMENTS

Development Agreement between the City of Stockbridge and Royce Grant dated July 21, 2003

IN WITNESS WHEREOF, the undersigned parties have hereunto set their hands and affixed their seals this 21st day of July, 2003.

CITY:

CITY OF STOCKBRIDGE, GEORGIA

By: _____ (L.S.)
Honorable R. G. Kelley, Mayor

ATTEST:

_____
Merle Manders, City Clerk

[Seal]

[Signatures on following page]

Development Agreement between the City of Stockbridge and Royce Grant dated July 21, 2003

OWNER:

_____ (L.S.)
ROYCE GRANT

Signed, sealed and delivered before me this 31st day of July, 2003.

_____
Witness

_____
Notary Public
(Seal)

My commission expires:

6-25-2004

N.L. BOWLES NOTARY PUBLIC HENRY COUNTY, GEORGIA

Brush Creek

STATE OF GEORGIA

COUNTY OF HENRY

AMENDMENT TO

DEVELOPMENT AGREEMENT

COMES NOW the CITY OF STOCKBRIDGE, GEORGIA, a municipal corporation chartered under the laws of the State of Georgia (hereinafter "City") and TIMBERLINE GROUP, LLC (hereinafter referred to as "Owner" or "Developer"). The City and Owner do hereby Amend that certain Development Agreement (hereinafter "Agreement") dated July 21, 2003, entered into between the City and Royce Grant; and

WHEREAS, Royce Grant has transferred its interest in the Property to Owner; and

WHEREAS, Owner has requested an amendment to said Agreement because the site plan presented to the City Council for consideration of zoning misrepresented the floodplain; and

WHEREAS, said site plan indicated the floodplain consisted of approximately three point eight seven (3.87) acres; and

WHEREAS, the actual floodplain is approximately five point six nine eight (5.698) acres, thereby significantly reducing the buildable area on the property for townhouses; and

WHEREAS, the modifications contained herein are the minimum necessary for the Owner to develop the Property for townhouses; and

Amendment to Development Agreement between the City of Stockbridge, Georgia and Timberline Group, LLC dated December, 2004

WHEREAS, pursuant to Section 11 of the Agreement, the City and Owner desire to amend said Agreement as follows:

ARTICLE I

Section 1 of the Agreement is hereby amended by striking the second paragraph in its entirety and inserting in lieu thereof the following paragraph:

The parties also acknowledge that the net density restrictions imposed by the Stockbridge Zoning Ordinance are applicable to the Project, and that the Project shall feature no more than forty-one (41) units. Owner's request to develop single-family residences along Shields Drive is withdrawn, and Owner agrees to not request any variances concerning the use of the two hundred foot (200') buffer area along Shields Drive.

ARTICLE II

Section 2, Paragraph C) of the Agreement is hereby amended by striking subparagraph f) in its entirety and inserting in lieu thereof the following paragraph f):

f) All exterior facades shall consist of brick. The cornices and gables shall consist of stucco, stone, and/or hardi-plank.

Amendment to Development Agreement between the City of Stockbridge, Georgia and Timberline Group, LLC dated December, 2004

ARTICLE III

Section 2, Paragraph C) of the Agreement is hereby amended by striking subparagraph k) in its entirety and inserting in lieu thereof the following paragraph k):

k) Owner shall not construct an entrance or exit onto Shields Drive for access to the Project.

ARTICLE IV

Section 2, Paragraph C) of the Agreement is hereby amended by striking subparagraph l) in its entirety and inserting in lieu thereof the following paragraph l):

l) Owner shall maintain a two hundred foot (200') buffer between the Project and Shields Drive. An exception to this condition shall automatically arise should the City Council approve a rezoning of said buffer area to a single family detached residential zoning classification.

Article V

Section 2, Paragraph C) of the Agreement is hereby amended by inserting the following after subparagraph m) as follows:

n) Amenities shall consist of:

- 1,300 square foot clubhouse with full kitchen and fitness equipment;
- Two (2) separate age-specific playgrounds: a fenced tot lot adjacent to the club house and another

Amendment to Development Agreement between the City of Stockbridge, Georgia and Timberline Group, LLC dated December, 2004

playground for older children located nearby to the club house;

- Covered pavilion with fireplace;
- Volleyball Court;
- Sodded sports area;
- Putting green;
- Tennis Court - lighted and enclosed featuring a minimum of two (2) playing courts with a Basketball Goal;
- Walking Trails at least fourteen hundred feet (1,400') in length and three feet (3') in width;
- Bird Sanctuary including a variety of bird feeders and bird houses with benches for observation;
- Gazebo at entrance of development to serve as a waiting area for school bus pick-up; and
- Owner shall be bound by the amenity representations made in its October 7, 2004 proposed site plan attached hereto as **Exhibit "A"**, submitted to the City Council and on file with the City Clerk.

ARTICLE VI

Section 3 of the Agreement is hereby amended by inserting the following paragraphs:

SEILER & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS
121 ANDREW DRIVE - STOCKBRIDGE - GA 30281 - 678.565.5200 - LSF #390
FIND US ON THE WEB AT WWW.SEILERASSOC.COM

FINAL TOWNHOME PLAT
FOR
BRUSH CREEK COMMONS
CITY OF STOCKBRIDGE,
(HENRY COUNTY), GEORGIA

GEORGIA REGISTERED LAND SURVEYOR KEITH SEILER
8-30-23

NO.	DESCRIPTION OF REVISIONS	DATE	BY	APPR'D
1-3	BOUNDARY, ADJACENT CHANGES	3-7-23	KS	
4	CLIENT REVIEW COMMENTS	4-17-23	BDM	KS
5	CLIENT REVIEW COMMENTS	6-15-23	BDM	KS
6	CLIENT REVIEW COMMENTS	7-13-23	BDM	KS
7	CLIENT REVIEW COMMENTS	7-20-23	BDM	KS
8	CLIENT REVIEW COMMENTS	7-21-23	BDM	KS
9	CLIENT REVIEW COMMENTS	8-30-23	BDM	KS

DATE: FEBRUARY 26, 2023
SCALE: 1" = 60'
VERT.: N/A
FIELD BOOK: PROJECT
DATE OF FIELD SURVEY: JULY 19, 2021
LAND LOTS: 56 & 79
DISTRICT: 7TH
SECTION: N/A
COUNTY: HENRY (CITY OF STOCKBRIDGE)
DRAWN: BDM
CHECKED: KS
APPROVED: KS
PROJECT NO.: 20-022
DWG NAME: 20022-500-001-Sheet

SHEET 8 OF 10

BK:63 PG:307

RESERVED FOR CLERK OF COURT

SURVEYOR'S NOTES

1. A TOPCON DB 16B (ROBOTIC TOTAL STATION), TOPCON TRAVERSING EQUIPMENT, A 300 FOOT TAPE, AND SPECTRA PRECISION SP80 VRS GPS EQUIPMENT WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAD A CLOSURE PRECISION OF ONE FOOT IN 15,953 FEET, AND AN ANGULAR ERROR OF 09 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 715,551 FEET.
4. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
5. THE SOURCE OF VERTICAL DATUM IS GGPS VRS CORS NETWORK.
6. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83 (2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. THE FIRM OF SEILER K ASSOCIATES, INC DOES NOT CERTIFY TO THE CORRECTNESS OR ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER (800-282-7411) PRIOR TO ANY DIGGING.
8. MFE'S REFERENCED TO THIS NOTE ARE SHOWN AS THEY WERE PROVIDED TO THIS OFFICE BY POINT TO POINT LAND SURVEYORS, INC. THE FIRM OF SEILER & ASSOCIATES, INC HAS MADE NO INDEPENDENT STUDY OF MINIMUM FINISHED FLOOR ELEVATIONS OR THE OVERALL DRAINAGE SYSTEM OF BRUSH CREEK COMMONS.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHT'S OF WAY NOT SHOWN HEREON.

SURVEYOR'S REFERENCES

1. FINAL PLAT FOR BRUSH CREEK COMMONS PREPARED BY POINT TO POINT LAND SURVEYORS DATED JANUARY 29, 2018.
2. APPROVED SITE DEVELOPMENT PLANS FOR BRUSH CREEK COMMONS BY LAND ENGINEERING AND DEVELOPMENT DATED JANUARY 26, 2005 (LAST REVISED 5-17-06).

FLOOD NOTE:
ACCORDING TO FEMA F.I.R.M. PANELS: ***13151C0086D & 13151C0087D*** EFFECTIVE DATE: ***OCTOBER 6, 2016*** AND BY GRAPHIC PLOTTING ONLY, PORTION(S) OF THIS PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE ***AE*** OF THE FLOOD INSURANCE RATE MAP FOR HENRY COUNTY, GA.

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Amendment to Development Agreement
between the City of Stockbridge, Georgia and
Timberline Group, LLC dated December, 2004

a) The maximum units per building may increase from five (5) units to six (6 units per building.

b) The minimum distance between buildings may be reduced from forty feet (40') to twenty feet (20').

c) Reduction in buffer from thirty feet (30') to ten feet (10') along the proposed entrance and between the proposed location of the first building from the entrance and the Property line as depicted in the proposed site plan included in Owner's October 2, 2004 proposal attached hereto as **Exhibit "A"**, submitted to the City Council and on file with the City Clerk.

d) Individual residential garbage pick-up may be permitted.

ARTICLE VII

A new Section 20 shall be added to the Agreement as follows:

20.

Attorney's Fees

The Owner hereby agrees to reimburse the City for all reasonable and necessary legal fees and costs, not to exceed normal hourly rate paid by City, that are incurred by the City regarding the preparation of this Agreement, any amendments thereto and any reasonable and necessary litigation expenses incurred by the City in any civil action or administrative

(Client:000079 Matter:0001 Doc:00048580.DOC) 5

Amendment to Development Agreement
between the City of Stockbridge, Georgia and
Timberline Group, LLC dated December, 2004

action regarding this Agreement whether same is filed by the City, Owner, Developer, or third person or entity. The Owner shall remit payment of all said legal fees and costs to the City within ten (10) days of receipt of an invoice for same.

ARTICLE VIII

It is the parties intent that this amendment shall take effect immediately.

IN WITNESS WHEREOF, the undersigned parties have hereunto set their hands and affixed their seals this _____ day of _____, 2004.

CITY OF STOCKBRIDGE, GEORGIA

By: _____ (L.S.)
R. G. KELLEY, Mayor

ATTEST:

_____
MERLE WANDERS, City Clerk

(Seal)

Version 8

(Client:000079 Matter:0001 Doc:00048580.DOC) 6

Amendment to Development Agreement
between the City of Stockbridge, Georgia and
Timberline Group, LLC dated December, 2004

OWNER:

TIMBERLINE GROUP, LLC

BY: _____ (L.S.)
BRIAN F
Manag Mng. Partner (Title)

Signed, sealed and delivered
before me this 12 day of
December, 2004.

_____
Notary Public

ATTEST:

_____, Secretary

(Client:000079 Matter:0001 Doc:00048580.DOC) 7

STATE OF GEORGIA

COUNTY OF HENRY

SECOND AMENDMENT TO
DEVELOPMENT AGREEMENT

COMES NOW the CITY OF STOCKBRIDGE, GEORGIA, a municipal corporation chartered under the laws of the State of Georgia ("City") and TIMBERLINE GROUP, LLC ("Owner" or "Developer"). The City and Owner do hereby amend that certain Development Agreement ("Agreement") dated July 21, 2003, entered into between the City and Boyce Grant; and

WHEREAS, Royce Grant has transferred its interest in the Property to Owner; and

WHEREAS, Owner has presented evidence to the Mayor and Council that because of soil conditions Owner will be unable to construct the tennis court referenced in Article V, Section 2, Paragraph C of the Amended Development Agreement; and

WHEREAS, Owner has requested an amendment to Paragraph 3 of the Development Agreement entitled "Variances"; and

WHEREAS, pursuant to Section 11 of the original Development Agreement, the City and Owner desire to amend said agreement as follows:

Second Amendment to Development Agreement
between the City of Stockbridge, Georgia and
Timberline Group, LLC dated December, 2004

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREINAFTER STATED, IT IS AGREED AS FOLLOWS:

1. Paragraph 3 is amended to add the following:
   The front setback requirements for the buildings are hereby reduced to 10 feet.
2. The paragraph referencing the tennis court described in Article V of the Amended Development Agreement is stricken in its entirety.
3. A regulation 60' x 80' soccer field shall be constructed in the area designated for the tennis court, which shall include 2 goals appropriate for the 3v3 format. In addition, the second playground shall be enlarged to accommodate a commercial quality 2-bay/4-station full-size swing set, a full-size commercial quality slide, a commercial quality climbing station (monkey bars, ring climber, chin-up bar, and balance beam), and 2 commercial quality park benches. The floor area of the playground will be recessed and mulched so as to prevent weeds and grasses from growing and to promote a safe play area. The drawing for the playground, swing set, slide, climbing station, benches, soccer field, pavilion,

Second Amendment to Development Agreement
between the City of Stockbridge, Georgia and
Timberline Group, LLC dated December, 2004

volleyball court, and putting green shall be incorporated herein.

4. The outside construction of the buildings to be built thereon shall have the appearance and exterior material makeup as shown on Exhibit I hereto attached and made a part hereof. The playground facilities described in Paragraph 3 above are also shown on said Exhibit I, and the same are hereby incorporated herein and made a part hereof. The variance set forth in Paragraph 1 above is also shown on said Exhibit I and incorporated herein and made a part hereof.

[SIGNATURES ON NEXT PAGE]

SEILER & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS
124 ANDREW DRIVE - STOCKBRIDGE, GA 30281 - 678-565-9290 - LSF #988
FIND US ON THE WEB AT WWW.SEILERASSOC.COM

FINAL TOWNHOME PLAT FOR BRUSH CREEK COMMONS CITY OF STOCKBRIDGE, (HENRY COUNTY), GEORGIA

GEORGIA REGISTERED LAND SURVEYOR KEITH SEILER 8-30-23

NO.	DESCRIPTION	DATE	BY	APPR
	REVISIONS			
1-3	BOUNDARY AMEND. CHANGES	2-27-23	BM	KS
4	CLIENT REVIEW COMMENTS	3-7-23	BDM	KS
5	CLIENT REVIEW COMMENTS	6-15-23	BDM	KS
6	CLIENT REVIEW COMMENTS	7-11-23	BDM	KS
7	CLIENT REVIEW COMMENTS	7-20-23	BDM	KS
8	CLIENT REVIEW COMMENTS	7-27-23	BDM	KS
9	CLIENT REVIEW COMMENTS	8-30-23	BDM	KS

DATE: FEBRUARY 21, 2023
SCALE: HORIZ. 1" = 60'
VERT. N/A
FIELD BOOK: PROJECT
DATE OF FIELD SURVEY: JULY 19, 2021
LAND LOT(S): 59 & 70
DISTRICT: 12 PM
SECTION: N/A
SURVEYED: CITY OF STOCKBRIDGE
DRAWN: BDM
CHECKED: KS
APPROVED: KS
PROJECT NO: 20-022
DWG NAME: 20022-500-001-9.dwg

SHEET 9 8 10

BK:63 PG:308

RESERVED FOR CLERK OF COURT

DEVELOPMENT AGREEMENT AND AMENDMENTS

SURVEYOR'S NOTES

1. A TOPCON DS 105 (ROBOTIC TOTAL STATION), TOPCON TRAVERSING EQUIPMENT, A 200 FOOT TAPE, AND SPECTRA PRECISION SP80 VRS GPS EQUIPMENT WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAD A CLOSURE PRECISION OF ONE FOOT IN 15,693 FEET, AND AN ANGULAR ERROR OF 09 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 715,691 FEET.
4. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
5. THE SOURCE OF VERTICAL DATUM IS GPS VRS CORS NETWORK.
6. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83 (2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. THE FIRM OF SEILER & ASSOCIATES, INC DOES NOT CERTIFY TO THE CORRECTNESS OR ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER (800-282-7411) PRIOR TO ANY DIGGING.
8. MFR'S REFERENCED TO THIS NOTE ARE SHOWN AS THEY WERE PROVIDED TO THIS OFFICE BY POINT TO POINT LAND SURVEYORS, INC. THE FIRM OF SEILER & ASSOCIATES, INC HAS MADE NO INDEPENDENT STUDY OF MINIMUM FINISHED FLOOR ELEVATIONS OR THE OVERALL DRAINAGE SYSTEM OF BRUSH CREEK COMMONS.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.

SURVEYOR'S REFERENCES

1. FINAL PLAT FOR BRUSH CREEK COMMONS PREPARED BY POINT TO POINT LAND SURVEYORS DATED JANUARY 29, 2018.
2. APPROVED SITE DEVELOPMENT PLANS FOR BRUSH CREEK COMMONS BY LAND ENGINEERING AND DEVELOPMENT DATED JANUARY 25, 2023 (LAST REVISED 8-17-06)

FLOOD NOTE:
ACCORDING TO FEMA F.I.R.M. PANELS: ***13151C0086D & 13151C0067D*** EFFECTIVE DATE: ***OCTOBER 6, 2016*** AND BY GRAPHIC PLOTTING ONLY, PORTION(S) OF THIS PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE ***AE*** OF THE FLOOD INSURANCE RATE MAP FOR HENRY COUNTY, GA.

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STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ZONING MODIFICATION ORDINANCE NO. ZM-2022-01

AN ORDINANCE TO MODIFY RZ-03-04 AND ITS DEVELOPMENT AGREEMENT (ALONG WITH PROPOSED AMENDMENTS) TO ALLOW FOR THE PROPOSED BRUSH CREEK COMMONS TOWNHOME DEVELOPMENT; TO REPEAL ALL CONFLICTING LEGISLATION AND TO ALLOW FOR IMPLEMENTATION AS NECESSARY. ZM-2022-01

WHEREAS, the City Council of the City of Stockbridge desires to facilitate responsible community growth and economic development; and

WHEREAS, Article IX, Section II, Paragraph IV of the Georgia Constitution empowers the governing authority of each county and of each municipality to adopt plans and exercise the power of zoning; and

WHEREAS, the City of Stockbridge is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the applicant requests a zoning modification to modify the previously approved rezoning case RZ-03-04 and its development agreement along with (two amendments) to allow for the proposed development of Brush Creek Commons townhome development; and

WHEREAS, the applicant request various changed to the required amenities and site plan; and

WHEREAS, the property contains 15.895 +/- acres, with frontages on Brush Creek Court and Shields Road. It is located on Land Lots 89 and 70 of District 12 within the City of Stockbridge; and

WHEREAS, the City Council of the City of Stockbridge finds that amending the zoning of this Parcel is in the best interest of the public health, safety, and welfare:

THEREFORE, IT IS NOW HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA AS FOLLOWS:

SECTION 1. APPROVAL OF ZONING MODIFICATION Stockbridge City Council grants a zoning modification to modify the previously approved rezoning case RZ-03-04 and its development agreement along with (two amendments) to allow for the proposed development of Brush Creek Commons townhome development; and the applicant request various changed to the required amenities and site plan; and the property contains 15.895 +/- acres, with frontages on Brush Creek Court and Shields Road. It is located on Land Lots 89 and 70 of District 12 within the City of Stockbridge; further this ordinance is adopted with the specifications and conditions as outlined in the attached Exhibit A. These changes include the following:

1. Clubhouse
2. Pavilion
3. Gazebo
4. Monument Sign
5. Walking Trail
6. Extra Parking Spaces to Serve the Amenities
7. Reduce the number of playgrounds from two to one by having a combined playground rather than a separate "tot lot" and playground for older children
8. Provide a gym and workout space inside the clubhouse
9. Provide grills and benches next to the clubhouse with fireplace.
10. Extend the sidewalk to interconnect the neighborhood developed commercial spaces
11. Provide sidewalk stub outs for future connectivity to the neighboring lots

These changes are said to be final with approval of the Director of Community Development if there are inconsistencies.

SECTION 2. Public Record. This document shall be maintained as a public record by the City Clerk and shall be accessible to the public during all normal business hours of the City of Stockbridge.

SECTION 3. Public Hearing. Pursuant to the requirements of the Zoning Procedures Act and the City Zoning Ordinance, a properly advertised public hearing was held not less than 15 nor more than 45 days from the date of publication of notice, and which public hearing was held on the 5th day of October, 2022.

SECTION 4. Severability. To the extent any portion of this Ordinance is declared to be invalid, unenforceable, or non-binding, that shall not affect the remaining portions of this Ordinance.

SECTION 5. Repeal of Conflicting Provisions. All City Ordinances inconsistent with this Ordinance shall be repealed.

SECTION 6. Effective Date. This Ordinance shall become effective immediately upon its adoption by the City Council of the City of Stockbridge as provided in the City Charter.

SO ORDAINED this 14th day of November, 2022.

CITY OF STOCKBRIDGE, GEORGIA

Anthony S. Ford, Mayor

ATTEST:

Vanessa Hobbsley, City Clerk

APPROVED AS TO FORM:

Quinton G. Washington, City Attorney

SEILER & ASSOCIATES, INC
PROFESSIONAL SURVEYORS
124 ANDREW DRIVE - STOCKBRIDGE - GA 30281 - 678.565.9280 - LSF #385
FIND US ON THE WEB AT WWW.SEILERASSOC.COM

FINAL TOWNHOME PLAT FOR BRUSH CREEK COMMONS CITY OF STOCKBRIDGE, (HENRY COUNTY), GEORGIA

8-30-23

NO.	DESCRIPTION	DATE	BY	APPR.
1-3	BOUNDARY; AMENITY CHANGES	2-27-23	GM	KS
4	CLIENT REVIEW COMMENTS	3-7-23	BCM	KS
5	CLIENT REVIEW COMMENTS	6-15-23	BCM	KS
6	CLIENT REVIEW COMMENTS	7-13-23	BCM	KS
7	CLIENT REVIEW COMMENTS	7-20-23	BCM	KS
8	CLIENT REVIEW COMMENTS	7-31-23	BCM	KS
9	CLIENT REVIEW COMMENTS	8-29-23	BCM	KS

REVISIONS

DATE: FEBRUARY 21, 2023
SCALE: HORIZ. 1" = 80'
VERT.: N/A
FIELD BOOK: PROJECT
DATE OF FIELD SURVEY: JULY 19, 2021
LAND LOT(S): 89 & 70
DISTRICT: 12TH
COUNTY: HENRY (CITY OF STOCKBRIDGE)
SURVEYED: JD
DRAWN: BCM
CHECKED: KS
APPROVED: KS
PROJECT NO.: 20-022
DWG NAME: 20022-500-201-9.dwg

SHEET 10 OF 10

C:\Users\Bob\Seiler & Associates, Inc\Seiler & Associates, Inc - Documents\Technical\Land Projects\#20022\Dwg\20022-500-201-9.dwg, 8.5x11, Jun 30, 2023 - 2:09:13pm

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

REZONING ORDINANCE NO. RZ 2024-03

AN ORDINANCE TO APPROVE REZONING CASE NO. RZ-2024-03 TO REZONE PROPERTY ON THE EAST SIDE OF BRUSH CREEK COURT, COMPRISING PARCEL NO. S07-01006000, FROM C-2 GENERAL COMMERCIAL TO MULTI-FAMILY RESIDENTIAL TO ALLOW FOR THE CONSTRUCTION OF A TOWNHOME DEVELOPMENT; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the City of Stockbridge ("City") desires to facilitate responsible community growth and economic development; and

WHEREAS, the City is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, Article IX, Section II, Paragraph IV of the Georgia Constitution empowers the governing authority of each county and of each municipality to adopt plans and exercise the power of zoning; and

WHEREAS, the applicant Pivotal Enterprises and the Department of Community Development have presented rezoning case (RZ-2024-03) for Council consideration to rezone Parcel No. S07-01006000, located on the east side of Brush Creek Court, from C-2 (General Commercial) to Multi-Family Residential ("MFR"), as detailed in Exhibit A attached; and

WHEREAS, the subject property is located in Land Lot 59, District 12, and contains 2.28 +/- total acres; and

WHEREAS, rezoning will allow for the development of a townhome community; and

WHEREAS, the applicant submitted two other relevant applications CP-2024-03 and ZM-2024-01; where if RZ-2024-03 is approved, the applicant also wishes, via ZM-2024-01, to combine Parcel No. S07-01006000 with Parcel No. S07A01100000 on the west side of Brush Creek Court, where 41 townhomes are currently under construction; and

WHEREAS, Council, having considered RZ-2024-03, approves the rezoning request with the following Phase 2 conditions:

a) Phase 2 shall be developed in general conformity with the Phase 2 site plan submitted to the Stockbridge Planning Staff during September of 2024, and shall adhere to all City MFR Ordinance requirements, except if there is a conflict between the MFR Ordinance requirements and the conditions set forth in the Development Agreement ("DA"), as amended from time to time, the conditions set forth in the DA shall control.

b) Maximum building height shall be forty (40) feet.

c) All townhomes shall have a mixture of front façade consisting of covered entryway, porches, bay windows and/or balconies. Garages shall be accentuated with variations of design porticos.

d) Owner shall submit elevations to be approved by the City.

e) Each unit elevation per building shall be sperate and distinct from the other and shall include variations in rooflines which may be accomplished with the use of dormers, gables and/or fireplaces.

f) Each unit shall have different brick, stucco and masonry themes from the other attached units.

g) Owner shall install street trees along all streets to be placed between the sidewalk and the front property lines, have a minimum two and a half inch (2.5 in.) caliber diameter at breast height (DBH), shall have a minimum twenty-four square foot (24 sq. ft.) planting area and shall be spaced an average of forty-five (45 ft.) apart. Owner shall provide a list of ten (10) trees to be provided and subjected to modification by the City.

h) A streetscaping plan shall be submitted to the City Planning and Zoning staff for comments and approval; to include sidewalks, street trees, landscaping, street lighting and street furniture.

i) Any flood plan alteration must be supported by a certified engineer at the plan review stage

j) The application shall submit to the City Clerk and City Attorney an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia.

k) The maximum units per building shall be no more than six (6) unit per building.

l) The minimum distance between buildings shall be twenty (20) feet.

m) The minimum front yard setback shall be twenty (20) feet.

n) The minimum side yard setback shall be fifteen (15) feet.

o) The minimum rear yard setback shall be twenty (20) feet.

p) A Declaration of Restrictive Covenants for Phase 1 shall be amended and modified to incorporate Phase 2, and the units in Phase 2 shall have all of the same rights and privileges to use the common areas and amenities located within Phase 1.

THEREFORE, IT IS NOW HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA AS FOLLOWS:

SECTION 1. Approval of RZ-2024-03. Council hereby rezones Parcel No. S07-01006000, located on the east side of Brush Creek Court, from C-2 to MFR, with the above-enumerated conditions and as detailed in Exhibit A attached.

SECTION 2. Public Record. This document shall be maintained as a public record by the City Clerk and shall be accessible to the public during all normal business hours of the City of Stockbridge.

SECTION 3. Public Hearing. Pursuant to the requirements of the Zoning Procedures Act and the City Zoning Ordinance, a properly advertised public hearing was held not less than 15 nor more than 45 days from the date of publication of notice.

SECTION 4. Severability. To the extent any portion of this Ordinance is declared to be invalid, unenforceable, or non-binding, that shall not affect the remaining portions of this Ordinance.

SECTION 5. Repeal of Conflicting Provisions. All City Ordinances inconsistent with this Ordinances shall be repealed.

SECTION 6. Effective Date. This Ordinance shall become effective immediately upon its adoption by the City Council of the City of Stockbridge as provided in the City Charter.

SECTION 7. Attorney Authorization. The City Attorney, backed by the City's charter and with the explicit endorsement of the City Council, is authorized to make necessary amendments to contracts, ordinances, resolutions, and documents to align them with the intent of the City Council and ensure compliance with all pertinent city laws and regulations.

SO ORDAINED 9th day of December 2024.

ANTHONY S. FORD, Mayor

ATTEST:

(SEAL)

VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:

QUINTON G. WASHINGTON, City Attorney

City of Stockbridge

AGENDA ITEM

MEETING DATE

DECEMBER 9, 2024

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ 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: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

REZONING CASE #RZ-2024-03. Consideration of a rezoning request to rezone Parcel #S07-01006000 on the east side of Brush Creek Court from C-2' (General Commercial) to 'MFR' (Multiple-Family Residential) to allow for a townhome development with 20 units. The development would represent Phase 2 of the Brush Creek Commons development on Parcel #S07A01100000 on the west side of Brush Creek Court. Applicant: Pivotal Enterprises, LLC, c/o Battle Law, P.C.

BACKGROUND INFORMATION:

Phase 1 of the Brush Creek Commons townhome development, which will have 41 units, is currently under construction. Staff recommendation—Approval with conditions. Planning Commission action on November 21, 2024—Approval with staff's conditions, plus one more that was added and agreed-to by the applicant: Each unit shall have brick (not brick veneers) on all sides (listed as Item #5f in the staff report's list of recommended conditions).

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ITEM/PROJECT/EVENT:

RZ-2024-03 for PARCEL #S07-01006000 ON THE EAST SIDE OF BRUSH CREEK COURT.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

Staff Signature_____

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. RZ-2024-03

AN ORDINANCE TO REZONE PARCEL #S07-01006000 ON THE EAST SIDE OF BRUSH CREEK COURT FROM 'C-2' (GENERAL COMMERCIAL) TO 'MFR' (MULTIPLE-FAMILY RESIDENTIAL) TO ALLOW FOR A TOWNHOME DEVELOPMENT.

WHEREAS, the City Council of the City of Stockbridge desires to facilitate responsible community growth and economic development; and

WHEREAS, Article IX, Section II, Paragraph IV of the Georgia Constitution empowers the governing authority of each county and of each municipality to adopt plans and exercise the power of zoning; and

WHEREAS, the City of Stockbridge is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, Parcel No. S07-01006000 comprising the property on the east side of Brush Creek Court and located in Land Lot 59 of District 12, is currently designated as C-2 (General Commercial) (hereinafter collectively referred to as the "Parcel"); and

WHEREAS, the City Council of the City of Stockbridge finds that rezoning this parcel to MFR (Multiple-Family Residential) zoning district is in the best interest of the public health, safety, and welfare.

THEREFORE, IT IS NOW HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA AS FOLLOWS:

SECTION 1. Rezoning of Parcel No. S07-01006000.

The City Council hereby rezones and designates Parcel No. S07-01006000, having frontage on Brush Creek Court in Land Lot 59 of District 12 (hereinafter collectively referred to as the "Parcel"), and subject to the following conditions:

1. **Comprehensive Plan Amendment**—The rezoning of Parcel #S07-01006000 for the proposed development of Phase 2 shall not be approved unless Comprehensive Plan Amendment Case #RZ-2024-03 is first approved.

2. **Zoning Modification**—Parcel #S07-01006000 shall not be designated as Phase 2 of the Brush Creek Commons townhome development and it shall not be combined with Parcel #S07A0110000 (Phase 1) unless Zoning Modification Case #ZM-2024-01 is approved.

3. **Compliance with Original Rezoning, Development Agreement, and Amendments**--If Zoning Modification Case #ZM-2024-01 is approved to allow Phase 2 to be combined with Phase 1 in an overall development for Brush Creek Commons, then the developer shall:

a. Comply with the requirements of the approved rezoning case (RZ-03-04 via Rezoning Ordinance No. 03-152, the original Development Agreement, the First Amendment to the Development Agreement (dated December 13, 2004), and the Second Amendment to the Development Agreement (dated August 13, 2007), with the exception of other conditions that are listed below.

b. Submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.

c. Amend the Declaration of Restrictive Covenants for Phase 1 to incorporate Phase 2 to state that the townhome units in Phase 2 shall have all of the same rights and privileges to use the common areas and amenities that are located within Phase 1.

4. **Site Plan**—The developer shall build Phase 2 according to a site plan which is very similar to the submitted site plan for Phase 2, entitled "Rezoning Plat—Brush Creek Commons, Phase 2", which was prepared by DGM Land Planning Consultants, Inc.

5. **MFR Versus RM-2 District Requirements**—The developer shall comply with the MFR District requirements, except where they conflict with the RM-2 District requirements or any other provisions which were specifically listed in the Development Agreement or its two Amendments.

6. **Front Yard Setbacks**—The front yard setbacks of the proposed townhome lots for Phase 2 may be only 20 feet instead of the MFR District's requirement of 50 feet because the Second Amendment to the Development Agreement allowed front yard setbacks of only 10 feet. Further, no variance shall be required.

7. **Recombination Plat**--The applicant shall apply for the recombination of the Phase 2 parcel (#S07A01100000) with the Phase 1 parcel (#S07-01006000), and a new final plat for the overall Brush Creek Commons development shall be officially recorded in the Henry County Superior Court.

8. **Stand-Alone Development**--If ZM-2024-01 is not approved, then Parcel #S07-01006000 shall be a stand-alone development, and it must comply with the requirements of the MFR (Multiple-Family Residential) zoning district. This means that it must have its own amenities, HOA, and multi-purpose trail. Further, a variance would be required for the front yard setbacks of the townhome lots unless the developer complies with the required 50-foot front yard setbacks.

9. **Permit Issuance**--No land disturbance (LDP) or building permits shall be issued for Phase 2 until the applicant submits a copy of the new preliminary for the overall Brush Creek Commons development (Phase 1 and Phase 2) to the Community Development Department.

10. Phase 2 shall be developed in general conformity with the Phase 2 site plan submitted to the Stockbridge Planning Staff on October 7, 2024 and shall adhere to all City of Stockbridge MFR Ordinance requirements, except if there is a conflict between the MFR Ordinance requirements and the conditions set forth in the Development Agreement, as amended from time to time, the conditions set forth in the Development Agreement shall control.

11. The maximum building height shall be forty (40) feet.

12. All townhouses shall have a mixture of front facade consisting of covered entryway, porches, bay windows and/or balconies. Garages shall be accentuated with variations of design porticos.

13. The owner shall submit elevations of buildings to be approved by the City.

14. Each unit shall have three-sided brick, No vinyl siding and veneer brick will be allowed.

15. The owner shall install street trees along all streets to be placed between the sidewalk and the front property lines, have a minimum two and one-half-inch (2.5") caliber (d.b.h), shall have a minimum twenty-four foot (24 sq. ft.) planting area and shall be spaced an average of forty- five feet (45') apart. Owner shall provide a list often (10) trees to be provided and subject to modification by the City.

16. A streetscaping plan shall be submitted to the City of Stockbridge Planning and Zoning Staff for comments and approved by the City to include sidewalks, street trees, landscaping, street lighting and street furniture.

17. Any flood plain alteration be supported by a certified engineer at the plan review stage.

18. The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.

19. The maximum units per building shall be no more than six (6) units per building.

20. The minimum distance between buildings shall be twenty (20) feet.

21. The minimum front yard setback shall be twenty (20) feet.

22. The minimum side yard setback shall be fifteen (15) feet.

23. The minimum rear yard setback shall be twenty (20) feet.

24. A Declaration of Restrictive Covenants for Phase 1 shall be amended and modified to incorporate Phase 2, and the units in Phase 2 shall have all of the same rights and privileges to use the common areas and amenities located within Phase 1.

25. The Building Department shall not issue a building permit until such time as the Director of Community Department has certified that for each prospective phase of development, sewer capacity is sufficient to accommodate the additional sewage that would be generated by the proposed development.

26. This rezoning is subject to the property owner's and developer's execution of the amended development agreement which will embody these conditions of zoning for Phase 2.

SECTION 2. Public Record. This document shall be maintained as a public record by the City Clerk and shall be accessible to the public during all normal business hours of the City of Stockbridge.

SECTION 3. Public Hearing. Pursuant to the requirements of the Zoning Procedures Act and the City Zoning Ordinance, a properly advertised public hearing was held not less than 15 nor more than 45 days from the date of publication of notice on October 23, 2024, and which a public hearing was held before the Planning Commission on the 21st of November 2024, and a public hearing was held before Mayor and City Council on the 9th day of December 2024.

SECTION 4. Severability. To the extent any portion of this Ordinance is declared to be invalid, unenforceable, or non-binding, that shall not affect the remaining portions of this Ordinance.

SECTION 5. Repeal of Conflicting Provisions. All City Ordinances inconsistent with this Ordinances shall be repealed.

SECTION 6. Effective Date. This Ordinance shall become effective immediately upon its adoption by the City Council of the City of Stockbridge as provided in the City Charter.

SECTION 7. Attorney Authorization. The City Attorney, backed by the City's charter and with the explicit endorsement of the City Council, is authorized to make necessary amendments to contracts, ordinances, resolutions, and documents to align them with the intent of the City Council and ensure compliance with all pertinent city laws and regulations.

SO ORDAINED 9th day of December 2024.

_____
ANTHONY S. FORD, Mayor

ATTEST:

_____ (SEAL)
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:

_____
QUINTON G. WASHINGTON, City Attorney

Stockbridge
Where Community Connects

STAFF REPORT

TO: Mayor and City Council
Planning Commission

FROM: Linda M. Logan, Senior Planner, Planning and Zoning Division

CC: Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: November 21, 2024 and December 9, 2024

SUBJECT: **Staff Report for Rezoning Case #RZ-2024-03:**
Brush Creek Commons, Phase 2, on the East Side of Brush Creek Court (Parcel #S07-01006000)

I. PURPOSE

The applicant/developer, Pivotal Enterprises, LLC (represented by Battle Law, P.C.), requests to rezone Parcel #S07-01006000 on the east side of Brush Creek Court from C-2 (General Commercial) to MFR (Multiple-Family Residential) to allow for a twenty (20) unit townhome development on 2.2882 acres. The applicant also seeks to combine Parcel #S07-01006000 as Phase 2 of the Brush Creek Commons townhome development with the Brush Creek Court (Phase 1), which is currently under construction with forty-one (41) townhomes.

Before the rezoning of the Phase 2 parcel can be approved via RZ-2024-03, and before the Phase 2 parcel can be included within the boundaries of the overall Brush Creek Commons development, two other cases must be approved, as are listed below. In addition, the two parcels must be officially combined to form one parcel through the recombination application process.

~ Comprehensive Plan Amendment Case #CP-2024-03—The applicant requests that the future land use designation of Parcel #S07-01006000 (the Phase 2 parcel) be changed from Low-Density Mixed-Use to Medium-Density Residential.

~ Zoning Modification Case #ZM-2024-01—The applicant requests that Parcel #S07-01006000 on the east side of Brush Creek Court (the Phase 2 parcel) becomes a part of the overall Brush Creek Commons townhome development by combining it with Parcel #S07A01100000 on the west side of Brush Creek Court (the Phase 1 parcel). The approval of ZM-2024-01 would allow the Phase 2 parcel to be developed with 20 townhomes on 2.2882 +/- acres as an addition

to the 41 townhomes which are being constructed on the Phase 1 parcel, which has 15.7423 +/- acres (excluding right-of-way areas). The combined development would have 61 total townhomes on 18.02 +/- acres, for an overall density of 3.39 units per acre.

III. ZONING HISTORY

The Brush Creek Commons property was rezoned on July 14, 2003, via Rezoning Case #RZ-03-04, from R-2 (Single-Family Residential) to RM-2 (Residential Multifamily--Townhomes). Along with the rezoning was an approved Development Agreement, dated July 21, 2003 (between the City of Stockbridge and Royce Grant), which was approved via Ordinance #03-60, effective on March 10, 2003. The approval of the rezoning was not an approval of the conceptual site plan. Its boundaries, though, did show the inclusion of Parcel #S07-01006000, although it was not marked as Phase 2.

The original Development agreement listed twelve (12) Conditions of approval in Exhibit A. They specified the specific amenities which the developer was required to provide, as well as various architectural and other requirements. The developer was also required to meet the requirements of the RM-2 (Residential-Multifamily-Townhomes) zoning district. RM-2 was one of the previous zoning districts (along with RM-1 and RM-3) which merged to form the current MFR (Multifamily Residential) zoning district. Two Amendments to the Development later were approved for a new property owner, Timberline Group, LLC. The First Amendment, which was approved on December 3, 2004, imposed the maximum allowable number of townhome units to be built as forty-one (41). The Second Amendment, which was approved on August 13, 2007, allowed a variance to reduce the front yard setback requirement to ten (10) feet.

The Development Agreement made provisions for the future development of Brush Creek Commons. The original conceptual site plan included the Phase 2 parcel, without designating it as Phase 2. Paragraph 13, entitled "Future Changes in Development Standards", states as follows:

13.

Future Changes in Development Standards

> All development regulations, guidelines, standards, rules, and conditions of the City in effect as of the date of this Agreement and the regulations, guidelines, standards, rules, and conditions of this Agreement shall control over any future changes in the City regulations, guidelines, standards, rules, and conditions.

A more detailed zoning history of the subject property appears in the Appendix of this report.

IV. PROPERTY DATA (TABLE 1)

Descriptive Factor	Research Findings
Applicant and Owner	Pivotal Enterprises, LLC.
Proposed Development	Expansion of the 41-unit Brush Creek Commons townhome development by adding an adjacent parcel and developing it with 20 more townhomes.
Parcel Identifications (no addresses)	• Phase 1 Parcel--S07A01100000 (previously known as Parcel #S07-01006005 prior to the creation of the 41 townhome lots). In Land Lots 59 & 71 of District 12. • Phase 2 Parcel—S07-01006000. In Land Lot 59 of District 12.
Parcel Acreage	• Brush Creek Commons, Phase 1 Parcel—Has 15.74 +/- acres, of which 5.459 acres lie within a floodplain. • Brush Creek Commons, Phase 2 Parcel--Has 2.28 +/- acres. • Combined Sites—18.02 +/- acres.
Environmental Conditions	• Brush Creek Commons, Phase 1 Parcel—Is fairly level. Floodplains and wetlands are present at the rear of the property near Brush Creek. Townhome construction is underway. • Brush Creek Commons, Phase 2 Parcel—Is fairly level, wooded, and vacant. Property access exists via a 30-foot Access Easement off North Henry Boulevard to Brush Creek Court.
Property Access	Brush Creek Court, off North Henry Boulevard.
Current City Zoning	Phase 1 Parcel—Zoned 'MFR' (Multiple Family Residential). Phase 2 Parcel—Zoned 'C-2' (General Commercial). Both Parcels--Are not located in the Parkway Mixed-Use Overlay District.
Surrounding Zoning	• North—MHR (Mobile Home Residential) and SR (Suburban Residential) districts. • South—C-2 (General Commercial), MFR (Multiple Family Residential), and SR (Suburban Residential) districts. • East—SR (Suburban Residential) district. • West—C-3 (Heavy Commercial) and C-2 (General Commercial) districts.
Future Land Use Designation	• Phase 1 Parcel—Low-Density Mixed-Use and Medium-Density Residential. • Phase 2 Parcel—Low-Density Mixed-Use.

Surrounding Land Uses	• North—Two mobile home parks and Meadow Ridge Subdivision. • South—Commercial uses (QuikTrip and Waffle House) and an apartment community. • East—Meadow Ridge Subdivision and individual single-family residences. • West—Commercial uses.

AERIAL PHOTOGRAPH OF BRUSH CREEK COMMONS, PHASE 1 TOWNHOME DEVELOPMENT SITE
Parcel #S07A01100000

Frontages on Brush Creek Court and Shields Road
Accessed from Brush Creek Court Only



LEGEND: **Green—100-Year Flood** **Pink—500-Year Flood**

City of Stockbridge, Georgia Community Development Department; Nov. 21, 2024 and Dec. 9, 2024

AERIAL PHOTOGRAPH OF BRUSH CREEK COMMONS, PHASE 2
PROPOSED TOWNHOME DEVELOPMENT SITE
Parcel #S07-01006000

Frontages on North Henry Boulevard and Brush Creek Court
Accessed from Brush Creek Court

Green—100-Year Floodplain Area Pink—500-Year Floodplain Area



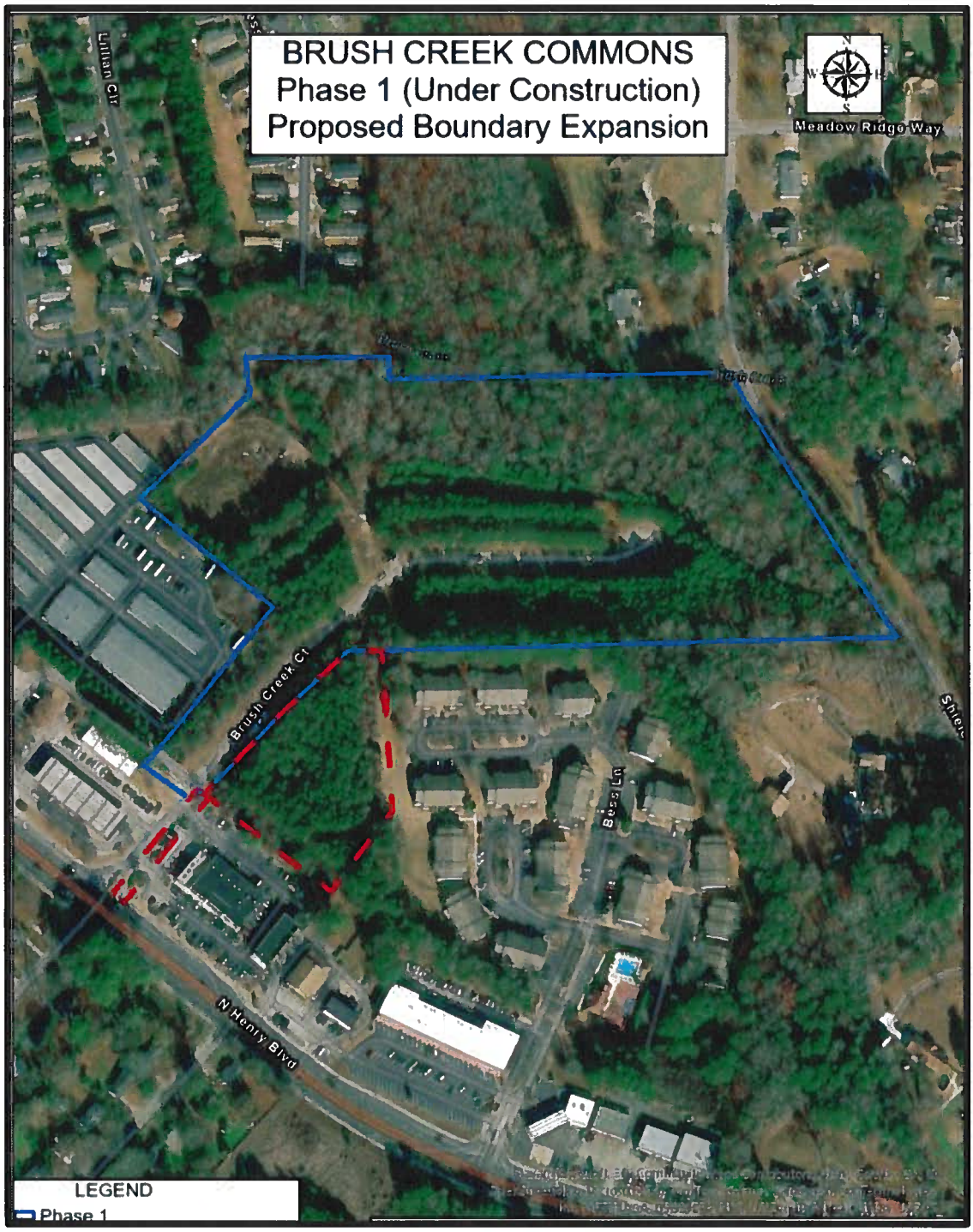
City of Stockbridge, Georgia Community Development Department; Nov. 21, 2024 and Dec. 9, 2024

AERIAL PHOTOGRAPH WITH PROPOSED OVERALL BOUNDARY FOR PHASE 1 AND PHASE 2



City of Stockbridge, Georgia Community Development Department; Nov. 21, 2024 and Dec. 9, 2024

PHASE 1 PROPOSED BOUNDARY EXPANSION TO INCLUDE PHASE 2



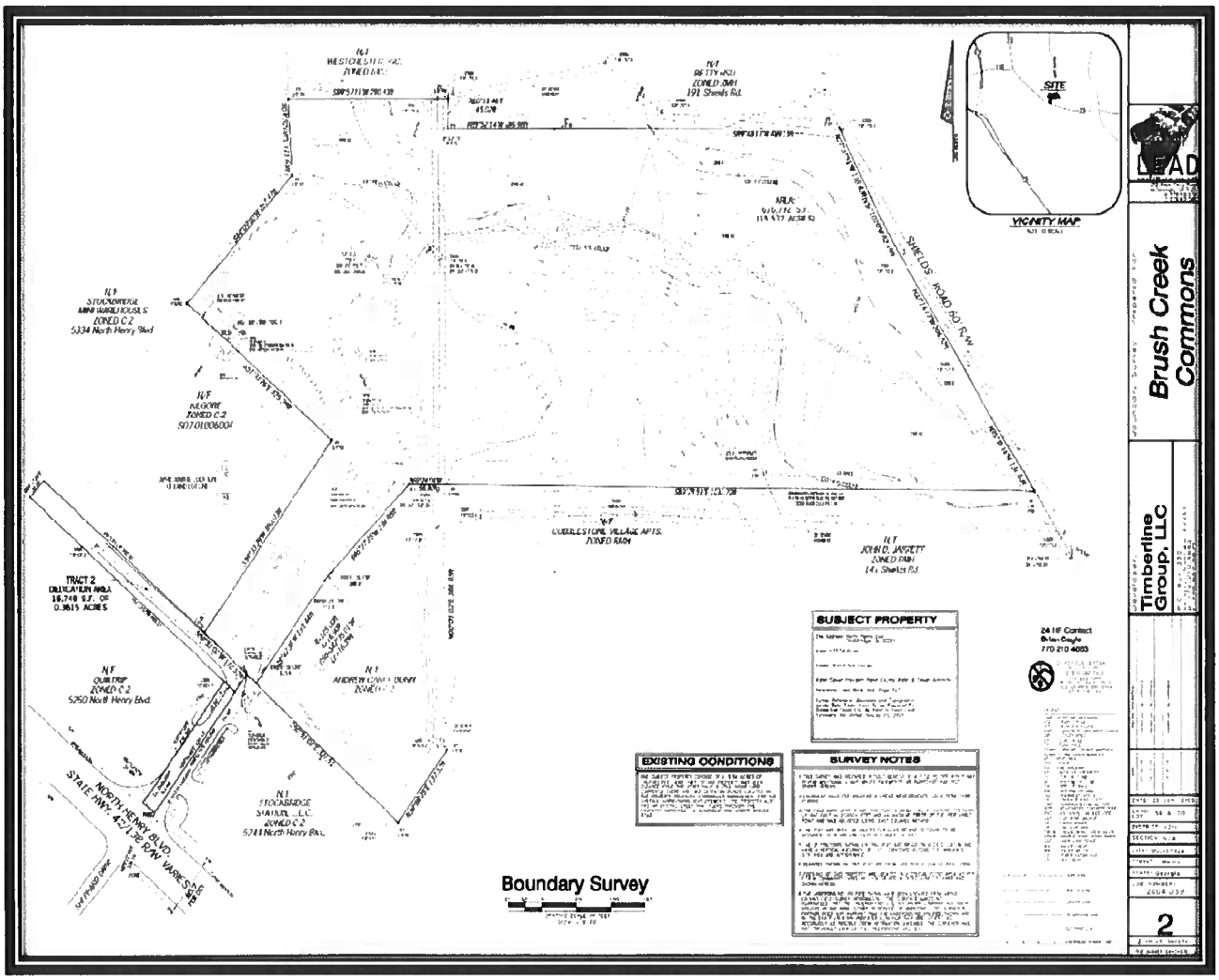
City of Stockbridge, Georgia Community Development Department; Nov. 21, 2024 and Dec. 9, 2024

PROPOSED PHASE 2 ADDITION TO THE PHASE 1 BOUNDARY



City of Stockbridge, Georgia Community Development Department; Nov. 21, 2024 and Dec. 9, 2024

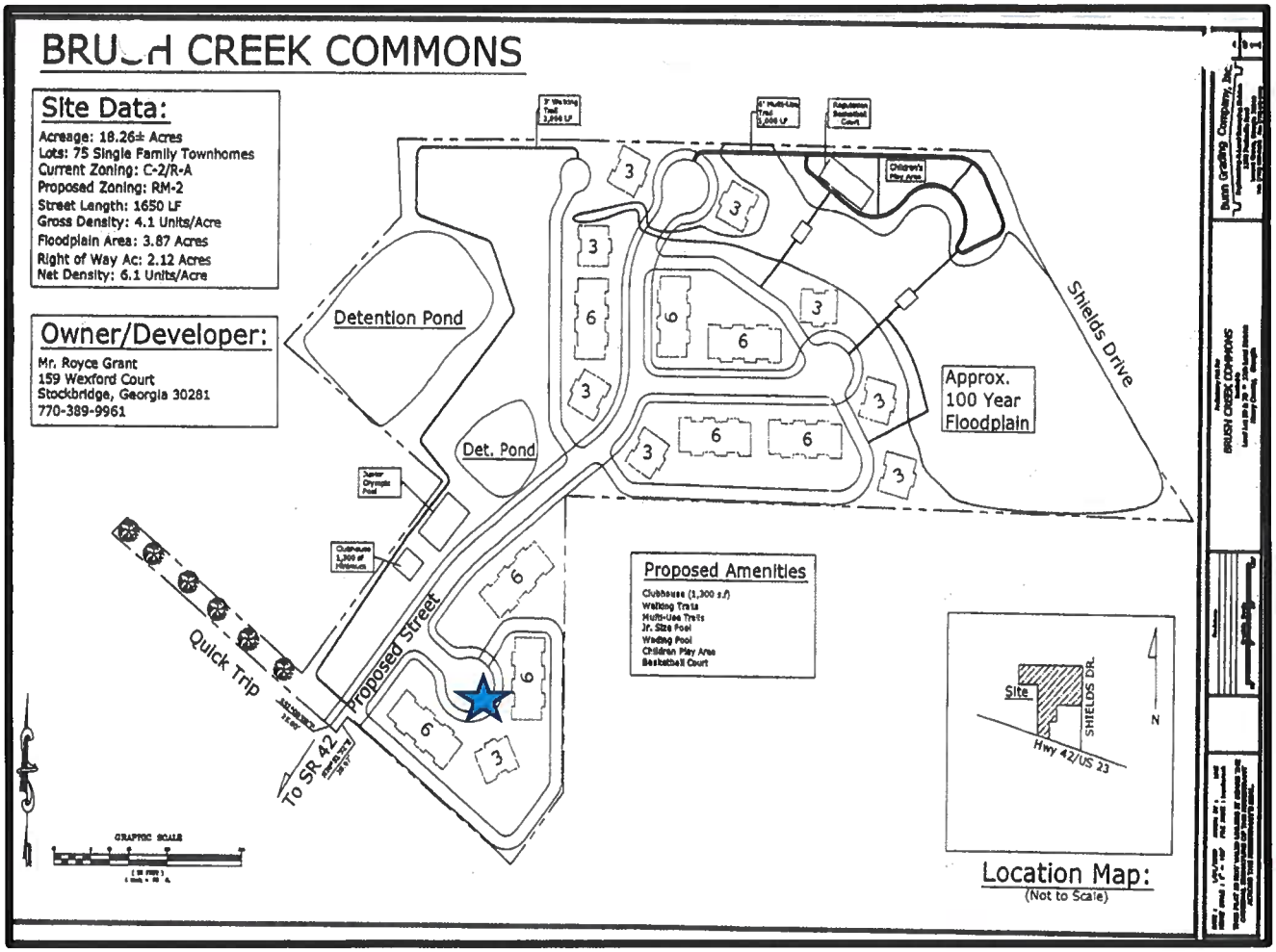
ORIGINAL BOUNDARY SURVEY BRUSH CREEK COMMONS



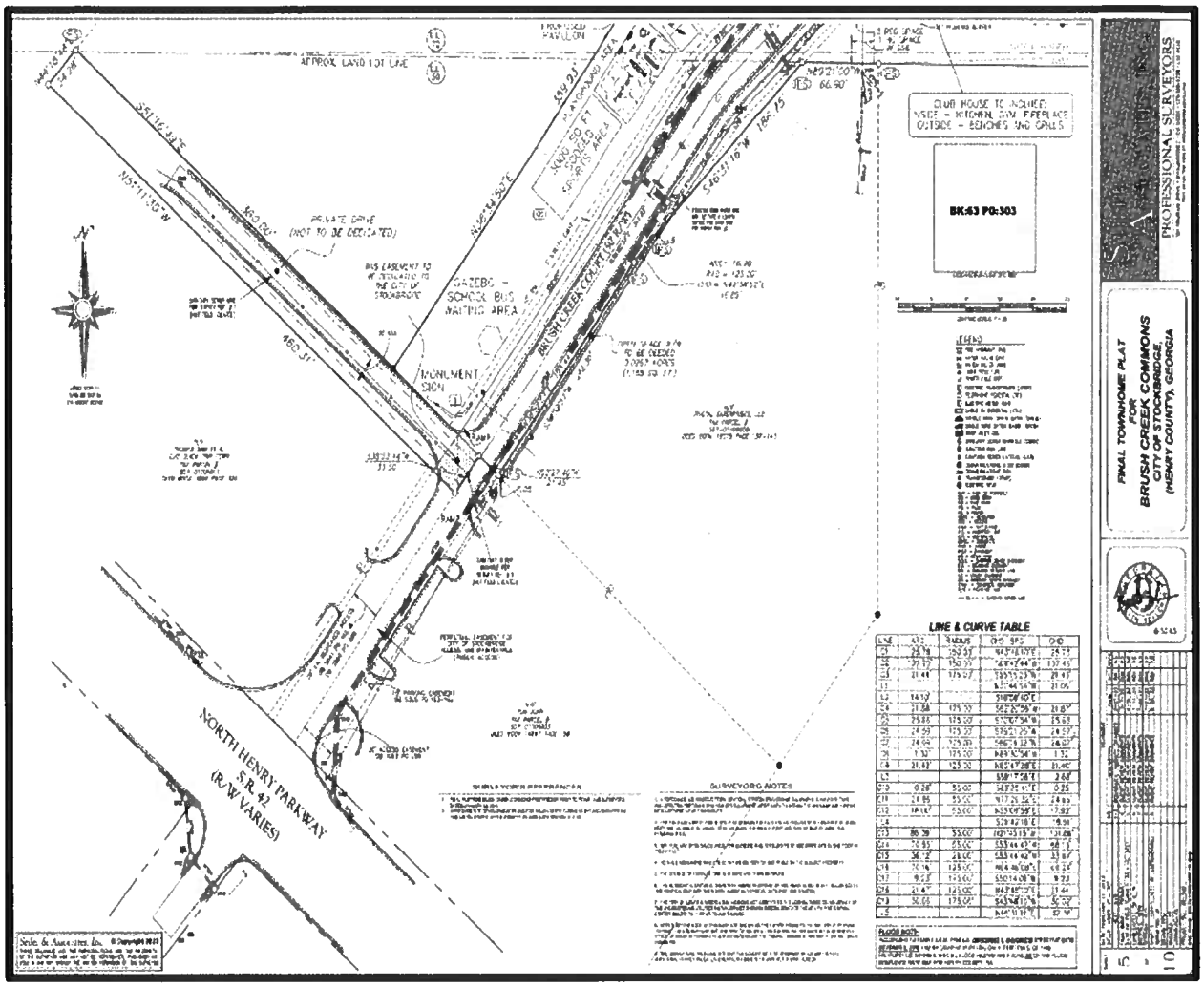
ORIGINAL CONCEPTUAL SITE PLAN FOR BRUSH CREEK COMMONS FROM 2003, SHOWING THE INCLUSION OF THE PHASE 2 PARCEL WITH THE PHASE 1 PARCEL

CONCEPTUAL SITE PLAN PREPARED BY BUNN GRADING COMPANY, INC. IN 2003

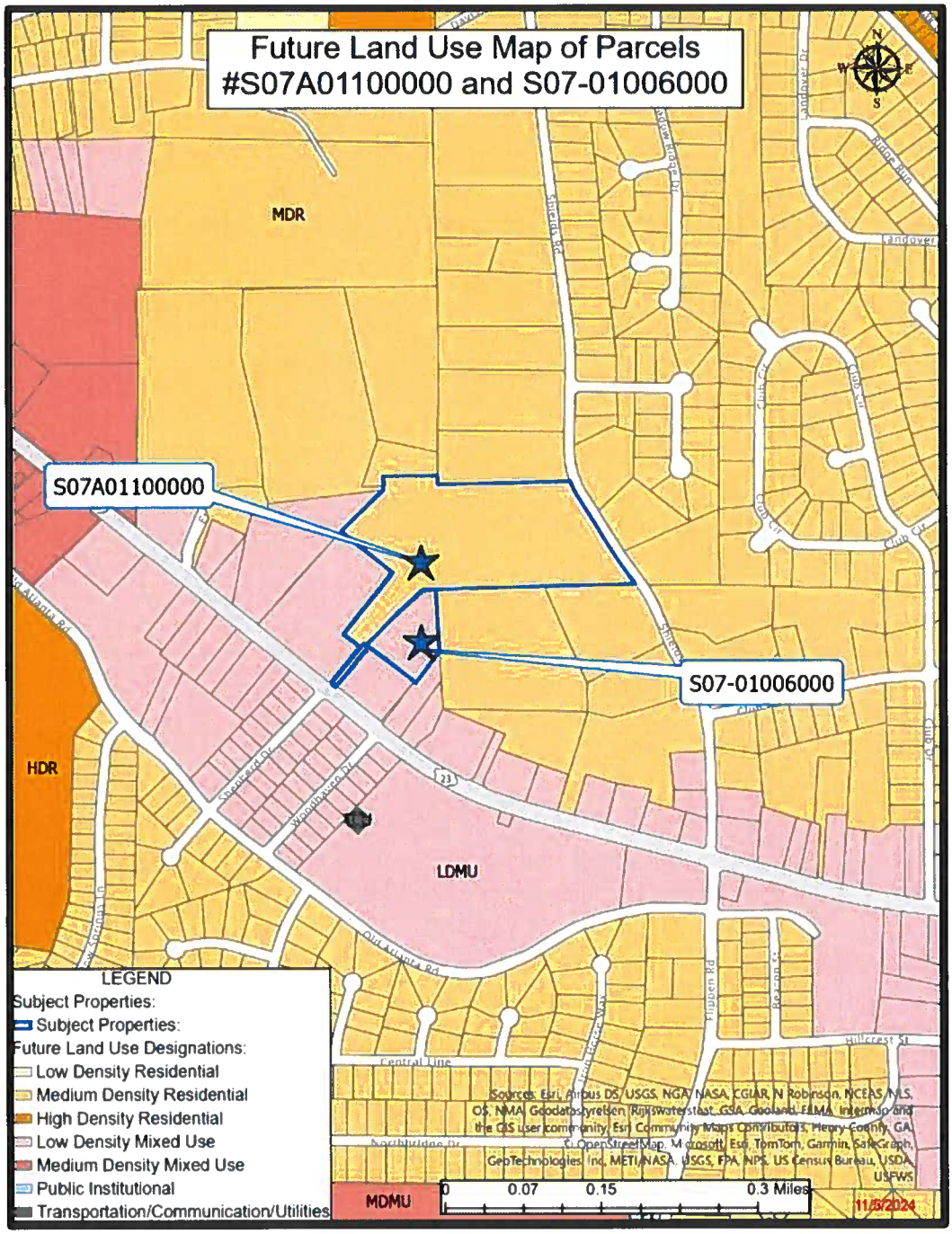
BLUE STAR—SITE OF BRUSH CREEK COMMONS, PHASE 2



CLOSEUP VIEW OF PROPERTY ACCESS FROM NORTH HENRY BOULEVARD AND BRUSH CREEK COURT

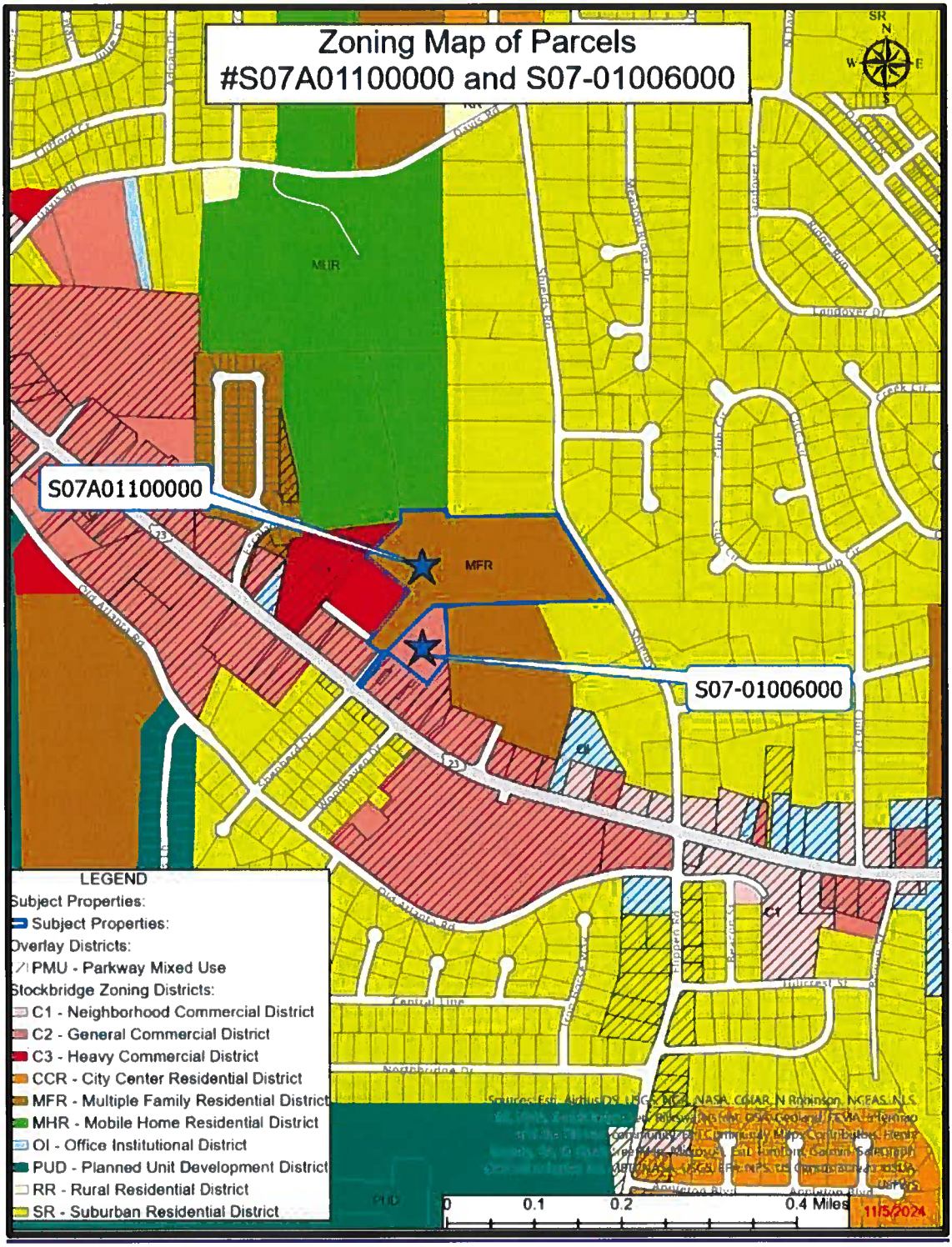


FUTURE LAND USE MAP FOR BRUSH CREEK COMMONS, PHASE 1 AND PHASE 2



City of Stockbridge, Georgia Community Development Department; Nov. 21, 2024 and Dec. 9, 2024

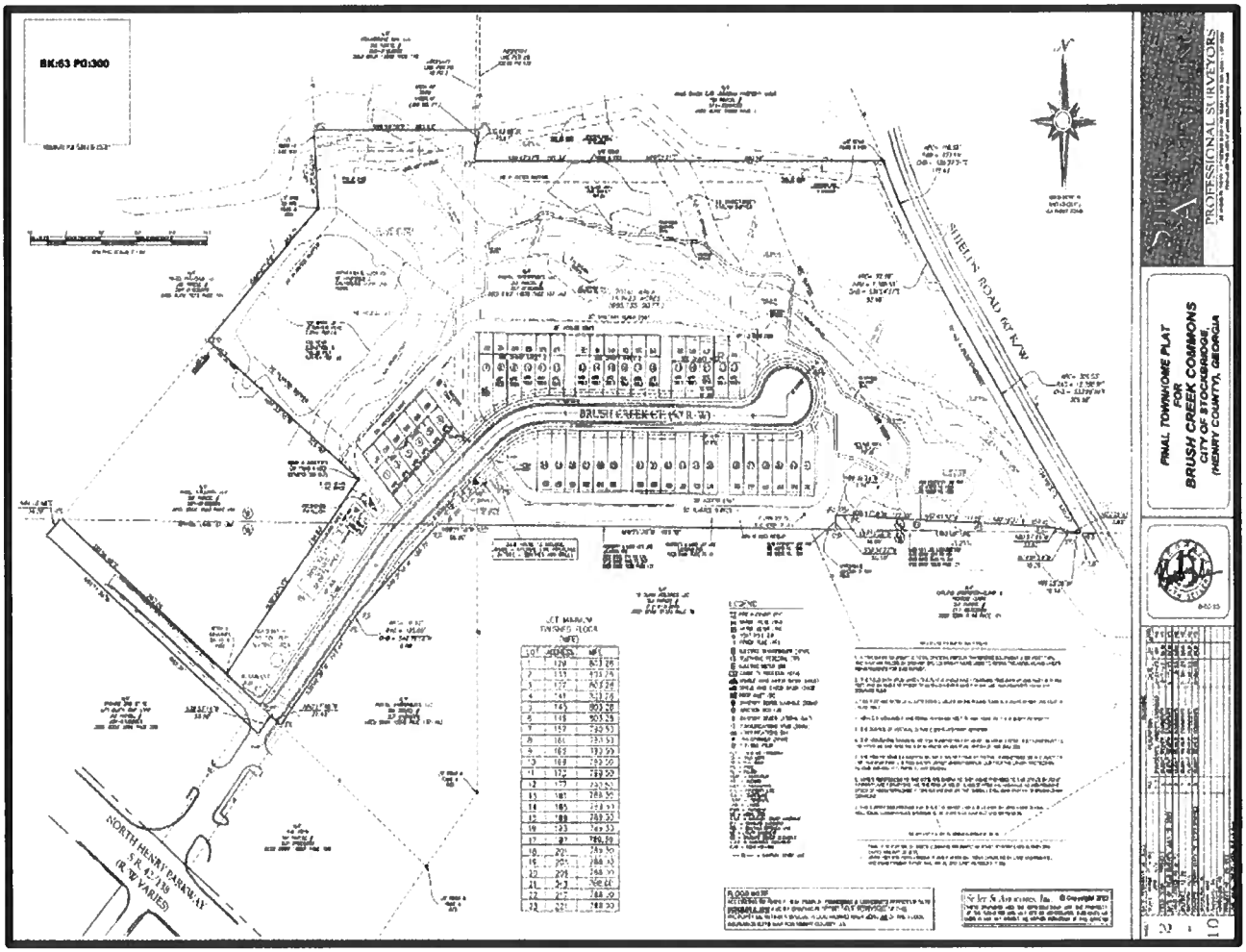
ZONING MAP FOR BRUSH CREEK COMMONS, PHASE 1 AND PHASE 2



City of Stockbridge, Georgia Community Development Department; Nov. 21, 2024 and Dec. 9, 2024

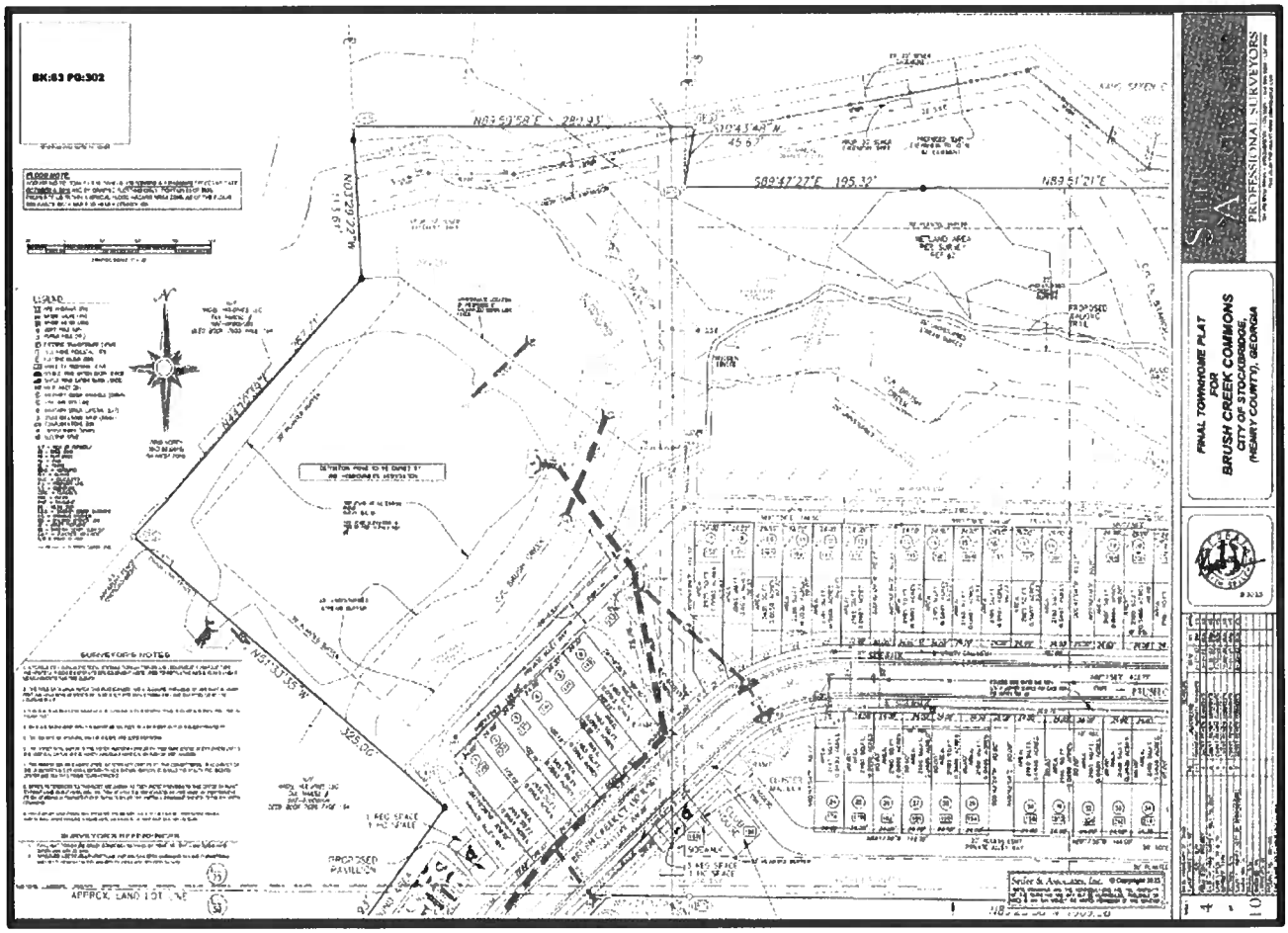
APPROVED AND RECORDED SITE PLAN FOR BRUSH CREEK COMMONS, PHASE 1 TOWNHOME DEVELOPMENT VIA ZM-2022-01

Recorded on September 12, 2023 in Book 63, Page 300



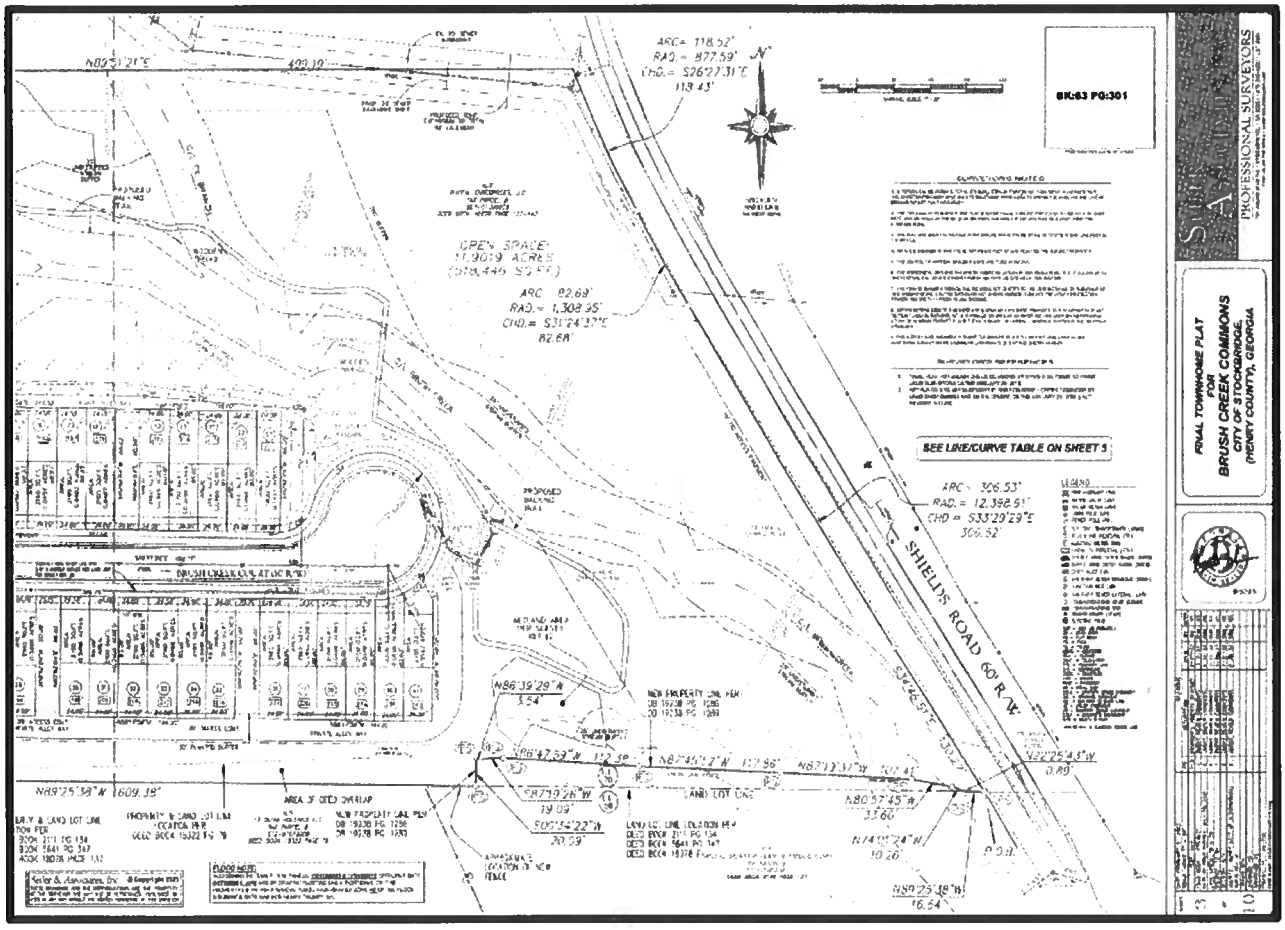
APPROVED SITE PLAN FOR BRUSH CREEK COMMONS, PHASE 1 TOWNHOME DEVELOPMENT VIA ZM-2022-01: WESTERN SIDE

Recorded on September 12, 2023 in Book 63, Page 302



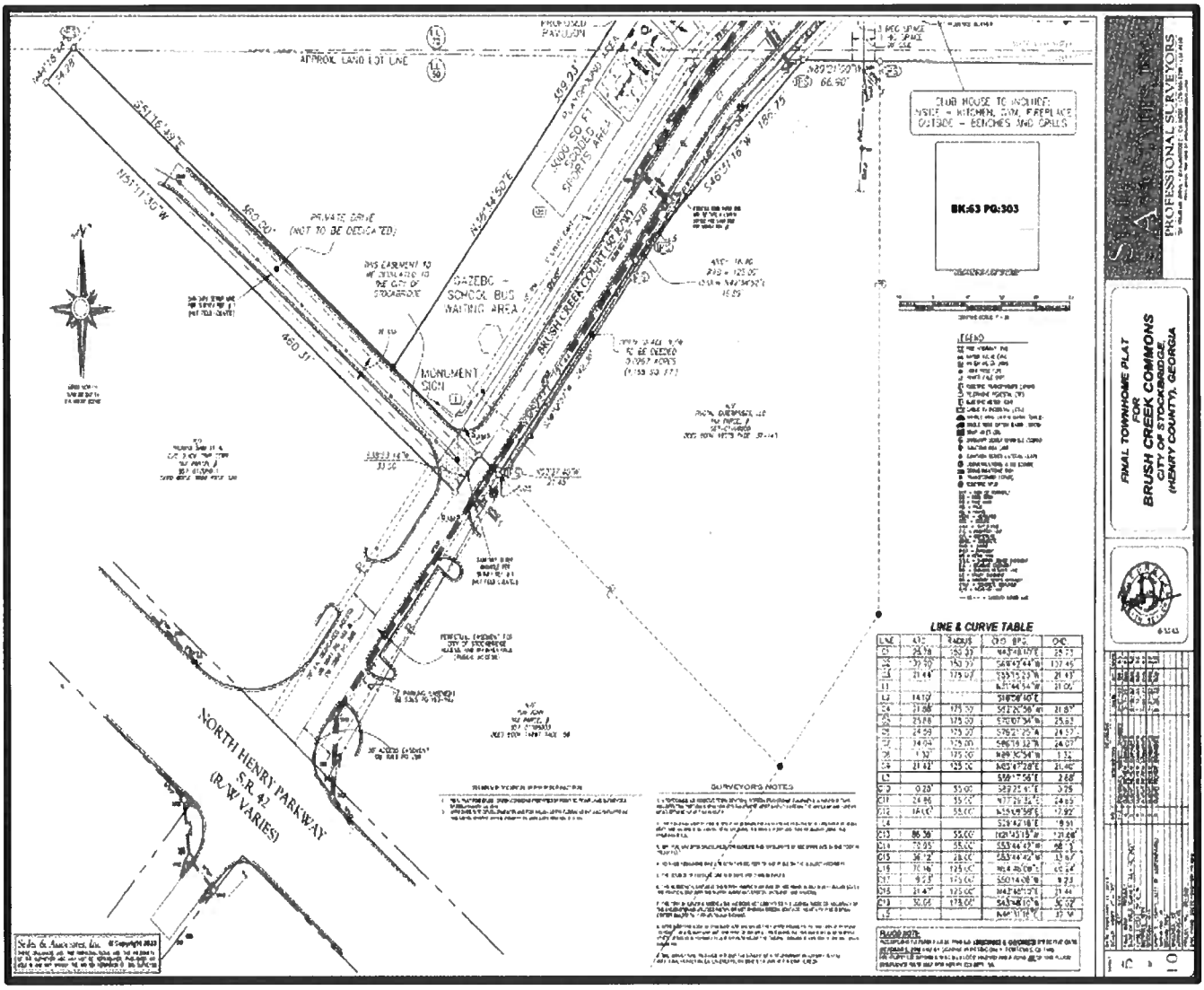
APPROVED SITE PLAN FOR BRUSH CREEK COMMONS, PHASE 1 TOWNHOME DEVELOPMENT VIA ZM-2022-01: EASTERN SIDE

Recorded on September 12, 2023 in Book 63, Page 301



CLOSEUP VIEW OF PROPERTY ACCESS FROM NORTH HENRY BOULEVARD AND BRUSH CREEK COURT

Recorded on September 12, 2023
In Book 63, Page 303



City of Stockbridge, Georgia Community Development Department; Nov. 21, 2024 and Dec. 9, 2024

V. PROPOSED DEVELOPMENT

A. Intent. The applicant/developer requests to rezone Parcel #S07-01006000 on the east side of Brush Creek Court from C-2 (General Commercial) to MFR (Multiple-Family Residential) to allow for the development of twenty (20) townhomes on the property via RZ-2024-03. If the rezoning is approved, the applicant also wishes, via ZM-2024-01, to combine Parcel #S07-01006000 with Parcel #S07A01100000 on the west side of Brush Creek Court, where 41 townhomes are currently under construction as the "Brush Creek Commons" townhome development. Phase 1 is under construction for 41 townhomes on 15.74 +/- acres, for a density of 2.605 units per acre. Phase 2 would be developed with 20 townhomes on 2.28 +/- acres, for a density of 8.77 units per acre. The combined development of Phase 2 with Phase 1 would have 61 units on 18.02 +/- acres, for an overall density of 3.39 units per acre.

B. Property Conditions. Much of the Brush Creek Commons Phase 1 parcel lies within a floodplain due to the presence of the Brush Creek, and it is unbuildable. The property has rear frontage on Shields Road, but a zoning condition of Rezoning Case #RZ-03-04 prohibited any access from Shields Road. A locked gate is present today at the beginning of Brush Creek Court, off North Henry Boulevard, which is flanked by a QuikTrip station and a Waffle House Restaurant. The Phase 2 parcel is located directly behind the Waffle House Restaurant

C. Development of Phase 2. The applicant/developer proposes to develop 20 townhome lots and units on Parcel #S07-01006000 as Phase 2 of the Brush Creek Commons townhome development. For such purpose, the applicant has obtained a utility letter from the Department of Public Works, dated October 10, 2024. It states that water and sewer capacities are currently available to serve the proposed 20 townhomes to comprise Phase 2, but that if the developer does not submit construction plans within one year of that date, then the reservation of those capacities shall expire. In addition, the developer would be responsible for all associated connection costs and would be required to adhere to the City's Minimum Development Standards.

D. Proposed Site Plan for Phase 2. The applicant has submitted a site plan, entitled "Rezoning Plat: Brush Creek Commons, Phase 2", which was prepared by DGM Land Planning Consultants, Inc. for the development of 20 townhome lots on Phase 2. It provides the following acreages: 15.74 acres in Phase 1, 2.28 acres in Phase 2, and 18.02 total acres. The site plan shows that the Phase 2 development would be accessed from the east side of Brush Creek Court. An internal circular street with a cul-de-sac would then provide access to the individual townhome lots. The proposed 20 townhome units would be contained within four townhome buildings, which would have rear yard setbacks of 20 feet. Unlike the Phase 1 development, Phase 2 would not have rear alleys. A guest parking lot, a 30-foot buffer on the north side of the property, and green space would also be provided on the Phase 2 site. The site plans shows nearby amenities which are being developed on the Phase 1 site on the west side of Brush Creek Court. The applicant seeks permission via ZM-2024-01 to allow the Phase 2 residents to use the Phase 1 amenities.

E. Proposed Combined Site Plan for Phase 1 and Phase 2. The applicant has submitted a

proposed combined site plan to show an overall boundary for Phase 1 and Phase 2. Its title is "Rezoning Plat: Brush Creek Commons", and it was prepared by DGM Land Planning Consultants, LLC. The overall site would have 18.02 acres, with 15.74 acres in Phase 1 and 2.28 acres in Phase 2. The combined total of 61 townhome units would include 41 units in Phase 1 and 20 units in Phase 2.

G. Proposed Development Conditions. The applicant's Letter of Intent proposes the approval of sixteen (16) "Proposed Development Conditions" for Phase 2, as are listed below. However, two of them, Development Conditions "j" and "p", are of a general nature and seem to apply more to the proposed zoning modification for the entire development rather than to Phase 2 alone. Further, the language within these two development conditions would be appropriate to also include within the needed Amendment to the Development Agreement. The remaining fourteen (14) Development Conditions will be further discussed in this staff report.

EXHIBIT "A"

Proposed Development Conditions

1) The following conditions shall apply to Phase 2 of Brush Creek Commons

a) Phase 2 shall be developed in general conformity with the Phase 2 site plan submitted to the Stockbridge Planning Staff on September ___, 2024 and shall adhere to all City of Stockbridge MFR Ordinance requirements, except if there is a conflict between the MFR Ordinance requirements and the conditions set forth in the Development Agreement, as amended from time to time, the conditions set forth in the Development Agreement shall control.

b) Maximum building height shall be forty (40) feet.

c) All townhouses shall have a mixture of front facade consisting of covered entryway, porches, bay windows and/or balconies. Garages shall be accentuated with variations of design porticos.

d) Owner shall submit elevations of buildings to be approved by the City.

e) Each unit elevation per building shall be separate and distinct from the other and shall include variations in rooflines which may be accomplished with the use of dormers, gables and/or fireplaces.

f) Each unit shall have different brick, stucco and masonry theme from the other attached units.

g) Owner shall install street trees along all streets to be placed between the sidewalk and the front property lines, have a minimum two and one-half-inch (2.5") caliber (d.b.h), shall have a minimum twenty-four foot (24 sq. ft.) planting area and shall be spaced an average of forty- five feet (45') apart. Owner shall provide a list often (10) trees to be provided and subject to modification by the City.

h) A streetscaping plan shall be submitted to the City of Stockbridge Planning and Zoning Staff for comments and approved by the City to include sidewalks, street trees, landscaping, street lighting and street furniture.

i) Any flood plain alteration be supported by a certified engineer at the plan review stage.

j) The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.

k) The maximum units per building shall be no more than six (6) units per building.

l) The minimum distance between buildings shall be twenty (20) feet.

m) The minimum front yard setback shall be twenty (20) feet.

n) The minimum side yard setback shall be fifteen (15) feet.

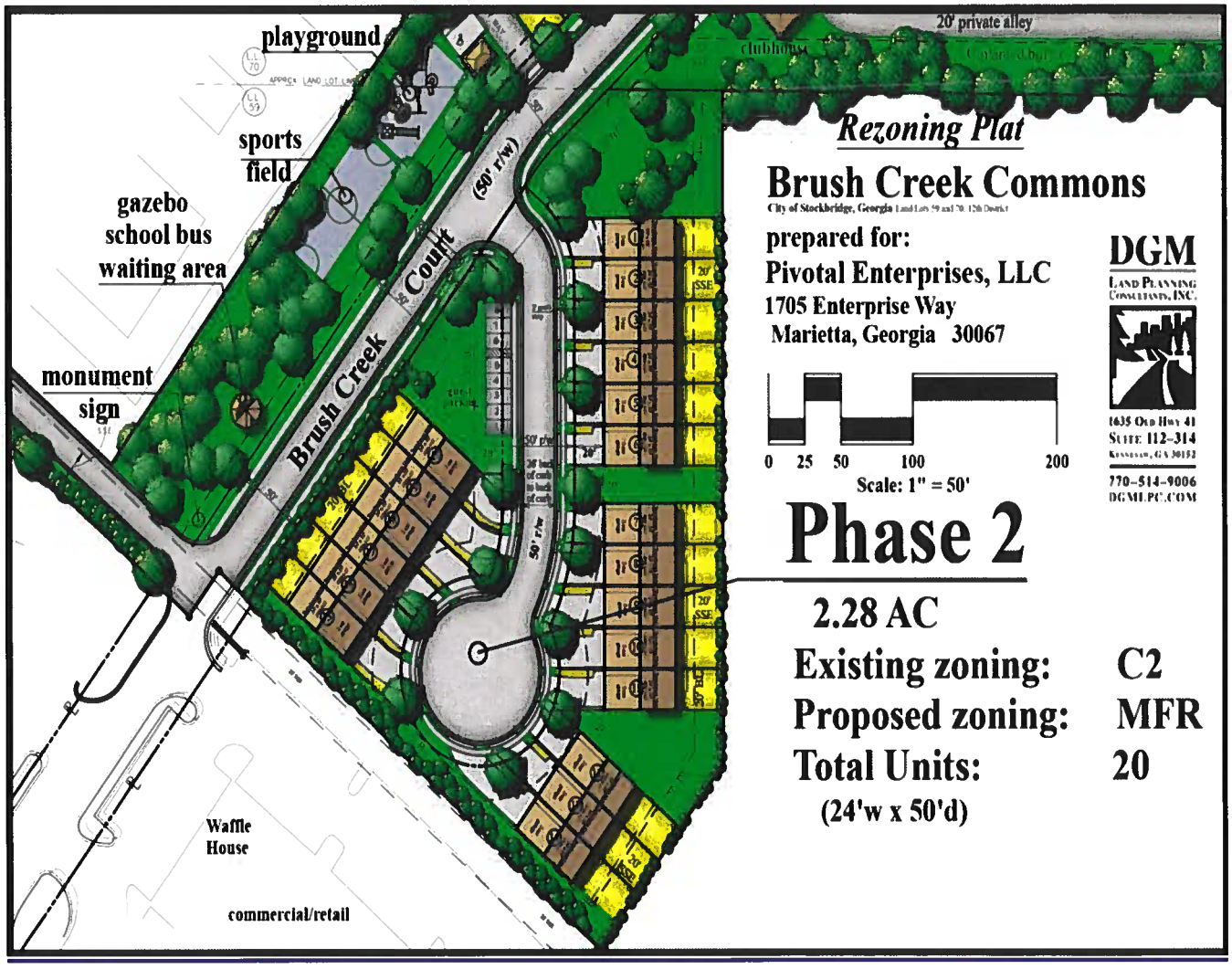
o) The minimum rear yard setback shall be twenty (20) feet.

p) A Declaration of Restrictive Covenants for Phase 1 shall be amended and modified to incorporate Phase 2, and the units in Phase 2 shall have all of the same rights and privileges to use the common areas and amenities located within Phase 1.

PROPOSED SITE PLAN FOR BRUSH CREEK COMMONS, PHASE 2 TOWNHOMES

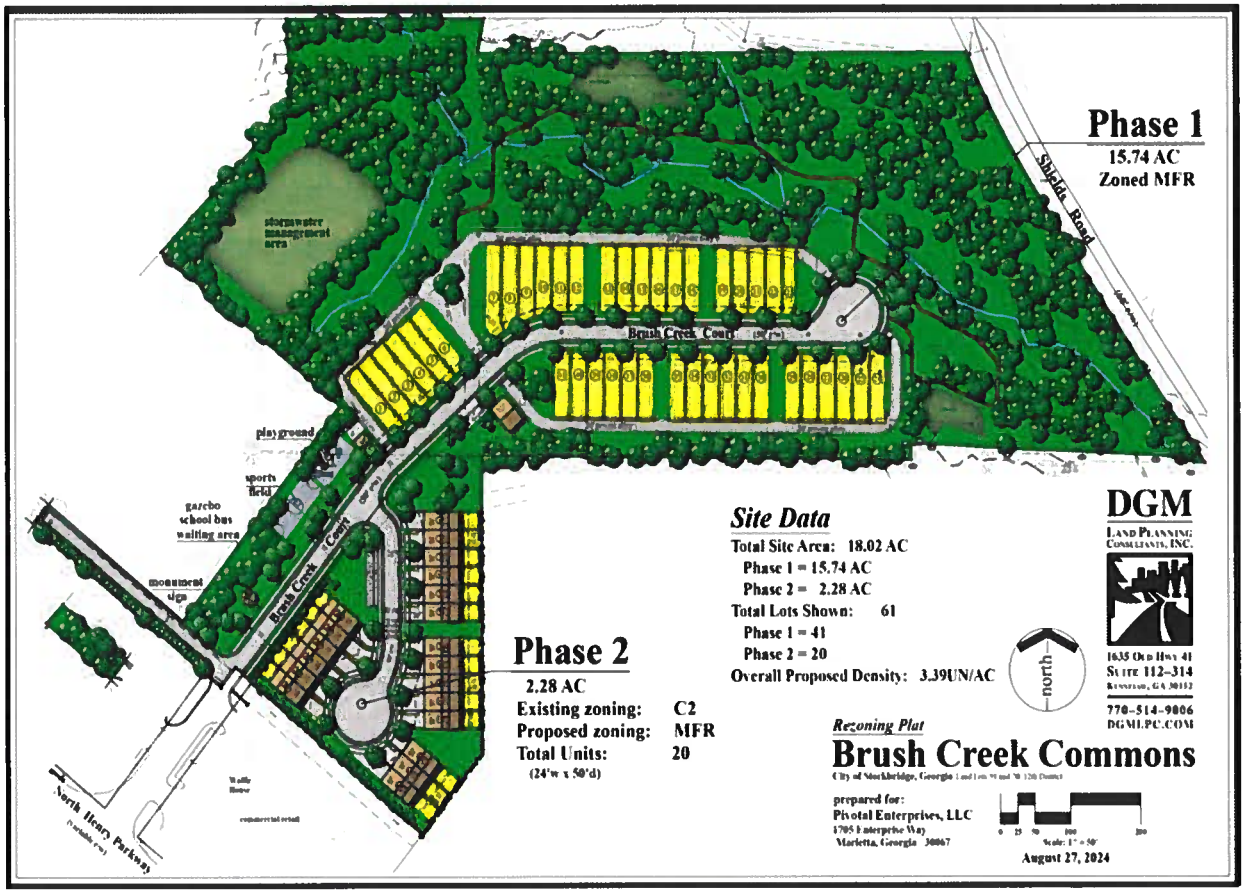
Title: "Rezoning Plat: Brush Creek Commons, Phase 2"

Prepared by DGM Land Planning Consultants, Inc.



PROPOSED COMBINED SITE PLAN FOR PHASE 1 AND PHASE 2

Title: Rezoning Plat: Brush Creek Commons"
Prepared by DGM Land Planning Consultants, LLC



SAMPLE RENDERING FOR THE PROPOSED PHASE 2 TOWNHOMES



VI. ANALYSIS #1—REZONING CRITERIA

The Stockbridge Unified Development Code (UDC) identifies nine (9) standards to be considered for rezoning cases. An analysis of each one is presented below.

STANDARD #1--Consistency with the Comprehensive Plan.

The applicant has submitted an application for Comprehensive Plan Amendment Case #CP-2024-03 for the purpose of requesting that the future land use designation of Parcel #S07-01006000 for the proposed Phase 2 development of Brush Creek Commons be changed from Low-Density Mixed-Use to Medium-Density Residential. This would be appropriate because the Low-Density Mixed-Use allows commercial development, but Phase 2 would not include any commercial uses. Further, the rear portion of Parcel #S07A01100000 for Phase 1 is also designated as Medium-Density Residential; thus, the Phase 2 parcel would be compatible with it. And finally, the proposed townhomes would serve to fill the need for additional housing in the City, particularly for certain population groups, which the Comprehensive Plan has identified. For these reasons, the proposed rezoning would be consistent with the spirit and specifications of the Comprehensive Plan.

STANDARD #2 -- The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Unified Development Code (UDC).

The UDC states that MFR developments are to be located "with access provided on streets that are classified as collector streets of higher." According to the map of Functional Road Classifications within the 2022 Henry County Transportation Plan, North Henry Boulevard is classified as a "principal arterial", which is a higher road classification than a collector street. Therefore, townhomes are an acceptable use for the subject property. In addition, the proposed MFR zoning for Parcel 2 would enable a desirable transition of the C-2 (General Commercial) zoning along North Henry Boulevard and the SR (Suburban Residential) zoning districts to the north.

STANDARD #3 -- Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.

The applicant's requested rezoning of the subject property to MFR would be compatible with the MFR zoning of Phase 1 of the Brush Creek Commons development; thus, Further, the presence of an MFR district would serve as an acceptable transition between the C-1 and C-2 districts along North Henry Boulevard, and the SR districts to the north.

STANDARD #4 -- The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.

Unlike the Phase 1 parcel of Brush Creek Commons, the Phase 2 parcel does not contain a creek or floodplain areas. It is, though, small in size and it has a triangular shape, which limit the development options of the parcel. Nevertheless, the applicant has created a suitable site plan for the property.

STANDARD #5 --The impact upon adjacent property owners should the request be granted.

The applicant seeks to enable the Phase 2 parcel to have a positive impact on the Phase 1 parcel via the approval of ZM-2024-01 by allowing the residents of Phase 2 to share in the use and HOA cost of maintaining the amenities to be located on the Phase 1 parcel. Also, due to the rather hidden location of both Phase 1 and Phase 2 behind the commercial businesses which have frontage on North Henry Boulevard, the visual impacts and operational impacts of Brush Creek Commons is anticipated to be minimal on adjacent property owners.

STANDARD #6 -- The potential impact of the rezoning on City infrastructure including water and sewage system.

The applicant has submitted a letter from the City of Stockbridge's Public Works Department, dated October 10, 2024. It states that capacities are currently available in the City's water distribution and sanitary sewer collection systems to serve the proposed twenty (20) townhome units in Phase 2. However, the developer must submit construction plans to that department within one year; otherwise, the reservation of these capacities will expire for the development of Phase 2. Further, the developer would be responsible for covering the costs of such utility connections, and the developer would be required to comply with the City's Minimum Development Standards.

STANDARD #7 -- The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

The applicant has not submitted a traffic impact study, nor is one needed for such a small development project. Minimal adverse traffic impacts on North Henry Boulevard are anticipated, though. Further, since any access from Shields Road to the rear is prohibited by the terms of the Development Agreement, this would prevent any adverse traffic impacts on the adjacent and nearby residential streets to the rear.

STANDARD #8 -- The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan.

No other merits of the requested rezoning have been identified.

STANDARD #9 -- The ability of the subject land to be developed as it is presently zoned.

The subject property could be developed under its existing zoning classification of C-2, but this is unlikely to happen due to the hidden location of Phase 2 to the rear of other C-2-zoned properties which front onto North Henry Boulevard. Such a location would be undesirable for

many types of commercial uses, which need visibility in order to attract potential customers.

VII. ANALYSIS #2—PROPOSED INCLUSION OF PHASE 2 WITH PHASE 1 OF BRUSH CREEK COMMONS

1. **Original Intent**—The original conceptual site plan for Brush Creek Commons, which was prepared by Bunn Grading Company, Inc. in 2003, showed the inclusion of Parcel 2 within the overall development, although it was not labeled as Parcel 2. Therefore, the fact that the applicant wishes to officially add the Phase 2 parcel to the boundaries of the overall development is not unexpected.

2. **Timing of the Phase 2 Development Proposal--**If the proposed survey in the zoning modification application from 2022 (ZM-2022-01) had shown the inclusion of the Phase 2 parcel, and if a full site plan for the Phase 2 parcel had been provided, then the necessity of filing the current ZM-2024-01 application may have been avoided.

3. **Reasonableness of Applicant's Request--**The original rezoning of the property via RZ-03-04 required the Brush Creek Commons development (Phase 1) to include a relatively large number of amenities for only 41 townhome units. That number was reduced by the approval of ZM-2022-01 so that the developer could reduce the costs of installing so many amenities and reduce the HOA costs to the homeowners. However, the applicant today believes that the number of required amenities for Phase 1 is still excessive relative to the size of the Phase 1 property (18.895 +/- acres, of which 5.459 acres lie within a floodplain). Therefore, it is reasonable for the applicant to want to add more townhome units to the Brush Creek Commons development so that the HOA tax burden on each resident could be reduced. This would also eliminate the necessity of providing additional amenities for the Phase 2 parcel, which has only 2.2882 +/- acres.

4. **Effects on Surrounding Property and Infrastructure--**The inclusion of Phase 2 within the boundaries of the overall Brush Creek Commons development, as opposed to designating Phase 2 as a separate development entirely, would not involve any alterations to the proposed site access for Phase 2, its townhome units, or buffering. In addition, no adverse effects on surrounding properties are anticipated.

VIII. ANALYSIS #3—APPLICANT'S PROPOSED DEVELOPMENT CONDITIONS

The applicant included within the Letter of Intent sixteen (16) Proposed Development Conditions for Phase 2 of Brush Creek Commons, which were derived from the Development Agreement and its two amendments. These are listed and analyzed below.

a) Phase 2 shall be developed in general conformity with the Phase 2 site plan submitted to the Stockbridge Planning Staff on September ___, 2024 [actually,

October 7, 2024] and shall adhere to all City of Stockbridge MFR Ordinance requirements, except if there is a conflict between the MFR Ordinance requirements and the conditions set forth in the Development Agreement, as amended from time to time, the conditions set forth in the Development Agreement shall control.

The approved Development Agreement and its two Amendments required that Phase 1 be developed in accordance with the requirements of the RM-2 (Residential-Multifamily-Townhomes) district, which existed during the times of their approvals.

b) Maximum building height shall be forty (40) feet.

The proposed 40-foot maximum building height for Phase 2.

c) All townhouses shall have a mixture of front facade consisting of covered entryway, porches, bay windows and/or balconies. Garages shall be accentuated with variations of design porticos.

This proposed condition is already listed in the original approved Development Agreement;

d) Owner shall submit elevations of buildings to be approved by the City.

Elevation drawings are normally required for building permit applications. In addition, this proposed condition is already listed in the original approved Development Agreement.

e) Each unit elevation per building shall be separate and distinct from the other and shall include variations in rooflines which may be accomplished with the use of dormers, gables and/or fireplaces.

This proposed condition is already listed in the original approved Development Agreement;

f) Each unit shall have different brick, stucco and masonry theme from the other attached units.

This proposed condition is already listed in the original approved Development Agreement.

g) Owner shall install street trees along all streets to be placed between the sidewalk and the front property lines, have a minimum two and one-half-inch (2.5") caliber (d.b.h), shall have a minimum twenty-four foot (24 sq. ft.) planting area and shall be spaced an average of forty-five feet (45') apart. Owner shall provide a list often (10) trees to be provided and subject to modification by the City.

This proposed condition is already listed in the original approved Development Agreement;

h) A streetscaping plan shall be submitted to the City of Stockbridge Planning and Zoning Staff for comments and approved by the City to include sidewalks, street

trees, landscaping, street lighting and street furniture.

This is a standard requirement for an application for a land disturbance permit (LDP). In addition, this proposed condition is already listed in the original approved Development Agreement.

i) Any flood plain alteration be supported by a certified engineer at the plan review stage.

This proposed condition is already listed in the original approved Development Agreement.

j) The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.

This would be a more appropriate requirement to include as a condition for the approval of ZM-2024-01.

k) The maximum units per building shall be no more than six (6) units per building.

This is already a requirement in the current UDC

l) The minimum distance between buildings shall be twenty (20) feet.

This is already a requirement of the current MFR district regulations.

m) The minimum front yard setback shall be twenty (20) feet.

n) The minimum side yard setback shall be fifteen (15) feet.

This is the same requirement for the current MFR district regulations.

o) The minimum rear yard setback shall be twenty (20) feet.

This is the same requirement for the current MFR district regulations.

p) A Declaration of Restrictive Covenants for Phase 1 shall be amended and modified to incorporate Phase 2, and the units in Phase 2 shall have all of the same rights and privileges to use the common areas and amenities located within Phase 1.

This would be a more appropriate requirement to include as a condition for the approval of ZM-2024-01.

VII. RECOMMENDATIONS

In view of the analysis above, the Planning and Zoning Staff recommends the **APPROVAL WITH CONDITIONS** for Zoning Modification Case #ZM-2024-01 for Brush Creek Commons. The conditions are listed below.

1. **Comprehensive Plan Amendment**—The rezoning of Parcel #S07-01006000 for the proposed development of Phase 2 shall not be approved unless Comprehensive Plan Amendment Case #RZ-2024-03 is first approved.

2. **Zoning Modification**—Parcel #S07-01006000 shall not be designated as Phase 2 of the Brush Creek Commons townhome development and it shall not be combined with Parcel #S07A0110000 (Phase 1) unless Zoning Modification Case #ZM-2024-01 is approved.

3. **Compliance with Original Rezoning, Development Agreement, and Amendments**--If Zoning Modification Case #ZM-2024-01 is approved to allow Phase 2 to be combined with Phase 1 in an overall development for Brush Creek Commons, then the developer shall:

   a. Comply with the requirements of the approved rezoning case (RZ-03-04 via Rezoning Ordinance No. 03-152, the original Development Agreement, the First Amendment to the Development Agreement (dated December 13, 2004), and the Second Amendment to the Development Agreement (dated August 13, 2007), with the exception of other conditions that are listed below.

   b. Phase 2 shall have the same setbacks, building designs, materials, and two-car garages as Phase 1.

   c. Submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.

   d. Amend the Declaration of Restrictive Covenants for Phase 1 to incorporate Phase 2 to state that the townhome units in Phase 2 shall have all of the same rights and privileges to use the common areas and amenities that are located within Phase 1.

5. **Applicant's Proposed Conditions**—The developer shall comply with the applicant's proposed conditions, with any noted deviations, as follows:

   a. "The developer shall adhere to all City of Stockbridge MFR district requirements, except if there is a conflict between the MFR Ordinance requirements and the conditions set forth in the Development Agreement, as amended from time to time, the specifications of the MFR district regulations shall control." [

   b. Maximum building height shall be forty (40) feet.

   c. All townhouses shall have a mixture of front facade consisting of covered entryway, porches, bay windows and/or balconies. Garages shall be accentuated with variations

of design porticos.

d. Owner shall submit elevations of buildings to be approved by the City.

e. Each unit elevation per building shall be separate and distinct from the other and shall include variations in rooflines which may be accomplished with the use of dormers, gables and/or fireplaces.

f. Each unit shall have brick (not brick veneers) on all sides.

g. Owner shall install street trees along all streets to be placed between the sidewalk and the front property lines, have a minimum two and one-half-inch (2.5") caliber (d.b.h), shall have a minimum twenty-four foot (24 sq. ft.) planting area and shall be spaced an average of forty-five feet (45') apart. Owner shall provide a list often (10) trees to be provided and subject to modification by the City.

h. A streetscaping plan shall be submitted to the City of Stockbridge Planning and Zoning Staff for comments and approved by the City to include sidewalks, street trees, landscaping, street lighting and street furniture.

i. Any flood plain alteration be supported by a certified engineer at the plan review stage.

j. The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.

k. The maximum units per building shall be no more than six (6) units per building.

l. The minimum distance between buildings shall be twenty (20) feet.

m. The minimum front yard setback shall be twenty (20) feet.

n. The minimum side yard setback shall be fifteen (15) feet.

o. The minimum rear yard setback shall be twenty (20) feet.

p. A Declaration of Restrictive Covenants for Phase 1 shall be amended and modified to incorporate Phase 2, and the units in Phase 2 shall have all of the same rights and privileges to use the common areas and amenities located within Phase 1.

4. **Site Plan**—The developer shall build Phase 2 according to a site plan which is very similar to the submitted site plan for Phase 2, entitled "Rezoning Plat—Brush Creek Commons Phase 2", which was prepared by DGM Land Planning Consultants, Inc.

5. **MFR Versus RM-2 District Requirements**—The developer shall comply with the MFR District requirements, except where it conflicts with the development agreement, then the

development agreement shall take precedence.

6. **Front Yard Setbacks**—The front yard setbacks of the proposed townhome lots for Phase 2 may be only 20 feet instead of the MFR District's requirement of 50 feet because the Second Amendment to the Development Agreement allowed front yard setbacks of only 10 feet.

7. **Water and Sewer Facilities**—The developer shall comply with the specifications of the letter from the City of Stockbridge Public Works Department, dated October 10, 2024, as follows:

   a. The developer shall submit construction plans to Public Works within one year (by October 10, 2025); otherwise, the current reservation of capacity for the estimated 6000 gpd each for water distribution system and sanitary sewer collection systems, based on the construction of 20 townhome units, shall expire.

   b. The developer shall bear all costs that are associated with connecting to the water distribution system and the sanitary sewer collection system.

   c. The developer shall adhere to the City's Minimum Development Standards.

8. **Stand-Alone Development--**If ZM-2024-01 is not approved, then Parcel #S07-01006000 shall be a stand-alone development, and it must comply with the requirements of the MFR (Multiple-Family Residential) zoning district. This means that it must have its own amenities, HOA, and multi-purpose trail. Further, a variance would be required for the front yard setbacks of the townhome lots unless the developer complies with the required 50-foot front yard setbacks.

9. **Permit Issuance--**No land disturbance (LDP) or building permits shall be issued for Phase 2 until the applicant submits a copy of the new recorded plat for the overall Brush Creek Commons development (Phase 1 and Phase 2) to the Community Development Department.

10. **Legal Description and Plat--**The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant: Pivotal Enterprises LLC c/o Battle Law P.C. Phone: 770-527-8582 Date: 5/2/2024

Address Applicant: 1705 Enterprise Way Ste S-100 Fax Cell #: (770)480-1714

City: Marietta State: GA Zip: 30067 E-mail: olympiamike@bellsouth.net

Name of Agent: Battle Law P.C. Phone: 404-601-7616 Date: 5/2/2024

Address Agent: 3562 Habersham at Northlake, Bldg. J, Ste 100 Fax

City: Tucker State: GA Zip: 30084 E-mail: mlb@battlelawpc.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: C2 to MFR
to allow for a Townhome development

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: None Assigned

Nearest intersection to the property: Brush Creek Court and N. Henry Blvd
(Street Address)

Size of Tract: 2.28 acre(s). Land Lot Number(s): 59 District(s): 12

Property Tax Parcel Number(s): S07-010-060-00 (Required)

Pivotal Enterprises, LLC
By: Eaman Fateni - Member

Elizabeth Escardon-Munoz

Pivotal Enterprises, LLC

Signature of Agent

NOTARY STAMP:

(For Office Use Only)

Total Amount Paid $ ___ Cash ___ Check # _____ Received by: _____ (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 58 AND 59 OF THE 12TH LAND DISTRICT, CITY OF STOCKBRIDGE, HENRY COUNTY GEORGIA BEING MORE PARTICULARLY DE SCRIBED AS FOLLOWS

COMMENCING AT A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED 'SEILER & ASSOCIATES LSF #280 GEORGIA') AT THE NOT ERSECTION OF THE WESTERN RIGHT-OF-WAY LINE OF SHIELDS ROAD AND FOOT RIGHT-OF-WAY) AND THE LINE COMMON TO LAND LOTS 58 AND 78

THENCE LEAVING THE WESTERN RIGHT-OF-WAY LINE OF SHIELDS ROAD AND RUNNING ALONG SAID LINE COMMON TO LAND LOTS 58 AND 78 NORTH 89 DEGREES 25 MINUTES 38 SECONDS WEST 138.54 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED 'SEILER & ASSOCIATES LSF #280 GEORGIA ;

THENCE LEAVING SAID LINE COMMON TO LAND LOTS 58 AND 78 NORTH 22 DEGREES 25 MINUTES 43 SECONDS WEST 8.94 FEET TO A 1/2" REBAR & SURVEYOR S CAP SET (STAMPED 'SEILER & ASSOCIATES LSF #280 GEORGIA)

THENCE NORTH 74 DEGREES 01 MINUTES 24 SECONDS WEST 18.26 FEET TO A POINT

THENCE NORTH 01 DEGREES 57 MINUTES 43 SECONDS WEST 33.60 FEET TO A 1/2" RE BAR & SURVEYOR S CAP SET (STAMPED 'SEILER & ASSOCIATES LSF #280 GEORGIA",

THENCE NORTH 87 DEGREES 18 MINUTES 37 SECONDS WEST 187.41 FEET TO A 1/2" RE BAR & SURVEYOR S CAP SET (STAMPED 'SEILER & ASSOCIATES LSF #280 GEORGIA)

THENCE NORTH 87 DEGREES 45 MINUTES 53 SECONDS WEST 117.86 FEET TO A 1/2" RE BAR & SURVEYOR S CAP SET (STAMPED 'SEILER & ASSOCIATES LSF #280 GEORGIA)

THENCE NORTH 88 DEGREES 47 MINUTES 38 SECONDS WEST 113.38 FEET TO A 1/2" REBAR & SURVEYOR S CAP SET (STAMPED 'SEILER & ASSOCIATES LSF #280 GEORGIA)

THENCE SOUTH 87 DEGREES 19 MINUTES 37 SECONDS WEST, 19.09 FEET TO A 1/2" RE BAR & SURVEYOR S CAP SET (STAMPED 'SEILER & ASSOCIATES LSF #280 GEORGIA)

THENCE NORTH 00 DEGREES 39 MINUTES 29 SECONDS WEST 3.54 FEET TO A 1/2" RE BAR & SURVEYOR S CAP SET (STAMPED 'SEILER & ASSOCIATES LSF #280 GEORGIA ;
THENCE SOUTH 89 DEGREES 34 MINUTES 23 SECONDS WEST 28.09 FEET TO A 1/2" RE BAR & SURVEYOR S CAP (STAMPED 'SEILER & ASSOCIATES LSF #280 GEORGIA') SET ON THE LINE COMMON TO LAND LOTS 58 AND 78

THENCE ALONG THE LINE COMMON TO LAND LOTS 58 AND 78 NORTH 89 DEGREES 25 MINUTES 38 SECONDS WEST 609.38 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #280 GEORGIA") AND THE ***POINT OF BEGINNING***

THENCE LEAVING SAID LINE COMMON TO LAND LOTS 58 AND 78 SOUTH 00 DEGREES 04 MINUTES 27 SECONDS WEST 389.88 FEET TO A 1/2" REBAR FOUND

THENCE SOUTH 36 DEGREES 01 MINUTES 07 SECONDS WEST 137.44 FEET TO A 1/2" REBAR FOUND

THENCE NORTH 58 DEGREES 27 MINUTES 48 SECONDS WEST 321.33 FEET TO A 1/2" REBAR & SURVEYOR'S CAP (STAMPED 'SEILER & ASSOCIATES LSF #280 GEORGIA) SET ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRUSH CREEK COURT (50' RIGHT-OF-WAY PER FINAL SUBDIVISION PLAT OF BRUSH CREEK COMMONS, PLAT BOOK 63 PAGE 299 HENRY COUNTY GEORGIA RECORDS)

THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRUSH CREEK COURT NORTH 30 DEGREES 46 MINUTES 38 SECONDS EAST 183.44 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED 'SEILER & ASSOCIATES LSF #280 GEORGIA')

THENCE CONTINUING ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRUSH CREEK COURT 15.90 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 125.00 FEET AND A CHORD OF NORTH 42 DEGREES 39 MINUTES 53 SECONDS EAST 15.89 FEET) TO A 1/2" RE BAR & SURVEYOR S CAP SET (STAMPED 'SEILER & ASSOCIATES LSF #280 GEORGIA')

THENCE LEAVING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRUSH CREEK COURT, NORTH 46 DEGREES 31 MINUTES 16 SECONDS EAST 181.75 FEET TO A 1/2" REBAR & SURVEYOR S CAP SET (STAMPED 'SEILER & ASSOCIATES LSF #280 GEORGIA')

THENCE SOUTH 89 DEGREES 21 MINUTES 08 SECONDS EAST 66.90 FEET TO THE ***POINT OF BEGINNING***

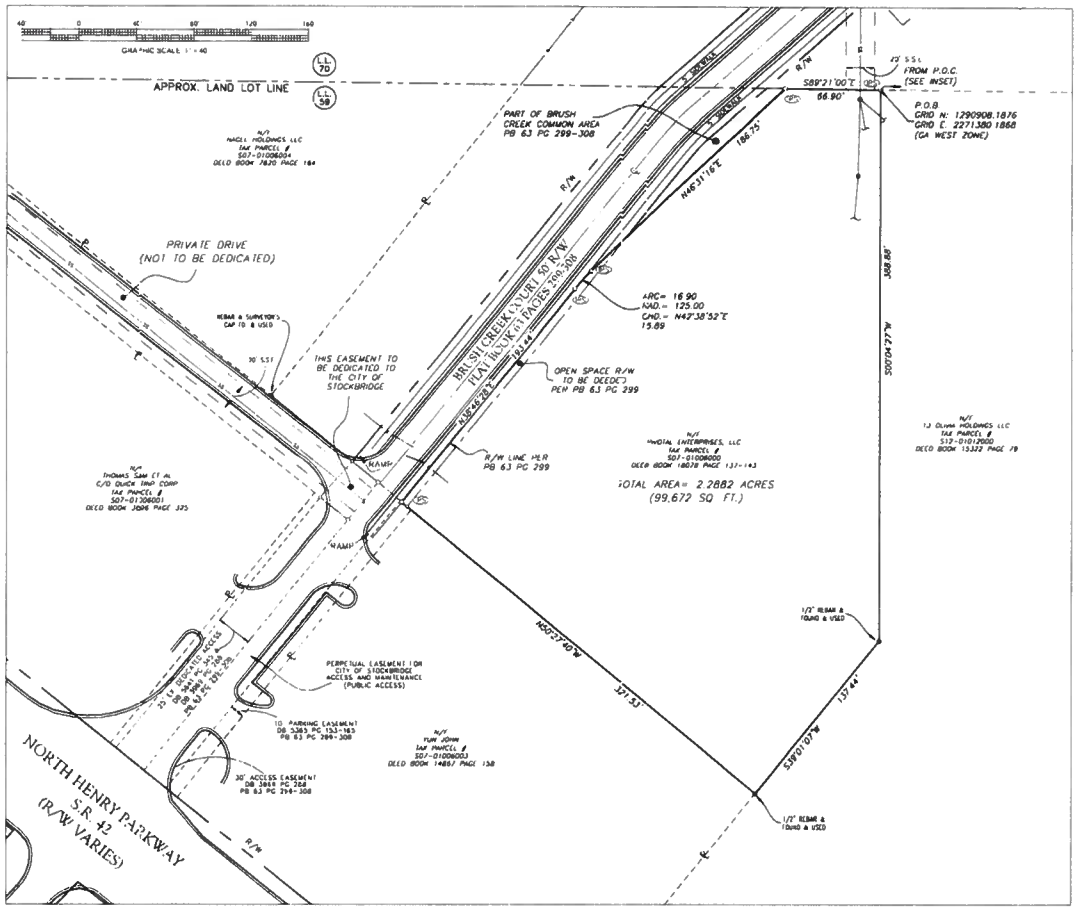
SAID TRACT OR PARCEL OF LAND CONTAINING 2.2882 ACRES (99,672 SQUARE FEET)

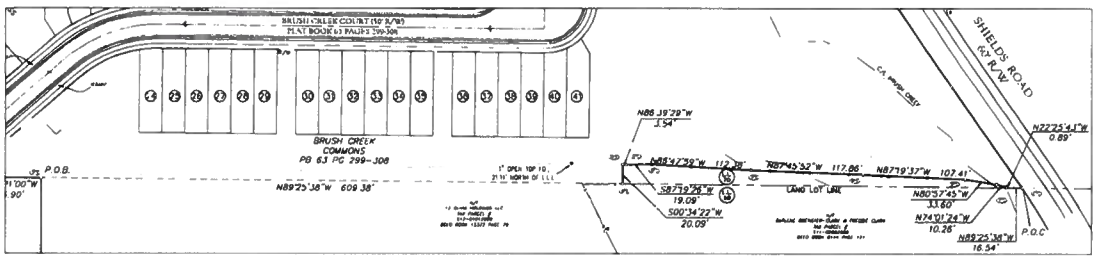
SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL; OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECOGNITION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND PURTHE MORE, 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.GA. SECTION 15-6-67

KEITH R. SEILER
GEORGIA REGISTRATION NO. 2396
MEMBER NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS)
MEMBER SURVEYING & MAPPING SOCIETY OF GEORGIA (SAMSOG)

5-3-24
DATE





P.O.C INSET
SCALE 1" = 60'

SURVEYOR'S NOTES

1. A TOPCON GR 1 R5 ROBOTIC TOTAL STATION, TOPCON TRAVERSING EQUIPMENT A 300 FOOT TAPE AND SPECTRA PRECISION SP80 VRS GPS EQUIPMENT WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAD A CLOSURE PRECISION OF ONE FOOT IN 10 663 FEET AND AN ANGULAR ERROR OF 06 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 326,313 FEET
4. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY
5. THE SOURCE OF VERTICAL DATUM IS EGPS VRS CORS NETWORK
6. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83 (2011)), THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
7. THE FIRM OF SEILER & ASSOCIATES, INC DOES NOT CERTIFY TO THE CORRECTNESS OR ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER (800-282-7411) PRIOR TO ANY DIGGING
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON

SURVEYOR'S REFERENCES

1. APPROVED SITE DEVELOPMENT PLANS FOR BRUSH CREEK COMMONS BY LAND ENGINEERING AND DEVELOPMENT DATED JANUARY 23, 2003 (LAST REVISED 3-17-04).
2. FINAL SUBDIVISION PLAT FOR BRUSH CREEK COMMONS PREPARED BY SEILER AND ASSOCIATES RECORDED IN PLAT BOOK 63 PAGES 299-308

LEGEND

- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- LIGHT POLE (LP)
- POWER POLE (PP)
- ELECTRIC TRANSFORMER (ETM#)
- TELEPHONE PEDESTAL (TP)
- ELECTRIC METER (EM)
- CABLE TV PEDESTAL (CTV)
- DOUBLE WING CATCH BASIN (DWCB)
- SINGLE WING CATCH BASIN (SWCB)
- DROP INLET (DI)
- SANITARY SEWER MANHOLE (SSMH)
- JUNCTION BOX (JB)
- SANITARY SEWER LATERAL (LA')
- COMMUNICATIONS STUB (COMM)
- COMMUNICATIONS BOX
- TRANSFORMER (ETM#)
- ELECTRIC STUB

N/F = NOW OR FORMERLY
DB = DEED BOOK
PB = PLAT BOOK
PG = PAGE
I.P. = FOUND
MEAS. = MEASURED
REC. = RECORD
CALC. = CALCULATED
L.L. = LAND LOT LINE
C/L = CENTER LINE
CONC. = CONCRETE
CHD. = CHORD
PVMT. = PAVEMENT
MTL. = METAL SIDE
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
C.O. = SANITARY SEWER CLEANOUT
C.M.P. = CORRUGATED METAL PIPE
R/W = RIGHT-OF-WAY

SS — = SANITARY SEWER LINE

FLOOD NOTE:
ACCORDING TO FEMA F.I.R.M. PANELS 13151C0084D & 13151C0087D EFFECTIVE DATE OCTOBER 5, 2018 AND BY GRAPHIC PLOTTING ONLY, NO PORTION(S) OF THIS PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE AE OF THE FLOOD INSURANCE RATE MAP FOR HENRY COUNTY, GA

Seiler & Associates, Inc. ©Copyright 2024
THESE DRAWINGS AND THE REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR

SEILER ASSOCIATES, INC.
PROFESSIONAL SURVEYORS
74 MAIN ST. STOCKBRIDGE, GA 30281 PH 678-880-9020 - 24 HR
EMAIL ON THE WEB AT WWW.SEILERASSOC.COM

BOUNDARY SURVEY FOR PIVOTAL ENTERPRISES, LLC CITY OF STOCKBRIDGE, (HENRY COUNTY), GEORGIA

5-3-24

REVISIONS	DATE	BY

DATE	MAY 3, 2024
SCALE	1" = 40'
N.G.	N/A
FIELD BOOK	PROJECT
LAND DISTRICT	12 TH
SECTION	N/A
COUNTY	HENRY (CITY OF STOCKBRIDGE)
SURVEYED	JULY 19, 2021
DRAWN BY	JC
CHECKED BY	KRS
PROJECT NO.	20032-10C

SHEET 1 OF 1

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 59 AND OF THE 12TH LAND DISTRICT, CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA"); AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY LINE OF SHIELDS ROAD (60 FOOT RIGHT-OF-WAY) AND THE LINE COMMON TO LAND LOTS 59 AND 70;

THENCE LEAVING THE WESTERN RIGHT-OF-WAY LINE OF SHIELDS ROAD AND RUNNING ALONG SAID LINE COMMON TO LAND LOTS 59 AND 70, NORTH 89 DEGREES 25 MINUTES 38 SECONDS WEST, 16.54 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE LEAVING SAID LINE COMMON TO LAND LOTS 59 AND 70, NORTH 22 DEGREES 25 MINUTES 43 SECONDS WEST, 0.89 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 74 DEGREES 01 MINUTES 24 SECONDS WEST, 10.26 FEET TO A POINT;

THENCE NORTH 80 DEGREES 57 MINUTES 45 SECONDS WEST, 33.60 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 87 DEGREES 19 MINUTES 37 SECONDS WEST, 107.41 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 87 DEGREES 45 MINUTES 52 SECONDS WEST, 117.86 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 86 DEGREES 47 MINUTES 59 SECONDS WEST, 112.38 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE SOUTH 87 DEGREES 19 MINUTES 26 SECONDS WEST, 19.09 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE NORTH 86 DEGREES 39 MINUTES 29 SECONDS WEST, 3.54 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE SOUTH 00 DEGREES 34 MINUTES 22 SECONDS WEST, 20.09 FEET TO A 1/2" REBAR & SURVEYOR'S CAP (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA") SET ON THE LINE COMMON TO LAND LOTS 59 AND 70;

THENCE ALONG THE LINE COMMON TO LAND LOTS 59 AND 70, NORTH 89 DEGREES 25 MINUTES 38 SECONDS WEST, 609.38 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA") AND THE ***POINT OF BEGINNING***;

THENCE LEAVING SAID LINE COMMON TO LAND LOTS 59 AND 70, SOUTH 00 DEGREES 04 MINUTES 27 SECONDS WEST, 388.88 FEET TO A 1/2" REBAR FOUND;

THENCE SOUTH 39 DEGREES 01 MINUTES 07 SECONDS WEST, 137.44 FEET TO A 1/2" REBAR FOUND;

THENCE NORTH 50 DEGREES 27 MINUTES 40 SECONDS WEST, 321.53 FEET TO A 1/2" REBAR & SURVEYOR'S CAP (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA") SET ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BRUSH CREEK COURT (50 RIGHT OF WAY PER FINAL SUBDIVION PLAT OF BRUSH CREEK COMMONS, PLAT BOOK 63 PAGES 299-308, HENRY COUNTY, GEORGIA RECORDS);

THENCE ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF BRUSH CREEK COURT, NORTH 38 DEGREES 46 MINUTES 28 SECONDS EAST, 193.44 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE CONTINUING ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF BRUSH CREEK COURT, 16.90 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, (SAID CURVE HAVING A RADIUS OF 125.00 FEET AND A CHORD OF NORTH 42 DEGREES 38 MINUTES 52 SECONDS EAST, 16.89 FEET) TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE LEAVING THE SOUTHEASTERLY RIGHT OF WAY LINE OF BRUSH CREEK COURT, NORTH 46 DEGREES 31 MINUTES 16 SECONDS EAST, 186.75 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "SEILER & ASSOCIATES LSF #390 GEORGIA");

THENCE SOUTH 89 DEGREES 21 MINUTES 00 SECONDS EAST, 66.90 FEET TO THE ***POINT OF BEGINNING.***

SAID TRACT OR PARCEL OF LAND CONTAINING 2.2882 ACRES (99,672 SQUARE FEET).

BK:18078 PG:137-139
Filed and Recorded
Apr-30-2021 01:10 PM
DOC# 2021 - 017687
Real Estate Transfer Tax
Paid: $ 193.50
0752021004368
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: 6028630192

Please return to:
Sams & Cole, LLC
2809 Lassiter Road, Suite 100
Marietta, GA 30062
File #: 21-0028

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS INDENTURE made this 22nd day of March, 2021 between

TH41, LLC, a Georgia limited liability company, a 50% undivided interest

as party or parties of the first part, hereinafter called Grantor, and

Pivotal Enterprises, LLC

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 good and valuable consideration ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

See attached Exhibit "A" legal description

Address: Shields Road and N. Henry Blvd

Subject to covenants, restrictions, easements, right of way deeds, agreements, matters of plat, governmental ordinances and other lawful matters affecting said property

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 owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Notary Public

[Affix Notary Seal]

LISA ANN GREEN
NOTARY PUBLIC
TROUP COUNTY, GEORGIA
MY COMMISSION EXPIRES JANUARY 29, 2022

TH41, LLC, a Georgia limited liability company, a 50% undivided interest

_____(Seal)
John Hardy Jones, Member

_____(Seal)

Exhibit A

All that tract or parcel of land, containing 15.91 acres, more or less, lying and being in Land Lot 70 and 59 of the 12th District of Henry County, Georgia, as shown on preliminary plat by Bunn Grading Company, Inc., dated 6/14/04, and being more particularly described according to said plat as follows:

COMMENCING at the intersection of the centerline of Askew Road and the northern right of way line of State Route 42 and State 138; thence, Southeasterly a distance of 467.58 feet to an iron pin; thence, North 44 degrees 7 minutes 55 seconds East a distance of 225.72 feet to the POINT OF BEGINNING; thence, North 44 degrees 22 minutes 29 seconds East a distance of 34.28 feet to a point; thence South 51 degrees 13 minutes 8 seconds East a distance of 360.00 feet to a point; thence, North 38 degrees 35 minutes 37 seconds East a distance of 360.00 feet to a point; thence North 51 degrees 32 minutes 18 seconds West a distance of 325.00 feet to a point; thence, North 44 degrees 8 minutes 4 seconds East a distance of 267.48 feet to a point; thence, North 3 degrees 30 minutes 52 seconds West a distance of 113.75 feet to a point, thence; South 89 degrees 57 minutes 37 seconds East a distance of 280.97 feet to a point; thence South 10 degrees 43 minutes 44 seconds West a distance of 45.70 feet to a point; thence, North 89 degrees 58 minutes 34 seconds East a distance of 694.39 feet to a point on the western right of way line of Shields Drive; thence, along a curve having a radius of 793.27 feet; a chord bearing of South 8 degrees 19 minutes 12 seconds East a distance of 115.57 feet to a point; thence, South 31 degrees 10 minutes 46 seconds a distance of 82.49 feet to a point; thence, South 33 degrees 14 minutes 43 seconds East a distance of 306.52 feet to a point; thence South 35 degrees 31 minutes 23 seconds East a distance of 135.04 feet to a point; thence, North 89 degrees 4 minutes 1 second West a distance of 1098.72 feet to a point; thence, South 47 degrees 27 minutes 25 seconds West a distance of 186.88 feet to a point; thence along a curve to the Southwest having a radius of 125.00 feet and a length of 16.90 feet to a point; thense South 38 degrees 42 minutes 38 seconds East a distance of 223.55 feet to a point; thence, North 51 degrees 8 minutes 8 seconds West a distance of 25.00 feet to a point; thence, South 38 degrees 51 minutes 52 seconds West a distance of 28.67 feet to a point; thence North 51 degrees 8 minutes 8 seconds West a distance of 347.38 feet to a point; thence North 51 degrees 7 minutes 4 seconds West a distance of 134.84 feet to the POINT OF BEGINNING.

Parcel ID # S07-01006005 Henry County Georgia tax records and being the same property as conveyed at Deed Book 12441 Page 289 Henry County, Georgia records

EXHIBIT "A" *continued*

LEGAL DESCRIPTION

All that land or parcel lying in Land Lot 59 of the 12th District of Henry County, Georgia containing +/- 2.29 acres and being more particularly described as follows:

Commencing at the intersection of the northerly Land Lot Line of Land Lot 59 and the westerly right of way line of Shields Road (60' right of way) as referenced in deed book 8063 page 272 of the Henry County records; thence in a westerly direction along said Land Lot Line a distance of 1,031.72 feet to a point, said point being the true POINT OF BEGINNING; thence South 00°01'22" West, a distance of 388.88 feet to a point; thence South 38°56'20" West, a distance of 137.41 feet to a point; thence North 50°31'01" West, a distance of 321.51 feet to a point on the westerly right of way line of the proposed Brush Creek Court (50' right of way); thence continuing along said proposed right of way North 38°42'36" East, a distance of 193.44 feet to a point; thence continuing along said proposed right of way line to an arc of a curve to the right, arc distance of 16.90 feet, said arc having a radius of 125.00 feet and subtended by a chord of North 42°35'00" East and a chord distance of 16.89 feet to a point; thence continuing along said proposed right of way North 46°27'25" East, a distance of 186.74 feet to a point on the northerly Land Lot Line of Land Lot 59; thence leaving said proposed right of way and continuing along said Land Lot Line South 89°24'04" East, a distance of 66.90 feet to a point, said point being the true POINT OF BEGINNING.

Containing 99,752 square feet or 2.29 acres, more or less.

ALSO the following described property:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, BEGIN at the intersection of the Northeasterly r/w line of State Hwy. 42-138 (78.7' pave-r/w varies) with the center line of Askew Road, and run thence Southeasterly along the Northeasterly r/w line of State Hw. 42-138 a distance of 949.0 feet to a point the TRUE POINT OF BEGINNING.

FROM THE POINT THUS ARRIVED AT, run thence North 38 degrees 51 minutes 52 second East 255.00 feet to a point; thence South 51 degrees 08 minutes 08 East 30.00 feet to an iron pin placed; thence South 38 degrees 51 minutes 52 seconds West 254.99 feet to a point located on the Northeasterly r/w line of State Hwy. 42-138; thence North 51 degrees 08 minutes 08 seconds West 30.00 feet to the point of beginning.

Parcel Id # S07-01006000 Henry County tax records and being the same property as conveyed at Deed Book 13429 Page 204 Henry County Georgia records

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=63840496&key1=13429&key2=204&county=75&countyname=HENRY&userid=122196&app... 1/1

BK:18078 PG:140-143
Filed and Recorded
Apr-30-2021 01:10 PM
DOC# 2021 - 017688
Real Estate Transfer Tax
Paid: $ 193.50
0752021004367
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: 6028630192

Please return to:
Sams & Cole, LLC
2809 Lassiter Road, Suite 100
Marietta, GA 30062
File #: 21-0028

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS INDENTURE made this 22nd day of March, 2021 between

Tarzana Properties, LLC, a Georgia limited liability company, a 50% undivided interest

as party or parties of the first part, hereinafter called Grantor, and

Pivotal Enterprises, LLC

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 good and valuable consideration ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

See attached Exhibit "A" legal description

Address: Shields Road and N. Henry Blvd

Subject to covenants, restrictions, easements, right of way deeds, agreements, matters of plat, governmental ordinances and other lawful matters affecting said property

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 owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Tarzana Properties, LLC, a Georgia limited liability company, a 50% undivided interest

(Seal)
Robert C. Baral, Member

(Seal)

Notary Public

[Attach Notary Seal]

Attached to and made a part of: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On Mar 1 22, 20 21 before me, S. Farzam, notary public, personally appeared Robert C. Baal who signed the above-referenced Instrument in my presence and who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within Instrument, and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature S. Farzam (Seal)
Name:

S. FARZAM
Notary Public - California
Los Angeles County
Commission # 2241815
My Comm. Expires Jun 5, 2022

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=78542438&key1=18078&key2=137&county=75&countyname=HENRY&userid=251358&a... 5/13

Exhibit A

All that tract or parcel of land, containing 15.91 acres, more or less, lying and being in Land Lot 70 and 59 of the 12th District of Henry County, Georgia, as shown on preliminary plat by Bunn Grading Company, Inc., dated 6/14/04, and being more particularly described according to said plat as follows:

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Parcel ID # 307-01006005 Henry County Georgia tax records and being the same property as conveyed at Deed Book 12441 Page 289 Henry County, Georgia records

EXHIBIT "A" *continued*

LEGAL DESCRIPTION

All that land or parcel lying in Land Lot 59 of the 12th District of Henry County, Georgia containing +/- 2.29 acres and being more particularly described as follows:

Commencing at the intersection of the northerly Land Lot Line of Land Lot 59 and the westerly right of way line of Shields Road (60' right of way) as referenced in deed book 8063 page 272 of the Henry County records; thence in a westerly direction along said Land Lot Line a distance of 1,031.72 feet to a point, said point being the true POINT OF BEGINNING; thence South 00°01'22" West, a distance of 388.88 feet to a point; thence South 38°56'20" West, a distance of 137.41 feet to a point; thence North 50°31'01" West, a distance of 321.51 feet to a point on the westerly right of way line of the proposed Brush Creek Court (50' right of way); thence continuing along said proposed right of way North 38°42'36" East, a distance of 193.44 feet to a point; thence continuing along said proposed right of way line to an arc of a curve to the right, arc distance of 16.90 feet, said arc having a radius of 125.00 feet and subtended by a chord of North 42°35'00" East and a chord distance of 16.89 feet to a point; thence continuing along said proposed right of way North 46°27'25" East, a distance of 186.74 feet to a point on the northerly Land Lot Line of Land Lot 59; thence leaving said proposed right of way and continuing along said Land Lot Line South 89°24'04" East, a distance of 66.90 feet to a point, said point being the true POINT OF BEGINNING.

Containing 99,752 square feet or 2.29 acres, more or less.

ALSO the following described property:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, BEGIN at the intersection of the Northeasterly r/w line of State Hwy. 42-138 (78.7' pave-r/w varies) with the center line of Askew Road, and run thence Southeasterly along the Northeasterly r/w line of State Hw. 42-138 a distance of 949.0 feet to a point the TRUE POINT OF BEGINNING.

FROM THE POINT THUS ARRIVED AT, run thence North 38 degrees 51 minutes 52 second East 255.00 feet to a point; thence South 51 degrees 08 minutes 08 East 30.00 feet to an iron pin placed; thence South 38 degrees 51 minutes 52 seconds West 254.99 feet to a point located on the Northeasterly r/w line of State Hwy. 42-138; thence North 51 degrees 08 minutes 08 seconds West 30.00 feet to the point of beginning.

Parcel Id # S07-01006000 Henry County tax records and being the same property as conveyed at Deed Book 13429 Page 204 Henry County Georgia records

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=63840496&key1=13429&key2=204&county=75&countyname=HENRY&userid=122196&app... 1/1

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=78542438&key1=18078&key2=137&county=75&countyname=HENRY&userid=251358&a... 7/13

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 2nd day of May, 2024.

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Michele L. Battle

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 2nd day of May, 2024

Notary Public

BATOYA CLEMENTS NOTARY PUBLIC GEORGIA GWINNETT COUNTY EXPIRES MAY 4, 2024

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes_____ No X

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 2nd day of May, 2024

Eaman Fatemi - Member
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Michele L. Battle
Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 2nd day of May 2024

RHONDA Y WHITEHEAD COMBS NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 02/25/2027

Rhonda Y. Whitehead-Combs
Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

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 _____ [address], with Parcel Number S07-01006000, which is the subject of this application.

Name of Property Owner: Pivotal Enterprises LLC

Property Owner's Address: 1705 Enterprise Way Ste S-100 Marietta, GA 30067

Telephone: 770-527-8582 E-mail: olympiamike@bellsouth.net

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: _____ - Emmanuel Fitemi - Member Date: 3/25/2024

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): _____

Company/law firm (if applicable): Battle Law P.C.

Telephone, E-Mail, & Address: 404-601-7616 , mlb@battlelawpc.com, and

3562 Habersham at Northlake Bldg J, Suite 100 Tucker, GA 30084

I authorize the ~~Applicant or~~ Applicants who are named above to act on my behalf for this application.

_____ _____

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

RHONDA Y WHITEHEAD COMBS NOTARY PUBLIC HENRY COUNTY GEORGIA MY COMMISSION EXPIRES 02/25/2027

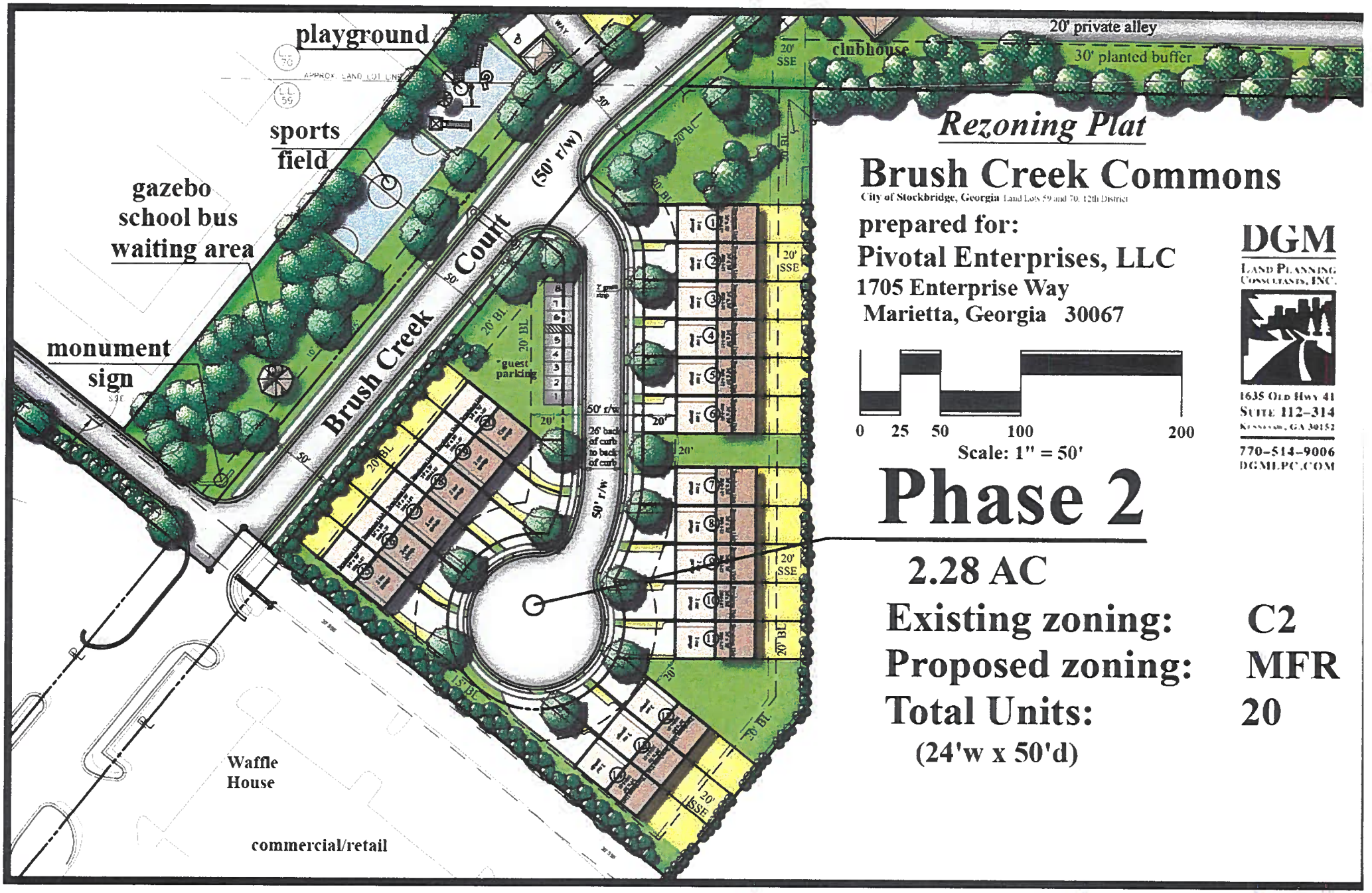
Rhonda Y. Whitehead Combs

Printed Name of Notary Public

3/25/2024 3/25/2024

Date Date

Notary Public's Seal or Stamp:


playground
sports field
gazebo
school bus
waiting area
monument sign
Brush Creek
Court
(50' r/w)
guest parking
clubhouse
20' private alley
30' planted buffer
Waffle House
commercial/retail
Rezoning Plat
Brush Creek Commons
City of Stockbridge, Georgia Land Lots 59 and 70, 12th District
prepared for:
Pivotal Enterprises, LLC
1705 Enterprise Way
Marietta, Georgia 30067
0 25 50 100 200
Scale: 1" = 50'
Phase 2
2.28 AC
Existing zoning: C2
Proposed zoning: MFR
Total Units: 20
(24'w x 50'd)
DGM
Land Planning Consultants, Inc.
1635 Old Hwy 41
Suite 112-314
Kennesaw, GA 30152
770-514-9006
DGMLPC.COM



Battle Law

STATEMENT OF INTENT

and

Other Material Required by
Stockbridge Zoning Ordinance
For
A Future Land Use Amendment from LDMU to MDR
and
A Rezoning from C2 to MFR

of

Pivotal Enterprises, LLC
c/o Battle Law, P.C.

for

+/- 2.28 Acres of Land
Being Brush Creek Court
Stockbridge, Georgia and
Parcel Nos. S07-01006000

Submitted for Applicant by:

Michèle L. Battle, Esq.
Joshua S. Mahoney, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com

Battle Law

I. LETTER OF INTENT

Pivotal Enterprises, LLC (the "Applicant") is seeking to develop 20 townhome units on +/- 2.28 acres of land being Tax Parcel No. S07-01006000 having frontage on Brush Creek Court (the "Subject Property"). The Applicant is seeking a future land use map designation change to MDR and a rezoning of the Subject Property to MFR. These two changes will allow for the property to be unified with the existing adjacent Brush Creek Commons development. As currently zoned, the Subject Property has no reasonable economic use because the commercial requirements of its current zoning are not supported by its hidden position behind another commercial development. Adding 20 townhome units to the Brush Creek Commons HOA will spread the burden of maintaining the community's amenities. This document serves as a statement of intent and contains notice of constitutional allegations as a reservation of the Applicant's rights.

II. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONTITUTIONAL RIGHTS

The portions of the Stockbridge Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

Battle Law

A refusal by the Stockbridge City Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any future land use map amendment or rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the future land use map amendment or rezoning in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the future land use map amendment or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Henry County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant

3562 Habersham at Northlake • Building J, Suite 100 • Tucker, Georgia 30084 • Ph: 404.601.7616

battlelawpc.com

CITY OF STOCKBRIDGE
4640 NORTH HENRY BOULEVARD
STOCKBRIDGE, GEORGIA 30281
PHONE 770 -389-7901 FAX 770-692-2690

April 10,2024

To Whom It May Concern:

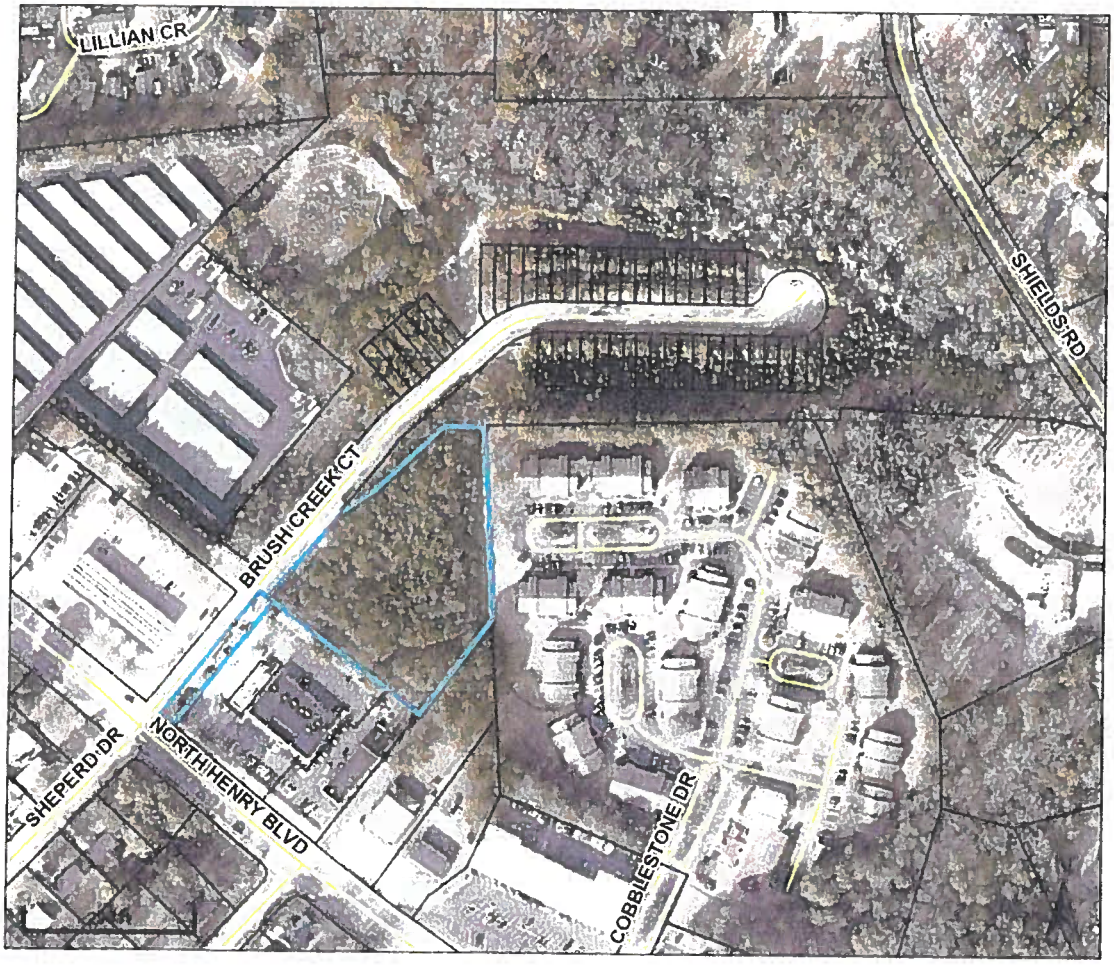
This is to verify that the City of Stockbridge services water and sewer for Brush Creek Subdivision.

If you have any questions, please call the Utility Billing Department in City Hall at 770-389-7901.

Thank You

Kimberly Barnett
Utility Billing Supervisor

Henry County, GA





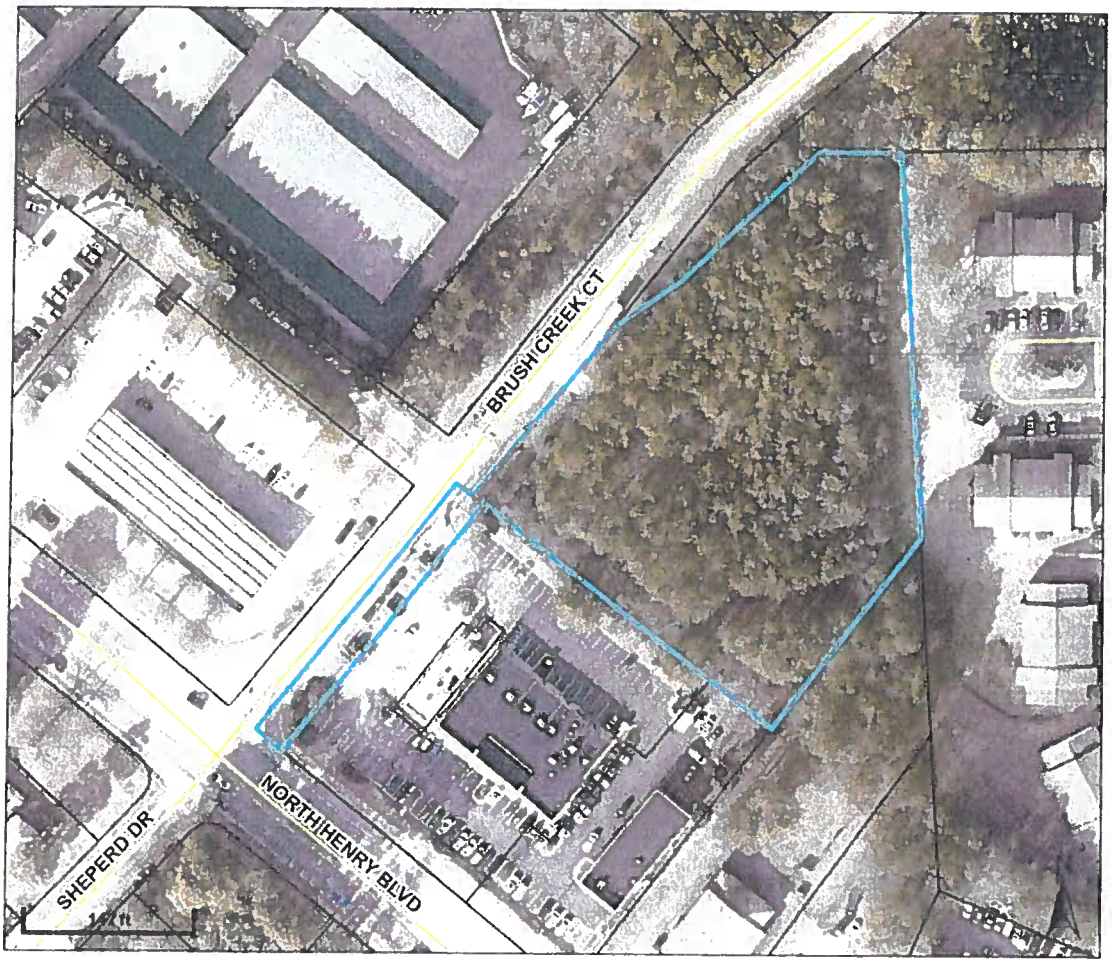
Parcel ID	S07-01006000	**Class**	C	**Owner Address**	PIVOTAL ENTERPRISES LLC 1705 ENTERPRISE WAY STE S-100 MARIETTA GA 30067	**Land Value:**	$126,500				
Property Address		**Acreage**	2.53			**Building Value:**	$0	**Last 2 Sales**			
District	City/Stockbridge					**Misc Value:**	$0	**Date**	**Price**	**Reason**	**Qual**
						Total Value:	$126,500	3/22/2021	$387,000	MULTI PARCEL	U
								12/17/2013	$57,500	PART INT	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: 10/23/2024
Last Data Uploaded: 10/23/2024 1:12:28 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA





Legend

Parcels

Roads

Parcel ID	S07-01006000	**Class**	C	**Owner Address**	PIVOTAL ENTERPRISES LLC 1705 ENTERPRISE WAY STE S-100 MARIETTA GA 30067	**Land Value:**	$126,500				
Property Address		**Acreage**	2.53			**Building Value:**	$0	**Last 2 Sales**			
District	City/Stockbridge					**Misc Value:**	$0	**Date**	**Price**	**Reason**	**Qual**
						Total Value:	$126,500	3/22/2021	$387,000	MULTI PARCEL	U
								12/17/2013	$57,500	PART INT	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: 10/23/2024
Last Data Uploaded: 10/23/2024 1:12:28 AM

Developed by SCHNEIDER GEOSPATIAL

Security Entrance Concept

Brush Creek Enclave

City of Stockbridge, Georgia
prepared for:

Pivotal Enterprises, LLC

north

April 9, 2025
scale: 1" = 20'

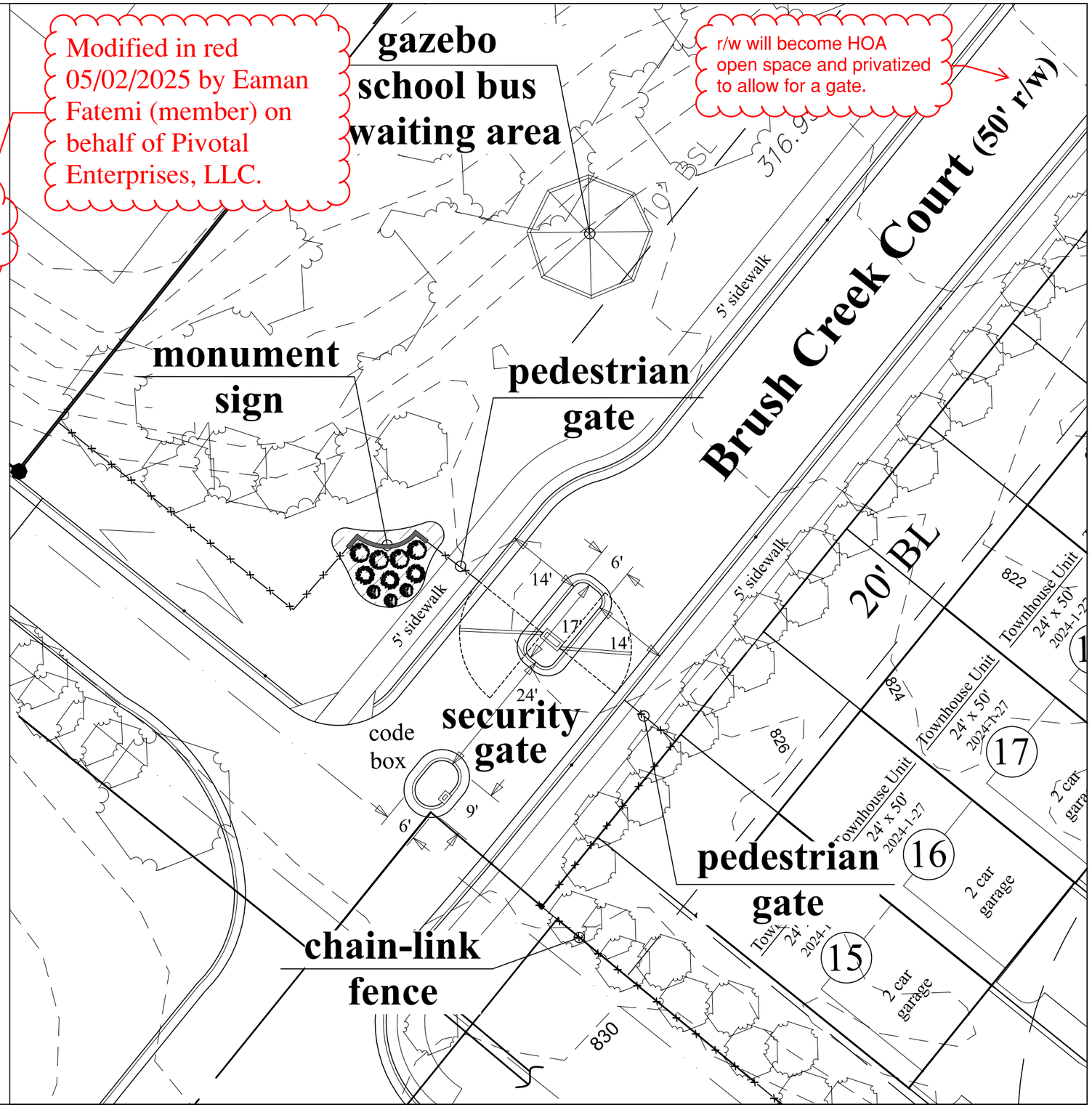
*Trees and vegetation shown are conceptual.

DGM
LAND PLANNING CONSULTANTS, INC.

1635 OLD HWY 41
SUITE 112–314
KENNESAW, GA 30152

770–514–9006
DGMLPC.COM

Plat Changes:
- Brush Creek Ct to be privatized. Previous plat shows as dedicated to the city. Purpose of privatization is for a gate.
- Road-widening, fencing, gate infrastructure & curbed islands as well as other features necessary for an implementation of a gate.
- Both this submittal and re-plat are subject to site-plan/engineering/gate-installer modifications; however, the overall representation here is the developer's intent.



STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ZONING MODIFICATION - ORDINANCE NO. ZM-2024-01

AN ORDINANCE TO APPROVE ZONING MODIFICATION CASE NO. ZM-2024-01 TO ALLOW MAJOR ZONING MODIFICATIONS TO A PREVIOUSLY-APPROVED SITE PLAN (UNDER ZM-2022-01); TO ALLOW FOR EXPANSION OF THE SITE BOUNDARIES AT BRUSH CREEK COMMONS TO COMBINE PARCEL NO. S07A01100000 LOCATED ON THE WEST WITH PARCEL NO. S07-01006000 LOCATED ON THE EAST TO CREATE ONE COMMUNITY AND DEVELOPE PHASE 2 OF THE TOWNHOME SUBDIVISION; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the City of Stockbridge ("City") desires to facilitate responsible community growth and economic development; and

WHEREAS, the City is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, Article IX, Section II, Paragraph IV of the Georgia Constitution empowers the governing authority of each county and of each municipality to adopt plans and exercise the power of zoning; and

WHEREAS, the applicant Pivotal Enterprises and the Department of Community Development have presented zoning modification case (ZM-2024-01) for Council consideration to make major zoning modifications to a previously-approved site plan (under ZM-2022-01) to allow for expansion of the site boundaries at Brush Creek Commons to combine Parcel No. S07A01100000 located on the west side with Parcel No. S07-01006000 located on the east side to allow for the development of Phase 2 of the townhome community, as detailed in Exhibit A attached; and

WHEREAS, through ZM-2024-01, the applicant seeks approval to:

1. Allow the expansion of the boundaries of the previously-approved development for Brush Creek Commons to include Parcel No. S07-01006000;

2. Allow the increase in the number of townhome lots and units from the previously-approved maximum of 41 units to 61 units to accommodate 20 more townhome lots and units to be constructed on Parcel No. S07-01006000;

3. Allow the approval of a new overall site plan to include a design for Parcel No. S07-1006000;

4. Allow the amenities which were previously-approved for the Phase 1 site plan to also be used by the residents of the Phase 2 site;

5. Allow the HOA which serves the Phase 1 site to also serve the Phase 2 site;

6. Provide exemptions for the Phase 2 site so that it would not be required to have its own separate amenities and HOA; and

WHEREAS, on the previously approved site plan under ZM-2022-01, Parcel No. S07-01006000 was simply shown as vacant land on the Boundary Survey and was not designated for future development as Phase 2; and

WHEREAS, the construction of additional townhomes in Phase 2 will allow homeowners to share HOA costs and reduce the tax burden on Phase 1 residents; and

WHEREAS, with approval of ZM-2024-01, the overall density of the combined development will be 3.39+/- units per acres; and

WHEREAS, the applicant submitted two other relevant applications CP-2024-03 and RZ-2024-03; where RZ-2024-03 was approved and applicant now seeks approval of ZM-2024-01, to combine Parcel No. S07-01006000 and Parcel No. S07A01100000, where 41 townhomes are currently under construction; and

WHEREAS, Council, having considered ZM-2024-01, approves the zoning modification request.

THEREFORE, IT IS NOW HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA AS FOLLOWS:

SECTION 1. Approval of ZM-2024-01. Council hereby approves the zoning modification request as detailed in Exhibit A attached to:

1. Allow the expansion of the boundaries of the previously-approved development for Brush Creek Commons to include Parcel No. S07-01006000;

2. Allow the increase in the number of townhome lots and units from the previously-approved maximum of 41 units to 61 units to accommodate 20 more townhome lots and units to be constructed on Parcel No. S07-01006000;

3. Allow the approval of a new overall site plan to include a design for Parcel No. S07-1006000;

4. Allow the amenities which were previously approved for the Phase 1 site plan to also be used by the residents of the Phase 2 site;

5. Allow the HOA which serves the Phase 1 site to also serve the Phase 2 site; and

6. Provide exemptions for the Phase 2 site so that it would not be required to have its own separate amenities and HOA.

SECTION 2. Public Record. This document shall be maintained as a public record by the City Clerk and shall be accessible to the public during all normal business hours of the City of Stockbridge.

SECTION 3. Public Hearing. Pursuant to the requirements of the Zoning Procedures Act and the City Zoning Ordinance, a properly advertised public hearing was held not less than 15 nor more than 45 days from the date of publication of notice.

SECTION 4. Severability. To the extent any portion of this Ordinance is declared to be invalid, unenforceable, or non-binding, that shall not affect the remaining portions of this Ordinance.

SECTION 5. Repeal of Conflicting Provisions. All City Ordinances inconsistent with this Ordinances shall be repealed.

SECTION 6. Effective Date. This Ordinance shall become effective immediately upon its adoption by the City Council of the City of Stockbridge as provided in the City Charter.

SECTION 7. Attorney Authorization. The City Attorney, backed by the City's charter and with the explicit endorsement of the City Council, is authorized to make necessary amendments to contracts, ordinances, resolutions, and documents to align them with the intent of the City Council and ensure compliance with all pertinent city laws and regulations.

SO ORDAINED 9th day of December 2024.

ANTHONY S. FORD, Mayor

ATTEST:

VANESSA HOLIDAY, City Clerk (SEAL)

APPROVED AS TO FORM:

QUINTON G. WASHINGTON, City Attorney

City of Stockbridge

AGENDA ITEM

MEETING DATE

DECEMBER 9, 2024

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ■ 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: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

ZONING MODIFICATION CASE #ZM-2024-01. Consideration of a major zoning modification request for Parcel #S07A01100000 on the west side of Brush Creek Court to provide for major changes to a previously-approved site plan (which was the subject of Zoning Modification Case #ZM-2022-01 in 2022) by allowing the expansion of the site boundaries to include Parcel ##S07-01006000 on the east side of Brush Creek Commons, which would be developed as Phase 2 of the existing townhome development. Applicant: Pivotal Enterprises, LLC, c/o Battle Law, P.C.

BACKGROUND INFORMATION:

Phase 1 of the Brush Creek Commons townhome development, which will have 41 units, is currently under construction. Staff recommendation—Approval with conditions. Planning Commission action on November 21, 2024—Approval with conditions.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ITEM/PROJECT/EVENT:

ZM-2024-01 for PARCEL #S07A01100000 ON THE WEST SIDE OF BRUSH CREEK COURT.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

Staff Signature_____

Stockbridge
Where Community Connects

STAFF REPORT

TO: Mayor and City Council
Planning Commission

FROM: Linda M. Logan, Senior Planner, Planning and Zoning Division

CC: Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: November 21, 2024 and December 9, 2024

SUBJECT: **Staff Report for Zoning Modification Case #ZM-2024-01:**
Brush Creek Commons, Phase 1, on Brush Creek Court
(Parcel #S07A01100000)

I. PURPOSE

The applicant, Pivotal Enterprises, LLC (represented by Battle Law, P.C.), requests a major zoning modification on Parcel #S07A01100000 on the west side of Brush Creek Court to provide for major changes to a previously-approved site plan by allowing the expansion of the site boundaries to include Parcel #S07-01006000 on the east side of Brush Creek Court, which would be developed as Phase 2 of the development. The applicant wishes to add Phase 2 to the Phase 1 development in order to create one community. By having more homeowners to share in the cost of the HOA, this would reduce the tax burden of the Brush Creek Commons, Phase 1 residents. The applicant/developer had considered making the Phase 2 site an entirely separate development, but this would require that Phase 2 have its own amenities.

Phase 1 was previously-approved by City Council on November 14, 2022 for the same applicant via Zoning Modification Case #ZM-2022-01. The applicant prepared a final plat, which was approved by the Community Development Department and then officially recorded on September 12, 2003 (in Book 63, Pages 299-308) in Henry County Superior Court. An associated Amendment to a previously-approved Development Agreement was also approved as an agreement between the City of Stockbridge and the developer for how the property was to be developed, including certain conditions. The approval of ZM-2022-01 specified a maximum number of 41 units for Brush Creek Commons, along with a considerable number of required amenities. The applicant had applied for ZM-2022-01 for the purpose of reducing the number of amenities which were required by the original rezoning of the property under RZ-03-04 and its associated Development Agreement.

The approved site plan under ZM-2022-01 did not designate the adjacent parcel to the east

(Parcel #S07-01006000) for future development as Phase 2. It was simply shown as vacant land on the Boundary Survey of the ZM-2022-01 application for Brush Creek Commons. The site plan for the Phase 1 development was officially recorded on September 12, 2023. Now, Phase 1 is under construction, and the aerial photo of Parcel #S07A01100000 shows that an individual parcel has been created for each of the 41 approved townhome lots. (Prior to the creation of the townhome lots, the parent parcel was known as Parcel #S07-01006005.) Phase 2 would add 20 more units; thus, the entire development would have 61 units if ZM-2024-01 is approved.

The applicant's Letter of Intent states that the purpose of ZM-2024-01 is to modify the Conditions of the original rezoning of the Phase 1 property via RZ-03-04, subject to the Conditions from Exhibit A, to allow for and include the development of Phase 2. The approval of ZM-2024-01 would be followed by a third amendment to the Development Agreement, which would also contain an amendment to the Declaration of Restrictive Covenants

II. NEEDED ADDITIONAL APPLICATIONS

A. For Brush Creek Commons, Phase 1. A third Amendment to the Development Agreement would need to be prepared and approved by City Council. It would be drafted by the City Attorney or City Zoning Attorney and the applicant's attorney as an agreement between the City of Stockbridge and the applicant/developer. The purposes of the Amendment would be the following:

1. Allow the expansion of the boundaries of the previously-approved development for Brush Creek Commons to include Parcel #S07-01006000.
2. Allow the increase in the number of townhome lots and units from the previously-approved maximum of 41 units to 61 units to accommodate 20 more townhome lots and units to be constructed on Parcel #S07-01006000.
3. Allow the approval of a new overall site plan to include a design for Parcel #S07-1006000.
4. Allow the amenities which were previously-approved for the Phase 1 site plan to also be used by the residents of the Phase 2 site.
5. Allow the HOA which serves the Phase 1 site to also serve the Phase 2 site.
6. Provide exemptions for the Phase 2 site so that it would not be required to have its own separate amenities and HOA.

B. For Brush Creek Commons, Phase 2. The applicant's proposed addition of Parcel #S07-01006000 to create Phase 2 to the approved Phase 1 Brush Creek Commons development may not take place with the approval of ZM-2024-01 alone because the Phase 2 parcel has a different future land use designation and zoning classification from the Phase 1 parcel. The applicant has therefore submitted two applications for the Phase 2 property, as are listed below, which are to be considered simultaneously with the ZM-2024-01 application for Phase 1.

- Comprehensive Plan Amendment Case #CP-2024-03—The applicant requests to change the future land use designation of Parcel #S07-01006000 on Brush Creek Court from its existing "Low-Density Mixed-Use" designation to the "Medium-Density

Residential" designation to allow for the development of the proposed Brush Creek Commons, Phase 2 Townhomes.

~ Rezoning Case # RZ-2024-03 -- The applicant requests a Rezoning of Parcel #S07-01006000 on Brush Creek Court to rezone the property from 'C-2' (General Commercial) to 'MFR' (Multiple-Family Residential) to allow for the development of the proposed Brush Creek Commons, Phase 2 townhomes.

The adjacent parcel would be developed with 20 townhomes as Phase 2. These proposed 20 townhomes on 2.2882 +/- acres would be added to the 41 townhomes which are being constructed for Brush Creek Commons, Phase 1 on 18.895 +/- acres. ZM-2022-01 was approved on November 14, 2022 via Ordinance #ZM-2022-01. Its purpose was to allow various changes to the site plan and required amenities that were specified in the original rezoning of the property via Rezoning Case #RZ-03-04. The approval of ZM-2022-01 was based on a new site plan which the applicant had prepared. If ZM-2024-01 is approved, the combined development would have a total of 61 townhomes on 21.1777 +/- acres, for an overall density of 3.39 units per acre.

Much of the Brush Creek Commons' property lies within a floodplain and is unbuildable. A locked gate is present today at the beginning of Brush Creek Court, off North Henry Boulevard, which is flanked by a QuikTrip station and a Waffle House Restaurant. Brush Creek traverses the rear of the property through a floodplain, and the property has rear frontage on Shields Road. However, RZ-03-04 prohibited any access from Shields Road.

III. ZONING HISTORY

The Brush Creek Commons property was rezoned on July 14, 2003 via Rezoning Case #RZ-03-04, from R-2 (Single-Family Residential) to RM-2 (Residential Multifamily--Townhomes). Along with the rezoning was an approved Development Agreement, dated July 21, 2003 (between the City of Stockbridge and Royce Grant), which was approved via Ordinance #03-60, effective on March 10, 2003. The approval of the rezoning was not an approval of the conceptual site plan. Its boundaries, though, did show the inclusion of Parcel #S07-01006000, although it was not marked as Phase 2.

The original Development agreement listed twelve (12) Conditions of approval in Exhibit A. They specified the specific amenities which the developer was required to provide, as well as various architectural and other requirements. The developer was also required to meet the requirements of the RM-2 (Residential-Multifamily Townhomes) zoning district. RM-2 was one of the previous zoning districts (along with RM-1 and RM-3) which merged to form the current MFR (Multifamily Residential) zoning district. Two Amendments to the Development later were approved for a new property owner, Timberline Group, LLC. The First Amendment, which was approved on December 3, 2004, imposed the maximum allowable number of townhome units to be built as forty-one (41). The Second Amendment, which was approved on August 13, 2007, allowed a variance to reduce the front yard setback requirement to ten (10) feet.

The Development Agreement made provisions for the future development of Brush Creek Commons. The original conceptual site plan included the Phase 2 parcel, without designating it as Phase 2. Paragraph 13, entitled "Future Changes in Development Standards", states as follows:

13.

Future Changes in Development Standards

> All development regulations, guidelines, standards, rules, and conditions of the City in effect as of the date of this Agreement and the regulations, guidelines, standards, rules, and conditions of this Agreement shall control over any future changes in the City regulations, guidelines, standards, rules, and conditions.

Pivotal Enterprises became the new owner of the property, and it applied for a Zoning Modification via ZM-2022-01, which was approved by City Council on November 14, 2022 via Ordinance #ZM-2022-01. Its purpose was to allow various changes to the site plan and required amenities that were specified in the original rezoning of the property via Rezoning Case #RZ-03-04. The approval of ZM-2022-01 was based on a new site plan which the applicant had prepared. (The current UDC does not list required amenities for multifamily projects.) The applicant had cited the presence of floodplains and wetlands, which comprise 5.459 acres of the total 18.895-acre site, as being one of the reasons why some of the previously-required amenities could not be installed. Other reasons included the anticipated high HOA maintenance costs and impractical locations. The approval of ZM-2022-01 still required the development to comply with the remaining zoning conditions of the original RZ-03-04 rezoning and development agreements.

A more detailed zoning history of the subject property appears in the Appendix of this report.

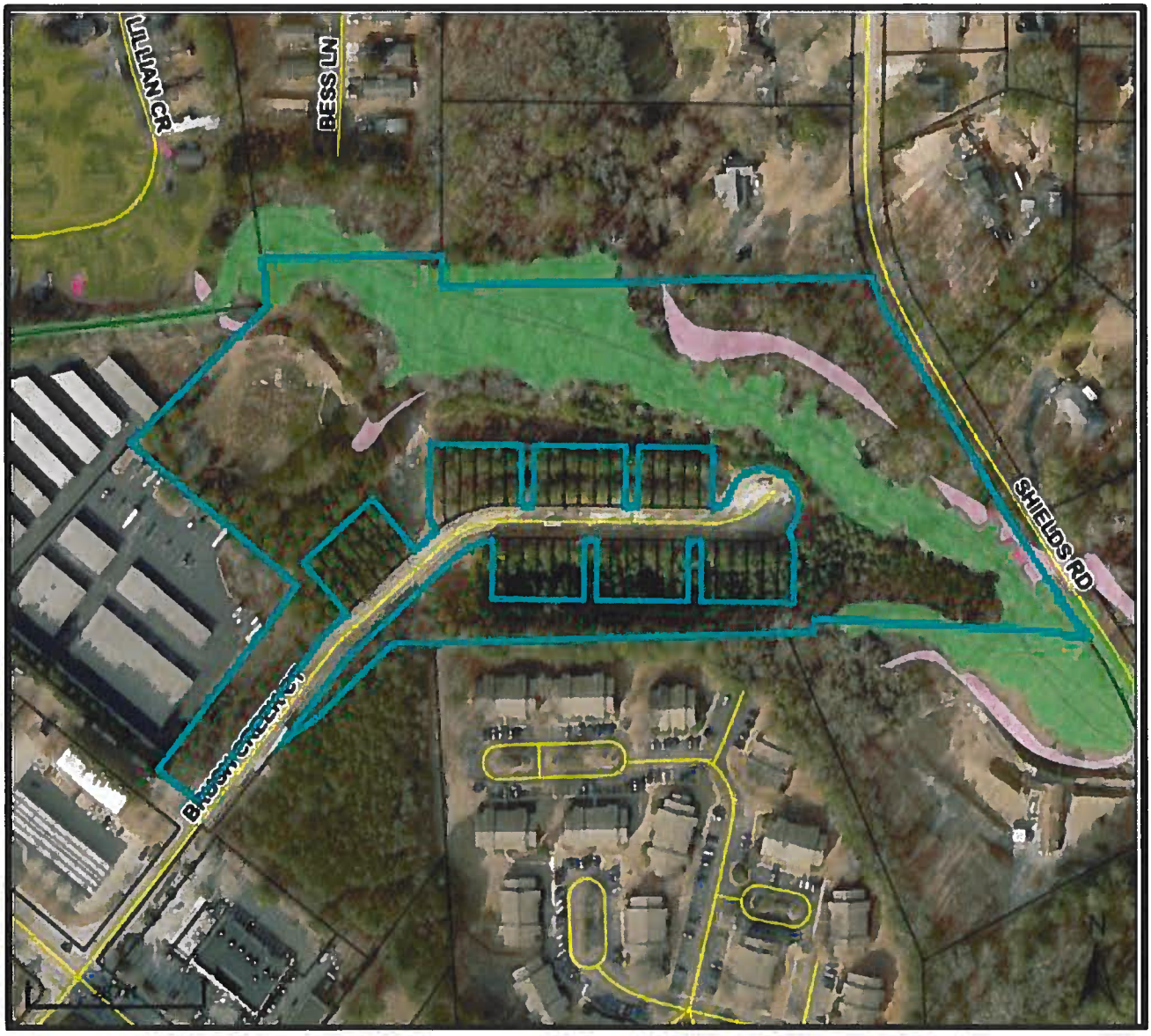
IV. PROPERTY DATA (TABLE 1)

Descriptive Factor	Research Findings
Applicant and Owner	Pivotal Enterprises, LLC.
Proposed Development	Expansion of the 41-unit Brush Creek Commons townhome development by adding an adjacent parcel and developing it with 20 more townhomes.
Parcel Identifications (no addresses)	• Phase 1 Parcel--S07A01100000 (previously known as Parcel #S07-01006005 prior to the creation of the 41 townhome lots). In Land Lots 59 & 71 of District 12. • Phase 2 Parcel—S07-01006000. In Land Lot 59 of District 12.
Parcel Acreage	• Brush Creek Commons, Phase 1 Parcel—Has 18.895 +/- acres, of which 5.459 acres lie within a floodplain.

	• Brush Creek Commons, Phase 2 Parcel--Has 2.2882 +/- acres. • Combined Sites--21.1777 +/- acres.
Environmental Conditions	• Brush Creek Commons, Phase 1 Parcel—Is fairly level. Floodplains and wetlands are present at the rear of the property near Brush Creek. Townhome construction is underway. • Brush Creek Commons, Phase 2 Parcel—Is fairly level, wooded, and vacant. Property access exists via a 30-foot Access Easement off North Henry Boulevard to Brush Creek Court.
Property Access	Brush Creek Court, off North Henry Boulevard.
Current City Zoning	Phase 1 Parcel—Zoned 'MFR' (Multiple Family Residential). Phase 2 Parcel—Zoned 'C-2' (General Commercial). Both Parcels--Are not located in the Parkway Mixed-Use Overlay District.
Surrounding Zoning	• North—MHR (Mobile Home Residential) and SR (Suburban Residential) districts. • South—C-2 (General Commercial), MFR (Multiple Family Residential), and SR (Suburban Residential) districts. • East—SR (Suburban Residential) district. • West—C-3 (Heavy Commercial) and C-2 (General Commercial) districts.
Future Land Use Designation	• Phase 1 Parcel—Low-Density Mixed-Use and Medium-Density Residential. • Phase 2 Parcel—Low-Density Mixed-Use.
Surrounding Land Uses	• North—Two mobile home parks and Meadow Ridge Subdivision. • South—Commercial uses (QuikTrip and Waffle House) and an apartment community. • East—Meadow Ridge Subdivision and individual single-family residences. • West—Commercial uses.

AERIAL PHOTOGRAPH OF BRUSH CREEK COMMONS, PHASE 1 TOWNHOME DEVELOPMENT SITE
Parcel #S07A01100000

Frontages on Brush Creek Court and Shields Road
Accessed from Brush Creek Court Only



LEGEND: **Green—100-Year Flood** **Pink—500-Year Flood**

City of Stockbridge, Georgia Community Development Department; Nov. 21, 2024 and Dec. 9, 2024

AERIAL PHOTOGRAPH OF BRUSH CREEK COMMONS, PHASE 2
PROPOSED TOWNHOME DEVELOPMENT SITE
Parcel #S07-01006000

Frontages on North Henry Boulevard and Brush Creek Court
Accessed from Brush Creek Court

Green—100-Year Floodplain Area Pink—500-Year Floodplain Area



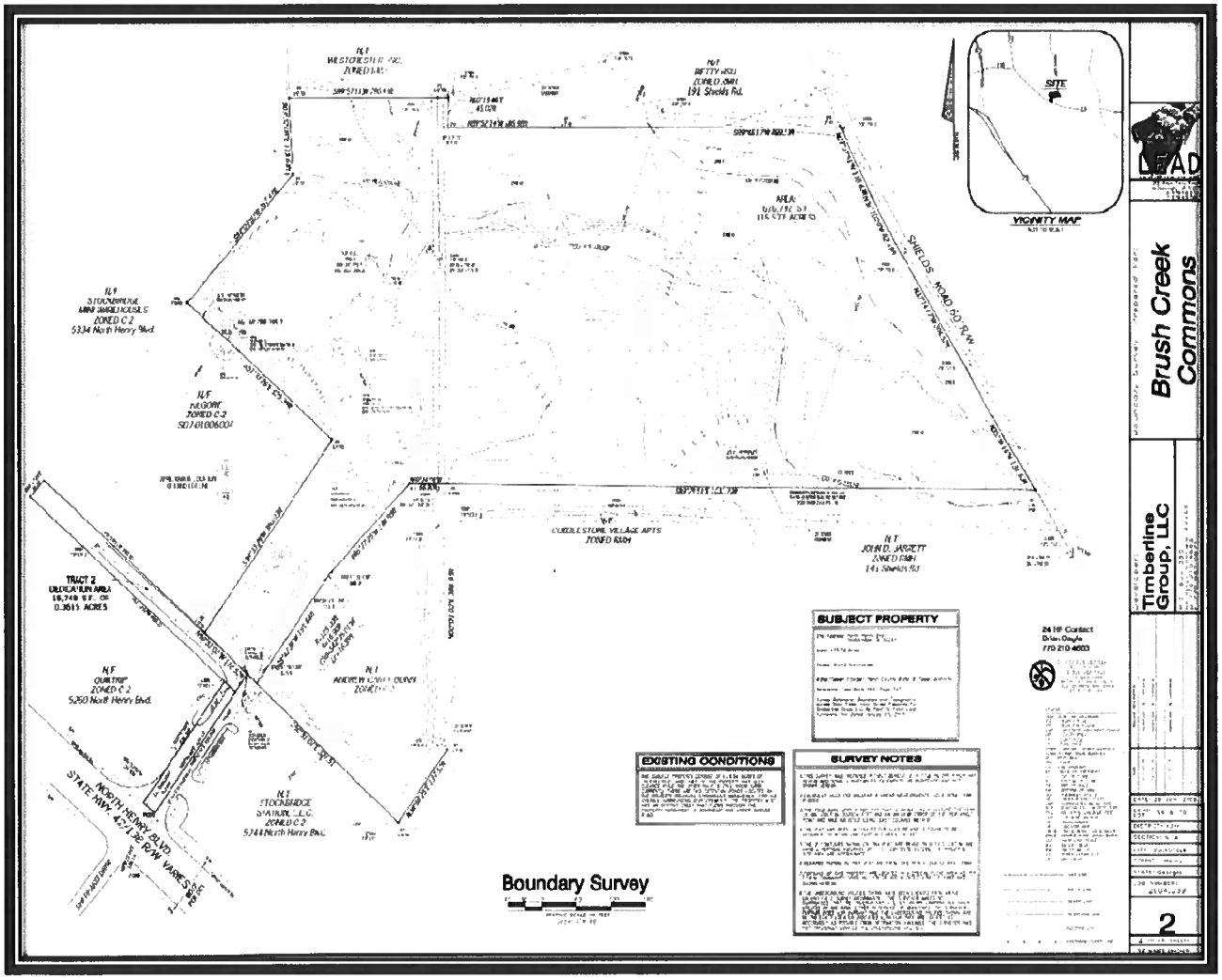
City of Stockbridge, Georgia Community Development Department; Nov. 21, 2024 and Dec. 9, 2024

AERIAL PHOTOGRAPH WITH PROPOSED OVERALL BOUNDARY FOR PHASE 1 AND PHASE 2



City of Stockbridge, Georgia Community Development Department; Nov. 21, 2024 and Dec. 9, 2024

BOUNDARY SURVEY OF BRUSH CREEK COMMONS, PHASES 1 & 2



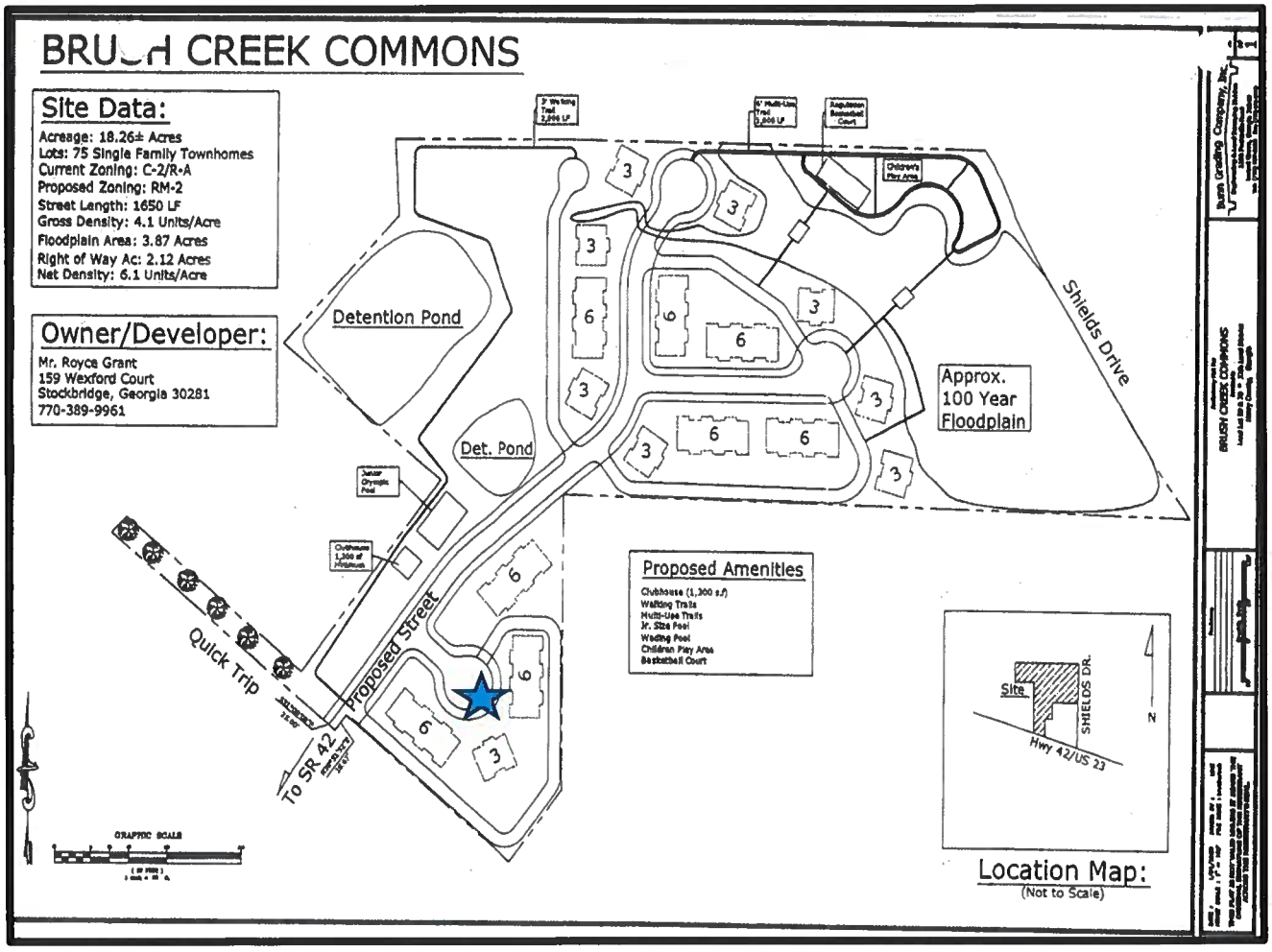
ORIGINAL CONCEPTUAL SITE PLAN FOR BRUSH CREEK COMMONS

City of Stockbridge, Georgia Community Development Department; Nov. 21, 2024 and Dec. 9, 2024

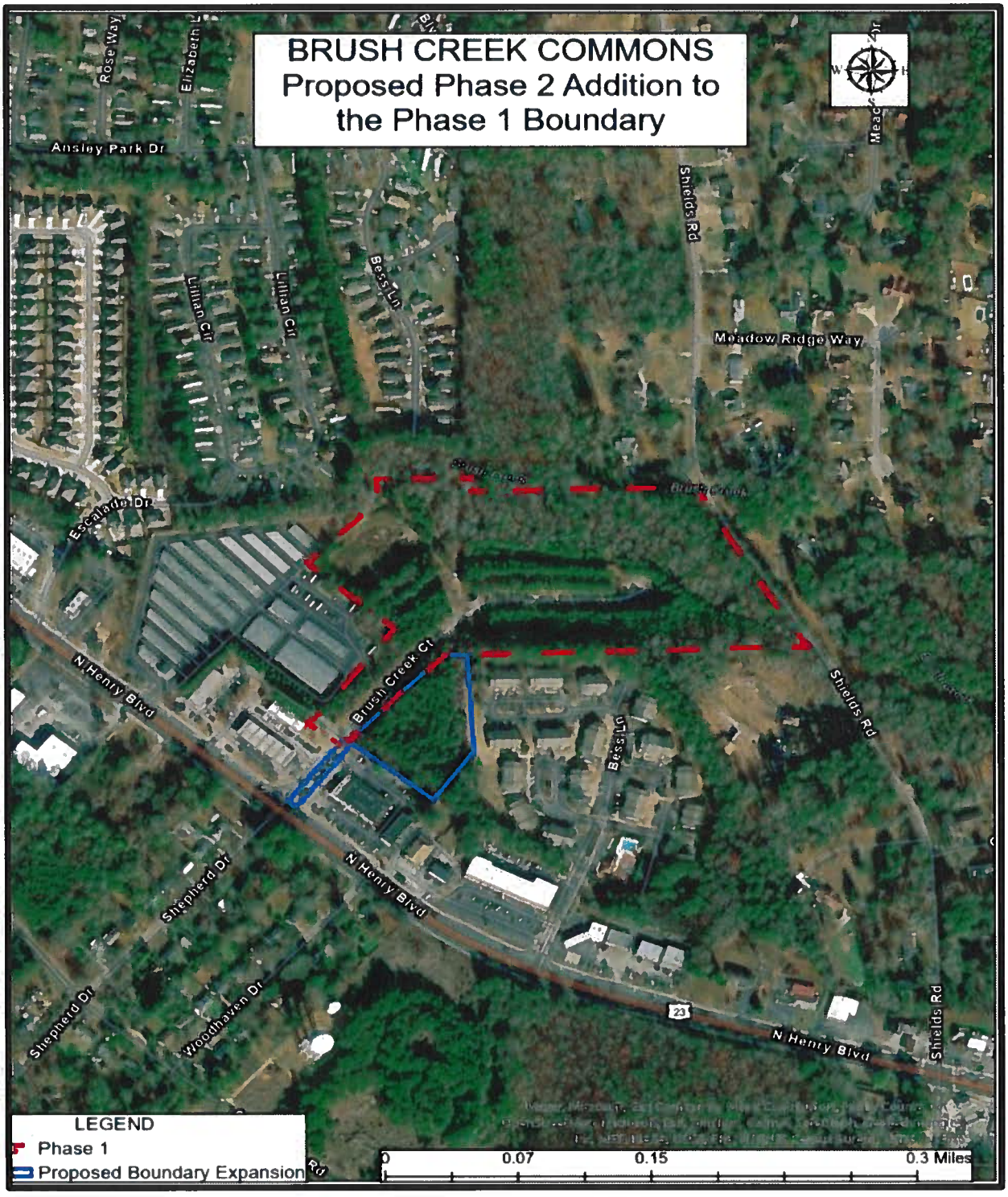
FROM 2003, SHOWING THE INCLUSION OF THE PHASE 2 PARCEL WITH THE PHASE 1 PARCEL

CONCEPTUAL SITE PLAN PREPARED BY BUNN GRADING COMPANY, INC. IN 2003

BLUE STAR—SITE OF BRUSH CREEK COMMONS, PHASE 2

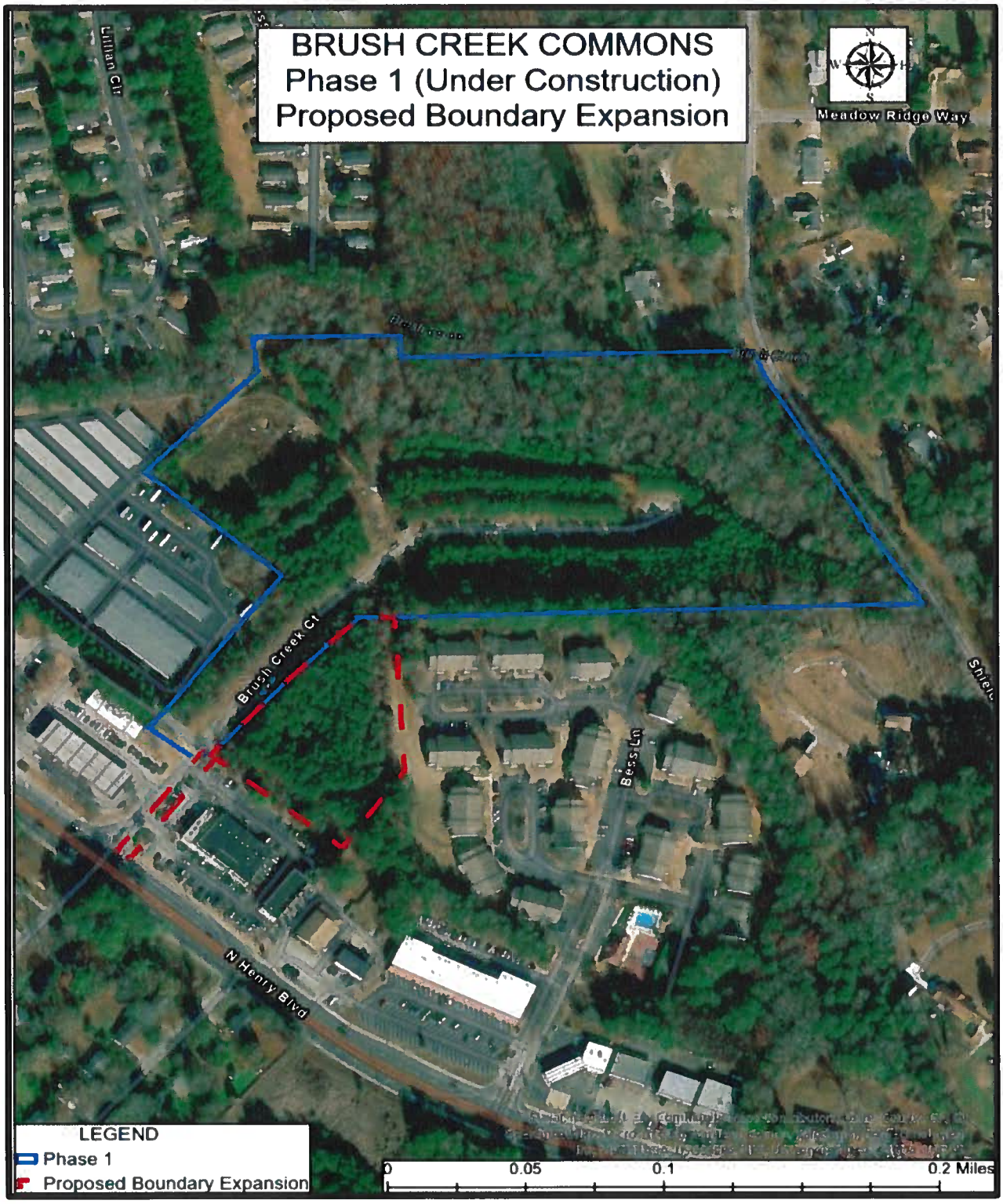


PROPOSED PHASE 2 ADDITION TO THE PHASE 1 BOUNDARY



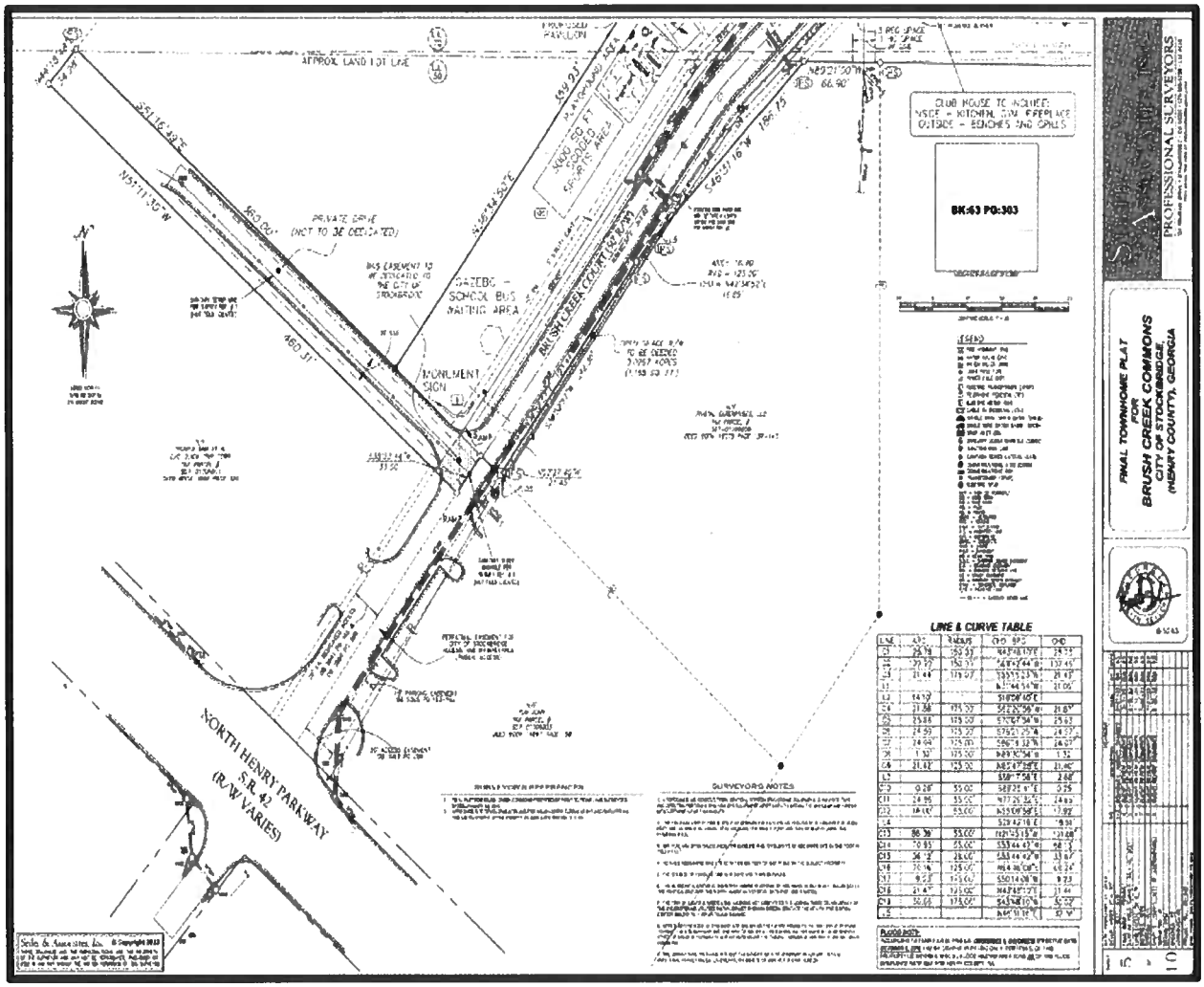
City of Stockbridge, Georgia Community Development Department; Nov. 21, 2024 and Dec. 9, 2024

PHASE 1 PROPOSED BOUNDARY EXPANSION

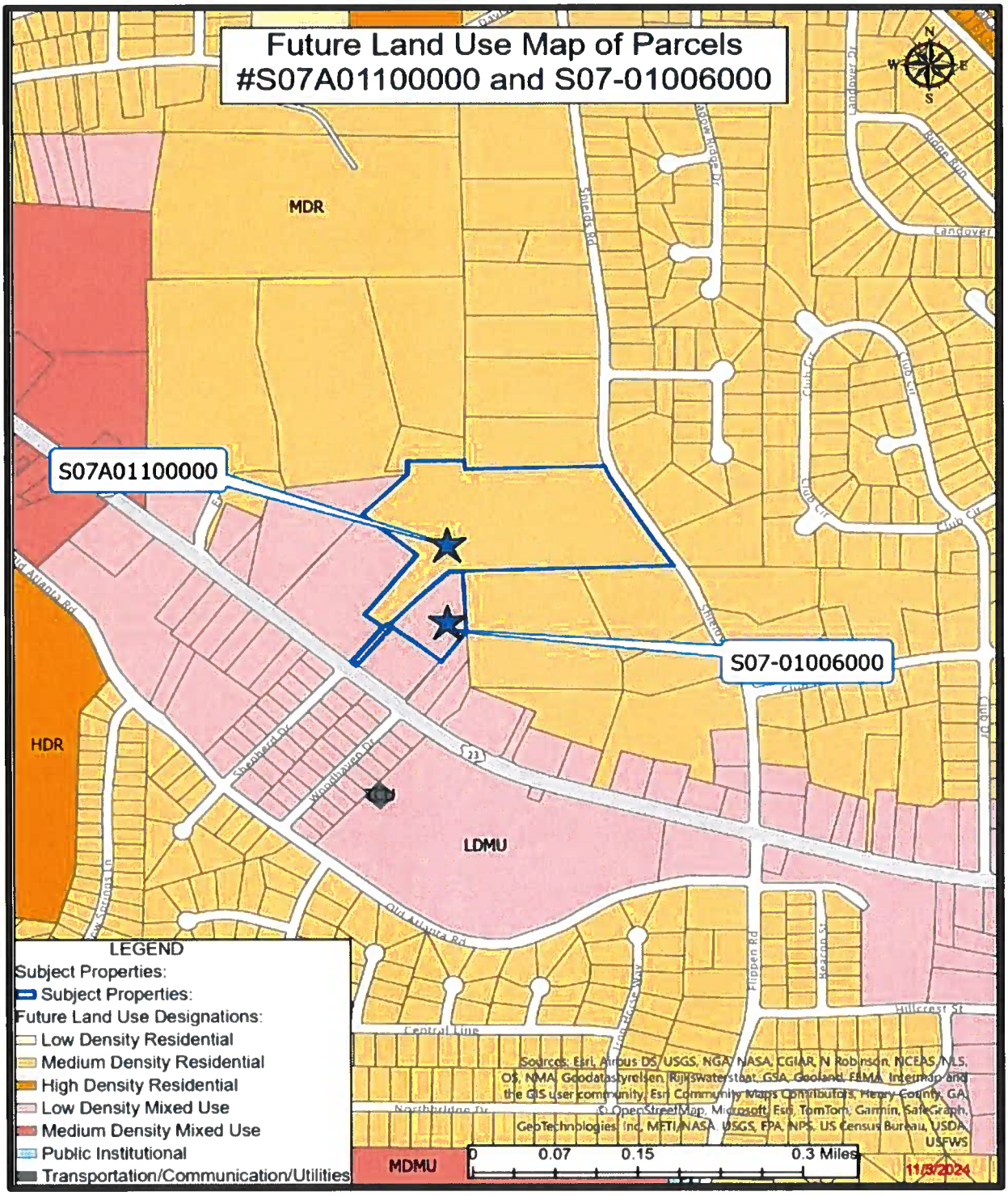


City of Stockbridge, Georgia Community Development Department; Nov. 21, 2024 and Dec. 9, 2024

CLOSEUP VIEW OF PROPERTY ACCESS FROM NORTH HENRY BOULEVARD AND BRUSH CREEK COURT

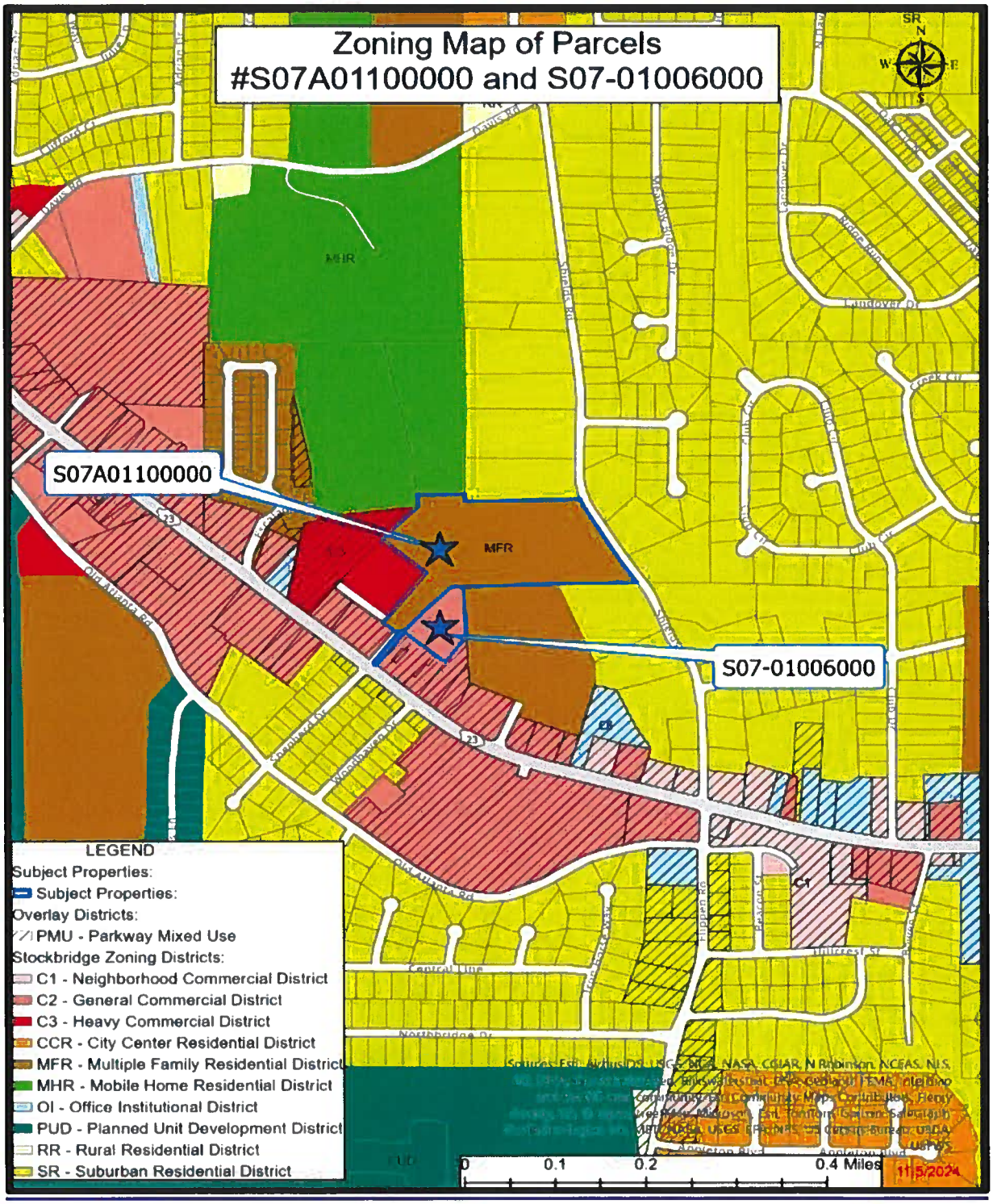


FUTURE LAND USE MAP FOR BRUSH CREEK COMMONS, PHASE 1 AND PHASE 2



City of Stockbridge, Georgia Community Development Department; Nov. 21, 2024 and Dec. 9, 2024

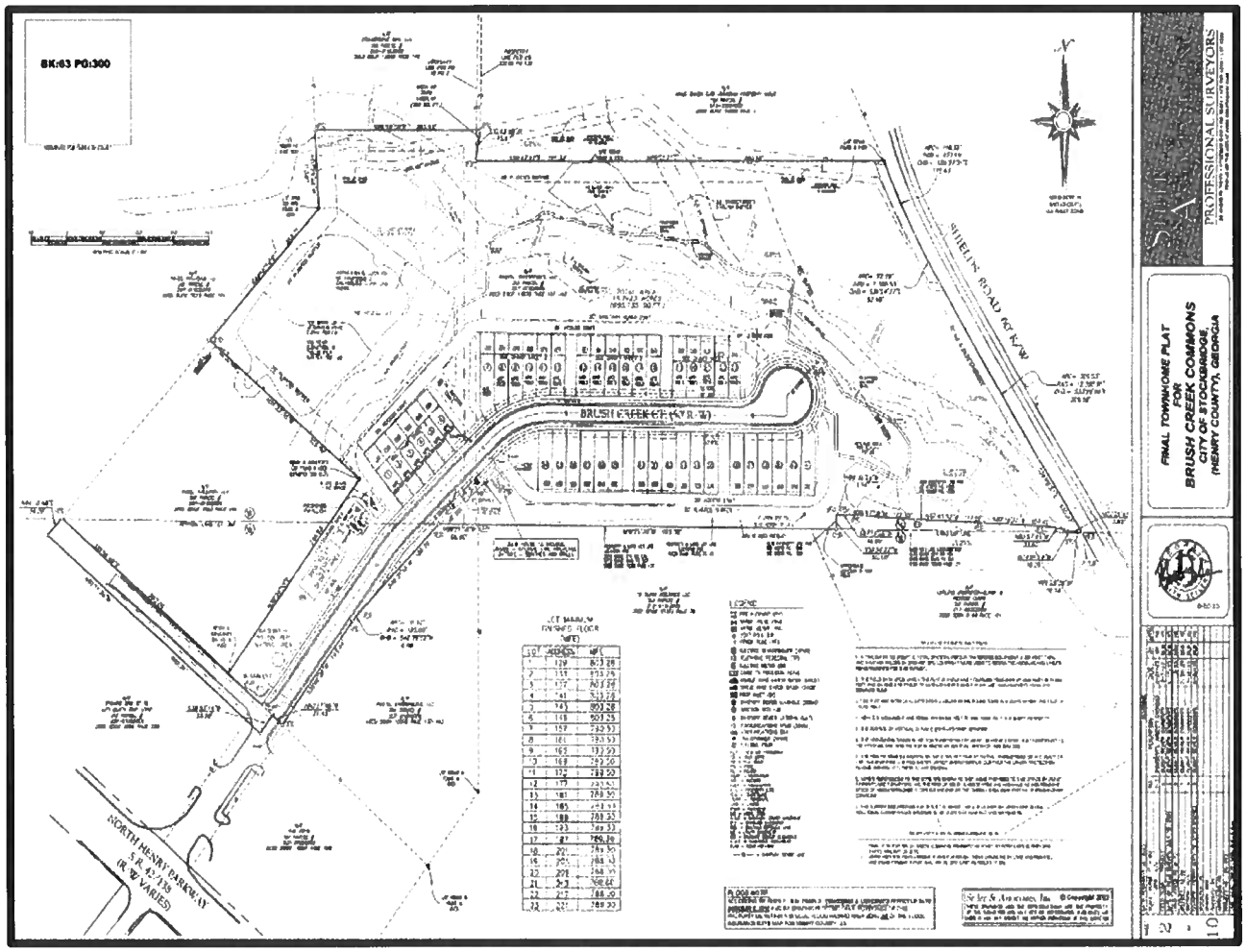
ZONING MAP FOR BRUSH CREEK COMMONS, PHASE 1 AND PHASE 2



City of Stockbridge, Georgia Community Development Department; Nov. 21, 2024 and Dec. 9, 2024

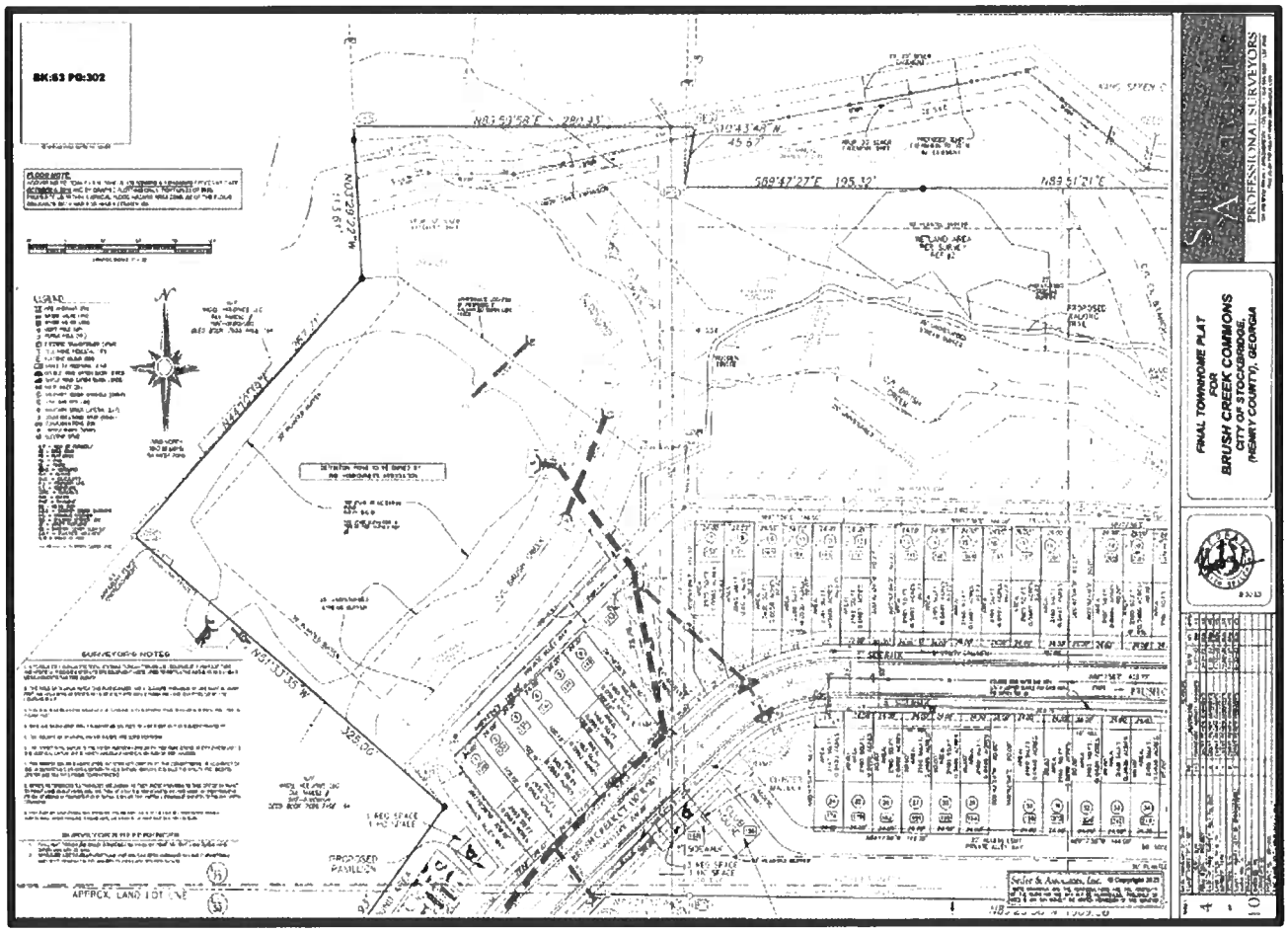
APPROVED AND RECORDED SITE PLAN FOR BRUSH CREEK COMMONS, PHASE 1 TOWNHOME DEVELOPMENT VIA ZM-2022-01

Recorded on September 12, 2023 in Book 63, Page 300



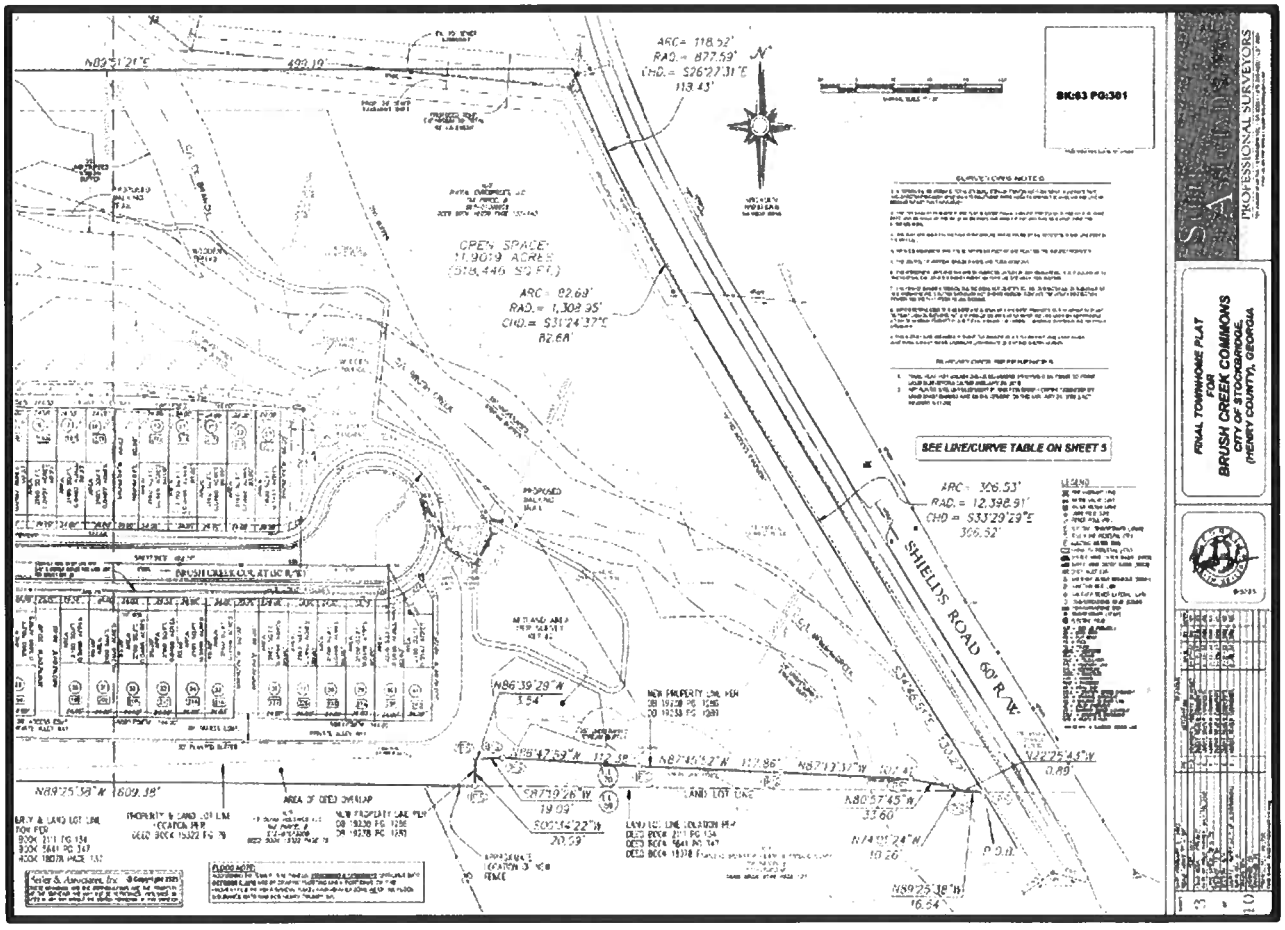
APPROVED SITE PLAN FOR BRUSH CREEK COMMONS, PHASE 1 TOWNHOME DEVELOPMENT VIA ZM-2022-01: WESTERN SIDE

Recorded on September 12, 2023 in Book 63, Page 302



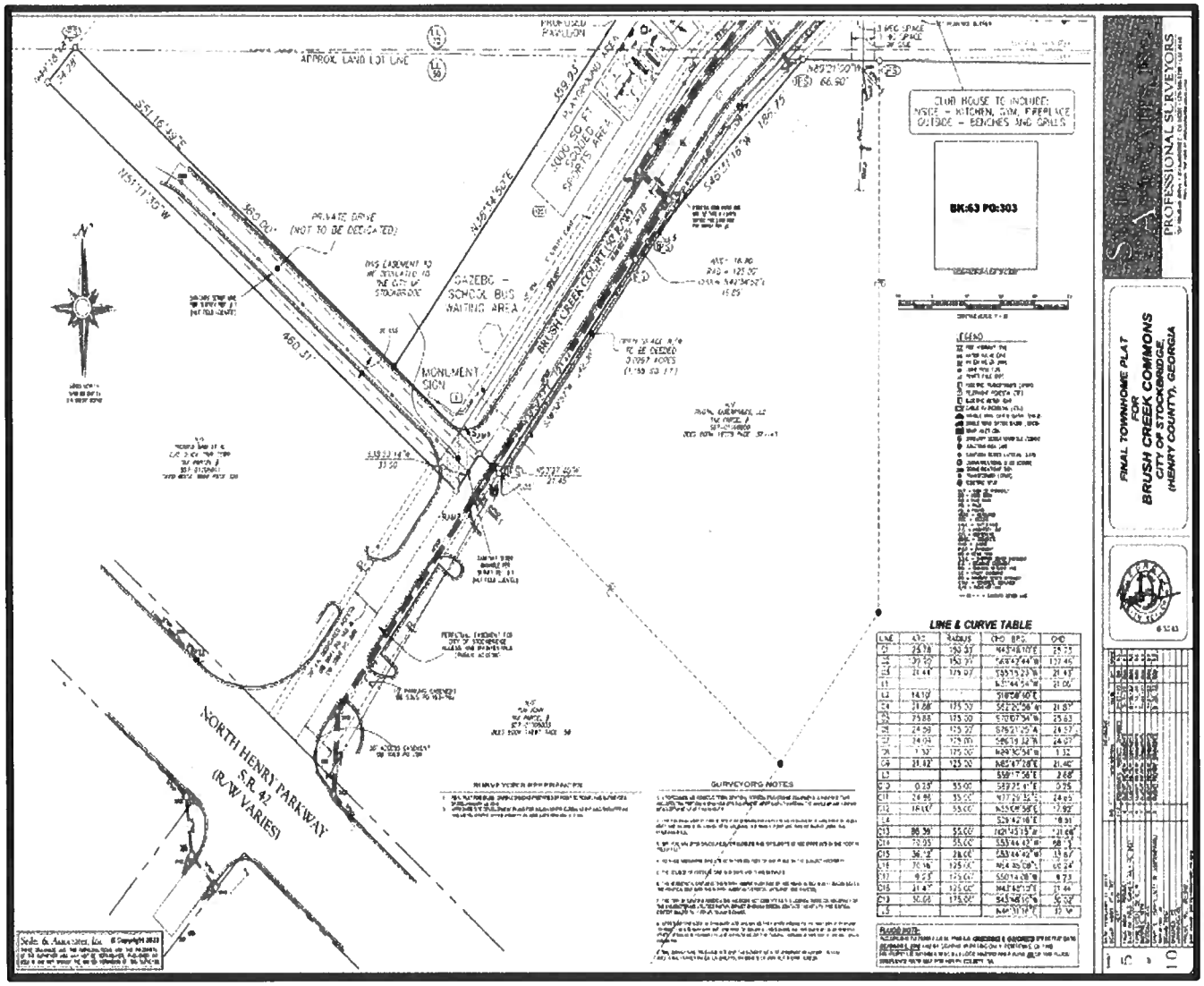
APPROVED SITE PLAN FOR BRUSH CREEK COMMONS, PHASE 1 TOWNHOME DEVELOPMENT VIA ZM-2022-01: EASTERN SIDE

Recorded on September 12, 2023 In Book 63, Page 301



CLOSEUP VIEW OF PROPERTY ACCESS FROM NORTH HENRY BOULEVARD AND BRUSH CREEK COURT

Recorded on September 12, 2023 In Book 63, Page 303



V. PROPOSED DEVELOPMENT

A. Intent. The applicant/developer is seeking a major zoning modification to allow for various changes to the previously-approved Brush Creek Commons townhome development and site plan for Parcel #S07-01006005, which received a new parcel number of S07A01100000 (the site of Phase 1) after the townhome lots which were approved by Ordinance #ZM-2022-01 were created. Specifically, the applicant/developer proposes to add and develop Parcel #S07-01006000 on the east side of Brush Creek Court as Phase 2. Phase 1 is under construction for 41 townhomes on 18.895 +/- acres, and Phase 2 would be developed with 20 townhomes on 2.2882 +/- acres, for a total of 61 units on 21.1777 +/- combined acres. The overall density would be 3.39 units per acre. The applicant has submitted within the Letter of Intent a list of sixteen (16) proposed Development Conditions for the development of Phase 2. These Development Conditions are identified and discussed in the staff report for the associated Rezoning Case #RZ-2024-03.

B. Components. The approval of ZM-2024-01 would allow for and encompass the following:

1. Expanded boundaries for the overall development.

2. An increase in the maximum number of townhome lots and units, from 41 to 61.

3. A new overall site plan to include the boundaries of Parcel #S07-01006000 on the east side of Brush Creek Court, as well as a specific site plan for Phase 2.

4. The sharing of the Phase 1 amenities with the Phase 2 townhome owners, in conjunction with an exemption of Phase 2 from requirement to have its own amenities.

5. The sharing of the Phase 1 HOA with the Phase 2 townhome owners, in conjunction with an exemption of Phase 2 from the requirement to have its own HOA

6. An Amendment to the Development Agreement to allow for the above items.

C. Property Conditions. Much of the Brush Creek Commons Phase 1 parcel lies within a floodplain due to the presence of the Brush Creek, and it is unbuildable. The property has rear frontage on Shields Road, but a zoning condition of Rezoning Case #RZ-03-04 prohibited any access from Shields Road. A locked gate is present today at the beginning of Brush Creek Court, off North Henry Boulevard, which is flanked by a QuikTrip station and a Waffle House Restaurant. The Phase 2 parcel is located directly behind the Waffle House Restaurant.

D. Development of Phase 2. The applicant/developer proposes to develop 20 townhome lots and units on Parcel #S07-01006000 as Phase 2 of the Brush Creek Commons townhome development. For such purpose, the applicant has obtained a utility letter from the Department of Public Works, dated October 10, 2024. It states that water and sewer capacities are currently available to serve the proposed 20 townhomes to comprise Phase 2, but that if the developer does not submit construction plans within one year of that date, then the reservation of those capacities shall expire. In addition, the developer would be responsible for all associated

connection costs and would be required to adhere to the City's Minimum Development Standards.

E. Proposed Site Plan for Phase 2. The applicant has submitted a site plan, entitled "Rezoning Plat: Brush Creek Commons, Phase 2", which was prepared by DGM Land Planning Consultants, Inc. for the development of 20 townhome lots on Phase 2. It provides the following acreages: 15.74 acres in Phase 1, 2.28 acres in Phase 2, and 18.02 total acres. The site plan shows that the Phase 2 development would be accessed from the east side of Brush Creek Court. An internal circular street with a cul-de-sac would then provide access to the individual townhome lots. The proposed 20 townhome units would be contained within four townhome buildings. A guest parking lot, a 30-foot buffer on the north side of the property, and green space would also be provided on the Phase 2 site. The site plans show nearby amenities which are being developed on the Phase 1 site on the west side of Brush Creek Court. The applicant seeks permission via ZM-2024-01 to allow the Phase 2 residents to use the Phase 1 amenities.

F. Proposed Combined Site Plan for Phase 1 and Phase 2. The applicant has submitted a proposed combined site plan to show an overall boundary for Phase 1 and Phase 2. Its title is "Rezoning Plat: Brush Creek Commons", and it was prepared by DGM Land Planning Consultants, LLC. The overall site would have 18.02 acres, with 15.74 acres in Phase 1 and 2.28 acres in Phase 2. The combined total of 61 townhome units would include 41 units in Phase 1 and 20 units in Phase 2.

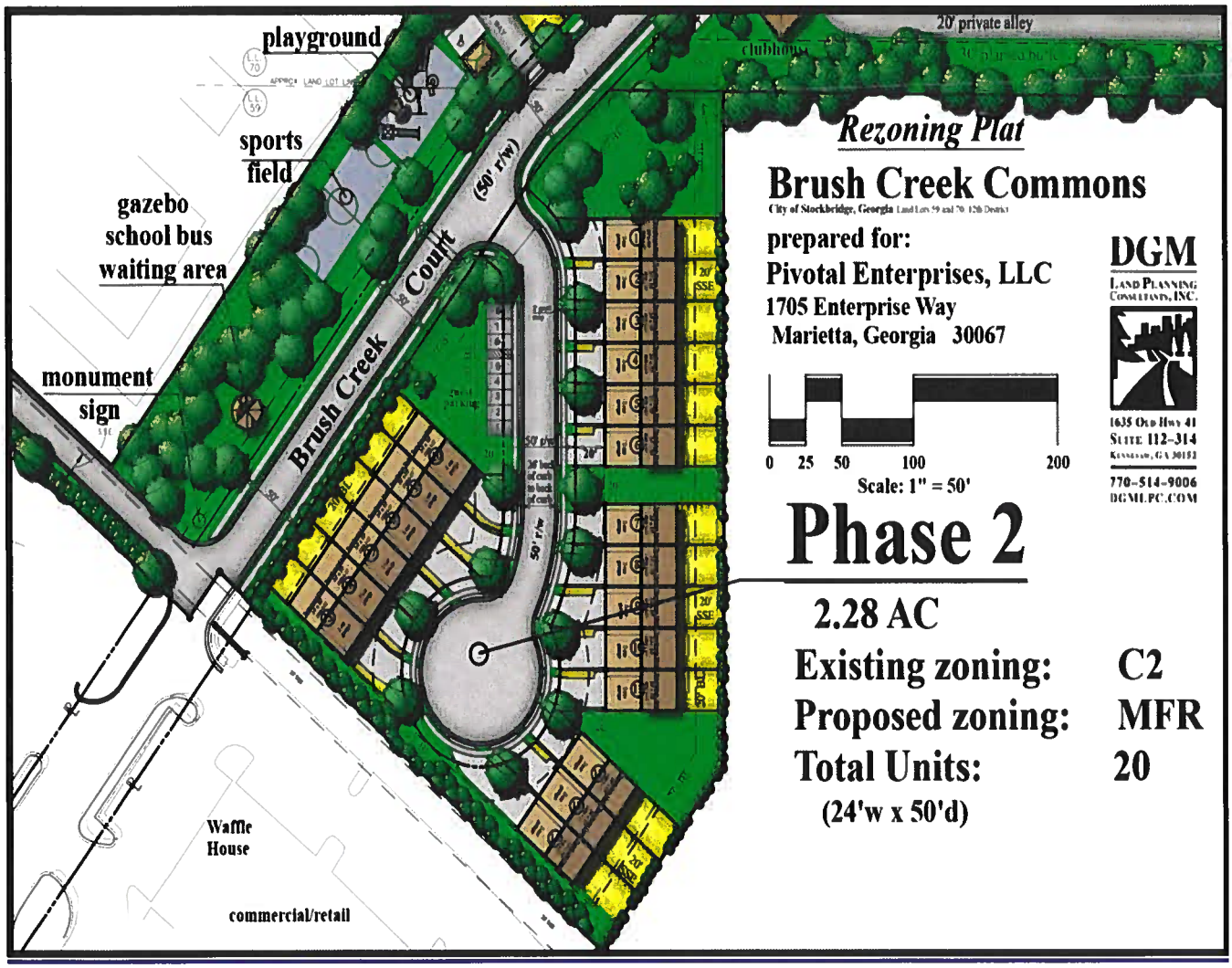
G. Proposed Development Conditions. The applicant has included within the ZM-2024-01 application a proposed revised Exhibit A, which includes a list of sixteen (16) "Proposed Development Conditions" for Phase 2. However, two of them, as are listed below, are of a general nature and seem to apply more to the proposed zoning modification for the entire development rather than to Phase 2 alone. Further, the language within these two development conditions would be appropriate to also include within the needed Amendment to the Development Agreement.

> j) The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.
>
> p) A Declaration of Restrictive Covenants for Phase 1 shall be amended and modified to incorporate Phase 2, and the units in Phase 2 shall have all of the same rights and privileges to use the common areas and amenities located within Phase 1.

PROPOSED SITE PLAN FOR BRUSH CREEK COMMONS, PHASE 2 TOWNHOMES

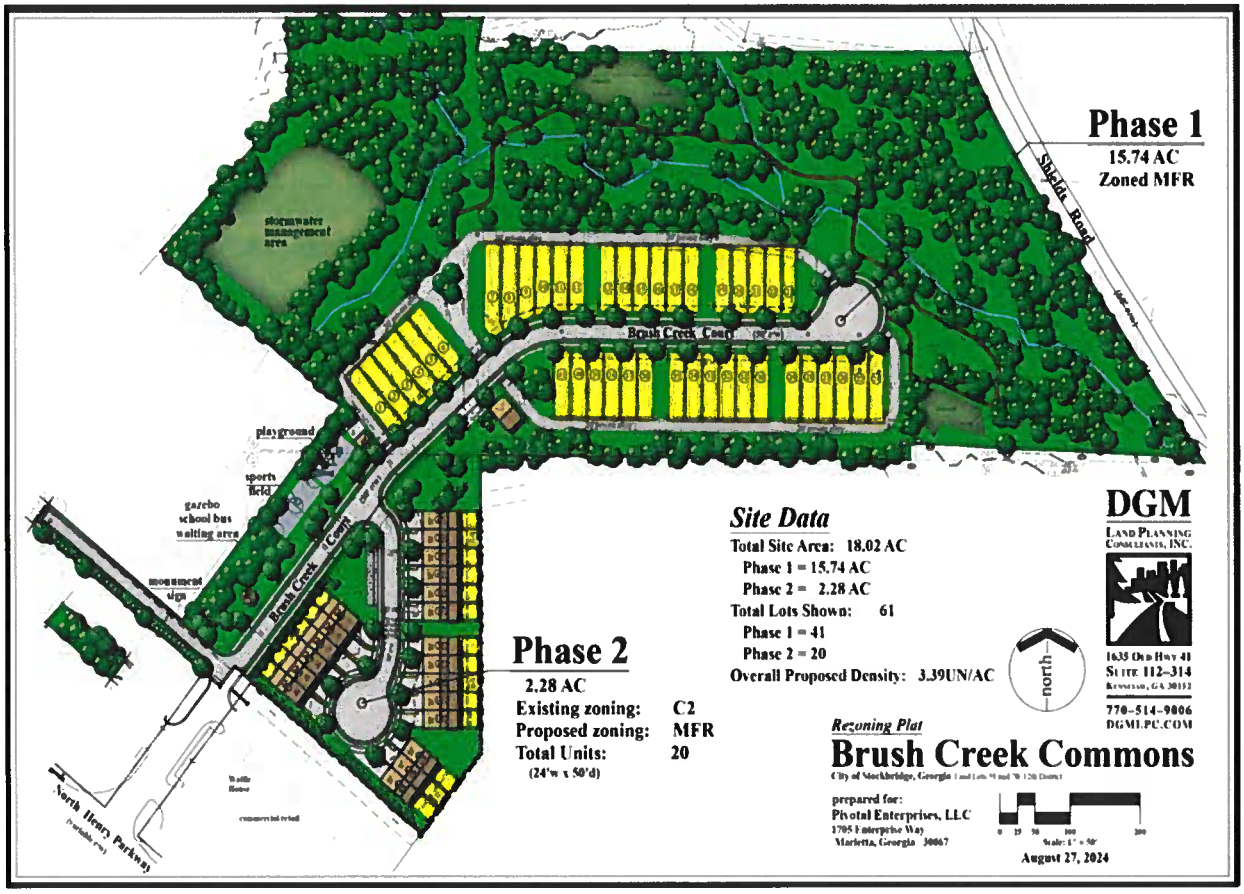
Title: "Rezoning Plat: Brush Creek Commons, Phase 2"

Prepared by DGM Land Planning Consultants, Inc.



PROPOSED COMBINED SITE PLAN FOR PHASE 1 AND PHASE 2

Title: Rezoning Plat: Brush Creek Commons"
Prepared by DGM Land Planning Consultants, LLC



VI. ANALYSIS AND CONCLUSIONS REGARDING THE ZM-2024-01 ZONING MODIFICATION PROPOSAL

1. **Original Intent**—The original conceptual site plan for Brush Creek Commons, which was prepared by Bunn Grading Company, Inc. in 2003, showed the inclusion of Parcel 2 within the overall development, although it was not labeled as Parcel 2. Therefore, the fact that the applicant wishes to officially add the Phase 2 parcel to the boundaries of the overall development is not unexpected.

2. **Timing of the Phase 2 Development Proposal--**If the proposed survey in the zoning modification application from 2022 (ZM-2022-01) had shown the inclusion of the Phase 2 parcel, and if a full site plan for the Phase 2 parcel had been provided, then the necessity of filing the current ZM-2024-01 application may have been avoided.

3. **Reasonableness of Applicant's Request--**The original rezoning of the property via RZ-03-04 required the Brush Creek Commons development (Phase 1) to include a relatively large number of amenities for only 41 townhome units. That number was reduced by the approval of ZM-2022-01 so that the developer could reduce the costs of installing so many amenities and reduce the HOA costs to the homeowners. However, the applicant today believes that the number of required amenities for Phase 1 is still excessive relative to the size of the Phase 1 property (18.895 +/- acres, of which 5.459 acres lie within a floodplain). Therefore, it is reasonable for the applicant to want to add more townhome units to the Brush Creek Commons development so that the HOA tax burden on each resident could be reduced. This would also eliminate the necessity of providing additional amenities for the Phase 2 parcel, which has only 2.2882 +/- acres.

4. **Effects on Surrounding Property and Infrastructure--**The inclusion of Phase 2 within the boundaries of the overall Brush Creek Commons development, as opposed to designating Phase 2 as a separate development entirely, would not involve any alterations to the proposed site access for Phase 2, its townhome units, or buffering. In addition, no adverse effects of on surrounding properties are anticipated.

VII. RECOMMENDATIONS

In view of the analysis above, the Planning and Zoning Staff recommends the **APPROVAL WITH CONDITIONS** for Zoning Modification Case #ZM-2024-01 for Brush Creek Commons. The conditions are listed below.

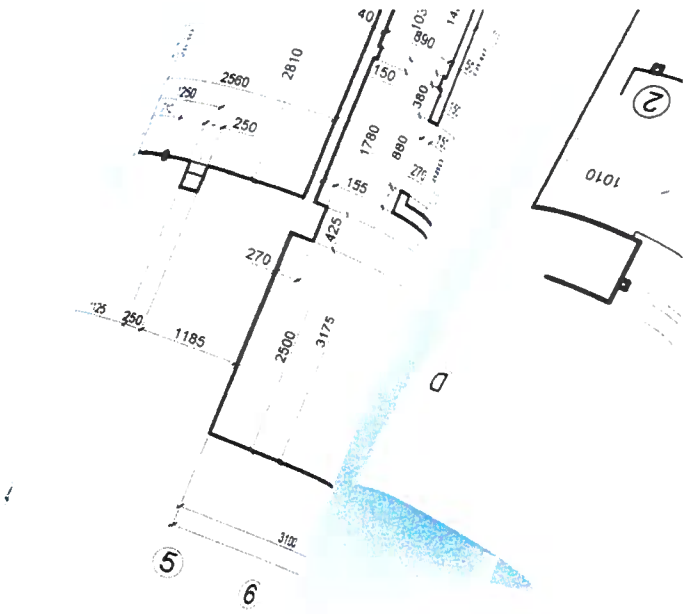
1. **Rezoning and Development Agreement Compliance--**The developer shall comply with the requirements of the approved rezoning case (RZ-03-04 via Rezoning Ordinance No. 03-152, the original Development Agreement, the First Amendment to the Development Agreement (dated December 13, 2004), and the Second Amendment to the Development Agreement (dated August 13, 2007).

2. **Updated Legal Description--**The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.

3. **Declaration of Restrictive Covenants--**A Declaration of Restrictive Covenants for Phase 1 shall be amended and modified to incorporate Phase 2, and the units in Phase 2 shall have all of the same rights and privileges to use the common areas and amenities located within Phase 1.

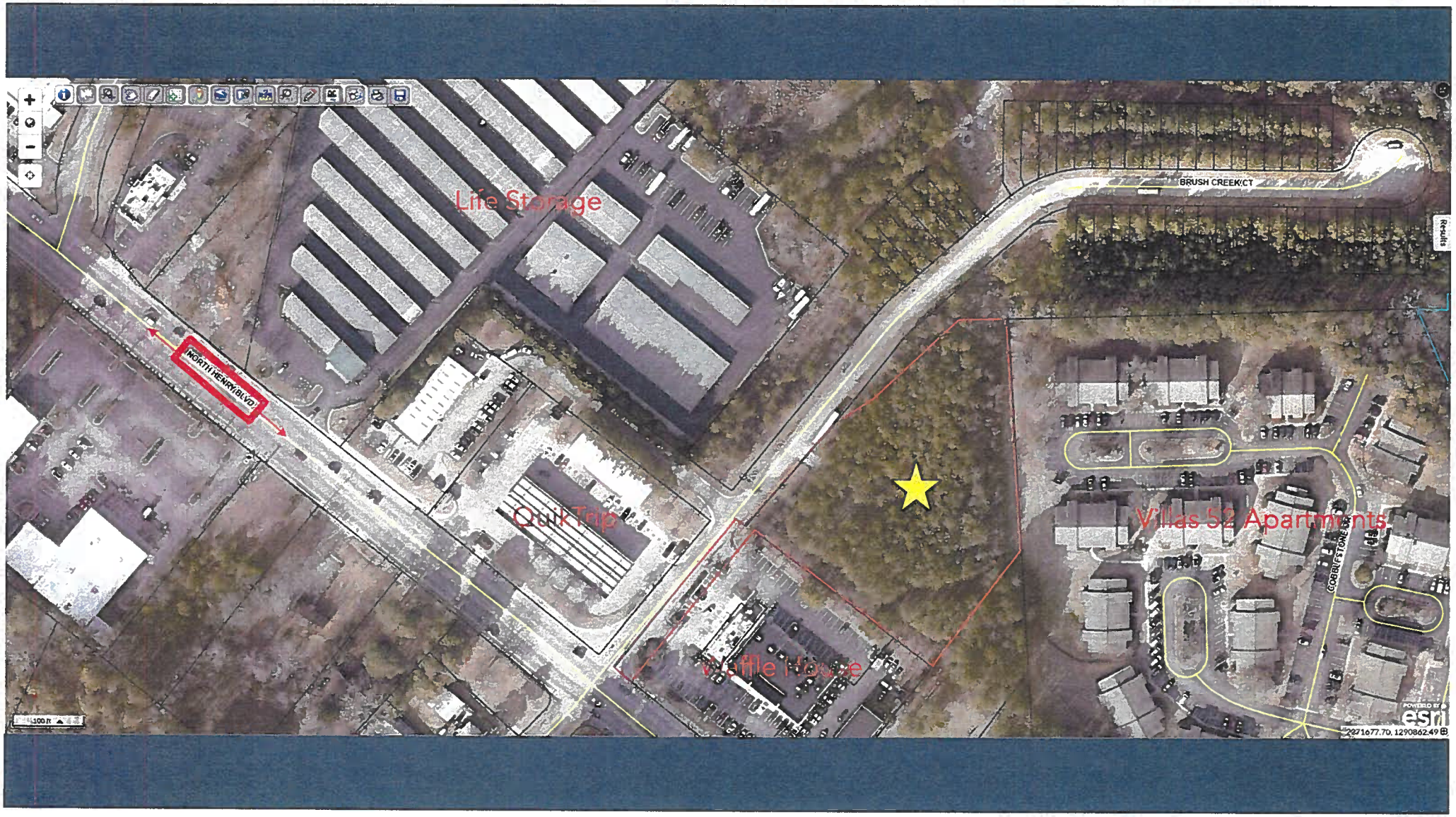
4. **Permit Issuance--**No land disturbance (LDP) or building permits shall be issued for Phase 2 until the applicant submits a copy of the new recorded plat for the overall Brush Creek Commons development (Phase 1 and Phase 2) to the Community Development Department.

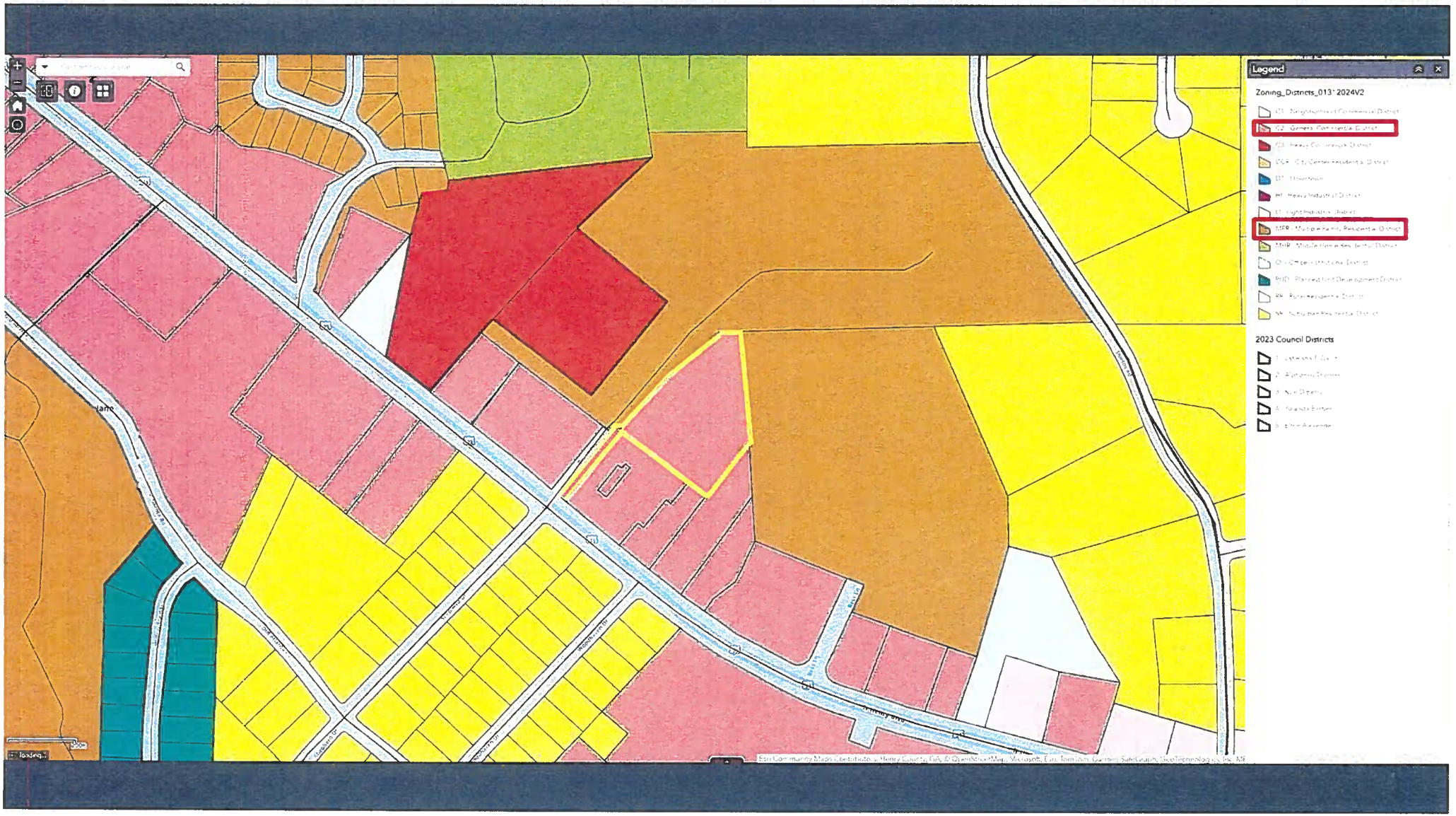
Battle Law



BRUSH CREEK COURT
S07-01006000

Comprehensive Plan Amendment, Rezoning, and Zoning Modification to allow for 19 Townhome Units


Life Storage
BRUSH CREEK CT
NORTH HENRY BLVD
QuikTrip
Waffle House
Villas 52 Apartments
COBBLESTONE LN
esri


Legend
Zoning_Districts_013' 2024V2
2023 Council Districts

BK:63 PG:300

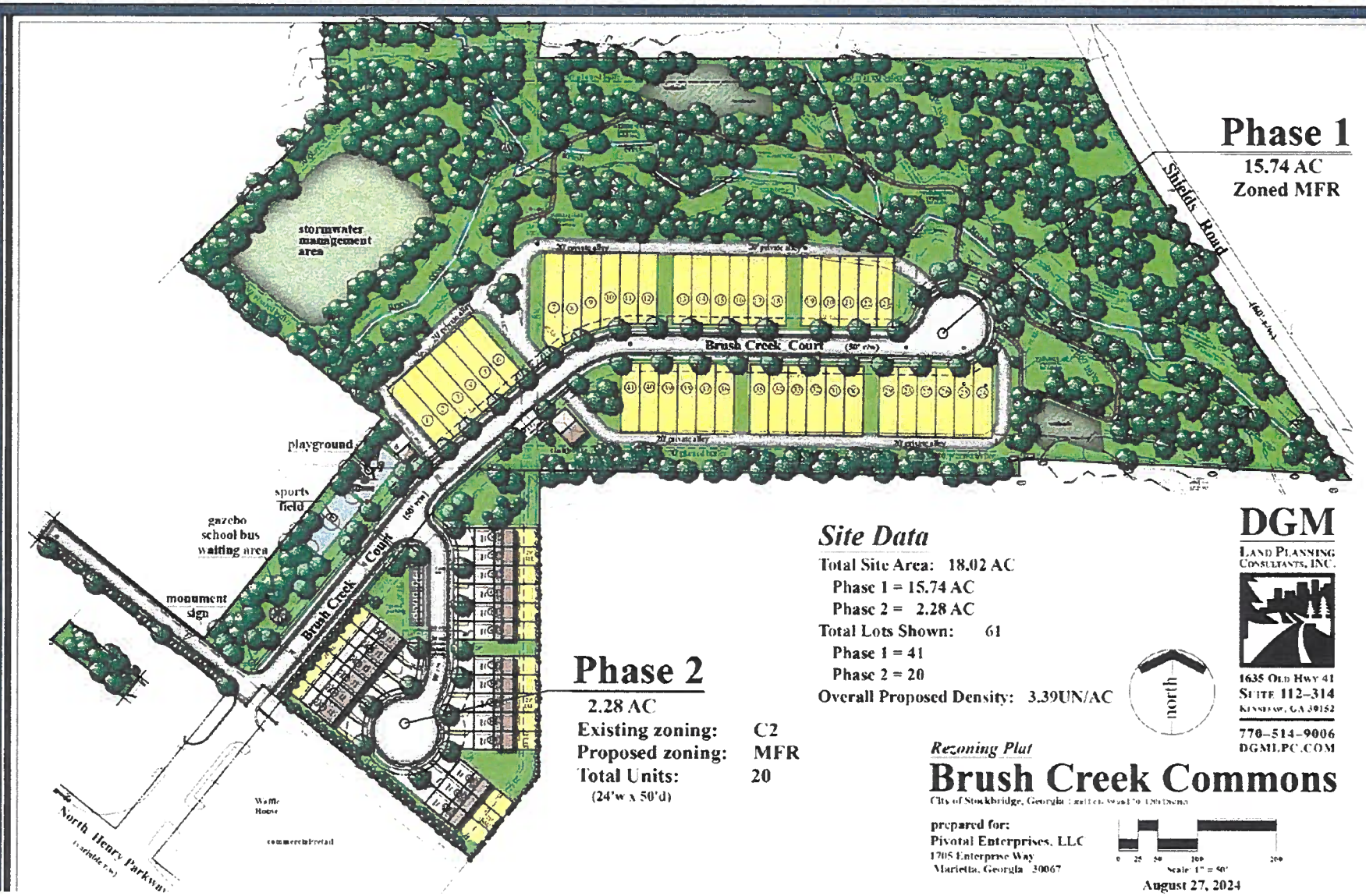
Previously Approved Brush Creek Plan

NORTH HENRY PARKWAY
(R/W VARIES)

SHELTON ROAD (R/W)

FINAL TOWNHOME PLAT
FOR
BRUSH CREEK COMMONS
CITY OF STOCKBRIDGE,
(HENRY COUNTY), GEORGIA

PROFESSIONAL SURVEYORS


Phase 1
15.74 AC
Zoned MFR
Shields Road
stormwater management area
Brush Creek Court
playground
sports field
gazebo
school bus waiting area
monument sign
Brush Creek Court
Phase 2
2.28 AC
Existing zoning: C2
Proposed zoning: MFR
Total Units: 20
(24'w x 50'd)
North Henry Parkway
Site Data
Total Site Area: 18.02 AC
Phase 1 = 15.74 AC
Phase 2 = 2.28 AC
Total Lots Shown: 61
Phase 1 = 41
Phase 2 = 20
Overall Proposed Density: 3.39UN/AC
north
DGM
Land Planning Consultants, Inc.
1635 Old Hwy 41
Suite 112-314
Kennesaw, GA 30152
770-514-9006
DGMLPC.COM
Rezoning Plat
Brush Creek Commons
City of Stockbridge, Georgia
prepared for:
Pivotal Enterprises, LLC
1705 Enterprise Way
Marietta, Georgia 30067
0 25 50 100 200
Scale: 1" = 50'
August 27, 2024

For Brush Creek Commons Townhomes

To Be Located At Brush Creek Court And Shields Road (Parcel #S07-01006005)

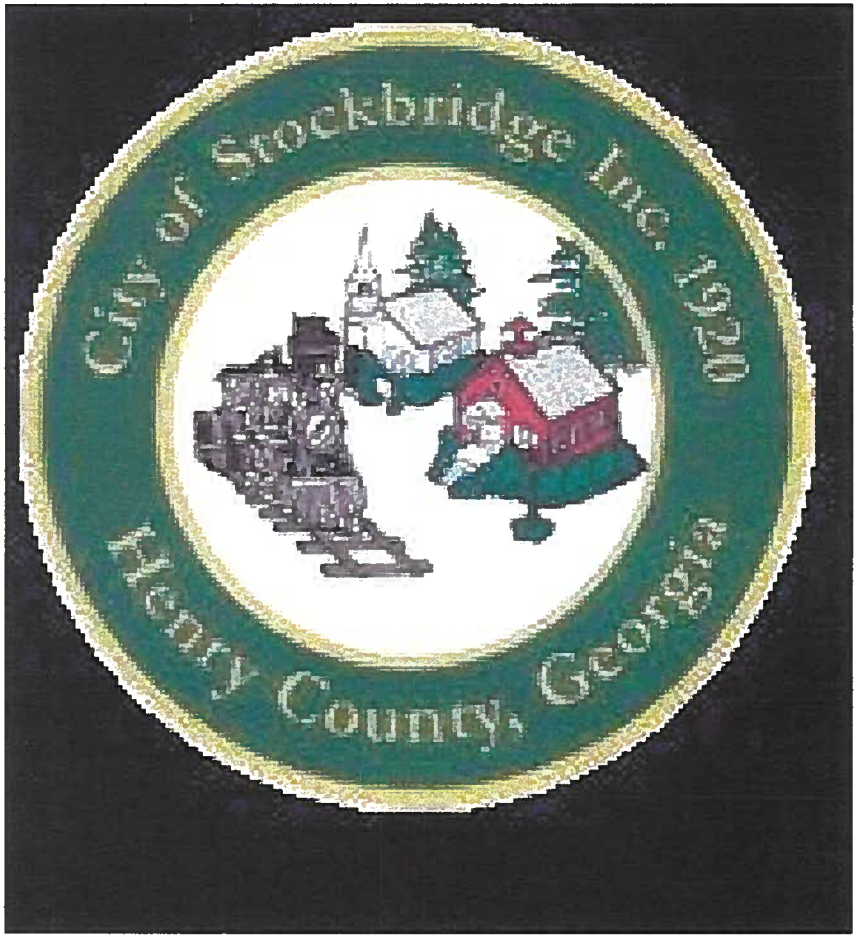
Presented To:

Stockbridge Planning Commission

November 21, 2024

By:

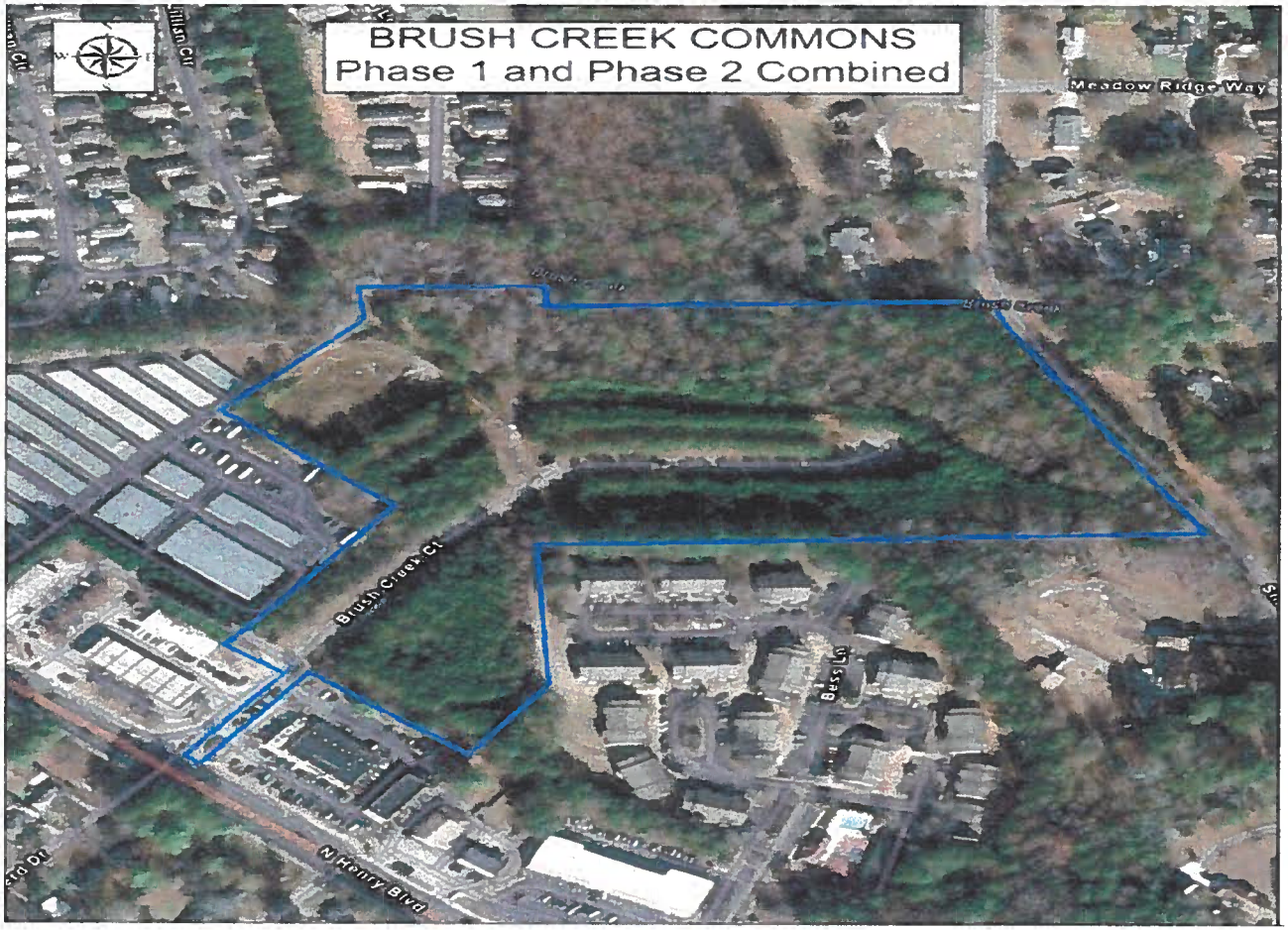
City of Stockbridge Community Development Department, Planning and Zoning Division



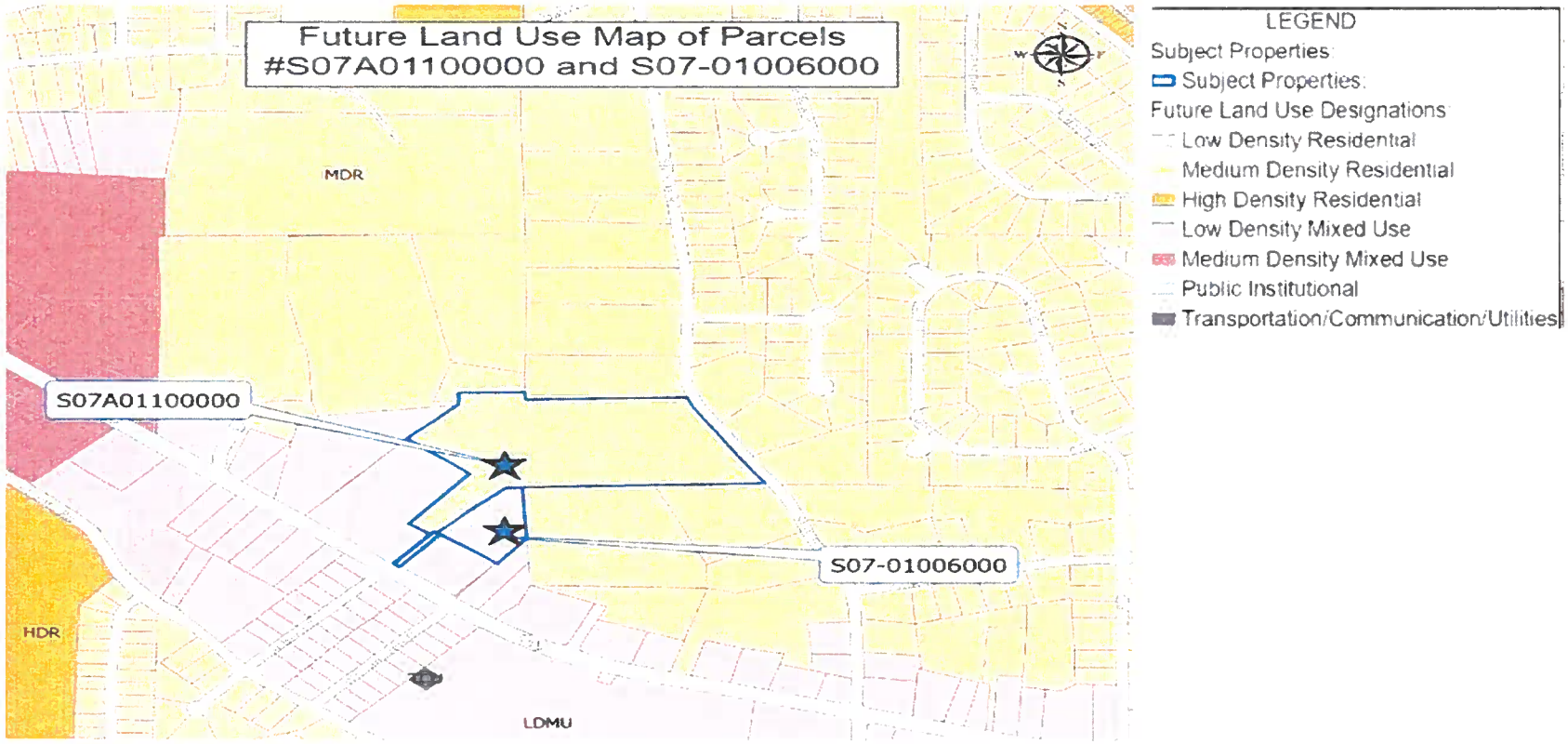
Comprehensive Plan CP-2024-03

Descriptive Factor	Research Findings
Applicant and Owner	Pivotal Enterprises, LLC.
Proposed Development	Expansion of the 41-unit Brush Creek Commons townhome development by adding an adjacent parcel and developing it with 20 more townhomes.
Parcel Identifications (no addresses)	• Phase 1 Parcel--S07A01100000 (previously known as Parcel #S07-01006005 prior to the creation of the 41 townhome lots). In Land Lots 59 & 71 of District 12. • Phase 2 Parcel—S07-01006000. In Land Lot 59 of District 12.
Parcel Acreage	• Brush Creek Commons, Phase 1 Parcel—Has 15.74 +/- acres, of which 5.459 acres lie within a floodplain. • Brush Creek Commons, Phase 2 Parcel--Has 2.28 +/- acres. • Combined Sites—18.02 +/- acres.
Environmental Conditions	• Brush Creek Commons, Phase 1 Parcel—Is fairly level. Floodplains and wetlands are present at the rear of the property near Brush Creek. Townhome construction is underway. • Brush Creek Commons, Phase 2 Parcel—Is fairly level, wooded, and vacant. Property access exists via a 30-foot Access Easement off North Henry Boulevard to Brush Creek Court.
Property Access	Brush Creek Court, off North Henry Boulevard.

Current City Zoning	Phase 1 Parcel—Zoned 'MFR' (Multiple Family Residential). Phase 2 Parcel—Zoned 'C-2' (General Commercial). Both Parcels--Are not located in the Parkway Mixed-Use Overlay District.
Surrounding Zoning	• North—MHR (Mobile Home Residential) and SR (Suburban Residential) districts. • South—C-2 (General Commercial), MFR (Multiple Family Residential), and SR (Suburban Residential) districts. • East—SR (Suburban Residential) district. • West—C-3 (Heavy Commercial) and C-2 (General Commercial) districts.
Future Land Use Designation	• Phase 1 Parcel—Medium-Density Residential. • Phase 2 Parcel—Low-Density Mixed-Use.
Surrounding Land Uses	• North—Two mobile home parks and Meadow Ridge Subdivision. • South—Commercial uses (QuikTrip and Waffle House) and an apartment community. • East—Meadow Ridge Subdivision and individual single-family residences. • West—Commercial uses.

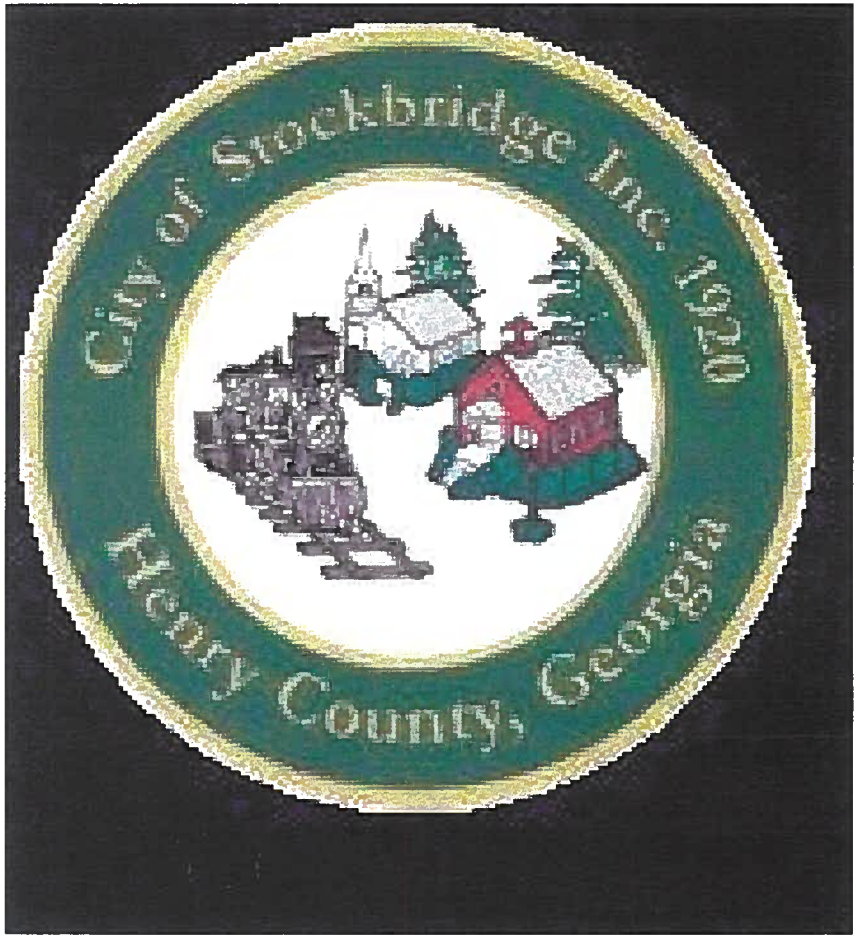

BRUSH CREEK COMMONS
Phase 1 and Phase 2 Combined
Meadow Ridge Way
Brush Creek Ct
N Henry Blvd

FUTURE LAND USE MAP FOR BRUSH CREEK COMMONS, PHASE 1 AND PHASE 2



Staff's Recommendation: **APPROVAL**

REZONING RZ-2024-03



REZONING RZ-2024-03

Purpose – Pivotal Enterprises, LLC requests to rezone Parcel #S07-01006000 on the east side of Brush Creek Court from C-2 (General Commercial) to MFR (Multiple-Family Residential) to allow for a twenty (20) unit townhome development on 2.2882 acres. The applicant also seeks to combine Parcel S07-01006000 (Phase 2) with Phase 1, Brush Creek Court, currently under construction, which will comprise of forty-one (41) townhomes.

Applicant/Developer – Eaman Fatemi, Member, Pivotal Enterprises, LLC.

Zoning History:

1. **Original Rezoning--Property was rezoned on July 14, 2003 via Case #RZ-03-04, from R-2 (Single-Family Residential) to RM-2 (Residential Multifamily--Townhomes). The original developer installed Brush Creek Court, but did not construct any buildings.**

2. **Development Agreement Plus Two Amendments—Rezoning included a Development Agreement, followed by two amendments. They included various development conditions and required certain amenities to be included within the development.**

3. **Zoning Modification Case #ZM-2022-01—Was approved by the Planning Commission on October 27, 2022, then was approved by City Council on September 14, 2022. The approved ordinance (#ZM-2022-01) states that ZM-2022-01 represented a modification of the terms of RZ-03-04 to allow the applicant to make certain changes to the site plan and the amenities. The changes are listed on the next slide.**

Zoning History

III. ZONING HISTORY

The Brush Creek Commons property was rezoned on July 14, 2003, via Rezoning Case #RZ-03-04, from R-2 (Single-Family Residential) to RM-2 (Residential Multifamily--Townhomes). Along with the rezoning was an approved Development Agreement, dated July 21, 2003 (between the City of Stockbridge and Royce Grant), which was approved via Ordinance #03-60, effective on March 10, 2003. The approval of the rezoning was not an approval of the conceptual site plan. Its boundaries, though, did show the inclusion of Parcel #S07-01006000, although it was not marked as Phase 2.

The original Development agreement listed twelve (12) Conditions of approval in Exhibit A. They specified the specific amenities which the developer was required to provide, as well as various architectural and other requirements. The developer was also required to meet the requirements of the RM-2 (Residential-Multifamily-Townhomes) zoning district. RM-2 was one of the previous zoning districts (along with RM-1 and RM-3) which merged to form the current MFR (Multifamily Residential) zoning district. Two Amendments to the Development later were approved for a new property owner, Timberline Group, LLC. The First Amendment, which was approved on December 3, 2004, imposed the maximum allowable number of townhome units to be built as forty-one (41). The Second Amendment, which was approved on August 13, 2007, allowed a variance to reduce the front yard setback requirement to ten (10) feet.

Surrounding Zoning and Land Uses

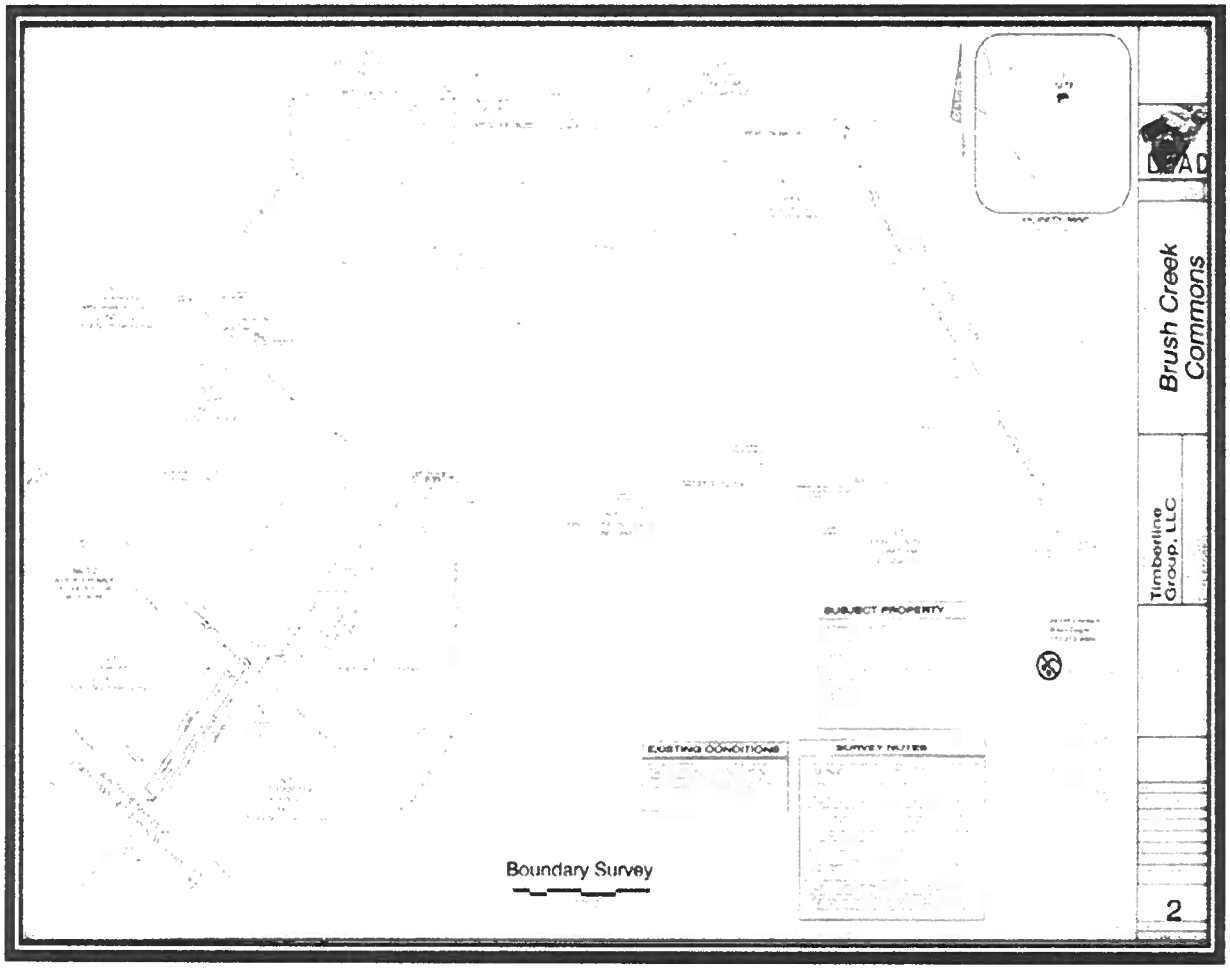
Surrounding Zoning

- North—MHR (Mobile Home Residential) and SR (Suburban Residential) districts.
- South—C-2 (General Commercial), MFR (Multiple Family Residential), and SR (Suburban Residential) districts.
- East—SR (Suburban Residential) district.
- West—C-3 (Heavy Commercial) and C-2 (General Commercial) districts.

Surrounding Land Uses

- North—Two mobile home parks and Meadow Ridge Subdivision.
- South—Commercial uses (QuikTrip and Waffle House) and an apartment community.
- East—Meadow Ridge Subdivision and individual single-family residences.
- West—Commercial uses.

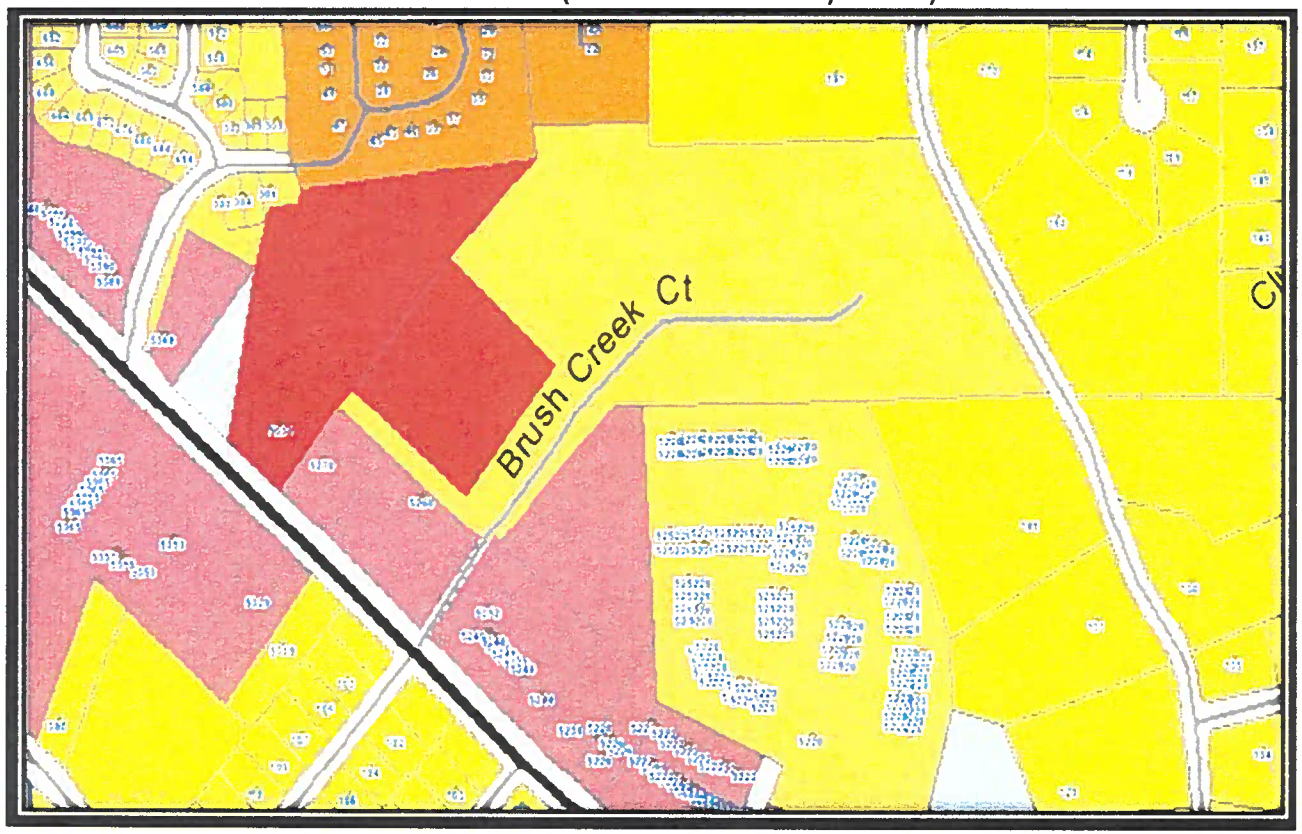
BOUNDARY SURVEY--BASIC

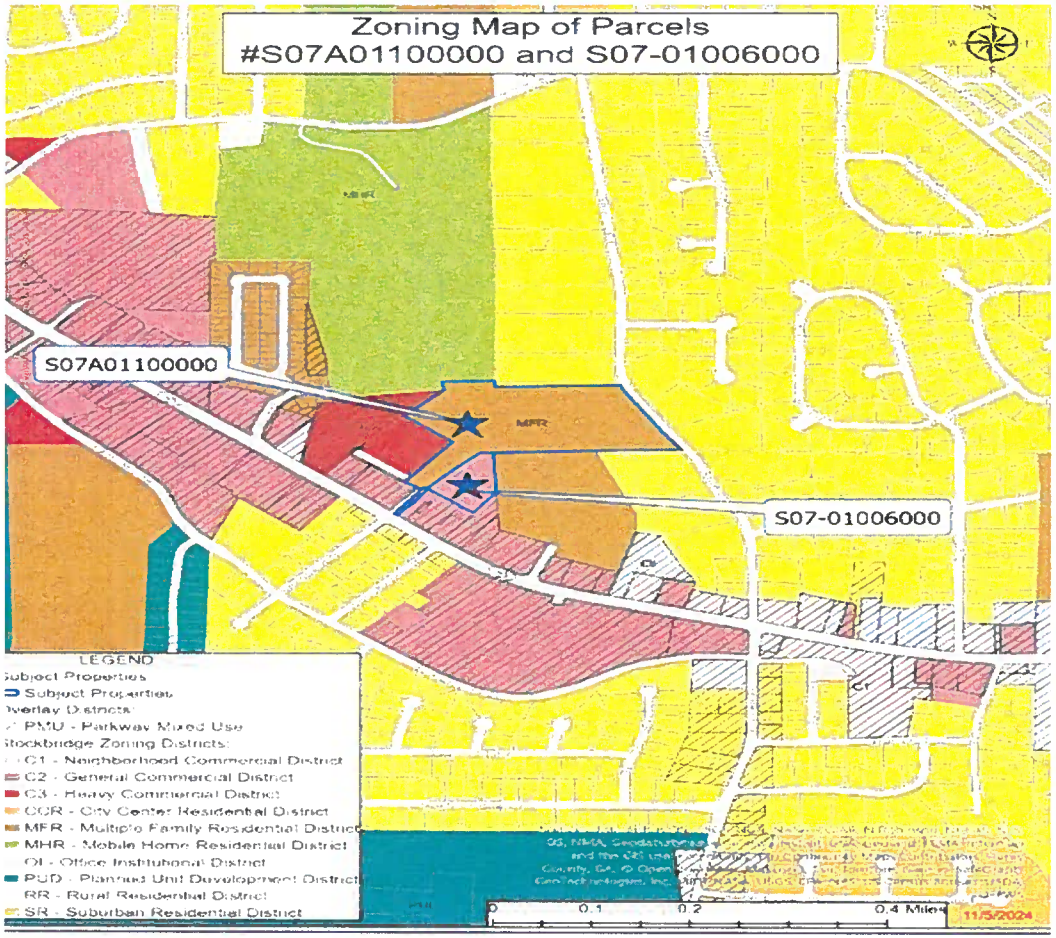


VICINITY ZONING MAP

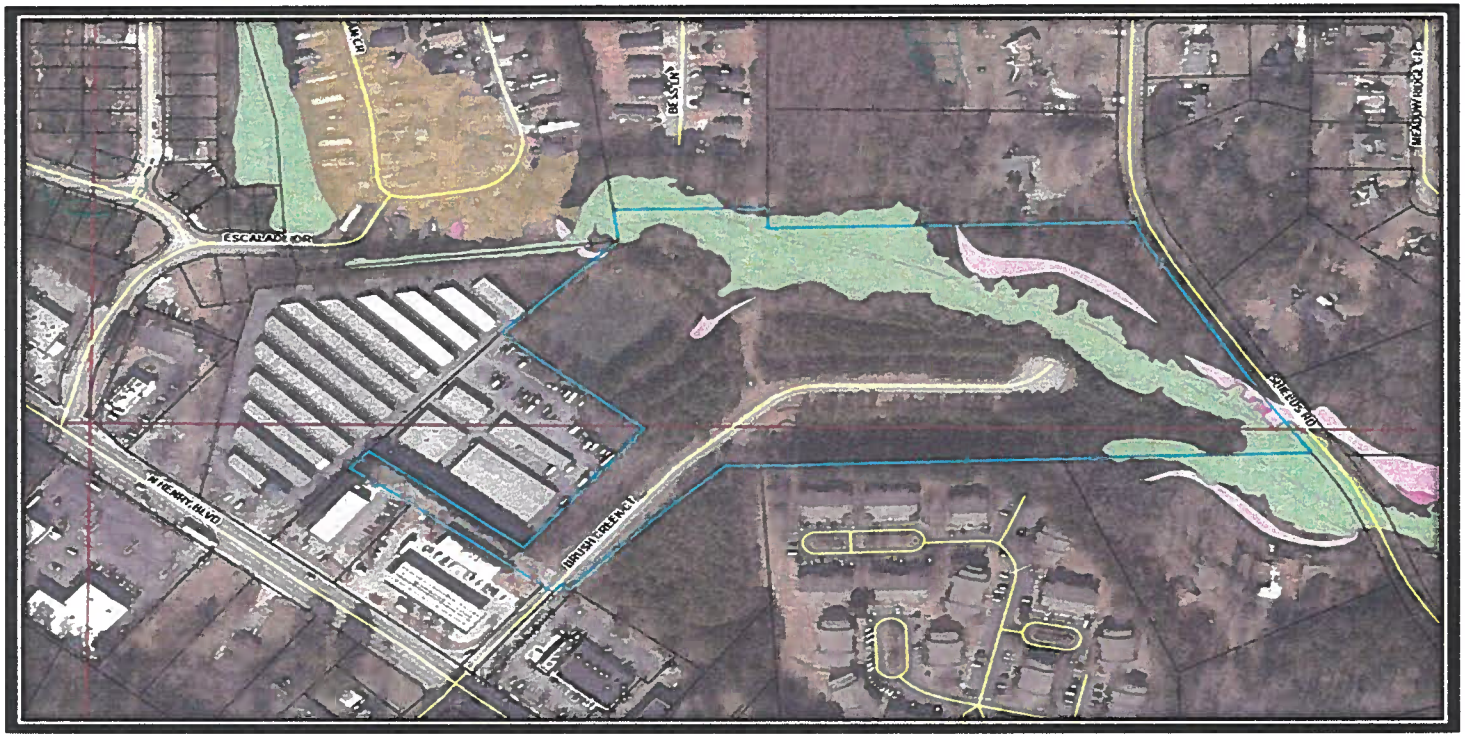
Legend:

- Gold (subject property)—MFR (Multiple Family Residential District)
- Red—C-3 (Heavy Commercial District)
- Orange—MHR (Mobile Home Residential District)
- Medium Pink—C-2 (General Commercial District)
- Yellow—SR (Suburban Residential) District)




Zoning Map of Parcels
#S07A01100000 and S07-01006000
S07A01100000
S07-01006000
MFR
LEGEND
Subject Properties
Subject Properties
Overlay Districts
PMU - Parkway Mixed Use
Stockbridge Zoning Districts
C1 - Neighborhood Commercial District
C2 - General Commercial District
C3 - Heavy Commercial District
CCR - City Center Residential District
MFR - Multiple Family Residential District
MHR - Mobile Home Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
RR - Rural Residential District
SR - Suburban Residential District
0
0.1
0.2
0.4 Miles
11/5/2024

AERIAL PHOTO OF THE SITE



LEGEND
Flood Map

X - 500 Year Flood

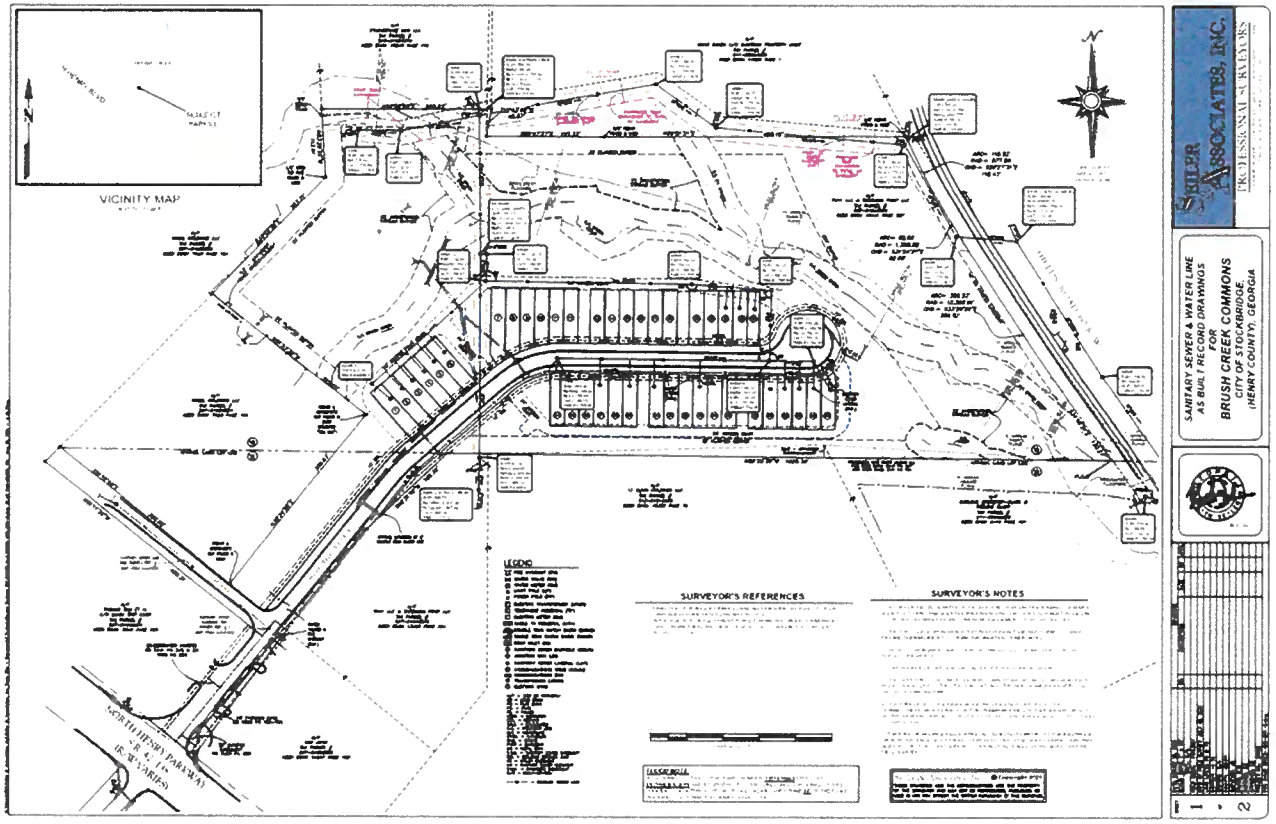
0.2 - Areas of 0.2% annual chance flood

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.

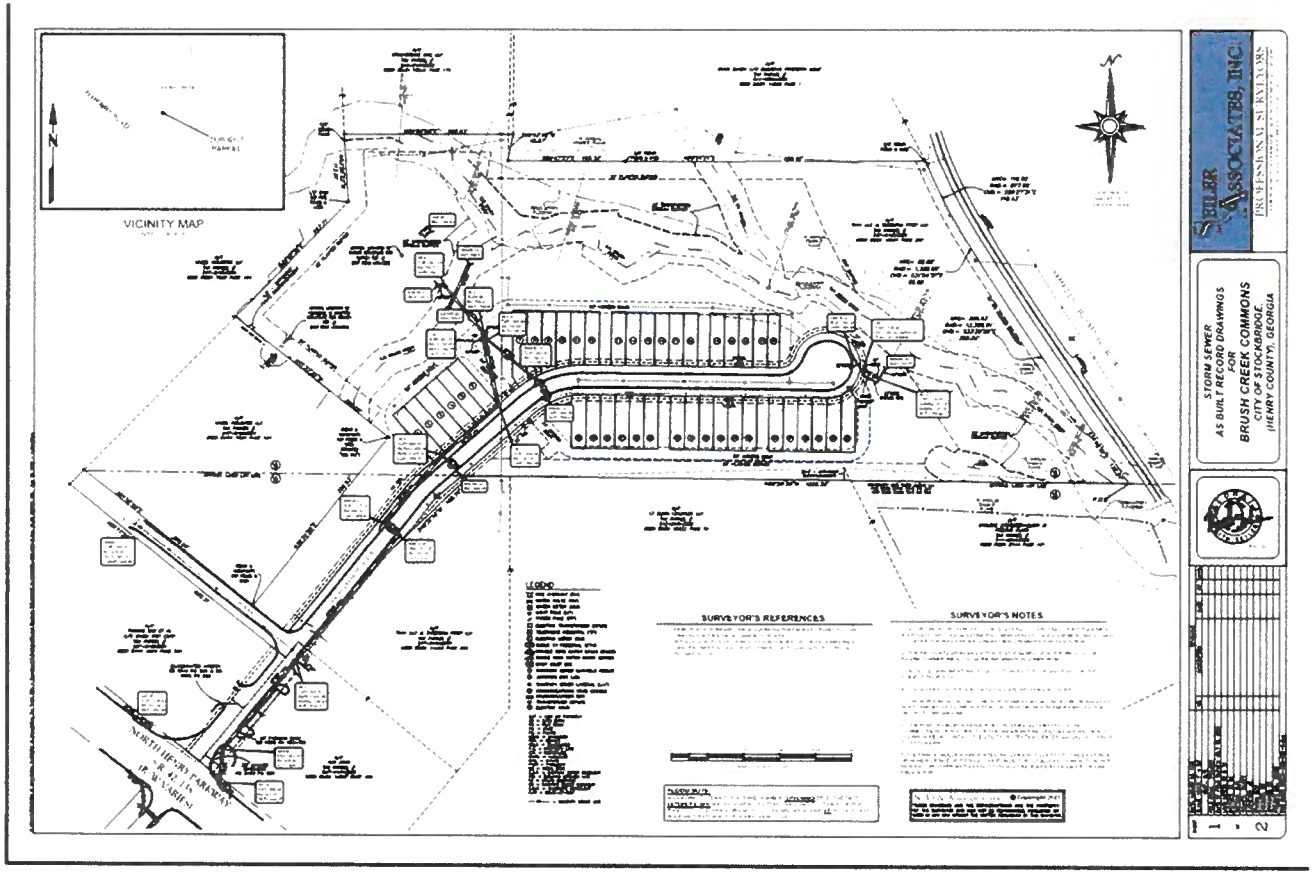
AE -100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

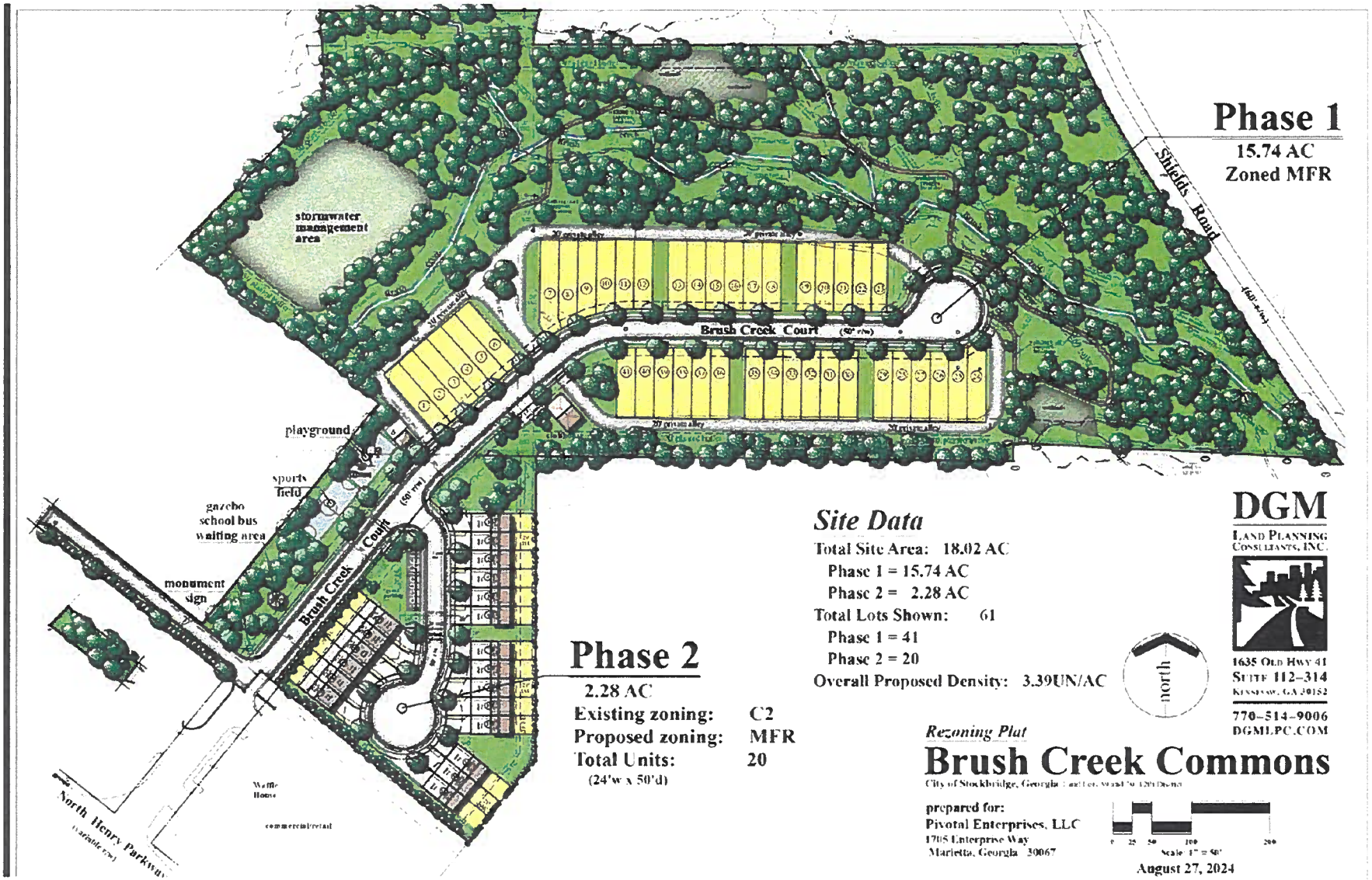
AO - Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet

BOUNDARY SURVEY—WATER AND SEWER LINES



BOUNDARY SURVEY—STORM SEWERS




Phase 1
15.74 AC
Zoned MFR
Shields Road
stormwater management area
Brush Creek Court
playground
sports field
gazebo
school bus waiting area
monument sign
Brush Creek Court
Phase 2
2.28 AC
Existing zoning: C2
Proposed zoning: MFR
Total Units: 20
(24'w x 50'd)
North Henry Parkway
Site Data
Total Site Area: 18.02 AC
Phase 1 = 15.74 AC
Phase 2 = 2.28 AC
Total Lots Shown: 61
Phase 1 = 41
Phase 2 = 20
Overall Proposed Density: 3.39UN/AC
north
DGM
Land Planning Consultants, Inc.
1635 Old Hwy 41
Suite 112-314
770-514-9006
DGMLPC.COM
Rezoning Plat
Brush Creek Commons
prepared for:
Pivotal Enterprises, LLC
1705 Enterprise Way
Marietta, Georgia 30067
August 27, 2024

Staff's Recommendation: APPROVAL/CONDITIONS

1) The following conditions shall apply to Phase 2 of Brush Creek Commons

a) Phase 2 shall be developed in general conformity with the Phase 2 site plan submitted to the Stockbridge Planning Staff on September ___, 2024 and shall adhere to all City of Stockbridge MFR Ordinance requirements, except if there is a conflict between the MFR Ordinance requirements and the conditions set forth in the Development Agreement, as amended from time to time, the conditions set forth in the Development Agreement shall control.

b) Maximum building height shall be forty (40) feet.

c) All townhouses shall have a mixture of front facade consisting of covered entryway, porches, bay windows and/or balconies. Garages shall be accentuated with variations of design porticos.

d) Owner shall submit elevations of buildings to be approved by the City.

e) Each unit elevation per building shall be separate and distinct from the other and shall include variations in rooflines which may be accomplished with the use of dormers, gables and/or fireplaces.

f) Each unit shall have different brick, stucco and masonry theme from the other attached units.

g) Owner shall install street trees along all streets to be placed between the sidewalk and the front property lines, have a minimum two and one-half-inch (2.5") caliber (d.b.h), shall have a minimum twenty-four foot (24 sq. ft.) planting area and shall be spaced an average of forty- five feet (45') apart. Owner shall provide a list often (10) trees to be provided and subject to modification by the City.

h) A streetscaping plan shall be submitted to the City of Stockbridge Planning and Zoning Staff for comments and approved by the City to include sidewalks, street trees, landscaping, street lighting and street furniture.

i) Any flood plain alteration be supported by a certified engineer at the plan review stage.

j) The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.

k) The maximum units per building shall be no more than six (6) units per building.

l) The minimum distance between buildings shall be twenty (20) feet.

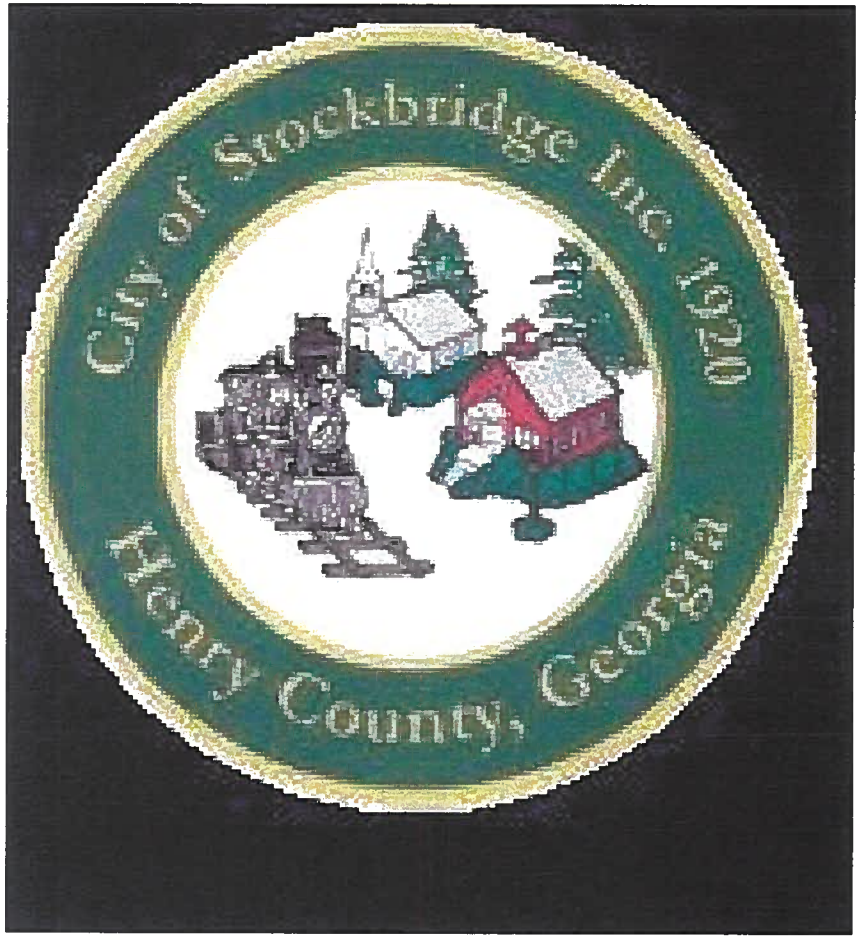
m) The minimum front yard setback shall be twenty (20) feet.

n) The minimum side yard setback shall be fifteen (15) feet.

o) The minimum rear yard setback shall be twenty (20) feet.

p) A Declaration of Restrictive Covenants for Phase 1 shall be amended and modified to incorporate Phase 2, and the units in Phase 2 shall have all of the same rights and privileges to use the common areas and amenities located within Phase 1.

Zoning Modification Case #ZM-2024-01:
Brush Creek Commons, Phase 1, on Brush Creek Court
(Parcel #S07A01100000)

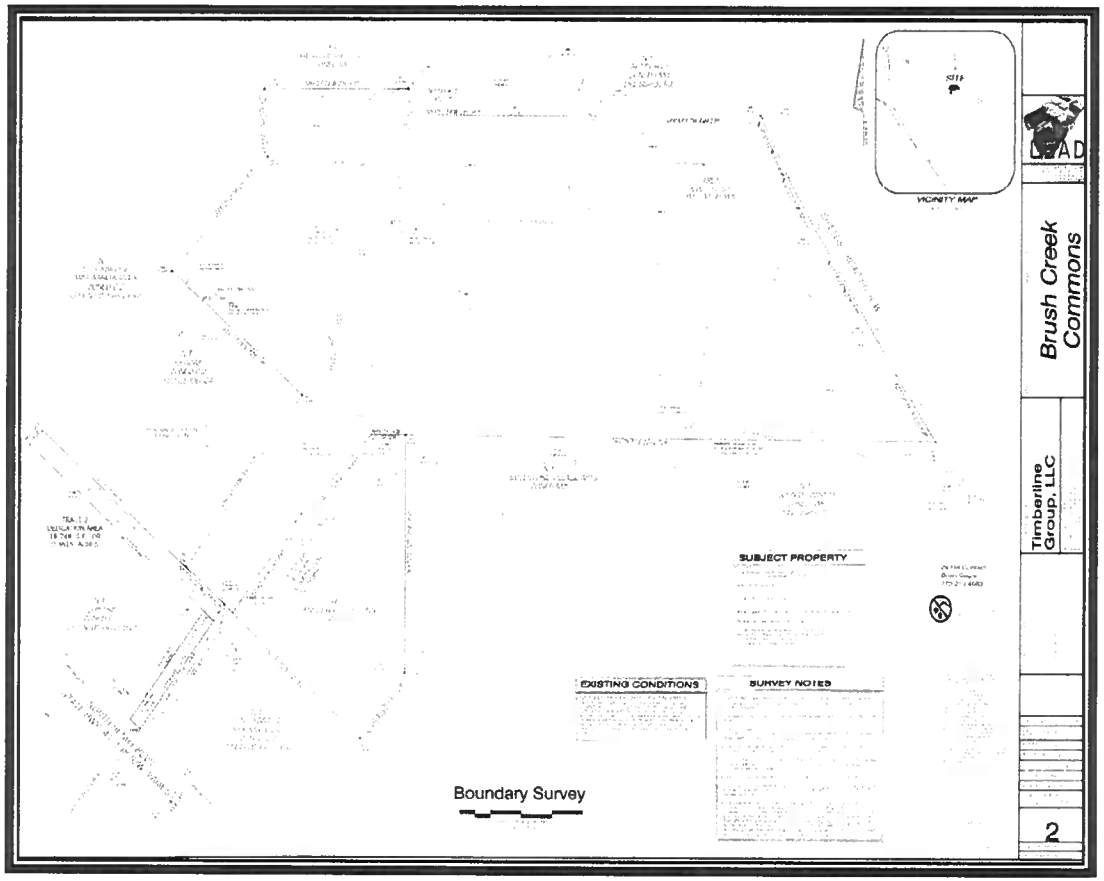


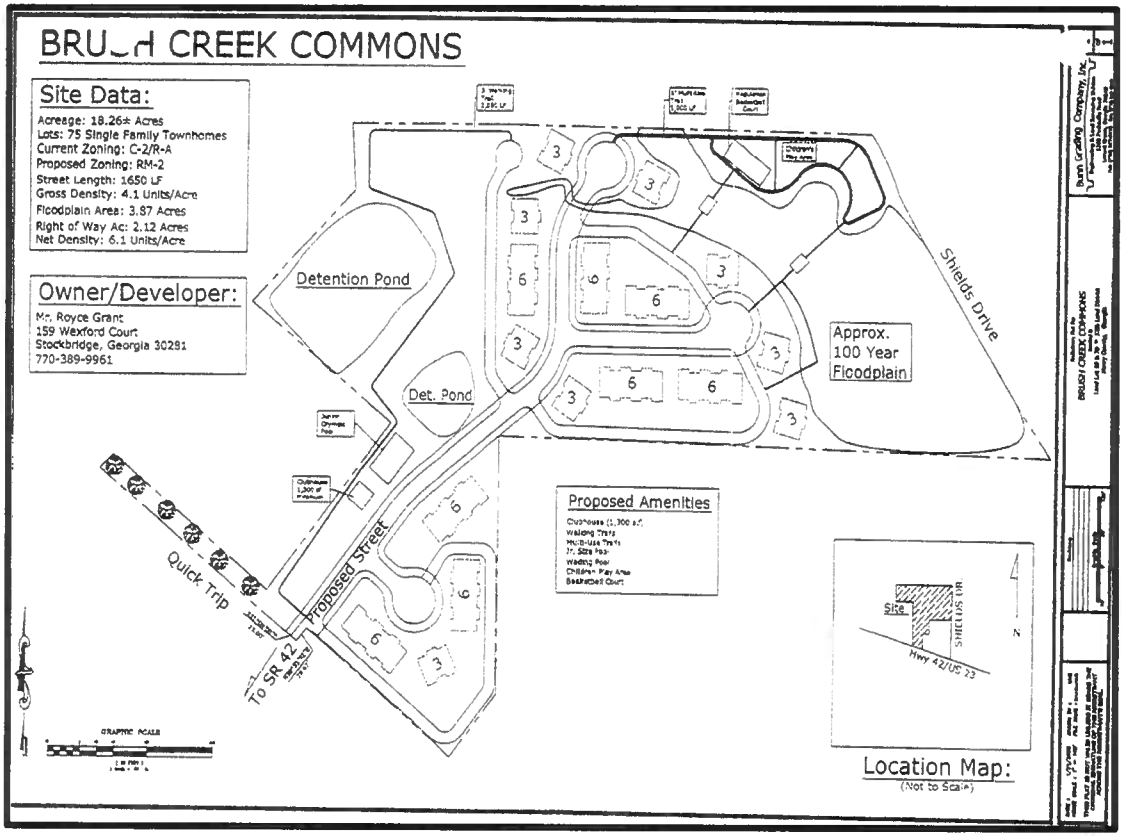
PURPOSE OF THE ZONING MODIFICATION

The applicant, Pivotal Enterprises, LLC (represented by Battle Law, P.C.), requests a major zoning modification on Parcel #S07A01100000 on the west side of Brush Creek Court to provide for major changes to a previously-approved site plan by allowing the expansion of the site boundaries to include Parcel #S07-01006000 on the east side of Brush Creek Court, which would be developed as Phase 2 of the development. The applicant wishes to add Phase 2 to the Phase 1 development in order to create one community. By having more homeowners to share in the cost of the HOA, this would reduce the tax burden of the Brush Creek Commons, Phase 1 residents. The applicant/developer had considered making the Phase 2 site an entirely separate development, but this would require that Phase 2 have its own amenities.

Phase 1 was previously-approved by City Council on November 14, 2022 for the same applicant via Zoning Modification Case #ZM-2022-01. The applicant prepared a final plat, which was approved by the Community Development Department and then officially recorded on September 12, 2003 (in Book 63, Pages 299-308) in Henry County Superior Court. An associated Amendment to a previously-approved Development Agreement was also approved as an agreement between the City of Stockbridge and the developer for how the property was to be developed, including certain conditions. The approval of ZM-2022-01 specified a maximum number of 41 units for Brush Creek Commons, along with a considerable number of required amenities. The applicant had applied for ZM-2022-01 for the purpose of reducing the number of amenities which were required by the original rezoning of the property under RZ-03-04 and its associated Development Agreement.

BOUNDARY SURVEY OF BRUSH CREEK COMMONS, PHASES 1 & 2




BRUSH CREEK COMMONS
Site Data:
Acreage: 18.26± Acres
Lots: 75 Single Family Townhomes
Current Zoning: C-2/R-A
Proposed Zoning: RM-2
Street Length: 1650 LF
Gross Density: 4.1 Units/Acre
Floodplain Area: 3.87 Acres
Right of Way Ac: 2.12 Acres
Net Density: 6.1 Units/Acre
Owner/Developer:
Mr. Royce Grant
159 Wexford Court
Stockbridge, Georgia 30281
770-389-9961
Detention Pond
Det. Pond
Approx.
100 Year
Floodplain
Shields Drive
Proposed Street
Quick Trip
To SR 42
Proposed Amenities
Location Map:
(Not to Scale)
Site
Hwy 42/US 23
Burn Grading Company, Inc.

D. LIST OF APPROVED ZONING CONDITIONS PER EXHIBIT "C" FROM REZONING ORDINANCE NO. 13-152 (JULY 14, 2003) FOR REZONING CASE #RZ-03-04 (ORIGINATED FROM HENRY COUNTY)

A. Revise site plan to adhere to all City of Stockbridge RM-2 Ordinance requirements. (Note that approval of this rezoning is not an approval of the site plan submitted to the Henry County Planning and Zoning Department.)

B. Maximum building height shall be shown on the site plan.

C. All townhouses shall have a mixture of front facade consisting of covered entryway, porches, bay windows and balconies. Garages shall be accentuated with variations of

D. Developer shall submit elevations of the building to be approved by the Planning and Zoning Department. (Note that approval of this rezoning is not an approval of the site plan submitted to the City Council.)

E. Each unit elevation per building shall be separate and distinct from the other. To include variations in rooflines which may be accomplished with the use of dormers, gables and/or fireplaces.

F. Each unit shall have different brick, stucco and masonry theme from the other attached units. No vinyl siding will be allowed.

G. Developer shall install street trees along all streets to be placed between the sidewalk and the front property lines, have a minimum two and one-half inch (2.5") caliber (d.b.h), shall have a minimum twenty-four foot (24 sq. ft.) planting area and shall be spaced an average of forty-five feet (45') apart. Consisting of ginko (non-fruit bearing), Japanese zekova and/or oak family type.

H. The Building Department shall not issue a building permit until such time as the Director of the Building Department has certified that for each prospective phase of development, sewer capacity is sufficient to accommodate the additional sewage that would be generated by the proposed development.

I. A street scaping plan shall be submitted to and approved by the Henry County Planning and Zoning Department to include sidewalks, street trees, landscaping, street lighting and street furniture.

J. Any flood plain alteration be supported by a certified engineer at the plan review stage.

K. The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.

L. This rezoning is subject to the property owner's and developers execution of a Development Agreement which will embody these conditions.



ZONING MODIFICATION APPLICATION PACKAGE

PROCEDURES AND INFORMATION FOR FILING A MODIFICATION & ADMINISTRATIVE MODIFICATION

ALL application forms are obtained from Community Development Services, 4640 North Henry Blvd. Stockbridge, GA 30281 or at https://www.cityofstockbridge-comdev.com/. **PLEASE READ ALL INSTRUCTIONS BEFORE FILING.** ***NO FAXED COPIES NOR COPIES OF FAXED MATERIAL WILL BE ACCEPTED AS PART OF THIS APPLICATION PACKET.***

TYPES OF MODIFICATION:

1. **ADMINISTRATIVE MODIFICATION**: A modification of conditions to a Zoning or Use Permit that does not require a public hearing. A decision will be made by the Director of Community Development Services.

2. **ZONING MODIFICATION:** A modification of conditions to a Zoning or Use Permit, where public interest has been determined. This requires a public hearing by the City of Stockbridge Councilmembers. Community Development Services will make a recommendation to the Council.

FILING REQUIREMENTS:

1. **PRE-APPLICATION MEETING AND REVIEW FORM:** Prior to submitting a rezoning request, you are required to meet with Staff to review your proposal and issue a pre-application review form, which becomes part of your application packet. **At least 10 business days before your goal due date, email Linda Logan (llogan@cityofstockbridge-ga.gov) with your conceptual site plan and letter of intent attached to make an appointment.**

2. **APPLICATION FORMS: One (1) Digital Copy, One (1) Hard copy are required. ALL** application forms must have the original signature(s) of the property owner, or attach a Power-of-Attorney, or documents showing an option to purchase the property.

3. **LEGAL DESCRIPTIONS: One (1) Digital Copy, One (1) Hard copy are required.** The legal description must be a metes and bounds description of the property that establishes a point of beginning and gives directions (bounds) and distances (metes) of property lines. If the property consists of more than one parcel, all parcels must be combined into one legal description.

4. **SITE PLAN AND SURVEY: One (1) Digital Copy, Four (4) Hard copy are required**, one of which must be 8½" x 11". The site plan must illustrate the requested modification(s). Site plans must be folded, drawn to scale and must not exceed 24" x 36". The required number is subject to change. Survey of the site.

5. **DEVELOPMENT RENDERINGS AND ELEVATIONS: One (1) Digital Copy, One (1) Hard copy is required.**

6. **LETTERS OF INTENT: One (1) Digital Copy, One (1) Hard copy are required**. The letter of intent must explain the circumstances upon which the requested change of condition is based. Include the reason why the development or use of the property cannot be accomplished without modification of a condition and identify the zoning/use permit case number and specific condition(s) being addressed.

7. **ADJACENT PROPERTY OWNERS/NEIGHBORHOOD ASSOCIATION LETTERS: Two (2) copies are required** at the time of filing.

8. **DEPARTMENTAL SIGN-OFF LETTERS: Two (2) copies are required.** If a request for an ADMINISTRATIVE MODIFICATION requires a sign-off by a City of Stockbridge department or staff person, such as the Traffic Engineer or the Arborist, this letter is required at the time of filing.

9. **DISCLOSURE FORM**: If the owner, applicant, and/or applicant's representative has made a campaign contribution to any member of the City Council for $250.00 or more within the past 2 years, Sections 1 through 4 of the Disclosure Form (Form C) must be completed. If no contributions have been made, No should be circled and Section 4 of the form completed. Provide Two (2) copies.

10. **FEES: Make check payable to CITY OF STOCKBRIDGE, GEORGIA.**

11. ***Applications*** *should be emailed to planning@cityofstockbridge-ga.gov with hard copies mailed to Planning & Zoning, 4602 North Henry Blvd. Stockbridge, GA 30281.*

FEES

MODIFICATION BASE FEE:
$300 PLUS $100 FOR EACH ADDITIONAL MODIFICATION REQUEST ON THE SAME PROPERTY
REVISIONS:
$50 PER REVISION

(ALL CHECKS PAYABLE TO THE CITY OF STOCKBRIDGE)

MEETING AND PUBLIC HEARINGS:

- **SCHEDULE:** A schedule with deadlines and public hearing dates for Zoning Modifications is obtainable from either the Community Development Services or on our website at https://www.cityofstockbridge-comdev.com/planning

- **CITY COUNCIL MEETING:** The City Council holds a public hearing on the fourth Tuesday of each month at 7:00 p.m. in the Stockbridge City Hall, 4640 North Henry Boulevard, Stockbridge, GA 30281.

POSTING OF SIGNS:

- **CITY COUNCIL PUBLIC HEARING NOTICE SIGN:** Signs are to be posted along the frontages of properties subject to zoning modifications that notify area residents of the City Council public hearing. Applicants are required to post sign(s) in conspicuous places along the property's public street frontage(s) no later than 20 days before the City Council hearing. Failure to post the signs properly, in accordance with instructions given to applicants at the time of filing, will result in delaying action on the petition until the next available appropriate hearing date. *THERE ARE NO EXCEPTIONS TO THE PROPER POSTING OF THESE SIGNS.*

- If the sign is mutilated and/or removed, it is the applicant's responsibility to obtain and re-post a new sign(s).

NOTIFICATION FOR ZONING MODIFICATION:

- Notice is mailed (via U.S. Mail) by the City of Stockbridge to all property owners within a quarter-mile of the subject property. Said notice is mailed no later than 15 days prior to the public hearing to property owners of record as shown on the real estate tax records of Henry County as retrieved by the City's Geographic Information Systems.

- A published notice in a newspaper of general circulation is done by the City of Stockbridge no later than 15 days prior to the public hearing. The published notice contains the time, place, purpose of the hearing, and the location of the property.

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 Sewer Department tel.: (678) 833-3301
321 Taylor Drive
Stockbridge, GA 30281

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

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
Elton Alexander NOT FOR CAMPAIGN	$250 NOT FOR CAMPAIGN	Reimbursement for recording & web-hosting nearly an hour long marketing video live AND pushing it through his relevant marketing resources at significant cost to himself.

We certify that the foregoing information is true and correct, this 19th day of May, 2025

Eaman Fatemi - Member
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 19 day of May 2025.

Rhonda Y Whitehead-Combs
Notary Public

RHONDA Y WHITEHEAD COMBS NOTARY PUBLIC HENRY COUNTY GEORGIA MY COMMISSION EXPIRES 02/25/2027

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a variance.

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.

Eaman Fatemi - Member
TYPE OR PRINT OWNER'S NAME

1705 Enterprise Way, Suite 100
ADDRESS

Marietta, GA 30067
CITY & STATE ZIP CODE

OWNER OF PROPERTY (SIGNATURE)

770-480-1714
PHONE NUMBER

efatemi@pivotalhouse.com
EMAIL ADDRESS

Sworn to and subscribed before me this
19 day of May 2025

NOTARY PUBLIC

RHONDA Y WHITEHEAD COMBS NOTARY PUBLIC MY COMMISSION EXPIRES 02/25/2027 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.

APPLICANT (SIGNATURE)

TYPE/PRINT NAME OF APPLICANT

ADDRESS

CITY & STATE ZIP CODE

PHONE NUMBER

EMAIL ADDRESS

Sworn to and subscribed before me this

_____day of_____20____

NOTARY PUBLIC

Indicate which of the above is applicable: 1_____2_____or 3_____

SECTION V: Attorney or Agent, if different from the applicant and/or owner

SIGNATURE OF ATTORNEY/AGENT

CHECK ONE: [_____] ATTORNEY [_____] AGENT

ADDRESS

CITY & STATE ZIP CODE

PHONE NUMBER

FOR OFFICIAL USE:

Total Amount Paid $_____ Check #_____Received by:_____*(FEES ARE NON-REFUNDABLE)*

Application checked by:_____Date:_____Map Number(s): _____

Pre-application meeting:_____Date:_____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature:_____Date: _____

Project/Case #

ZMOD-2025.05.0597

Location Details:

Brush Creek Ct @ N. Henry Blvd

City of Stockbridge

APPLICATION FOR ADMINISTRATIVE OR ZONING MODIFICATIONS

Zoning Case Number:

Ordinance Case Number:

The undersigned, having an interest in the property herein described respectfully request:

Property Owner Authorization Form please click here

SECTION I

○ A. **Administrative Modification:** Minor changes are those which implement only slight alterations to the approved site design layout; which are made necessary by actual field conditions at the time of development; or which do not alter the impact of the development on nearby properties, nor the intent or integrity of the conditions as they were originally imposed. Any request for a minor change of the master development plan shall be made in written form to the Director. Furthermore, the request for a minor change shall be accompanied by copies of the revised master development plan. This does not require a public hearing, but an administrative decision by the Director of Community Development. Section 9.2.3

☑ B. **Zoning Modification (Major):** Major modifications to zoning conditions include any changes to allowable uses, maximum density, maximum intensity, or compatibility requirements attached to the zoning approval as conditions of approval. This requires a public hearing by the City of Stockbridge. Section 9.2.4

List previous case number: #M

SECTION II

1. Planner to be assigned during review cycle.

2. Identify the specific condition(s) being modified. State the condition number(s) and letter(s) (e.g. 2-b, 2-e)

Brush Creek Ct to be privatized and incorporated into HOA open-space in order to allow for a gate at the front of the neighborhood.

3. Petition number of the Zoning or Use Permit to which this application applies: RZ-03-04 & ZM-2022-01 & Amendment 1 12/13/2024 & Amendment 2 08/13/2007

4. Attach a copy of Legal Description [must be metes and bounds], or complete the following information if the property is within a recorded subdivision.

Is the property within a recorded subdivision? ☑ Yes ○ No

Subdivision Name: Brush Creek

Lot Number: Block Designation: Land Lot(s): United States

District / Section: District 2 Recorded in Plat Book: Page:

Road Name:

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.

Name of Owner:	First: Eaman	Last: Fatemi
Mailing Address:	1705 Enterprise Way, Ste 100	
City: Marietta	State: Georgia	Zip: 30067
Phone #: (770) 480-1714	Email: efatemi@pivotalhouse.com	

Eaman Fatemi

Owner Signature

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 of 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.

Name of Applicant:	First: Eaman	Last: Fatemi
Applicant's Address:	1705 Suite 100	
City: Marietta	State: Georgia	Zip: 30067
Phone: (770) 480-1714	Email: efatemi@pivotalhouse.com	

Eaman Fatemi

Applicant Signature

SECTION V: Attorney or Agent, if different from the applicant and/or owner

Attorney/Agent Name:	First:	Last:
Address:		
City:	State:	Zip:
Phone #:	Email:	

Check One:

○ Attorney ○ Agent

Stockbridge
Where Community Connects

TO: Mayor and Council

FROM: Gordon Linton, Senior Planner

CC: R. Ryan Anderson, Community Development Director

DATE: June 9, 2025 City Council Meeting

Subject: #ZM-2025-02 For Brush Creek Commons

I. PURPOSE

Consider a major zoning modification request for Parcel #S07A01100000 on the west side of Brush Creek Court to provide for a change to the previously-approved site plans for the Brush Creek Commons townhome developments, Phases 1 and 2 (which were approved for Zoning Modification Case #ZM-2024-01 and Rezoning Case #RZ-2024-03, respectively) and the associated Development Agreement by allowing the applicant to convert Brush Creek Court from a public street to a private street for the purpose of installing security gates at the project entrance.

II. Background

Proposed Use	Conversion of Brush Creek Court from a public street to a private street for the purpose of installing security gates at the project entrance
Site Address	Brush Creek Court, off North Henry Boulevard
Parcel Identification	S07-01006005
Parcel Acreage	40.075
Applicant	Pivotal Enterprises, LLC.
Owner	Pivotal Enterprises, LLC.

Current Zoning	MFR (Multiple Family Residential)
Current Use	Brush Creek Commons – Townhome development with 41 units, currently under construction. Brush Creek Enclave – 19 townhomes that were approved under a previous approved Zoning Modification (ZM-2024-01), Rezoning, (RZ-2024-03), and a Comprehensive Plan Amendment (CP-2024-03) case last year.

III. Finding of Facts

1. The property is currently zoned 'MFR' (Multiple Family Residential)

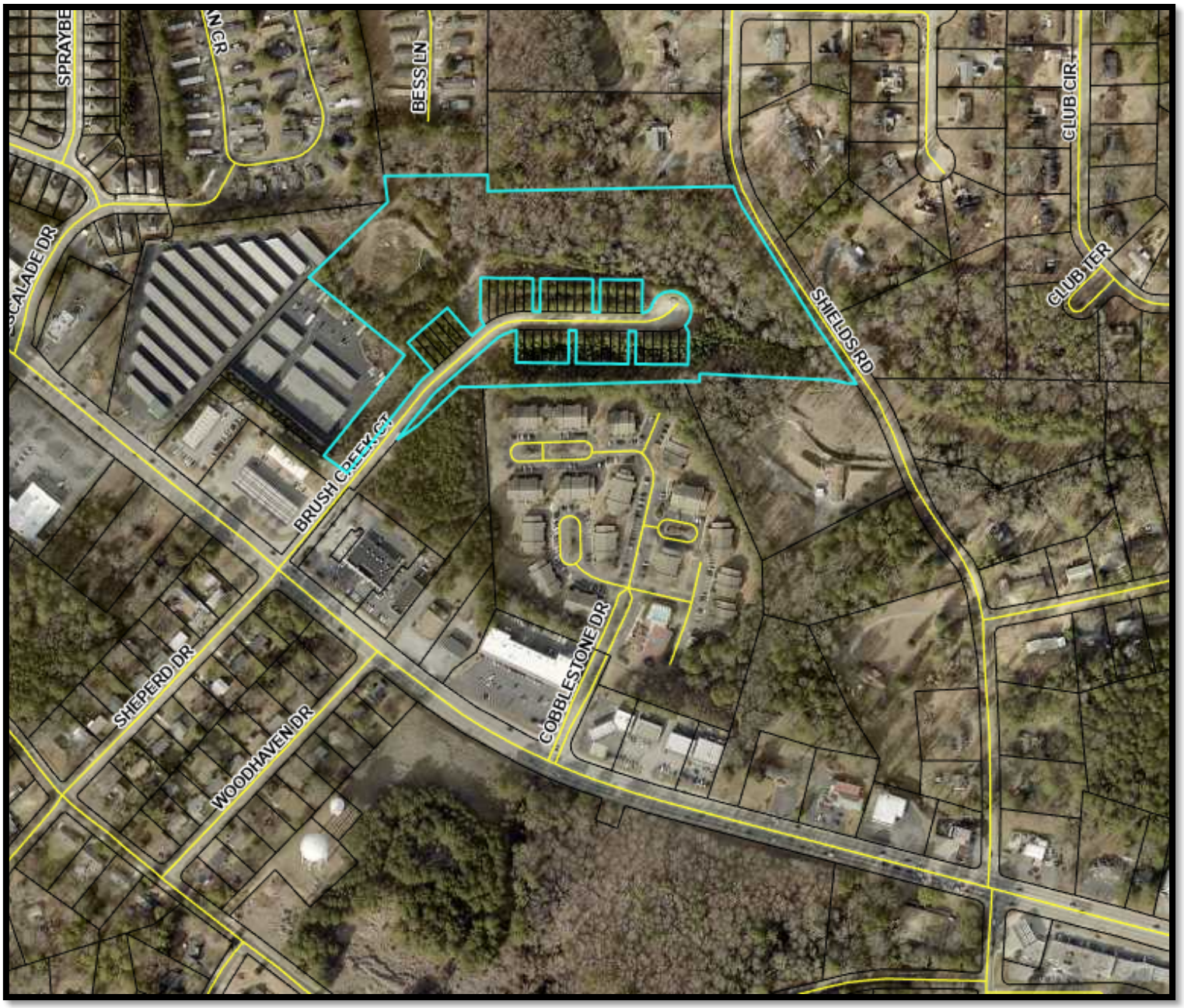
2. The property has a current future land use designation of Medium-Density Residential.

3. The vicinity of the proposed use is mostly commercial and residential with the following zoning classifications: MHR (Mobile Home Residential), SR (Suburban Residential), C-2 (General Commercial), and C-3 (Heavy Commercial).

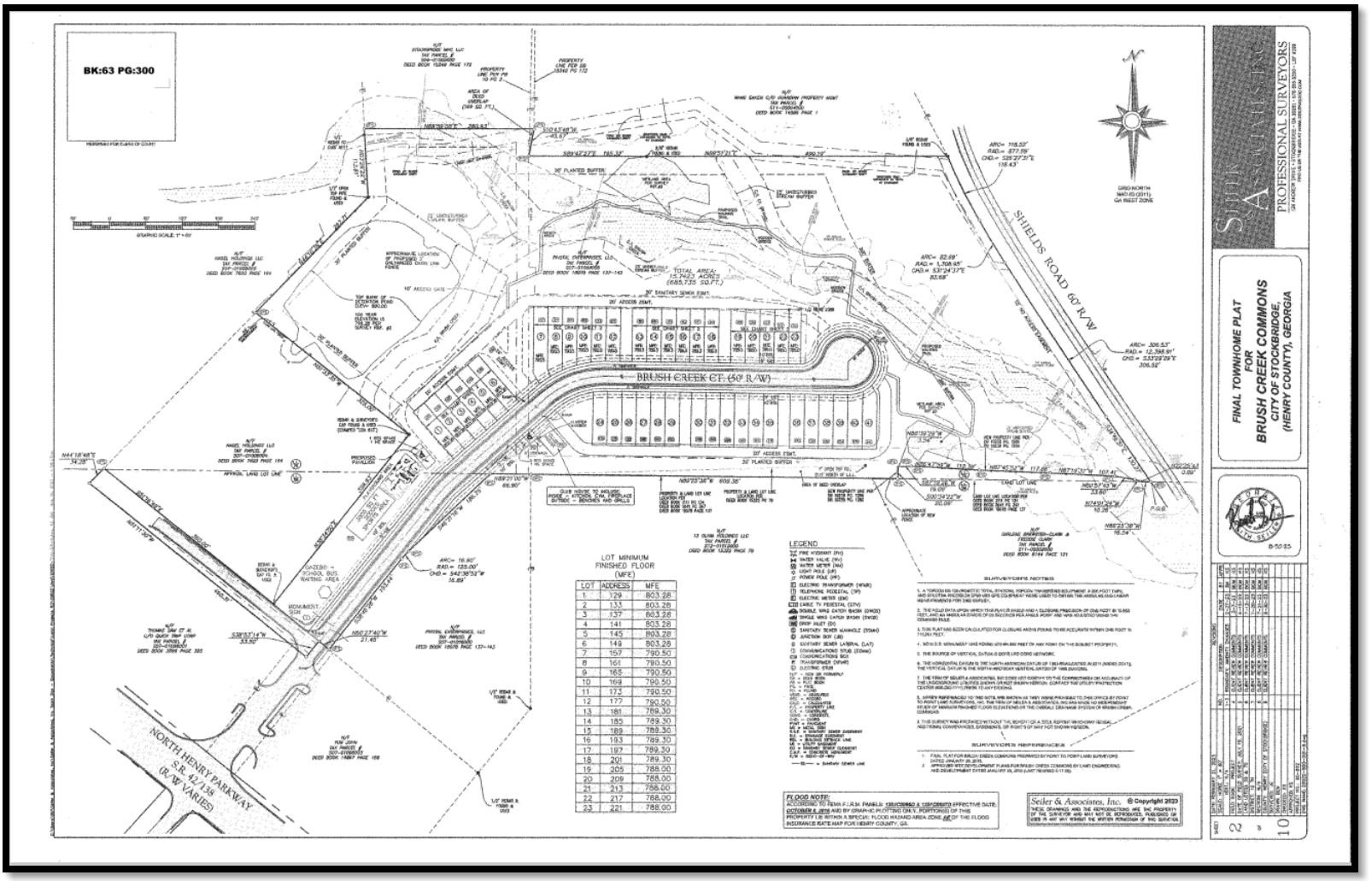
IV. Zoning History

Brush Creek Commons has undergone multiple zoning changes and modifications over the years. Originally rezoned in 2003 (RZ-03-04) from R-2 (Single-Family Residential) to RM-2 (Multifamily Townhomes), the development was subject to a Development Agreement outlining 12 zoning conditions, including required amenities and architectural standards. The property later changed ownership, and Timberline Group, LLC secured amendments in 2004 (capping units at 41) and 2007 (reducing the front yard setback to 10 feet). In 2022, Pivotal Enterprises obtained approval for ZM-2022-01, modifying the site plan and amenities due to environmental constraints (wetlands and floodplains totaling 5.459 acres) and HOA cost concerns. In 2024, ZM-2024-01 was approved, expanding the development to include Parcel #S07-01006000 as Phase 2, adding 20 more units for a total of 61 units. The Stockbridge City Council approved the expansion on December 9, 2024, continuing the evolution of the project while addressing regulatory and practical limitations.

Aerial Photo of Brush Creek Commons Townhome Development (2024)



Recorded Plat Brush Creek Book 63 (Page 299-308)

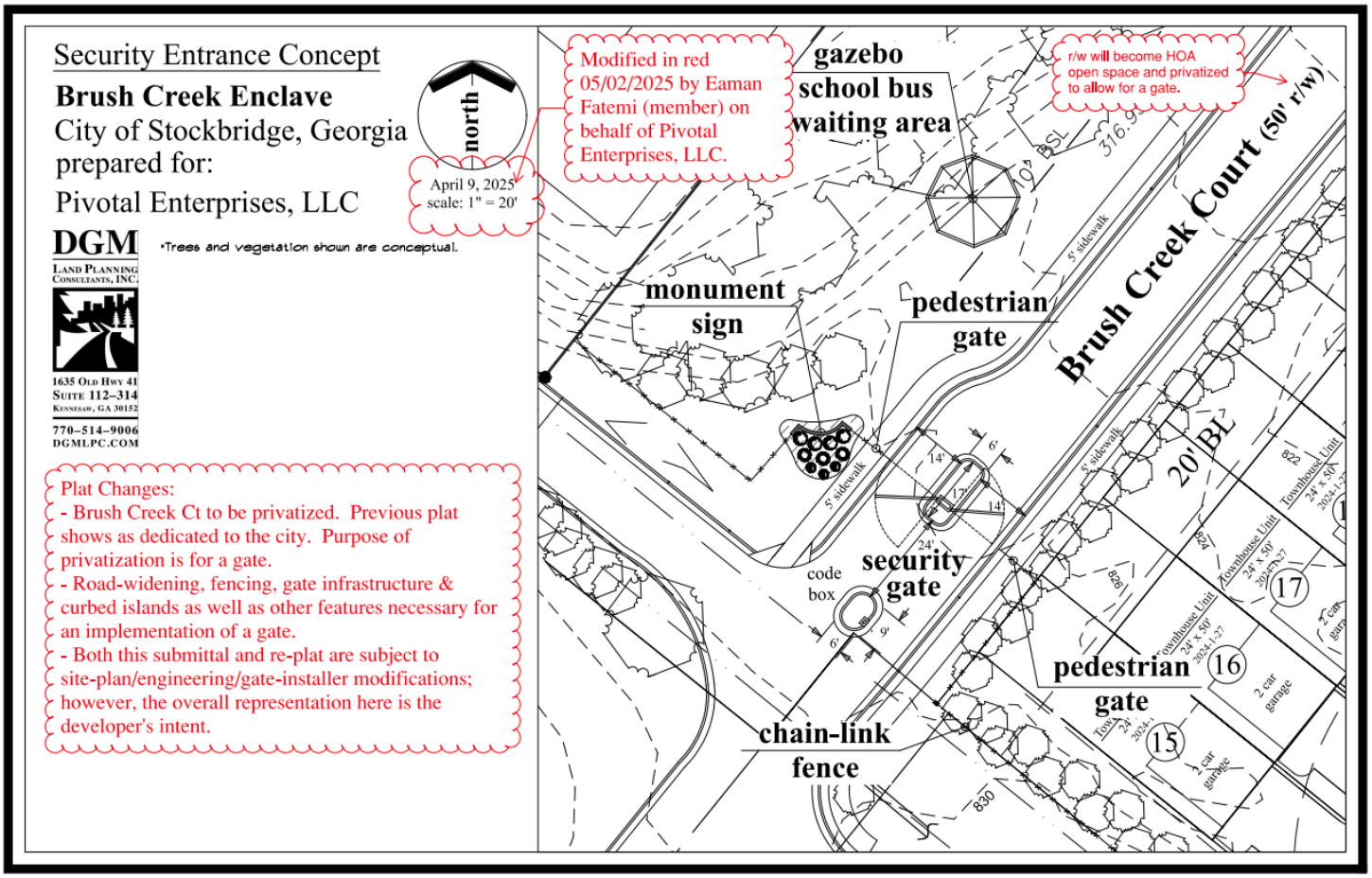


LOT	ADDRESS	MFE
1	129	803.28
2	133	803.28
3	137	803.28
4	141	803.28
5	145	803.28
6	149	803.28
7	157	790.50
8	161	790.50
9	165	790.50
10	169	790.50
11	173	790.50
12	177	790.50
13	181	789.30
14	185	789.30
15	189	789.30
16	193	789.30
17	197	789.30
18	201	789.30
19	205	788.00
20	209	788.00
21	213	788.00
22	217	788.00
23	221	788.00

Proposed Location of Security Gate at Brush Creek Commons Townhome Development



Site Plan of Security Gate at Brush Creek Commons Townhome Development



State of Georgia
County of Henry

THIRD AMENDMENT TO

DEVELOPMENT AGREEMENT

COMES NOW THE CITY OF STOCKBRIDGE, GEORGIA, a municipal corporation chartered under the laws of the State of Georgia ("City") and Pivotal Enterprises, LLC ("Owner" or "Developer"). The City and Owner do hereby further amend that certain Development Agreement ("Agreement") dated July 21, 2003, previously amended and modified, entered into between the City and Royce Grant; and

Whereas, Developer is the current owner of the Property; and

Whereas, on December 9, 2024, after a properly advertised public hearing, Mayor and City Council approved comprehensive plan amendment case number CP-2024-03, for Parcel No.: S07-01006000 in order to allow the property's future land use designation to be changed from Low-Density Mixed-Use to Medium-Density Residential; and

Whereas, on December 9, 2024, after a properly advertised public hearing, Mayor and City Council rezoned Parcel No.: S-07-01006000 from the C-2 (General Commercial) zoning district to the MFR (Multi-Family Residential) zoning district; and

Whereas on December 9, 2024, after a properly advertised public hearing, Mayor and City Council approved a Major Modification of Zoning Conditions to RZ-03-04 (as previously modified) to allow Parcel No.: S-07-01006000 to become Phase 2 expansion of the Brush Creek Commons, subject to certain conditions;

Whereas on November 14, 2022, after a properly advertised public hearing, Mayor and City Council approved a Major Modification of Zoning Conditions to RZ-03-04 and its corresponding Development Agreement, when it adopted ZM-2022-01 in order to allow for the

proposed development of townhomes in Phase 1 of Brush Creek Commons with two (2) amendments and various changes to its amenities and site plan; and

Whereas, Owner has also requested an amendment to the development conditions within the Development Agreement, as previously amended and modified; and

Whereas, pursuant to Section 2. Zoning Requirements of the Property C) Development Conditions. the City and Owner desire to amend said agreement as follows:

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREINAFTER STATED, IT IS AGREED AS FOLLOWS:

The development conditions for Phase 2 will read as follows:

1. **Comprehensive Plan Amendment**—The rezoning of Parcel #S07-01006000 (#RZ-2024-03) for the proposed development of Phase 2 shall not be approved unless Comprehensive Plan Amendment Case #CP-2024-03 is first approved.
2. **Zoning Modification**—Parcel #S07-01006000 shall not be designated as Phase 2 of the Brush Creek Commons townhome development and it shall not be combined with Parcel #S07A0110000 (Phase 1) unless Zoning Modification Case #ZM-2024-01 is approved.
3. **Compliance with Original Rezoning, Development Agreement, and Amendments**--If Zoning Modification Case #ZM-2024-01 is approved to allow Phase 2 to be combined with Phase 1 in an overall development for Brush Creek Commons, then the developer shall:
    a. Comply with the requirements of the approved rezoning case (RZ-03-04 via Rezoning Ordinance No. 03-152, the original Development Agreement, the First Amendment to the Development Agreement (dated December 13, 2004), and the Second Amendment to the Development Agreement (dated August 13, 2007), with the exception of other conditions that are listed below.

b. Submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.

c. Amend the Declaration of Restrictive Covenants for Phase 1 to incorporate Phase 2 to state that the townhome units in Phase 2 shall have all of the same rights and privileges to use the common areas and amenities that are located within Phase 1.

4. **Site Plan**—The developer shall build Phase 2 according to a site plan which is very similar to the submitted site plan for Phase 2, entitled "Rezoning Plat—Brush Creek Commons, Phase 2", which was prepared by DGM Land Planning Consultants, Inc.

5. **MFR Versus RM-2 District Requirements**—The developer shall comply with the MFR District requirements, except where they conflict with the RM-2 District requirements or any other provisions which were specifically listed in the Development Agreement or its two Amendments.

6. **Front Yard Setbacks**—The front yard setbacks of the proposed townhome lots for Phase 2 may be only 20 feet instead of the MFR District's requirement of 50 feet because the Second Amendment to the Development Agreement allowed front yard setbacks of only 10 feet. Further, no variance shall be required.

7. **Recombination Plat**--The Developer shall apply for the recombination of the Phase 2 parcel (#S07A01100000) with the Phase 1 parcel (#S07-01006000), and a new final plat for the overall Brush Creek Commons development shall be officially recorded in the Henry County Superior Court.

8. **Stand-Alone Development**--If ZM-2024-01 is not approved, then Parcel #S07-01006000 shall be a stand-alone development, and it must comply with the requirements of the MFR (Multiple-Family Residential) zoning district. This means that it must have its own

amenities, HOA, and multi-purpose trail. Further, a variance would be required for the front yard setbacks of the townhome lots unless the developer complies with the required 50-foot front yard setbacks.

9. **Permit Issuance**--No land disturbance (LDP) or building permits shall be issued for Phase 2 until the applicant submits a copy of the new preliminary plat for the overall Brush Creek Commons development (Phase 1 and Phase 2) to the Community Development Department.
10. Phase 2 shall be developed in general conformity with the Phase 2 site plan submitted to the Stockbridge Planning Staff on October 7, 2024 and shall adhere to all City of Stockbridge MFR Ordinance requirements, except if there is a conflict between the MFR Ordinance requirements and the conditions set forth in the Development Agreement, as amended from time to time, the conditions set forth in the Development Agreement shall control.
11. The maximum building height shall be forty (40) feet.
12. All townhouses shall have a mixture of front facade consisting of covered entryway, porches, bay windows and/or balconies. Garages shall be accentuated with variations of design porticos.
13. The owner shall submit elevations of buildings to be approved by the City.
14. Each unit elevation per building shall be separate and distinct from the other and shall include variations in rooflines which may be accomplished with the use of dormers, gables and/or fireplaces.
15. Each unit shall be three-sided brick. No vinyl siding and/or veneer brick will be allowed.

16. The owner shall install street trees along all streets to be placed between the sidewalk and the front property lines, have a minimum two and one-half-inch (2.5") caliber (d.b.h), shall have a minimum twenty-four foot (24 sq. ft.) planting area and shall be spaced an average of forty- five feet (45') apart. Owner shall provide a list often (10) trees to be provided and subject to modification by the City.
17. A streetscaping plan shall be submitted to the City of Stockbridge Planning and Zoning Staff for comments and approved by the City to include sidewalks, street trees, landscaping, street lighting and street furniture.
18. Any flood plain alteration be supported by a certified engineer at the plan review stage.
19. The Developer shall submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.
20. The maximum units per building shall be no more than six (6) units per building.
21. The minimum distance between buildings shall be twenty (20) feet.
22. The minimum front yard setback shall be twenty (20) feet.
23. The minimum side yard setback shall be fifteen (15) feet.
24. The minimum rear yard setback shall be twenty (20) feet.
25. A Declaration of Restrictive Covenants for Phase 1 shall be amended and modified to incorporate Phase 2, and the units in Phase 2 shall have all of the same rights and privileges to use the common areas and amenities located within Phase 1.
26. The Building Department shall not issue a building permit until such time as the Director of the Building Department has certified that for each prospective phase of development,

sewer capacity is sufficient to accommodate the additional sewage that would be generated by the proposed development.

27. This rezoning is subject to the property owner's and developer's execution of the amended development agreement which will embody these conditions of zoning for Phase 2.

CITY OF STOCKBRIDGE, GEORGIA

By: _____
Anthony S. Ford, Mayor

This the ___ day of
December, 2024

ATTESTED BY:

_____
Vanessa Holliday, City Clerk

_____
Pivotal Enterprises, LLC

Signed, sealed and delivered
before me this _____ day of
_____, 2024.

_____
Notary Public

[SEAL]

V. Analysis

Project Description

The applicant, Pivotal Enterprises, LLC, has submitted a request for a major zoning modification for Parcel #S07A01100000, located on the west side of Brush Creek Court, within the Brush Creek Commons townhome development. This request pertains to Phases 1 and 2 of the project, which were previously approved under Zoning Modification Case #ZM-2024-01 and Rezoning Case #RZ-2024-03, and are governed by an associated Development Agreement. The applicant seeks to revise the previously approved site plans to allow for the conversion of Brush Creek Court from a public street to a private street, enabling the installation of gated access at the entrance of the development.

The purpose of this proposed modification is to establish a controlled-access residential community that enhances neighborhood security, privacy, and identity. The conversion involves the formal vacation of the existing public right-of-way, which was initially platted and dedicated to the City of Stockbridge. Upon approval, this right-of-way would be transferred to the Brush Creek Commons Homeowners' Association (HOA) and designated as private HOA-owned open space. The HOA would assume full ownership and responsibility for the long-term maintenance, repair, and operation of Brush Creek Court and all associated infrastructure within the privatized area.

To support the transition to a gated community, the applicant proposes the following improvements:

- Road widening to accommodate vehicle queuing and turning movements,
- Perimeter fencing and gated access infrastructure,
- Curbed and landscaped islands for traffic control and aesthetics,
- Signage, lighting, and emergency access features in compliance with fire and public safety standards.

While this request does not propose any change to the approved residential density, number of units (60 total), land use, or overall site layout, it represents a shift in the status of the internal street network from public to private. Both the submitted modification and any required re-platting will be subject to final engineering review, coordination with the gate installer, and approval from relevant departments. However, the request is consistent with the developer's clear intent to establish a gated, privately maintained townhome community.

The proposed change is intended to offer benefits to future residents by increasing security, privacy, and a sense of community control, while reducing long-term maintenance obligations for the City.

Staff Analysis

1. Reasonableness of Applicant's Request.

The applicant, Pivotal Enterprises, LLC, is requesting a major zoning modification to convert Brush Creek Court from a public street to a private street within the Brush Creek Commons townhome development. This change is being sought to allow the installation of security gates at the development's entrance. The request is reasonable in the context of modern residential development practices and reflects a growing preference for controlled-access communities among homebuyers seeking enhanced safety, privacy, and exclusivity.

Brush Creek Court functions as an internal roadway that solely serves the Brush Creek Commons community, which includes 63 attached townhome units approved through prior zoning actions. The street does not provide connectivity to external parcels or function as a collector road. Because of this, converting it to a private street will not disrupt the broader transportation network or hinder public circulation in the area.

The applicant has expressed willingness to assume full responsibility for street maintenance, stormwater infrastructure, and access control mechanisms, thereby shifting the long-term maintenance burden away from the City. This includes obligations for pavement upkeep, lighting, signage, and any necessary utility coordination. Such an arrangement is standard for private streets and ensures that the City is not financially liable for upkeep of infrastructure serving a private, closed-access community.

In conclusion, the applicant's request is both reasonable and consistent with established precedents for townhome developments seeking to provide a more secure and self-contained residential environment.

2. Suitability for the Proposed Development

The request to convert Brush Creek Court from a public to a private street and install security gates is suitable for the scale, design, and intent of the Brush Creek Commons development. The project consists of 60 attached townhome units approved over two phases, occupying approximately 21.18 acres. These units are part of a unified residential community designed with shared infrastructure and common areas, making it well-suited for a gated, private access layout.

From a site design perspective, gated entries are a common feature of medium-density townhome developments, particularly in suburban contexts where developers and residents value controlled access, community branding, and reduced through-traffic. The conversion aligns with this residential typology and does not introduce any increase in density, impervious surface coverage, or new points of access.

Furthermore, because the street in question lies entirely within the development boundaries and does not connect to adjacent parcels or neighborhoods, the shift to a private street with restricted access does not create barriers to inter-parcel connectivity or disrupt broader traffic patterns.

3. Effects on Surrounding Properties and Infrastructure

The proposed zoning modification—to convert Brush Creek Court from a public to a private street to install security gates at the entrance of the Brush Creek Commons townhome community—is not expected to create adverse effects on surrounding properties or public infrastructure. The modification does not propose any changes to the number of units (60 townhomes), density, or overall layout of the development. Instead, it introduces a private, gated-access configuration that applies only to the internal street system of the development. This change is designed to enhance community security, reduce non-resident cut-through traffic, and establish a stronger sense of identity and privacy for future homeowners.

The surrounding area features a mix of land uses that provide a stable and transitional context for this type of development. To the north, the subject site borders two manufactured home communities and the Meadow Ridge Subdivision, a conventional single-family residential neighborhood. To the south are commercial properties, including QuikTrip, Waffle House, and a multi-family apartment complex. The eastern boundary is adjacent to additional single-family homes and neighborhood-scale residential development, while commercial uses exist to the west. The introduction of a gated private street within this already-approved townhome development is not expected to conflict with these surrounding uses. In fact, the transition to a gated community may positively influence property values by conveying an added sense of exclusivity and control, which could benefit both the Brush Creek Commons development and neighboring residential areas.

The privatization of Brush Creek Court transfers maintenance responsibilities—such as road surface upkeep, lighting, landscaping, and stormwater features—from the City to the Brush Creek Commons Homeowners' Association (HOA). This shift reduces the long-term burden on public resources and ensures that maintenance and repair obligations are managed privately. The former public right-of-way will be converted into HOA-owned open space, further reinforcing the privatized nature of the street. The proposed gate system will include accommodations for emergency vehicle access (e.g., Knox box or similar override devices), ensuring that critical services will not be impeded. Additionally, the road-widening at the entrance, curbed islands, and infrastructure enhancements associated with the gate installation will be designed to meet applicable engineering and safety standards.

In summary, the proposed modification is contextually appropriate and consistent with development trends in similar suburban infill areas. It is not anticipated to negatively impact adjacent residential or commercial uses and instead offers potential benefits in terms of security, identity, and reduced municipal infrastructure obligations. The proposal maintains essential access and serviceability while aligning with the community's vision for a well-managed, private residential enclave.

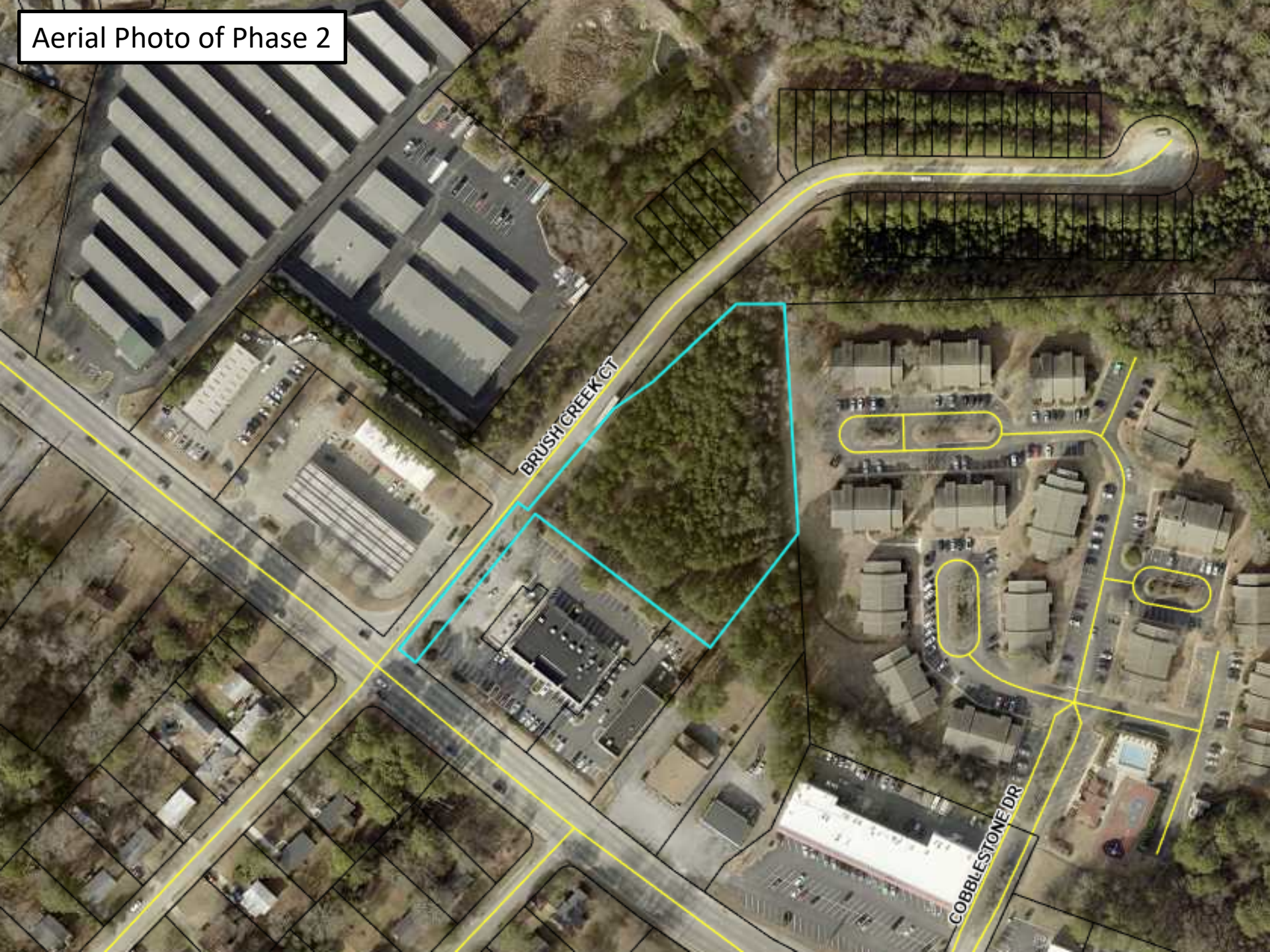
VI. STAFF RECOMMENDATION

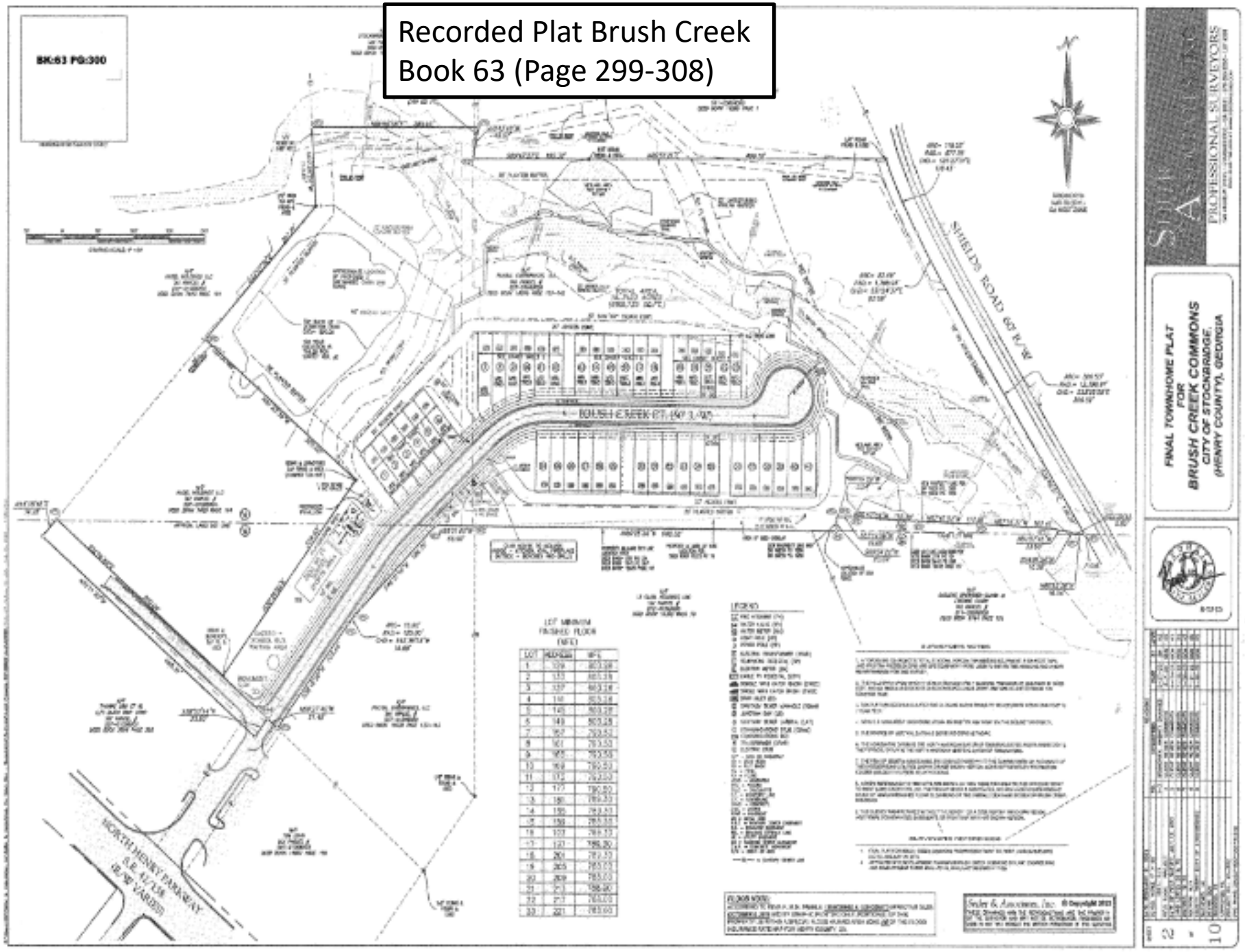
This Staff Report has demonstrated that the applicant's proposed changes to the site plan changes would be acceptable. Therefore, the Planning and Zoning Staff recommends **APPROVAL** of this zoning modification request.

#ZM-2025-02 For Brush Creek Commons

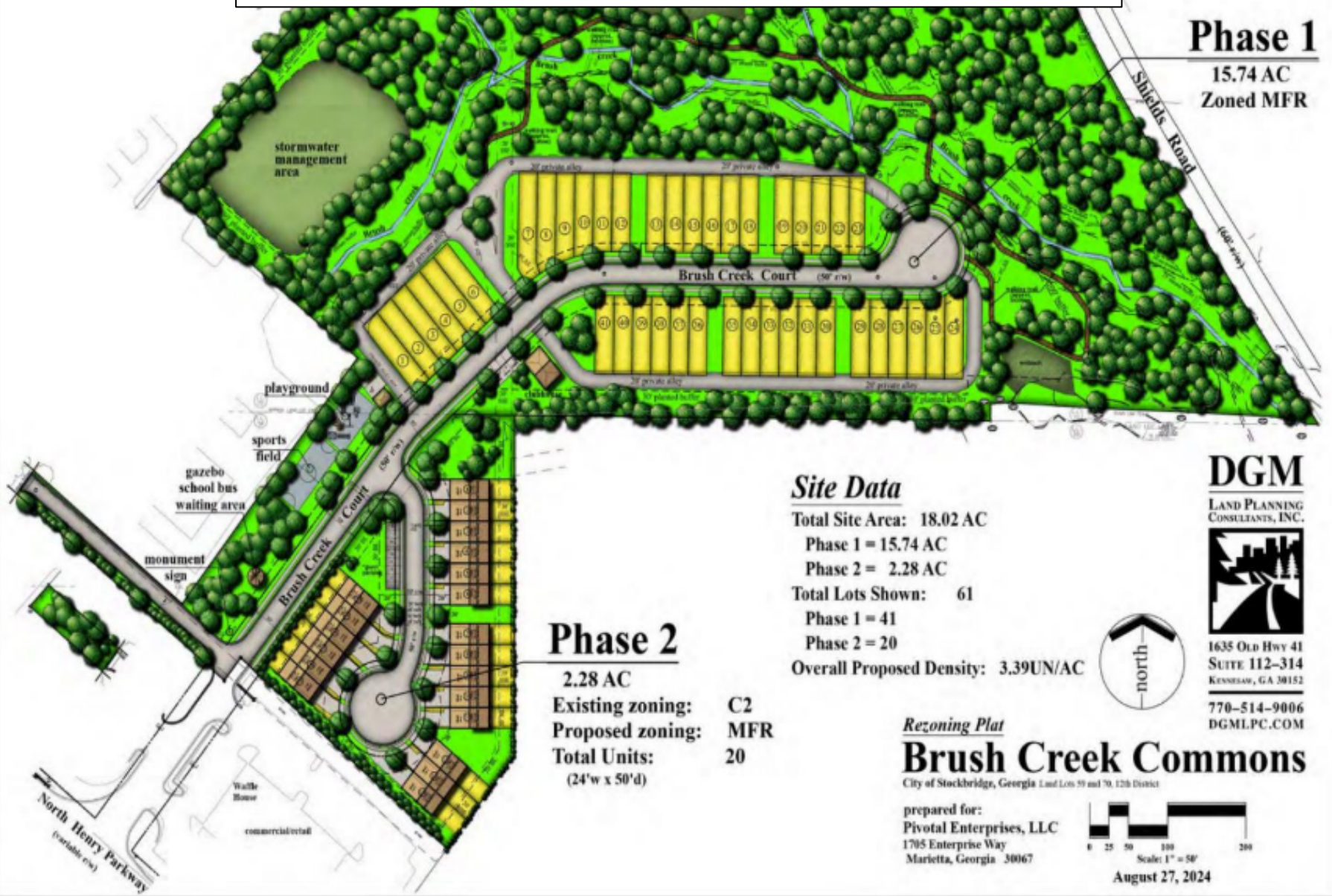
June 9, 2025 (Mayor and Council)


Aerial Photo of Phase 1
BESS LN
CLUB CIR
CLUB TER
ESCALADE DR
SHIELDS RD
BRUSH CREEK CT
COBBLESTONE DR
SHEPERD DR
WOODHAVEN DR

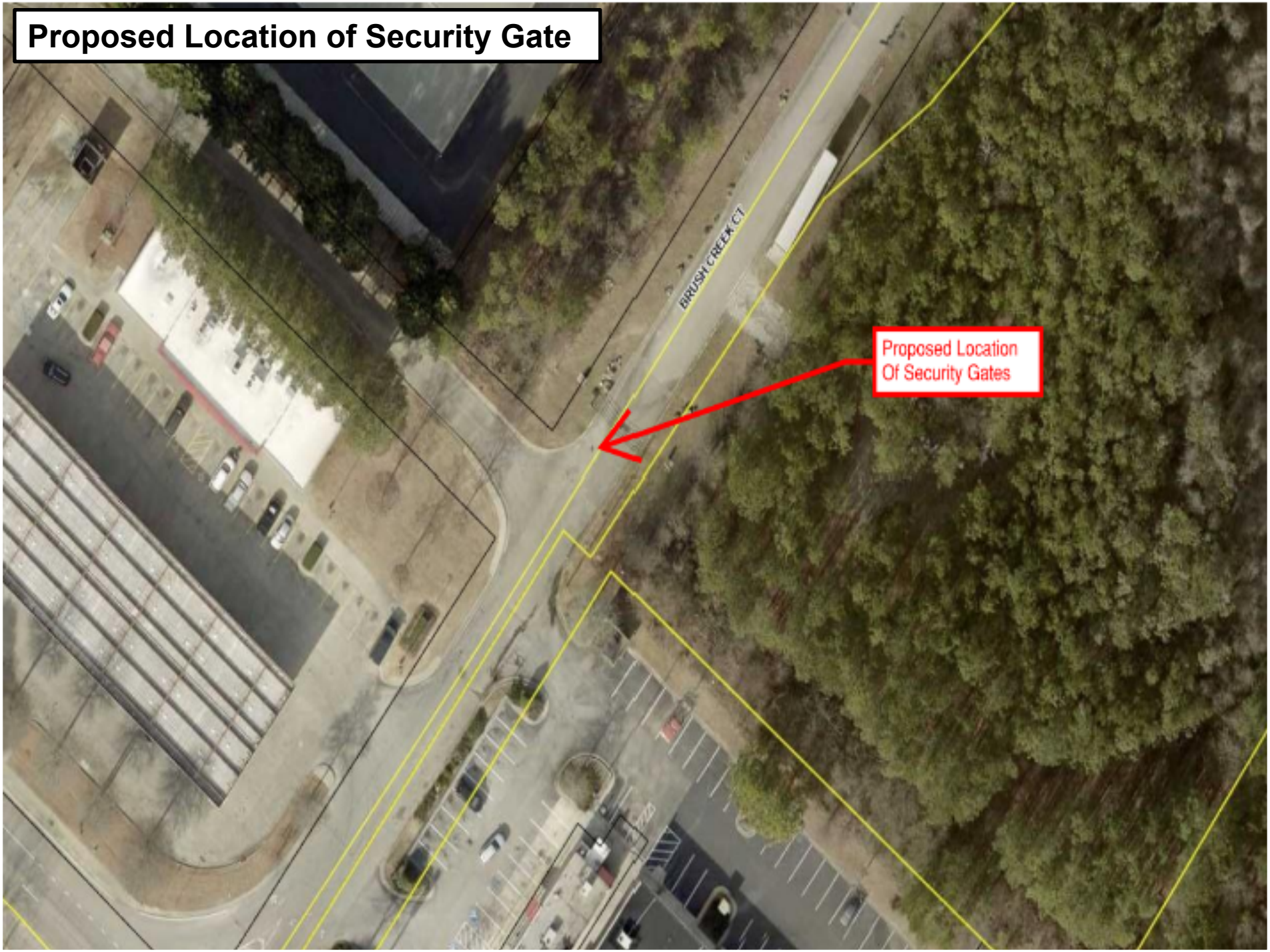

Aerial Photo of Phase 2
BRUSH CREEK CT
COBBLESTONE DR


BK:63 PG:300
Recorded Plat Brush Creek
Book 63 (Page 299-308)
SHIELDS ROAD (60' R/W)
BRUSH CREEK CT. (50' R/W)
NORTH HENRY PARKWAY
S.R. 42/US
(80' R/W VARIES)
FINAL TOWNHOME PLAT
FOR
BRUSH CREEK COMMONS
CITY OF STOCKBRIDGE,
(HENRY COUNTY), GEORGIA
PROFESSIONAL SURVEYORS

Site Plan of Phase 1 and Phase 2 of the Brush Creek Townhome Development



Proposed Location of Security Gate



Security Entrance Concept

Brush Creek Enclave

City of Stockbridge, Georgia

prepared for:

Pivotal Enterprises, LLC

north

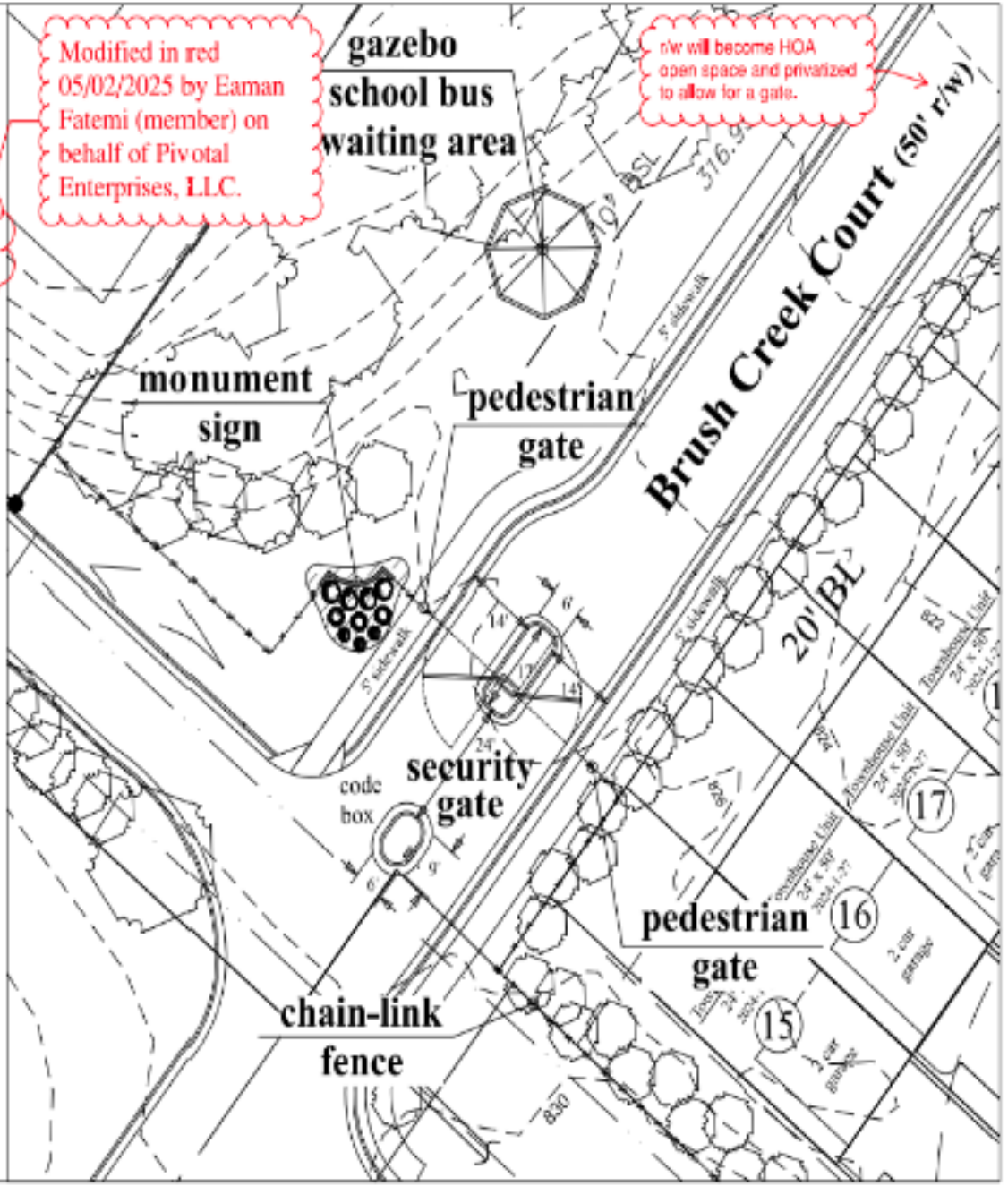
April 9, 2025
scale: 1" = 20'

Modified in red 05/02/2025 by Eaman Fatemi (member) on behalf of Pivotal Enterprises, LLC.

*Trees and vegetation shown are conceptual.

DGM
Land Planning Consultants, Inc.
1635 Old Hwy 41
Suite 112-314
Kennesaw, GA 30152
770-514-9006
DGMLPC.COM

Plat Changes:
- Brush Creek Ct to be privatized. Previous plat shows as dedicated to the city. Purpose of privatization is for a gate.
- Road-widening, fencing, gate infrastructure & curbed islands as well as other features necessary for an implementation of a gate.
- Both this submittal and re-plat are subject to site-plan/engineering/gate-installer modifications; however, the overall representation here is the developer's intent.



State of Georgia
County of Henry

THIRD AMENDMENT TO

DEVELOPMENT AGREEMENT

COMES NOW THE CITY OF STOCKBRIDGE, GEORGIA, a municipal corporation chartered under the laws of the State of Georgia ("City") and Pivotal Enterprises, LLC ("Owner" or "Developer"). The City and Owner do hereby further amend that certain Development Agreement ("Agreement") dated July 21, 2003, previously amended and modified, entered into between the City and Royce Grant; and

Whereas, Developer is the current owner of the Property; and

Whereas, on December 9, 2024, after a properly advertised public hearing, Mayor and City Council approved comprehensive plan amendment case number CP-2024-03, for Parcel No.: S07-01006000 in order to allow the property's future land use designation to be changed from Low-Density Mixed-Use to Medium-Density Residential; and

Whereas, on December 9, 2024, after a properly advertised public hearing, Mayor and City Council rezoned Parcel No.: S-07-01006000 from the C-2 (General Commercial) zoning district to the MFR (Multi-Family Residential) zoning district; and

Whereas on December 9, 2024, after a properly advertised public hearing, Mayor and City Council approved a Major Modification of Zoning Conditions to RZ-03-04 (as previously modified) to allow Parcel No.: S-07-01006000 to become Phase 2 expansion of the Brush Creek Commons, subject to certain conditions;

Whereas on November 14, 2022, after a properly advertised public hearing, Mayor and City Council approved a Major Modification of Zoning Conditions to RZ-03-04 and its corresponding Development Agreement, when it adopted ZM-2022-01 in order to allow for the proposed development of townhomes in Phase 1 of Brush Creek Commons with two (2) amendments and various changes to its amenities and site plan; and

Whereas, Owner has also requested an amendment to the development conditions within the Development Agreement, as previously amended and modified; and

Whereas, pursuant to Section 2. Zoning Requirements of the Property C) Development Conditions. the City and Owner desire to amend said agreement as follows:

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREINAFTER STATED, IT IS AGREED AS FOLLOWS:

The development conditions for Phase 2 will read as follows:

1. **Comprehensive Plan Amendment**—The rezoning of Parcel #S07-01006000 (#RZ-2024-03) for the proposed development of Phase 2 shall not be approved unless Comprehensive Plan Amendment Case #CP-2024-03 is first approved.
2. **Zoning Modification**—Parcel #S07-01006000 shall not be designated as Phase 2 of the Brush Creek Commons townhome development and it shall not be combined with Parcel #S07A0110000 (Phase 1) unless Zoning Modification Case #ZM-2024-01 is approved.
3. **Compliance with Original Rezoning, Development Agreement, and Amendments**--If Zoning Modification Case #ZM-2024-01 is approved to allow Phase 2 to be combined with Phase 1 in an overall development for Brush Creek Commons, then the developer shall:
   a. Comply with the requirements of the approved rezoning case (RZ-03-04 via Rezoning Ordinance No. 03-152, the original Development Agreement, the First Amendment to the Development Agreement (dated December 13, 2004), and the Second Amendment to the Development Agreement (dated August 13, 2007), with the exception of other conditions that are listed below.

b. Submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.

c. Amend the Declaration of Restrictive Covenants for Phase 1 to incorporate Phase 2 to state that the townhome units in Phase 2 shall have all of the same rights and privileges to use the common areas and amenities that are located within Phase 1.

4. **Site Plan**—The developer shall build Phase 2 according to a site plan which is very similar to the submitted site plan for Phase 2, entitled "Rezoning Plat—Brush Creek Commons, Phase 2", which was prepared by DGM Land Planning Consultants, Inc.

5. **MFR Versus RM-2 District Requirements**—The developer shall comply with the MFR District requirements, except where they conflict with the RM-2 District requirements or any other provisions which were specifically listed in the Development Agreement or its two Amendments.

6. **Front Yard Setbacks**—The front yard setbacks of the proposed townhome lots for Phase 2 may be only 20 feet instead of the MFR District's requirement of 50 feet because the Second Amendment to the Development Agreement allowed front yard setbacks of only 10 feet. Further, no variance shall be required.

7. **Recombination Plat**--The Developer shall apply for the recombination of the Phase 2 parcel (#S07A01100000) with the Phase 1 parcel (#S07-01006000), and a new final plat for the overall Brush Creek Commons development shall be officially recorded in the Henry County Superior Court.

8. **Stand-Alone Development**--If ZM-2024-01 is not approved, then Parcel #S07-01006000 shall be a stand-alone development, and it must comply with the requirements of the MFR (Multiple-Family Residential) zoning district. This means that it must have its own amenities, HOA, and multi-purpose trail. Further, a variance would be required for the front yard setbacks of the townhome lots unless the developer complies with the required 50-foot front yard setbacks.

9. **Permit Issuance**--No land disturbance (LDP) or building permits shall be issued for Phase 2 until the applicant submits a copy of the new preliminary plat for the overall Brush Creek Commons development (Phase 1 and Phase 2) to the Community Development Department.

10. Phase 2 shall be developed in general conformity with the Phase 2 site plan submitted to the Stockbridge Planning Staff on October 7, 2024 and shall adhere to all City of Stockbridge MFR Ordinance requirements, except if there is a conflict between the MFR Ordinance requirements and the conditions set forth in the Development Agreement, as amended from time to time, the conditions set forth in the Development Agreement shall control.

11. The maximum building height shall be forty (40) feet.

12. All townhouses shall have a mixture of front facade consisting of covered entryway, porches, bay windows and/or balconies. Garages shall be accentuated with variations of design porticos.

13. The owner shall submit elevations of buildings to be approved by the City.

14. Each unit elevation per building shall be separate and distinct from the other and shall include variations in rooflines which may be accomplished with the use of dormers, gables and/or fireplaces.

15. Each unit shall be three-sided brick. No vinyl siding and/or veneer brick will be allowed.

16. The owner shall install street trees along all streets to be placed between the sidewalk and the front property lines, have a minimum two and one-half-inch (2.5") caliber (d.b.h), shall have a minimum twenty-four foot (24 sq. ft.) planting area and shall be spaced an average of forty- five feet (45') apart. Owner shall provide a list often (10) trees to be provided and subject to modification by the City.
17. A streetscaping plan shall be submitted to the City of Stockbridge Planning and Zoning Staff for comments and approved by the City to include sidewalks, street trees, landscaping, street lighting and street furniture.
18. Any flood plain alteration be supported by a certified engineer at the plan review stage.
19. The Developer shall submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.
20. The maximum units per building shall be no more than six (6) units per building.
21. The minimum distance between buildings shall be twenty (20) feet.
22. The minimum front yard setback shall be twenty (20) feet.
23. The minimum side yard setback shall be fifteen (15) feet.
24. The minimum rear yard setback shall be twenty (20) feet.
25. A Declaration of Restrictive Covenants for Phase 1 shall be amended and modified to incorporate Phase 2, and the units in Phase 2 shall have all of the same rights and privileges to use the common areas and amenities located within Phase 1.
26. The Building Department shall not issue a building permit until such time as the Director of the Building Department has certified that for each prospective phase of development, sewer capacity is sufficient to accommodate the additional sewage that would be generated by the proposed development.
27. This rezoning is subject to the property owner's and developer's execution of the amended development agreement which will embody these conditions of zoning for Phase 2.

CITY OF STOCKBRIDGE, GEORGIA

By: _____
Anthony S. Ford, Mayor

This the ___ day of
December, 2024

ATTESTED BY:

_____
Vanessa Holliday, City Clerk

_____
Pivotal Enterprises, LLC

Signed, sealed and delivered
before me this _____ day of
_____, 2024.

_____
Notary Public

[SEAL]

Purpose

- **Consider a major zoning modification request for Parcel #S07A01100000 on the west side of Brush Creek Court to provide for a change to the previously-approved site plans for the Brush Creek Commons townhome developments, Phases 1 and 2 and the associated Development Agreement by allowing the applicant to convert Brush Creek Court from a public street to a private street for the purpose of installing security gates at the project entrance.**

Zoning History

- **Brush Creek Commons has undergone multiple zoning changes and modifications over the years. Originally rezoned in 2003 (RZ-03-04) from R-2 (Single-Family Residential) to RM-2 (Multifamily Townhomes), the development was subject to a Development Agreement outlining 12 zoning conditions, including required amenities and architectural standards. The property later changed ownership, and Timberline Group, LLC secured amendments in 2004 (capping units at 41) and 2007 (reducing the front yard setback to 10 feet). In 2022, Pivotal Enterprises obtained approval for ZM-2022-01, modifying the site plan and amenities due to environmental constraints (wetlands and floodplains totaling 5.459 acres) and HOA cost concerns. In 2024, ZM-2024-01 was approved, expanding the development to include Parcel #S07-01006000 as Phase 2, adding 20 more units for a total of 61 units. The Stockbridge City Council approved the expansion on December 9, 2024, continuing the evolution of the project while addressing regulatory and practical limitations.**

Project Description

- **Pivotal Enterprises, LLC has submitted a major zoning modification request for Parcel #S07A01100000 within the Brush Creek Commons townhome development. The proposed change involves converting Brush Creek Court from a public street to a private street, allowing for gated access at the entrance. This modification aims to enhance security, privacy, and neighborhood identity by establishing a controlled-access community. The vacated right-of-way, currently dedicated to the City of Stockbridge, would be transferred to the Brush Creek Commons Homeowners' Association (HOA), which would assume responsibility for its maintenance and operation. Planned improvements include road widening for better traffic flow, perimeter fencing, gated access infrastructure, landscaped islands, and signage and lighting compliant with public safety standards. While the modification does not alter residential density, unit count, or overall site layout, it redefines the internal street network as privately maintained. The request is subject to engineering review, coordination with gate installers, and approval from relevant departments, aligning with the developer's intent to create a secure, HOA-managed townhome community.**

Staff Analysis

1. Reasonableness of Applicant's Request: The applicant, Pivotal Enterprises, LLC, is requesting a major zoning modification to convert Brush Creek Court from a public street to a private street within the Brush Creek Commons townhome development. This change is being sought to allow the installation of security gates at the development's entrance. The request is reasonable in the context of modern residential development practices and reflects a growing preference for controlled-access communities among homebuyers seeking enhanced safety, privacy, and exclusivity.

2. Suitability for the Proposed Development: The request to convert Brush Creek Court from a public to a private street and install security gates is suitable for the scale, design, and intent of the Brush Creek Commons development. The project consists of 60 attached townhome units approved over two phases, occupying approximately 21.18 acres. These units are part of a unified residential community designed with shared infrastructure and common areas, making it well-suited for a gated, private access layout.

3. Effects on Surrounding Properties and Infrastructure: The proposed zoning modification—to convert Brush Creek Court from a public to a private street to install security gates at the entrance of the Brush Creek Commons townhome community—is not expected to create adverse effects on surrounding properties or public infrastructure. The modification does not propose any changes to the number of units (60 townhomes), density, or overall layout of the development. Instead, it introduces a private, gated-access configuration that applies only to the internal street system of the development. This change is designed to enhance community security, reduce non-resident cut-through traffic, and establish a stronger sense of identity and privacy for future homeowners.

Staff Recommendation

- **The proposed zoning modification request for Brush Creek Commons aims to convert Brush Creek Court from a public street to a private street, allowing for the installation of security gates at the project entrance. This change is intended to enhance neighborhood security, privacy, and identity while reducing long-term maintenance obligations for the City. The request is reasonable, suitable for the development, and is not expected to create adverse effects on surrounding properties or public infrastructure. The Planning and Zoning Staff recommends approval of this zoning modification request.**

City of Stockbridge

AGENDA ITEM

MEETING DATE

MAY 12, 2025

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ 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: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

CP-2025-02 for Parcel #029-01011001 at N. Henry Blvd. & Old Atlanta Rd., south of Valley Hill Rd. Applicant: Templar Development, LLC. Agent: Battle Law, P.C. Requested Comp. Plan Amendment: From Low-Density Mixed-Use to High-Density Mixed-Use to allow a mixed-use development with 98 townhomes and a small office building on 9.9 +/- acres. The applicant has also submitted RZ-2025-03 to request the rezoning of the property from C-3 & PMU to PUD Master Plan & PMU.

BACKGROUND INFORMATION:

Staff Recommendation: Approval. Planning Commission Actions on April 17, 2025: Denial of both CP-2025-02 and RZ-2025-03.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

CP-2025-02 for Parcel #029-01011001 at N. Henry Blvd. & Old Atlanta Rd., South of Valley Hill Rd.

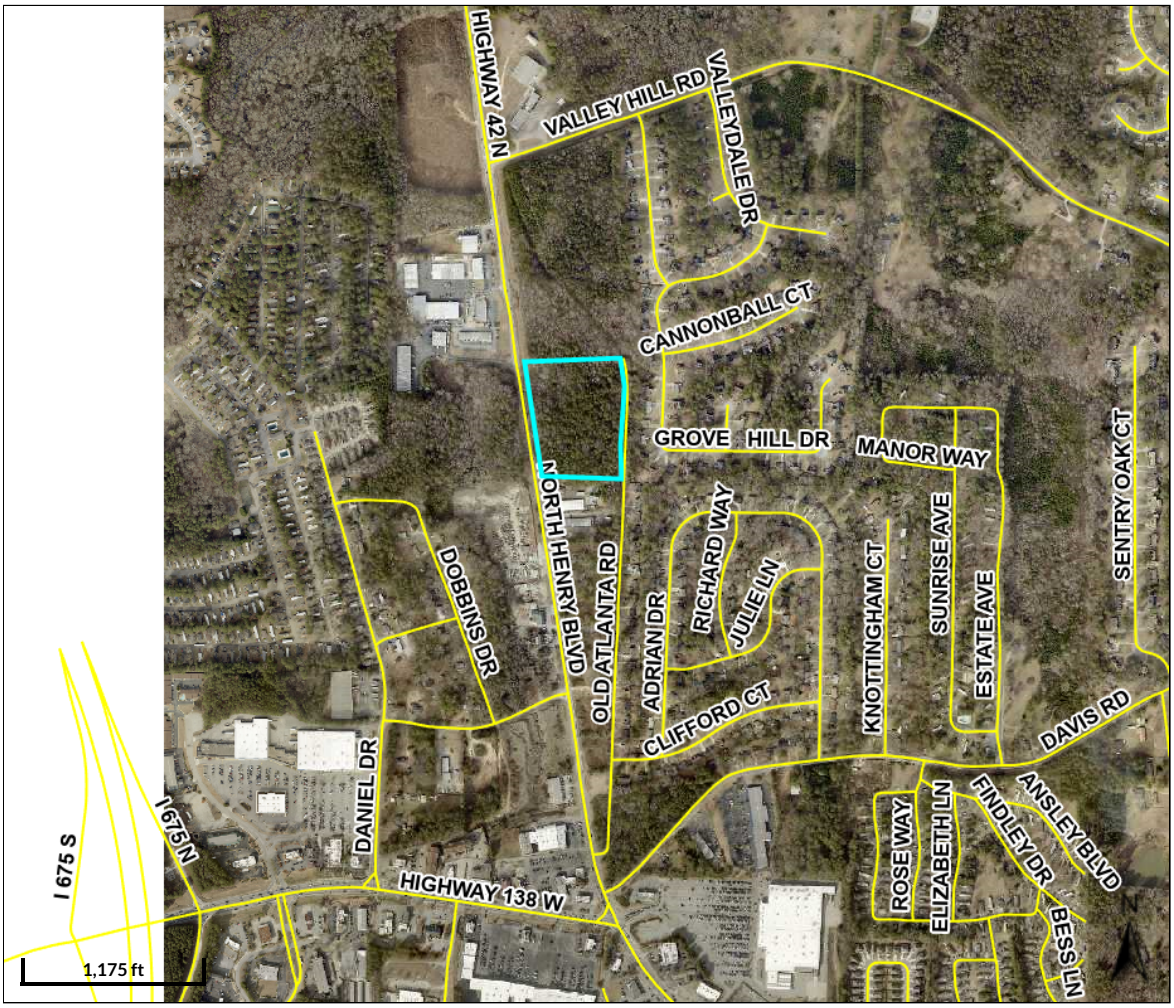
BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

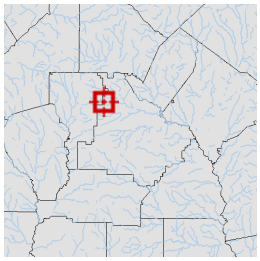
APPROVAL.

Staff Signature_____

Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	029-01011001	**Class**	Commercial	**Owner**	GILMORE WILLIAM B &	**Land**	$295,200			
Property		**Acreage**	9.23	**Address**	MIRIAM D M	**Value:**				
Address					8879 FOUNTAIN PALM	**Building**	$0	**Last 2 Sales**		
District	City/Stockbridge				ALY	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					WINTER GARDEN, FL	**Misc**	$0	8/16/2017	$0	VM	U
					34787	**Value:**		12/8/1999	$0	U	U
						Total	$295,200				
						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.

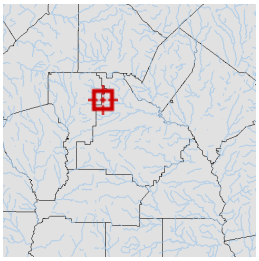
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Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



Overview



Legend

Parcels

Roads

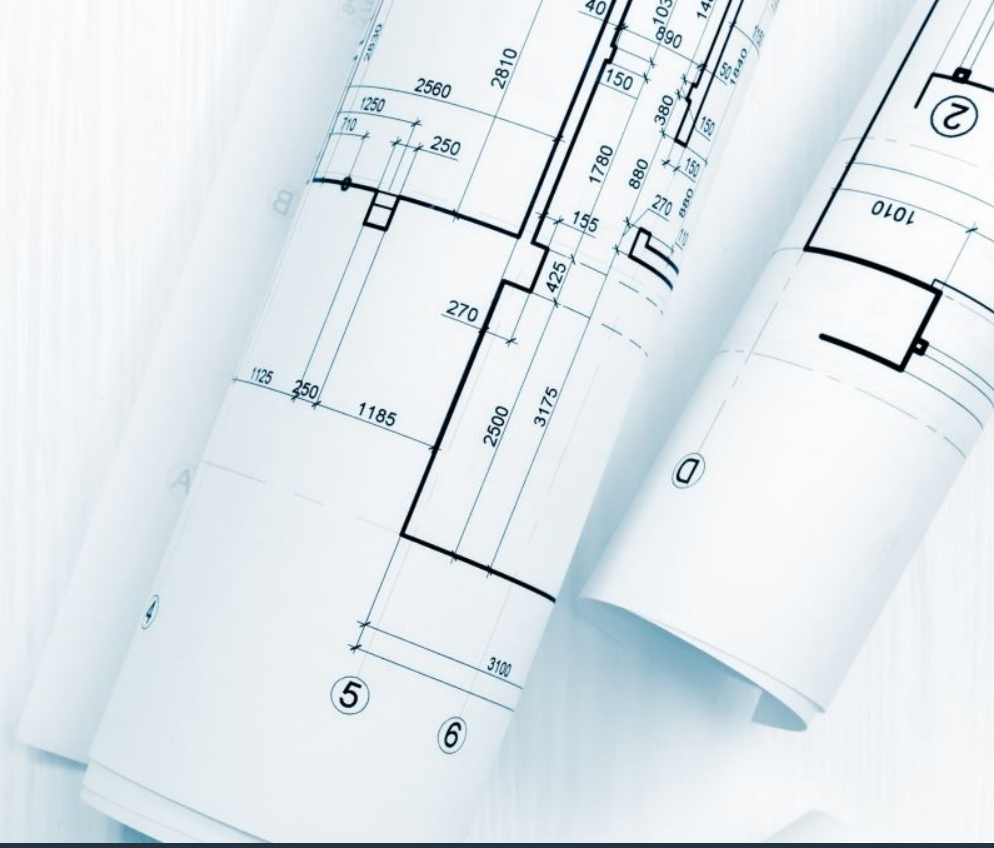
Parcel ID	029-01011001	**Class**	Commercial	**Owner**	GILMORE WILLIAM B & MIRIAM D M	**Land Value:**	$295,200			
Property Address		**Acreage**	9.23	**Address**	8879 FOUNTAIN PALM ALY	**Building Value:**	$0	**Last 2 Sales**		
District	City/Stockbridge				WINTER GARDEN, FL 34787	**Misc Value:**	$0	**Date**	**Price**	**Reason**	**Qual**
								8/16/2017	$0	VM	U
								12/8/1999	$0	U	U
						Total Value:	$295,200				

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

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Battle Law



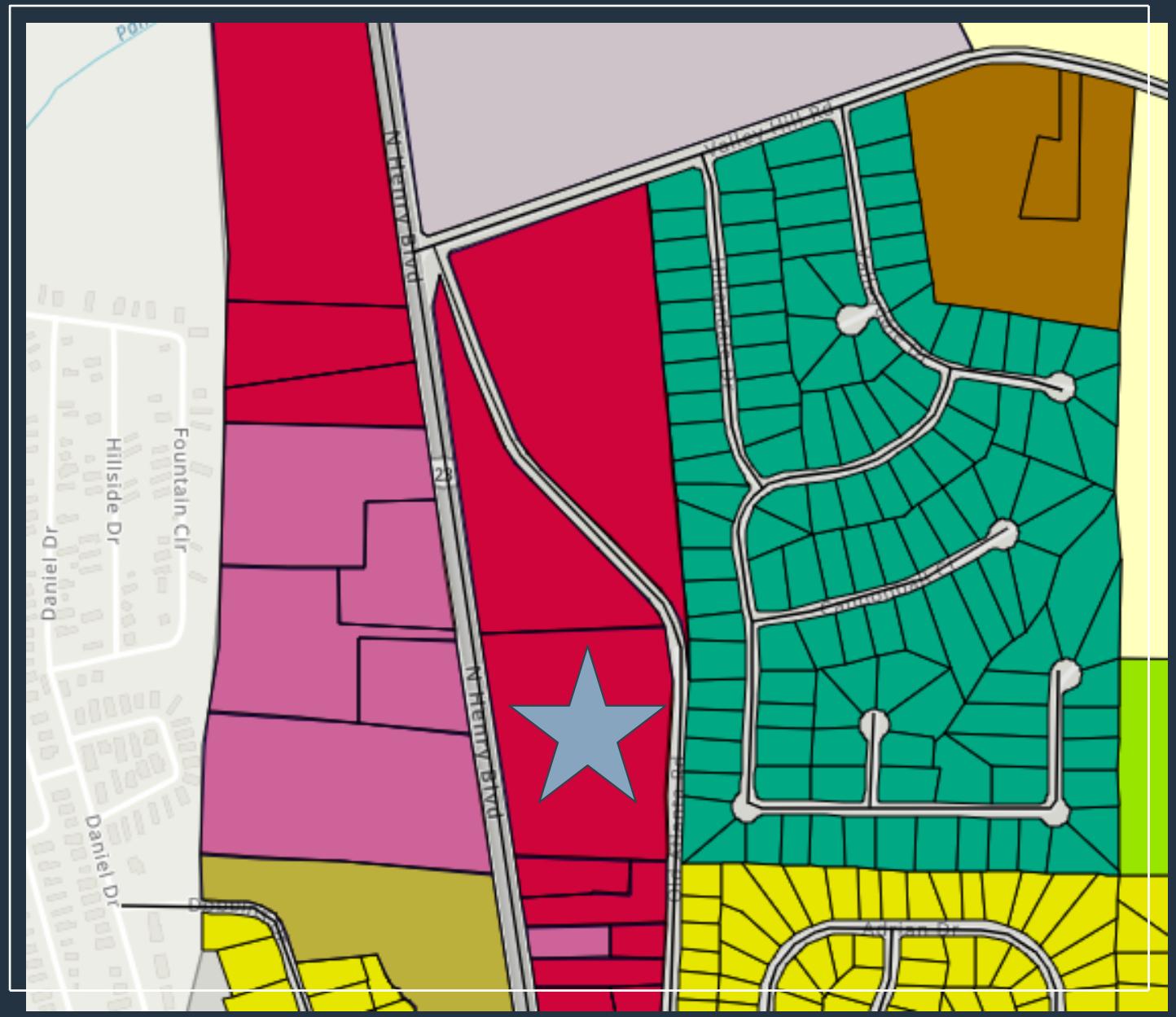
NORTH HENRY BLVD, STOCKBRIDGE GA

Land Use Amendment from Low Density Mixed-Use to High Density Mixed-Use

Rezoning from C3 & PMU to PUD & PMU to allow for 98 for-sale townhomes and an office building.

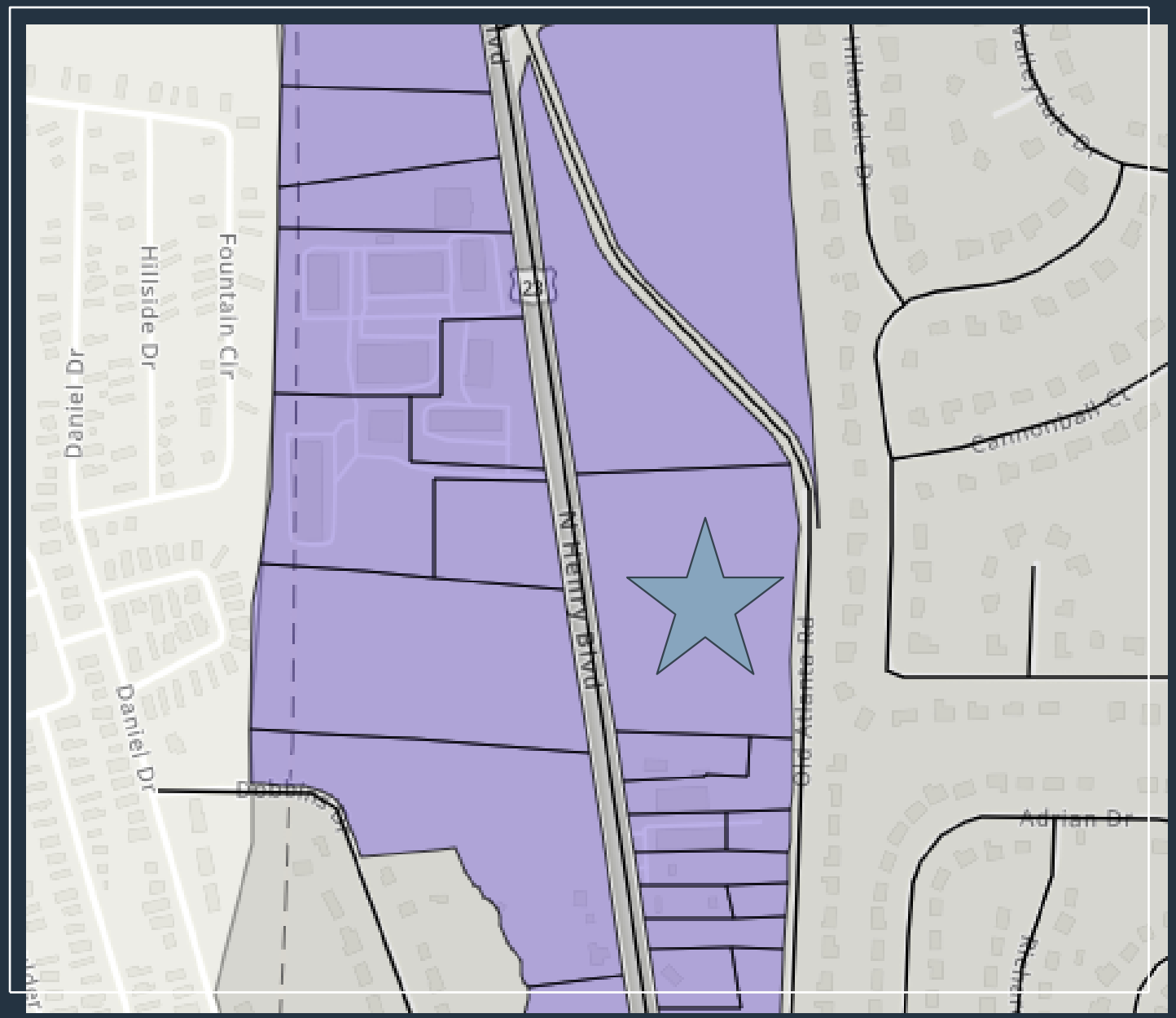
ZONING STATUS

- Property was recently annexed into the City of Stockbridge and is zoned C-3 as it was zoned in unincorporated Henry County



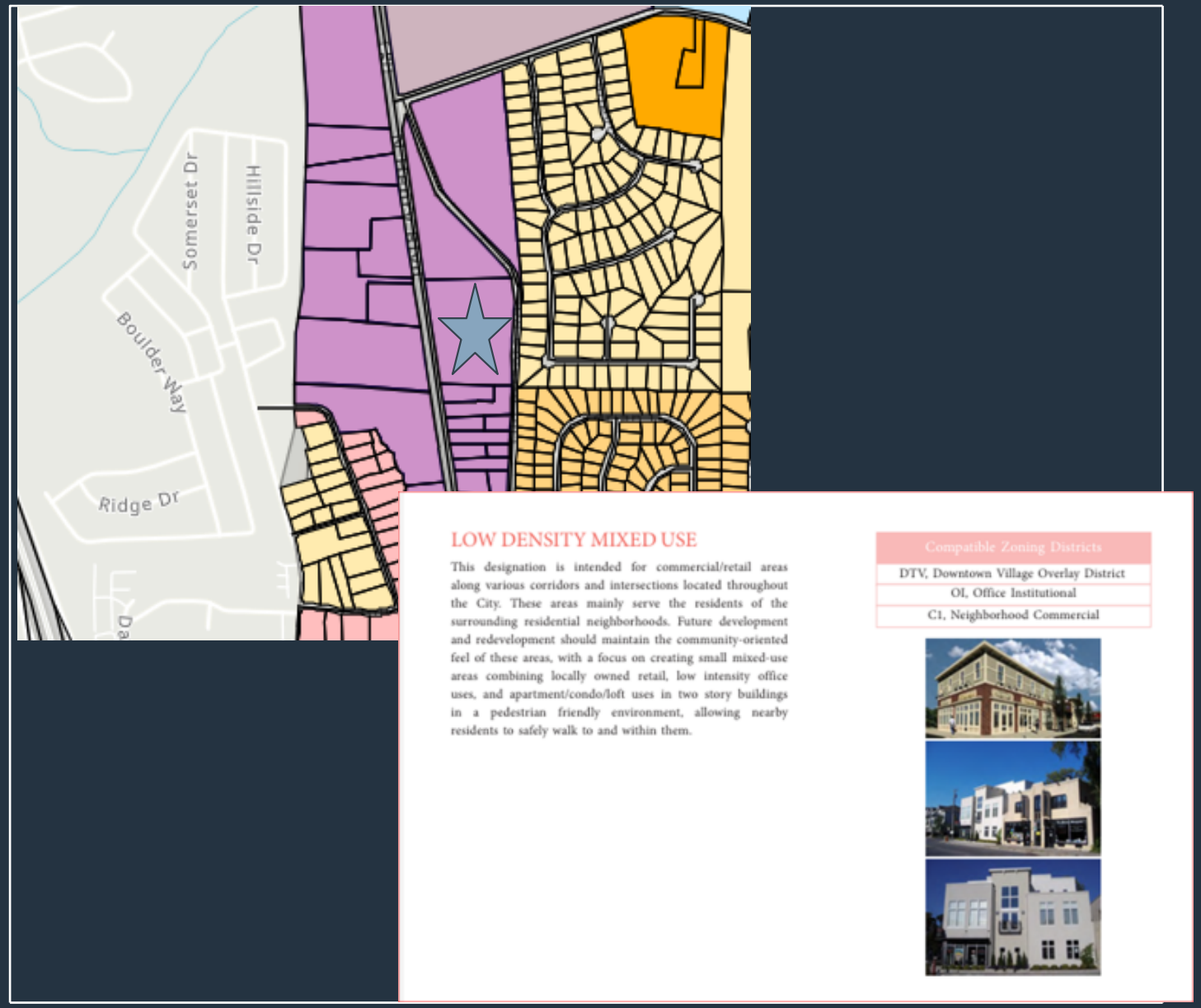
OVERLAY DISTRICT

- The property is also located within the Parkway Mixed Use Overlay District which allows up to 45 units per acre. The Applicant is seeking to develop 107 units at a density of 9.9 units per acre



FUTURE LAND USE MAP

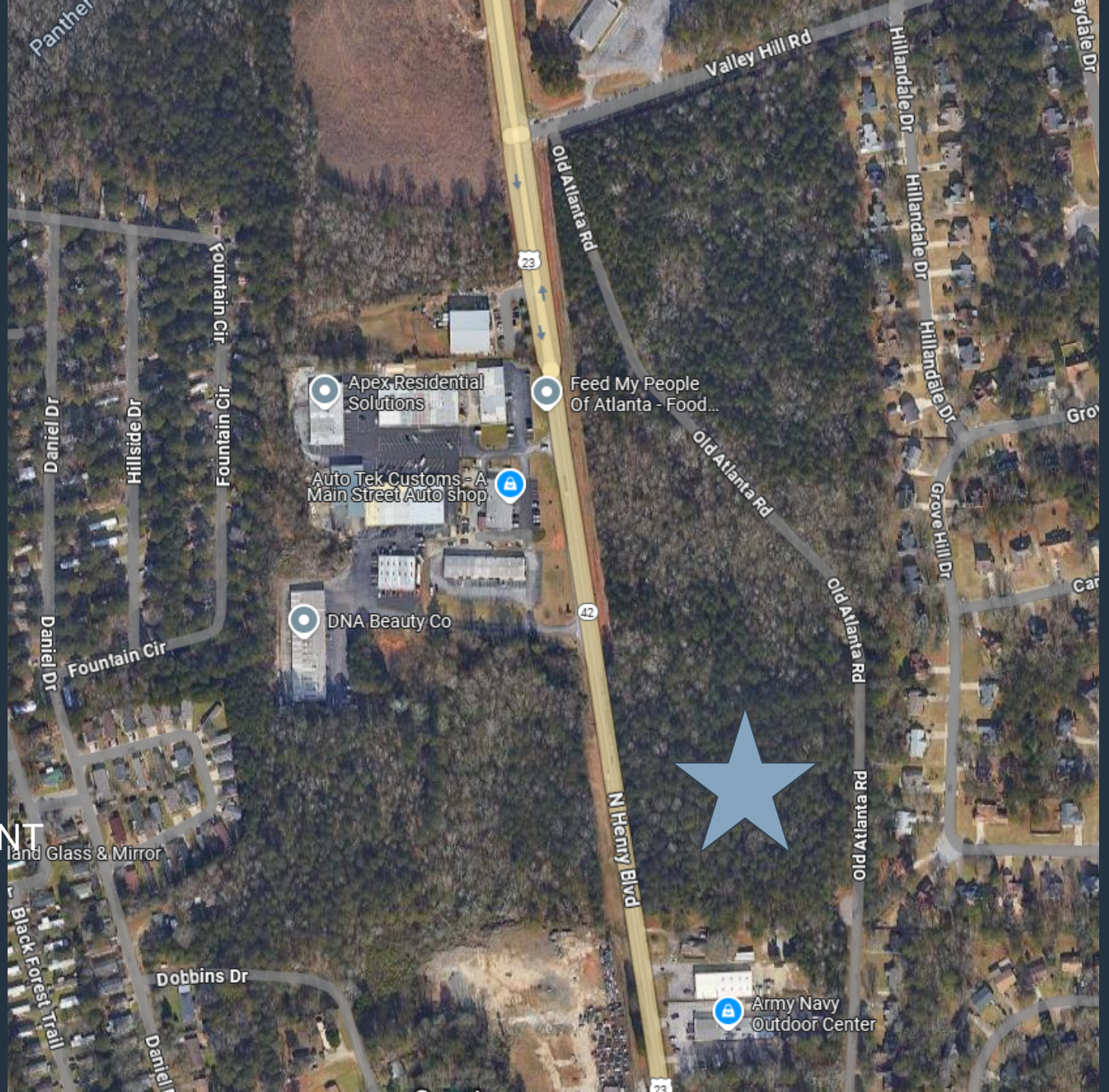
- The Current Land Use for the property is Low Density Mixed-Use which according to the City's comprehensive plan, is not compatible with the Parkway Mixed Use District. Therefore, we are asking to amend the Land Use to High Density Mixed-Use which is compatible.



THE SITE IS LOCATED SOUTH OF VALLEY HILL RD ALONG NORTH HENRY BLVD

THE NORTH HENRY BLVD CORRIDOR IN THIS AREA HAS NOT SEEN ANY NEW DEVELOPMENT IN YEARS

THE PROPOSED PROJECT WILL BRING NEW HOMEOWNERS AND BUSINESSES INTO THE AREA TO SUPPORT THE REDEVELOPMENT OF THE CORRIDOR

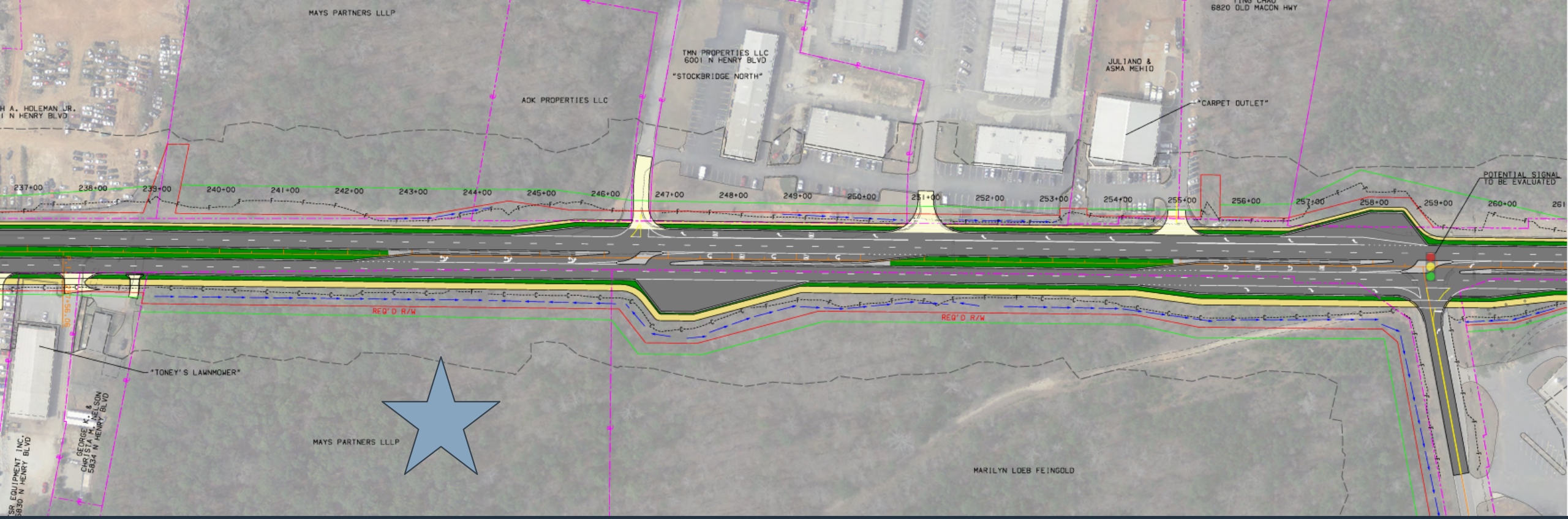




WITHIN 250 FEET SOUTH OF THE SITE



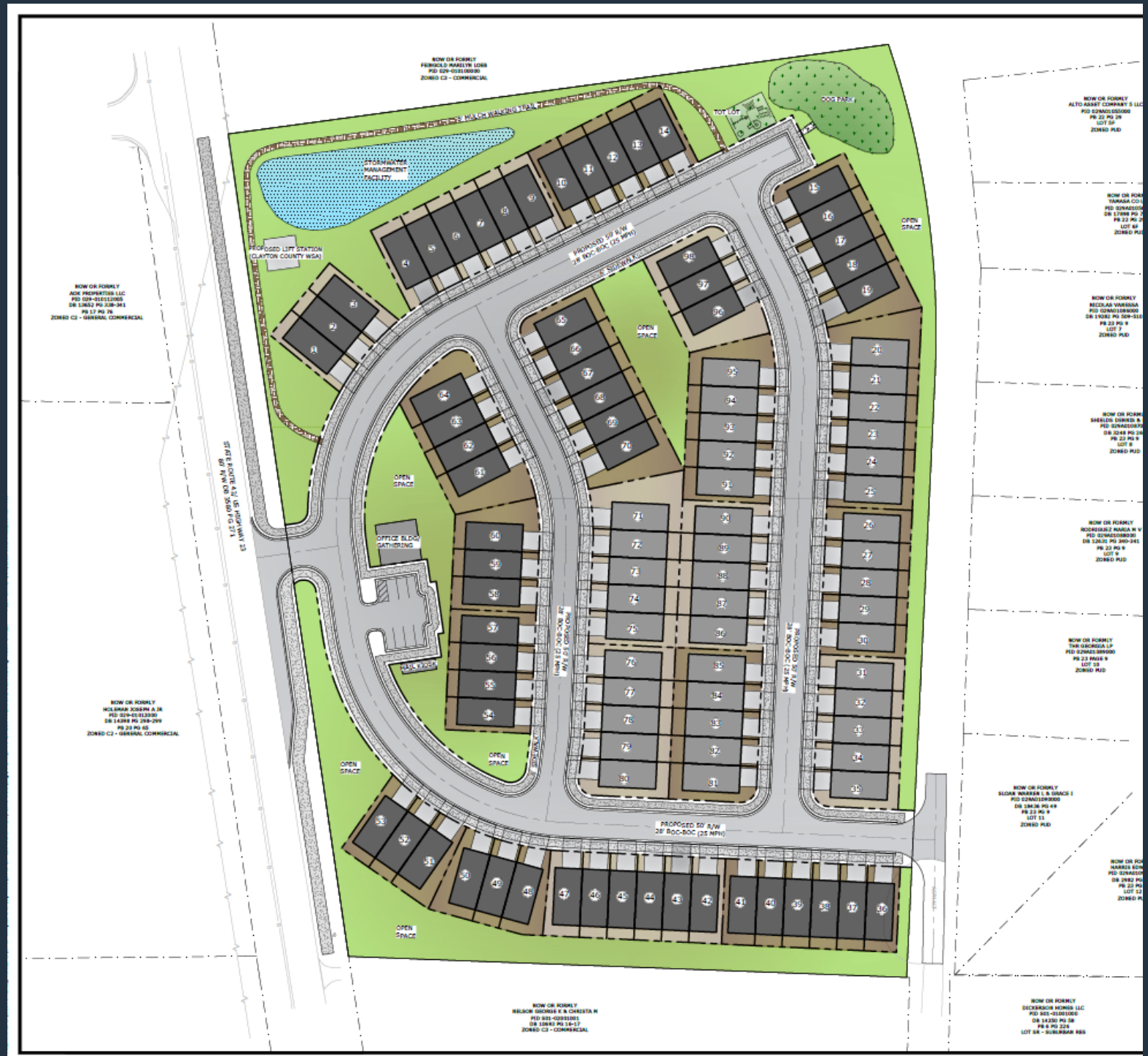
ACROSS FROM THE SITE



GDOT ROAD WIDENING FOR SR 42

SITE PLAN

- 98 Fee Simple Townhome Units
- Minimum 1,296 sq. ft Office Space
- Two Point of Access from North Henry Blvd and Old Atlanta Road





LEGEND	
	BUILDINGS
	AMENITIES
	MULCH TRAIL
	OPEN SPACE
	OPEN SPACE IN LOTS
	ASPHALT
	CONCRETE SIDEWALK
	STORMWATER MANAGEMENT FACILITY

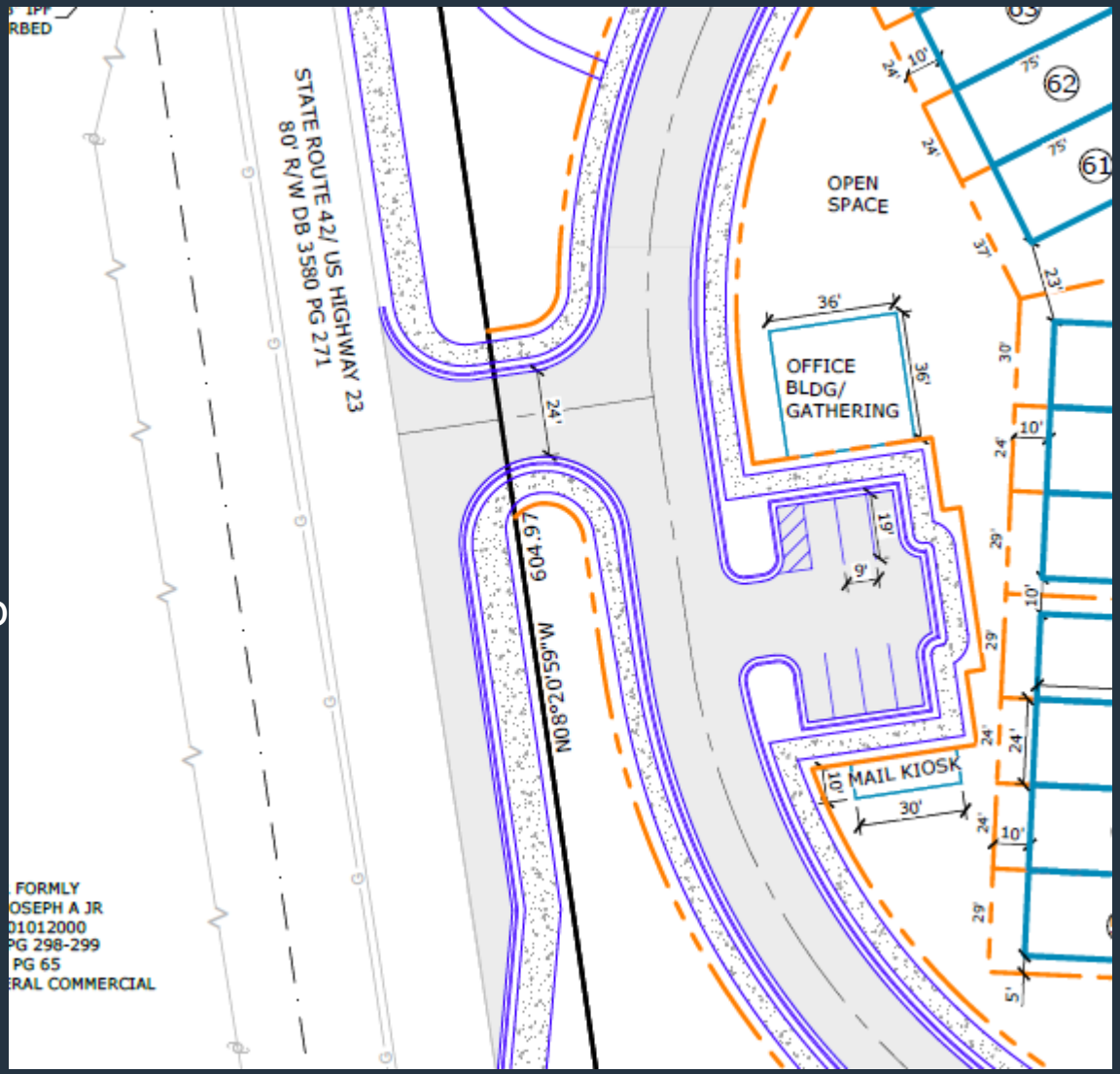
SITE DATA

DEVELOPER:	TEMPLAR DEVELOPMENT, INC. 210 TRILITH PARKWAY, SUITE 200 FAYETTEVILLE, GA. 30214 PHONE: (678) 552-3741
ENGINEER/ SURVEYOR:	ATWELL, LLC 1850 PARKWAY PLACE, SUITE 650 MARIETTA, GA 30067 PHONE: 770.423.0807
TAX PARCEL NUMBER:	029-01011001
BOUNDARY:	BOUNDARY SURVEY BY SEI, DATED OCTOBER 2024
TOPOGRAPHY:	CLAYTON COUNTY GIS
SITE/DISTURBED AREA:	9.90 ACRES
NUMBER OF LOTS:	98
DENSITY:	98 LOTS / 9.90 ACRES = 9.90 UNITS PER ACRE
FLOOD INFO:	THIS SITE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANELS # 13151C0067D, DATED 10-06-2016.
EXISTING ZONING:	C3 COMMERCIAL
PROPOSED ZONING:	PUD - PLANNED UNIT DEVELOPMENT AND PMU - PARKWAY MIXED USE (USE = SINGLE FAMILY ATTACHED HOUSING)
DEVELOPMENT STANDARDS:	MIN. EXTERIOR FRONT BUILDING SETBACK: 10'. MIN. EXTERIOR SIDE BUILDING SETBACK: 5' MIN. 10' REQUIRED BETWEEN BUILDINGS TWO-CAR GARAGES PROPOSED - EACH UNIT

Office space will be for small businesses that don’t require a lot of parking

The units will be marketed to residents in the area.

The HOA will initially own the building and b will not allowed to occupy no more than 50% of the office space, if so desired. Otherwise, they will be able to rent out the entire building to tenants, or even sell the building to a third-party for office use.



SITE DATA

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ENGINEER/ SURVEYOR:	ATWELL, LLC 1850 PARKWAY PLACE, SUITE 650 MARIETTA, GA 30067 PHONE: 770.423.0807
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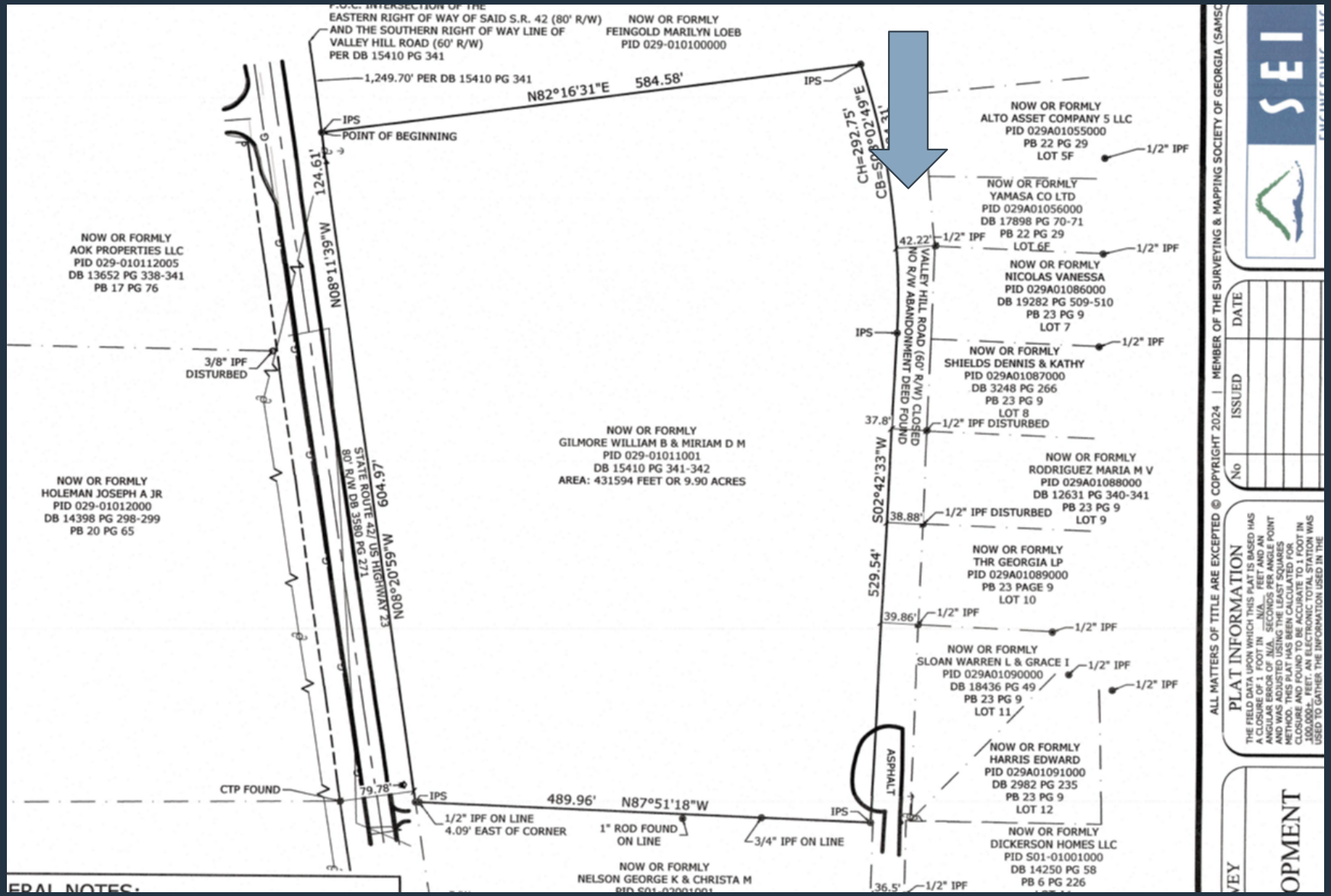
- Townhome Unit Information
- 1. Minimum Unit Size: 1,400 sq. ft
- 2. Number of bedrooms: 3 to 4
- 3. Parking Spaces Per Unit: 4, including
- 2 car garage and 2 car parking pad
- 4. Price Points: Low to mid $300K

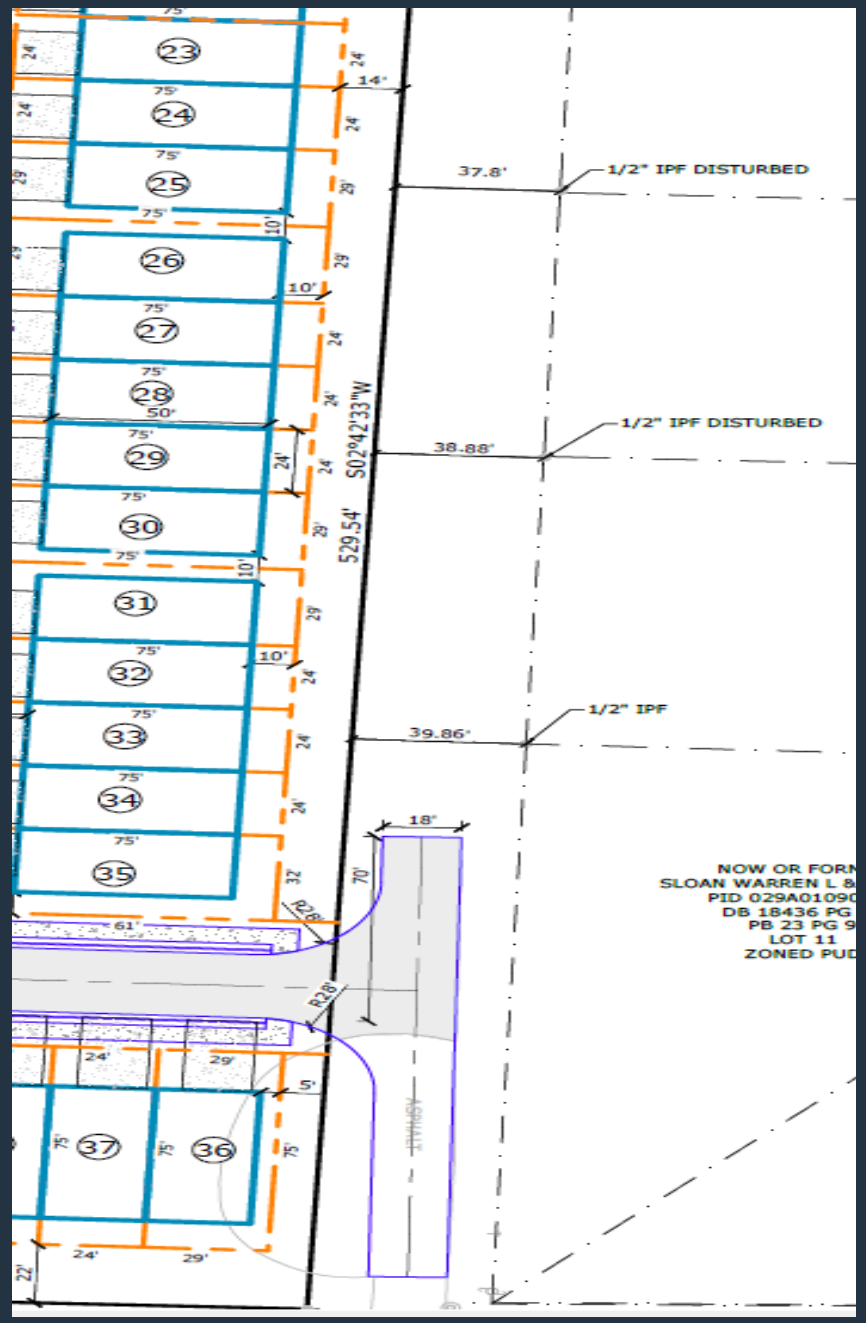
AMENITY AREA

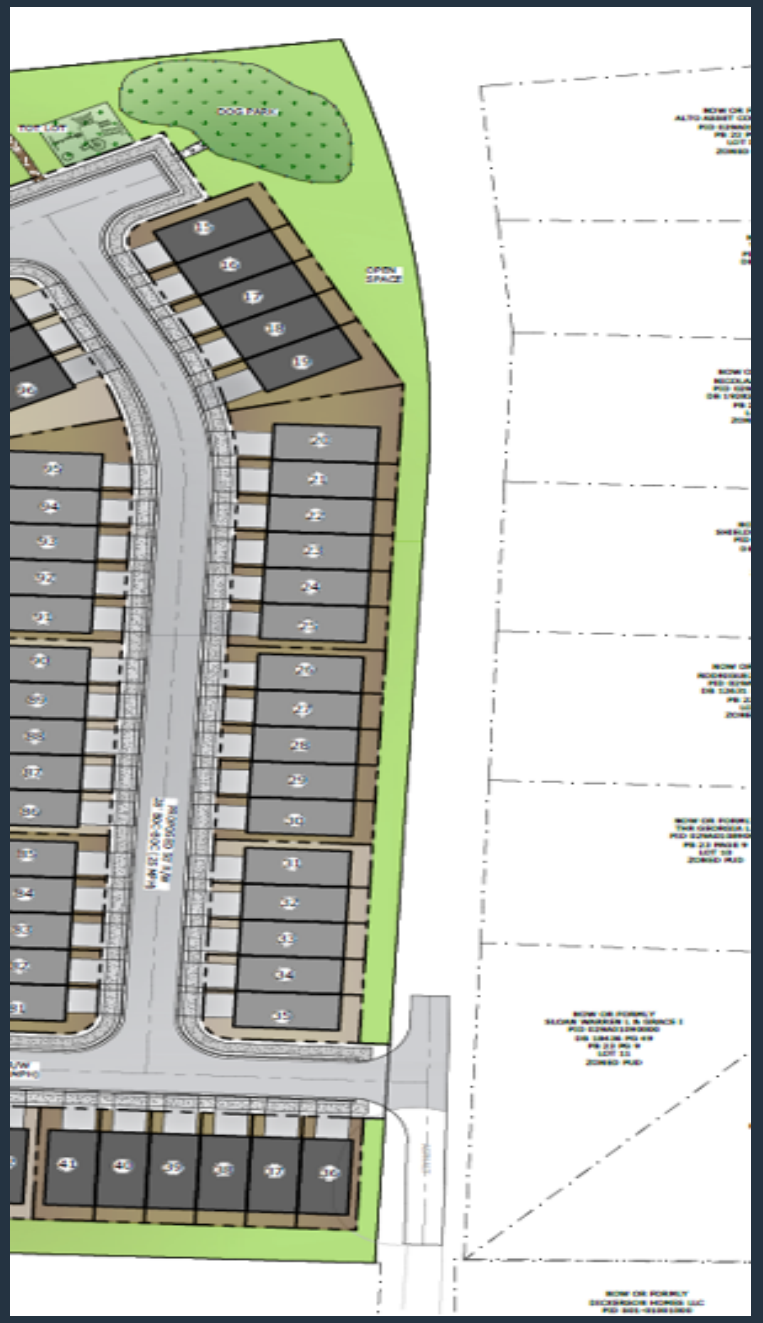


Tot Lot, Dog Park, and Mulched Walking Trail that connects into the sidewalk system

UNOPENED PORTION OF OLD ATLANTA ROAD




23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
37.8'
1/2" IPF DISTURBED
38.88'
1/2" IPF DISTURBED
39.86'
1/2" IPF
S02°42'33"W
529.54'
NOW OR FORM
SLOAN WARREN L &
PID 029A01090
DB 18436 PG
PB 23 PG 9
LOT 11
ZONED PUD


DOG PARK
OPEN SPACE

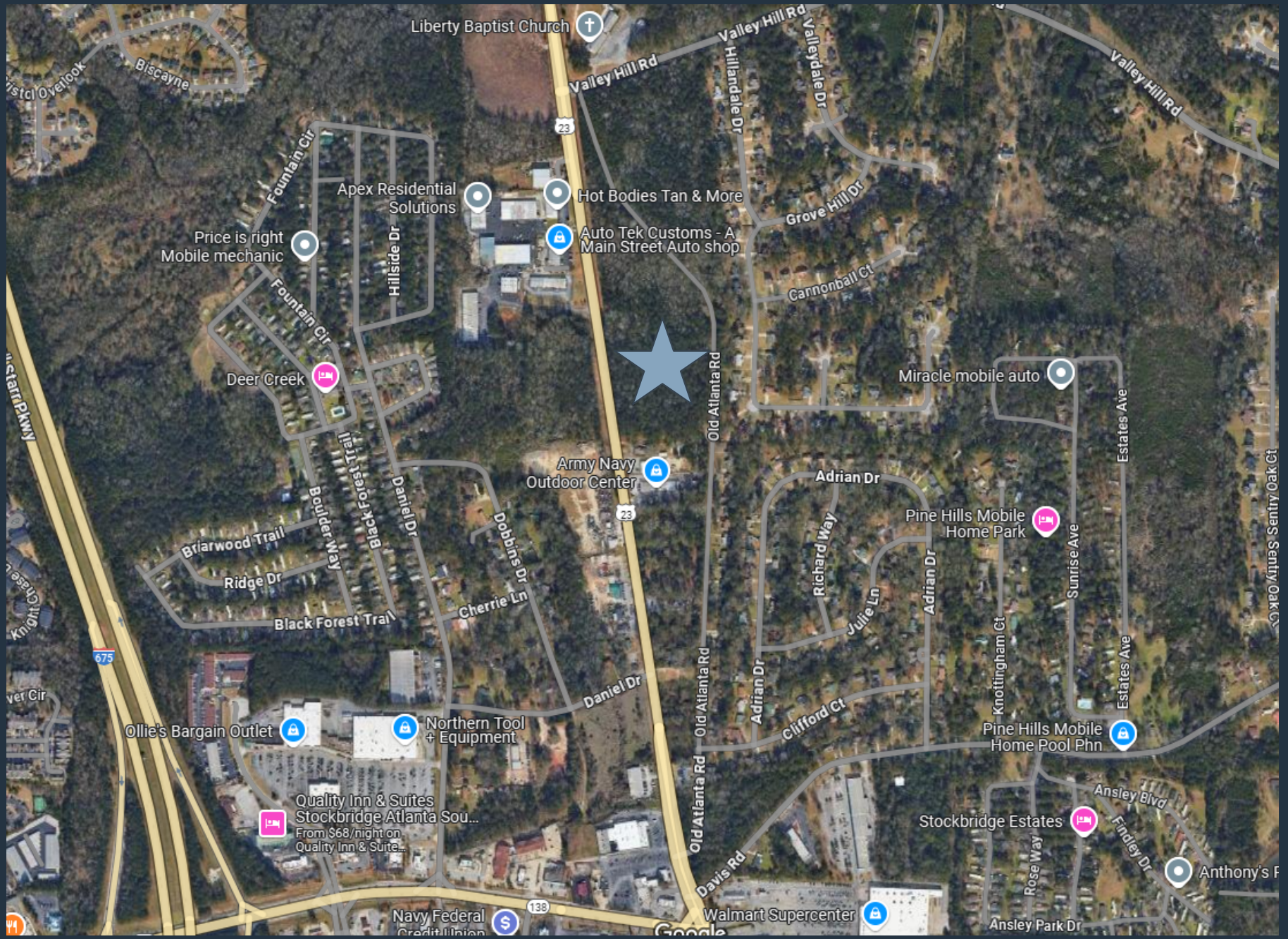
UPDATED ELEVATIONS










Liberty Baptist Church
Valley Hill Rd
Valley Hill Rd
Valleydale Dr
Valley Hill Rd
Biscayne
Fountain Cir
Apex Residential Solutions
Hot Bodies Tan & More
Price is right Mobile mechanic
Auto Tek Customs - A Main Street Auto shop
Hillside Dr
Grove Hill Dr
Cannonball Ct
Fountain Cir
Deer Creek
Old Atlanta Rd
Miracle mobile auto
Estates Ave
Army Navy Outdoor Center
Adrian Dr
Pine Hills Mobile Home Park
Briarwood Trail
Ridge Dr
Black Forest Trail
Daniel Dr
Dobbins Dr
Richard Way
Julie Ln
Adrian Dr
Sunrise Ave
Black Forest Trail
Cherrie Ln
Knottingham Ct
Estates Ave
Daniel Dr
Old Atlanta Rd
Adrian Dr
Clifford Ct
Pine Hills Mobile Home Pool Phn
Ollie's Bargain Outlet
Northern Tool + Equipment
Quality Inn & Suites Stockbridge Atlanta Sou...
From $68/night on Quality Inn & Suite...
Ansley Blvd
Stockbridge Estates
Findley Dr
Rose Way
Davis Rd
Old Atlanta Rd
Navy Federal Credit Union
Walmart Supercenter
Ansley Park Dr
Google

City of Stockbridge Planning and Zoning Division

Application for an Amendment to the Comprehensive Plan

Name of Applicant Templar Development Group, LLC. Phone: 404-601-7616 Date: 2/28/2025

Address of Applicant: 160 Whitney Street Cell #

City: Fayetteville State: GA Zip: 30214 E-mail: jay@templar-dev.com

Name of Agent Battle Law, P.C. Phone: 404-601-7616 Date: 2/28/2025

Address of Agent: 3562 Habersham at Northlake Bldg. J Ste. 100 Cell #

City: Stockbridge State: GA Zip: 30324 E-mail: mlb@battlelawpc.com

THE PERSONS NAMED ABOVE AFFIRM THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS THAT THE FOLLOWING AMENDMENT TO THE COMPREHENSIVE PLAN BE GRANTED:

FROM: Low-Density Mixed Use

To: High-Density Mixed Use

The property will be POSTED with a City of Stockbridge Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen days prior to the Planning Commission and Mayor/City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason.

JM (Acknowledgement)

Property Address: 0 North Henry Boulevard

Nearest intersection to the property: North Henry Boulevard and Valley Hill Road

Size of Tract: 9.9 acre(s). Land Lot Number(s): . District(s): 4

Property Tax Parcel Number(s): 029-01011001 **(Required)**

Witness' Signature

Jeremy Richardson
Printed Name of Witness

Notary Sandra Winfree Expires 04/11/25

Sandra Winfree NOTARY PUBLIC

Notary Seal: Henry County, GEORGIA My Commission Expires 04/11/2025

Signature of Applicant

Amanda Knizner-Statham
Printed Name of Applicant

Signature of Agent

(For Office Use Only)

Total Amount Paid $ Check # Credit Card # *(FEES ARE NON-REFUNDABLE)*

Application checked by: Date:

Pre-application meeting: Date:

Planning Commission Decision:

Mayor/City Council Decision:

Planning Director's Signature: Date:

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 0 North Henry Blvd. [address], with Parcel Number 029-010-1101-1001, which is the subject of this application.

Name of Property Owner: Miriam Deborah Mays Gilmore

Property Owner's Address: 8879 Fountain Palm Aly, Winter Garden, FL 34787

Telephone: 407.506.9923 E-mail: WBGILMORE@AOL.COM

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: Miriam Deborah Mays Gilmore Date: 1/23/25

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): Templar Development, LLC - Jay Knight

Company/law firm (if applicable): Joshua S. Mahoney & Michele L. Battle, Battle Law, PC

Telephone, E-Mail, & Address: Joshua Mahoney: 470.757.3622, jsm@battlelawpc.com & Michele Battle, 404.723.6266, mlb@battlelawpc.com; 3562 Habersham at Northlake, Bldg J, Suite 100, Tucker, GA 30084

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

Miriam Deborah Mays Gilmore

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

1-23-25

Date

Signature of Notary Public

Brian Brunk

Printed Name of Notary Public

1/23/25

Date

Provided FL DL as ID

Notary Public's Seal or Stamp:

BRIAN E. BRUNK
Notary Public, State of Florida
Commission# HH 157742
My comm. expires July 25, 2025

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 0 North Henry Blvd [address], with Parcel Number 029-010-1101-1001, which is the subject of this application.

Name of Property Owner: William Brooks Gilmore

Property Owner's Address: 8879 Fountain Palm Aly, Winter Garden, FL 34727

Telephone: 407.506.9923 E-mail: wbgilmore@aol.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: William Brooks Gilmore Date: _____

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): Templar Development, LLC - Jay Knight

Company/law firm (if applicable): Joshua Mahoney & Michele Battle (Battle Law, PC)

Telephone, E-Mail, & Address: Joshua Mahoney: 470.757.3622, jsm@battlelawpc.com & Michele Battle, 404.723.6266, mlb@battlelawpc.com; 3562 Habersham at Northlake, Bldg J, Suite 100, Tucker, GA 30084

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

William Brooks Gilmore

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

1/23/25
Date

Signature of Notary Public

Brian Brunk

Printed Name of Notary Public

1/23/25
Date

Provided FCSC
95 ID

Notary Public's Seal or Stamp:

BRIAN E. BRUNK
Notary Public, State of Florida
Commission# HH 157742
My comm. expires July 25, 2025

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes_____No X

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 23 day of January, 2025

Miriam Deborah Mays Gilmore
Applicant's Name - Printed

x Miriam Deborah Mays Gilmore
Signature of Applicant/Property Owner/Agent

N/A
Applicant's Attorney, if applicable - Printed

N/A
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 23 day of January 2025

Notary Public

Provided FL DL as ID

BRIAN E. BRUNK
Notary Public, State of Florida
Commission# HH 157742
My comm. expires July 25, 2025

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes_____ No ~~X~~

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	**Dollar Amount of Campaign Contribution**	**Description of Gift $250 or greater, which was given to Board Member**

We certify that the foregoing information is true and correct, this 23 day of January, 2025

William Brooks Gilmore

Applicant's Name - Printed

x William Brooks Gilmore

Signature of Applicant/Property Owner/Agent

N/A

Applicant's Attorney, if applicable - Printed

N/A

Signature of Applicant's Attorney, if applicable

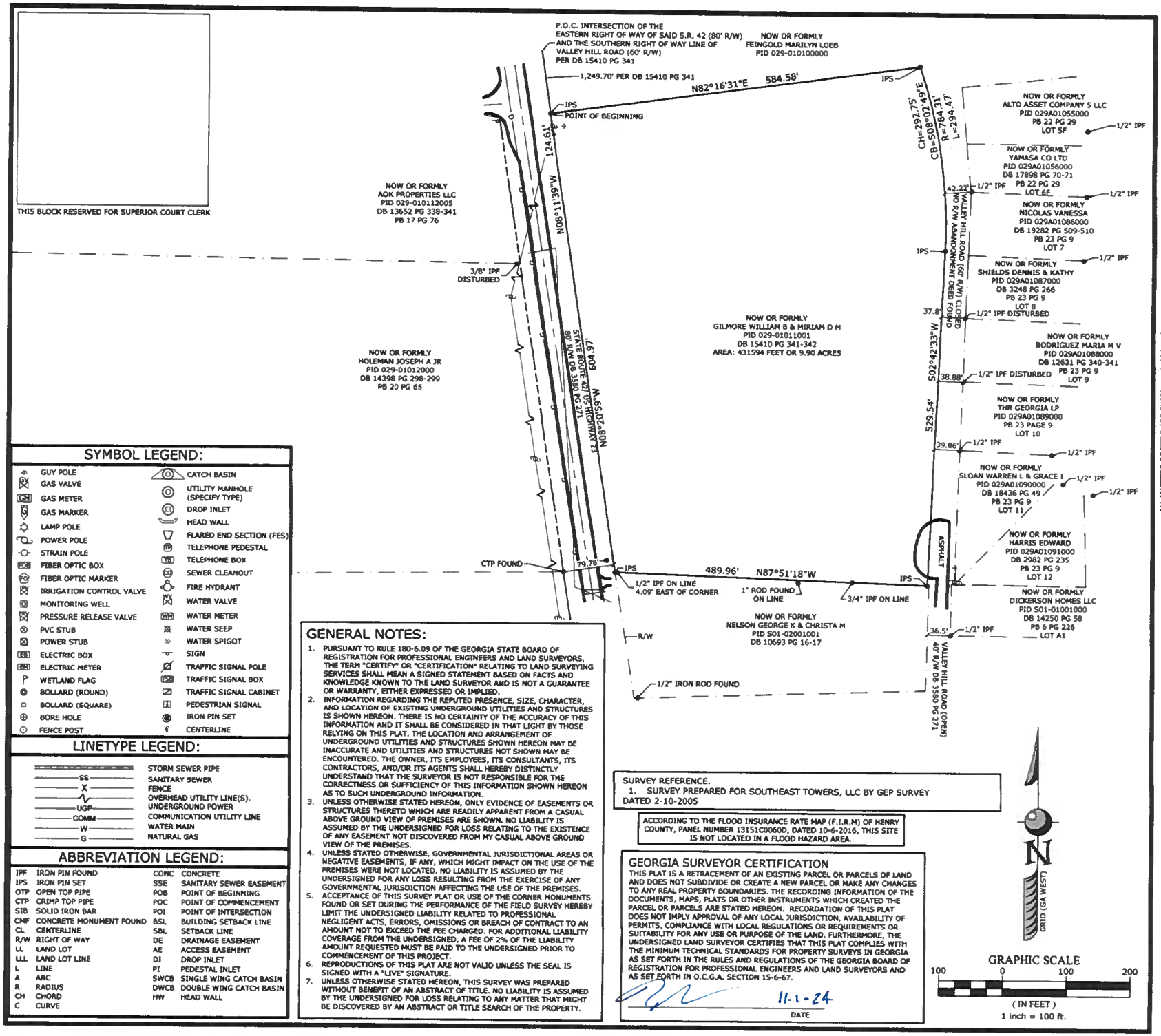
Sworn to and subscribed before me this 23 day of January 2025

Notary Public

Provided FL DL as ID

BRIAN E. BRUNK
Notary Public, State of Florida
Commission# HH 157742
My comm. expires July 25, 2025

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.



SYMBOL LEGEND:

GUY POLE		CATCH BASIN	
GAS VALVE		UTILITY MANHOLE (SPECIFY TYPE)	
GAS METER	GM	DROP INLET	DI
GAS MARKER	GM	HEAD WALL	
LAMP POLE		FLARED END SECTION (FES)	
POWER POLE		TELEPHONE PEDESTAL	TP
STRAIN POLE		TELEPHONE BOX	TB
FIBER OPTIC BOX	FOB	SEWER CLEANOUT	CO
FIBER OPTIC MARKER	FO	FIRE HYDRANT	
IRRIGATION CONTROL VALVE		WATER VALVE	
MONITORING WELL		WATER METER	WM
PRESSURE RELEASE VALVE		WATER SEEP	
PVC STUB		WATER SPIGOT	
POWER STUB		SIGN	
ELECTRIC BOX	EB	TRAFFIC SIGNAL POLE	
ELECTRIC METER	EM	TRAFFIC SIGNAL BOX	TSB
WETLAND FLAG		TRAFFIC SIGNAL CABINET	
BOLLARD (ROUND)		PEDESTRIAN SIGNAL	
BOLLARD (SQUARE)		IRON PIN SET	
BORE HOLE		CENTERLINE	
FENCE POST			

LINETYPE LEGEND:

STORM	STORM SEWER PIPE
SS	SANITARY SEWER
X	FENCE
OHP	OVERHEAD UTILITY LINE(S).
UGP	UNDERGROUND POWER
COMM	COMMUNICATION UTILITY LINE
W	WATER MAIN
G	NATURAL GAS

ABBREVIATION LEGEND:

IPF	IRON PIN FOUND	CONC	CONCRETE
IPS	IRON PIN SET	SSE	SANITARY SEWER EASEMENT
OTP	OPEN TOP PIPE	POB	POINT OF BEGINNING
CTP	CRIMP TOP PIPE	POC	POINT OF COMMENCEMENT
SIB	SOLID IRON BAR	POI	POINT OF INTERSECTION
CMF	CONCRETE MONUMENT FOUND	BSL	BUILDING SETBACK LINE
CL	CENTERLINE	SBL	SETBACK LINE
R/W	RIGHT OF WAY	DE	DRAINAGE EASEMENT
LL	LAND LOT	AE	ACCESS EASEMENT
LLL	LAND LOT LINE	DI	DROP INLET
L	LINE	PI	PEDESTAL INLET
A	ARC	SWCB	SINGLE WING CATCH BASIN
R	RADIUS	DWCB	DOUBLE WING CATCH BASIN
CH	CHORD	HW	HEAD WALL
C	CURVE		

GENERAL NOTES:

1. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
2. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE RELYING ON THIS PLAT. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, ITS EMPLOYEES, ITS CONSULTANTS, ITS CONTRACTORS, AND/OR ITS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
3. UNLESS OTHERWISE STATED HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE PREMISES.
4. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENTS, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.
5. ACCEPTANCE OF THIS SURVEY PLAT OR USE OF THE CORNER MONUMENTS FOUND OR SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMIT THE UNDERSIGNED LIABILITY RELATED TO PROFESSIONAL NEGLIGENT ACTS, ERRORS, OMISSIONS OR BREACH OF CONTRACT TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED. FOR ADDITIONAL LIABILITY COVERAGE FROM THE UNDERSIGNED, A FEE OF 2% OF THE LIABILITY AMOUNT REQUESTED MUST BE PAID TO THE UNDERSIGNED PRIOR TO COMMENCEMENT OF THIS PROJECT.
6. REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS THE SEAL IS SIGNED WITH A "LIVE" SIGNATURE.
7. UNLESS OTHERWISE STATED HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

SURVEY REFERENCE.
1. SURVEY PREPARED FOR SOUTHEAST TOWERS, LLC BY GEP SURVEY DATED 2-10-2005

ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M) OF HENRY COUNTY, PANEL NUMBER 13151C0060D, DATED 10-6-2016, THIS SITE IS NOT LOCATED IN A FLOOD HAZARD AREA.

GEORGIA SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

11-1-24
DATE

ALL MATTERS OF TITLE ARE EXCEPTED © COPYRIGHT 2024 | MEMBER OF THE SURVEYING & MAPPING SOCIETY OF GEORGIA (SAMSOG)

PLAT INFORMATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A FEET AND AN ANGULAR ERROR OF N/A SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. ANY UNAUTHORIZED USE OF THIS PLAT BY ANY OTHER PERSON, PERSONS OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

No	ISSUED	DATE

SEI ENGINEERING, INC.
2870 Sandy Plains Road Suite A Marietta, Georgia 30066
417 Sylvester Way Suite A Palmetto Georgia 30268
tel: 770-727-3936
www.seiengineering.com

BOUNDARY SURVEY

TEMPLAR DEVELOPMENT

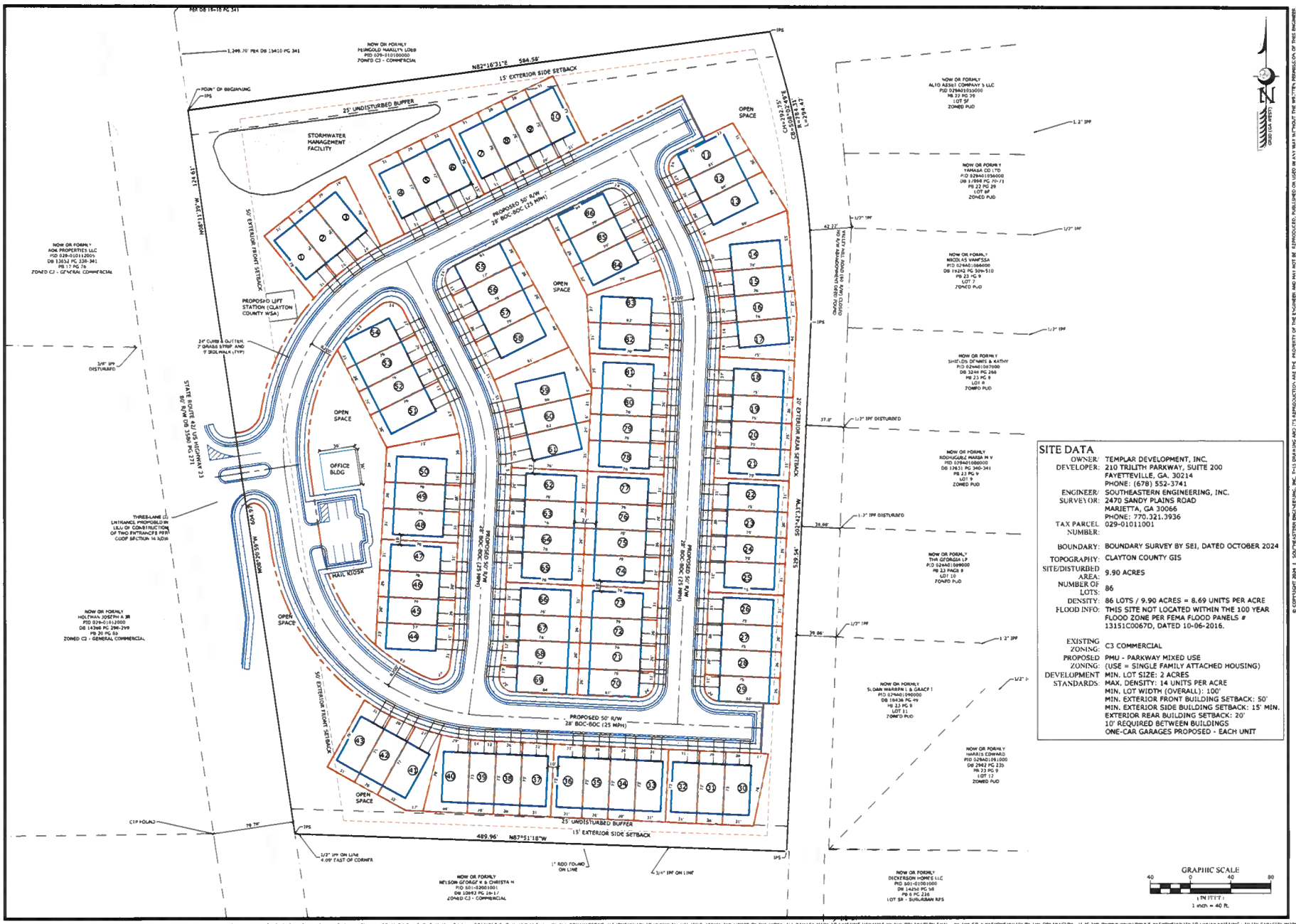
LOCATED IN LAND LOT 90 OF THE 12th DISTRICT CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA

GEORGIA REGISTERED No. 2891 LAND SURVEYOR WAYNE A. POWERS
11-1-24

Project No.:	1440-24-109
Surveyed By:	B. Coveney
Field Date:	10-15-24
Drafted By:	C.Powers
Issue Date:	11-1-24

1 OF 1

FILE NAME: I:\CUSTOMERS_PROJECTS\1440 Templar Development\1440-24-109 North Henry Blvd Tract\SUR\Working\1440-24-109 Boundary.dwg PLOT DATE:11/1/2024 USER:CARSON POWERS



SITE DATA

OWNER/ DEVELOPER:	TEMPLAR DEVELOPMENT, INC. 210 TRILITH PARKWAY, SUITE 200 FAYETTEVILLE, GA. 30214 PHONE: (678) 552-3741
ENGINEER/ SURVEYOR:	SOUTHEASTERN ENGINEERING, INC. 2470 SANDY PLAINS ROAD MARIETTA, GA 30066 PHONE: 770.321.3936
TAX PARCEL NUMBER:	029-01011001
BOUNDARY:	BOUNDARY SURVEY BY SEI, DATED OCTOBER 2024
TOPOGRAPHY:	CLAYTON COUNTY GIS
SITE/DISTURBED AREA:	9.90 ACRES
NUMBER OF LOTS:	86
DENSITY:	86 LOTS / 9.90 ACRES = 8.69 UNITS PER ACRE
FLOOD INFO:	THIS SITE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANELS # 13151C0067D, DATED 10-06-2016.
EXISTING ZONING:	C3 COMMERCIAL
PROPOSED ZONING:	PMU - PARKWAY MIXED USE (USE = SINGLE FAMILY ATTACHED HOUSING)
DEVELOPMENT STANDARDS:	MIN. LOT SIZE: 2 ACRES MAX. DENSITY: 14 UNITS PER ACRE MIN. LOT WIDTH (OVERALL): 100' MIN. EXTERIOR FRONT BUILDING SETBACK: 50' MIN. EXTERIOR SIDE BUILDING SETBACK: 15' MIN. EXTERIOR REAR BUILDING SETBACK: 20' 10' REQUIRED BETWEEN BUILDINGS ONE-CAR GARAGES PROPOSED - EACH UNIT

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.

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SEI ENGINEERING, INC.
2470 Sandy Plains Road | Suite 1 | Marietta, Georgia 30066
(770) 321-3936 | Fax (770) 321-3937
www.seiengineering.com

No.	ISSUED DESCRIPTION	DATE
1		
2		
3		
4		

PROJECT OWNED/DEVELOPED BY:
TEMPLAR DEVELOPMENT
210 TRILITH PARKWAY
SUITE 200
FAYETTEVILLE, GA. 30214
PHONE: (678) 552-3741
24 HOUR NOTIFICATION

REZONING SITE PLAN

NORTH HENRY BOULEVARD TRACT

PROJECT LOCATED AT:
LL 90 12TH DISTRICT
CITY OF STOCKBRIDGE
HENRY COUNTY, GA.

GEORGIA REGISTERED NO. 31277 PROFESSIONAL ENGINEER WAYNE MATTHEWS, JR.

ISSUED FOR: REVIEW

Project No.: 1446-24-109
Designed By: RWM
Issue Date: 12-10-24
Sheet: 1

1446-24-109





CLAYTON COUNTY
Water
AUTHORITY

Providing Quality Water and Quality Services to Our Community

January 27, 2025

Jay Knight
Templar Development

Re: Parcel ID 029-01011001
0 North Henry Blvd (Hwy 42)
Stockbridge/Henry County, GA

Mr. Knight,

Clayton County Water Authority owns and maintains a 6-inch water main running along the east side of North Henry Blvd/Hwy 42. The Authority has a treatment capacity of 42 MGD and is currently producing an average of 26.73 MGD.

The Authority also owns and maintains an 8-inch sanitary sewer main at the cul-de-sac of Old Atlanta Rd. Wastewater generated from your development would receive treatment at the Northeast Clayton WRF. This facility has a design capacity of 10 MGD and is presently treating 4.692 MGD.

The Authority does not guarantee capacity of plant or infrastructure until capacity is purchased through the payment of connection fees.

The data contained in this letter is for informational purposes only indicating location and size. A survey, by the property owner, may be necessary to determine connection to the Authority's system.

Potable water and sanitary sewer service to this property is subject to the existing and future policies of the Clayton County Water Authority, State EPD and Federal EPA.

Sincerely,

Catherine Samay
Plan Review Coordinator

Battle Law

STATEMENT OF INTENT

and

Other Material Required by
City of Stockbridge Zoning Ordinance
For
A Rezoning from C-3 to PUD and a Future Land Use Amendment from Low Density Mixed Use to High Density Mixed-Use to Allow
A Mixed-Use Development Including Townhomes and Office Space

of

Templar Development Group, LLC
c/o Battle Law, P.C.

for

+/-9.9 Acres of Land
Fronting on North Henry Boulevard
City of Stockbridge, Georgia and
Parcel Nos. 029-01011001

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com

Battle Law

I. LETTER OF INTENT

Templar Development Group, LLC (the "Applicant") is seeking to develop on +/- 9.9 acres of land being Tax Parcel No(s). 029-01011001 having frontage on North Henry Boulevard (the "Subject Property") with a mixed-use development containing townhomes and office space.

This document serves as a statement of intent, analysis of the criteria under the City of Stockbridge Code of Ordinances and contains notice of constitutional allegations as a reservation of the Applicant's rights.

II. CITY OF STOCKBRIDGE REZONING CRITERIA

In ruling upon any application for a zoning map amendment, or any other zoning decision, the mayor and council shall act in the best interest of the health, safety, morals, and general welfare of the city, in doing so, they will consider one or more of the following standards of review which are relevant to the application:

1. *Whether the proposal is consistent and/or compatible with the city's plans, goals, and objectives reflected in the city's comprehensive plan;*

The zoning proposal includes both a rezoning and future land use amendment. Combined, the zoning proposal is consistent with the city's plans, goals, and objectives reflected in the comprehensive plan.

2. *How the proposal impacts the purposes of the overall zoning scheme, and whether the proposed change furthers the purposes of these zoning regulations. Applications for zoning amendments that do not contain specific site plans carry a rebuttable presumption that the proposed change shall adversely affect the zoning scheme;*

The zoning proposal fits in well with the overall zoning scheme. The property to the east of the Subject Property is zoned PUD and allow for residential uses. The zoning proposal also seeks PUD and will allow for residential uses but will add an office use fronting North Henry Boulevard. This is a much more desirable configuration than having commercial immediately against residential, which is what would be permitted under the zoning scheme as it is today.

3. *How the proposal impacts the character of the zoning district, the particular piece of property, neighborhoods, or the community;*

The zoning proposal would be an improvement over the current zoning scheme in the area. Today, the zoning scheme allows for commercial uses to exist immediately adjacent to residential uses. The zoning proposal would improve upon this by putting residential next to residential but also incorporating office uses. The impact on the area would be minimal because the zoning proposal would continue the pattern of residential development while acting as a

transition from the lower density residential to the east, to higher intensity uses along North Henry Boulevard.

4. *Whether the proposal creates an isolated district unrelated to adjacent properties and nearby districts;*

The proposal does not create an isolated district. The property to the east is zoned PUD. So, the zoning proposal will not introduce a new zoning district to the area.

5. *How the proposal impacts the aesthetic character of existing and future uses of the property and the surrounding area;*

The zoning proposal will have minimal impact on the aesthetic character of existing and future uses of the property and surrounding area.

6. *Whether the proposal is consistent with adjacent development densities and the density patterns reflected in the comprehensive plan;*

The zoning proposal includes density that is higher than nearby property, but the Subject Property is fronting directly on North Henry Boulevard where other properties nearby do not. This difference calls for higher density development.

7. *How the proposal impacts the public health, safety, and general welfare;*

The proposal will have minimal impact on public health, safety, and general welfare.

8. *How the proposal impacts water, sewerage, other public facilities, or public services, and how the proposed amendment impacts expenditures of public funds;*

The zoning proposal will have minimal impact on water, sewerage, and other public facilities and services.

9. *How the proposal impacts traffic safety and congestion;*

The zoning proposal will have minimal impact on traffic safety and congestion.

10. *How the proposal impacts environmental conditions, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality, water quality and quantity;*

There are no environmental assets on the Subject Property. Therefore, the zoning proposal will not adversely affect environmental conditions. The zoning proposal will include a stormwater management facility which will improve stormwater runoff.

11. *How the proposal impacts the provision of adequate light and air;*

The proposal will have minimal impact on the provision of adequate light and air. The proposed townhomes will not be so tall as to block light or airflow.

12. How the proposal impacts the value of adjacent property;

The zoning proposal will not adversely impact the values of adjacent property. Changing the zoning of the Subject Property from commercial to residential may improve values for adjacent properties.

13. Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;

The Applicant is not aware of any substantial reasons why the property can or cannot be use in accordance with existing regulations. However, no commercial developer or operator has taken the opportunity to use the Subject Property in accordance with the C-3 zoning.

14. Preservation of integrity of residential neighborhoods shall carry greater weight than other factors. Where property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall carry greater weight.

The integrity of the nearby residential neighborhoods shall be preserved.

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a rezoning and future land use amendment to allow a mixed-use development be approved. The Applicant welcomes any questions and feedback from the planning staff.

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of the City of Stockbridge Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the City of Stockbridge Mayor and Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Henry County demanding just and adequate compensation under Georgia law for the

taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant

Stockbridge
Where Community Connects

TO: Planning Commission; Mayor/Council

FROM: Gordon Linton, Senior Planner; Jordyn Bucholtz, GIS Analyst

CC: R. Ryan Anderson, Community Development Director

DATE: April 17, 2025 (Planning Commission); May 12, 2025 (Mayor/Council)

Subject: #CP-2025-02 For Parcel #029-01011001 (North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road)

I. PURPOSE

Consider a Comprehensive Plan Amendment application by Templar Development to change the future land use designation from 'Low-Density Mixed-Use' to 'High-Density Mixed-Use' for Parcel #029-01011001, which is located between North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road. The property contains one parcel with 9.9 +/- total acres. The purpose of this request is to allow for the development of townhomes and office space.

II. Background

Proposed Development	Mixed-use development that will include 98 units and office space
Site Address	The subject property is located between North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road.
Parcel Identification	029-01011001
Parcel Acreage	9.9 +/- acres
Applicant	Templar Development, LLC
Owner	Miriam Deborah Mays Gilmore and William Brooks Gilmore
Current Land Use Designation	Low-Density Mixed-Use

Proposed Land Use Designation	High-Density Mixed-Use
Number of Proposed Units Per Acre	9.9 dwelling units per acre
Current Use	Vacant; Heavily wooded

SURROUNDING LAND USE DESIGNATION

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Vacant, Liberty Baptist Church	Low Density Mixed Use, Low-Density Residential
Property to the South	DC Event Rentals (Party equipment rental service), Army Navy Outdoor Center (Gun shop)	Low-Density Mixed-Use
Property to the East	Valley Hill Station (Subdivision)	Low-Density Residential
Property to the West	Stockbridge North Shopping Plaza	Low-Density Mixed-Use

SURROUNDING LAND USE DENSITIES

Name of Subdivision/Development	Units	Estimate Density Per Acres
Valley Hill Station	126	1.82 units per acre
Templar Development	**98**	**9.9 units per acre**
Wildwood Estates	169	2.84 units per acre
Pineywoods	31	1.79 units per acre

Sentry Oaks	30	1.93 units per acre
Springwood Valley	58	1 unit per acre
576 Davis Road	165	6 units per acre
Victory Worship Center	56	5.65 units per acre
JP Upchurch Properties	40	1 unit per acre

III. Findings of Fact

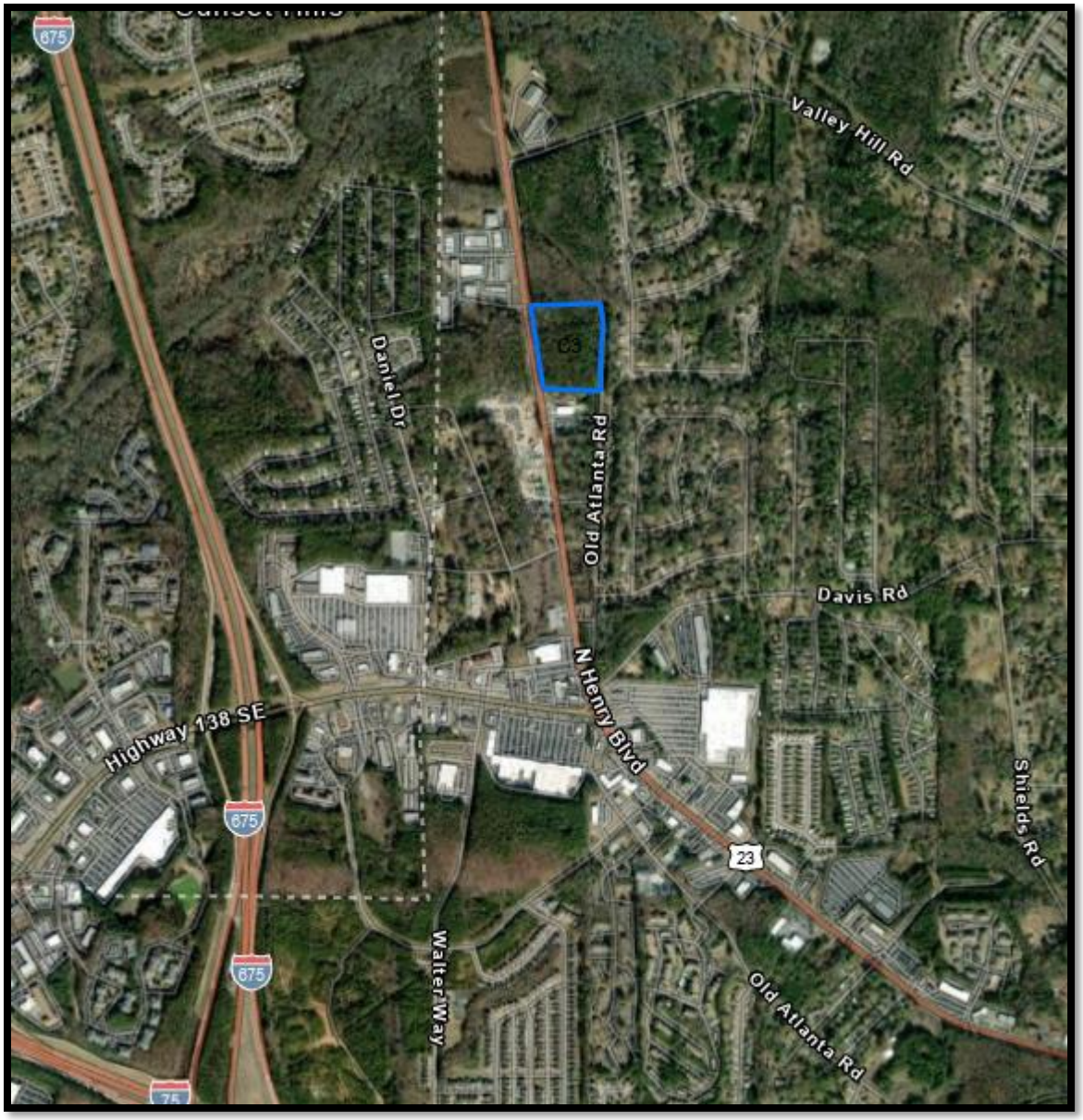
1. The applicant also applied for a rezoning application (RX-2025-03) from C-3 to PUD. The case will be heard concurrently.

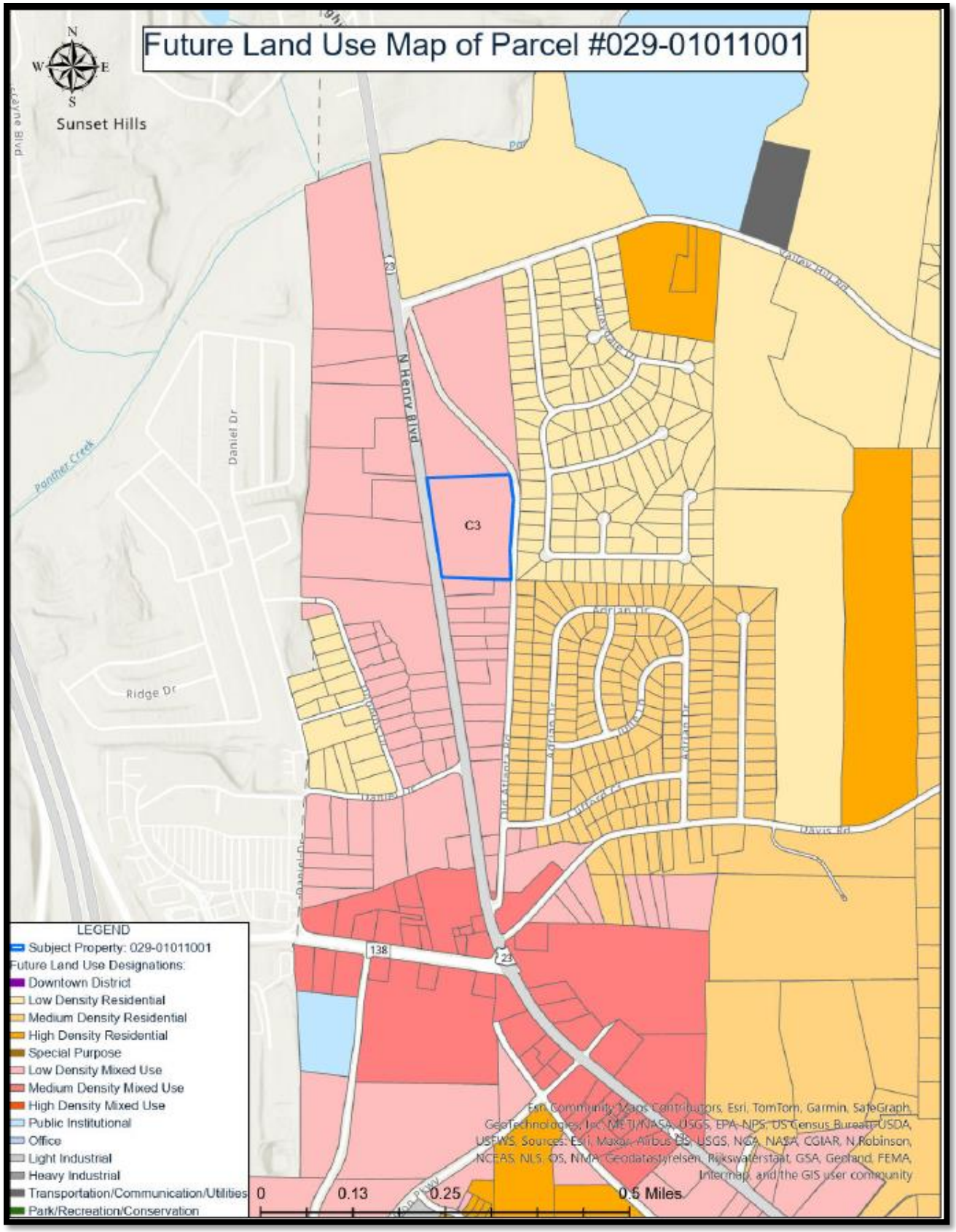
2. The vicinity of the area is mostly Low-Density Mixed-Use, Low Density Residential, Medium Density Residential, and High Density Residential.

3. The subject property has frontage on Highway 42 which is classified as a minor arterial road by the Georgia Department of Transportation State Functional Classification Map.

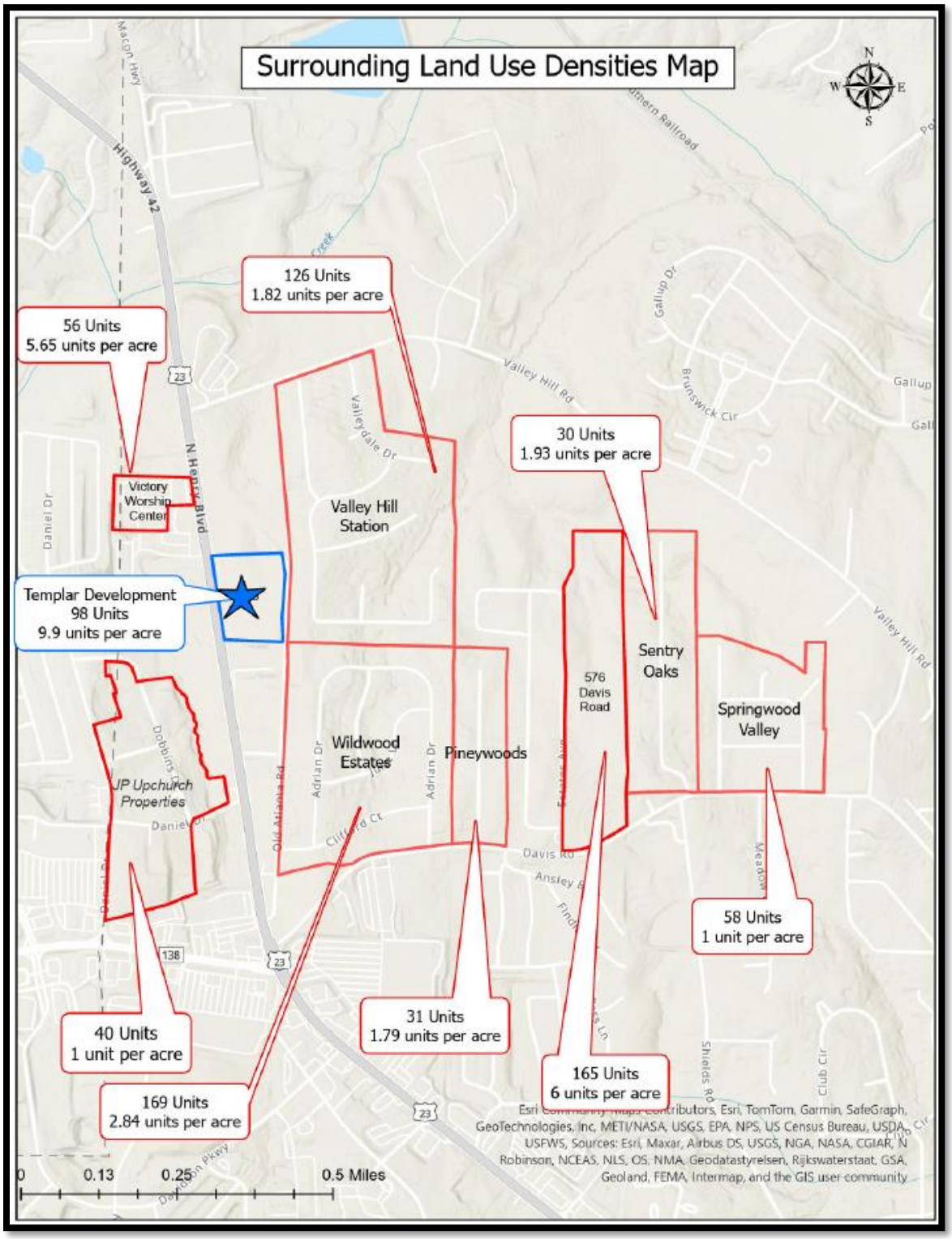
IV. Maps and Illustrations

Aerial Photo of Parcel #029-01011001

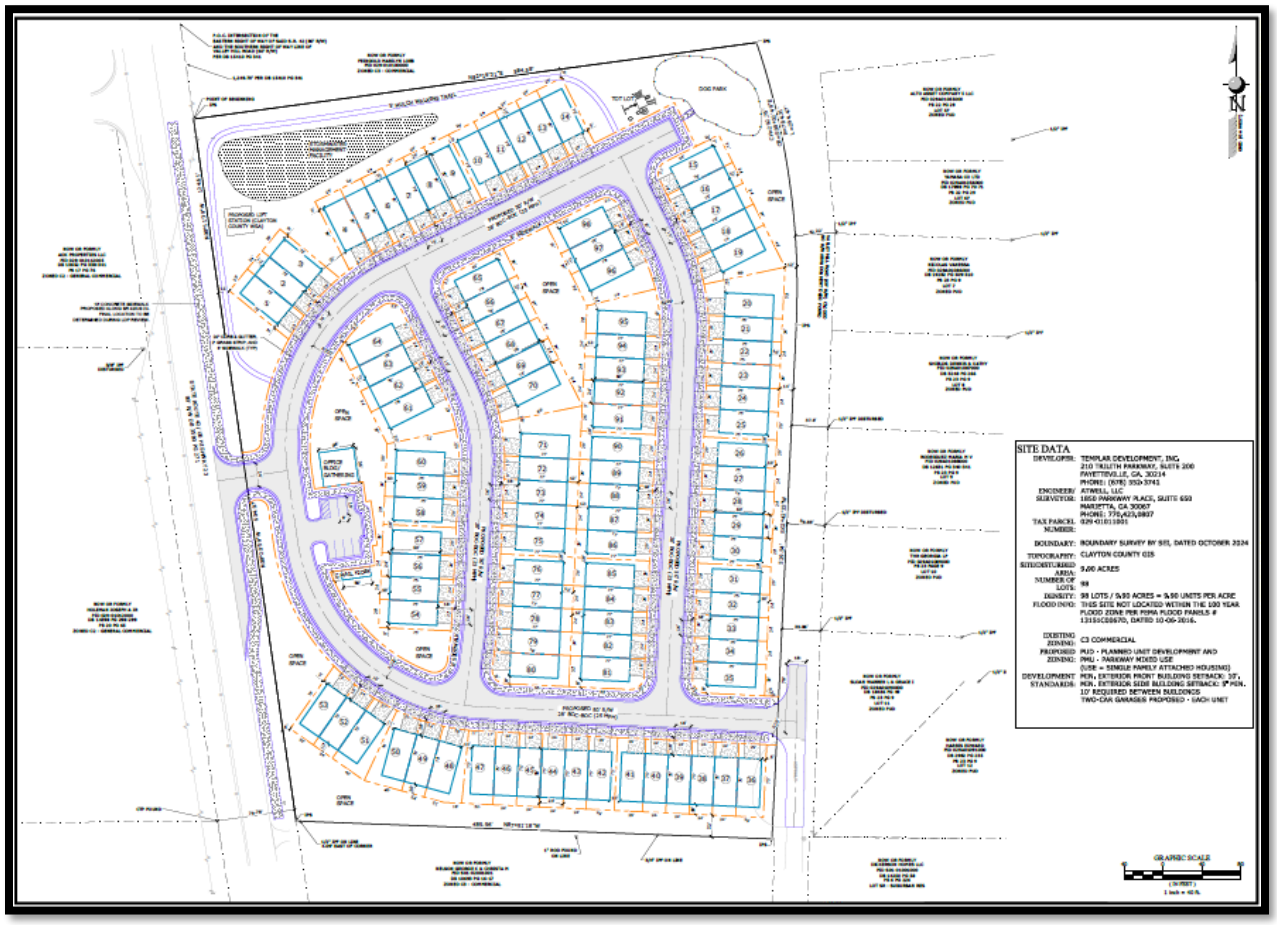



Future Land Use Map of Parcel #029-01011001
N
W
E
S
Sunset Hills
N Henry Blvd
Daniel Dr
Panther Creek
Ridge Dr
C3
LEGEND
Subject Property: 029-01011001
Future Land Use Designations:
Downtown District
Low Density Residential
Medium Density Residential
High Density Residential
Special Purpose
Low Density Mixed Use
Medium Density Mixed Use
High Density Mixed Use
Public Institutional
Office
Light Industrial
Heavy Industrial
Transportation/Communication/Utilities
Park/Recreation/Conservation
0
0.13
0.25
0.5 Miles
Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

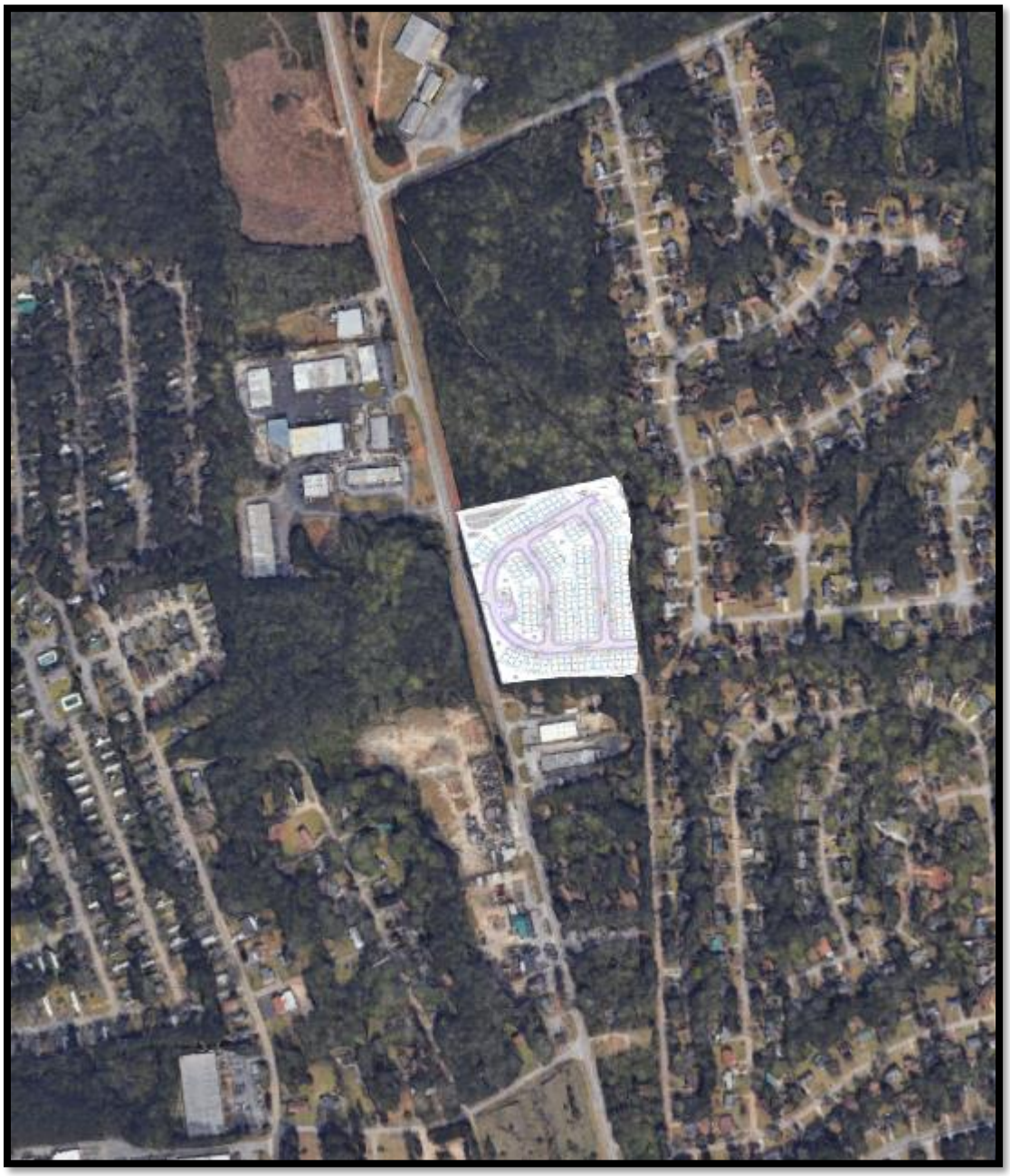
Surrounding Land Use Densities Map



Site Plan of Parcel #029-01011001



Aerial Site Plan of Parcel #029-01011001



Renderings of Proposed Development





V. Analysis

Project Description

The applicant has requested a Comprehensive Plan Amendment to change the City Future Land Use Designation from Low-Density Mixed-Use to High-Density Mixed-Use to allow for a mixed-use development with 98 townhome units with 98 parking spaces. The proposed mixed-use development will include a 1,296 square foot office space with seven proposed parking spaces, a mail kiosk, five areas of open space, and a detention pond. The density of the proposed project is 9.9 units per acre.

The subject property is currently zoned as C-3 (Heavy Commercial District) by the City of Stockbridge Zoning Ordinance. However, once the proposed rezoning is approved by the city, it will be assigned to the PUD (Planned Unit Development) zoning district. Page 45 of the City of Stockbridge 2024 Comprehensive Plan states the PUD (Planned Unit Development) zoning district is compatible with all the Future Land Use Designations which includes the proposed High-Density Mixed-Use designation.

Staff Analysis

The applicant requests a **Comprehensive Plan Amendment** under the City of Stockbridge Unified Development Code Section **(Sec. 9.2.7):**

ANALYSIS OF REQUEST

1. Consistency with the Comprehensive Plan.

The request to assign the Future Land Use designation of High-Density Mixed-Use is necessary because the PUD zoning district is compatible with all the Land Use Designations in the city, which includes the proposed High-Density Mixed-Use designation. In addition, the proposed mixed-use development is consistent with the policy goals that are found in the current City of Stockbridge Comprehensive Plan that are found on pages 42 and 44.

Community Goals and Policies (pg. 42-44)	Population Goals: To attract new, diverse residents. Population Policies: Maintain a family friendly environment and focus on attracting and retaining young adults.
	Housing Goals: To provide a variety of housing choices to suit the changing needs and lifestyles of City residents. Housing Policies: Provide a mixture of housing options to attract young professionals, singles, and small families.

	Future Land Use Goals: - To ensure that new developments promote a better sense of place and preserve valued elements of community character. - To establish land use designations that meet the needs of the City and are consistent with the new UDC. Future Land Use Policies: - Encourage development of a rational network of commercial nodes to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways. - Encourage mixed-use development to promote a live, work, play concept. - Support increases in density where community design standards, environmental constraints, and available infrastructure capacities can accommodate the increased density.

2. Relation to the Zoning of the Property.

The subject property is currently zoned C-3 (Heavy Commercial). The zoning designation of C-3 provides areas for commercial activities that generate heavy traffic or require transportation of bulky materials. Typical developments in a C-3 District include automobile sales and repair, building supply establishments, parking garages, warehouses and storage buildings, and trade shops. The 2024 Comprehensive Plan identifies C-3 zoning districts as compatible with light and heavy industrial Future Land Use designations. The current zoning of C-3 is not compatible with the proposed use; therefore, the rezoning request from C-3 to PUD is necessary.

The applicant's request of rezoning the subject property from C-3 (Heavy Commercial) to PUD (Planned Unit Development) is compatible with the other surrounding land use designations that are adjacent to the subject property, which includes the existing Valley Hill Station subdivision located to the east. Page 45 of the 2024 Comprehensive Plan identifies the PUD zoning district as being compatible with all the Future Land Use designations including the requested High-Density Mixed-Use designation. The applicant has requested the rezoning of the property to the PUD zoning district to accommodate the proposed mixed-use development.

3. Suitability of the Site's Location.

The applicant is proposing 98 dwelling units on 9.9 total acres with a density of 9.9 dwelling units per acre. This proposed development has a higher density than most of the nearby residential areas. A proposed townhome development at 576 Davis Road will have a density of 6 units per acre. The remaining nearby residential areas are single family subdivisions with densities ranging from 1 unit per acre to 2.84 units per acre (as shown

in the table on pages 2-3.

The surrounding area also includes various commercial shopping areas, and Walmart is located less than a mile south. This mix of residential and commercial areas is compatible with the PUD zoning and High-Density Mixed-Use future land use designation. The requested 9.9 units per acre by the applicant is therefore consistent with the surrounding land use densities in the area.

4. Maintaining the Current Land Use Designation.

The current Future Land Use designation of Low-Density Mixed-Use only allows for densities under 3.99 units per acre according to the 2024 Comprehensive Plan. Given the proposed density of 9.9 units per acre, this Future Land Use designation would not be compatible.

The 2024 Comprehensive Plan intends for the High-Density Mixed-Use Future Land Use designation to allow for commercial areas to be located around major intersections while incorporating high density residential uses. The proximity of the existing mixed-use development, retail shopping center, Walmart, a church, and several subdivisions make the requested High-Density Mixed-Use Future Land Use Designation an appropriate future land use for the subject property. Additionally, it is suitable for a mixed-use development to be located along a minor arterial road, such as Highway 42.

VI. STAFF RECOMMENDATION

- This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2025-02 would be necessary and desirable for the subject property in conjunction with the requested rezoning of RZ-2025-03 to assign the zoning district of ‘PUD’ (Planned Unit Development). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

Battle Law

May 4, 2025

VIA Email (llogan@cityofstockbridge-ga.gov)

Linda M. Logan, Senior Planner
City of Stockbridge Planning & Zoning Division
4602 North Henry Boulevard
Stockbridge, GA 30281

Re: Templar Development Group, LLC Deferral Request
Applications: RZ-2025-03 & CP-2025-02

Dear Linda:

On behalf of Templar Development Group, LLC, I am hereby requesting that Applications RZ-2025-03 & CP=2025-02 be deferred to the June City Council meeting considering the ethics violation issues that are currently pending regarding Councilmember Barber speaking in opposition to the Applications at the April 17, 2025 Planning Commissioner hearing.

Sincerely,

Michèle L. Battle
President/Senior Attorney

Battle Law

I. LETTER OF INTENT

Templar Development Group, LLC (the "Applicant") is seeking to develop on +/- 9.9 acres of land being Tax Parcel No(s). 029-01011001 having frontage on North Henry Boulevard (the "Subject Property") with a mixed-use development containing townhomes and office space.

This document serves as a statement of intent, analysis of the criteria under the City of Stockbridge Code of Ordinances and contains notice of constitutional allegations as a reservation of the Applicant's rights.

II. CITY OF STOCKBRIDGE REZONING CRITERIA

In ruling upon any application for a zoning map amendment, or any other zoning decision, the mayor and council shall act in the best interest of the health, safety, morals, and general welfare of the city, in doing so, they will consider one or more of the following standards of review which are relevant to the application:

1. *Whether the proposal is consistent and/or compatible with the city's plans, goals, and objectives reflected in the city's comprehensive plan;*

The zoning proposal includes both a rezoning and future land use amendment. Combined, the zoning proposal is consistent with the city's plans, goals, and objectives reflected in the comprehensive plan.

2. *How the proposal impacts the purposes of the overall zoning scheme, and whether the proposed change furthers the purposes of these zoning regulations. Applications for zoning amendments that do not contain specific site plans carry a rebuttable presumption that the proposed change shall adversely affect the zoning scheme;*

The zoning proposal fits in well with the overall zoning scheme. The property to the east of the Subject Property is zoned PUD and allow for residential uses. The zoning proposal also seeks PUD and will allow for residential uses but will add an office use fronting North Henry Boulevard. This is a much more desirable configuration than having commercial immediately against residential, which is what would be permitted under the zoning scheme as it is today.

3. *How the proposal impacts the character of the zoning district, the particular piece of property, neighborhoods, or the community;*

The zoning proposal would be an improvement over the current zoning scheme in the area. Today, the zoning scheme allows for commercial uses to exist immediately adjacent to residential uses. The zoning proposal would improve upon this by putting residential next to residential but also incorporating office uses. The impact on the area would be minimal because the zoning proposal would continue the pattern of residential development while acting as a

transition from the lower density residential to the east, to higher intensity uses along North Henry Boulevard.

4. *Whether the proposal creates an isolated district unrelated to adjacent properties and nearby districts;*

The proposal does not create an isolated district. The property to the east is zoned PUD. So, the zoning proposal will not introduce a new zoning district to the area.

5. *How the proposal impacts the aesthetic character of existing and future uses of the property and the surrounding area;*

The zoning proposal will have minimal impact on the aesthetic character of existing and future uses of the property and surrounding area.

6. *Whether the proposal is consistent with adjacent development densities and the density patterns reflected in the comprehensive plan;*

The zoning proposal includes density that is higher than nearby property, but the Subject Property is fronting directly on North Henry Boulevard where other properties nearby do not. This difference calls for higher density development.

7. *How the proposal impacts the public health, safety, and general welfare;*

The proposal will have minimal impact on public health, safety, and general welfare.

8. *How the proposal impacts water, sewerage, other public facilities, or public services, and how the proposed amendment impacts expenditures of public funds;*

The zoning proposal will have minimal impact on water, sewerage, and other public facilities and services.

9. *How the proposal impacts traffic safety and congestion;*

The zoning proposal will have minimal impact on traffic safety and congestion.

10. *How the proposal impacts environmental conditions, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality, water quality and quantity;*

There are no environmental assets on the Subject Property. Therefore, the zoning proposal will not adversely affect environmental conditions. The zoning proposal will include a stormwater management facility which will improve stormwater runoff.

11. *How the proposal impacts the provision of adequate light and air;*

The proposal will have minimal impact on the provision of adequate light and air. The proposed townhomes will not be so tall as to block light or airflow.

12. How the proposal impacts the value of adjacent property;

The zoning proposal will not adversely impact the values of adjacent property. Changing the zoning of the Subject Property from commercial to residential may improve values for adjacent properties.

13. Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;

The Applicant is not aware of any substantial reasons why the property can or cannot be use in accordance with existing regulations. However, no commercial developer or operator has taken the opportunity to use the Subject Property in accordance with the C-3 zoning.

14. Preservation of integrity of residential neighborhoods shall carry greater weight than other factors. Where property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall carry greater weight.

The integrity of the nearby residential neighborhoods shall be preserved.

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a rezoning and future land use amendment to allow a mixed-use development be approved. The Applicant welcomes any questions and feedback from the planning staff.

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of the City of Stockbridge Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the City of Stockbridge Mayor and Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

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A refusal to allow the land use amendment and/or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

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taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant

PowerPoint Presentations For CP-2025-02 and RZ-2025-03

Parcel #029-01011001 Between North Henry Boulevard and Old Atlanta Road, South of Valley Hill Road

April 17, 2025 (Planning Commission)

May 12, 2025 (Mayor and Council)

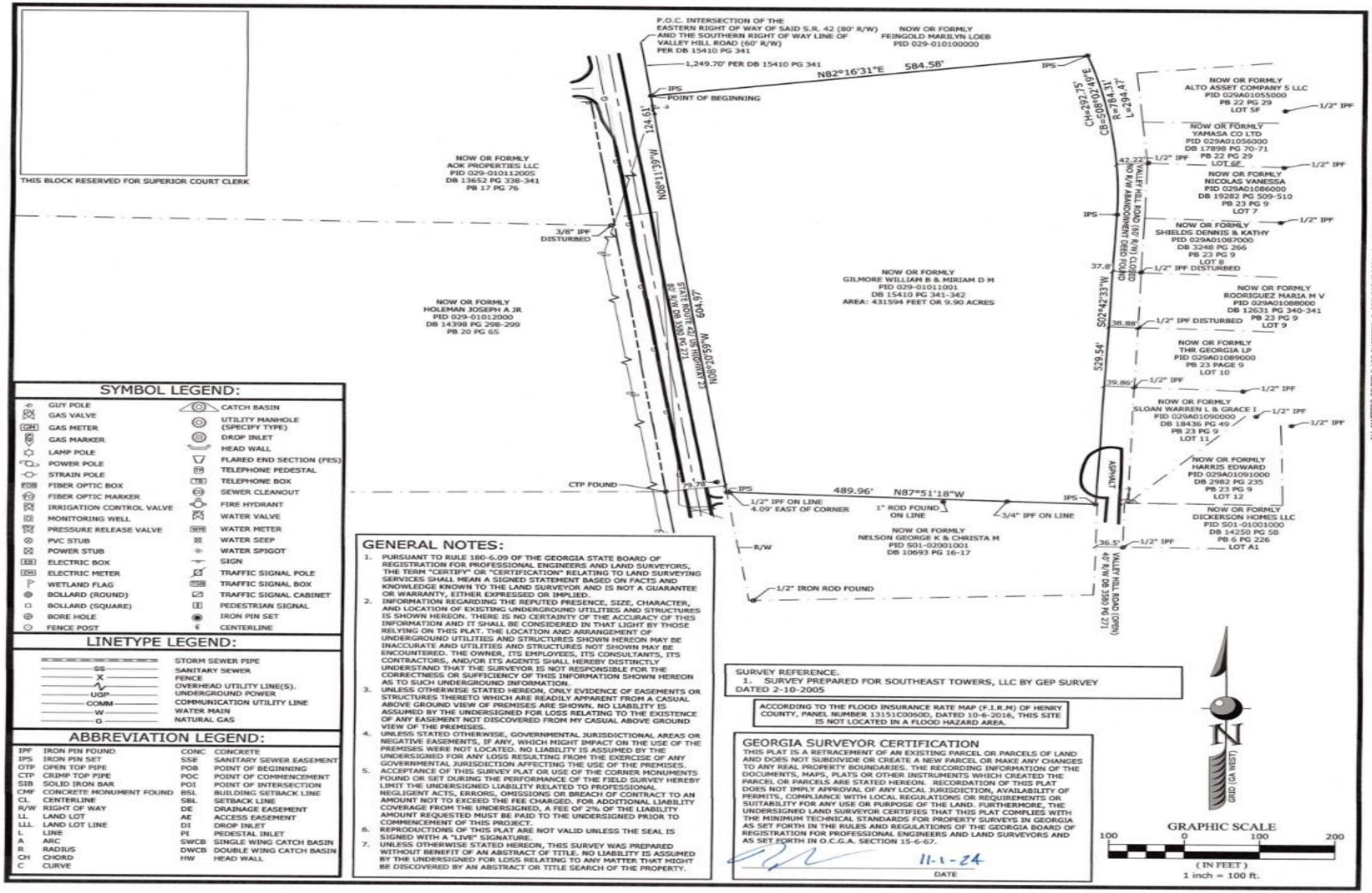
Case Facts

- Applicant: Templar Development, LLC
- Agent: Battle Law, P.C.
- Owner: William B Gilmore & Miriam D M Gilmore
- Address of Property: The subject property is located between North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road.
- Parcel Identification:029-01011001
- Parcel Acreage: 9.9
- Current Use: The property is vacant and heavily wooded
- Current Zoning of Property: C-3 (Heavy Commercial District)
- Current Future Land Use Designation: Low-Density Mixed Use
- Sign Posting: April 2, 2025
- Letters Residents Received From Applicant: April 2, 2025
- Date of CZIM Meeting: April 9, 2025


Aerial Photo
Liberty Baptist Church
Stockbridge Plaza
Victory Worship Center
Valley Hill Station
Army Navy Outdoor Center
DC Event Rentals
JP Upchurch Properties
Wildwood Estates
Pine Hills Mobile Home Park
576 Davis Road (Townhomes)
Walmart
Askew Lakes North Lake
33°33'43.0"N 84°15'35.3"W
Legend
33°33'43.0"N 84°15'35.3"W
Valley Hill Rd
Fountain Cir
Somerset Dr
Daniel Dr
Hillside Dr
Highlandale Dr
Valleydale Dr
Brunswick Cir
Gallup Dr
Greyfox Trail
Boulder Way
Ridge Dr
Black Forest Trail
Adrian Dr
Julie Ln
Clifford Ct
Daniel Dr
Davis Rd
Shields Rd
Stagecoach Cir
N Deal St
Ridge Run
Landover Dr
Club Cir
Creek Ct
Walter Way
Davidson Cir
675
138
23
Google Earth
2000 ft
N


Aerial Photo
with Site Plan

THIS BLOCK RESERVED FOR SUPERIOR COURT CLERK



SYMBOL LEGEND:

	GUY POLE		CATCH BASIN
GV	GAS VALVE		UTILITY MANHOLE (SPECIFY TYPE)
GM	GAS METER		DROP INLET
	GAS MARKER		HEAD WALL
	LAMP POLE		FLARED END SECTION (FES)
	POWER POLE	TP	TELEPHONE PEDESTAL
	STRAIN POLE	TB	TELEPHONE BOX
FOB	FIBER OPTIC BOX		SEWER CLEANOUT
	FIBER OPTIC MARKER		FIRE HYDRANT
	IRRIGATION CONTROL VALVE		WATER VALVE
	MONITORING WELL	WM	WATER METER
	PRESSURE RELEASE VALVE		WATER SEEP
	PVC STUB		WATER SPIGOT
	POWER STUB		SIGN
EB	ELECTRIC BOX		TRAFFIC SIGNAL POLE
EM	ELECTRIC METER	TSB	TRAFFIC SIGNAL BOX
	WETLAND FLAG		TRAFFIC SIGNAL CABINET
	BOLLARD (ROUND)		PEDESTRIAN SIGNAL
	BOLLARD (SQUARE)		IRON PIN SET
	BORE HOLE		CENTERLINE
	FENCE POST		

LINETYPE LEGEND:

SS	STORM SEWER PIPE
X	SANITARY SEWER
UGP	FENCE
COMM	OVERHEAD UTILITY LINE(S). UNDERGROUND POWER
W	COMMUNICATION UTILITY LINE
G	WATER MAIN
	NATURAL GAS

ABBREVIATION LEGEND:

IPF	IRON PIN FOUND	CONC	CONCRETE
IPS	IRON PIN SET	SSE	SANITARY SEWER EASEMENT
OTP	OPEN TOP PIPE	POB	POINT OF BEGINNING
CTP	CRIMP TOP PIPE	POC	POINT OF COMMENCEMENT
SIB	SOLID IRON BAR	POI	POINT OF INTERSECTION
CMF	CONCRETE MONUMENT FOUND	BSL	BUILDING SETBACK LINE
CL	CENTERLINE	SBL	SETBACK LINE
R/W	RIGHT OF WAY	DE	DRAINAGE EASEMENT
LL	LAND LOT	AE	ACCESS EASEMENT
LLL	LAND LOT LINE	DI	DROP INLET
L	LINE	PI	PEDESTAL INLET
A	ARC	SWCB	SINGLE WING CATCH BASIN
R	RADIUS	DWCB	DOUBLE WING CATCH BASIN
CH	CHORD	HW	HEAD WALL
C	CURVE		

GENERAL NOTES:

1. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
2. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE RELYING ON THIS PLAT. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, ITS EMPLOYEES, ITS CONSULTANTS, ITS CONTRACTORS, AND/OR ITS AGENTS SHALL HEREBY DESTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
3. UNLESS OTHERWISE STATED HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE PREMISES.
4. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENTS, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.
5. ACCEPTANCE OF THIS SURVEY PLAT OR USE OF THE CORNER MONUMENTS FOUND OR SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMIT THE UNDERSIGNED LIABILITY RELATED TO PROFESSIONAL NEGLIGENT ACTS, ERRORS, OMISSIONS OR BREACH OF CONTRACT TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED. FOR ADDITIONAL LIABILITY COVERAGE FROM THE UNDERSIGNED, A FEE OF 2% OF THE LIABILITY AMOUNT REQUESTED MUST BE PAID TO THE UNDERSIGNED PRIOR TO COMMENCEMENT OF THIS PROJECT.
6. REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS THE SEAL IS SIGNED WITH A "LIVE" SIGNATURE.
7. UNLESS OTHERWISE STATED HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

SURVEY REFERENCE.
1. SURVEY PREPARED FOR SOUTHEAST TOWERS, LLC BY GEP SURVEY DATED 2-10-2005

ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M) OF HENRY COUNTY, PANEL NUMBER 13151C0060D, DATED 10-6-2016, THIS SITE IS NOT LOCATED IN A FLOOD HAZARD AREA.

GEORGIA SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

11-1-24
DATE

SEI ENGINEERING, INC.
2470 Lively Plains Road Suite A Marietta, Georgia 30066
617 Yorkmont Way Suite A Fellowship, Georgia 30736
ph: 770-321-3936
www.seiengineering.com

No	ISSUED	DATE

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PLAT INFORMATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 100,000+ FEET AND AN ANGULAR ERROR OF 00" PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

THIS PLAT MAY BE REVISED OR VOIDED FOR THE EXCLUSIVE USE OF THE PERSONS FOR WHOM IT WAS PREPARED AT THEIR REQUEST. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR MAKING SAID PERSON, PERSONS OR ENTITY.

BOUNDARY SURVEY

TEMPLAR DEVELOPMENT

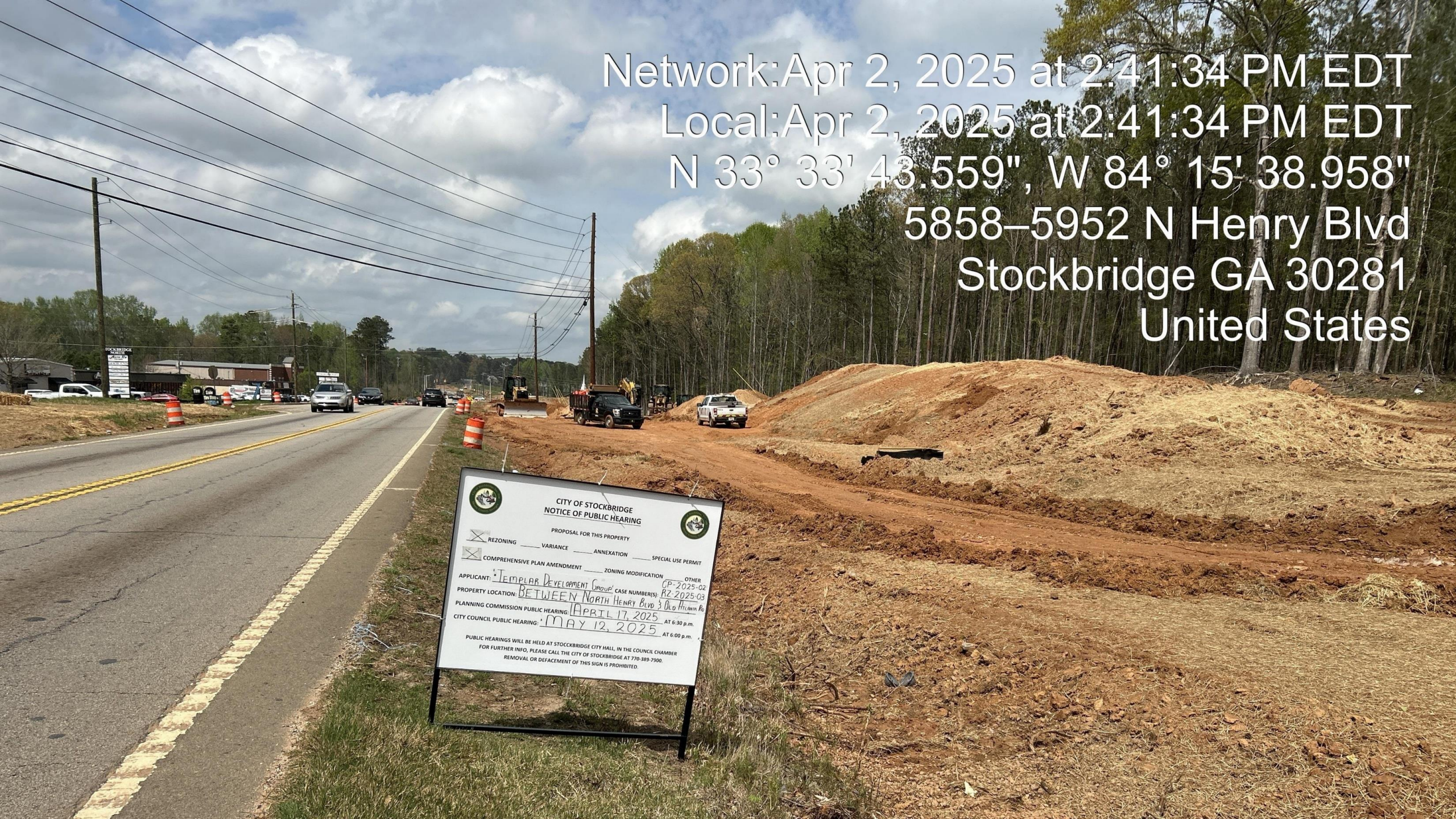
LOCATED IN:
LAND LOT 90 OF THE 12th DISTRICT CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA

GEORGIA REGISTERED No. 2891 LAND SURVEYOR WAYNE A. POWERS
11-1-24

Project No.:	1440-24-109
Surveyed By:	B. Coveney
Field Date:	10-15-24
Drafted By:	C.Powers
Issue Date:	11-1-24

1 OF 1

FILE NAME: I:\CUSTOMERS_PROJECTS\1440 Templar Development\1440-24-109 North Henry Blvd Tract\SUR\Working\1440-24-109 Boundary.dwg PLOT DATE:11/1/2024 USER:CARSON POWERS


Network:Apr 2, 2025 at 2:41:34 PM EDT
Local:Apr 2, 2025 at 2:41:34 PM EDT
N 33° 33' 43.559", W 84° 15' 38.958"
5858–5952 N Henry Blvd
Stockbridge GA 30281
United States
CITY OF STOCKBRIDGE
NOTICE OF PUBLIC HEARING
PROPOSAL FOR THIS PROPERTY
X REZONING ____ VARIANCE ____ ANNEXATION ____ SPECIAL USE PERMIT
X COMPREHENSIVE PLAN AMENDMENT ____ ZONING MODIFICATION ____ OTHER
APPLICANT: 'Templar Development Group' CASE NUMBER(S): CP-2025-02 RZ-2025-03
PROPERTY LOCATION: BETWEEN North Henry Blvd & Old Atlanta Rd
PLANNING COMMISSION PUBLIC HEARING: April 17, 2025 AT 6:30 p.m.
CITY COUNCIL PUBLIC HEARING: MAY 12, 2025 AT 6:00 p.m.
PUBLIC HEARINGS WILL BE HELD AT STOCKBRIDGE CITY HALL, IN THE COUNCIL CHAMBER
FOR FURTHER INFO, PLEASE CALL THE CITY OF STOCKBRIDGE AT 770-389-7900.
REMOVAL OR DEFACEMENT OF THIS SIGN IS PROHIBITED.

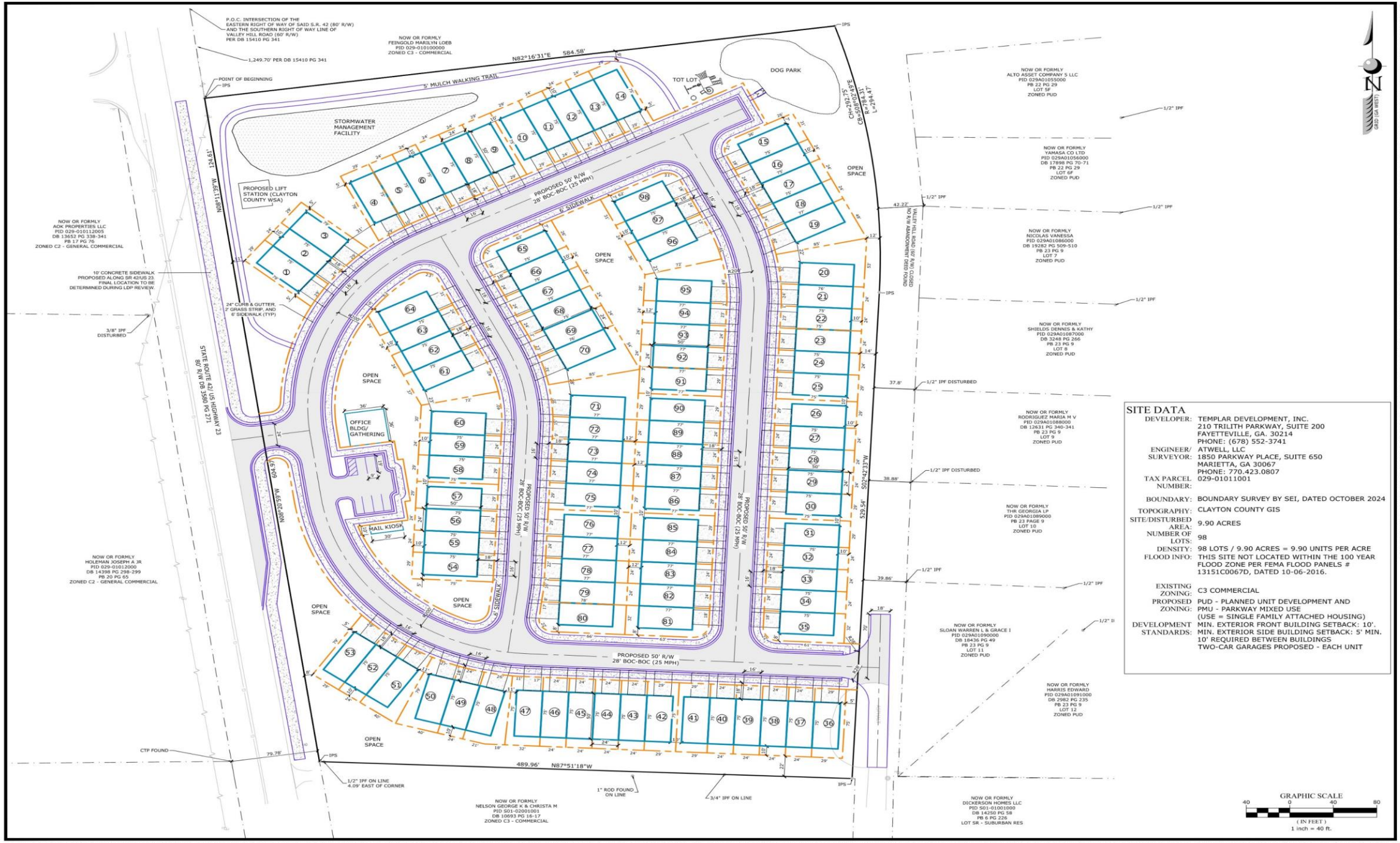


N 33° 33' 40.029" , W 84° 13' 37.935"
5834 N Henry Blvd
Stockbridge GA 30281
United States

Development Information

Development Information

- Templar Development LLC is proposing a thoughtfully designed mixed-use residential community located on the western side of North Henry Boulevard. Spanning 9.90 acres, this development is planned to include 98 two-story attached townhome units, achieving a residential density of approximately 9.90 units per acre. The project integrates essential infrastructure improvements, including a stormwater management facility and a lift station operated by Clayton County Water Authority, ensuring sustainable utility support. Additionally, the site incorporates a hammerhead turnaround to optimize traffic circulation and enhance emergency vehicle access. Open spaces and community amenities such as a 5’ mulch walking trail, tot lot, and dog park are designed to foster an active and engaging residential environment. With a well-defined internal roadway network featuring a 50’ right-of-way and 28’ back-of-curb to back-of-curb width, the development supports efficient mobility while maintaining a pedestrian-friendly atmosphere, including a planned 10’ concrete sidewalk along SR 42/US 23.
- Lot sizes within the development are expected to range from approximately 1,200 to 1,500 square feet per unit, ensuring efficient land use while providing adequate space for comfortable residential living. Setback requirements for the development include a 10-foot front yard setback along the exterior, a 5-foot side yard setback along the exterior, and a 10-foot distance between the buildings, providing adequate separation and privacy. Architecturally, the townhomes are designed with a cohesive aesthetic, featuring two-story elevations, two-car garages, and brick as the primary exterior material, ensuring both durability and an attractive streetscape throughout the development.



SITE DATA

DEVELOPER:	TEMPLAR DEVELOPMENT, INC. 210 TRILITH PARKWAY, SUITE 200 FAYETTEVILLE, GA. 30214 PHONE: (678) 552-3741
ENGINEER/ SURVEYOR:	ATWELL, LLC 1850 PARKWAY PLACE, SUITE 650 MARIETTA, GA 30067 PHONE: 770.423.0807
TAX PARCEL NUMBER:	029-01011001
BOUNDARY:	BOUNDARY SURVEY BY SEI, DATED OCTOBER 2024
TOPOGRAPHY:	CLAYTON COUNTY GIS
SITE/DISTURBED AREA:	9.90 ACRES
NUMBER OF LOTS:	98
DENSITY:	98 LOTS / 9.90 ACRES = 9.90 UNITS PER ACRE
FLOOD INFO:	THIS SITE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANELS # 13151C0067D, DATED 10-06-2016.
EXISTING ZONING:	C3 COMMERCIAL
PROPOSED ZONING:	PUD - PLANNED UNIT DEVELOPMENT AND PMU - PARKWAY MIXED USE (USE = SINGLE FAMILY ATTACHED HOUSING)
DEVELOPMENT STANDARDS:	MIN. EXTERIOR FRONT BUILDING SETBACK: 10'. MIN. EXTERIOR SIDE BUILDING SETBACK: 5' MIN. 10' REQUIRED BETWEEN BUILDINGS TWO-CAR GARAGES PROPOSED - EACH UNIT

GRAPHIC SCALE
40 0 40 80
(IN FEET)
1 inch = 40 ft.

ATWELL
866.850.4200 www.atwell.com
1850 Parkway Place, Suite 650
Marietta, GA
770.423.0807

1440-24-109

No	ISSUED DESCRIPTION	DATE

PROJECT OWNED/DEVELOPED BY:
TEMPLAR DEVELOPMENT
210 TRILITH PARKWAY
SUITE 200
FAYETTEVILLE, GA. 30214
PHONE: (678) 552-3741
24 HOUR CONTACT INFORMATION

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REZONING SITE PLAN

DAVENPORT

PROJECT LOCATED AT:
LL 90 12TH DISTRICT
CITY OF STOCKBRIDGE,
HENRY COUNTY, GA.

GEORGIA REGISTERED NO. 31277 PROFESSIONAL ENGINEER E. WAYNE MATTHEWS JR.

ISSUED FOR: REVIEW

Project No.:	1440-24-109
Designed By:	JJS
Issue Date:	4/7/2025

1

811 Know what's below. Call before you dig.

FILE NAME: I:\CUSTOMERS_PROJECTS\1440 Templar Development\1440-24-109 North Henry Blvd Tract\Eng\Prelim\1440-24-109 Prelim Site.dwg PLOT STYLE: ---- PLOT DATE=4/7/2025 USER=KELLEI ALTMAN

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.

Development Data of Proposed Development

SITE DATA

DEVELOPER:	TEMPLAR DEVELOPMENT, INC. 210 TRILITH PARKWAY, SUITE 200 FAYETTEVILLE, GA. 30214 PHONE: (678) 552-3741
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Elevations of Proposed Development



Elevations of Proposed Development







PowerPoint Presentation For CP-2025-02

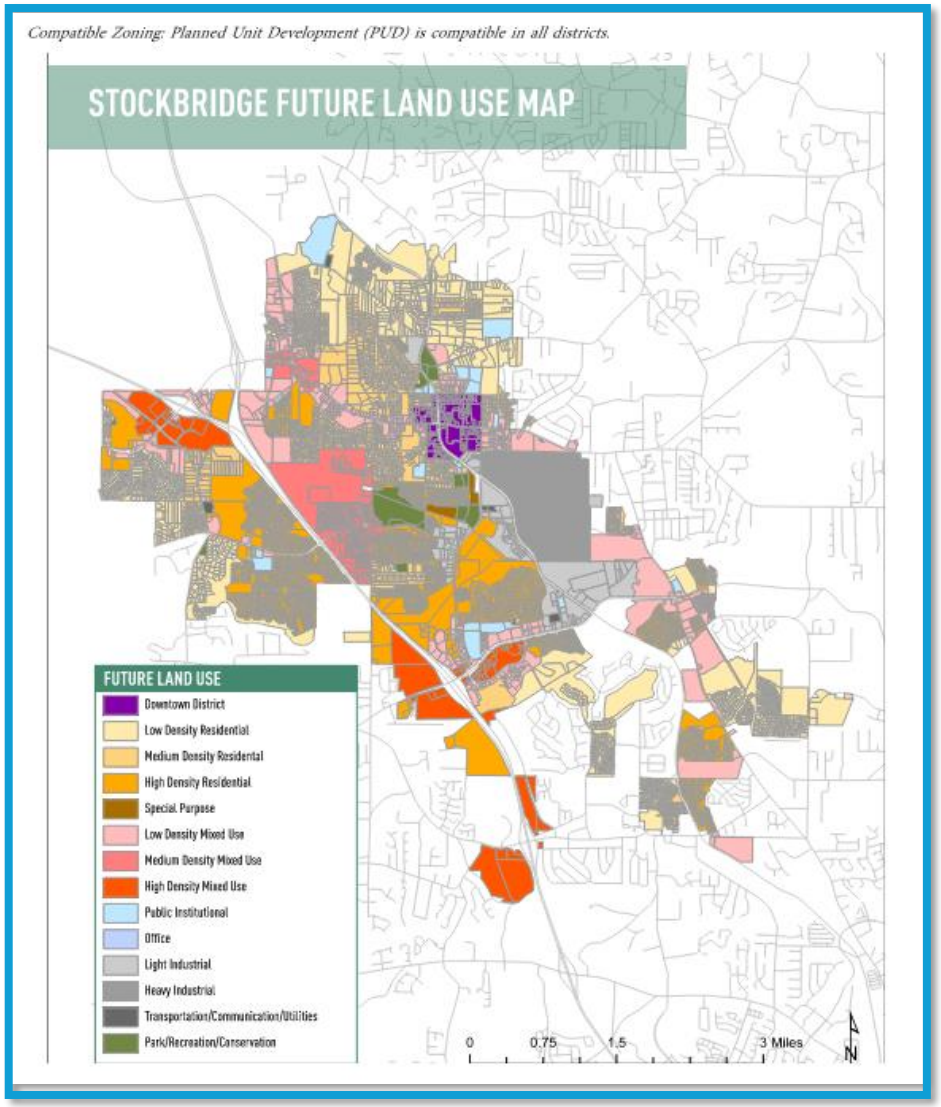


Applicant’s Request

Change the future land use designation from ‘Low-Density Mixed-Use’ to ‘High-Density Mixed-Use’ to allow for a mixed-use development that will include 98 units and office space.



City of Stockbridge
Comprehensive Plan (2024)

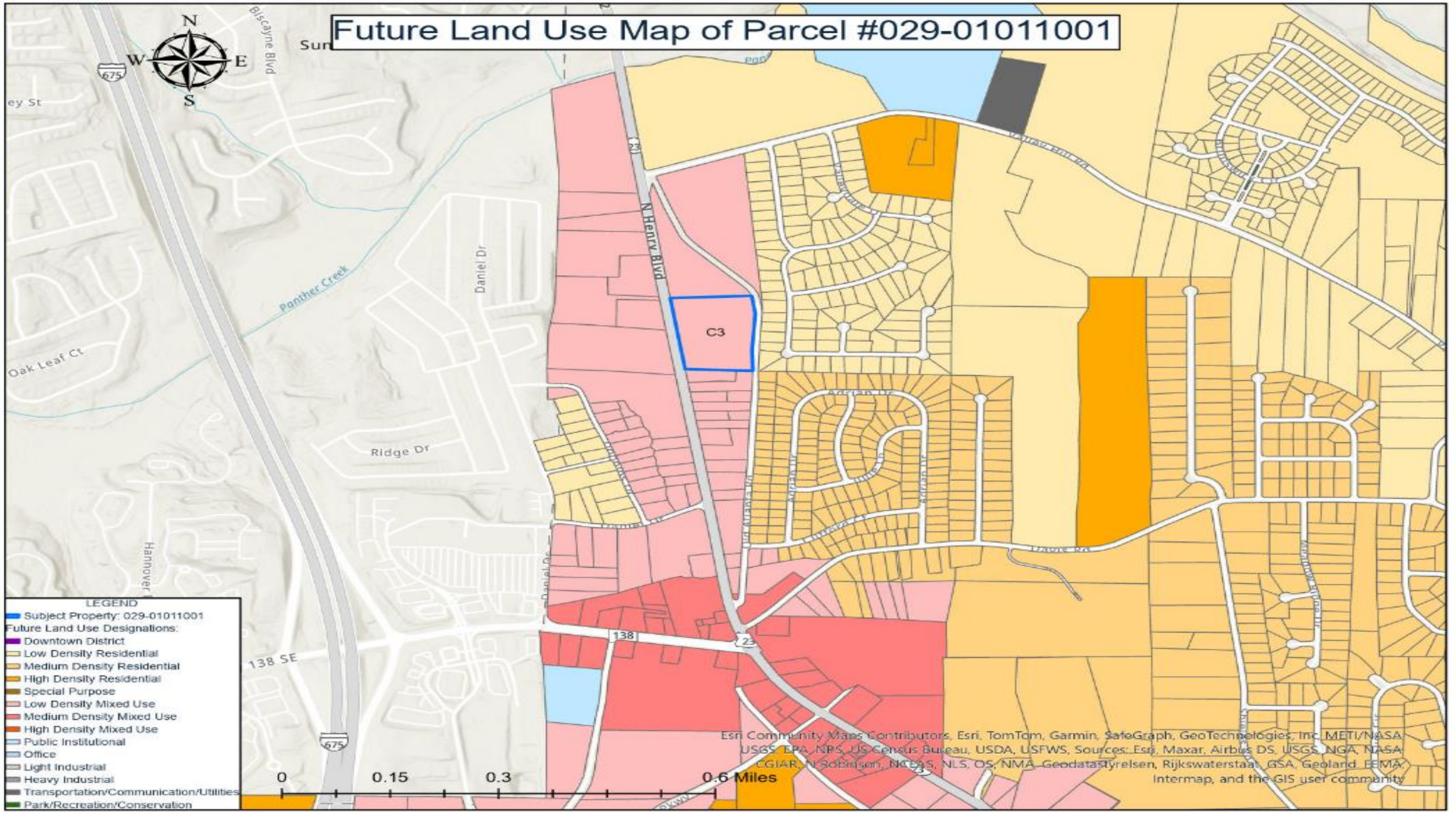


HIGH-DENSITY MIXED USE

This designation is intended for commercial areas located around major intersections, Future development and redevelopment should focus on making these areas more pedestrian oriented. This is characterized by mixed-use developments incorporating mostly commercial uses with some office tenants, and high density residential uses. This area would allow for larger then three story buildings, combining street-level commercial/retail/ office uses with the other stories accommodating office or lofts/ apartments/condominiums.

SURROUNDING LAND USE DESIGNATION

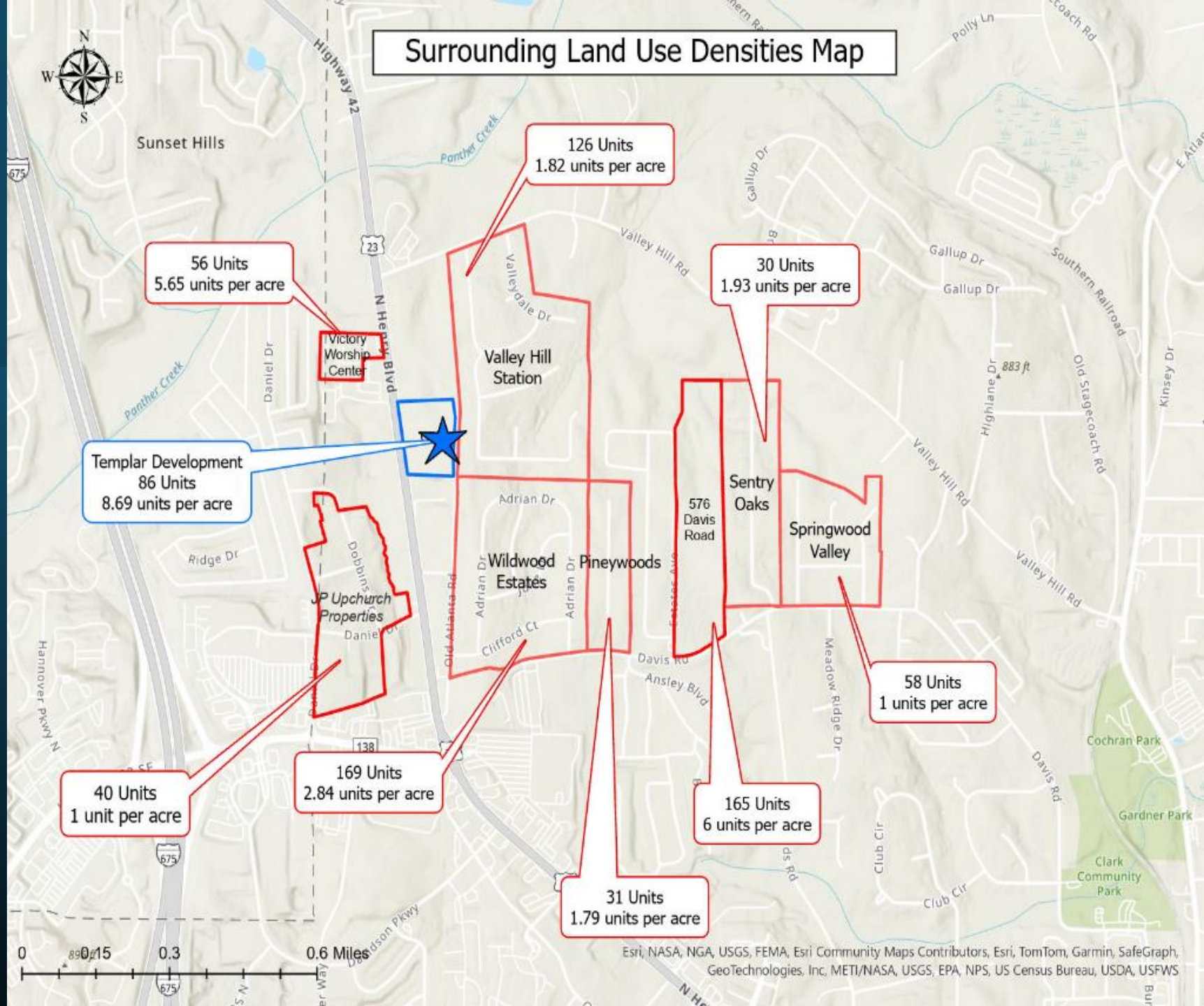
Location	Current Land Use	Current Future Land Use Designation
Property to the North	Vacant Liberty Baptist Church	Low Density Mixed Use Low-Density Residential
Property to the South	DC Event Rentals Army Navy Outdoor Center Vacant Land Wildwood Estates	Low-Density Mixed-Use Medium Density Residential
Property to the East	Valley Hill Station Victory Worship Center	Low-Density Residential High Density Residential
Property to the West	Vacant Land Stockbridge Plaza J.P. Upchurch Properties	Low Density Mixed Use Low Density Residential


Future Land Use Map of Parcel #029-01011001
N
W
E
S
C3
N Henry Blvd
Biscayne Blvd
Panther Creek
Daniel Dr
Ridge Dr
Oak Leaf Ct
138 SE
LEGEND
Subject Property: 029-01011001
Future Land Use Designations:
Downtown District
Low Density Residential
Medium Density Residential
High Density Residential
Special Purpose
Low Density Mixed Use
Medium Density Mixed Use
High Density Mixed Use
Public Institutional
Office
Light Industrial
Heavy Industrial
Transportation/Communication/Utilities
Park/Recreation/Conservation
0
0.15
0.3
0.6 Miles
Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, LGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

SURROUNDING LAND USE DENSITIES

Subdivision/Development	Units	Estimate Density Per Acre
Valley Hill Station	126	1.82 units per acre
Templar Development	**98**	**9.9 units per acre**
Wildwood Estates	169	2.84 units per acre
Pineywoods	31	1.79 units per acre
Sentry Oaks	30	1.93 units per acre
Springwood Valley	58	1 unit per acre
576 Davis Road	165	6 units per acre
Victory Worship Center	56	5.65 units per acre
JP Upchurch Properties	40	1 unit per acre

SURROUNDING LAND USE DENSITIES MAP



Staff Analysis (Section 9.2.7 of The Unified Development Code)

Staff Analysis (Section 9.2.7 of The Unified Development Code)

1. **Consistency with the Comprehensive Plan.**

The request to assign the Future Land Use designation of High-Density Mixed-Use is necessary because the PUD zoning district is compatible with all the Land Use Designations in the city, which includes the proposed High-Density Mixed-Use designation. In addition, the proposed mixed-use development is consistent with the policy goals that are found in the current City of Stockbridge Comprehensive Plan that are found on pages 42 and 44.

Population Goals: To attract new, diverse residents.

Population Policies: Maintain a family friendly environment and focus on attracting and retaining young adults.

Housing Goals: To provide a variety of housing choices to suit the changing needs and lifestyles of City residents.

Housing Policies: Provide a mixture of housing options to attract young professionals, singles, and small families.

Future Land Use Goals:

To ensure that new developments promote a better sense of place and preserve valued elements of community character.

To establish land use designations that meet the needs of the City and are consistent with the new UDC.

Future Land Use Policies:

Encourage development of a rational network of commercial nodes to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.

Encourage mixed-use development to promote a live, work, play concept.
Support increases in density where community design standards, environmental constraints, and available infrastructure capacities can accommodate the increased density.

Staff Analysis
(Section 9.2.7 of The Unified Development Code)

2. **Relation to the Zoning of the Property:** The subject property is currently zoned C-3 (Heavy Commercial). The zoning designation of C-3 provides areas for commercial activities that generate heavy traffic or require transportation of bulky materials. Typical developments in a C-3 District include automobile sales and repair, building supply establishments, parking garages, warehouses and storage buildings, and trade shops. The 2024 Comprehensive Plan identifies C-3 zoning districts as compatible with light and heavy industrial Future Land Use designations. The current zoning of C-3 is not compatible with the proposed use; therefore, the rezoning request from C-3 to PUD is necessary. The applicant's request of rezoning the subject property from C-3 (Heavy Commercial) to PUD (Planned Unit Development) is compatible with the other surrounding land use designations that are adjacent to the subject property, which includes the existing Valley Hill Station subdivision located to the east. Page 45 of the 2024 Comprehensive Plan identifies the PUD zoning district as being compatible with all the Future Land Use designations including the requested High-Density Mixed-Use designation. The applicant has requested the rezoning of the property to the PUD zoning district to accommodate the proposed mixed-use development.

3. **Suitability of the Site's Location:** The applicant is proposing 98 dwelling units on 9.9 total acres with a density of 9.9 dwelling units per acre. This proposed development has a higher density than most of the nearby residential areas. A proposed townhome development at 576 Davis Road will have a density of 6 units per acre. The remaining nearby residential areas are single family subdivisions with densities ranging from 1 unit per acre to 2.84 units per acre. The surrounding area also includes various commercial shopping areas, and Walmart is located less than a mile south. This mix of residential and commercial areas is compatible with the PUD zoning and High-Density Mixed-Use future land use designation. The requested 9.9 units per acre by the applicant is therefore consistent with the surrounding land use densities in the area.

Staff Analysis
(Section 9.2.7 of The Unified Development Code)

4. **Maintaining the Current Land Use Designation:** The current Future Land Use designation of Low-Density Mixed-Use only allows for densities under 3.99 units per acre according to the 2024 Comprehensive Plan. Given the proposed density of 9.9 units per acre, this Future Land Use designation would not be compatible. The 2024 Comprehensive Plan intends for the High-Density Mixed-Use Future Land Use designation to allow for commercial areas to be located around major intersections while incorporating high density residential uses. The proximity of the existing mixed-use development, retail shopping center, Walmart, a church, and several subdivisions make the requested High-Density Mixed-Use Future Land Use Designation an appropriate future land use for the subject property. Additionally, it is suitable for a mixed-use development to be located along a minor arterial road, such as Highway 42.

Staff Recommendation

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2025-02 would be necessary and desirable for the subject property in conjunction with the requested rezoning of RZ-2025-03 to rezone from ‘C-3’ (Heavy Commercial) to ‘PUD’ (Planned Unit Development). Therefore, the Planning and Zoning staff recommends **APPROVAL.**

PowerPoint Presentations For RZ-2025-03



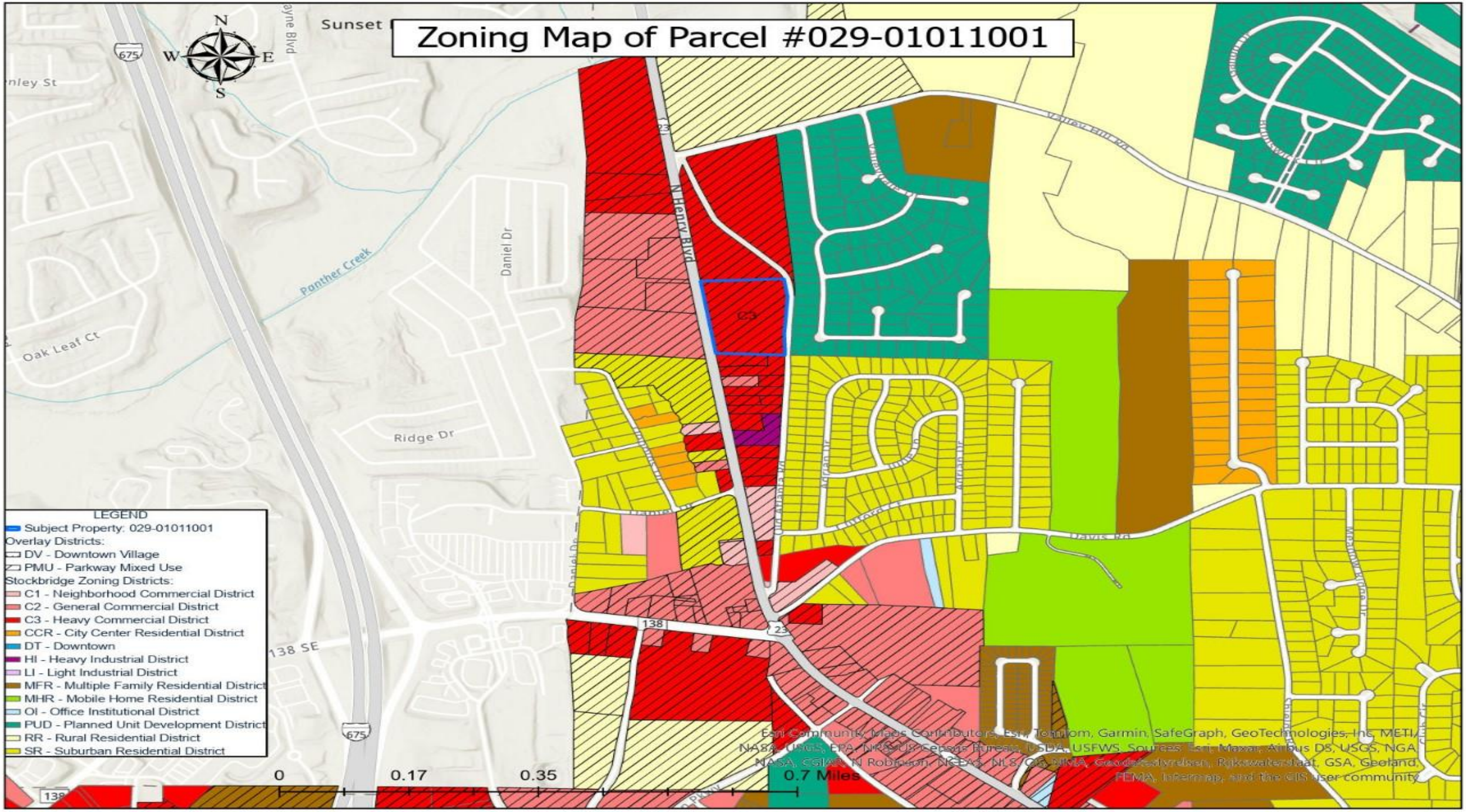


Applicant's Request

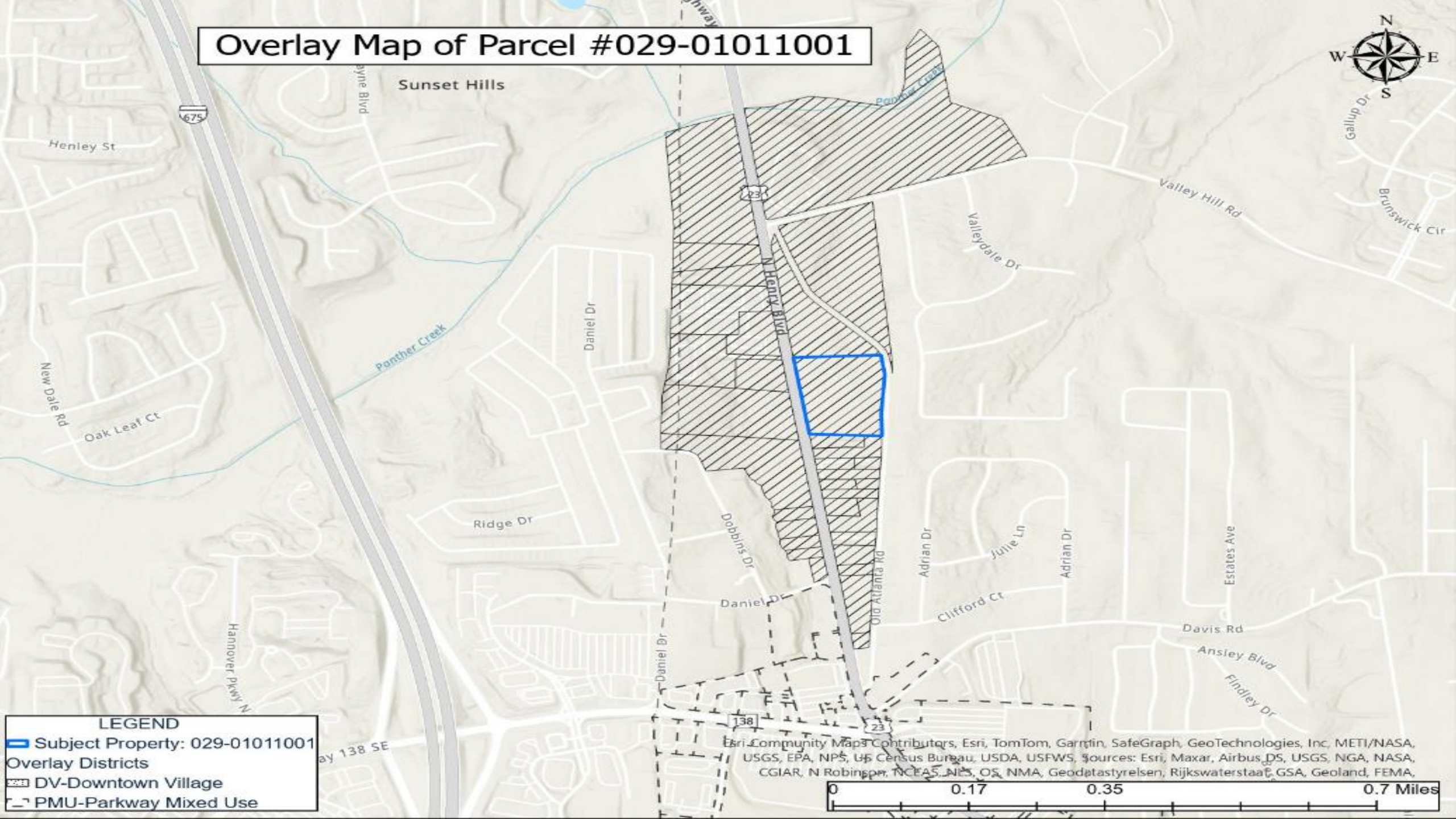
- Rezone from 'C-3' (Heavy Commercial) and 'PMU' (Parkway Mixed-Use) Overlay District to 'PUD' (Planned Unit Development) Master Plan and 'PMU' (Parkway Mixed-Use) Overlay District to allow for the development of townhomes and office space.

SURROUNDING ZONING PROPERTY INFORMATION

Location	Existing Zoning	Existing Land Use
Property to the North	Vacant Land	C-3 (Heavy Commercial District)
	Liberty Baptist Church	RR (Rural Residential)
Property to the South	DC Event Rentals	C-3 (Heavy Commercial District)
	Army Navy Outdoor Center	C-2 (General Commercial)
	Vacant Land	C-3 (Heavy Commercial District)
	Wildwood Estates	SR (Suburban Residential)
Property to the East	Valley Hill Station	PUD (Planned Unit Development)
	Victory Worship Center	MFR (Multi-Family Residential)
Property to the West	Vacant Land	C-2 (General Commercial)
	Stockbridge Plaza	C-2 (General Commercial)
	J.P. Upchurch Properties	SR (Suburban Residential) CCR (City Center Residential)


Zoning Map of Parcel #029-01011001
N
W
E
S
Sunset
675
Panther Creek
Daniel Dr
Oak Leaf Ct
Ridge Dr
138 SE
N Henry Blvd
C3
138
23
675
LEGEND
Subject Property: 029-01011001
Overlay Districts:
DV - Downtown Village
PMU - Parkway Mixed Use
Stockbridge Zoning Districts:
C1 - Neighborhood Commercial District
C2 - General Commercial District
C3 - Heavy Commercial District
CCR - City Center Residential District
DT - Downtown
HI - Heavy Industrial District
LI - Light Industrial District
MFR - Multiple Family Residential District
MHR - Mobile Home Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
RR - Rural Residential District
SR - Suburban Residential District
0
0.17
0.35
0.7 Miles
Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS User Community

Overlay Map of Parcel #029-01011001



LEGEND

- Subject Property: 029-01011001

Overlay Districts

- DV-Downtown Village
- PMU-Parkway Mixed Use

Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA,

0 0.17 0.35 0.7 Miles

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

1. **Consistency with the Comprehensive Plan**: The proposed 98-townhome development on 9.90 acres exceeds the current Low-Density Mixed Use designation, which only allows up to 3.99 units per acre. To align with the City's goals and accommodate the higher density, a change to High-Density Mixed Use is requested. This designation better supports the townhomes, planned office space, and walkable community design. Although nearby neighborhoods have lower densities (1–2.84 units/acre), recent developments like the Victory Worship Center townhomes (5.65 units/acre) show a shift toward higher-density housing in the area. The project supports several 2024 Comprehensive Plan goals, including increasing housing diversity, promoting economic development with an office component, using land efficiently, and encouraging innovative, mixed-use communities through PUD zoning.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

2. **The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code.** The rezoning to PUD allows townhomes, supports city growth, and fits the surrounding mix of residential and commercial areas. It includes green space to reduce conflicts and offers modern housing for families, professionals, and retirees. To manage traffic, the development has a three-lane entrance to a major highway, a well-designed internal road system, and sidewalks for pedestrians.

3. **Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community: The rezoning from C-3 to PUD will create a balanced mix of commercial and residential uses, benefiting the community.** The 98-townhome development offers diverse housing options, promotes walkability with sidewalks, and supports improved infrastructure.The mixed-use design, including office space, encourages a live-work environment, reducing commute times and traffic congestion. The PUD zoning fits well with surrounding residential and commercial areas, providing a smooth transition in density while enhancing community growth and connectivity.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

4. **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property:** The subject property exhibits physical conditions that support the proposed mixed-use development. The topography of the property is leveled, which reduces the need for extensive grading. The proposed site benefits from direct access to North Henry Boulevard, which is a major roadway that supports connectivity. In addition, the size and shape of the subject property accommodates the proposed 98 townhome units with efficient space for internal circulation and open area. Any additional concerns will be reviewed during the plan review process.

5. **The impact upon adjacent property owners should the request be granted:** The proposed mixed-use development will benefit the community by adding modern townhomes, providing diverse housing options for young professionals and families. It creates a balanced blend of residential spaces while improving infrastructure with a three-lane entrance and dedicated turning lanes to ease traffic congestion. A five-foot sidewalk enhances walkability, making the area more pedestrian-friendly. Additionally, the higher population density will boost local businesses, increasing demand for stores, salons, and major retailers, helping to strengthen the surrounding commercial area.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

6. **The potential impact of the rezoning on City infrastructure including water and sewage system:** The proposed development will have an impact on the City's water and sewage infrastructure, but available capacity appears to be sufficient. According to the Clayton County Water Authority, which was received on January 27, 2025, a 6-inch water main located along North Henry Boulevard and an 8-inch sewer main located at Old Atlanta Road can provide services to the development, while the treatment facilities are operating well below its capacity. However, the capacity is not guaranteed until it is purchased, and its final approval depends on its compliance with Clayton County Water Authority, State EPD, and Federal EPA regulations. A stormwater pond will be installed to control potential runoff.

7. **The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.** The proposed mixed-use development includes a three-lane entrance connecting to State Route 42/U.S. Highway 23, helping to improve traffic flow. Based on the latest transportation data, the project is expected to generate 558 daily trips, with peak hours seeing 43 trips in the morning and 45 in the evening. A right-turn lane will ensure safe vehicle separation, and a hammerhead near Old Atlanta Road will improve maneuverability. Additionally, a gated entrance with a KnoxBox will restrict cut-through traffic, preserving local circulation and reducing congestion in surrounding neighborhoods.

Trip Generation Overview

Latest trip rates for townhomes: Trip Rate (per unit): 5.81 trips/unit/day

- {Trip Rate} X {Number of Units} = {Total Trips}
- **5.81 X 98 units = 558 total daily trips**

Peak hour trip generation rates for townhome developments:

- AM Peak Hour: 0.44 trips per unit; **0.44 x 98 units = 43 trips**
- PM Peak Hour: 0.52 trips per unit; **0.52 x 98 units = 51 trips**

AM Peak Hour: 0.44 × 98 = 43 trips

- **- 25% Inbound: 11 trips (43 x .25 = 11 vehicles inbound)**
- **- 75% Outbound: 32 trips (43 x .75 = 32 vehicles outbound)**

- **PM Peak Hour: 0.52 × 98 = 45 trips**
- **- 63% Inbound: 28 trips (45 x .63 = 28 vehicles inbound)**
- **- 37% Outbound: 17 trips (45 x .37 = 17 vehicles outbound)**

Time Period	Formula Used	Total Trips	Inbound Trips	Outbound Trips
Daily Trips	5.81 × 98	558 trips	-	-
AM Peak Hour	0.44 × 98	43 trips	11 trips (25%)	32 trips (75%)
PM Peak Hour	0.52 × 98	45 trips	28 trips (63%)	17 trips (37%)

Trip Generation Estimates Table

🚗 Trip Generation Summary (Residential Developments) 🚗

Development	Units	Daily Trips	AM Peak (In/Out)	PM Peak (In/Out)
Templar Development	98 (TH)	558	43 (11 / 32)	45 (28 / 17)
Valley Hill Station	126 (SF)	732	56 (15 / 41)	66 (42 / 24)
Wildwood Estates	169 (SF)	982	75 (20 / 55)	88 (56 / 32)
Pineywoods	31 (SF)	180	14 (4 / 10)	16 (10 / 6)
Sentry Oaks	30 (SF)	174	13 (4 / 9)	15 (9 / 6)
Springwood Valley	58 (SF)	337	26 (7 / 19)	30 (19 / 11)
576 Davis Road	165 (TH)	958	73 (18 / 55)	86 (54 / 32)
Victory Worship Center	56 (TH)	325	24 (6 / 18)	29 (18 / 11)
JP Upchurch Properties	40 (SF)	232	18 (5 / 13 est.)	21 (13 / 8 est.)

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

8. **The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan**: The rezoning from C-3 to PUD supports the City of Stockbridge's plan by adding housing options and creating a smooth transition between commercial areas and neighborhoods. The 98-townhome development expands residential choices near major roads and shopping centers while reducing traffic, noise, and environmental impact, making it a better fit for nearby communities.

9. **The ability of the subject land to be developed as it is presently zoned**: The area already has many auto-related businesses, and adding more would increase congestion with limited benefits. Rezoning to PUD would allow a mixed-use development that promotes walkability, reduces traffic, and supports the City's long-term economic goals.

STAFF RECOMMENDATION

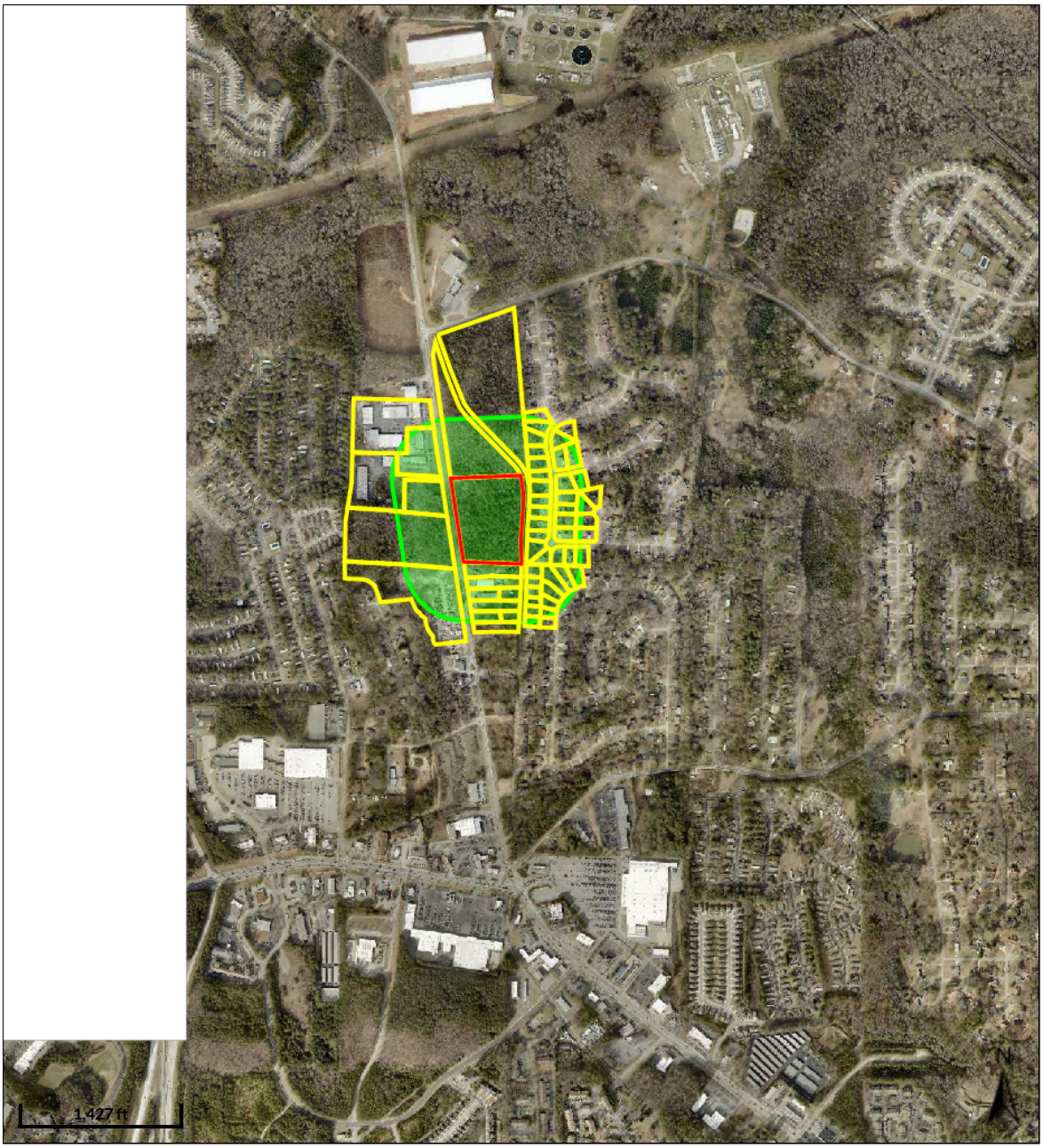
The Planning and Zoning staff recommends **approval** to rezone the subject property from C-3 (Heavy Commercial) to PUD (Planned Unit Development) under the following conditions:

1. The subject property shall be developed according to a revised site plan which was prepared by Atwell, LLC. on April 7, 2025. The title is Rezoning Site Plan: North Henry Boulevard Tract.
2. The proposed mixed-used development shall adhere to the architectural renderings submitted with the application on March 10, 2025, including the use of brick as the exterior material.
3. The developer shall install black streetlight poles.
4. Decorative streetlights shall be installed along the frontage of North Henry Boulevard.
5. Flock cameras shall be installed at the entrance of the mixed-use development.

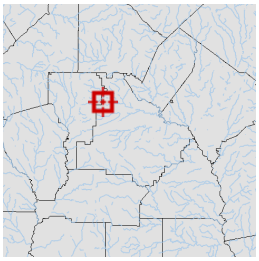
STAFF RECOMMENDATION

6. The developer shall adhere to the MFR (Multiple Family Residential District) development standards found in Section 2.4.4. of the Stockbridge Unified Development Code. In addition, the developer shall adhere to the PMU (Parkway Mixed Use Overlay District) found in Section 2.5.2 E of the Stockbridge Unified Development Code.
7. The developer shall include one or more central trash facility.
8. A mandatory townhome HOA shall be established.
9. The developer shall comply with all the Clayton County Water Authority, State EPD, and federal EPA requirements to provide water and sewer facilities for the mixed-used development.
10. Access to Old Atlanta Road shall be restricted to emergency vehicles only. A gate with a KnoxBox shall be installed to prevent general traffic flow while ensuring emergency access, as required by the Fire Marshal.
11. The HOA shall occupy no more than 50% of the office building.
12. A 25-foot buffer shall be established alongside the northern, southern, and eastern portion of the subject property.

Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 4/9/2025
Last Data Uploaded: 4/9/2025 1:10:03 AM

Developed by SCHNEIDER GEOSPATIAL





P.O.C. INTERSECTION OF THE EASTERN RIGHT OF WAY OF SAID S.R. 42 (80' R/W) AND THE SOUTHERN RIGHT OF WAY LINE OF VALLEY HILL ROAD (60' R/W) PER DB 15410 PG 341

1,249.70' PER DB 15410 PG 341

POINT OF BEGINNING
IPS

NOW OR FORMLY
FEINGOLD MARILYN LOEB
PID 029-010100000
ZONED C3 - COMMERCIAL

N82°16'31"E 584.58'

IPS

5' MULCH WALKING TRAIL

TOT LOT

DOG PARK

CH=292.75'
CB=S08°02'24"E
R=784.31'
L=294.47'

STORMWATER MANAGEMENT FACILITY

PROPOSED LIFT STATION (CLAYTON COUNTY WSA)

PROPOSED 50' R/W
28' BOC-BOC (25 MPH)

6' SIDEWALK

OPEN SPACE

NOW OR FORMLY
ALTO ASSET COMPANY 5 LLC
PID 029A01055000
PB 22 PG 29
LOT 5F
ZONED PUD

1/2" IPF

NOW OR FORMLY
YAMASA CO LTD
PID 029A01056000
DB 17898 PG 70-71
PB 22 PG 29
LOT 6F
ZONED PUD

1/2" IPF

42.22'

VALLEY HILL ROAD (60' R/W) CLOSED
NO R/W ABANDONMENT DEED FOUND

NOW OR FORMLY
NICOLAS VANESSA
PID 029A01086000
DB 19282 PG 509-510
PB 23 PG 9
LOT 7
ZONED PUD

1/2" IPF

IPS

NOW OR FORMLY
SHIELDS DENNIS & KATHY
PID 029A01087000
DB 3248 PG 266
PB 23 PG 9
LOT 8
ZONED PUD

1/2" IPF

37.8'

1/2" IPF DISTURBED

NOW OR FORMLY
RODRIGUEZ MARIA M V
PID 029A01088000
DB 12631 PG 340-341
PB 23 PG 9
LOT 9
ZONED PUD

1/2" IPF DISTURBED

38.88'

NOW OR FORMLY
THR GEORGIA LP
PID 029A01089000
PB 23 PAGE 9
LOT 10
ZONED PUD

S02°42'33"W 529.54'

1/2" IPF

39.86'

1/2" IPF

NOW OR FORMLY
SLOAN WARREN L & GRACE I
PID 029A01090000
DB 18436 PG 49
PB 23 PG 9
LOT 11
ZONED PUD

1/2" IPF

NOW OR FORMLY
HARRIS EDWARD
PID 029A01091000
DB 2982 PG 235
PB 23 PG 9
LOT 12
ZONED PUD

NOW OR FORMLY
AOK PROPERTIES LLC
PID 029-010112005
DB 13652 PG 338-341
PB 17 PG 76
ZONED C2 - GENERAL COMMERCIAL

10' CONCRETE SIDEWALK PROPOSED ALONG SR 42/US 23. FINAL LOCATION TO BE DETERMINED DURING LDP REVIEW.

24" CURB & GUTTER, 2' GRASS STRIP, AND 6' SIDEWALK (TYP)

3/8" IPF DISTURBED

N08°11'39"W 124.61'

STATE ROUTE 42/ US HIGHWAY 23
80' R/W DB 3580 PG 271

OFFICE BLDG/ GATHERING

MAIL KIOSK

N05°05'09"W 655.02'

NOW OR FORMLY
HOLEMAN JOSEPH A JR
PID 029-01012000
DB 14398 PG 298-299
PB 20 PG 65
ZONED C2 - GENERAL COMMERCIAL

CTP FOUND

79.78'

IPS

1/2" IPF ON LINE
4.09' EAST OF CORNER

489.96' N87°51'18"W

1" ROD FOUND ON LINE

3/4" IPF ON LINE

IPS

NOW OR FORMLY
NELSON GEORGE K & CHRISTA M
PID S01-02001001
DB 10693 PG 16-17
ZONED C3 - COMMERCIAL

NOW OR FORMLY
DICKERSON HOMES LLC
PID S01-01001000
DB 14250 PG 58
PB 6 PG 226
LOT SR - SUBURBAN RES

SITE DATA

DEVELOPER:	TEMPLAR DEVELOPMENT, INC. 210 TRILITH PARKWAY, SUITE 200 FAYETTEVILLE, GA. 30214 PHONE: (678) 552-3741
ENGINEER/ SURVEYOR:	ATWELL, LLC 1850 PARKWAY PLACE, SUITE 650 MARIETTA, GA 30067 PHONE: 770.423.0807
TAX PARCEL NUMBER:	029-01011001
BOUNDARY:	BOUNDARY SURVEY BY SEI, DATED OCTOBER 2024
TOPOGRAPHY:	CLAYTON COUNTY GIS
SITE/DISTURBED AREA:	9.90 ACRES
NUMBER OF LOTS:	98
DENSITY:	98 LOTS / 9.90 ACRES = 9.90 UNITS PER ACRE
FLOOD INFO:	THIS SITE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANELS # 13151C0067D, DATED 10-06-2016.
EXISTING ZONING:	C3 COMMERCIAL
PROPOSED ZONING:	PUD - PLANNED UNIT DEVELOPMENT AND PMU - PARKWAY MIXED USE (USE = SINGLE FAMILY ATTACHED HOUSING)
DEVELOPMENT STANDARDS:	MIN. EXTERIOR FRONT BUILDING SETBACK: 10'. MIN. EXTERIOR SIDE BUILDING SETBACK: 5' MIN. 10' REQUIRED BETWEEN BUILDINGS TWO-CAR GARAGES PROPOSED - EACH UNIT

GRAPHIC SCALE
40 0 40 80
(IN FEET)
1 inch = 40 ft.

GRID (GA WEST)

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.

Know what's below. Call before you dig.

ATWELL
866.850.4200 www.atwell.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
770.423.0807

1440-24-109

No	ISSUED DESCRIPTION	DATE

THIS DRAWING AND ITS REPRODUCTION ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER

PROJECT OWNED/DEVELOPED BY:
TEMPLAR DEVELOPMENT
210 TRILITH PARKWAY
SUITE 200
FAYETTEVILLE, GA. 30214
PHONE: (678) 552-3741
24 HOUR CONTACT INFORMATION

REZONING SITE PLAN

DAVENPORT
PROJECT LOCATED AT:
LL 90 12TH DISTRICT
CITY OF STOCKBRIDGE,
HENRY COUNTY, GA.

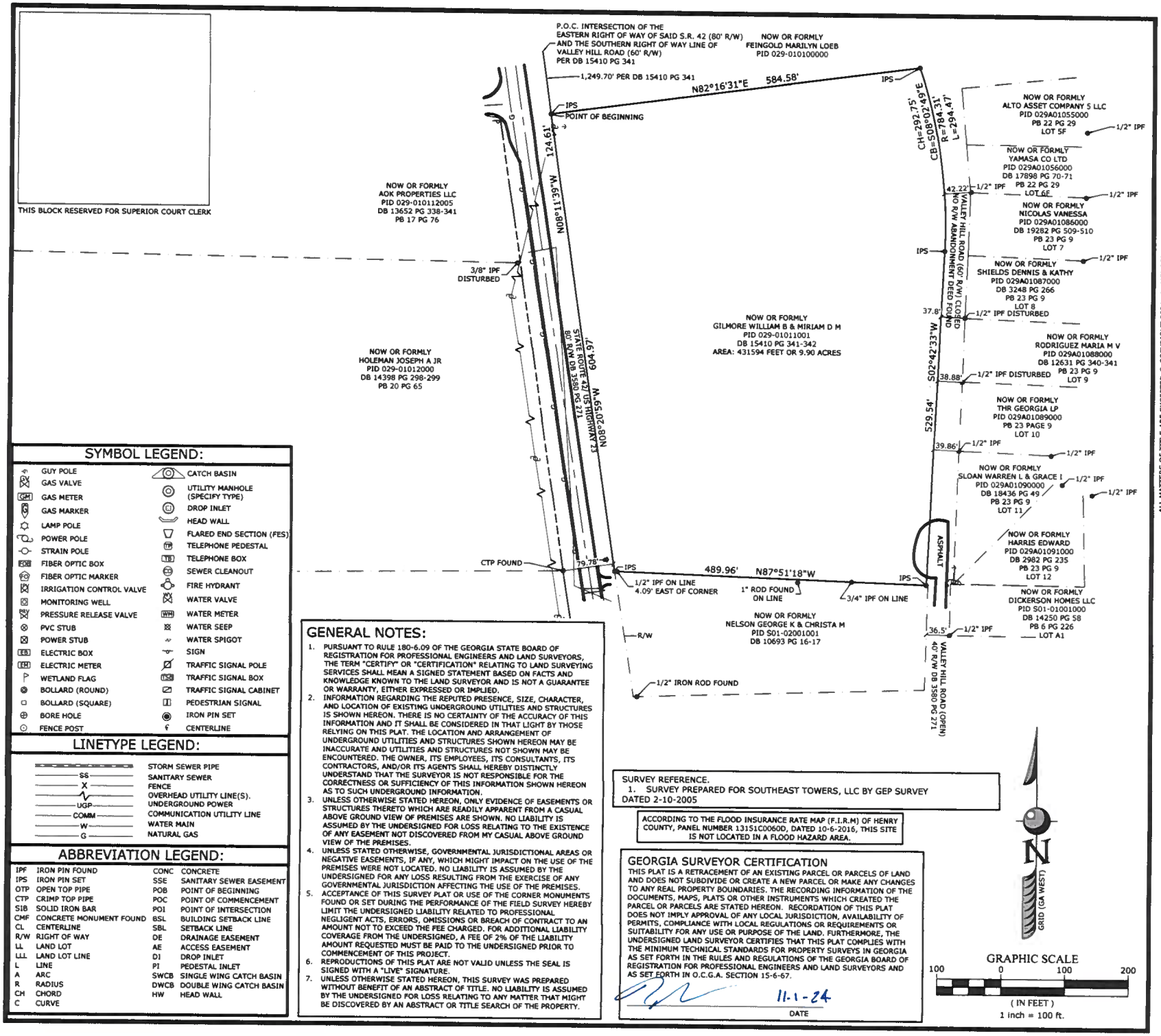
© COPYRIGHT 2025 | SOUTHEASTERN ENGINEERING, INC. THIS DRAWING AND ITS

GEORGIA REGISTERED NO. 31277 PROFESSIONAL ENGINEER E. WAYNE MATTHEWS JR.

ISSUED FOR:
REVIEW

Project No.: 1440-24-109
Designed By: JJS
Issue Date: 4/7/2025
1

FILE NAME: I:\CUSTOMERS_PROJECTS\1440 Templar Development\1440-24-109 North Henry Blvd Tract\Eng\Prelim\1440-24-109 Prelim Site.dwg PLOT STYLE: ---- PLOT DATE: 4/7/2025 USER:KELLSI ALTMAN



SYMBOL LEGEND:

	GUY POLE		CATCH BASIN
GV	GAS VALVE		UTILITY MANHOLE (SPECIFY TYPE)
GM	GAS METER	DI	DROP INLET
	GAS MARKER		HEAD WALL
	LAMP POLE		FLARED END SECTION (FES)
	POWER POLE	TP	TELEPHONE PEDESTAL
	STRAIN POLE	TB	TELEPHONE BOX
FOB	FIBER OPTIC BOX	SC	SEWER CLEANOUT
FO	FIBER OPTIC MARKER		FIRE HYDRANT
	IRRIGATION CONTROL VALVE		WATER VALVE
	MONITORING WELL	WM	WATER METER
	PRESSURE RELEASE VALVE		WATER SEEP
	PVC STUB		WATER SPIGOT
	POWER STUB		SIGN
EB	ELECTRIC BOX		TRAFFIC SIGNAL POLE
EM	ELECTRIC METER	TSB	TRAFFIC SIGNAL BOX
	WETLAND FLAG		TRAFFIC SIGNAL CABINET
	BOLLARD (ROUND)		PEDESTRIAN SIGNAL
	BOLLARD (SQUARE)		IRON PIN SET
	BORE HOLE		CENTERLINE
	FENCE POST		

LINETYPE LEGEND:

	STORM SEWER PIPE
SS	SANITARY SEWER
X	FENCE
	OVERHEAD UTILITY LINE(S).
UGP	UNDERGROUND POWER
COMM	COMMUNICATION UTILITY LINE
W	WATER MAIN
G	NATURAL GAS

ABBREVIATION LEGEND:

IPF	IRON PIN FOUND	CONC	CONCRETE
IPS	IRON PIN SET	SSE	SANITARY SEWER EASEMENT
OTP	OPEN TOP PIPE	POB	POINT OF BEGINNING
CTP	CRIMP TOP PIPE	POC	POINT OF COMMENCEMENT
SIB	SOLID IRON BAR	POI	POINT OF INTERSECTION
CMF	CONCRETE MONUMENT FOUND	BSL	BUILDING SETBACK LINE
CL	CENTERLINE	SBL	SETBACK LINE
R/W	RIGHT OF WAY	DE	DRAINAGE EASEMENT
LL	LAND LOT	AE	ACCESS EASEMENT
LLL	LAND LOT LINE	DI	DROP INLET
L	LINE	PI	PEDESTAL INLET
A	ARC	SWCB	SINGLE WING CATCH BASIN
R	RADIUS	DWCB	DOUBLE WING CATCH BASIN
CH	CHORD	HW	HEAD WALL
C	CURVE		

GENERAL NOTES:

1. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
2. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE RELYING ON THIS PLAT. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, ITS EMPLOYEES, ITS CONSULTANTS, ITS CONTRACTORS, AND/OR ITS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
3. UNLESS OTHERWISE STATED HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE PREMISES.
4. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENTS, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.
5. ACCEPTANCE OF THIS SURVEY PLAT OR USE OF THE CORNER MONUMENTS FOUND OR SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMIT THE UNDERSIGNED LIABILITY RELATED TO PROFESSIONAL NEGLIGENT ACTS, ERRORS, OMISSIONS OR BREACH OF CONTRACT TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED. FOR ADDITIONAL LIABILITY COVERAGE FROM THE UNDERSIGNED, A FEE OF 2% OF THE LIABILITY AMOUNT REQUESTED MUST BE PAID TO THE UNDERSIGNED PRIOR TO COMMENCEMENT OF THIS PROJECT.
6. REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS THE SEAL IS SIGNED WITH A "LIVE" SIGNATURE.
7. UNLESS OTHERWISE STATED HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

SURVEY REFERENCE.
1. SURVEY PREPARED FOR SOUTHEAST TOWERS, LLC BY GEP SURVEY DATED 2-10-2005

ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M) OF HENRY COUNTY, PANEL NUMBER 13151C0060D, DATED 10-6-2016, THIS SITE IS NOT LOCATED IN A FLOOD HAZARD AREA.

GEORGIA SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

11-1-24
DATE

SEI ENGINEERING, INC.
2470 Sandy Plains Road Suite A Marietta, Georgia 30066
617 Sylvester Way Suite A Palmetta, Georgia 30268
tel: 770.321.3936
www.seiengineering.com

No	ISSUED	DATE

ALL MATTERS OF TITLE ARE EXCEPTED © COPYRIGHT 2024 | MEMBER OF THE SURVEYING & MAPPING SOCIETY OF GEORGIA (SAMSOG)

PLAT INFORMATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN NOT LESS THAN 10,000 FEET AND AN ANGULAR ERROR OF NOT MORE THAN 1 SECOND PER POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

THE PURPOSE OF THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

BOUNDARY SURVEY

TEMPLAR DEVELOPMENT

LOCATED IN LAND LOT 90 OF THE 12TH DISTRICT CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA

GEORGIA REGISTERED No. 2891 LAND SURVEYOR WAYNE A. POWERS
11-1-24

Project No.:	1440-24-109
Surveyed By:	B. Coveney
Field Date:	10-15-24
Drafted By:	C.Powers
Issue Date:	11-1-24

1 OF 1

FILE NAME: I:\CUSTOMERS_PROJECTS\1440 Templar Development\1440-24-109 North Henry Blvd Tract\SUR\Working\1440-24-109 Boundary.dwg PLOT DATE:11/1/2024 USER:CARSON POWERS

CLAYTON COUNTY Water AUTHORITY

Providing Quality Water and Quality Services to Our Community

January 27, 2025

Jay Knight
Templar Development

Re: Parcel ID 029-01011001
0 North Henry Blvd (Hwy 42)
Stockbridge/Henry County, GA

Mr. Knight,

Clayton County Water Authority owns and maintains a 6-inch water main running along the east side of North Henry Blvd/Hwy 42. The Authority has a treatment capacity of 42 MGD and is currently producing an average of 26.73 MGD.

The Authority also owns and maintains an 8-inch sanitary sewer main at the cul-de-sac of Old Atlanta Rd. Wastewater generated from your development would receive treatment at the Northeast Clayton WRF. This facility has a design capacity of 10 MGD and is presently treating 4.692 MGD.

The Authority does not guarantee capacity of plant or infrastructure until capacity is purchased through the payment of connection fees.

The data contained in this letter is for informational purposes only indicating location and size. A survey, by the property owner, may be necessary to determine connection to the Authority's system.

Potable water and sanitary sewer service to this property is subject to the existing and future policies of the Clayton County Water Authority, State EPD and Federal EPA.

Sincerely,

Catherine Samay
Plan Review Coordinator

City of Stockbridge

AGENDA ITEM

MEETING DATE

MAY 12, 2025

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☐ 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: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

RZ-2025-03 for Parcel #029-01011001 at N. Henry Blvd. & Old Atlanta Rd., south of Valley Hill Rd. Applicant: Templar Development, LLC. Agent: Battle Law, P.C. Requested Rezoning: From C-3 & PMU to PUD Master Plan & PMU to allow a mixed-use development with 98 townhomes and a small office building on 9.9 +/- acres. The applicant has also submitted CP-2025-02 to request a Comp. Plan Amendment from Low-Density Mixed-Use to High-Density Mixed-Use.

BACKGROUND INFORMATION:

Staff Recommendation: Approval with Conditions. Planning Commission Actions on April 17, 2025: Denial of both CP-2025-02 and RZ-2025-03.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

RZ-2025-03 for Parcel #029-01011001 at N. Henry Blvd. & Old Atlanta Rd., South of Valley Hill Rd.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

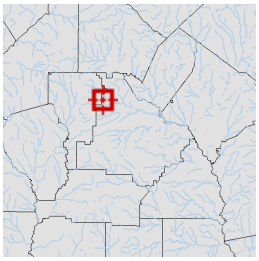
APPROVAL WITH CONDITIONS.

Staff Signature_____

Henry County, GA



Overview



Legend

Parcels

Roads

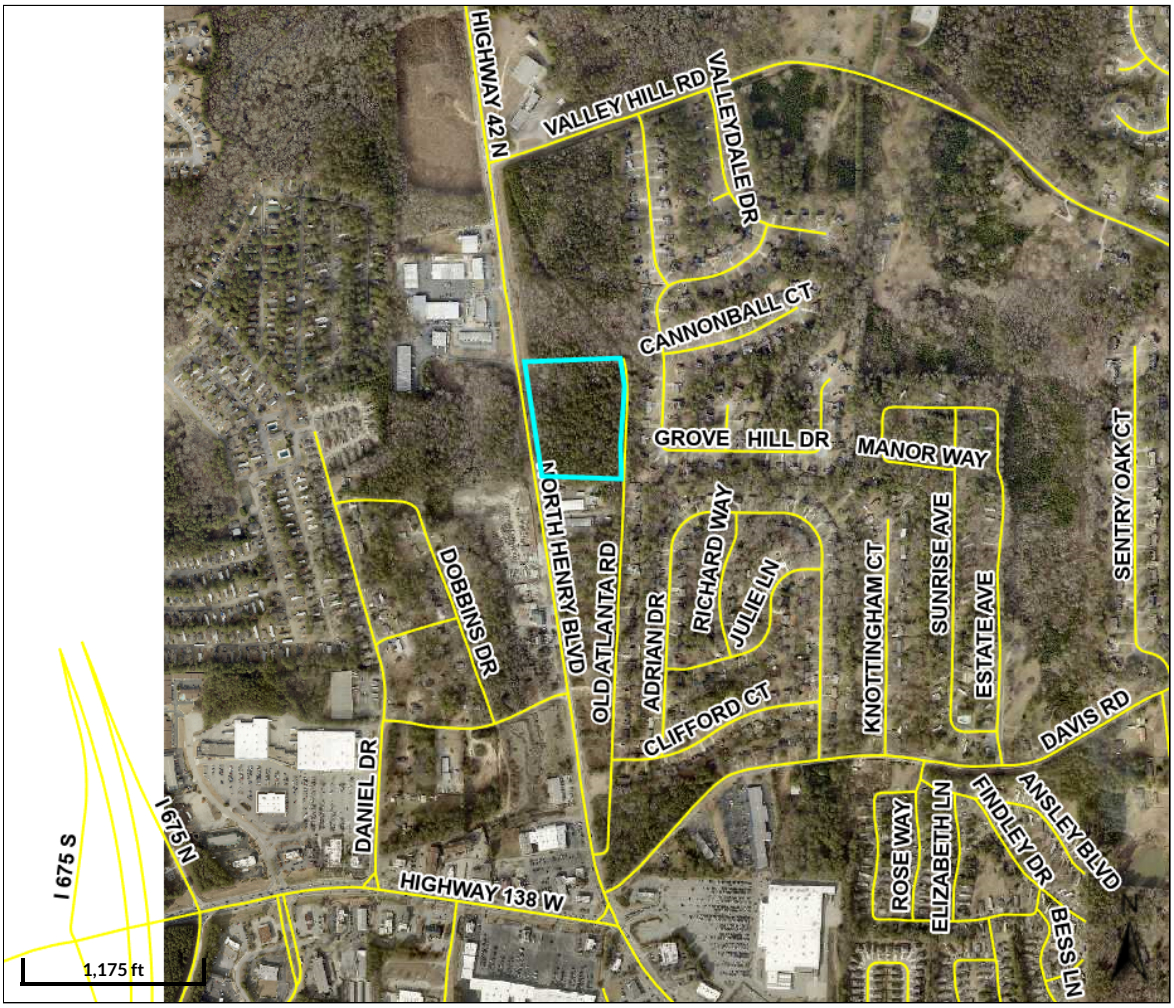
Parcel ID	029-01011001	**Class**	Commercial	**Owner**	GILMORE WILLIAM B & MIRIAM D M	**Land Value:**	$295,200			
Property Address		**Acreage**	9.23	**Address**	8879 FOUNTAIN PALM ALY	**Building Value:**	$0	**Last 2 Sales**		
District	City/Stockbridge				WINTER GARDEN, FL 34787	**Misc Value:**	$0	**Date**	**Price**	**Reason**	**Qual**
								8/16/2017	$0	VM	U
								12/8/1999	$0	U	U
						Total Value:	$295,200				

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

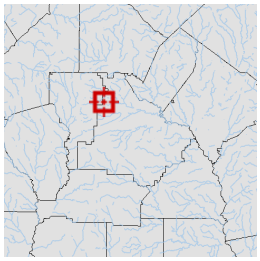
Date created: 3/26/2025
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Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



Overview



Legend

- Parcels
- Roads

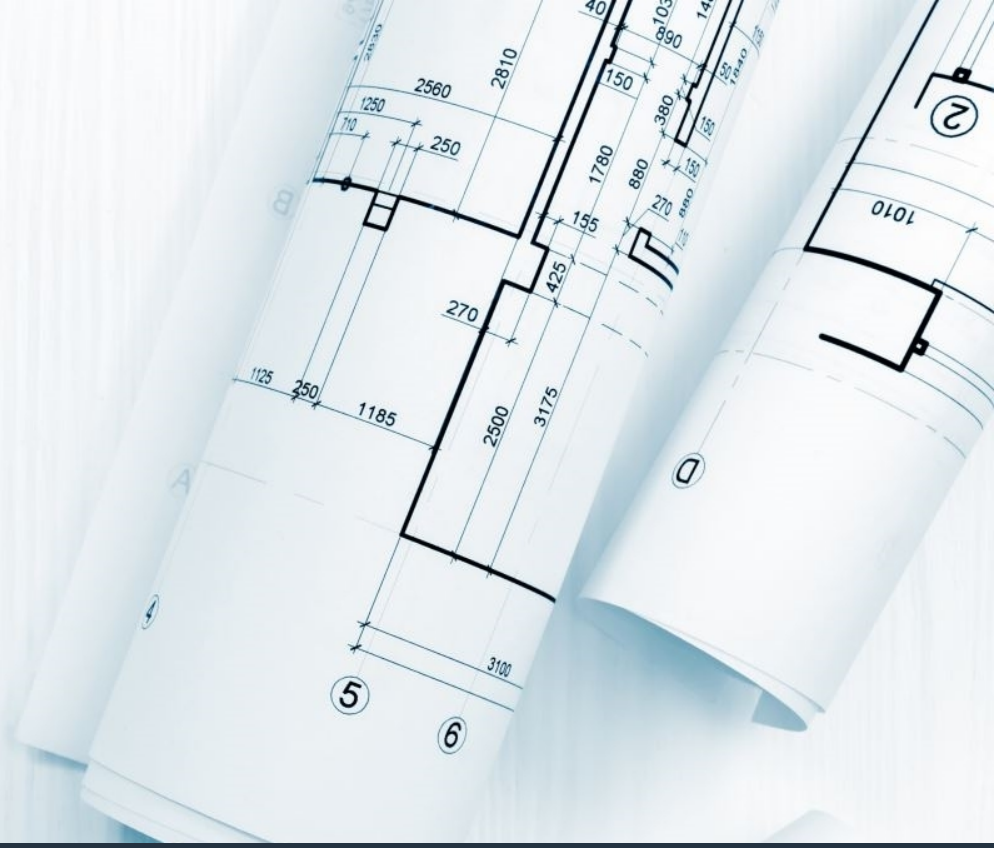
Parcel ID	029-01011001	**Class**	Commercial	**Owner**	GILMORE WILLIAM B &	**Land**	$295,200			
Property		**Acreage**	9.23	**Address**	MIRIAM D M	**Value:**				
Address					8879 FOUNTAIN PALM	**Building**	$0	**Last 2 Sales**		
District	City/Stockbridge				ALY	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					WINTER GARDEN, FL	**Misc**	$0	8/16/2017	$0	VM	U
					34787	**Value:**		12/8/1999	$0	U	U
						Total	$295,200				
						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.

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Developed by SCHNEIDER GEOSPATIAL

Battle Law



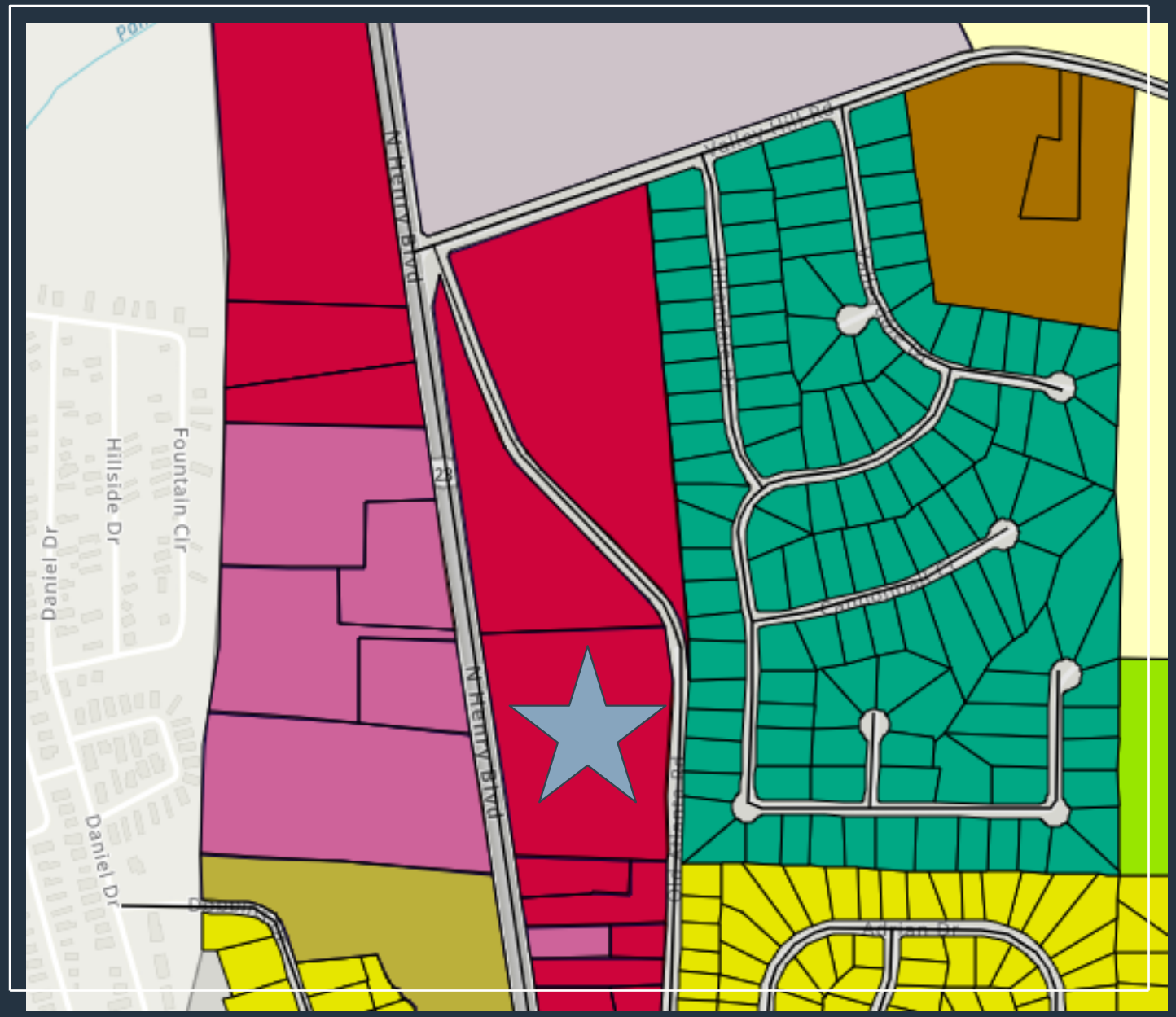
NORTH HENRY BLVD, STOCKBRIDGE GA

Land Use Amendment from Low Density Mixed-Use to High Density Mixed-Use

Rezoning from C3 & PMU to PUD & PMU to allow for 98 for-sale townhomes and an office building.

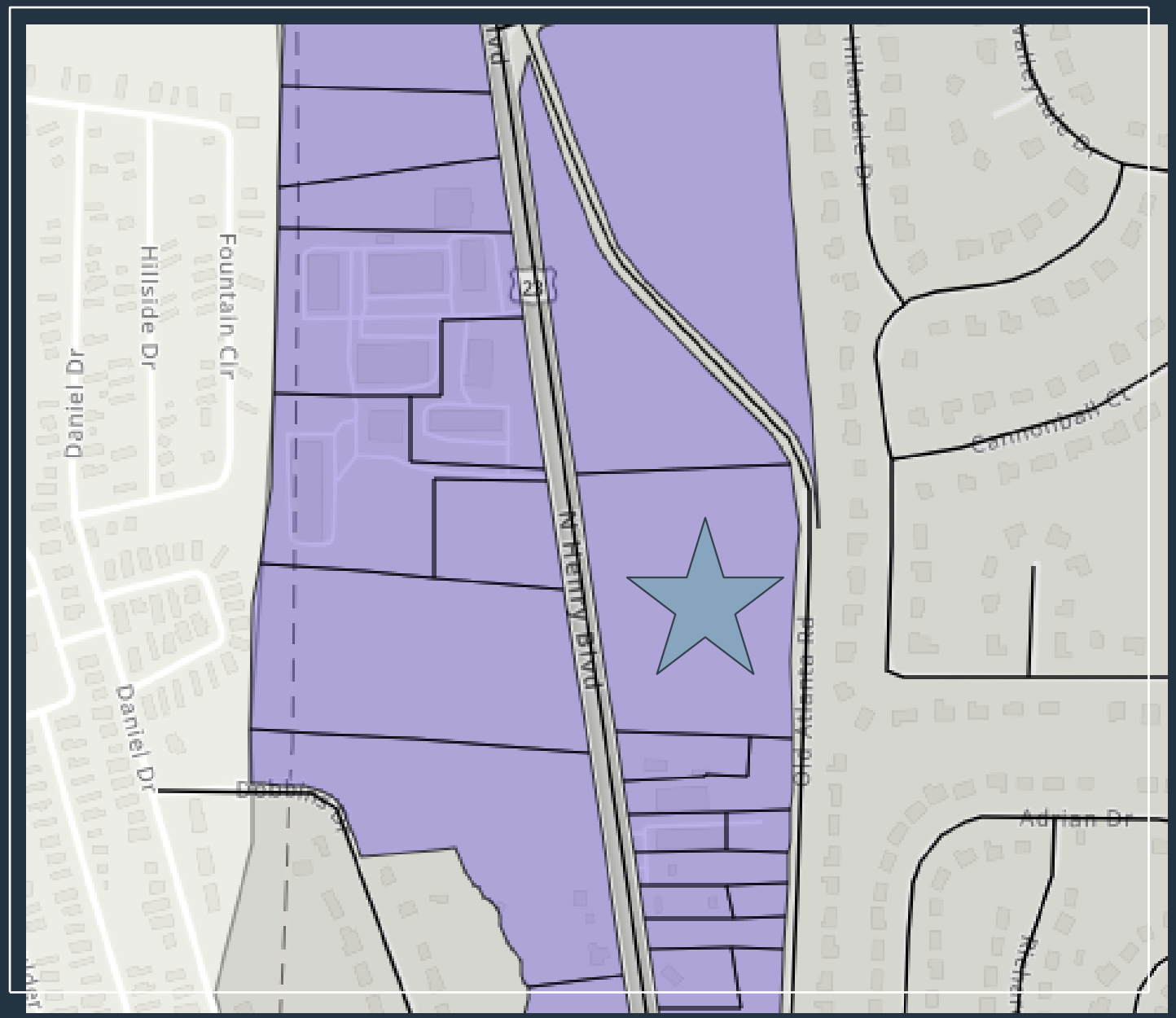
ZONING STATUS

- Property was recently annexed into the City of Stockbridge and is zoned C-3 as it was zoned in unincorporated Henry County



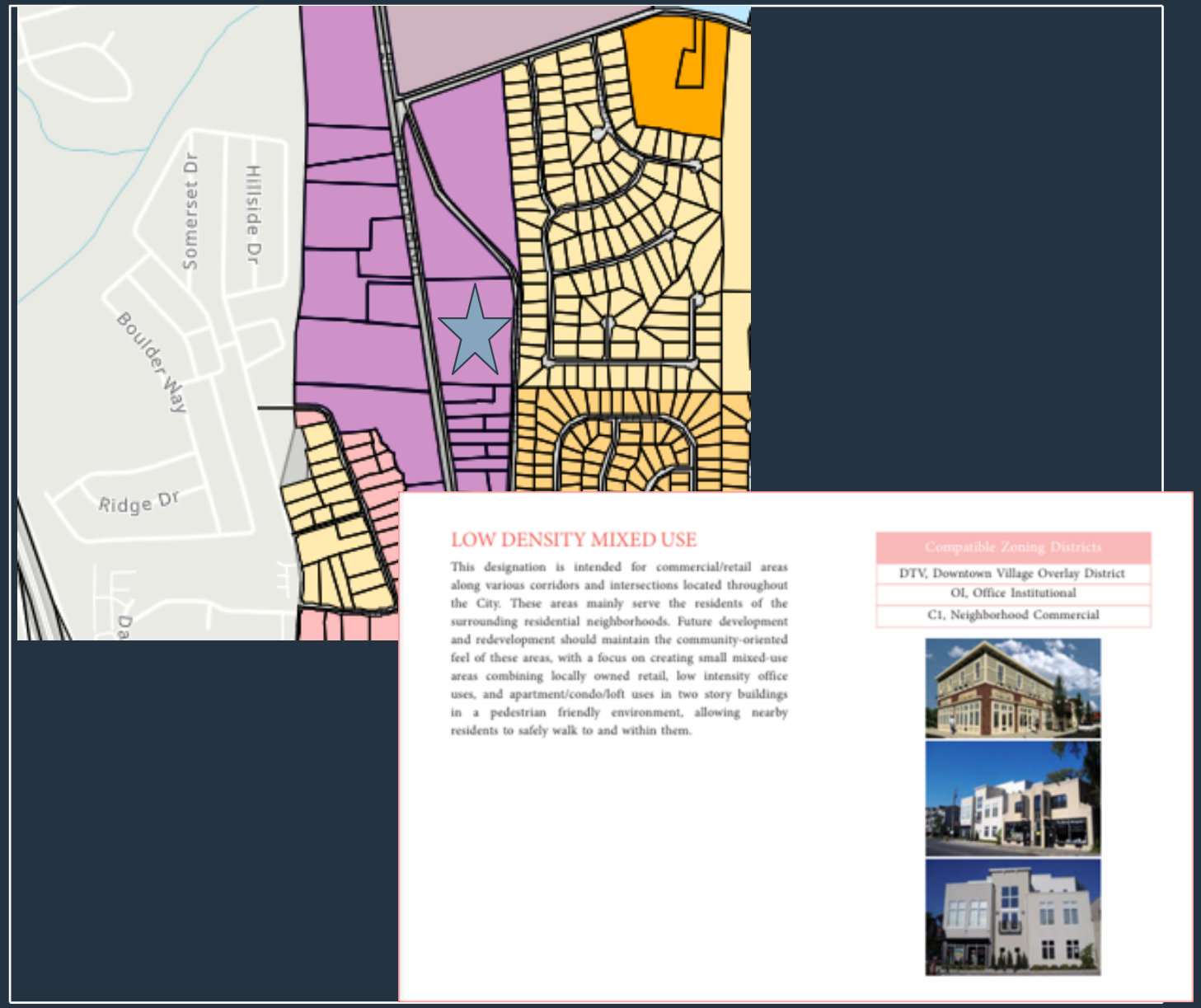
OVERLAY DISTRICT

- The property is also located within the Parkway Mixed Use Overlay District which allows up to 45 units per acre. The Applicant is seeking to develop 107 units at a density of 9.9 units per acre



FUTURE LAND USE MAP

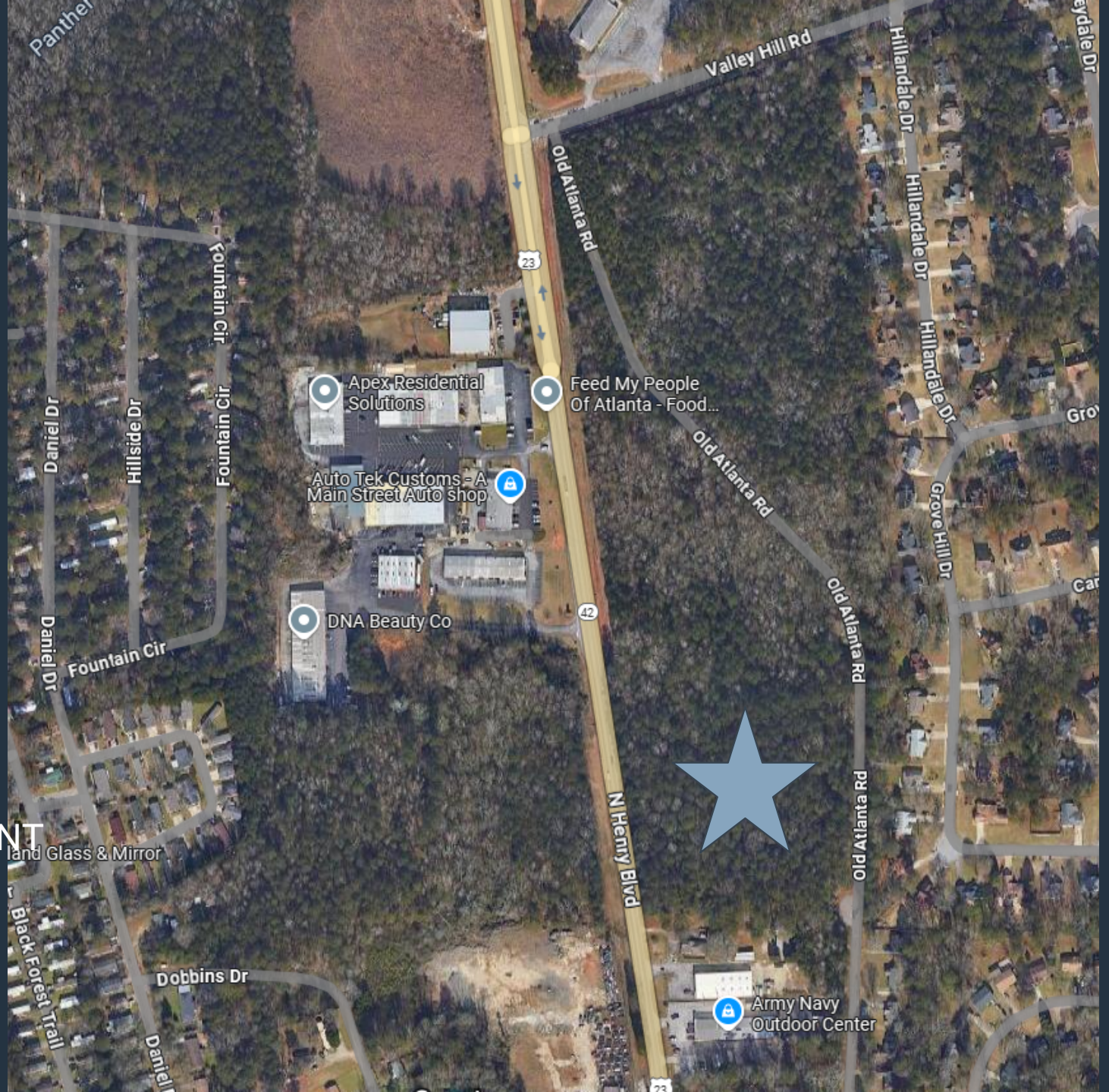
- The Current Land Use for the property is Low Density Mixed-Use which according to the City's comprehensive plan, is not compatible with the Parkway Mixed Use District. Therefore, we are asking to amend the Land Use to High Density Mixed-Use which is compatible.



THE SITE IS LOCATED SOUTH OF VALLEY HILL RD ALONG NORTH HENRY BLVD

THE NORTH HENRY BLVD CORRIDOR IN THIS AREA HAS NOT SEEN ANY NEW DEVELOPMENT IN YEARS

THE PROPOSED PROJECT WILL BRING NEW HOMEOWNERS AND BUSINESSES INTO THE AREA TO SUPPORT THE REDEVELOPMENT OF THE CORRIDOR

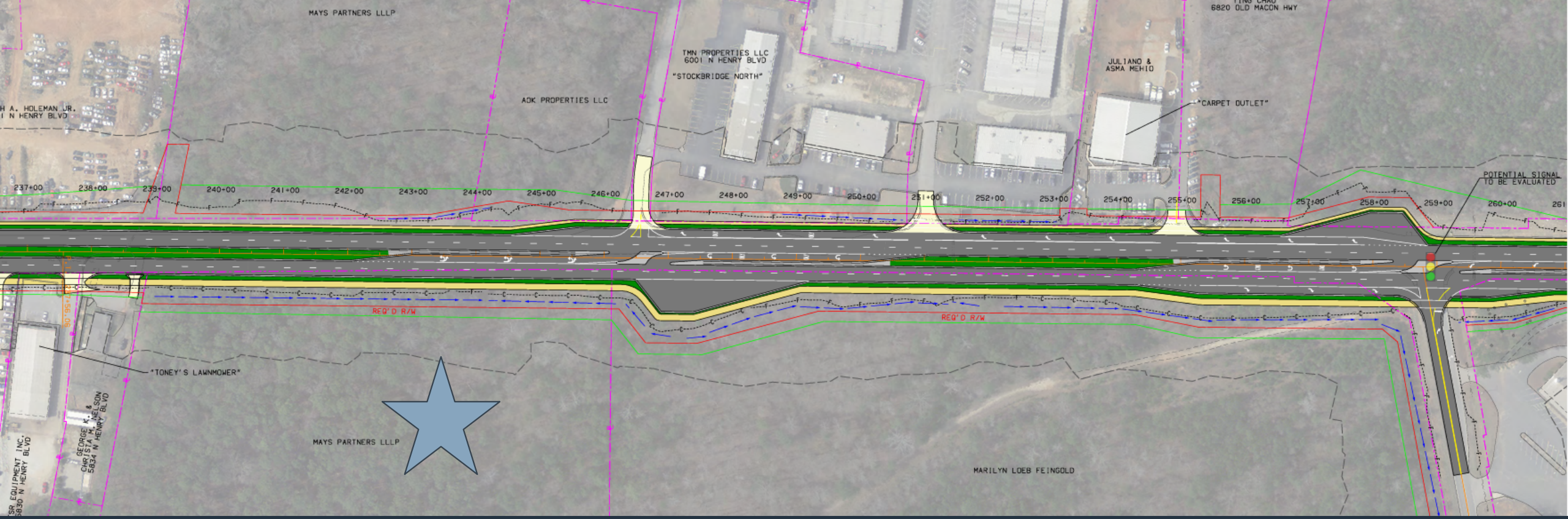




WITHIN 250 FEET SOUTH OF THE SITE



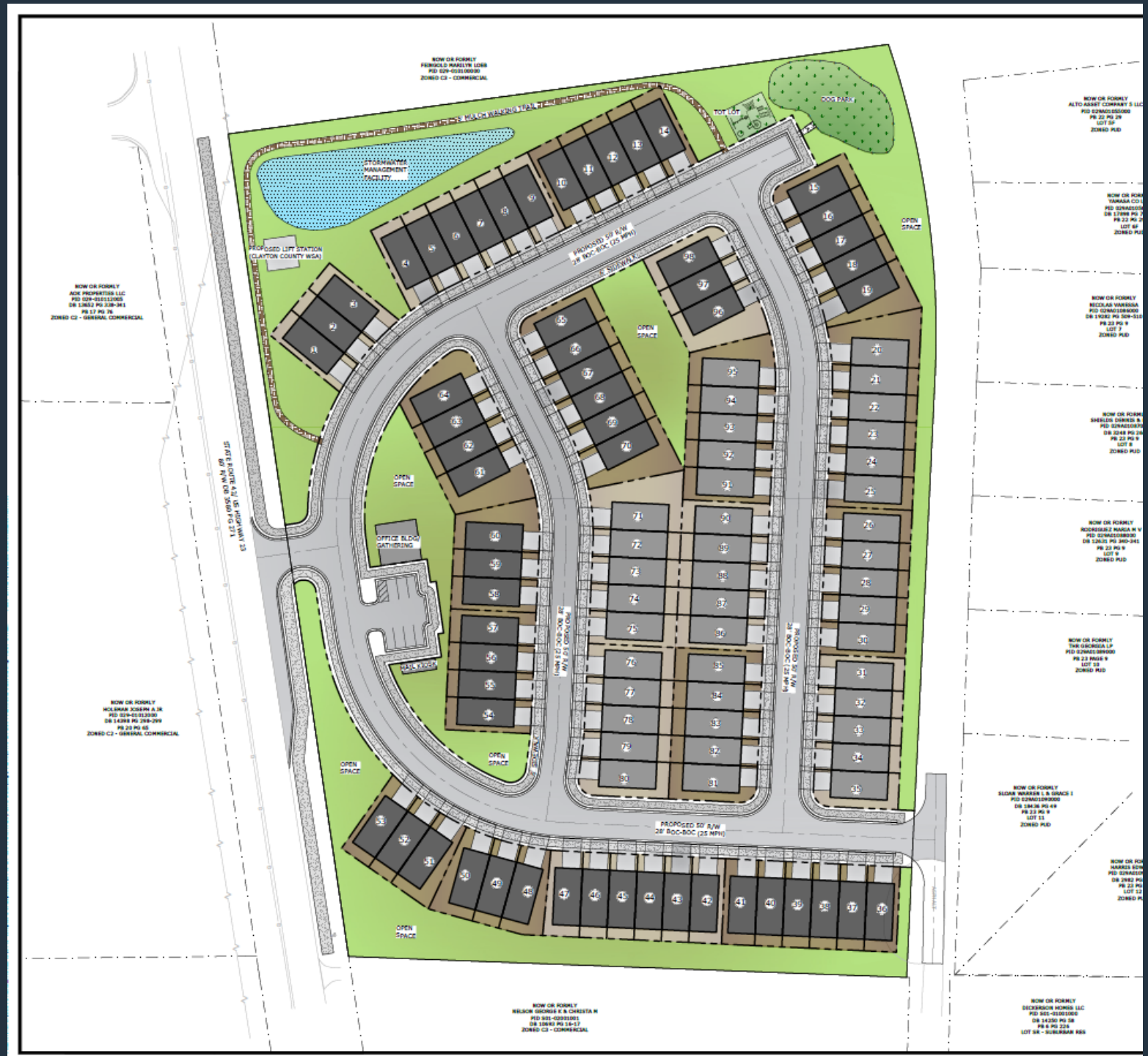
ACROSS FROM THE SITE



GDOT ROAD WIDENING FOR SR 42

SITE PLAN

- 98 Fee Simple Townhome Units
- Minimum 1,296 sq. ft Office Space
- Two Point of Access from North Henry Blvd and Old Atlanta Road





LEGEND	
	BUILDINGS
	AMENITIES
	MULCH TRAIL
	OPEN SPACE
	OPEN SPACE IN LOTS
	ASPHALT
	CONCRETE SIDEWALK
	STORMWATER MANAGEMENT FACILITY

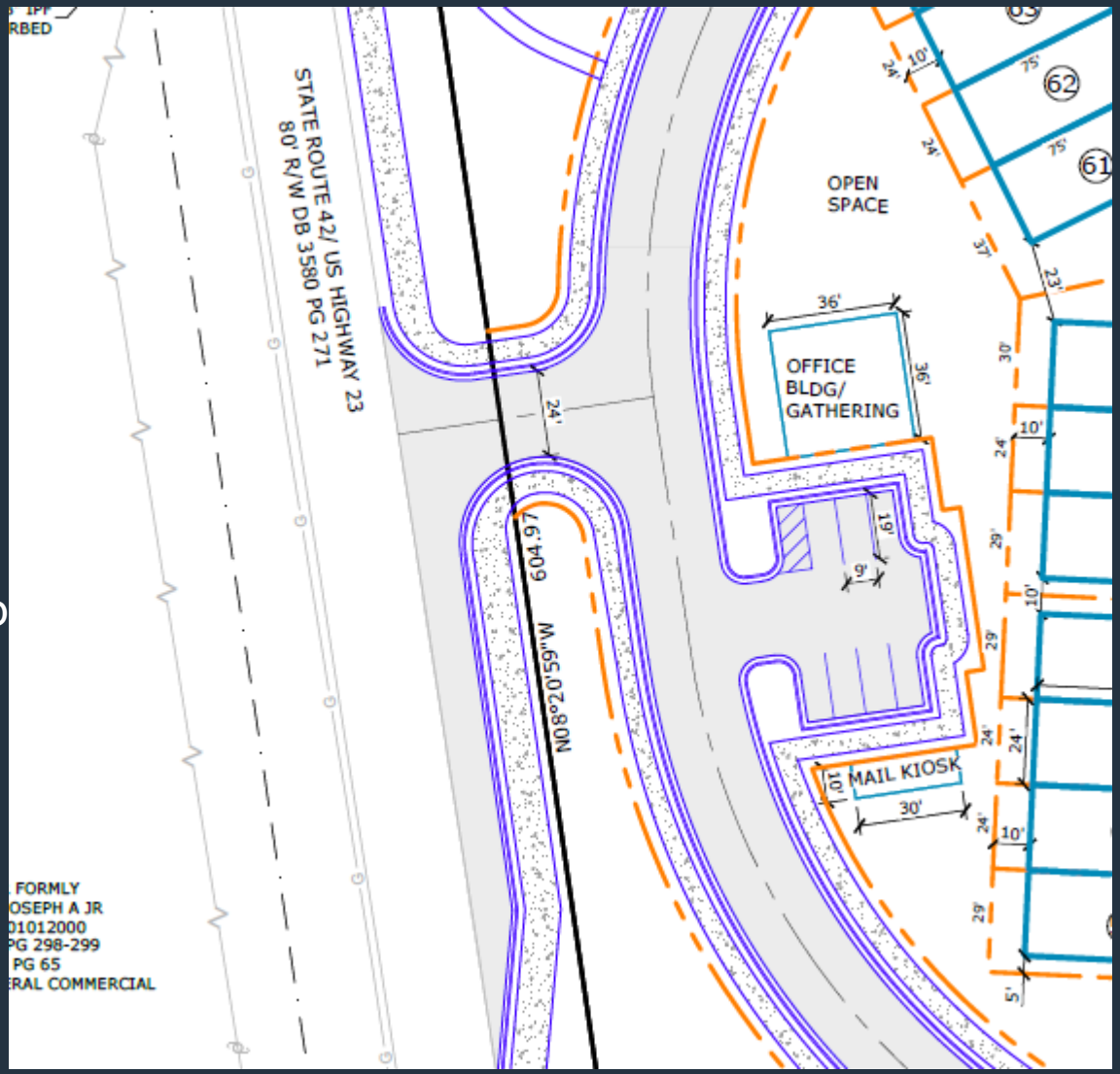
SITE DATA

DEVELOPER:	TEMPLAR DEVELOPMENT, INC. 210 TRILITH PARKWAY, SUITE 200 FAYETTEVILLE, GA. 30214 PHONE: (678) 552-3741
ENGINEER/ SURVEYOR:	ATWELL, LLC 1850 PARKWAY PLACE, SUITE 650 MARIETTA, GA 30067 PHONE: 770.423.0807
TAX PARCEL NUMBER:	029-01011001
BOUNDARY:	BOUNDARY SURVEY BY SEI, DATED OCTOBER 2024
TOPOGRAPHY:	CLAYTON COUNTY GIS
SITE/DISTURBED AREA:	9.90 ACRES
NUMBER OF LOTS:	98
DENSITY:	98 LOTS / 9.90 ACRES = 9.90 UNITS PER ACRE
FLOOD INFO:	THIS SITE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANELS # 13151C0067D, DATED 10-06-2016.
EXISTING ZONING:	C3 COMMERCIAL
PROPOSED ZONING:	PUD - PLANNED UNIT DEVELOPMENT AND PMU - PARKWAY MIXED USE (USE = SINGLE FAMILY ATTACHED HOUSING)
DEVELOPMENT STANDARDS:	MIN. EXTERIOR FRONT BUILDING SETBACK: 10'. MIN. EXTERIOR SIDE BUILDING SETBACK: 5' MIN. 10' REQUIRED BETWEEN BUILDINGS TWO-CAR GARAGES PROPOSED - EACH UNIT

Office space will be for small businesses that don’t require a lot of parking

The units will be marketed to residents in the area.

The HOA will initially own the building and b will not allowed to occupy no more than 50% of the office space, if so desired. Otherwise, they will be able to rent out the entire building to tenants, or even sell the building to a third-party for office use.



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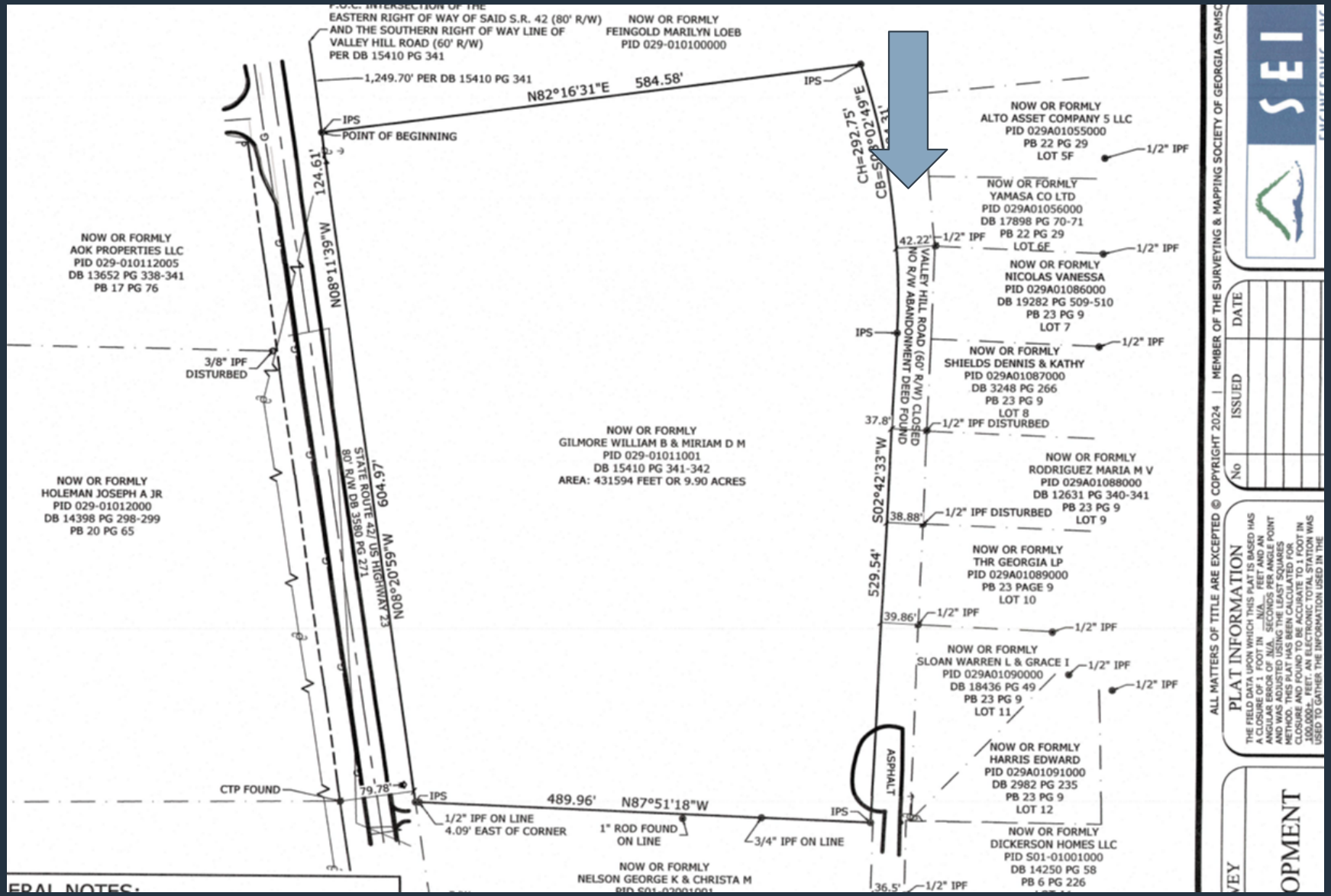
- Townhome Unit Information
- 1. Minimum Unit Size: 1,400 sq. ft
- 2. Number of bedrooms: 3 to 4
- 3. Parking Spaces Per Unit: 4, including
- 2 car garage and 2 car parking pad
- 4. Price Points: Low to mid $300K

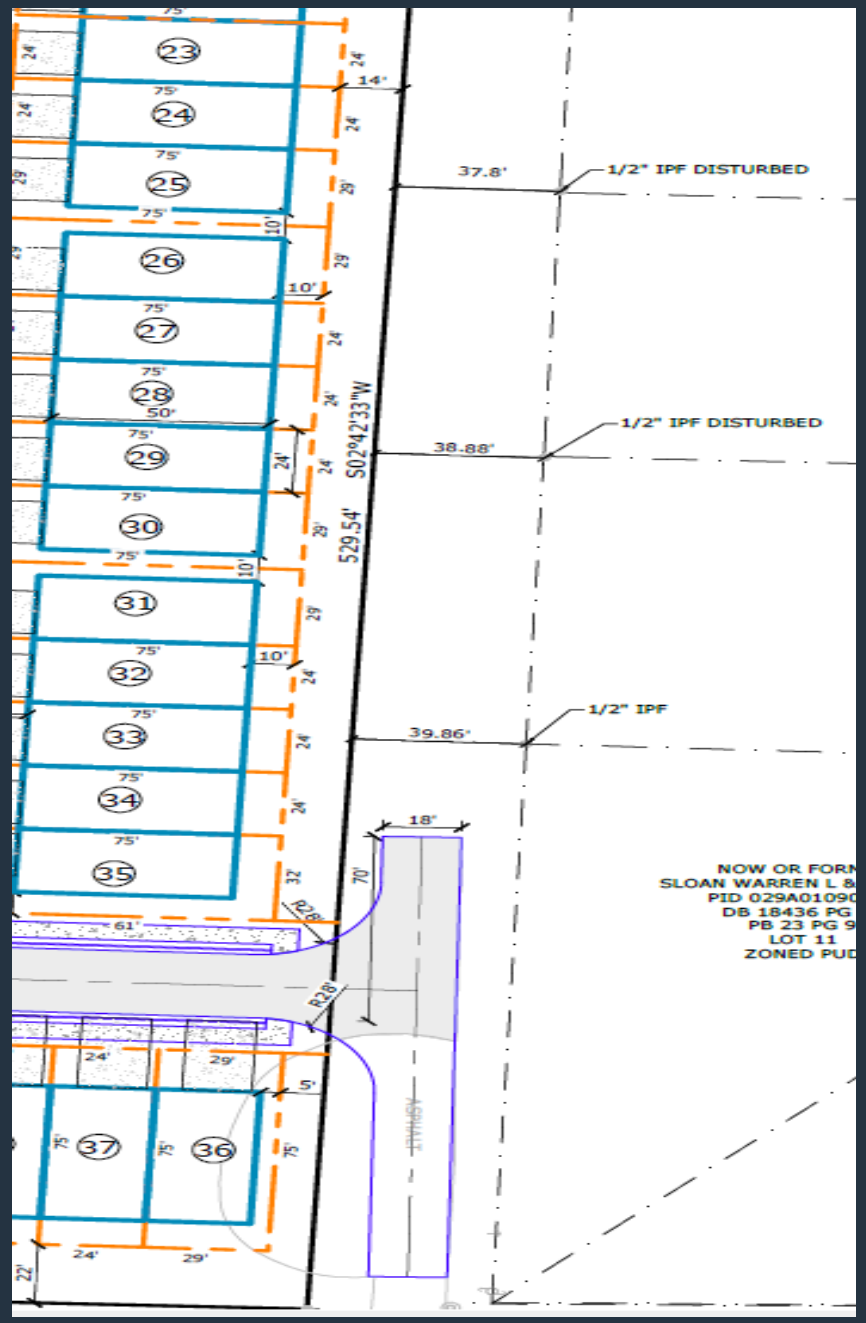
AMENITY AREA

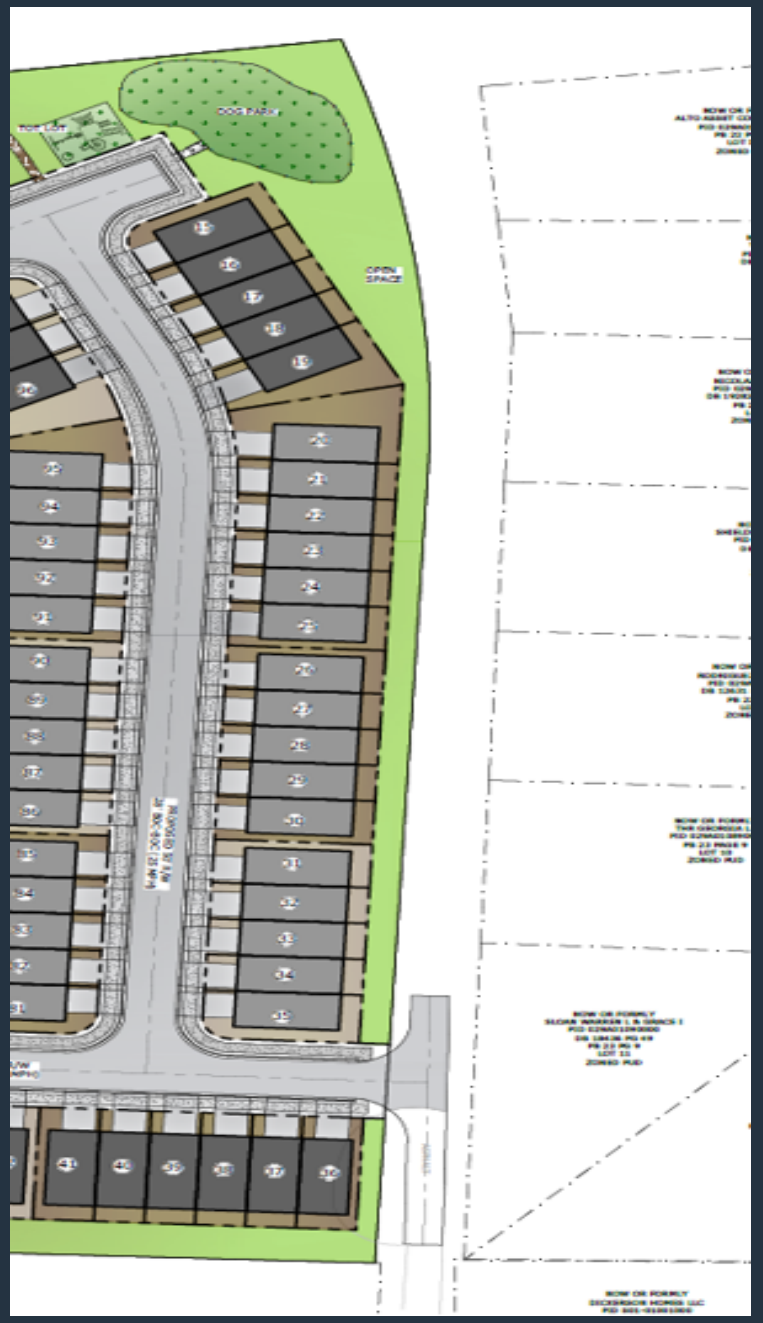


Tot Lot, Dog Park, and Mulched Walking Trail that connects into the sidewalk system

UNOPENED PORTION OF OLD ATLANTA ROAD




23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
37.8'
1/2" IPF DISTURBED
38.88'
1/2" IPF DISTURBED
39.86'
1/2" IPF
S02°42'33"W
529.54'
NOW OR FORM
SLOAN WARREN L &
PID 029A01090
DB 18436 PG
PB 23 PG 9
LOT 11
ZONED PUD


DOG PARK
OPEN SPACE

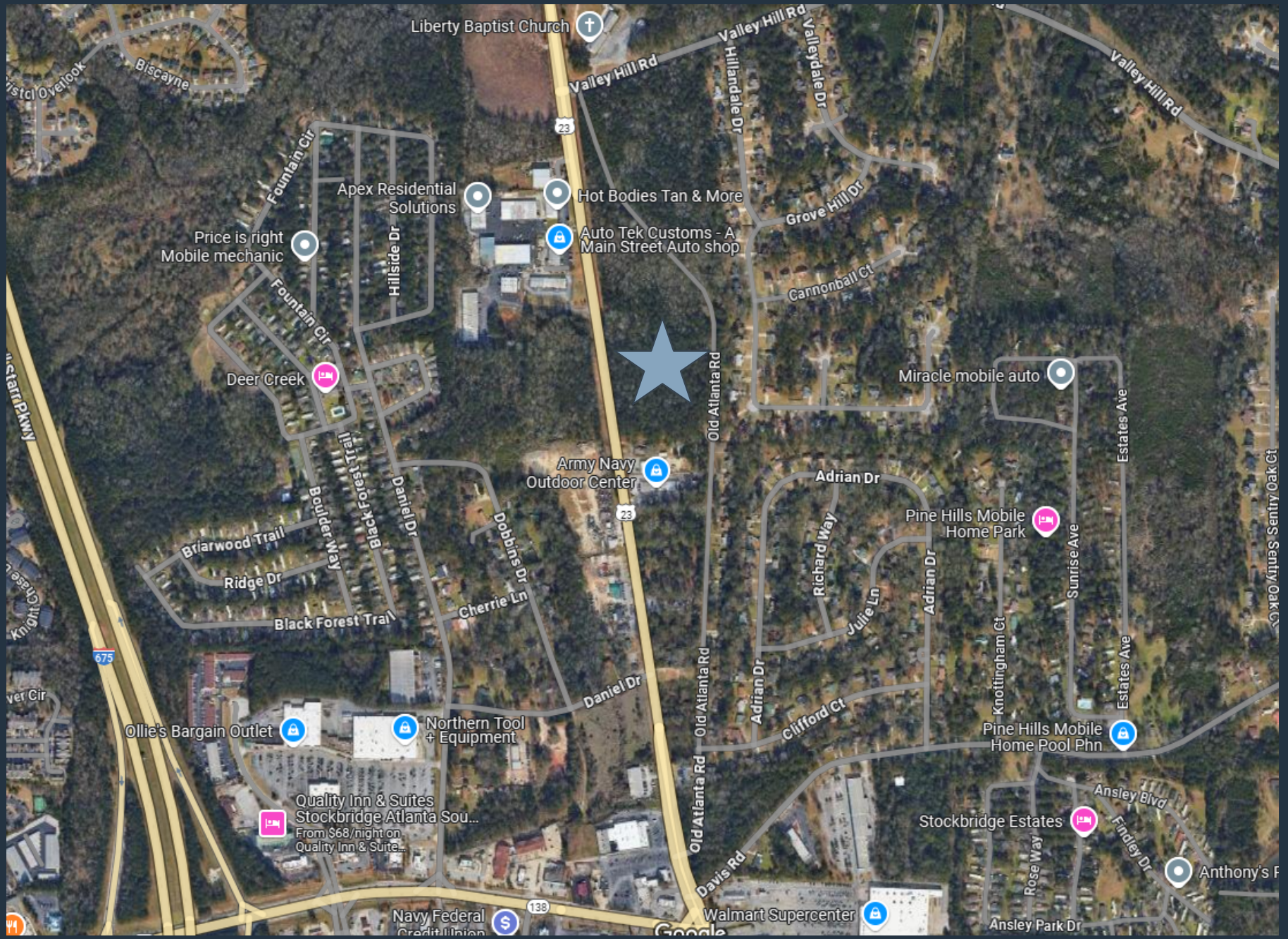
UPDATED ELEVATIONS










Liberty Baptist Church
Valley Hill Rd
Valley Hill Rd
Valleydale Dr
Valley Hill Rd
Biscayne
Fountain Cir
Apex Residential Solutions
Hot Bodies Tan & More
Price is right Mobile mechanic
Auto Tek Customs - A Main Street Auto shop
Hillside Dr
Grove Hill Dr
Cannonball Ct
Fountain Cir
Deer Creek
Old Atlanta Rd
Miracle mobile auto
Estates Ave
Army Navy Outdoor Center
Adrian Dr
Pine Hills Mobile Home Park
Briarwood Trail
Ridge Dr
Black Forest Trail
Daniel Dr
Dobbins Dr
Richard Way
Julie Ln
Adrian Dr
Sunrise Ave
Black Forest Trail
Cherrie Ln
Knottingham Ct
Estates Ave
Daniel Dr
Old Atlanta Rd
Adrian Dr
Clifford Ct
Pine Hills Mobile Home Pool Phn
Ollie's Bargain Outlet
Northern Tool + Equipment
Quality Inn & Suites Stockbridge Atlanta Sou...
From $68/night on Quality Inn & Suite...
Ansley Blvd
Stockbridge Estates
Findley Dr
Rose Way
Davis Rd
Old Atlanta Rd
Navy Federal Credit Union
Walmart Supercenter
Ansley Park Dr
Google

Battle Law

May 4, 2025

VIA Email (llogan@cityofstockbridge-ga.gov)

Linda M. Logan, Senior Planner
City of Stockbridge Planning & Zoning Division
4602 North Henry Boulevard
Stockbridge, GA 30281

Re: Templar Development Group, LLC Deferral Request
Applications: RZ-2025-03 & CP-2025-02

Dear Linda:

On behalf of Templar Development Group, LLC, I am hereby requesting that Applications RZ-2025-03 & CP=2025-02 be deferred to the June City Council meeting considering the ethics violation issues that are currently pending regarding Councilmember Barber speaking in opposition to the Applications at the April 17, 2025 Planning Commissioner hearing.

Sincerely,

Michèle L. Battle
President/Senior Attorney

Battle Law

I. LETTER OF INTENT

Templar Development Group, LLC (the "Applicant") is seeking to develop on +/- 9.9 acres of land being Tax Parcel No(s). 029-01011001 having frontage on North Henry Boulevard (the "Subject Property") with a mixed-use development containing townhomes and office space.

This document serves as a statement of intent, analysis of the criteria under the City of Stockbridge Code of Ordinances and contains notice of constitutional allegations as a reservation of the Applicant's rights.

II. CITY OF STOCKBRIDGE REZONING CRITERIA

In ruling upon any application for a zoning map amendment, or any other zoning decision, the mayor and council shall act in the best interest of the health, safety, morals, and general welfare of the city, in doing so, they will consider one or more of the following standards of review which are relevant to the application:

1. *Whether the proposal is consistent and/or compatible with the city's plans, goals, and objectives reflected in the city's comprehensive plan;*

The zoning proposal includes both a rezoning and future land use amendment. Combined, the zoning proposal is consistent with the city's plans, goals, and objectives reflected in the comprehensive plan.

2. *How the proposal impacts the purposes of the overall zoning scheme, and whether the proposed change furthers the purposes of these zoning regulations. Applications for zoning amendments that do not contain specific site plans carry a rebuttable presumption that the proposed change shall adversely affect the zoning scheme;*

The zoning proposal fits in well with the overall zoning scheme. The property to the east of the Subject Property is zoned PUD and allow for residential uses. The zoning proposal also seeks PUD and will allow for residential uses but will add an office use fronting North Henry Boulevard. This is a much more desirable configuration than having commercial immediately against residential, which is what would be permitted under the zoning scheme as it is today.

3. *How the proposal impacts the character of the zoning district, the particular piece of property, neighborhoods, or the community;*

The zoning proposal would be an improvement over the current zoning scheme in the area. Today, the zoning scheme allows for commercial uses to exist immediately adjacent to residential uses. The zoning proposal would improve upon this by putting residential next to residential but also incorporating office uses. The impact on the area would be minimal because the zoning proposal would continue the pattern of residential development while acting as a

transition from the lower density residential to the east, to higher intensity uses along North Henry Boulevard.

4. *Whether the proposal creates an isolated district unrelated to adjacent properties and nearby districts;*

The proposal does not create an isolated district. The property to the east is zoned PUD. So, the zoning proposal will not introduce a new zoning district to the area.

5. *How the proposal impacts the aesthetic character of existing and future uses of the property and the surrounding area;*

The zoning proposal will have minimal impact on the aesthetic character of existing and future uses of the property and surrounding area.

6. *Whether the proposal is consistent with adjacent development densities and the density patterns reflected in the comprehensive plan;*

The zoning proposal includes density that is higher than nearby property, but the Subject Property is fronting directly on North Henry Boulevard where other properties nearby do not. This difference calls for higher density development.

7. *How the proposal impacts the public health, safety, and general welfare;*

The proposal will have minimal impact on public health, safety, and general welfare.

8. *How the proposal impacts water, sewerage, other public facilities, or public services, and how the proposed amendment impacts expenditures of public funds;*

The zoning proposal will have minimal impact on water, sewerage, and other public facilities and services.

9. *How the proposal impacts traffic safety and congestion;*

The zoning proposal will have minimal impact on traffic safety and congestion.

10. *How the proposal impacts environmental conditions, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality, water quality and quantity;*

There are no environmental assets on the Subject Property. Therefore, the zoning proposal will not adversely affect environmental conditions. The zoning proposal will include a stormwater management facility which will improve stormwater runoff.

11. *How the proposal impacts the provision of adequate light and air;*

The proposal will have minimal impact on the provision of adequate light and air. The proposed townhomes will not be so tall as to block light or airflow.

12. How the proposal impacts the value of adjacent property;

The zoning proposal will not adversely impact the values of adjacent property. Changing the zoning of the Subject Property from commercial to residential may improve values for adjacent properties.

13. Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;

The Applicant is not aware of any substantial reasons why the property can or cannot be use in accordance with existing regulations. However, no commercial developer or operator has taken the opportunity to use the Subject Property in accordance with the C-3 zoning.

14. Preservation of integrity of residential neighborhoods shall carry greater weight than other factors. Where property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall carry greater weight.

The integrity of the nearby residential neighborhoods shall be preserved.

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a rezoning and future land use amendment to allow a mixed-use development be approved. The Applicant welcomes any questions and feedback from the planning staff.

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of the City of Stockbridge Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the City of Stockbridge Mayor and Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Henry County demanding just and adequate compensation under Georgia law for the

taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant

PowerPoint Presentations For CP-2025-02 and RZ-2025-03

Parcel #029-01011001 Between North Henry Boulevard and Old Atlanta Road, South of Valley Hill Road

April 17, 2025 (Planning Commission)

May 12, 2025 (Mayor and Council)

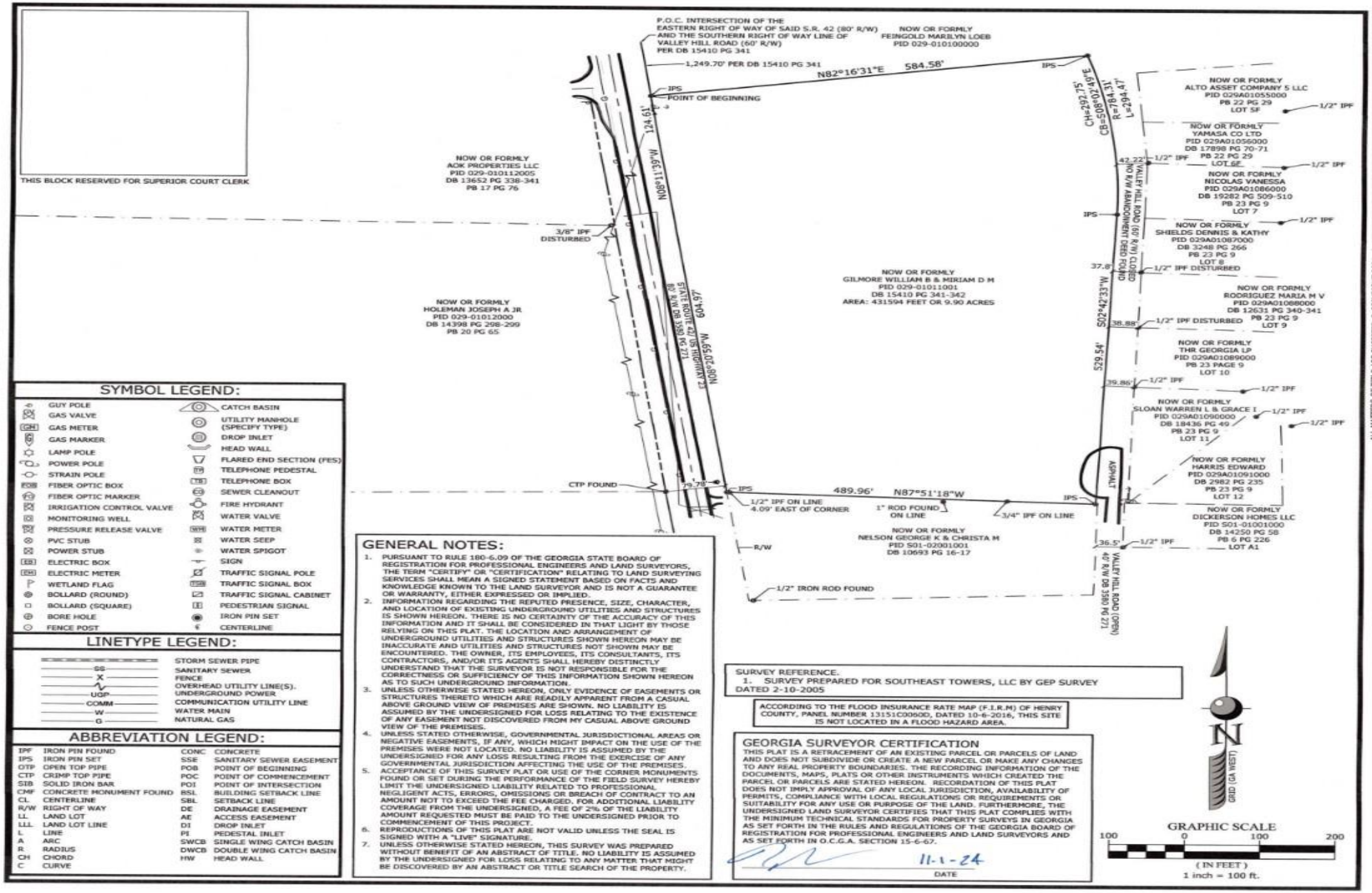
Case Facts

- Applicant: Templar Development, LLC
- Agent: Battle Law, P.C.
- Owner: William B Gilmore & Miriam D M Gilmore
- Address of Property: The subject property is located between North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road.
- Parcel Identification:029-01011001
- Parcel Acreage: 9.9
- Current Use: The property is vacant and heavily wooded
- Current Zoning of Property: C-3 (Heavy Commercial District)
- Current Future Land Use Designation: Low-Density Mixed Use
- Sign Posting: April 2, 2025
- Letters Residents Received From Applicant: April 2, 2025
- Date of CZIM Meeting: April 9, 2025


Aerial Photo
Liberty Baptist Church
Stockbridge Plaza
Victory Worship Center
Valley Hill Station
Army Navy Outdoor Center
DC Event Rentals
JP Upchurch Properties
Wildwood Estates
Pine Hills Mobile Home Park
576 Davis Road (Townhomes)
Walmart
Askew Lakes North Lake
33°33'43.0"N 84°15'35.3"W
Legend
33°33'43.0"N 84°15'35.3"W
Valley Hill Rd
Fountain Cir
Somerset Dr
Daniel Dr
Hillside Dr
Highlandale Dr
Valleydale Dr
Brunswick Cir
Gallup Dr
Greyfox Trail
Boulder Way
Ridge Dr
Black Forest Trail
Adrian Dr
Julie Ln
Clifford Ct
Daniel Dr
Davis Rd
Shields Rd
Stagecoach Cir
N Deal St
Ridge Run
Landover Dr
Club Cir
Creek Ct
Walter Way
Davidson Cir
675
138
23
Google Earth
2000 ft
N


Aerial Photo
with Site Plan

THIS BLOCK RESERVED FOR SUPERIOR COURT CLERK



SYMBOL LEGEND:

	GUY POLE		CATCH BASIN
GV	GAS VALVE		UTILITY MANHOLE (SPECIFY TYPE)
GM	GAS METER		DROP INLET
	GAS MARKER		HEAD WALL
	LAMP POLE		FLARED END SECTION (FES)
	POWER POLE	TP	TELEPHONE PEDESTAL
	STRAIN POLE	TB	TELEPHONE BOX
FOB	FIBER OPTIC BOX		SEWER CLEANOUT
	FIBER OPTIC MARKER		FIRE HYDRANT
	IRRIGATION CONTROL VALVE		WATER VALVE
	MONITORING WELL	WM	WATER METER
	PRESSURE RELEASE VALVE		WATER SEEP
	PVC STUB		WATER SPIGOT
	POWER STUB		SIGN
EB	ELECTRIC BOX		TRAFFIC SIGNAL POLE
EM	ELECTRIC METER	TSB	TRAFFIC SIGNAL BOX
	WETLAND FLAG		TRAFFIC SIGNAL CABINET
	BOLLARD (ROUND)		PEDESTRIAN SIGNAL
	BOLLARD (SQUARE)		IRON PIN SET
	BORE HOLE		CENTERLINE
	FENCE POST		

LINETYPE LEGEND:

SS	STORM SEWER PIPE
X	SANITARY SEWER
UGP	FENCE
COMM	OVERHEAD UTILITY LINE(S). UNDERGROUND POWER
W	COMMUNICATION UTILITY LINE
G	WATER MAIN
	NATURAL GAS

ABBREVIATION LEGEND:

IPF	IRON PIN FOUND	CONC	CONCRETE
IPS	IRON PIN SET	SSE	SANITARY SEWER EASEMENT
OTP	OPEN TOP PIPE	POB	POINT OF BEGINNING
CTP	CRIMP TOP PIPE	POC	POINT OF COMMENCEMENT
SIB	SOLID IRON BAR	POI	POINT OF INTERSECTION
CMF	CONCRETE MONUMENT FOUND	BSL	BUILDING SETBACK LINE
CL	CENTERLINE	SBL	SETBACK LINE
R/W	RIGHT OF WAY	DE	DRAINAGE EASEMENT
LL	LAND LOT	AE	ACCESS EASEMENT
LLL	LAND LOT LINE	DI	DROP INLET
L	LINE	PI	PEDESTAL INLET
A	ARC	SWCB	SINGLE WING CATCH BASIN
R	RADIUS	DWCB	DOUBLE WING CATCH BASIN
CH	CHORD	HW	HEAD WALL
C	CURVE		

GENERAL NOTES:

1. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
2. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE RELYING ON THIS PLAT. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, ITS EMPLOYEES, ITS CONSULTANTS, ITS CONTRACTORS, AND/OR ITS AGENTS SHALL HEREBY DESTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
3. UNLESS OTHERWISE STATED HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE PREMISES.
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6. REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS THE SEAL IS SIGNED WITH A "LIVE" SIGNATURE.
7. UNLESS OTHERWISE STATED HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

SURVEY REFERENCE.
1. SURVEY PREPARED FOR SOUTHEAST TOWERS, LLC BY GEP SURVEY DATED 2-10-2005

ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M) OF HENRY COUNTY, PANEL NUMBER 13151C0060D, DATED 10-6-2016, THIS SITE IS NOT LOCATED IN A FLOOD HAZARD AREA.

GEORGIA SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

11-1-24
DATE

SEI ENGINEERING, INC.
2470 Lively Plains Road Suite A Marietta, Georgia 30066
617 Yorkmont Way Suite A Fellowship, Georgia 30736
ph: 770-321-3936
www.seiengineering.com

No	ISSUED	DATE

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PLAT INFORMATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 100,000+ FEET AND AN ANGULAR ERROR OF 00" PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

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BOUNDARY SURVEY

TEMPLAR DEVELOPMENT

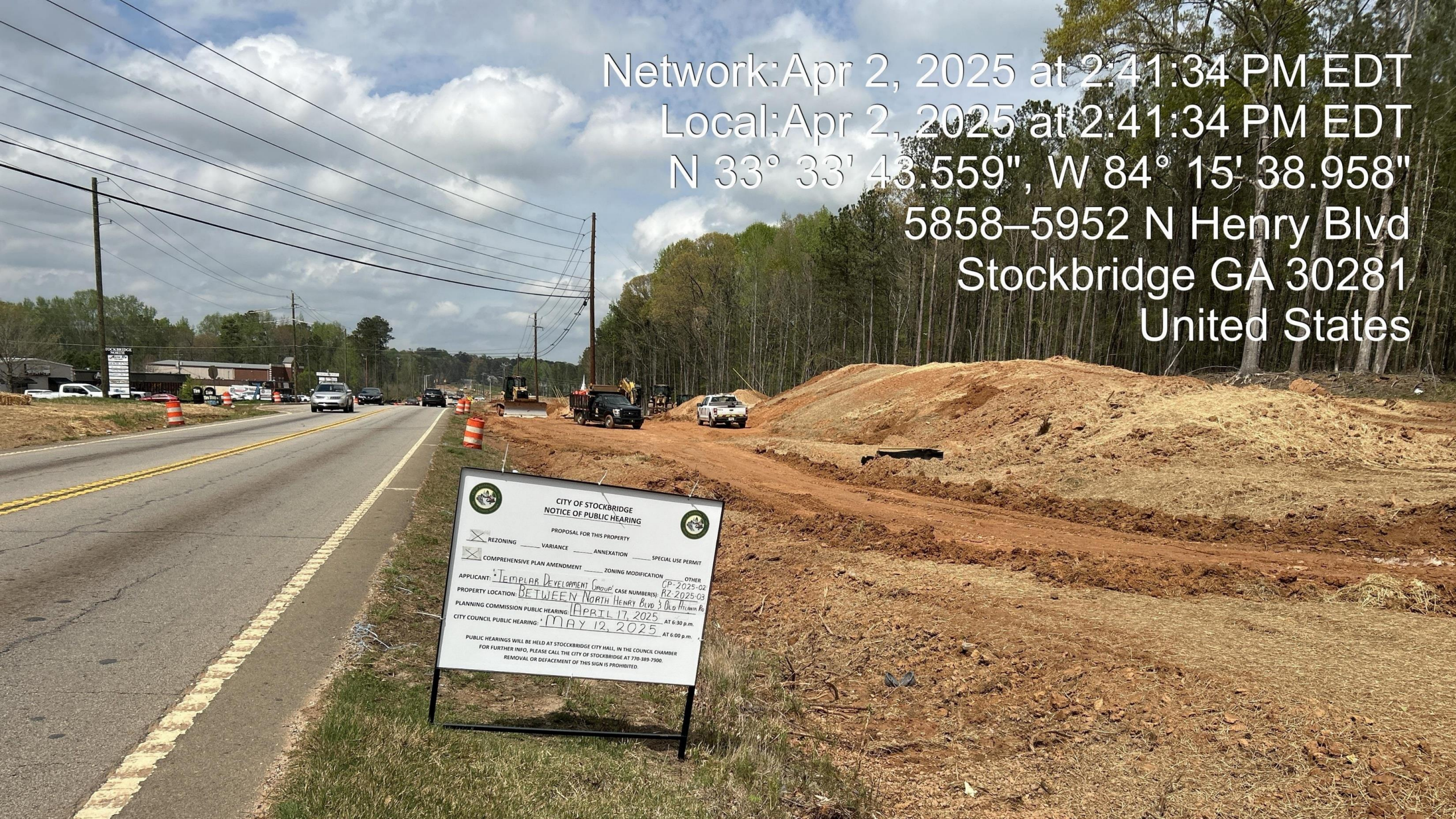
LOCATED IN:
LAND LOT 90 OF THE 12th DISTRICT CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA

GEORGIA REGISTERED No. 2891 LAND SURVEYOR WAYNE A. POWERS
11-1-24

Project No.:	1440-24-109
Surveyed By:	B. Coveney
Field Date:	10-15-24
Drafted By:	C.Powers
Issue Date:	11-1-24

1 OF 1

FILE NAME: I:\CUSTOMERS_PROJECTS\1440 Templar Development\1440-24-109 North Henry Blvd Tract\SUR\Working\1440-24-109 Boundary.dwg PLOT DATE:11/1/2024 USER:CARSON POWERS


Network:Apr 2, 2025 at 2:41:34 PM EDT
Local:Apr 2, 2025 at 2:41:34 PM EDT
N 33° 33' 43.559", W 84° 15' 38.958"
5858–5952 N Henry Blvd
Stockbridge GA 30281
United States
CITY OF STOCKBRIDGE
NOTICE OF PUBLIC HEARING
PROPOSAL FOR THIS PROPERTY
X REZONING ____ VARIANCE ____ ANNEXATION ____ SPECIAL USE PERMIT
X COMPREHENSIVE PLAN AMENDMENT ____ ZONING MODIFICATION ____ OTHER
APPLICANT: 'Templar Development Group' CASE NUMBER(S): CP-2025-02 RZ-2025-03
PROPERTY LOCATION: BETWEEN North Henry Blvd & Old Atlanta Rd
PLANNING COMMISSION PUBLIC HEARING: April 17, 2025 AT 6:30 p.m.
CITY COUNCIL PUBLIC HEARING: MAY 12, 2025 AT 6:00 p.m.
PUBLIC HEARINGS WILL BE HELD AT STOCKBRIDGE CITY HALL, IN THE COUNCIL CHAMBER
FOR FURTHER INFO, PLEASE CALL THE CITY OF STOCKBRIDGE AT 770-389-7900.
REMOVAL OR DEFACEMENT OF THIS SIGN IS PROHIBITED.

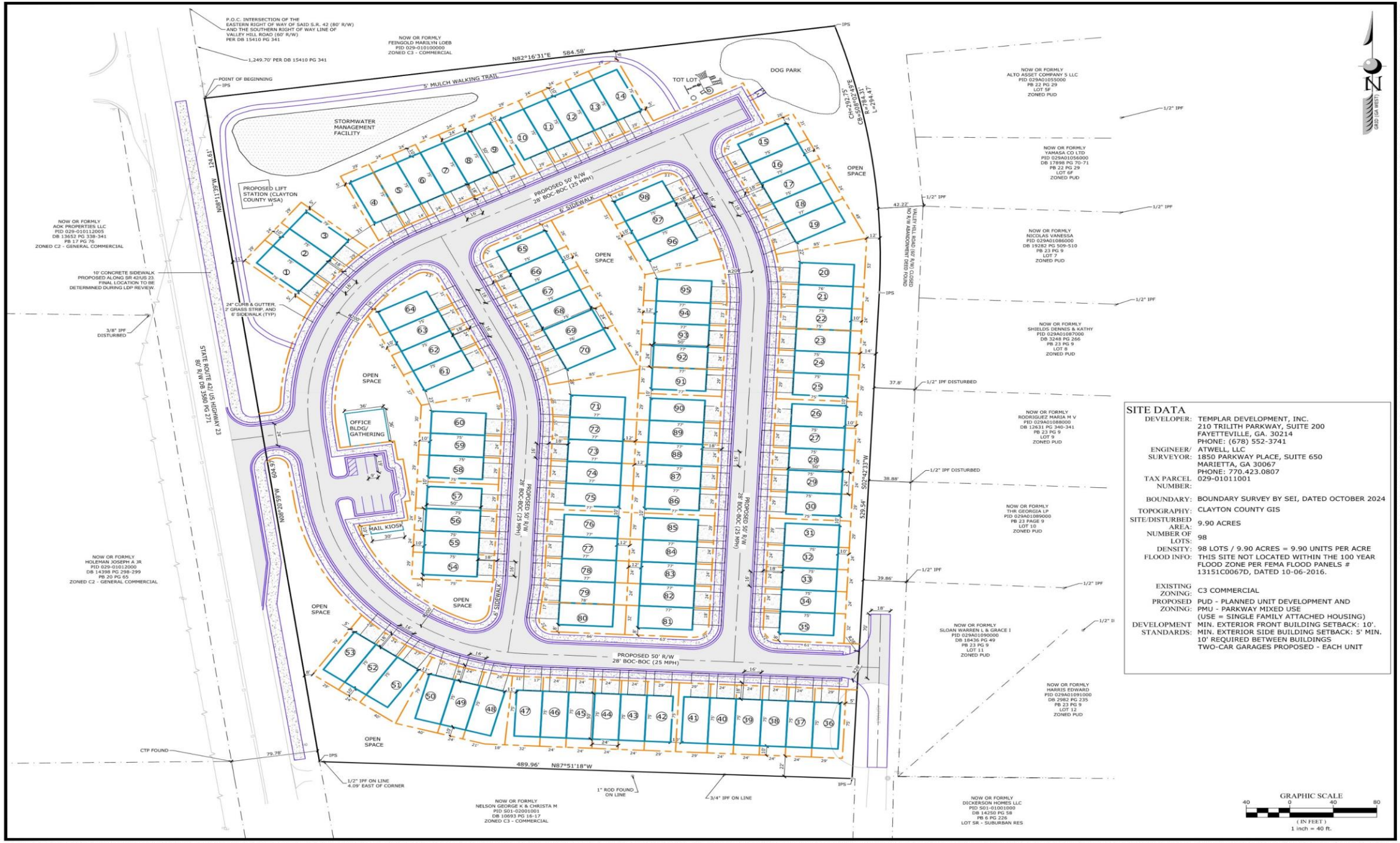


N 33° 33' 40.029" , W 84° 13' 37.935"
5834 N Henry Blvd
Stockbridge GA 30281
United States

Development Information

Development Information

- Templar Development LLC is proposing a thoughtfully designed mixed-use residential community located on the western side of North Henry Boulevard. Spanning 9.90 acres, this development is planned to include 98 two-story attached townhome units, achieving a residential density of approximately 9.90 units per acre. The project integrates essential infrastructure improvements, including a stormwater management facility and a lift station operated by Clayton County Water Authority, ensuring sustainable utility support. Additionally, the site incorporates a hammerhead turnaround to optimize traffic circulation and enhance emergency vehicle access. Open spaces and community amenities such as a 5’ mulch walking trail, tot lot, and dog park are designed to foster an active and engaging residential environment. With a well-defined internal roadway network featuring a 50’ right-of-way and 28’ back-of-curb to back-of-curb width, the development supports efficient mobility while maintaining a pedestrian-friendly atmosphere, including a planned 10’ concrete sidewalk along SR 42/US 23.
- Lot sizes within the development are expected to range from approximately 1,200 to 1,500 square feet per unit, ensuring efficient land use while providing adequate space for comfortable residential living. Setback requirements for the development include a 10-foot front yard setback along the exterior, a 5-foot side yard setback along the exterior, and a 10-foot distance between the buildings, providing adequate separation and privacy. Architecturally, the townhomes are designed with a cohesive aesthetic, featuring two-story elevations, two-car garages, and brick as the primary exterior material, ensuring both durability and an attractive streetscape throughout the development.



SITE DATA

DEVELOPER:	TEMPLAR DEVELOPMENT, INC. 210 TRILITH PARKWAY, SUITE 200 FAYETTEVILLE, GA. 30214 PHONE: (678) 552-3741
ENGINEER/ SURVEYOR:	ATWELL, LLC 1850 PARKWAY PLACE, SUITE 650 MARIETTA, GA 30067 PHONE: 770.423.0807
TAX PARCEL NUMBER:	029-01011001
BOUNDARY:	BOUNDARY SURVEY BY SEI, DATED OCTOBER 2024
TOPOGRAPHY:	CLAYTON COUNTY GIS
SITE/DISTURBED AREA:	9.90 ACRES
NUMBER OF LOTS:	98
DENSITY:	98 LOTS / 9.90 ACRES = 9.90 UNITS PER ACRE
FLOOD INFO:	THIS SITE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANELS # 13151C0067D, DATED 10-06-2016.
EXISTING ZONING:	C3 COMMERCIAL
PROPOSED ZONING:	PUD - PLANNED UNIT DEVELOPMENT AND PMU - PARKWAY MIXED USE (USE = SINGLE FAMILY ATTACHED HOUSING)
DEVELOPMENT STANDARDS:	MIN. EXTERIOR FRONT BUILDING SETBACK: 10'. MIN. EXTERIOR SIDE BUILDING SETBACK: 5' MIN. 10' REQUIRED BETWEEN BUILDINGS TWO-CAR GARAGES PROPOSED - EACH UNIT

GRAPHIC SCALE
40 0 40 80
(IN FEET)
1 inch = 40 ft.

ATWELL
866.850.4200 www.atwell.com
1850 Parkway Place, Suite 650
Marietta, GA
770.423.0807

1440-24-109

No	ISSUED DESCRIPTION	DATE

PROJECT OWNED/DEVELOPED BY:
TEMPLAR DEVELOPMENT
210 TRILITH PARKWAY
SUITE 200
FAYETTEVILLE, GA. 30214
PHONE: (678) 552-3741
24 HOUR CONTACT INFORMATION

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REZONING SITE PLAN

DAVENPORT

PROJECT LOCATED AT:
LL 90 12TH DISTRICT
CITY OF STOCKBRIDGE,
HENRY COUNTY, GA.

GEORGIA REGISTERED NO. 31277 PROFESSIONAL ENGINEER E. WAYNE MATTHEWS JR.

ISSUED FOR: REVIEW

Project No.:	1440-24-109
Designed By:	JJS
Issue Date:	4/7/2025

1

811 Know what's below. Call before you dig.

FILE NAME: I:\CUSTOMERS_PROJECTS\1440 Templar Development\1440-24-109 North Henry Blvd Tract\Eng\Prelim\1440-24-109 Prelim Site.dwg PLOT STYLE: ---- PLOT DATE=4/7/2025 USER=KELLEI ALTMAN

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.

Development Data of Proposed Development

SITE DATA

DEVELOPER:	TEMPLAR DEVELOPMENT, INC. 210 TRILITH PARKWAY, SUITE 200 FAYETTEVILLE, GA. 30214 PHONE: (678) 552-3741
ENGINEER/ SURVEYOR:	ATWELL, LLC 1850 PARKWAY PLACE, SUITE 650 MARIETTA, GA 30067 PHONE: 770.423.0807
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DEVELOPMENT STANDARDS:	MIN. EXTERIOR FRONT BUILDING SETBACK: 10'. MIN. EXTERIOR SIDE BUILDING SETBACK: 5' MIN. 10' REQUIRED BETWEEN BUILDINGS TWO-CAR GARAGES PROPOSED - EACH UNIT

Elevations of Proposed Development



Elevations of Proposed Development







PowerPoint Presentation For CP-2025-02

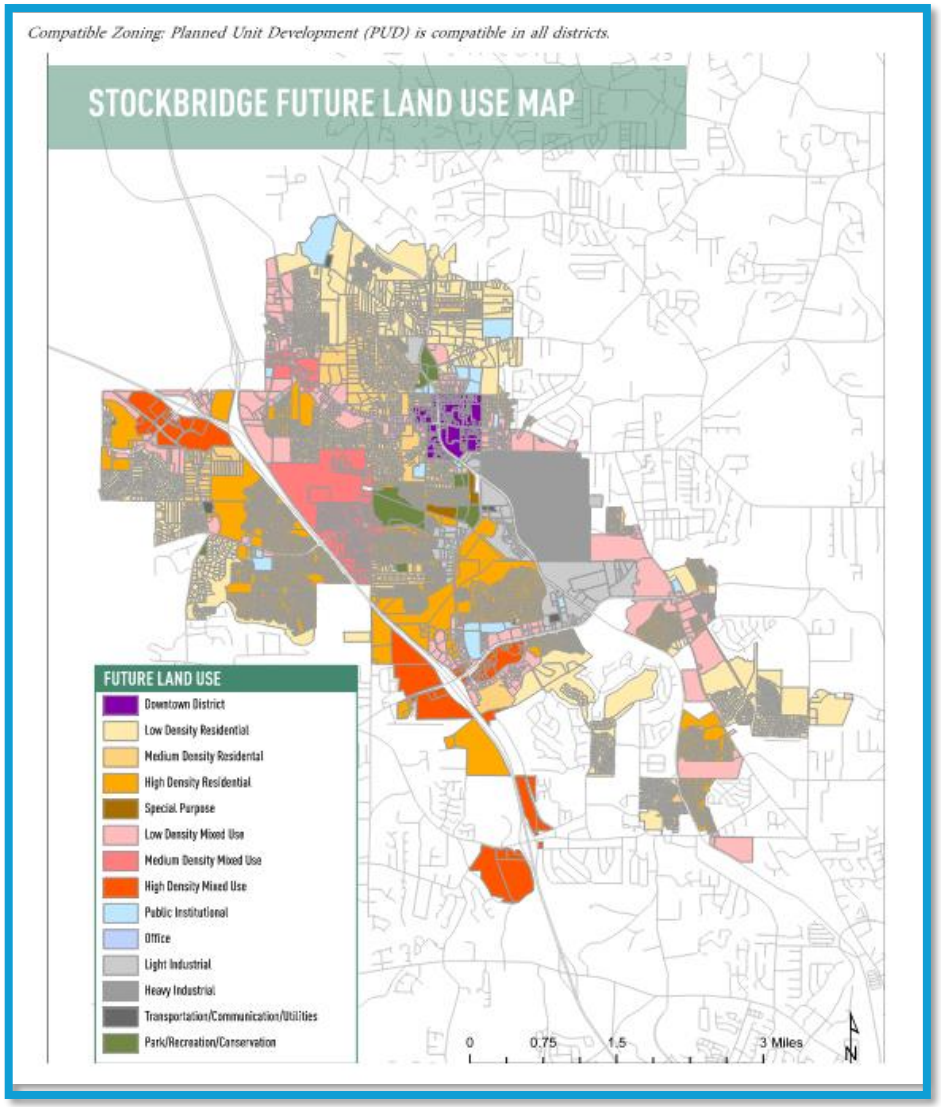


Applicant’s Request

Change the future land use designation from ‘Low-Density Mixed-Use’ to ‘High-Density Mixed-Use’ to allow for a mixed-use development that will include 98 units and office space.



City of Stockbridge
Comprehensive Plan (2024)

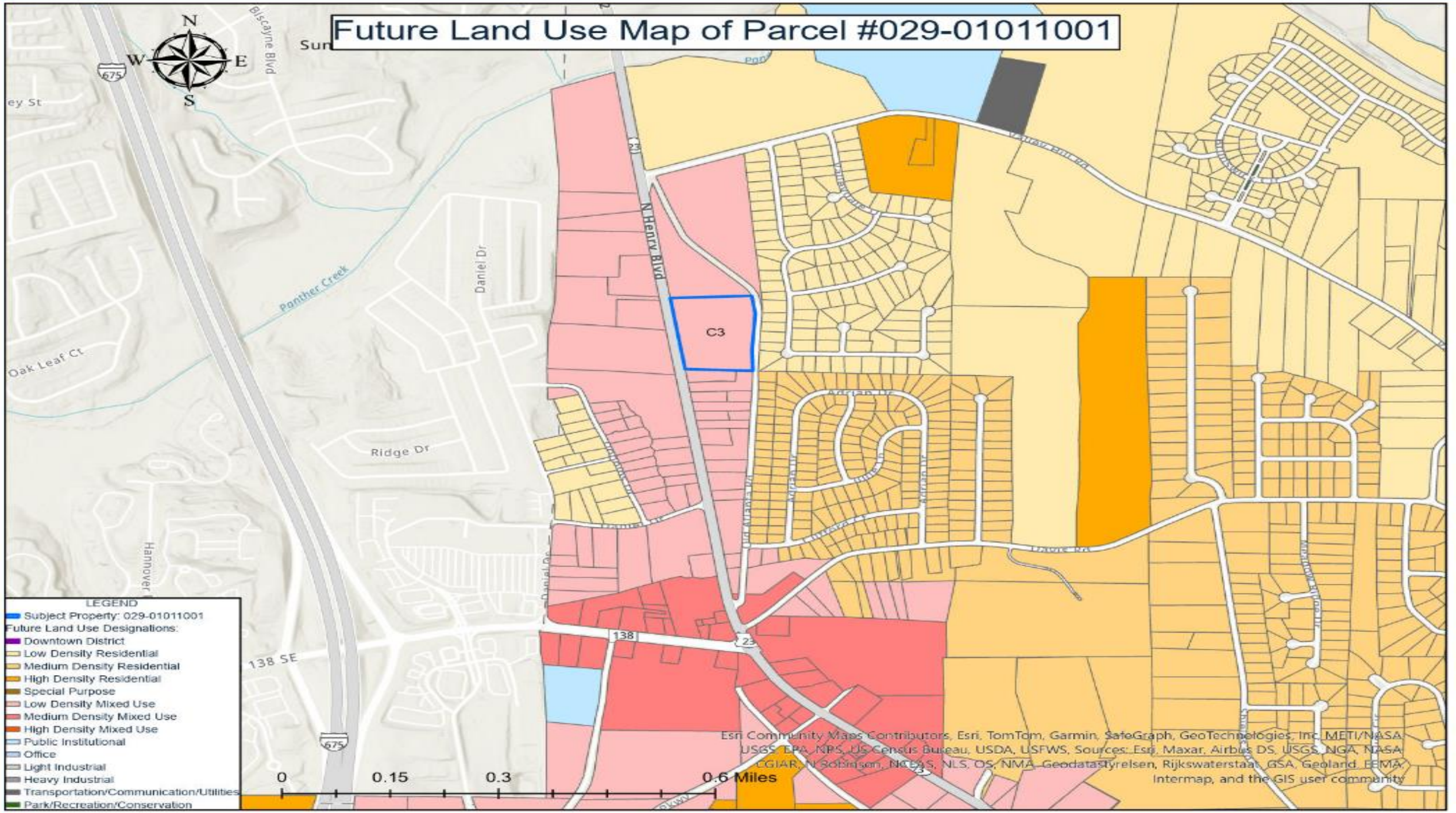


HIGH-DENSITY MIXED USE

This designation is intended for commercial areas located around major intersections, Future development and redevelopment should focus on making these areas more pedestrian oriented. This is characterized by mixed-use developments incorporating mostly commercial uses with some office tenants, and high density residential uses. This area would allow for larger then three story buildings, combining street-level commercial/retail/ office uses with the other stories accommodating office or lofts/ apartments/condominiums.

SURROUNDING LAND USE DESIGNATION

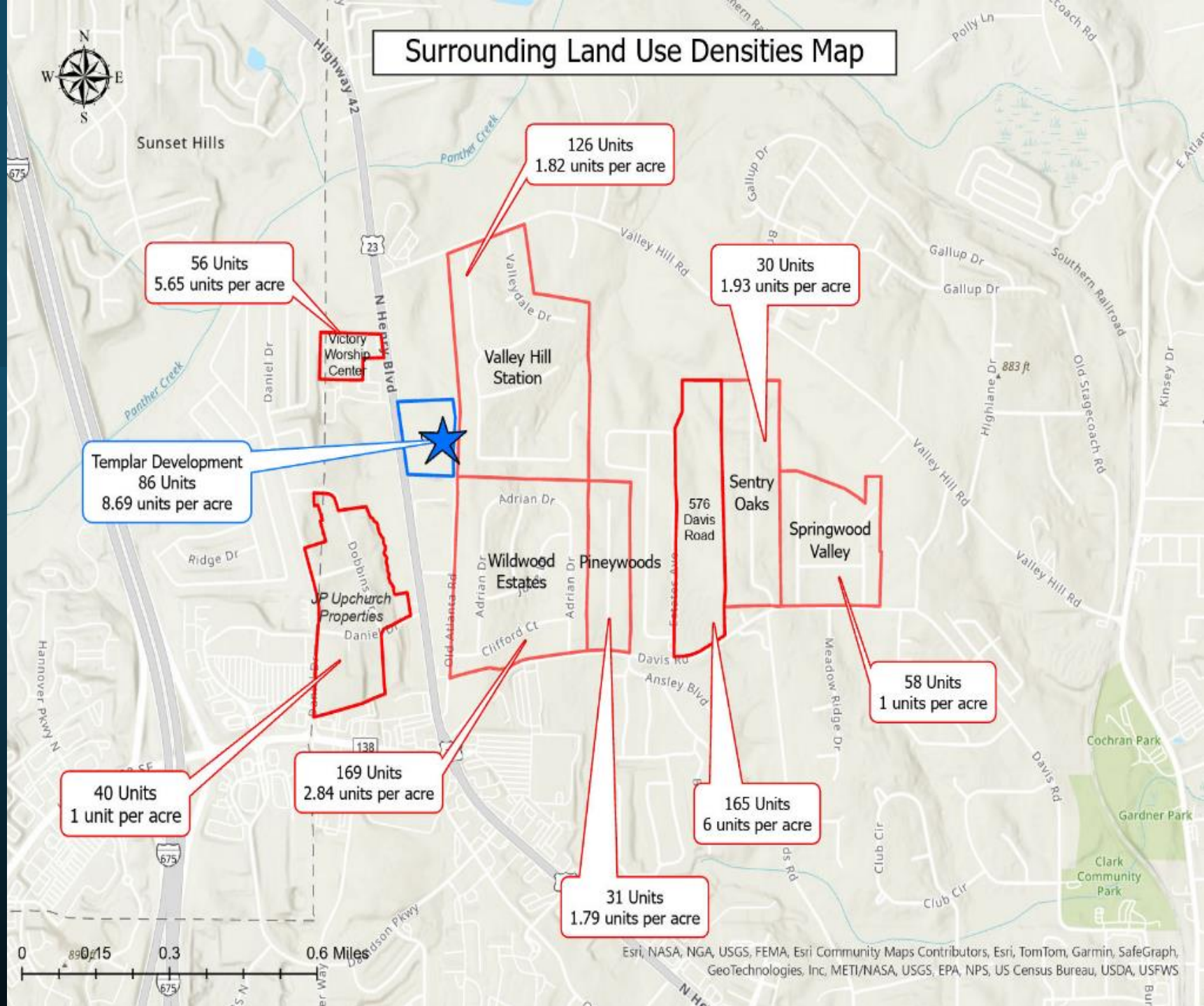
Location	Current Land Use	Current Future Land Use Designation
Property to the North	Vacant Liberty Baptist Church	Low Density Mixed Use Low-Density Residential
Property to the South	DC Event Rentals Army Navy Outdoor Center Vacant Land Wildwood Estates	Low-Density Mixed-Use Medium Density Residential
Property to the East	Valley Hill Station Victory Worship Center	Low-Density Residential High Density Residential
Property to the West	Vacant Land Stockbridge Plaza J.P. Upchurch Properties	Low Density Mixed Use Low Density Residential


Future Land Use Map of Parcel #029-01011001
N
W
E
S
C3
N Henry Blvd
Biscayne Blvd
Panther Creek
Daniel Dr
Ridge Dr
Oak Leaf Ct
138 SE
LEGEND
Subject Property: 029-01011001
Future Land Use Designations:
Downtown District
Low Density Residential
Medium Density Residential
High Density Residential
Special Purpose
Low Density Mixed Use
Medium Density Mixed Use
High Density Mixed Use
Public Institutional
Office
Light Industrial
Heavy Industrial
Transportation/Communication/Utilities
Park/Recreation/Conservation
0
0.15
0.3
0.6 Miles
Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, LGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

SURROUNDING LAND USE DENSITIES

Subdivision/Development	Units	Estimate Density Per Acre
Valley Hill Station	126	1.82 units per acre
Templar Development	**98**	**9.9 units per acre**
Wildwood Estates	169	2.84 units per acre
Pineywoods	31	1.79 units per acre
Sentry Oaks	30	1.93 units per acre
Springwood Valley	58	1 unit per acre
576 Davis Road	165	6 units per acre
Victory Worship Center	56	5.65 units per acre
JP Upchurch Properties	40	1 unit per acre

SURROUNDING LAND USE DENSITIES MAP



Staff Analysis (Section 9.2.7 of The Unified Development Code)

Staff Analysis (Section 9.2.7 of The Unified Development Code)

1. **Consistency with the Comprehensive Plan.**

The request to assign the Future Land Use designation of High-Density Mixed-Use is necessary because the PUD zoning district is compatible with all the Land Use Designations in the city, which includes the proposed High-Density Mixed-Use designation. In addition, the proposed mixed-use development is consistent with the policy goals that are found in the current City of Stockbridge Comprehensive Plan that are found on pages 42 and 44.

Population Goals: To attract new, diverse residents.

Population Policies: Maintain a family friendly environment and focus on attracting and retaining young adults.

Housing Goals: To provide a variety of housing choices to suit the changing needs and lifestyles of City residents.

Housing Policies: Provide a mixture of housing options to attract young professionals, singles, and small families.

Future Land Use Goals:

To ensure that new developments promote a better sense of place and preserve valued elements of community character.

To establish land use designations that meet the needs of the City and are consistent with the new UDC.

Future Land Use Policies:

Encourage development of a rational network of commercial nodes to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.

Encourage mixed-use development to promote a live, work, play concept.
Support increases in density where community design standards, environmental constraints, and available infrastructure capacities can accommodate the increased density.

Staff Analysis
(Section 9.2.7 of The Unified Development Code)

2. **Relation to the Zoning of the Property:** The subject property is currently zoned C-3 (Heavy Commercial). The zoning designation of C-3 provides areas for commercial activities that generate heavy traffic or require transportation of bulky materials. Typical developments in a C-3 District include automobile sales and repair, building supply establishments, parking garages, warehouses and storage buildings, and trade shops. The 2024 Comprehensive Plan identifies C-3 zoning districts as compatible with light and heavy industrial Future Land Use designations. The current zoning of C-3 is not compatible with the proposed use; therefore, the rezoning request from C-3 to PUD is necessary. The applicant's request of rezoning the subject property from C-3 (Heavy Commercial) to PUD (Planned Unit Development) is compatible with the other surrounding land use designations that are adjacent to the subject property, which includes the existing Valley Hill Station subdivision located to the east. Page 45 of the 2024 Comprehensive Plan identifies the PUD zoning district as being compatible with all the Future Land Use designations including the requested High-Density Mixed-Use designation. The applicant has requested the rezoning of the property to the PUD zoning district to accommodate the proposed mixed-use development.

3. **Suitability of the Site's Location:** The applicant is proposing 98 dwelling units on 9.9 total acres with a density of 9.9 dwelling units per acre. This proposed development has a higher density than most of the nearby residential areas. A proposed townhome development at 576 Davis Road will have a density of 6 units per acre. The remaining nearby residential areas are single family subdivisions with densities ranging from 1 unit per acre to 2.84 units per acre. The surrounding area also includes various commercial shopping areas, and Walmart is located less than a mile south. This mix of residential and commercial areas is compatible with the PUD zoning and High-Density Mixed-Use future land use designation. The requested 9.9 units per acre by the applicant is therefore consistent with the surrounding land use densities in the area.

Staff Analysis
(Section 9.2.7 of The Unified Development Code)

4. **Maintaining the Current Land Use Designation:** The current Future Land Use designation of Low-Density Mixed-Use only allows for densities under 3.99 units per acre according to the 2024 Comprehensive Plan. Given the proposed density of 9.9 units per acre, this Future Land Use designation would not be compatible. The 2024 Comprehensive Plan intends for the High-Density Mixed-Use Future Land Use designation to allow for commercial areas to be located around major intersections while incorporating high density residential uses. The proximity of the existing mixed-use development, retail shopping center, Walmart, a church, and several subdivisions make the requested High-Density Mixed-Use Future Land Use Designation an appropriate future land use for the subject property. Additionally, it is suitable for a mixed-use development to be located along a minor arterial road, such as Highway 42.

Staff Recommendation

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2025-02 would be necessary and desirable for the subject property in conjunction with the requested rezoning of RZ-2025-03 to rezone from ‘C-3’ (Heavy Commercial) to ‘PUD’ (Planned Unit Development). Therefore, the Planning and Zoning staff recommends **APPROVAL.**

PowerPoint Presentations For RZ-2025-03



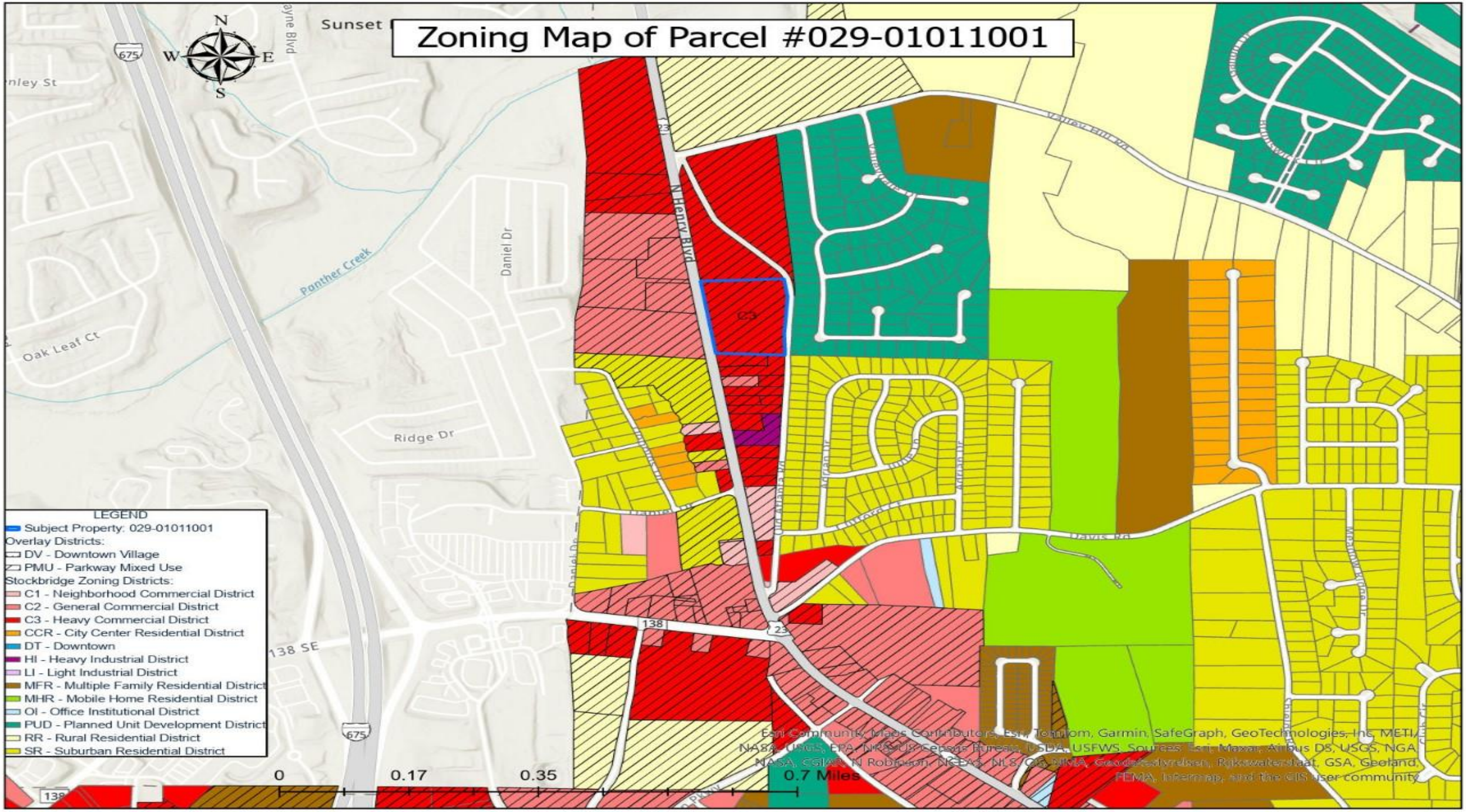


Applicant's Request

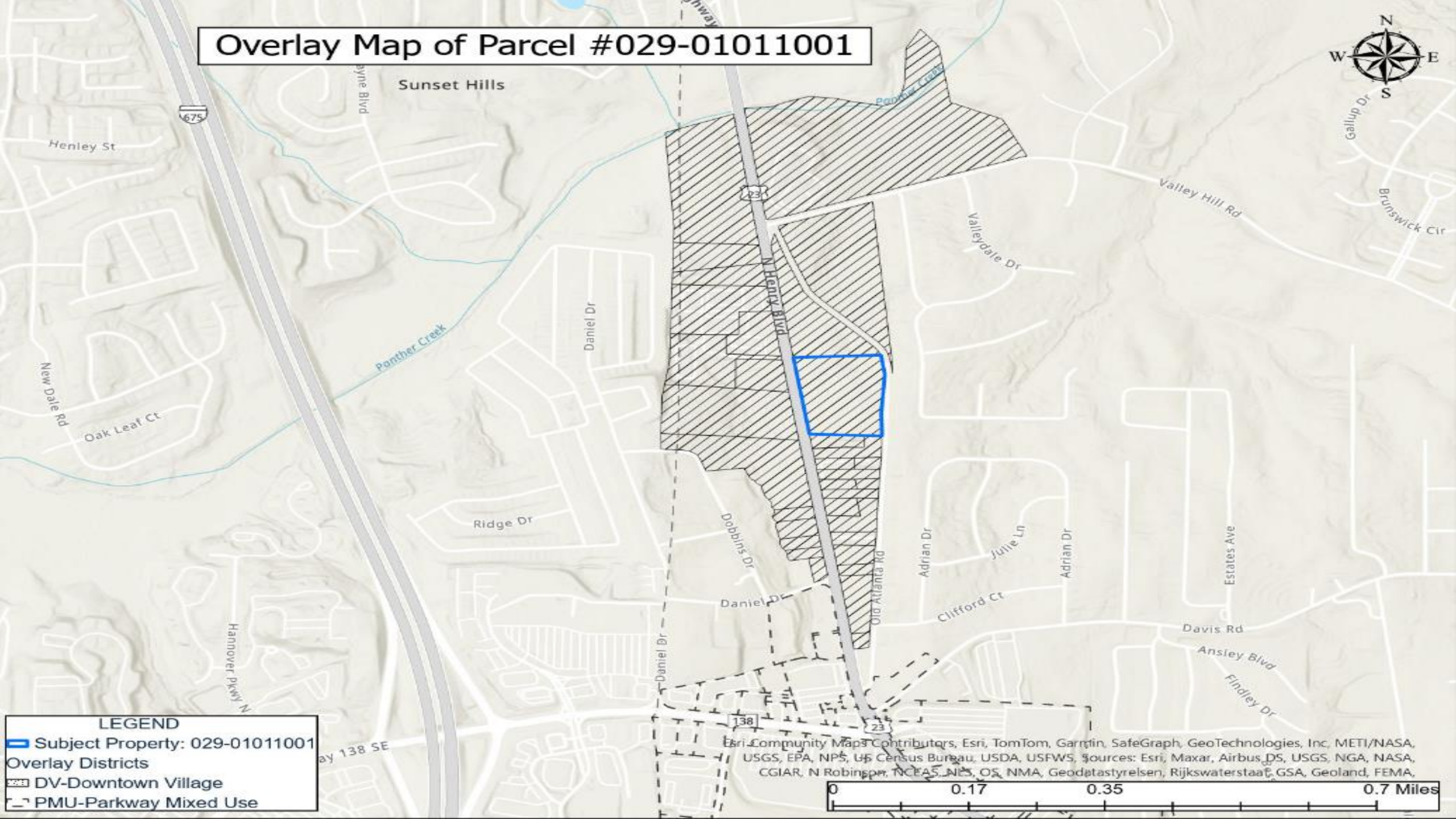
- Rezone from 'C-3' (Heavy Commercial) and 'PMU' (Parkway Mixed-Use) Overlay District to 'PUD' (Planned Unit Development) Master Plan and 'PMU' (Parkway Mixed-Use) Overlay District to allow for the development of townhomes and office space.

SURROUNDING ZONING PROPERTY INFORMATION

Location	Existing Zoning	Existing Land Use
Property to the North	Vacant Land	C-3 (Heavy Commercial District)
	Liberty Baptist Church	RR (Rural Residential)
Property to the South	DC Event Rentals	C-3 (Heavy Commercial District)
	Army Navy Outdoor Center	C-2 (General Commercial)
	Vacant Land	C-3 (Heavy Commercial District)
	Wildwood Estates	SR (Suburban Residential)
Property to the East	Valley Hill Station	PUD (Planned Unit Development)
	Victory Worship Center	MFR (Multi-Family Residential)
Property to the West	Vacant Land	C-2 (General Commercial)
	Stockbridge Plaza	C-2 (General Commercial)
	J.P. Upchurch Properties	SR (Suburban Residential) CCR (City Center Residential)


Zoning Map of Parcel #029-01011001
N
W
E
S
Sunset
675
Panther Creek
Daniel Dr
Oak Leaf Ct
Ridge Dr
138 SE
N Henry Blvd
C3
138
23
675
LEGEND
Subject Property: 029-01011001
Overlay Districts:
DV - Downtown Village
PMU - Parkway Mixed Use
Stockbridge Zoning Districts:
C1 - Neighborhood Commercial District
C2 - General Commercial District
C3 - Heavy Commercial District
CCR - City Center Residential District
DT - Downtown
HI - Heavy Industrial District
LI - Light Industrial District
MFR - Multiple Family Residential District
MHR - Mobile Home Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
RR - Rural Residential District
SR - Suburban Residential District
0
0.17
0.35
0.7 Miles
Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS User Community

Overlay Map of Parcel #029-01011001



LEGEND

- Subject Property: 029-01011001

Overlay Districts

- DV-Downtown Village
- PMU-Parkway Mixed Use

Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA,

0 0.17 0.35 0.7 Miles

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

1. **Consistency with the Comprehensive Plan**: The proposed 98-townhome development on 9.90 acres exceeds the current Low-Density Mixed Use designation, which only allows up to 3.99 units per acre. To align with the City's goals and accommodate the higher density, a change to High-Density Mixed Use is requested. This designation better supports the townhomes, planned office space, and walkable community design. Although nearby neighborhoods have lower densities (1–2.84 units/acre), recent developments like the Victory Worship Center townhomes (5.65 units/acre) show a shift toward higher-density housing in the area. The project supports several 2024 Comprehensive Plan goals, including increasing housing diversity, promoting economic development with an office component, using land efficiently, and encouraging innovative, mixed-use communities through PUD zoning.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

2. **The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code.** The rezoning to PUD allows townhomes, supports city growth, and fits the surrounding mix of residential and commercial areas. It includes green space to reduce conflicts and offers modern housing for families, professionals, and retirees. To manage traffic, the development has a three-lane entrance to a major highway, a well-designed internal road system, and sidewalks for pedestrians.

3. **Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community: The rezoning from C-3 to PUD will create a balanced mix of commercial and residential uses, benefiting the community.** The 98-townhome development offers diverse housing options, promotes walkability with sidewalks, and supports improved infrastructure.The mixed-use design, including office space, encourages a live-work environment, reducing commute times and traffic congestion. The PUD zoning fits well with surrounding residential and commercial areas, providing a smooth transition in density while enhancing community growth and connectivity.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

4. **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property:** The subject property exhibits physical conditions that support the proposed mixed-use development. The topography of the property is leveled, which reduces the need for extensive grading. The proposed site benefits from direct access to North Henry Boulevard, which is a major roadway that supports connectivity. In addition, the size and shape of the subject property accommodates the proposed 98 townhome units with efficient space for internal circulation and open area. Any additional concerns will be reviewed during the plan review process.

5. **The impact upon adjacent property owners should the request be granted:** The proposed mixed-use development will benefit the community by adding modern townhomes, providing diverse housing options for young professionals and families. It creates a balanced blend of residential spaces while improving infrastructure with a three-lane entrance and dedicated turning lanes to ease traffic congestion. A five-foot sidewalk enhances walkability, making the area more pedestrian-friendly. Additionally, the higher population density will boost local businesses, increasing demand for stores, salons, and major retailers, helping to strengthen the surrounding commercial area.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

6. **The potential impact of the rezoning on City infrastructure including water and sewage system:** The proposed development will have an impact on the City's water and sewage infrastructure, but available capacity appears to be sufficient. According to the Clayton County Water Authority, which was received on January 27, 2025, a 6-inch water main located along North Henry Boulevard and an 8-inch sewer main located at Old Atlanta Road can provide services to the development, while the treatment facilities are operating well below its capacity. However, the capacity is not guaranteed until it is purchased, and its final approval depends on its compliance with Clayton County Water Authority, State EPD, and Federal EPA regulations. A stormwater pond will be installed to control potential runoff.

7. **The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.** The proposed mixed-use development includes a three-lane entrance connecting to State Route 42/U.S. Highway 23, helping to improve traffic flow. Based on the latest transportation data, the project is expected to generate 558 daily trips, with peak hours seeing 43 trips in the morning and 45 in the evening. A right-turn lane will ensure safe vehicle separation, and a hammerhead near Old Atlanta Road will improve maneuverability. Additionally, a gated entrance with a KnoxBox will restrict cut-through traffic, preserving local circulation and reducing congestion in surrounding neighborhoods.

Trip Generation Overview

Latest trip rates for townhomes: Trip Rate (per unit): 5.81 trips/unit/day

- {Trip Rate} X {Number of Units} = {Total Trips}
- **5.81 X 98 units = 558 total daily trips**

Peak hour trip generation rates for townhome developments:

- AM Peak Hour: 0.44 trips per unit; **0.44 x 98 units = 43 trips**
- PM Peak Hour: 0.52 trips per unit; **0.52 x 98 units = 51 trips**

AM Peak Hour: 0.44 × 98 = 43 trips

- **- 25% Inbound: 11 trips (43 x .25 = 11 vehicles inbound)**
- **- 75% Outbound: 32 trips (43 x .75 = 32 vehicles outbound)**

- **PM Peak Hour: 0.52 × 98 = 45 trips**
- **- 63% Inbound: 28 trips (45 x .63 = 28 vehicles inbound)**
- **- 37% Outbound: 17 trips (45 x .37 = 17 vehicles outbound)**

Time Period	Formula Used	Total Trips	Inbound Trips	Outbound Trips
Daily Trips	5.81 × 98	558 trips	-	-
AM Peak Hour	0.44 × 98	43 trips	11 trips (25%)	32 trips (75%)
PM Peak Hour	0.52 × 98	45 trips	28 trips (63%)	17 trips (37%)

Trip Generation Estimates Table

🚗 Trip Generation Summary (Residential Developments) 🚗

Development	Units	Daily Trips	AM Peak (In/Out)	PM Peak (In/Out)
Templar Development	98 (TH)	558	43 (11 / 32)	45 (28 / 17)
Valley Hill Station	126 (SF)	732	56 (15 / 41)	66 (42 / 24)
Wildwood Estates	169 (SF)	982	75 (20 / 55)	88 (56 / 32)
Pineywoods	31 (SF)	180	14 (4 / 10)	16 (10 / 6)
Sentry Oaks	30 (SF)	174	13 (4 / 9)	15 (9 / 6)
Springwood Valley	58 (SF)	337	26 (7 / 19)	30 (19 / 11)
576 Davis Road	165 (TH)	958	73 (18 / 55)	86 (54 / 32)
Victory Worship Center	56 (TH)	325	24 (6 / 18)	29 (18 / 11)
JP Upchurch Properties	40 (SF)	232	18 (5 / 13 est.)	21 (13 / 8 est.)

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

8. **The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan**: The rezoning from C-3 to PUD supports the City of Stockbridge's plan by adding housing options and creating a smooth transition between commercial areas and neighborhoods. The 98-townhome development expands residential choices near major roads and shopping centers while reducing traffic, noise, and environmental impact, making it a better fit for nearby communities.

9. **The ability of the subject land to be developed as it is presently zoned**: The area already has many auto-related businesses, and adding more would increase congestion with limited benefits. Rezoning to PUD would allow a mixed-use development that promotes walkability, reduces traffic, and supports the City's long-term economic goals.

STAFF RECOMMENDATION

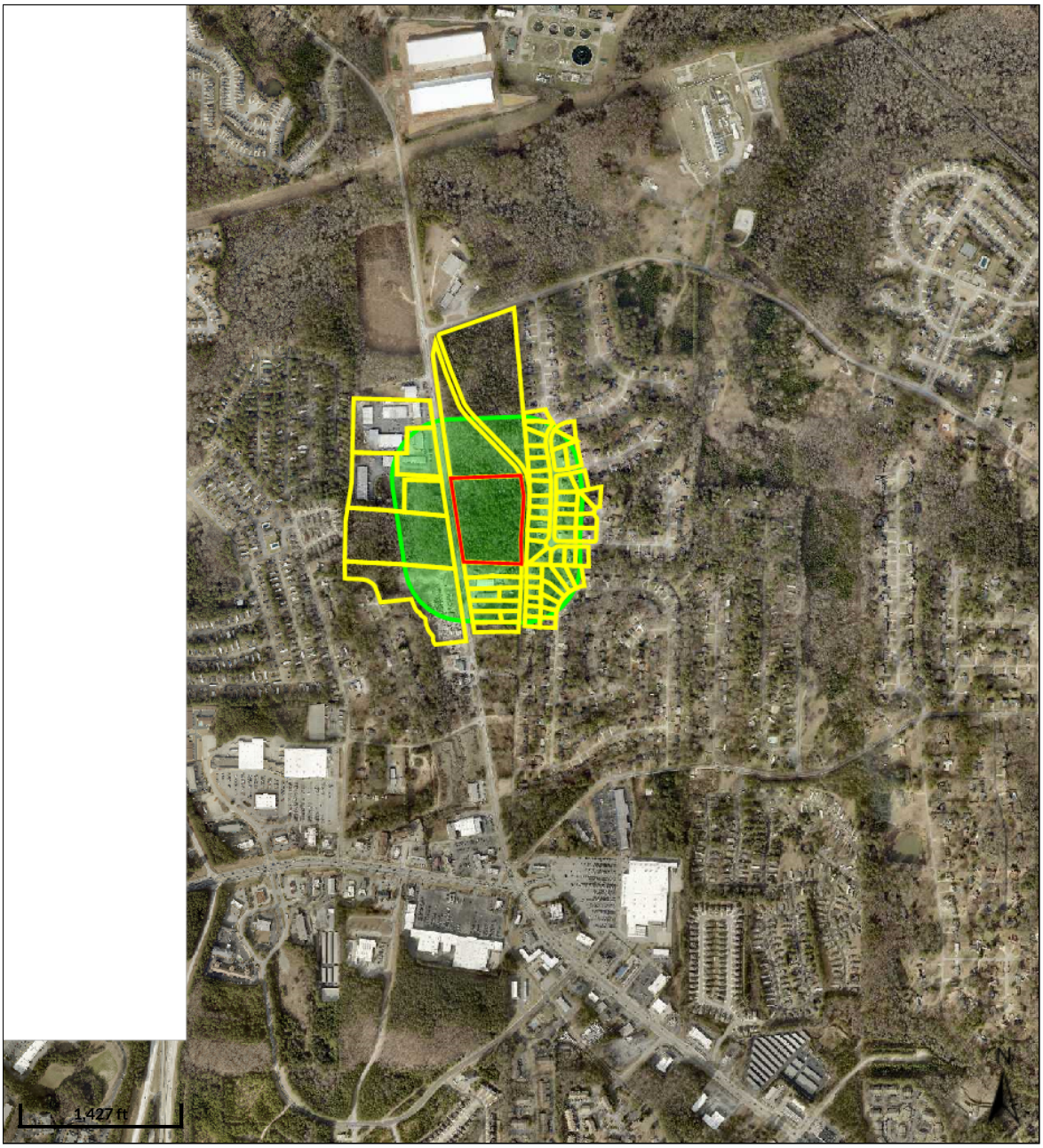
The Planning and Zoning staff recommends **approval** to rezone the subject property from C-3 (Heavy Commercial) to PUD (Planned Unit Development) under the following conditions:

1. The subject property shall be developed according to a revised site plan which was prepared by Atwell, LLC. on April 7, 2025. The title is Rezoning Site Plan: North Henry Boulevard Tract.
2. The proposed mixed-used development shall adhere to the architectural renderings submitted with the application on March 10, 2025, including the use of brick as the exterior material.
3. The developer shall install black streetlight poles.
4. Decorative streetlights shall be installed along the frontage of North Henry Boulevard.
5. Flock cameras shall be installed at the entrance of the mixed-use development.

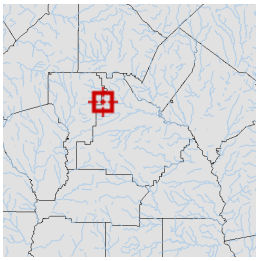
STAFF RECOMMENDATION

6. The developer shall adhere to the MFR (Multiple Family Residential District) development standards found in Section 2.4.4. of the Stockbridge Unified Development Code. In addition, the developer shall adhere to the PMU (Parkway Mixed Use Overlay District) found in Section 2.5.2 E of the Stockbridge Unified Development Code.
7. The developer shall include one or more central trash facility.
8. A mandatory townhome HOA shall be established.
9. The developer shall comply with all the Clayton County Water Authority, State EPD, and federal EPA requirements to provide water and sewer facilities for the mixed-used development.
10. Access to Old Atlanta Road shall be restricted to emergency vehicles only. A gate with a KnoxBox shall be installed to prevent general traffic flow while ensuring emergency access, as required by the Fire Marshal.
11. The HOA shall occupy no more than 50% of the office building.
12. A 25-foot buffer shall be established alongside the northern, southern, and eastern portion of the subject property.

Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 4/9/2025
Last Data Uploaded: 4/9/2025 1:10:03 AM

Developed by SCHNEIDER GEOSPATIAL





Rezoning Application

City of Stockbridge, Georgia



THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR REZONING APPLICATIONS TO BE HEARD BY THE CITY OF STOCKBRIDGE PLANNING COMMISSION.

PLEASE NOTE: ALL FEES ARE NON-REFUNDABLE. THERE ARE NO EXCEPTIONS.

ALL APPLICANTS ARE REQUIRED TO SCHEDULE AND ATTEND A PRE-APPLICATION MEETING WITH THE CITY OF STOCKBRIDGE PLANNING AND ZONING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PLEASE CALL THE OFFICE AT (770) 389-7900 TO SCHEDULE AN APPOINTMENT.

NO PRE-APPLICATION MEETING WILL BE CONDUCTED WITHOUT AN APPOINTMENT.

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT THE PLANNING AND ZONING DIVISION OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY, AT (770) 389-7900.

MEETING LOCATIONS—ALL PLANNING COMMISSION MEETINGS WILL BE HELD VIRTUALLY (BY ZOOM) UNTIL FURTHER NOTICE.

[Form revised on 1/19/22.]

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant: Templar Development, LLC Phone: 770.527.0323 Date: 01/16/2025

Address Applicant: 160 Whitney Street Fax: Cell #: 770.527.0323

City: Fayetteville State: GA Zip: 30214 E-mail: jay@templar-dev.com

Name of Agent: Michele Battle & Joshua Mahoney Phone: 404.601.7616 / 470.7 Date: 01/16/2025

Address Agent: 3562 Habersham at Northlake, Bldg. J Fax: Cell #: 404.723.6266

City: Tucker State: GA Zip: 30084 E-mail: mlb@battlelawpc.com & jsm@baf

THE APPLICANT NAMED ABOVE AFFIRMS THAT HE OR SHE IS THE OWNER, OR AGENT OF THE OWNER, OF THE PROPERTY DESCRIBED BELOW, AND IS REQUESTING A REZONING OF THE PROPERTY.

Rezoning being requested: PUD

The property will be POSTED with a City of Stockbridge rezoning sign. The sign must remain on the subject property for no less than fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason. _____ Acknowledgement

Address of Property: 0 North Henry Blvd.

Nearest intersection to the property: S.R. 42 and Valley Hill Road
(Street Address)

Size of Tract: 9.23 acre(s). Land Lot Number(s): 90 District(s): 12

Property Tax Parcel Number(s): 029-01011001 **(Required)**

Witness' Signature

Jeremy Richardson
Printed Name of Witness

Signature of Applicant

Amanda Knight Stratman
Name of Applicant

Notary

Sandra Winfree
04/11/2025

NOTARY STAMP:

Sandra Winfree
NOTARY PUBLIC
Henry County, GEORGIA
My Commission Expires 04/11/2025

(For Office Use Only)

Total Amount Paid $ Cash Check # Received by: *(FEES ARE NON-REFUNDABLE)*

Application checked by: Date: Map Number(s):

Pre-application meeting: Date:

Planning Commission Decision:

City Council Decision:

Community Development Director's Signature: Date:

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 0 North Henry Blvd. [address], with Parcel Number 029-010-1101-1001, which is the subject of this application.

Name of Property Owner: Miriam Deborah Mays Gilmore

Property Owner's Address: 8879 Fountain Palm Aly, Winter Garden, FL 34787

Telephone: 407.506.9923 E-mail: WBGILMORE@AOL.COM

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: Miriam Deborah Mays Gilmore Date: 1/23/25

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): Templar Development, LLC - Jay Knight

Company/law firm (if applicable): Joshua S. Mahoney & Michele L. Battle, Battle Law, PC

Telephone, E-Mail, & Address: Joshua Mahoney: 470.757.3622, jsm@battlelawpc.com & Michele Battle, 404.723.6266, mlb@battlelawpc.com; 3562 Habersham at Northlake, Bldg J, Suite 100, Tucker, GA 30084

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

Miriam Deborah Mays Gilmore

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

1-23-25

Date

Signature of Notary Public

Brian Brunk

Printed Name of Notary Public

1/23/25

Date

Provided FL DL as ID

Notary Public's Seal or Stamp:

BRIAN E. BRUNK
Notary Public, State of Florida
Commission# HH 157742
My comm. expires July 25, 2025

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 0 North Henry Blvd [address], with Parcel Number 029-010-1101-1001, which is the subject of this application.

Name of Property Owner: William Brooks Gilmore

Property Owner's Address: 8879 Fountain Palm Aly, Winter Garden, FL 34727

Telephone: 407.506.9923 E-mail: wbgilmore@aol.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: William Brooks Gilmore Date:

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): Templar Development, LLC - Jay Knight

Company/law firm (if applicable): Joshua Mahoney & Michele Battle (Battle Law, PC)

Telephone, E-Mail, & Address: Joshua Mahoney: 470.757.3622, jsm@battlelawpc.com & Michele Battle, 404.723.6266, mlb@battlelawpc.com; 3562 Habersham at Northlake, Bldg J, Suite 100, Tucker, GA 30084

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

William Brooks Gilmore

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

1/23/25
Date

Signature of Notary Public

Brian Brunk

Printed Name of Notary Public

1/23/25
Date

Provided FCBC 95 ID

Notary Public's Seal or Stamp:

BRIAN E. BRUNK
Notary Public, State of Florida
Commission# HH 157742
My comm. expires July 25, 2025

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes_____No X

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 23 day of January, 2025

William Brooks Gilmore

Applicant's Name - Printed

x William Brooks Gilmore

Signature of Applicant/Property Owner/Agent

N/A

Applicant's Attorney, if applicable - Printed

N/A

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 23 day of January 2025

Notary Public

Provided FC DL as ID

BRIAN E. BRUNK
Notary Public, State of Florida
Commission# HH 157742
My comm. expires July 25, 2025

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

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Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes_____No X

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift $250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 23 day of January, 2025

Miriam Deborah Mays Gilmore
Applicant's Name - Printed

X Miriam Deborah Mays Gilmore
Signature of Applicant/Property Owner/Agent

N/A
Applicant's Attorney, if applicable - Printed

N/A
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 23 day of January 2025

Notary Public

Provided FL DL as ID

BRIAN E. BRUNK
Notary Public, State of Florida
Commission# HH 157742
My comm. expires July 25, 2025

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

ALL TRACT OR PARCEL OF LAND LYING AND BEING IN Land Lot 90, 12th. District, Henry County, Georgia, containing 9.90 acres or 431,594 square feet in accordance with a plat of boundary survey for Templar Development by SEI Engineering, Wayne A. Powers Georgia Registered Land Surveyor #2891, dated November 1, 2024, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at a point on the eastern right-of-way of State Route 42 and US Highway 23 (80-foot right-of-way width) and the southerly right-of-way of Valley Hill Road (60-foot right-of-way width)

THENCE, following the easterly right-of-way of S.R. 42 in the southerly direction for a distance of 1,279.70 feet to a one-half (1/2) inch rebar set and the POINT OF BEGINNING.

THENCE, NORTH 82 degrees 16 minutes 31 seconds EAST along the southernly boundary line of property owned by Marilyn Feingold for a distance of 584.58 feet to a one-half (1/2) inch rebar;

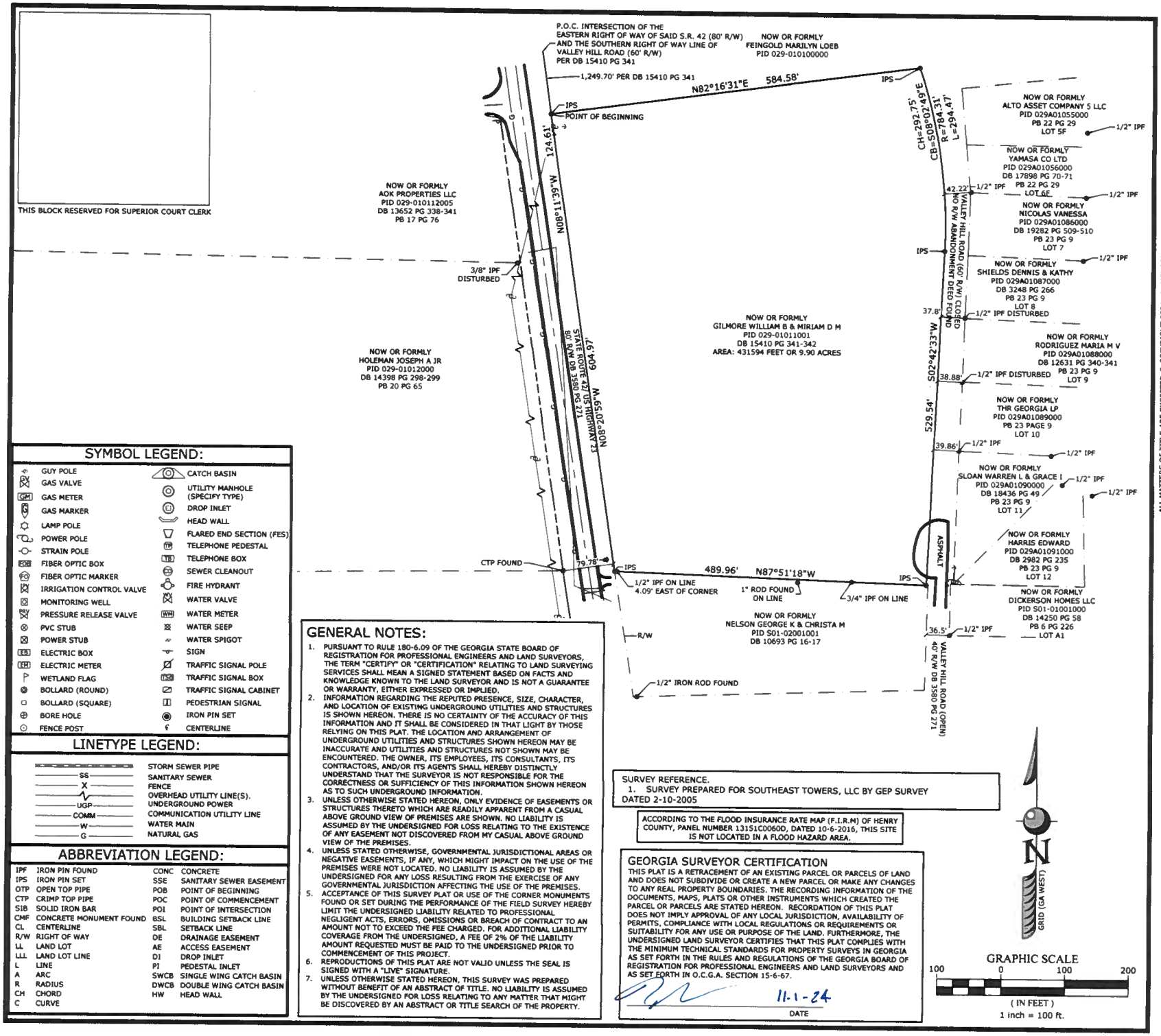
THENCE, alongside the westerly right-of-way of Valley Hill Road (60-foot right-of-way width) along a curve to the right for a distance of 294.47 feet, said curve being subtended by a chord of SOUTH 08 degrees 02 minutes 49 seconds EAST for a chord distance of 292.75 feet with a radius of 784.31 feet to a one-half (1/2) inch rebar set;

THENCE, SOUTH 02 degrees 42 minutes 33 seconds WEST alongside the westerly right-of-way of Valley Hill Road for a distance of 529.54 feet to a one-half (1/2) inch rebar set;

THENCE, NORTH 87 degrees 51 minutes 18 seconds WEST along the northernly boundary line of property owned by Nelson G . and Christa M. Nelson (said property being described in Deed Book 10693 Page 16-17 in the Office of the Clerk of the Superior Court of Henry County, Georgia) for a distance 489.96 feet to a one-half (1/2) inch rebar set;

THENCE, NORTH 08 degrees 20 minutes 59 seconds WEST along easterly right-of-way of the State Route 42 and US Highway 23 for a distance of 604.97 feet to a point;

THENCE, NORTH 08 degrees 11 minutes 39 seconds WEST along easterly right-of-way of the State Route 42 and US Highway 23 for a distance of 124.61 feet to the POINT OF BEGINNING.



SYMBOL LEGEND:

	GUY POLE		CATCH BASIN
GV	GAS VALVE		UTILITY MANHOLE (SPECIFY TYPE)
GM	GAS METER	DI	DROP INLET
	GAS MARKER		HEAD WALL
	LAMP POLE		FLARED END SECTION (FES)
	POWER POLE	TP	TELEPHONE PEDESTAL
	STRAIN POLE	TB	TELEPHONE BOX
FOB	FIBER OPTIC BOX	SC	SEWER CLEANOUT
FO	FIBER OPTIC MARKER		FIRE HYDRANT
	IRRIGATION CONTROL VALVE		WATER VALVE
	MONITORING WELL	WM	WATER METER
	PRESSURE RELEASE VALVE		WATER SEEP
	PVC STUB		WATER SPIGOT
	POWER STUB		SIGN
EB	ELECTRIC BOX		TRAFFIC SIGNAL POLE
EM	ELECTRIC METER	TSB	TRAFFIC SIGNAL BOX
	WETLAND FLAG		TRAFFIC SIGNAL CABINET
	BOLLARD (ROUND)		PEDESTRIAN SIGNAL
	BOLLARD (SQUARE)		IRON PIN SET
	BORE HOLE		CENTERLINE
	FENCE POST		

LINETYPE LEGEND:

	STORM SEWER PIPE
SS	SANITARY SEWER
X	FENCE
	OVERHEAD UTILITY LINE(S).
UGP	UNDERGROUND POWER
COMM	COMMUNICATION UTILITY LINE
W	WATER MAIN
G	NATURAL GAS

ABBREVIATION LEGEND:

IPF	IRON PIN FOUND	CONC	CONCRETE
IPS	IRON PIN SET	SSE	SANITARY SEWER EASEMENT
OTP	OPEN TOP PIPE	POB	POINT OF BEGINNING
CTP	CRIMP TOP PIPE	POC	POINT OF COMMENCEMENT
SIB	SOLID IRON BAR	POI	POINT OF INTERSECTION
CMF	CONCRETE MONUMENT FOUND	BSL	BUILDING SETBACK LINE
CL	CENTERLINE	SBL	SETBACK LINE
R/W	RIGHT OF WAY	DE	DRAINAGE EASEMENT
LL	LAND LOT	AE	ACCESS EASEMENT
LLL	LAND LOT LINE	DI	DROP INLET
L	LINE	PI	PEDESTAL INLET
A	ARC	SWCB	SINGLE WING CATCH BASIN
R	RADIUS	DWCB	DOUBLE WING CATCH BASIN
CH	CHORD	HW	HEAD WALL
C	CURVE		

GENERAL NOTES:

1. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
2. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE RELYING ON THIS PLAT. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, ITS EMPLOYEES, ITS CONSULTANTS, ITS CONTRACTORS, AND/OR ITS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
3. UNLESS OTHERWISE STATED HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE PREMISES.
4. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENTS, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.
5. ACCEPTANCE OF THIS SURVEY PLAT OR USE OF THE CORNER MONUMENTS FOUND OR SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMIT THE UNDERSIGNED LIABILITY RELATED TO PROFESSIONAL NEGLIGENT ACTS, ERRORS, OMISSIONS OR BREACH OF CONTRACT TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED. FOR ADDITIONAL LIABILITY COVERAGE FROM THE UNDERSIGNED, A FEE OF 2% OF THE LIABILITY AMOUNT REQUESTED MUST BE PAID TO THE UNDERSIGNED PRIOR TO COMMENCEMENT OF THIS PROJECT.
6. REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS THE SEAL IS SIGNED WITH A "LIVE" SIGNATURE.
7. UNLESS OTHERWISE STATED HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

SURVEY REFERENCE.
1. SURVEY PREPARED FOR SOUTHEAST TOWERS, LLC BY GEP SURVEY DATED 2-10-2005

ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M) OF HENRY COUNTY, PANEL NUMBER 13151C0060D, DATED 10-6-2016, THIS SITE IS NOT LOCATED IN A FLOOD HAZARD AREA.

GEORGIA SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

11-1-24
DATE

SEI ENGINEERING, INC.
2470 Sandy Plains Road Suite A Marietta, Georgia 30066
617 Sylvester Way Suite A Palmetta, Georgia 30268
tel: 770.321.3936
www.seiengineering.com

No	ISSUED	DATE

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PLAT INFORMATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN NOT LESS THAN 10,000 FEET AND AN ANGULAR ERROR OF NOT MORE THAN 1 SECOND PER POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

THE PURPOSE OF THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

BOUNDARY SURVEY

TEMPLAR DEVELOPMENT

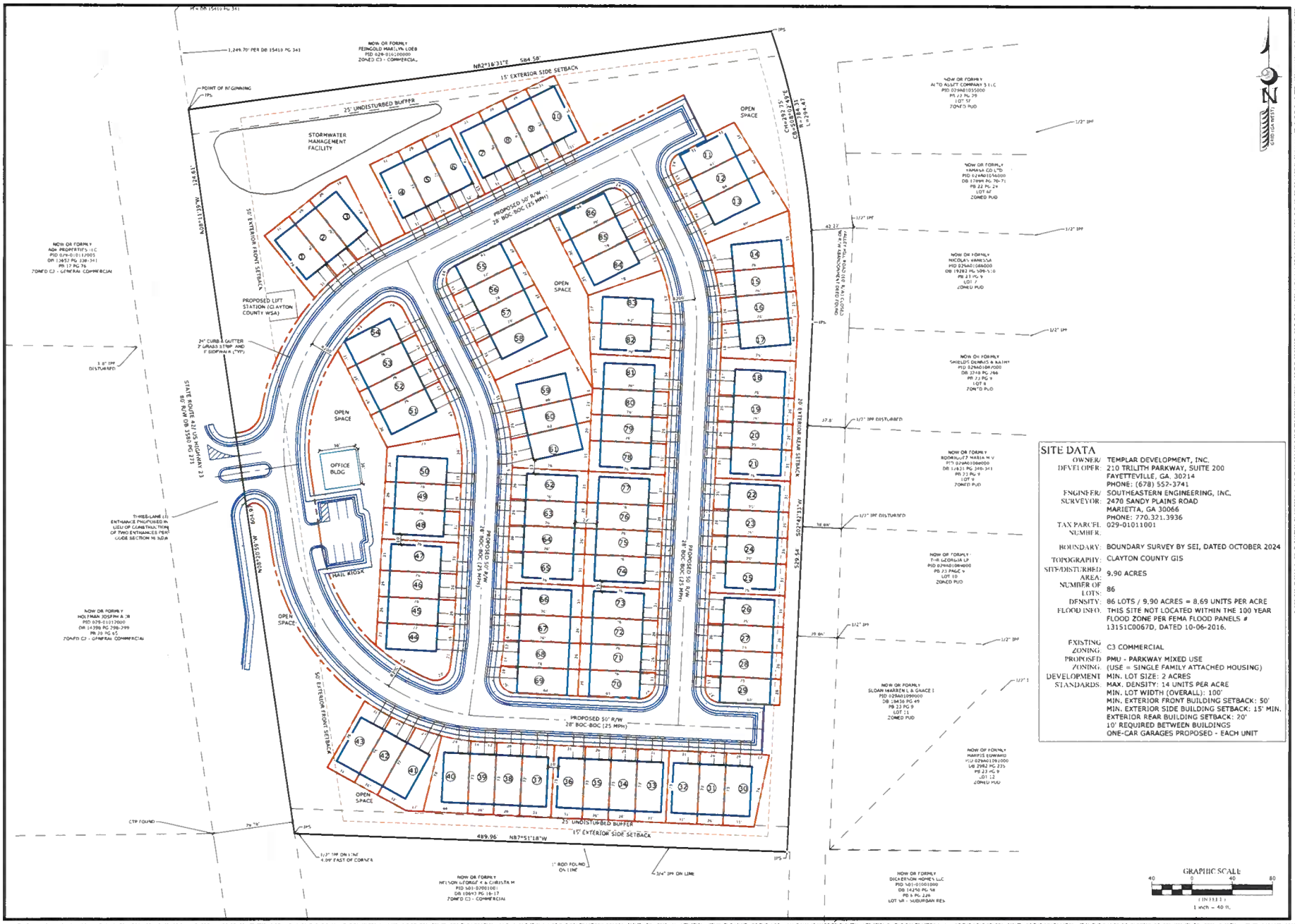
LOCATED IN LAND LOT 90 OF THE 12TH DISTRICT CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA

GEORGIA REGISTERED No. 2891 LAND SURVEYOR WAYNE A. POWERS
11-1-24

Project No.:	1440-24-109
Surveyed By:	B. Coveney
Field Date:	10-15-24
Drafted By:	C.Powers
Issue Date:	11-1-24

1 OF 1

FILE NAME: I:\CUSTOMERS_PROJECTS\1440 Templar Development\1440-24-109 North Henry Blvd Tract\SUR\Working\1440-24-109 Boundary.dwg PLOT DATE:11/1/2024 USER:CARSON POWERS



SITE DATA

OWNER/ DEVELOPER:	TEMPLAR DEVELOPMENT, INC. 210 TRILITH PARKWAY, SUITE 200 FAYETTEVILLE, GA. 30214 PHONE: (678) 552-3741
ENGINEER/ SURVEYOR:	SOUTHEASTERN ENGINEERING, INC. 2470 SANDY PLAINS ROAD MARIETTA, GA 30066 PHONE: 770.321.3936
TAX PARCEL NUMBER:	029-01011001
BOUNDARY:	BOUNDARY SURVEY BY SEI, DATED OCTOBER 2024
TOPOGRAPHY:	CLAYTON COUNTY GIS
SITE/DISTURBED AREA:	9.90 ACRES
NUMBER OF LOTS:	86
DENSITY:	86 LOTS / 9.90 ACRES = 8.69 UNITS PER ACRE
FLOOD INFO:	THIS SITE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANELS # 13151C0067D, DATED 10-06-2016.
EXISTING ZONING:	C3 COMMERCIAL
PROPOSED ZONING:	PMU - PARKWAY MIXED USE (USE = SINGLE FAMILY ATTACHED HOUSING)
DEVELOPMENT STANDARDS:	MIN. LOT SIZE: 2 ACRES MAX. DENSITY: 14 UNITS PER ACRE MIN. LOT WIDTH (OVERALL): 100' MIN. EXTERIOR FRONT BUILDING SETBACK: 50' MIN. EXTERIOR SIDE BUILDING SETBACK: 15' MIN. EXTERIOR REAR BUILDING SETBACK: 20' 10' REQUIRED BETWEEN BUILDINGS ONE-CAR GARAGES PROPOSED - EACH UNIT

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.

FILE NAME: I:\CUSTOMERS_PROJECTS\1440 Templar Development\1440-24-109 North Henry Blvd Townhouses\Design\Plan Sets\Rezoning Plan.dwg PLOT STYLE: ---- PLOT DATE: 12/10/2024 USER: Mandi Matthews

SEI
ENGINEERING, INC.
2470 Sandy Plains Road • Marietta, Georgia 30066
(o) 770.321.3936 • (f) 770.321.3937
www.seiengineering.net

No	ISSUED DESCRIPTION	DATE
1		
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PROJECT OWNER/DEVELOPER
TEMPLAR DEVELOPMENT
210 TRILITH PARKWAY
SUITE 200
FAYETTEVILLE, GA. 30214
PHONE: (678) 552-3741

REZONING SITE PLAN

NORTH HENRY BOULEVARD TRACT

PROJECT LOCATED AT:
L.L. 90 12TH DISTRICT
CITY OF STOCKBRIDGE
HENRY COUNTY, GA

GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 31277 KEVIN MATTHEWS IV

ISSUED FOR REVIEW

Project No.	1440-24-109
Designed By	Team
Issue Date	12-10-24

1

811 Know what's below. Call before you dig.

1440-24-109





CLAYTON COUNTY Water AUTHORITY

Providing Quality Water and Quality Services to Our Community

January 27, 2025

Jay Knight
Templar Development

Re: Parcel ID 029-01011001
0 North Henry Blvd (Hwy 42)
Stockbridge/Henry County, GA

Mr. Knight,

Clayton County Water Authority owns and maintains a 6-inch water main running along the east side of North Henry Blvd/Hwy 42. The Authority has a treatment capacity of 42 MGD and is currently producing an average of 26.73 MGD.

The Authority also owns and maintains an 8-inch sanitary sewer main at the cul-de-sac of Old Atlanta Rd. Wastewater generated from your development would receive treatment at the Northeast Clayton WRF. This facility has a design capacity of 10 MGD and is presently treating 4.692 MGD.

The Authority does not guarantee capacity of plant or infrastructure until capacity is purchased through the payment of connection fees.

The data contained in this letter is for informational purposes only indicating location and size. A survey, by the property owner, may be necessary to determine connection to the Authority's system.

Potable water and sanitary sewer service to this property is subject to the existing and future policies of the Clayton County Water Authority, State EPD and Federal EPA.

Sincerely,

Catherine Samay
Plan Review Coordinator

Battle Law

STATEMENT OF INTENT

and

Other Material Required by
City of Stockbridge Zoning Ordinance
For
A Rezoning from C-3 to PUD and a Future Land Use Amendment from Low Density Mixed Use to High Density Mixed-Use to Allow
A Mixed-Use Development Including Townhomes and Office Space

of

Templar Development Group, LLC
c/o Battle Law, P.C.

for

+/-9.9 Acres of Land
Fronting on North Henry Boulevard
City of Stockbridge, Georgia and
Parcel Nos. 029-01011001

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com

Battle Law

I. LETTER OF INTENT

Templar Development Group, LLC (the "Applicant") is seeking to develop on +/- 9.9 acres of land being Tax Parcel No(s). 029-01011001 having frontage on North Henry Boulevard (the "Subject Property") with a mixed-use development containing townhomes and office space.

This document serves as a statement of intent, analysis of the criteria under the City of Stockbridge Code of Ordinances and contains notice of constitutional allegations as a reservation of the Applicant's rights.

II. CITY OF STOCKBRIDGE REZONING CRITERIA

In ruling upon any application for a zoning map amendment, or any other zoning decision, the mayor and council shall act in the best interest of the health, safety, morals, and general welfare of the city, in doing so, they will consider one or more of the following standards of review which are relevant to the application:

1. *Whether the proposal is consistent and/or compatible with the city's plans, goals, and objectives reflected in the city's comprehensive plan;*

The zoning proposal includes both a rezoning and future land use amendment. Combined, the zoning proposal is consistent with the city's plans, goals, and objectives reflected in the comprehensive plan.

2. *How the proposal impacts the purposes of the overall zoning scheme, and whether the proposed change furthers the purposes of these zoning regulations. Applications for zoning amendments that do not contain specific site plans carry a rebuttable presumption that the proposed change shall adversely affect the zoning scheme;*

The zoning proposal fits in well with the overall zoning scheme. The property to the east of the Subject Property is zoned PUD and allow for residential uses. The zoning proposal also seeks PUD and will allow for residential uses but will add an office use fronting North Henry Boulevard. This is a much more desirable configuration than having commercial immediately against residential, which is what would be permitted under the zoning scheme as it is today.

3. *How the proposal impacts the character of the zoning district, the particular piece of property, neighborhoods, or the community;*

The zoning proposal would be an improvement over the current zoning scheme in the area. Today, the zoning scheme allows for commercial uses to exist immediately adjacent to residential uses. The zoning proposal would improve upon this by putting residential next to residential but also incorporating office uses. The impact on the area would be minimal because the zoning proposal would continue the pattern of residential development while acting as a

transition from the lower density residential to the east, to higher intensity uses along North Henry Boulevard.

4. *Whether the proposal creates an isolated district unrelated to adjacent properties and nearby districts;*

The proposal does not create an isolated district. The property to the east is zoned PUD. So, the zoning proposal will not introduce a new zoning district to the area.

5. *How the proposal impacts the aesthetic character of existing and future uses of the property and the surrounding area;*

The zoning proposal will have minimal impact on the aesthetic character of existing and future uses of the property and surrounding area.

6. *Whether the proposal is consistent with adjacent development densities and the density patterns reflected in the comprehensive plan;*

The zoning proposal includes density that is higher than nearby property, but the Subject Property is fronting directly on North Henry Boulevard where other properties nearby do not. This difference calls for higher density development.

7. *How the proposal impacts the public health, safety, and general welfare;*

The proposal will have minimal impact on public health, safety, and general welfare.

8. *How the proposal impacts water, sewerage, other public facilities, or public services, and how the proposed amendment impacts expenditures of public funds;*

The zoning proposal will have minimal impact on water, sewerage, and other public facilities and services.

9. *How the proposal impacts traffic safety and congestion;*

The zoning proposal will have minimal impact on traffic safety and congestion.

10. *How the proposal impacts environmental conditions, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality, water quality and quantity;*

There are no environmental assets on the Subject Property. Therefore, the zoning proposal will not adversely affect environmental conditions. The zoning proposal will include a stormwater management facility which will improve stormwater runoff.

11. *How the proposal impacts the provision of adequate light and air;*

The proposal will have minimal impact on the provision of adequate light and air. The proposed townhomes will not be so tall as to block light or airflow.

12. How the proposal impacts the value of adjacent property;

The zoning proposal will not adversely impact the values of adjacent property. Changing the zoning of the Subject Property from commercial to residential may improve values for adjacent properties.

13. Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;

The Applicant is not aware of any substantial reasons why the property can or cannot be use in accordance with existing regulations. However, no commercial developer or operator has taken the opportunity to use the Subject Property in accordance with the C-3 zoning.

14. Preservation of integrity of residential neighborhoods shall carry greater weight than other factors. Where property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall carry greater weight.

The integrity of the nearby residential neighborhoods shall be preserved.

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a rezoning and future land use amendment to allow a mixed-use development be approved. The Applicant welcomes any questions and feedback from the planning staff.

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of the City of Stockbridge Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the City of Stockbridge Mayor and Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Henry County demanding just and adequate compensation under Georgia law for the

taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant

Stockbridge
Where Community Connects

TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Senior Planner

CC: R. Ryan Anderson, Community Development Director

DATE: April 17, 2025 (Planning Commission)

May 12, 2025 (Mayor and Council)

Subject: RZ-2025-03 For Parcel #029-01011001 (North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road)

I. Purpose

Consider a request to rezone Parcel #029-01011001, located between North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road, from 'C-3' (Heavy Commercial) and 'PMU' (Parkway Mixed-Use) Overlay District to 'PUD' (Planned Unit Development) Master Plan and 'PMU' (Parkway Mixed-Use) Overlay District to allow for the development of townhomes and office space.

II. Project Information

Proposed Development	Mixed-use development that will include 98 units and office space
Site Address	The subject property is located between North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road.
Parcel Identification	029-01011001
Parcel Acreage	9.23

Applicant	Templar Development, LLC
Agent:	Battle Law, P.C.
Owner:	William B Gilmore & Miriam D M Gilmore
Current Zoning of Property:	C-3 (Heavy Commercial District)
Requested Zoning of Property:	PUD (Planned Unit Development)
Current Use of Property:	Vacant and heavily wooded

SURROUNDING ZONING PROPERTY INFORMATION

Location	Existing Zoning	Existing Land Use
Property to the North	Vacant Land Liberty Baptist Church	C-3 (Heavy Commercial District) RR (Rural Residential)
Property to the South	DC Event Rentals Army Navy Outdoor Center Vacant Land Wildwood Estates	C-3 (Heavy Commercial District) C-2 (General Commercial) C-3 (Heavy Commercial District) SR (Suburban Residential)
Property to the East	Valley Hill Station Victory Worship Center	PUD (Planned Unit Development) MFR (Multi-Family Residential)

Property to the West	Vacant Land	C-2 (General Commercial)
	Stockbridge Plaza	C-2 (General Commercial)
	J.P. Upchurch Properties	SR (Suburban Residential) CCR (City Center Residential)

III. Finding of Facts

1. The applicant has also applied for a Comprehensive Plan Amendment to change the future land use designation from Low Density Mixed Use to High Density Mixed Use.

2. The vicinity of the proposed development is mostly residential and commercial with the following zoning districts: PUD (Planned Unit Development), MFR (Multi-Family Residential), C-3 (Heavy Commercial District), C-2 (General Commercial), RR (Rural Residential), SR (Suburban Residential), and CCR (City Center Residential).

3. The proposed development has frontage on North Henry Boulevard (State Route 42/U.S. Highway 23), which is classified as a minor arterial road by the Georgia Department of Transportation State Functional Classification Map.

4. The proposed development is surrounded by the following developments: Valley Hill Station, Victory Worship Center, Wildwood Estates, Pine Hills Mobile Home Park, 576 Davis Road (Townhomes), J.P. Upchurch Properties, Sentry Oaks, and Springwood Valley.

#RZ-2025-03 For Parcel #029-01011001 (North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road)

IV. Maps, Site Plan, and Renderings

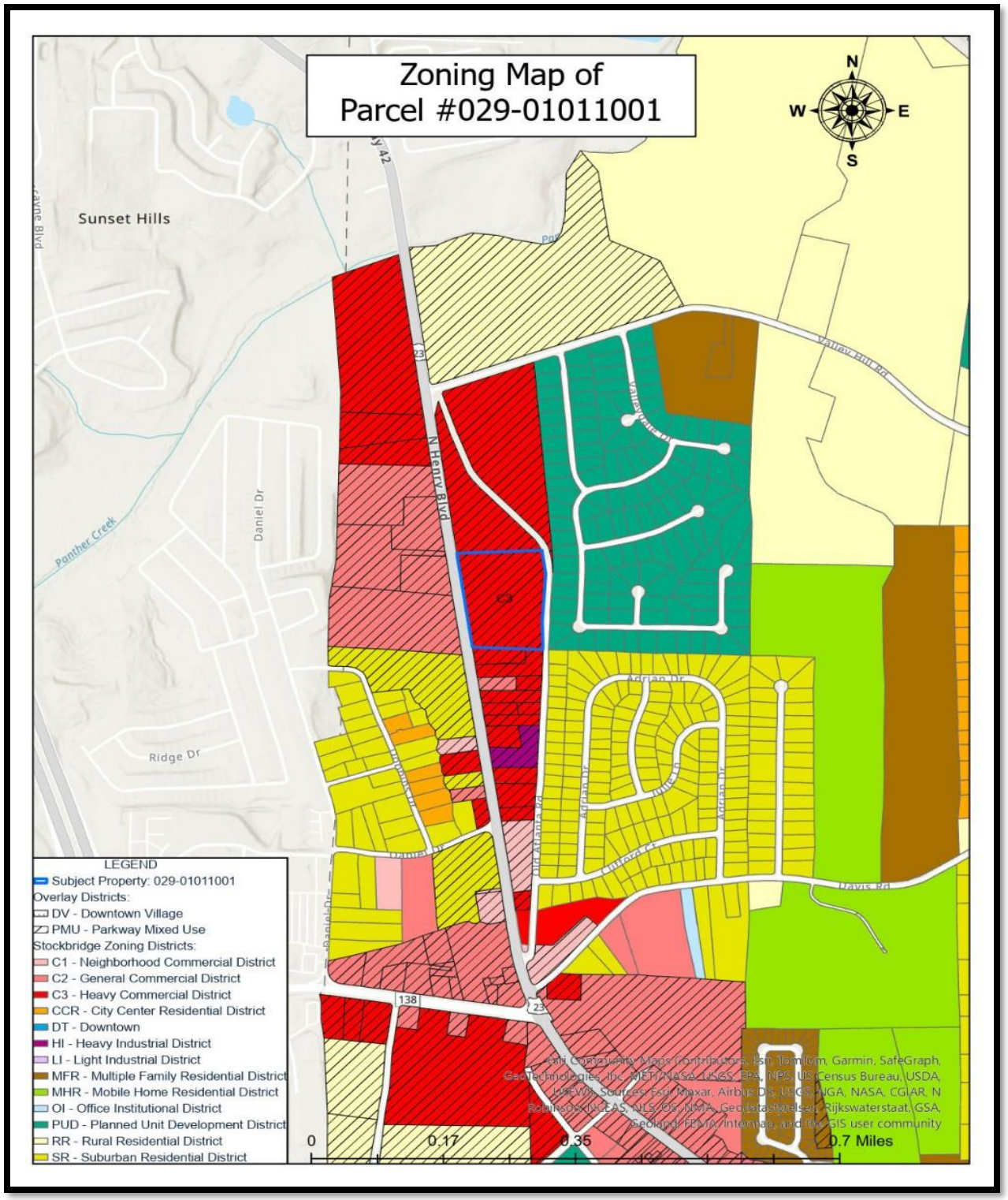
Aerial Photo of Proposed Development on North Henry Boulevard



Aerial Photo with Site Plan

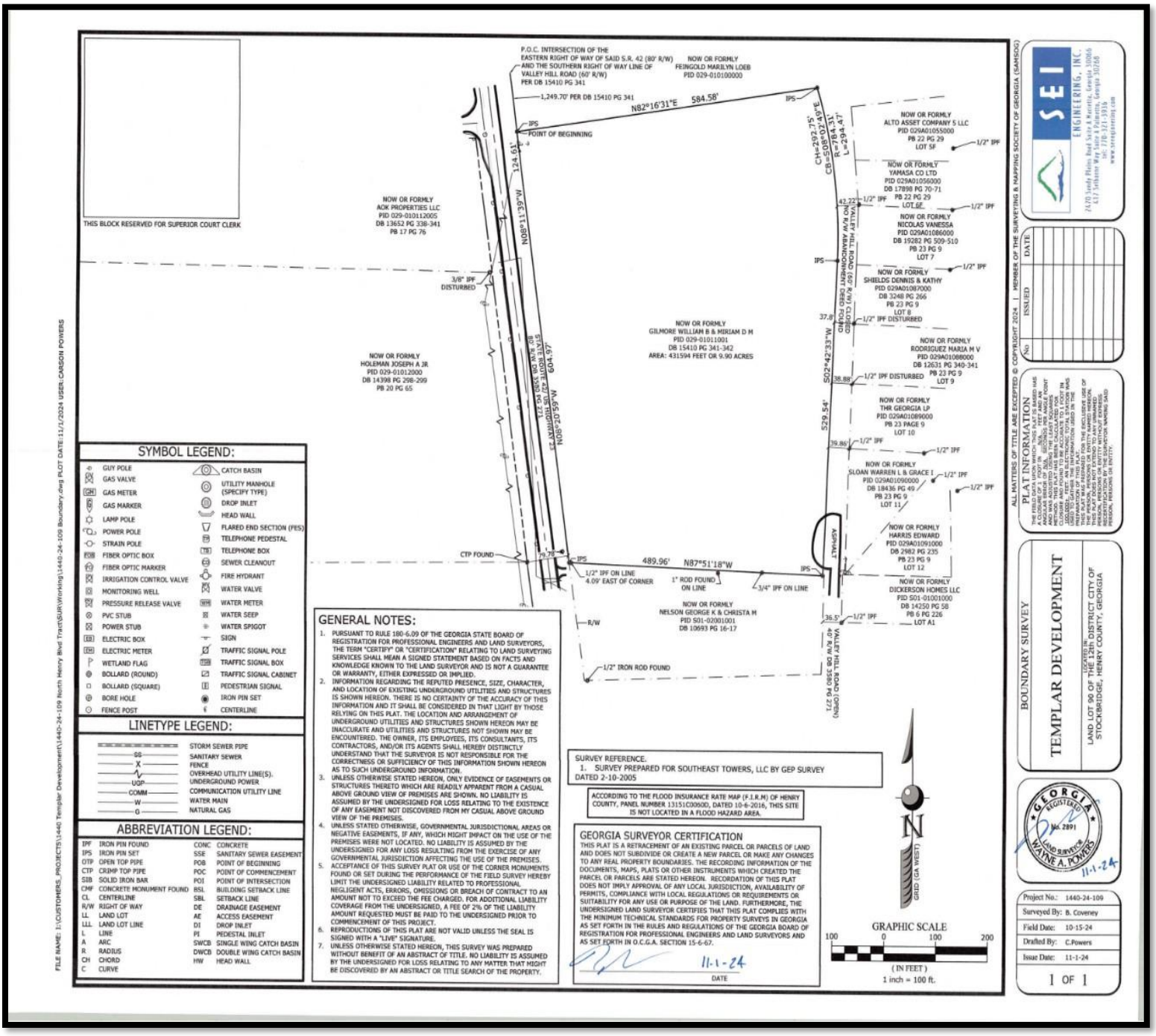


Zoning Map of Parcel #029-01011001



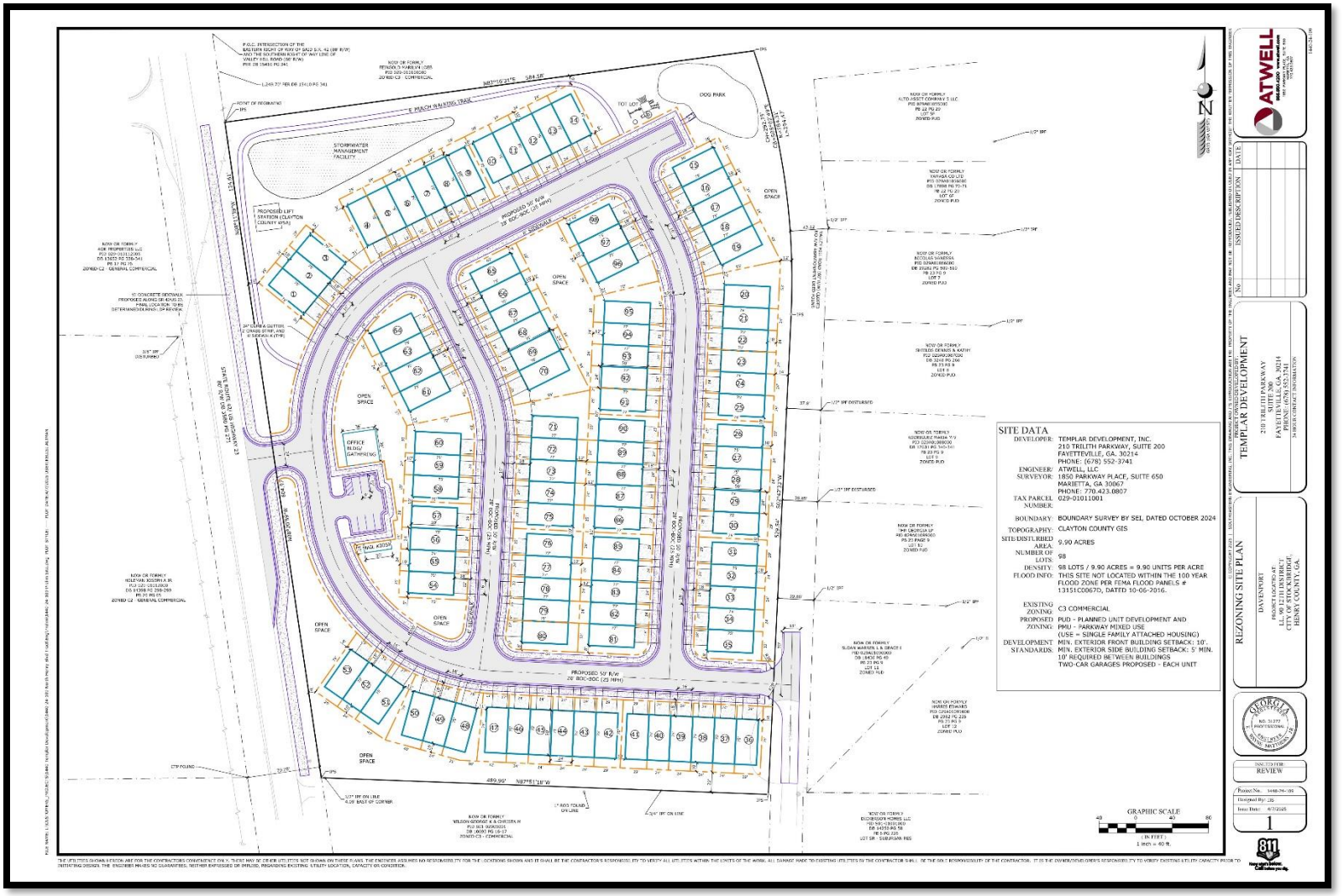
#RZ-2025-03 For Parcel #029-01011001 (North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road)

Survey of Parcel #029-01011001



#RZ-2025-03 For Parcel #029-01011001 (North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road)

Site Plan of Proposed Development



Development Data of Proposed Development

SITE DATA

DEVELOPER:	TEMPLAR DEVELOPMENT, INC. 210 TRILITH PARKWAY, SUITE 200 FAYETTEVILLE, GA. 30214 PHONE: (678) 552-3741
ENGINEER/ SURVEYOR:	ATWELL, LLC 1850 PARKWAY PLACE, SUITE 650 MARIETTA, GA 30067 PHONE: 770.423.0807
TAX PARCEL NUMBER:	029-01011001
BOUNDARY:	BOUNDARY SURVEY BY SEI, DATED OCTOBER 2024
TOPOGRAPHY:	CLAYTON COUNTY GIS
SITE/DISTURBED AREA:	9.90 ACRES
NUMBER OF LOTS:	98
DENSITY:	98 LOTS / 9.90 ACRES = 9.90 UNITS PER ACRE
FLOOD INFO:	THIS SITE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANELS # 13151C0067D, DATED 10-06-2016.
EXISTING ZONING:	C3 COMMERCIAL
PROPOSED ZONING:	PUD - PLANNED UNIT DEVELOPMENT AND PMU - PARKWAY MIXED USE (USE = SINGLE FAMILY ATTACHED HOUSING)
DEVELOPMENT STANDARDS:	MIN. EXTERIOR FRONT BUILDING SETBACK: 10'. MIN. EXTERIOR SIDE BUILDING SETBACK: 5' MIN. 10' REQUIRED BETWEEN BUILDINGS TWO-CAR GARAGES PROPOSED - EACH UNIT

Elevations of Proposed Development





V. Analysis

Project Description

Templar Development LLC is proposing a thoughtfully designed mixed-use residential community located on the western side of North Henry Boulevard. Spanning 9.90 acres, this development is planned to include 98 two-story attached townhome units, achieving a residential density of approximately 9.90 units per acre. The project integrates essential infrastructure improvements, including a stormwater management facility and a lift station operated by Clayton County Water Authority, ensuring sustainable utility support. Additionally, the site incorporates a hammerhead turnaround to optimize traffic circulation and enhance emergency vehicle access.

Open spaces and community amenities such as a 5' mulch walking trail, tot lot, and dog park are designed to foster an active and engaging residential environment. With a well-defined internal roadway network featuring a 50' right-of-way and 28' back-of-curb to back-of-curb width, the development supports efficient mobility while maintaining a pedestrian-friendly atmosphere, including a planned 10' concrete sidewalk along SR 42/US 23.

Lot sizes within the development are expected to range from approximately 1,200 to 1,500 square feet per unit, ensuring efficient land use while providing adequate space for comfortable residential living. Setback requirements for the development include a 10-foot front yard setback along the exterior, a 5-foot side yard setback along the exterior, and a 10-foot distance between the buildings, providing adequate separation and privacy.

Architecturally, the townhomes are designed with a cohesive aesthetic, featuring two-story elevations, two-car garages, and brick as the primary exterior material, ensuring both durability and an attractive streetscape throughout the development.

Staff Analysis

The applicant requests a **Rezoning** under the City of Stockbridge Unified Development Code Section **(Sec. 9.2.1 C):**

The Planning Commission and the City Council shall consider the following standards in considering any proposal that would result in a change to the text or map of this UDC, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal.

ANALYSIS OF REQUEST

1. Consistency with the Comprehensive Plan.

The subject property is currently designated as Low-Density Mixed Use, which allows for a mixture of both residential and limited non-residential uses at a low intensity. However, the proposed development, which features 98 townhomes at 9.90 units per acre exceeds the required density of the Low-Density Mixed Use which is 1 to 3.99 units per acre. Thus, the requested change to High Density Mixed Use better aligns with the Comprehensive Plan's goal for accommodating higher-density residential development with commercial use, fostering a more walkable community. The proposed development includes internal open space, appropriate buffers and promotes mixed-use character development through the addition of office space, which supports the overall intent of the High-Density Mixed-Use designation.

The surrounding areas are currently designated as Low-Density Mixed Use, Low Density Residential, and Medium Density Residential. The proposed density of 9.90 units per acre is higher than the nearby subdivisions, which are Valley Hill Station (1.82 units per acre), Wildwood Estates (2.84 units per acre), Pineywoods (1.79 units per acre), Sentry Oaks (1.93 units per acre), Springwood Valley (1 unit per acre), and J.P. Upchurch Properties (1 unit per acre). It is also higher than the incoming townhomes located at Victory Worship Center, which has a modest density of 5.65 units per acre and 576 Davis Road which is 6 units per acre. The addition of the incoming Victory Worship Center townhomes shows that high-density development already exists in the surrounding area, making the proposed development an appropriate transition toward higher-intensity land uses.

In terms of the goals of the 2024 City of Stockbridge Comprehensive Plan, the proposed development fulfills several policy objectives. First, it supports the Plan's goal of expending housing diversity by including townhome units, which provides an alternative to the nearby subdivisions of Valley Hill Station, Wildwood Estates, Pineywoods, Sentry Oaks, J.P. Upchurch Properties, and Springwood Valley. Second, the addition of the 1,296-square-foot office building addresses the city goals of fostering economic vitality by creating employment opportunities and integrating commercial services within the surrounding neighborhoods. Third, the development reflects the Comprehensive Plan's focus on efficient land use since it maximizes the 9.90-acre parcel of land by multiple uses in a manner that supports both residential and commercial growth. In addition, the requested PUD zoning adheres to the Comprehensive Plan's goal of encouraging flexible, innovative development that adapts to the unique characteristics of the development and its surrounding area.

2. The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code.

The requested rezoning of the subject property to PUD is necessary because the proposed townhomes are not permitted under the property's current C-3 (Heavy Commercial District). Moreover, the requested rezoning is consistent with and supports the goals outlined in the City of Stockbridge Unified Development Code. The overall goal of the Stockbridge Unified Development Code is promoting the growth of the City of Stockbridge, ensuring that the land use patterns are compatible with the surrounding area while fostering economic development, enhancing the quality of life for residents, and protecting the public health, safety, and welfare. The rezoning to PUD aligns with the objectives of the Stockbridge Unified Development Code by offering a more flexible and integrated developed approach that addresses the needs of the surrounding areas.

The proposed development is surrounded by a mixture of residential and commercial uses including the PUD (Planned Unit Development), MFR (Multi-Family Residential), C-3 (Heavy Commercial District), C-2 (General Commercial), RR (Rural Residential), and SR (Suburban Residential) zoning districts. The requested PUD zoning provides a thoughtful transition between the commercial uses (C-3 (Heavy Commercial District), C-2 (General Commercial) and the low-residential areas (MFR (Multi-Family Residential), RR (Rural Residential), SR (Suburban Residential), and CCR (City Center Residential) incorporating both buffers and green space to reduce conflict. In addition, the proposed townhomes will provide modern high quality housing options that can increase homeownership opportunities and accommodate various demographics including younger families, professionals, and retirees.

The proposed development aligns with the goals outlined in the Stockbridge Unified Development Code by minimizing traffic congestion by incorporating a well-planned access system. The proposed development includes a proposed three-lane entrance connecting to State Route 42/ U.S. Highway 23, a major roadway with significant traffic volume. The proposed entrance will facilitate smooth egress and ingress and will ensure that future residents entering or exiting the community do not disrupt traffic flow. The proposed internal road network, which is designed with 50 foot right of ways and 28-foot-wide streets will accommodate residential traffic while maintaining a safe and efficient flow. The five-foot internal sidewalk promotes pedestrian movement and reduces unnecessary trips for short distances. As a result, the proposed development will disperse traffic, alleviate traffic congestion, and enhance the overall transportation efficiency within the vicinity of the area.

3. Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.

The proposed rezoning of the subject property from C-3 (Heavy Commercial District) to PUD (Planned Unit Development) is expected to generate positive effects on the surrounding properties and the overall community. By transitioning from heavy commercial to a well-planned mixed-use development, the requested rezoning will create a balanced land use pattern that fosters a relationship between the commercial and residential uses. The 98-townhome development will provide various housing options for individuals or families who are looking into moving to the city. With a higher density of 9.90 units per acre, the surrounding area may benefit from improved infrastructure such as roads and an additional sidewalk can improve the walkability in the area in various ways. The installation of sidewalks will help create walking routes for residents living in the vicinity of the area.

The combination of residential and office building within the proposed mixed-use development fosters a live-work environment that enhances the community by reducing commute times and supporting local economic growth. With the addition of the office space within the proposed mixed-use development, residents can work from home, which can lead to less traffic congestion and improve the quality of work-life balance.

The requested PUD (Planned Unit Development) complements the existing mixture of residential and commercial uses that are in the vicinity of the area. The diverse zoning districts in the surrounding area, such as PUD (Planned Unit Development), MFR (Multi-Family Residential), C-3 (Heavy Commercial District), C-2 (General Commercial), RR (Rural Residential), SR (Suburban Residential), and CCR (City Center Residential), provides a complementary blend of uses that can promote a balanced community with a mixture of housing types and green spaces. The proposed density of 9.90 units per acre integrates well with the surrounding residential areas while maintaining a low to moderate density in contrast to either intense commercial or heavy industrial uses. This proposed development is thoughtfully designed to act as a seamless transition between the single-family detached neighborhoods of Valley Hill Station, Wildwood Estates, J.P. Upchurch Properties, and the Pine Hills Mobile Home Park, as well as the townhomes at 576 Davis Road and Victory Worship Center, and the surrounding higher-intensity commercial areas, facilitating a gradual shift in density and scale.

4. The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.

The subject property exhibits physical conditions that support the proposed mixed-use development. The topography of the property is leveled, which reduces the need for extensive grading. The proposed site benefits from direct access to North Henry Boulevard, which is a major roadway that supports connectivity. In addition, the size and shape of the subject property accommodates the proposed 98 townhome units with efficient space for internal circulation and open area. Any additional concerns will be reviewed during the plan review process.

5. The impact upon adjacent property owners should the request be granted.

The proposed mixed-use development is poised to bring several benefits to adjacent property owners. By introducing modern townhomes, the project diversifies housing options in the area, appealing to young professionals and families seeking alternatives to traditional single-family homes. This blend of townhomes and single-family residences fosters a balanced and sustainable community.

Additionally, the development includes a three-lane entrance with direct access to State Route 42/U.S. Highway 23, which may facilitate roadway improvements such as dedicated turning lanes, ultimately reducing traffic congestion. The inclusion of a five-foot sidewalk within the community enhances walkability, promoting a pedestrian-friendly environment for residents.

The increased population density can also stimulate local economic activity by driving demand for nearby businesses along North Henry Boulevard. Small businesses, including convenience stores, salons, and major retailers such as Walmart, may experience heightened patronage. The addition of 98 townhome units is expected to generate a positive economic impact on shopping centers such as Stockbridge North Shopping Plaza, Mays Corner, Mays Crossing, and Walmart Shopping Center, further contributing to the vitality of the surrounding commercial area.

6. The potential impact of the rezoning on City infrastructure including water and sewage system.

The proposed development will have an impact on the City's water and sewage infrastructure, but available capacity appears to be sufficient.

According to the Clayton County Water Authority, which was received on January 27, 2025, a 6-inch water main located along North Henry Boulevard and an 8-inch sewer main located at Old Atlanta Road can provide services to the development, while the treatment facilities are operating well below its capacity. However, the capacity is not guaranteed until it is purchased, and its final approval depends on its compliance with Clayton County Water Authority, State EPD, and Federal EPA regulations. A stormwater pond will be installed to control potential runoff.

7. The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

The proposed mixed-use development will include a three-lane entrance directly connecting to State Route 42/U.S. Highway Route 23, ensuring smoother traffic in and out of the community. Based on the estimated trip generation from utilizing the latest version of the Institute of

Transportation Engineers (ITE) Trip Generation Manual (11th edition) released in 2021, the proposed development is estimated to add 558 total daily trips with a peak hour of 43 trips in the morning and 45 trips in the evening.

The trip generation estimates for the Templar Development (98 townhomes) are calculated using the following formula:

- Latest trip rates for townhomes: Trip Rate (per unit): **5.81 trips/unit/day**
- {Trip Rate} X {Number of Units} = {Total Trips}
- 5.81 X 98 units = **558 total daily trips**
- Peak hour trip generation rates for townhome developments:
    - **AM Peak Hour: 0.44 trips per unit;** 0.44 x 98 units = **43 trips**
    - **PM Peak Hour: 0.52 trips per unit;** 0.52 x 98 units = **51 trips**

ITE's Observed Directional Splits

- Based on national traffic studies in suburban areas, typical directional splits for townhomes are:
- Total Trips: 98 × 0.44 = **43 trips** in the AM Peak Hour
    - **AM Peak Hour: 25% inbound, 75% outbound;**
        - 43 x .25 **= 11 vehicles inbound.**
        - 43 x .75 **= 32 vehicles outbound.**
- Total Trips: 98 × 0.52 = **45 trips** in the PM Peak Hour
    - **PM Peak Hour: 63% inbound, 37% outbound**
        - 45 x .63 **= 28 vehicles inbound**
        - 45 x .37 **= 17 vehicles outbound**

The table below provides a detailed breakdown of trip generation estimates for the proposed Templar Mixed-Used Development (98 townhomes):

Templar Development Trip Generation Estimates

Time Period	Formula Used	Total Trips	Inbound Trips	Outbound Trips
Daily Trips	(5.81 \times 98)	**558 trips**	-	-
AM Peak Hour	(0.44 \times 98)	**43 trips**	**11 trips** (25%)	**32 trips** (75%)

PM Peak Hour	(0.52 \times 98)	**45 trips**	**28 trips** (63%)	**17 trips** (37%)

Based on the trip generation estimates from the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th edition), the table above indicates that the proposed mixed-used development is projected to result in a moderate increase in traffic on State Route 42 /US. Highway 23. Section 16.3.D 6 of the Stockbridge Unified Development Code states that subdivisions with a single access point must have a three-lane entrance including a right turn lane with a 75-foot radius for safer vehicle separation. Thus, the addition of the three-lane entrance with a right turn lane will ensure smoother transition onto State Route 42 and US. Highway 23 while supporting both vehicle and pedestrian circulation.

The site plan also features a hammerhead near the existing cul-de-sac on Old Atlanta Road, adjacent to the Valley Hill Station subdivision, designed to improve vehicle maneuverability and enhance traffic control. This hammerhead provides a designated space for vehicles to turn around efficiently, reducing congestion and improving overall circulation within the area.

Additionally, a gate with a KnoxBox will be installed to regulate traffic flow and prevent cut-through traffic from entering the Valley Hill Station subdivision. This measure will help maintain the integrity of local traffic patterns by restricting unauthorized vehicular movement, ensuring that neighborhood streets remain primarily accessible to residents and approved visitors.

8. The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan.

The requested rezoning from C-3 (Heavy Commercial District) to PUD (Planned Unit Development) aligns with the overall intent of the 2024 City of Stockbridge Comprehensive Plan by promoting housing diversity while creating a transition between the commercial areas and existing neighborhoods. The proposed mixed-use development, which includes 98 townhomes, introduces a moderate-density housing option, which aligns with the City's goals of expanding its residential choices near major roadways like State Route 42 and US. Highway 23 and commercial centers such as Stockbridge North Shopping Plaza, Mays Corner, Mays Crossing, and Walmart Shopping Center. In addition, the transition from commercial to residential reduces the possibility of high-traffic business, noise, and the environmental making the development more compatible with the nearby subdivisions.

9. The ability of the subject land to be developed as it is presently zoned.

Currently, the subject property is zoned C-3 (Heavy Commercial), which allows heavy commercial uses, such as automotive services, tire shops, and gas stations, and self-storage facilities. However, rezoning the subject property to PUD (Planned Unit Development) makes sense because the area is already saturated with automotive related businesses including Greenway Auto Parts (5801 North Henry Boulevard), Auto Tek Customs - a Main Street Auto Shop (6041 North Henry Boulevard Suite A), Tire Solutions (6043 North Henry Boulevard Suite E), and Fabulous Used Car (6075 North Henry Boulevard). Another addition of a gas station, auto shop, or self-storage facility would increase traffic congestion and would offer limited economic growth. On the other hand, a mixed-used development would support walkability, potentially mitigate traffic congestion, foster a "live-work play" environment and would support the long-term economic goals of the City.

VI. STAFF RECOMMENDATION

The Planning and Zoning staff recommends **approval** to rezone the subject property from C-3 (Heavy Commercial) to PUD (Planned Unit Development) under the following conditions:

1. The subject property shall be developed according to a revised site plan which was prepared by Atwell, LLC. on April 7, 2025. The title is Rezoning Site Plan: North Henry Boulevard Tract.

2. The proposed mixed-used development shall adhere to the architectural renderings submitted with the application on March 10, 2025, including the use of brick as the exterior material.

3. The developer shall install black streetlight poles.

4. Decorative streetlights shall be installed along the frontage of North Henry Boulevard.

5. Flock cameras shall be installed at the entrance of the mixed-use development.

6. The developer shall adhere to the MFR (Multiple Family Residential District) development standards found in Section 2.4.4. of the Stockbridge Unified Development Code. In addition, the developer shall adhere to the PMU (Parkway Mixed Use Overlay District) found in Section 2.5.2 E of the Stockbridge Unified Development Code.

7. The developer shall include one or more central trash facility.

8. A mandatory townhome HOA shall be established.

9. The developer shall comply with all the Clayton County Water Authority, State EPD, and federal EPA requirements to provide water and sewer facilities for the mixed-used development.

10. Access to Old Atlanta Road shall be restricted to emergency vehicles only. A gate with a KnoxBox should be installed to prevent general traffic flow while ensuring emergency access, as required by the Fire Marshal.

11. The HOA shall occupy no more than 50% of the office building to meet the PUD zoning requirements of two types of uses (residential and office) for this property.

12. A 25-foot buffer shall be established alongside the northern, southern, and eastern portion of the subject property.

P.O.C. INTERSECTION OF THE EASTERN RIGHT OF WAY OF SAID S.R. 42 (80' R/W) AND THE SOUTHERN RIGHT OF WAY LINE OF VALLEY HILL ROAD (60' R/W) PER DB 15410 PG 341

1,249.70' PER DB 15410 PG 341

POINT OF BEGINNING
IPS

NOW OR FORMLY
FEINGOLD MARILYN LOEB
PID 029-010100000
ZONED C3 - COMMERCIAL

N82°16'31"E 584.58'

IPS

5' MULCH WALKING TRAIL

TOT LOT

DOG PARK

CH=292.75'
CB=S08°02'24"E
R=784.31'
L=294.47'

STORMWATER MANAGEMENT FACILITY

PROPOSED LIFT STATION (CLAYTON COUNTY WSA)

PROPOSED 50' R/W
28' BOC-BOC (25 MPH)

6' SIDEWALK

OPEN SPACE

NOW OR FORMLY
ALTO ASSET COMPANY 5 LLC
PID 029A01055000
PB 22 PG 29
LOT 5F
ZONED PUD

1/2" IPF

NOW OR FORMLY
YAMASA CO LTD
PID 029A01056000
DB 17898 PG 70-71
PB 22 PG 29
LOT 6F
ZONED PUD

1/2" IPF

42.22'

VALLEY HILL ROAD (60' R/W) CLOSED
NO R/W ABANDONMENT DEED FOUND

NOW OR FORMLY
NICOLAS VANESSA
PID 029A01086000
DB 19282 PG 509-510
PB 23 PG 9
LOT 7
ZONED PUD

1/2" IPF

IPS

NOW OR FORMLY
SHIELDS DENNIS & KATHY
PID 029A01087000
DB 3248 PG 266
PB 23 PG 9
LOT 8
ZONED PUD

1/2" IPF

37.8'

1/2" IPF DISTURBED

NOW OR FORMLY
RODRIGUEZ MARIA M V
PID 029A01088000
DB 12631 PG 340-341
PB 23 PG 9
LOT 9
ZONED PUD

1/2" IPF DISTURBED

38.88'

NOW OR FORMLY
THR GEORGIA LP
PID 029A01089000
PB 23 PAGE 9
LOT 10
ZONED PUD

S02°42'33"W 529.54'

1/2" IPF

39.86'

1/2" IPF

NOW OR FORMLY
SLOAN WARREN L & GRACE I
PID 029A01090000
DB 18436 PG 49
PB 23 PG 9
LOT 11
ZONED PUD

1/2" IPF

NOW OR FORMLY
HARRIS EDWARD
PID 029A01091000
DB 2982 PG 235
PB 23 PG 9
LOT 12
ZONED PUD

NOW OR FORMLY
AOK PROPERTIES LLC
PID 029-010112005
DB 13652 PG 338-341
PB 17 PG 76
ZONED C2 - GENERAL COMMERCIAL

10' CONCRETE SIDEWALK PROPOSED ALONG SR 42/US 23. FINAL LOCATION TO BE DETERMINED DURING LDP REVIEW.

24" CURB & GUTTER, 2' GRASS STRIP, AND 6' SIDEWALK (TYP)

3/8" IPF DISTURBED

N08°11'39"W 124.61'

STATE ROUTE 42/ US HIGHWAY 23
80' R/W DB 3580 PG 271

OFFICE BLDG/ GATHERING

MAIL KIOSK

N05°05'09"W 655.02'

NOW OR FORMLY
HOLEMAN JOSEPH A JR
PID 029-01012000
DB 14398 PG 298-299
PB 20 PG 65
ZONED C2 - GENERAL COMMERCIAL

CTP FOUND

79.78'

IPS

1/2" IPF ON LINE
4.09' EAST OF CORNER

489.96' N87°51'18"W

1" ROD FOUND ON LINE

3/4" IPF ON LINE

IPS

NOW OR FORMLY
NELSON GEORGE K & CHRISTA M
PID S01-02001001
DB 10693 PG 16-17
ZONED C3 - COMMERCIAL

NOW OR FORMLY
DICKERSON HOMES LLC
PID S01-01001000
DB 14250 PG 58
PB 6 PG 226
LOT SR - SUBURBAN RES

SITE DATA

DEVELOPER:	TEMPLAR DEVELOPMENT, INC. 210 TRILITH PARKWAY, SUITE 200 FAYETTEVILLE, GA. 30214 PHONE: (678) 552-3741
ENGINEER/ SURVEYOR:	ATWELL, LLC 1850 PARKWAY PLACE, SUITE 650 MARIETTA, GA 30067 PHONE: 770.423.0807
TAX PARCEL NUMBER:	029-01011001
BOUNDARY:	BOUNDARY SURVEY BY SEI, DATED OCTOBER 2024
TOPOGRAPHY:	CLAYTON COUNTY GIS
SITE/DISTURBED AREA:	9.90 ACRES
NUMBER OF LOTS:	98
DENSITY:	98 LOTS / 9.90 ACRES = 9.90 UNITS PER ACRE
FLOOD INFO:	THIS SITE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANELS # 13151C0067D, DATED 10-06-2016.
EXISTING ZONING:	C3 COMMERCIAL
PROPOSED ZONING:	PUD - PLANNED UNIT DEVELOPMENT AND PMU - PARKWAY MIXED USE (USE = SINGLE FAMILY ATTACHED HOUSING)
DEVELOPMENT STANDARDS:	MIN. EXTERIOR FRONT BUILDING SETBACK: 10'. MIN. EXTERIOR SIDE BUILDING SETBACK: 5' MIN. 10' REQUIRED BETWEEN BUILDINGS TWO-CAR GARAGES PROPOSED - EACH UNIT

GRAPHIC SCALE
40 0 40 80
(IN FEET)
1 inch = 40 ft.

GRID (GA WEST)

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Know what's below. Call before you dig.

ATWELL
866.850.4200 www.atwell.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
770.423.0807

1440-24-109

No	ISSUED DESCRIPTION	DATE

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PROJECT OWNED/DEVELOPED BY:
TEMPLAR DEVELOPMENT
210 TRILITH PARKWAY
SUITE 200
FAYETTEVILLE, GA. 30214
PHONE: (678) 552-3741
24 HOUR CONTACT INFORMATION

REZONING SITE PLAN

DAVENPORT
PROJECT LOCATED AT:
LL 90 12TH DISTRICT
CITY OF STOCKBRIDGE,
HENRY COUNTY, GA.

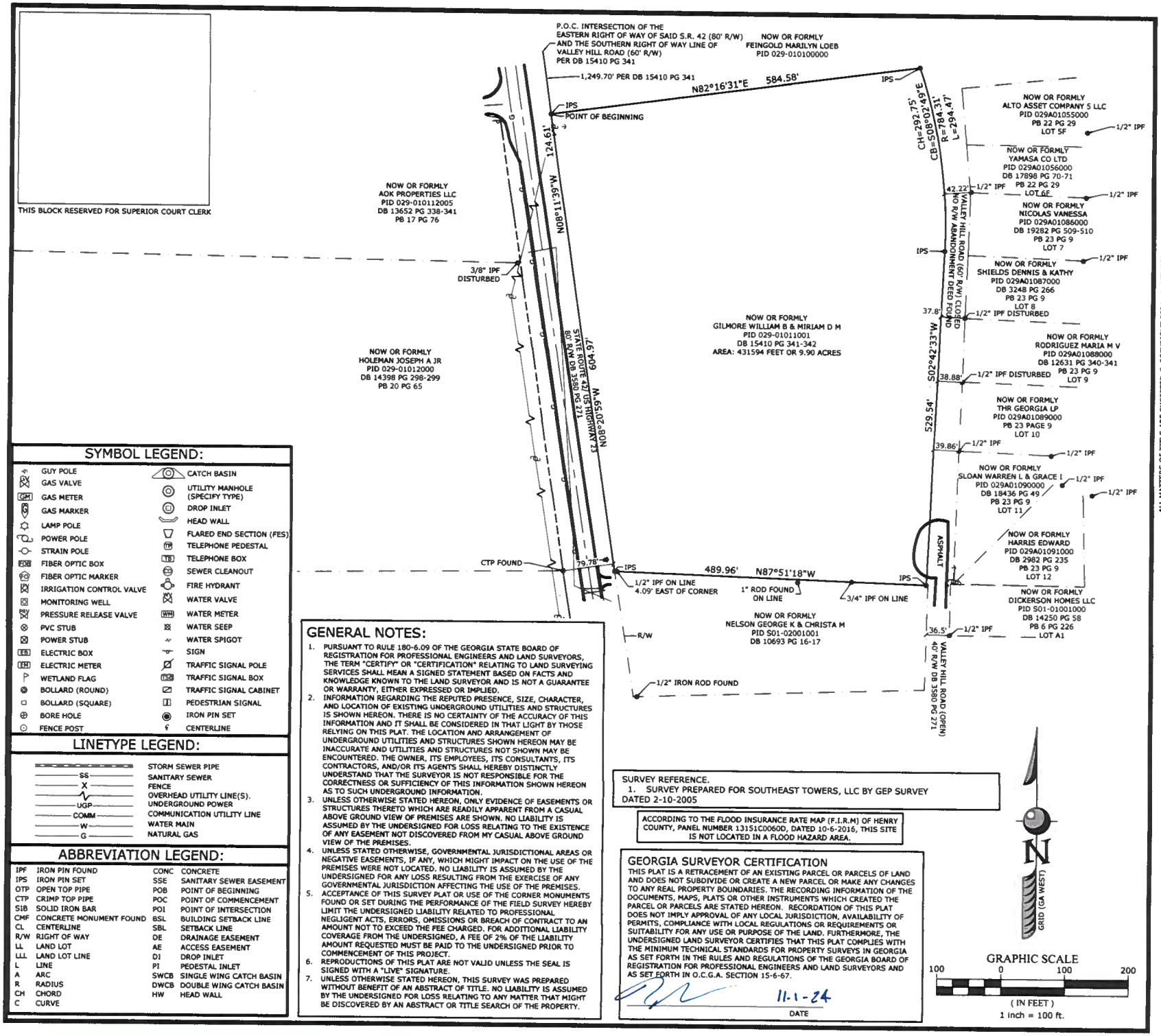
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GEORGIA REGISTERED NO. 31277 PROFESSIONAL ENGINEER E. WAYNE MATTHEWS JR.

ISSUED FOR:
REVIEW

Project No.: 1440-24-109
Designed By: JJS
Issue Date: 4/7/2025
1

FILE NAME: I:\CUSTOMERS_PROJECTS\1440 Templar Development\1440-24-109 North Henry Blvd Tract\Eng\Prelim\1440-24-109 Prelim Site.dwg PLOT STYLE: ---- PLOT DATE: 4/7/2025 USER:KELLSI ALTMAN



SYMBOL LEGEND:

	GUY POLE		CATCH BASIN
GV	GAS VALVE		UTILITY MANHOLE (SPECIFY TYPE)
GM	GAS METER	DI	DROP INLET
	GAS MARKER		HEAD WALL
	LAMP POLE		FLARED END SECTION (FES)
	POWER POLE	TP	TELEPHONE PEDESTAL
	STRAIN POLE	TB	TELEPHONE BOX
FOB	FIBER OPTIC BOX	SC	SEWER CLEANOUT
FO	FIBER OPTIC MARKER		FIRE HYDRANT
	IRRIGATION CONTROL VALVE		WATER VALVE
	MONITORING WELL	WM	WATER METER
	PRESSURE RELEASE VALVE		WATER SEEP
	PVC STUB		WATER SPIGOT
	POWER STUB		SIGN
EB	ELECTRIC BOX		TRAFFIC SIGNAL POLE
EM	ELECTRIC METER	TSB	TRAFFIC SIGNAL BOX
	WETLAND FLAG		TRAFFIC SIGNAL CABINET
	BOLLARD (ROUND)		PEDESTRIAN SIGNAL
	BOLLARD (SQUARE)		IRON PIN SET
	BORE HOLE		CENTERLINE
	FENCE POST		

LINETYPE LEGEND:

	STORM SEWER PIPE
SS	SANITARY SEWER
X	FENCE
	OVERHEAD UTILITY LINE(S).
UGP	UNDERGROUND POWER
COMM	COMMUNICATION UTILITY LINE
W	WATER MAIN
G	NATURAL GAS

ABBREVIATION LEGEND:

IPF	IRON PIN FOUND	CONC	CONCRETE
IPS	IRON PIN SET	SSE	SANITARY SEWER EASEMENT
OTP	OPEN TOP PIPE	POB	POINT OF BEGINNING
CTP	CRIMP TOP PIPE	POC	POINT OF COMMENCEMENT
SIB	SOLID IRON BAR	POI	POINT OF INTERSECTION
CMF	CONCRETE MONUMENT FOUND	BSL	BUILDING SETBACK LINE
CL	CENTERLINE	SBL	SETBACK LINE
R/W	RIGHT OF WAY	DE	DRAINAGE EASEMENT
LL	LAND LOT	AE	ACCESS EASEMENT
LLL	LAND LOT LINE	DI	DROP INLET
L	LINE	PI	PEDESTAL INLET
A	ARC	SWCB	SINGLE WING CATCH BASIN
R	RADIUS	DWCB	DOUBLE WING CATCH BASIN
CH	CHORD	HW	HEAD WALL
C	CURVE		

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11-1-24
DATE

SEI ENGINEERING, INC.
2470 Sandy Plains Road Suite A Marietta, Georgia 30066
617 Sylvester Way Suite A Palmetta, Georgia 30268
tel: 770.321.3936
www.seiengineering.com

No	ISSUED	DATE

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BOUNDARY SURVEY

TEMPLAR DEVELOPMENT

LOCATED IN LAND LOT 90 OF THE 12TH DISTRICT CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA

GEORGIA REGISTERED No. 2891 LAND SURVEYOR WAYNE A. POWERS
11-1-24

Project No.:	1440-24-109
Surveyed By:	B. Coveney
Field Date:	10-15-24
Drafted By:	C.Powers
Issue Date:	11-1-24

1 OF 1

FILE NAME: I:\CUSTOMERS_PROJECTS\1440 Templar Development\1440-24-109 North Henry Blvd Tract\SUR\Working\1440-24-109 Boundary.dwg PLOT DATE:11/1/2024 USER:CARSON POWERS

CLAYTON COUNTY Water AUTHORITY

Providing Quality Water and Quality Services to Our Community

January 27, 2025

Jay Knight
Templar Development

Re: Parcel ID 029-01011001
0 North Henry Blvd (Hwy 42)
Stockbridge/Henry County, GA

Mr. Knight,

Clayton County Water Authority owns and maintains a 6-inch water main running along the east side of North Henry Blvd/Hwy 42. The Authority has a treatment capacity of 42 MGD and is currently producing an average of 26.73 MGD.

The Authority also owns and maintains an 8-inch sanitary sewer main at the cul-de-sac of Old Atlanta Rd. Wastewater generated from your development would receive treatment at the Northeast Clayton WRF. This facility has a design capacity of 10 MGD and is presently treating 4.692 MGD.

The Authority does not guarantee capacity of plant or infrastructure until capacity is purchased through the payment of connection fees.

The data contained in this letter is for informational purposes only indicating location and size. A survey, by the property owner, may be necessary to determine connection to the Authority's system.

Potable water and sanitary sewer service to this property is subject to the existing and future policies of the Clayton County Water Authority, State EPD and Federal EPA.

Sincerely,

Catherine Samay
Plan Review Coordinator

Gallagher

Insurance | Risk Management | Consulting



City of Stockbridge

2025 Property & Casualty Insurance Executive Summary

Matt Simmons | Senior Director Public Sector Practice
Daniel Duhart | Public Sector Broker

May 12, 2025

Gallagher

Insurance | Risk Management | Consulting

ajg.com

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Executive Summary Agenda

- About Gallagher
- Gallagher's CORE360 Approach to Risk Management
- Insurance Market Results
- Renewal Results
- Thank You for Your Business

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About Gallagher

Gallagher administers a full array of insurance, risk management, self-insurance, claims management, and employee benefit products and services. Areas of industry specialization include higher education, healthcare and senior living, life sciences, construction, media and entertainment, public entity, and real estate.

1927	39,000+	850+	150	$6.9B	28+
FOUNDING YEAR	EMPLOYEES WORLDWIDE	OFFICES IN 68 COUNTRIES	COUNTRIES SERVED	REVENUE (2021)	INDUSTRY PRACTICES

To support these market segments, we have developed coverage specialties that include Surety, Property, General Liability, Employee Benefits, Executive Lines, Workers' Compensation, Cyber Liability, Fine Arts, Aviation, Foreign Liability, Marine, and Owner- and Contractor-Controlled Insurance Programs, among others.

Gallagher is comprised of several divisions: all working in tangent to provide you with the best services possible depending on your unique needs. Our primary US divisions are:

RETAIL

Gallagher
Insurance | Risk Management | Consulting

REINSURANCE

Gallagher Re

CLAIMS

GALLAGHER BASSETT

WHOLESALE

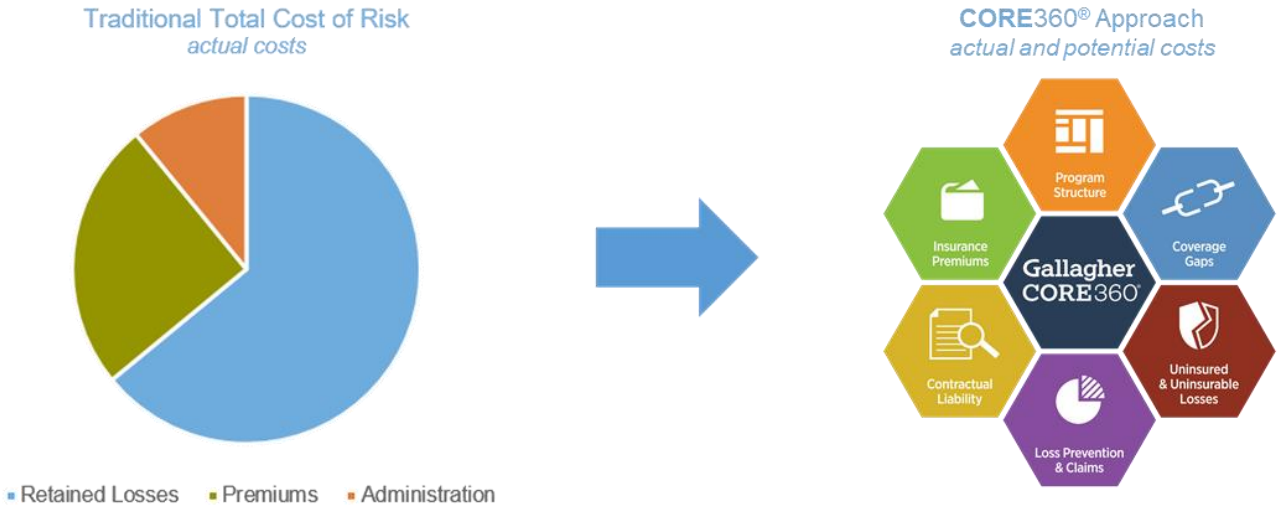
RPS RISK PLACEMENT SERVICES

ALTERNATIVE RISK

Artex

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Gallagher's **CORE**360® Approach to Risk Management



The goal of our **CORE**360® approach is to optimize your total cost of risk.

We accomplish this goal by adhering to a comprehensive and well-organized process, under which we discuss each **CORE**360 cost driver, beginning with Insurance Premiums and ending with Contractual Liability.

The intended result is to drive value to each of your six cost drivers, which represents your total cost of risk.

INSURANCE PREMIUMS

Cost for all your existing insurance policies. It also includes our compensation as your broker.

UNINSURED & UNINSURABLE LOSSES

Potential or actual costs of any risks you knowingly or unknowingly leave uninsured or uninsurable.

PROGRAM STRUCTURE

How the individual pieces of your program work together, as well as how you balance your risk appetite against your loss experience.

LOSS PREVENTION & CLAIMS

Your participation in a loss, and how you minimize costs through appropriate loss prevention programs and claims management.

COVERAGE GAPS

Potential costs from any gaps in existing policies, such as sub limits, removable exclusions and extensions of coverage.

CONTRACTUAL LIABILITY

Costs resulting from the unsuccessful transfer of risk to, or assumption of uninsured liability from, a third party.

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Insurance Market Report – April 2025

2025: Navigating a Stabilizing Yet Evolving Insurance Landscape

The property and casualty insurance market has entered 2025 with a greater sense of stability, offering a welcome respite for buyers after recent turbulent years. However, economic headwinds remain a significant concern, particularly the ongoing uncertainties surrounding US tariffs, inflation, and interest rates.

The insurance industry's strong capital reserves, coupled with the widespread remediation of underwriting portfolios, have bolstered carrier stability and financial strength. This improvement reflects the impact of prior rate increases and portfolio adjustments aimed at better aligning their books of business with anticipated claim costs.

Carriers are still closely monitoring the persistent challenges of social inflation and climate change. To navigate this evolving environment effectively, buyers should maintain close communication with their brokers to understand potential shifts in their carriers' capacity, pricing, and appetite.

At a Glance

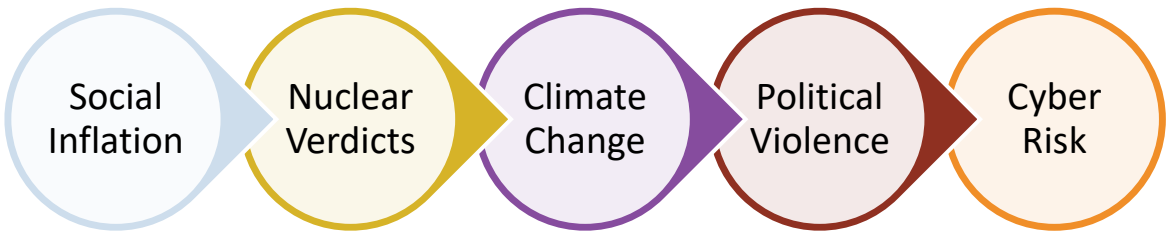
Property: The commercial property insurance market is in a strong position, with insurers looking to grow in 2025, driven by profitable property underwriting results, higher investment returns, strong premium growth, and reduced inflationary pressures. Although the market favors insureds, insurers will continue to differentiate them by risk profile and underwrite them accordingly.

Casualty: The commercial casualty insurance market's response to ongoing challenges persists into 2025, with continued rate increases, limit compression, and/or more restrictive policy terms for many insureds. Insurer carriers are working to address these long-standing challenges, especially within the commercial auto and umbrella/excess sectors, as insurers work to address long-standing issues.

Cyber: As threats increasingly turn into claims, the cyber insurance market continues to grow. Insureds continue to invest in resources to prevent incidents by implementing cyber-security controls such as multi-factor authentication (MFA). This has helped to keep premiums steady even as cyber incidents continue to climb in number and cost.

D&O: It's game on for D&O carriers as they continue to compete for business by reducing premiums and offering coverage enhancements, given the abundant amount of D&O capacity in the marketplace.

What is Impacting Market Conditions?



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Renewal Results

	Expiring Program				Proposed 2025-26				Analytics		
Line of Business	Expiring Program	Retention	Rating Basis	Premium	Proposed Program	Retention	Rating Basis	Premium	Exposure Change	Premium Change	Net Rate Change
Primary Package	**Travelers**				**Travelers**						
Auto Liability	$1,000,000	$0	142	**$177,870**	$1,000,000	$0	178	**$256,244**	25.4%	44.1%	18.7%
Auto Physical Damage	Comp & Collision	$1,000	140	**$108,579**	Comp & Collision	$2,000	178	**$105,888**	27.1%	-2.5%	-29.6%
General Liability	$1,000,000	$0	$26,711,635	**$67,615**	$1,000,000	$0	$29,239,311	**$81,470**	9.5%	20.5%	11.0%
Law Enforcement Liability	$1,000,000	$5,000	64	**$39,498**	$1,000,000	$5,000	64	**$53,323**	0.0%	35.0%	35.0%
PE Management Liability	$1,000,000	$5,000	$26,711,635	**$18,680**	$1,000,000	$5,000	$29,239,311	**$20,040**	9.5%	7.3%	-2.2%
Employment Practices Liability	$1,000,000	$10,000	$26,711,635	**$38,463**	$1,000,000	$25,000	$29,239,311	**$50,133**	9.5%	30.3%	20.9%
Umbrella	$5,000,000	$10,000	$26,711,635	**$15,278**	$5,000,000	$10,000	$29,239,311	**$23,778**	9.5%	55.6%	46.2%
Property	**Travelers**		**$75,227,037**	**$122,341**	**Travelers**		**$80,093,122**	**$150,936**	6.5%	23.4%	16.9%
All Risk / Blanket	$75,227,037	$5,000	*$0.1626*		$79,291,722	$5,000	*$0.1885*		15.9%		
Flood*	$1,000,000	$50,000			$1,000,000	$50,000					
Earthquake	$1,000,000	$50,000			$1,000,000	$50,000					
Equipment Breakdown	$75,227,037	$5,000			$79,291,722	$5,000					
Inland Marine	**Travelers**		**$2,666,935**	**$19,345**	**Travelers**		**$2,668,615**	**$19,354**	0.1%	0.0%	0.0%
Miscellaneous Scheduled Items	$311,722	$1,000			$311,722	$1,000					
Contractors Equipment	$2,666,935	$1,000			$2,668,615	$1,000					
Cyber Liability	**Beazley**		$26,711,635	**$34,340**	**Beazley**		$29,239,311	**$34,340**	9.5%	0.0%	-9.5%
Data Breach Response	$3,000,000	$25,000			$3,000,000	$25,000					
Security Liability	$3,000,000	$25,000			$3,000,000	$25,000					
Ransomware	$3,000,000	$25,000			$3,000,000	$25,000					
Crime	**Travelers**		168	**$5,676**	**Travelers**		168	**$5,676**	0.0%	0.0%	0.0%
Employee Dishonesty	$500,000	$1,000			$500,000	$1,000					
Pollution - Premesis	**Chubb**			**$10,733**	**Chubb**			**$12,483**			
Per Occurrence	$1,000,000	$25,000			$1,000,000	$25,000					
	Hiscox				**Hiscox**						
Terrorism & Sabotage	$76,253,731	$10,000	$76,253,731	**$11,438**	$78,511,343	$10,000	$78,511,343	**$12,249**	3.0%	7.1%	4.1%
Active Shooter	$1,000,000	$10,000		**$5,554**	$1,000,000	$10,000		**$5,947**			
Grand Total				$675,410				$831,861	14.7%	23.2%	8.5%

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Thank You for Your Business

We have enjoyed our partnership and appreciate the continued time, support and confidence you have placed in us as your risk management team. This past year has been successful as evidenced by your scorecard. Your total cost of risk is being impacted favorably and our strategy for this upcoming renewal continues to focus on ways to improve this positive impact on your profitability. Thank you.



Legal Disclaimer

Gallagher provides insurance, risk management and consultation services for our clients in response to both known and unknown risk exposures. When providing analysis and recommendations regarding potential insurance coverage, potential claims and/or operational strategy in response to national emergencies (including health crises), we do so from an insurance/risk management perspective, and offer broad information about risk mitigation, loss control strategy and potential claim exposures. We have prepared this commentary and other news alerts for general informational purposes only and the material is not intended to be, nor should it be interpreted as, legal or client-specific risk management advice. General insurance descriptions contained herein do not include complete insurance policy definitions, terms and/or conditions, and should not be relied on for coverage interpretation. The information may not include current governmental or insurance developments, is provided without knowledge of the individual recipient's industry or specific business or coverage circumstances, and in no way reflects or promises to provide insurance coverage outcomes that only insurance carriers control. Gallagher publications may contain links to non-Gallagher websites that are created and controlled by other organizations. We claim no responsibility for the content of any linked website, or any link contained therein. The inclusion of any link does not imply endorsement by Gallagher, as we have no responsibility for information referenced in material owned and controlled by other parties. Gallagher strongly encourages you to review any separate terms of use and privacy policies governing use of these third party websites and resources. Insurance brokerage and related services to be provided by Arthur J. Gallagher Risk Management Services, LLC (License Nos. 0D69293 and/or 0726293). For Institutional Use Only. Not for Public Distribution. Consulting and insurance brokerage services to be provided by Gallagher Benefit Services, Inc. and/or its affiliate Gallagher Benefit Services (Canada) Group Inc. Gallagher Benefit Services, Inc., a non-investment firm and subsidiary of Arthur J. Gallagher & Co., is a licensed insurance agency that does business in California as "Gallagher Benefit Services of California Insurance Services" and in Massachusetts as "Gallagher Benefit Insurance Services." Investment advisory services and corresponding named fiduciary services may be offered through Gallagher Fiduciary Advisors, LLC (GFA), an SEC Registered Investment Adviser. GFA may pay referral fees or other remuneration to employees of AJG or its affiliates or to independent contractors; such payments do not change our fee. GFA is a limited liability company with Gallagher Benefit Services, Inc. as its single member. Securities may be offered through Triad Advisors, LLC (Triad), member FINRA/ SIPC. Certain appropriately licensed individuals of Arthur J. Gallagher & Co. subsidiaries or affiliates, excluding Gallagher Fiduciary Advisors, LLC, offer securities through Triad. Triad is separately owned and other entities and/or marketing names, products or services referenced here are independent of Triad. Neither Triad, Arthur J. Gallagher & Co., GFA, their affiliates nor representatives provide accounting, legal or tax advice. World's Most Ethical Companies" and "Ethisphere" names and marks are registered trademarks of Ethisphere LLC. Arthur J. Gallagher & Co. has been recognized as one of the World's Most Ethical Companies® in 2010, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022 and 2023.

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City of Stockbridge

AGENDA ITEM

MEETING DATE

May 12, 2025

[x]	RESOLUTION
[ ]	ORDINANCE
[ ]	CONTRACT APPROVAL/RENEWAL
[ ]	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: Daniel Duhart/Najaa Hammonds

DEPARTMENT: Human Resources

ITEM/PROJECT/EVENT:

Council consideration to approve the 2025 General and Liability Insurance for the City.

BACKGROUND INFORMATION:

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

[■] FINANCIAL IMPACT [ ] N/A

AMOUNT $
831,861.00

ATTACHMENTS: [■]

ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

It is staff's recommendation that Council approve the annual premium for the city's general, liability a

Staff Signature_____