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

Megan McCulloch

Council Meeting Agenda July 15, 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

TUESDAY, JULY 15, 2025 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARING ITEMS NOTICE

ADOPTION OF THE AGENDA

CEREMONIAL - Special Recognition of Public Works and Police Department Employees

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 June 9, 2025, June 25, 2025 and July 1, 2025 Council Meeting Minutes,

APPOINTMENT AND CONFIRMATION

2 Appointment and Confirmation of the City Manager

CONSENT AGENDA

3 A. Resolution to approve the 2025 Notice of Election and Qualifying Fees
B. Resolution to approve the 2025 Georgia Secretary of State Elections Calendar - Presented by: CONSENT AGENDA

PLANNING & ZONING APPEAL

4 APPEAL CASE #AP-2025-01. (Council District 4.)
Consideration of an appeal of the March 17, 2025 Zoning Review Form that was used as a basis for the City of Stockbridge's discontinuance of the 2025 business license for truck parking on Parcel #S27-01016000 and Parcel #S27-01017000 on Rock Quarry Road. The property is located in the Parkway Mixed-Use (PMU) Overlay District, where truck parking and all industrial uses are not permitted. A citation was issued on the property on March 4, 2025. The applicant appeared briefly in Municipal Court on May 16, 2025 and requested a "continuance" for at least 60 days. The court date was rescheduled to July 18, 2025. Applicant: James Raven. Property Owners: James Raven and Huddleston Concrete Company. The business license was issued for 123 Rock Quarry Road, where the company's office is located. The property is located in Land Lots 35 and 36 of District 12. The zoning, current use, and acreage for each parcel are listed below. The parcels are not contiguous.
~ 123 Rock Quarry Road (Parcel #S27-01012000) -- Zoned 'SR' (Suburban Residential). Current use: Office for Huddleston Concrete Company. Acreage: 1.55 +/- acres.
~ Parcel #S27-01016000 -- Zoned 'LI' (Light Industrial). Current use: truck parking. Acreage -- 2.95 +/- acres.
~ 135 Rock Quarry Road (Parcel #S27-01017000) -- Zoned 'LI' (Light Industrial). Current use: truck parking. Acreage:
3.44 +/- acres. - Presented by: Ryan Anderson

PUBLIC HEARING

5 COMPREHENSIVE PLAN AMENDMENT CASE #CP-2025-02. (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

6 REZONING CASE #RZ-2025-03. (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

7 ANNEXATION CASE #AX-2025-01. (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. Item Deferred. - Presented by: Ryan Anderson

8 COMPREHENSIVE PLAN AMENDMENT CASE #CP-2025-01. (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. Item Deferred. - Presented by: Ryan Anderson

9 REZONING CASE #RZ-2025-01. (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. Item Deferred. - Presented by: Ryan Anderson

10 ZONING MODIFICATION CASE #ZM-2025-01. (Council District 5.)
Consideration of a request for a major zoning modification for Parcel #070-01022001 at the southwest corner of Highway 42 North and Tunis Road to provide for modifications to the zoning conditions comprising the Development Agreement for Rezoning Case #RZ-03-45-S. Purpose: To allow the development of a single-family detached residential subdivision. Property Owner: Henry Highway 42, LLC. Applicant: Shaker Reddy. The property is located in Land Lots 31 and 32 of District 7, and it contains 27.72 +/- acres.

- Presented by: Ryan Anderson

NEW BUSINESS

11 Ordinance to Amend the Requirements for the Issuance of Occupational Tax Certificates (Business Licenses). (Citywide.)
Consideration of a new Title 9, Chapter 01, Section 260 (A) and (B), to be added to the Stockbridge Code of Ordinances to repeal and replace the existing section. The Henry County Tax Assessors' Office requested that the City create this new ordinance to prevent businesses from receiving an Occupational Tax Certificate (business license) or Regulatory License if they have not first paid their ad valorem taxes or personal property taxes.
- Presented by: Ryan Anderson

12 Ordinance to Amend Chapter 5.16 Cemeteries - Section 5.16.070 Cemetery Regulations (City Stockbridge Cemetery and City Burk Cemetery) to add L **-** Interments or disinterments prohibited on specified City of Stockbridge Cemetery Department holidays or any holiday/closure observed by the City of Stockbridge.

- Presented by: Vanessa Holiday

13 Council consideration to approve contract renewal invitation to bid (ITB) number 16RFP101216- DRR – American Tank Maintenance, LLC – Full-Service Tank Maintenance Program in the amount of $61,419.00. Funding source is from the Water Department Budgeted Funds. - Presented by: Decius Aaron

14 Council consideration to approve the renewal of the landscape maintenance services contract with Yellowstone Landscape in the amount of $350,000.00. Funding source is from Government Buildings Department and Amphitheater budgeted funds. - Presented by: Decius Aaron

DISCUSSION

15 Council Discussion for approval of an Ordinance to amend the Stockbridge Municipal Code Section 3.30.222 (b) Approval of Contracts and Section 3.30.223 (B) City Manager Authority, returning the spending and contracting authority to $25,000 without City Council Approval.

16 Council Discussion of all non-budgeted/non-essential services and expenses ceases immediately. All expenditures with or without contractual obligations greater than $10,000 should be presented to the Governing Body for consideration of approval. That includes Events and Concerts.

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.

- **Planning Commission Meeting, Thursday, July 17th at 6:30 p.m. - City Hall Council Chamber - (Jul 17 CANCELLED)**

- **Ethics Committee Meeting, Wednesday, July 23rd at 6:30 p.m. – City Hall Council Chamber – (Jul 23)**
- **A joint public meeting will be held on Tuesday, July 29th at 11 a.m. to formally discuss project priorities and funding allocations under the proposed Floating Local Option Sales Tax (FLOST) program. Location: Henry County Administrative Building, located at 140 Henry Parkway, McDonough, GA.**
- **City Council Work Session Meeting, Last Tuesday of each month, July 29th at 6:00 p.m. - City Hall Council Chamber (Jul 29)**

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 Main Street for the Tiny Tent Concert Series Fridays from 6pm to 8pm at the Stockbridge Connection Center, 130 M L King Sr. Heritage Trail. Bring your lawn chairs. (Weather Permitting)**
- **Join Mayor Pro Tem Gantt for FREE Line Dance Classes on Wednesday, July 16th and July 30th from 6pm – 8pm at the Merle Manders Conference Center. Bring your own fan!**
- **Join Councilman Thomas & Councilman Berry in partnership for the monthly Bingo Bash on Wednesday, July16th 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, July 28th from 10am – noon at City Hall. Meetings are by appointment.**
- **The Economic Development Department host a FREE Business Health Clinic on the 2nd Thursday of every month from 9am – 12pm at the Stockbridge Connection Center 130 M L King Sr. Heritage Trail. Check the Health of Your Business with the FREE Clinic.**
- **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, July 26th – "My Girls Night" Xscape with special guest Mya.**
- **Saturday, August 16 & Sunday, August 17th – Stockbridge Jazz Festival hosted by Tommy Davidson, featuring David Benoit, Jazz Funk Soul, EFX Allstars, Chandra Currelley, Sonny Emory, Norman Brown, Jennifer Holliday, Karen Briggs, Eric Darius, and Keiko Matsui**
- **Saturday, August 29th – Parti-Gras Tour featuring Bret Michaels and Special Guests Lupe Fiasco and Chapel Hart**
- **Saturday, September 13th – For Lovers & Friends featuring Tank with special guest Lyfe Jennings, and Ginuwine**
- **Friday, September 6th & Saturday, September 7th, Southern Soul Weekend featuring King George, Tucka, West Love, Pokey Bear, TK Soul Tywaun Moore, and Tonio Armani**
- **Saturday, September 20th – Do the Reggae Tour 2025 featuring Ziggy Marley and Burning Spear**

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, JUNE 9, 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 6:04 p.m.

Invocation by: Mr. Joseph Henning, Henry County Chamber of Commerce

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. Mayor Ford, Mayor Pro Tem Gantt, Councilmember Alexander, and Councilmember Barber were present in the Chamber, and Councilmember Berry and Councilmember Thomas were present via teleconference.

Motion to amend the Agenda to defer Public Hearing 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 and to defer ITEM #16 to the June 25, 2025 Council meeting at Staff's Request was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 5-0.

Motion to amend the Agenda to add Council Term Limits as a Discussion Item - was made by Councilmember Barber. There was not a second to the motion. The motion failed.

Motion to amend the Agenda to add Council Discussion regarding the financial aspect of funding and providing guidance to the Finance department for the remaining 2025 concert season was made by Councilmember Barber; seconded by Councilmember Berry.

During the discussion, Mayor Pro Tem Gantt asked where the item would be placed on the Agenda, and asked if the Council could agree to have the discussion take place following Executive Session after the information has been received.

Councilmember Alexander noted the item was planned to be added to the Agenda following Executive Session.

Councilmember Barber stated Executive Session matters pertain to Personnel, Litigation and Real Estate, and that she has not been made aware of any real estate matters being discussed in Executive Session tonight, and that the discussion regarding the financials and funding of the remaining Amphitheater 2025 concert season in Executive Session would be a violation.

Councilmember Alexander stated Executive Session tonight will cover Personnel, Litigation and Real Estate, as allowed under the Georgia Code.

Mayor Pro Tem Gantt stated that most often than not, she states the motion to convene Executive Session and cites Personnel, Litigation and Real Estate in the event discussions lead into one of those exempted areas, and that votes from those discussions that result in any action must be presented in the public for an official vote.

Councilmember Barber restated the motion and asked that the Discussion Item of the Amphitheater's Funding and Guidance to the Finance Department for the remaining 2025 concert season be heard in public prior to the Council convening Executive Session, noting Executive Session is limited to Personnel, Litigation and Real Estate.

Mayor Ford noted it was his intention, if passed by the Council, to add the item following Executive Session.

Mayor Ford asked the City Clerk for clarification of the motion.

The City Clerk stated Councilmember Barber's motion is to add a Discussion Item regarding the Funding and Guidance for the Finance Department to fund the remainder of the 2025 Concert Season and that the presiding officer shall determine where the item is heard on the Agenda.

Mayor Ford called for a vote: the motion passed unanimously 5-0.

Mayor Ford noted the item would be placed on the Agenda to be heard following Executive Session.

Motion to adopt the Agenda was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

Mayor Ford referenced Proclamations 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

- Ms. Anne Fields noted she is the District 4 Representative of the Henry County TAG (Transportation Advisory Group), and commented about the widening of Rock Quarry Rd., noting it has become a cut-through and foreseeing gridlock.

Councilmember Alexander suggested she reach out to the Stockbridge Representative of the Henry County TAG, who provides quarterly updates to the City.

- Mr. Paul Turner asked the City Attorney and members of the Governing Body to resign and step down, and cancel all remaining shows at the Amphitheater; made comments regarding the Amphitheater being millions of dollars over budget; noted a member of Council was censured and others were not; cited O.C.G.A. 36-30-4 Code regarding positions of government; 60-day process regarding the vacancy of the City Manager; hiring a new City Manager and the duties; and the competitive sealed bid process.
- Ms. Connie Snow with Conserve Henry suggested a forensic audit of the Amphitheater and its financials; noted a Councilmember posted a full investigation was in progress; noted misinformation between councilmembers.
- Ms. Sunny Randazzo expressed concern about the upcoming 4th of July fireworks, and issues from previous events; made comments regarding the noise levels at the Amphitheater and requested mitigation going back to the prior City Manager in 2019; and commented on the non-budgeted spending at the Amphitheater.
- Mr. Robert Schuhl noted he had previously addressed the Council regarding speeding along Shields Road and that he did not receive a response from Public Works or the Police department and asked for the status; and noted safety issues at Clark Park.
- Ms. Marion Calhoun noted she is a resident of the newly annexed area, stating the area is being neglected; commented about holding developers accountable to what was promised in their developments; suggested a U-turn on GA Hwy. 138 in the area of Spivey; and noted the decorum when addressing residents, and discord amount the council members.
- Mr. Bruce Smith commented that he had advised the city that the Amphitheater was not feasible and would be financial problem similar to the issues at Wolf Creek; and noted his request for P & L statements were not received.

APPROVAL OF THE MINUTES

1. Approval of the May 12, 2025 Council Meeting Minutes
   Approval of the May 29, 2025 Special Called Meeting Minutes
   Motion to approve was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

PRESENTATION

2. Henry County 2024 CVB (Convention Visitors Bureau) Annual Report
   Presented by: Laura Luker
   Ms. Luker presented the Henry County 2024 Annual CVB Update noting Who is Visiting Henry County, where it was shown that the majority of visitors were holiday visitors and those who visited on Tuesday and Thursday; noted Henry County has high weekday and pass through travelers; noted the statistics in the report refer to visitors who stay, and does not include locals; noted CVB funding comes from Hotel/Motel Tax, and explained how the 8% that is collected by the City of Stockbridge, the

City if Hampton, the City of Locust Grove, and the Henry County BOC is allocated, and which funds are restricted and unrestricted; noted Stockbridge Bed Tax Collections was 34%, Hampton was 1%, Locust Grove was 33% and Henry County BOC was 32%; referenced HB 317 that went into law July 1, 2021 which includes Short-term Rentals (Airbnb, and VRBO) and require them to pay hotel/motel taxes; noted the CVB promotes Restaurants, Attractions, Accommodations, Caterers, Special Event Venues, Special Events and Film Sites; and promotes to Leisure Travelers, Youth Sports Teams, Business Travelers, Brides/Weddings, Family Reunions, Corporate Meetings/Planners, Day Trippers, Production Companies and Non-Residents; reviewed the CVB's Advertising & Marketing strategy, citing the statistics for Specific Digital Ads, TV Networks and Billboards; reviewed the Economic Impact & Tourist Spending (2023 data) of $504.1 million dollars, and noted Henry County ranked #10 in Visitor Spending which included Richmond, host of the Augusta National, and Muscogee, with Ft. Benning; noted the breakdown of Visitor Spending (2023 data) with an average of $394/per visitor; noted the 8% tax is made up with 4% State Taxes and generated $16,600,000, 1% SPLOST and generated $4,150,000, 1% E-SPLOST and generated $4,150,000, 1% T-SPLOST and generated $4,150,000, 1% LOST and generated $4,150,000; noted that the funds generated by visitors reduces what Henry County households would by for local government operations and services by $404; noted where the average visitors comes from and includes Illinois, California and Michigan; noted visitors travel to Henry County in February and September during Race Weekend, and for Thanksgiving and Christmas holidays.

Councilman Alexander commended Ms. Luker for the report, and for promoting the city's events, specifically Juneteenth and July 4th.

Ms. Luker noted the city's recent annexation brought in the Holiday Inn, one of the highest grossing hotels.

Mayor Pro Tem Gantt noted there are more hotels coming online in District 1, which will spur eateries, and will great for the hotel/motel tax.

PUBLIC HEARING – Mayor Ford read the Public Hearing Rules

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, Community Development Director
   Item Deferred at the Applicant's request.

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, Community Development Director
Mr. Anderson presented Case# CP-2024-10 and SP-2024-01 combined.

Mr. Anderson presented the Case Facts, Description of the proposed development, and noted the Planning Commission and Planning & Zoning staff recommend approval.

Mr. Harold Buckley, Agent for the Applicant noted Phase I will entail the retail space and Phase II will entail the hotel with a canopy over the EV Chargers; noted the DOT (Department of Transportation) has advised that the Rock Quarry Rd. road widening project will begin in 2025 whereas each direction will encompass 2 lanes with a raised median, and that the intersection of this proposed development will have signalization; and agrees with staff's recommendation for the hotel to be 3-star or above, and is looking at a Hampton Inn or Courtyard type hotel; and noted traffic will enter/exit on Hospital Rd. at the traffic light.

Councilmember Berry thanked Mr. Buckley for the presentation, noting he has complied with all that has been asked, and asked what type of businesses will occupy the retail spaces.

Mr. Buckley noted that there are no specific tenants yet, as the development must first be approved by the city.

Mayor Pro Tem Gantt stated the development was well thought out.

Councilmember Alexander noted the location is within the Parkway Mixed Use Overlay District whereas there are certain prohibited businesses; and proposed a Condition for Weekly Professional Landscaping.

Mr. Buckley agreed to the Condition, noting the development is a 6,000 sq. foot space, much larger than the average convenience store/gas station.

Councilman Alexander asked that the development provide beautification to the center of the right-of-way/roundabout.
Mr. Buckey stated the Applicant would not be opposed; and noted the twelve charging stations come at a cost of around $80,000 each and would be a nearly one-million-dollar investment, and the development is serious about their commitment to the community.

Councilmember Barber asked if flock cameras could be installed at the entrance/exit points.

Mr. Anderson noted the developer plans to install cameras, however, the flock cameras can be added as a Condition.

Councilmember Alexander stated the cameras are to be high resolution cameras.

Councilmember Thomas' teleconference call dropped at 7:35 p.m.

Public Hearing Opened
Speakers in Favor: Anne Fields, Sarita Thomas, and Jayden Williams
Speakers Opposed: Jocelyne Williams
Public Hearing Closed

Mayor Ford asked Mr. Buckley to respond to the questions raised during the Public Hearing as to the hotel being pet-friendly, if the hotel would have a restaurant, and if there was a traffic study completed.

Mr. Buckley stated there are no plans for a pet-friendly hotel, and that the hotel may be along the lines of a Hampton Inn where breakfast is served, and the development meets the requirements where a traffic study was not required.

Mayor Pro Tem Gantt noted the construction of the Rock Quarry Rd. road widening project is likely to begin in July 2025 by Wilson Construction Co.

Motion to approve Comprehensive Plan Amendment Case #CP-2024-10 was made by Councilmember Berry; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

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, Community Development Director
Mr. Anderson presented Case# CP-2024-10 and SP-2024-01 in combination.

Public Hearing Opened
Speakers in Favor: Anne Fields, Sarita Thomas, and Jayden Williams
Speakers Opposed: Jocelyne Williams
Public Hearing Closed

STAFF CONDITIONS FOR SP-2024-01

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.

14. Professional landscaping shall be maintained once a week on the development.

15. Beautification shall be added in the roundabout of the development.

16. High-Definition cameras shall be installed at the gas station.

Motion to approve Special Use Permit Application #SP-2024-01 with Conditions was made by Councilmember Berry; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

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, Community Development Director
Mr. Anderson presented Annexation Case #AX-2024-03, CP-2024-11, and RZ-2024-12 in combination; noted there were no conditions recommended, and that the business is currently operating since January/February of 2025.

Public Hearing Opened
There were no speakers.
Public Hearing Closed

Motion to approve AX-2024-03 was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

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, Community Development Director
Mr. Anderson presented Annexation Case #AX-2024-03, CP-2024-11, and RZ-2024-12 in combination.

Motion to approve CP-2024-11 was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

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, Community Development Director
   Mr. Anderson presented Annexation Case #AX-2024-03, CP-2024-11, and RZ-2024-12 in combination.

   Motion to approve RZ-2024-12 was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

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, Community Development Director
   Item Deferred at the Applicant’s request.

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, Community Development Director
    Item Deferred at the Applicant's request.

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, Community Development Director
    Item Deferred at the Applicant's request.

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, Community Development Director
    Mr. Anderson presented Special Use Permit Application #SP-2025-01, noting the zoning is already in place, and needs approval noting the location in within the Parkway Mixed Use Overlay District for a drive-thru coffee shop 7Seven Brew.

Ms. Ashley Fogle with Anchor Point Management gave an overview of the proposed development, noting this will be a 500 sq. ft. prefabricated modular building with a 200 sq. ft. cooler adjacent or behind the building, and will have employee access only, with a kitchen for prep and no public restrooms, double driveways, and no menu board, no kiosks and no speaker box for orders, with all orders taken in person, and that only drinks will be sold; noted this location, if approved, would be first one of its kind south of I-20.

Councilmember Barber stated that while she loves the concept, asked if another location would be considered, perhaps in the downtown district of the city, not wanting to saturate the area with like businesses, noting there is already a Dunkin Donuts, Krispy Kreme, and Drip-Thru Coffee business less than a block away.

Councilmember Alexander noted the location would be part of the revitalization of North Henry Blvd.

Mayor Pro Tem Gantt referenced the hotels coming online in District 1 along Hwy. 138 and asked that a location be considered in that area as well.

Ms. Fogle noted the firm's marketing team conducted a market analysis of the area on the front end and targeted this particular location due to the high traffic and would suggest to the team to consider other locations.

Councilmember Barber agreed that District 1 would be a suitable location, noting the area is highly populated.

Mayor Ford suggested other areas throughout the city could be considered as well.

Public Hearing Opened
There were no speakers.
Public Hearing Closed

Councilmember Barber asked if the ordinance for the one-mile distance applied.

Mr. Anderson noted the ordinance was specific to certain types of businesses.

Motion to approve Special Use Permit Application #SP-2025-01 with the condition to consider a location in the Hwy. 138/Speer Rd. corridor was made by Councilmember Alexander; seconded by Councilmember Berry. The motion passed unanimously 4-0.

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, Community Development Director
Mr. Anderson presented Zoning Modification Case #ZM-2025-02, noting the Applicant is asking that Brush Creek Court (Parcel ID S07A01100000) be converted to a private street to allow for the installation of a gate to secure entry and the safety of the residents; and noted the applicant has been advised that the city would not be responsible for the maintenance and upkeep of the street.

Public Hearing Opened
There were no speakers.
Public Hearing Closed

Councilmember Alexander stated that out of an abundance of caution, he would abstain from the vote, noting he has marketed properties within the development.

Motion to approve Zoning Modification Case #ZM-2025-02 was made by Mayor Pro Tem Gantt; seconded by Councilmember Berry. The motion passed 3-0-1 (Barber/Berry/Gantt Approved) (Alexander Abstained).

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, Community Development Director
Item Deferred at the Applicant's request.

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, Community Development Director
    Item Deferred at the Applicant's request.

NEW BUSINESS

16. Council Consideration to approve the 2025 – 2026 Liability Insurance Policy.
    Presented by: Renee Wheeler, Human Resources Manager
    Item Deferred to the June 25, 2025 Council Meeting.

DISCUSSION

17. Council Discussion of the Amphitheater's Funding and Guidance to the Finance Department for the remaining 2025 concert season.
    Mayor Pro Tem Gantt motioned to defer the item; seconded by Councilmember Alexander. The motion passed 3-1(Alexander/Berry/Gantt Approved) (Barber Opposed).

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 2ndTuesday of each Month at 6:00 p.m. – at City Hall in the Levi Meeting Room (Jun 10) CANCELED
- Community Zoning Information Meeting – Wednesday, June 11hat 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, 3rdTuesday 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, 3rdTuesday 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 at 7:00pm at the Winslow Clubhouse 900 Maple Leaf Dr. McDonough
- Join Councilman Alexander for the District 5 Community Cleanup on Saturday, June 28thfrom 9am – 11am on Hudson Bridge Rd. (Parking is available at Walmart).
- Join Mayor Anthony Ford for the monthly Meet the Mayor - Monday, June 30thfrom 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 Ford wished all the fathers a Happy Father's Day, to Council colleagues, and expressed the same to those who have mentored along the way; and asked everyone to support the city's concerts and events and to have an enjoyable summer.

Mayor Ford called for a motion to convene Executive Session for Personnel, Real Estate and Litigation.

Councilmember Barber stated she is unaware of any Real Estate or Litigation matters to be discussed, and that the entire Council needs to be made aware in advance of such matters; and noted funding the remaining concerts has nothing to do with Executive Session.

Mayor Pro Tem Gantt stated that it has been a precedent to announce Real Estate, Personnel and Litigation in event any of three exempted items is discussed.

Councilmember Barber stated that for the record, discussion in Executive Session regarding the financials to fund the remaining concerts.

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

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

Motion to defer the last Agenda item was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed 3-1 (Alexander/Gantt/Berry Approved) Barber Opposed and stated for the record that she made a motion to amend the Agenda to discuss the Amphitheater financials, and to give guidance to the city's Finance department on how to fund the remaining concerts for the 2025 concert season, and understands the Council wants to defer the item, but that she requests that Mr. Milazi discuss the financials; and stated that financial information was discussed in Executive Session and needs to be shared with the community, and not to hide the information from the public.

Councilmember Alexander stated the Executive Session discussion was Personnel, Litigation and Real Estate.

Mayor Pro Tem Gantt stated the reason the request to defer the last Agenda item was due to the Council being advised by the city's Legal Counsel and staff to defer, and that there was no objection to the request.

Motion to adjourn the meeting at 11:40 p.m. was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 3-1 (Alexander/Berry/Gantt Approved) (Barber Opposed).

Respectfully submitted by:

_____ _____

Vanessa Holiday, City Clerk Anthony S. Ford, Mayor

Stockbridge
Where Community Connects

COUNCIL WORK SESSION MEETING
SUMMARY MINUTES

June 25, 2025 6:00 P.M.

Mayor & City Council

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

Administration

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

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

The meeting was called to order by Mayor Ford at 6:04 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 members were present except Mayor Pro Tem Gantt and Councilmember Thomas.

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

PUBLIC COMMENTS

Mr. Paul Turner made comments regarding the termination of Harold Young's contract and other contracts associated with the Amphitheater; commented on the city's liability insurance renewal; raised questions about oversight of the city's financials; questioned the redaction of records; and payments for artists for rescheduled concerts due to weather.

Ms. Connie Snow attempted to yield her time to Mr. Turner. Mayor Ford asked for a legal opinion for Public Comment rules. Attorney McCulloch stated she was advised that the Council does not have a policy in place to allow commenters to yield their time to another person. Ms. Snow waived comments at this time.

Ms. Marion Calhoun referenced a program to assist and address the needs of homeless individuals and address sex offenders who prey on the community; and stated the excess funds used at the amphitheater could have been used in other ways to help Stockbridge residents.

Ms. Anne Fields made a request to the Council to purchase the homes of the residents behind the Amphitheater who are being subjected to the unbearable noise, stating the homeowners are willing to sell, and that the situation would be ideal, especially hearing of the city's financial downfall.

Mr. Willie Carter stated there needs to be an oversight committee established, noting there is no safeguard between the Ethics Committee and the City Council; and referenced a comment made by a Councilmember during the Juneteenth event that was not appropriate.

Mayor Pro Tem Gantt joined the meeting at 6:16 p.m.

REVIEW OF THE MINUTES

1. Review of the June 9, 2025 Council Meeting Minutes
   Review of the June 16, 2025 Special Called Meeting Minutes
   No Action Taken

PRESENTATION

2. Wayfinding Project Update
   Presented by Gerald Sanders, Economic Development Director, and Dominic Heritage of Sky Design and Sheryl Woodson of DeNyse Co.
   Mr. Sanders noted the Wayfinding Project was underway with signage being installed in Phase I and introduced Mr. Heritage to lead the presentation.

   Mr. Heritage introduced himself and Ms. Woodson, the sign fabricator, and noted Phase I of the project was nearing completion; and that Phase II would begin soon and is more of the bread and butter of the project as it encompasses the gateway signs, and installation is scheduled to be completed by October 2025; and noted Phase III involves GDOT and includes the heavier signs along the right-of-way and are the large gateway signs, with a discrepancy identified by GDOT whereas the City of Stockbridge and Henry County have applied to place signage in the same area of I-75 south, and GDOT will only allow one sign. Mr. Heritage encouraged the city leadership to meet with the County as the matter is currently at a standstill; and noted another discrepancy identified by GDOT for the sign placement at Hudson Bridge/Rock Quarry Rd. exit, and suggested the sign be placed at the Jodeco Rd. exit.

   Mayor Pro Tem Gantt stated she did not recall Council approval of signage being placed at the Hudson Bridge Rd. exit, and that the gateway signs are supposed to replace the city's current wooden signs within the city limits.

Mr. Heritage noted there is currently no Plan B for the I-75 Gateway signage, and that Phase III may be completed by early 2026, but unfortunately, there is no solid timetable at this time.

Mayor Pro Tem Gantt asked staff to meet with the County and bring a solution to the gateway sign issue and establish a Plan B.

Mr. Heritage noted the city's request for Digital Signage with one location outside of City Hall behind the retaining wall, and the 2nd sign being placed in the monument on Eagles Landing, both costing $117,000.00 each; and referenced directional signage at the Amphitheater and MLK Sr. Heritage Trail.

Councilmember Alexander noted the recommended placement of signage along MLK Sr. Heritage Trail and the Amphitheater are too close in proximity, and suggested the signage be place in the Jodeco development as a marketing tool to drive traffic to the downtown area; and to change out the bricks at the Merle Manders Conference Center signage to brick veneers; and referenced a sidewalk widening project coming forward to change the sidewalks from 5' to 8' from Lee Street to East Atlanta Rd. along North Henry Blvd.

Mayor Ford asked staff to provide a cost to the Council to potentially resurface the brick at the Merle Manders Conference Center and place a signed in the Bridges of Jodeco.

Mr. Heritage noted Phase I concludes their work, noting they can continue with the mapping signs, or the city can use their in-house GIS staff.

Mayor Pro Tem Gantt noted the maps for the downtown are for the live, work, play for the downtown environment, and that developing downtown maps will be for the specific area, and are replaceable whereas when new retail or developments come in, the signs can be updated, and noted Phase I of the Trails project starts downtown.

Councilmember Barber referenced the wayfinding locations, reminding everyone of the newly annexed areas as the true gateways to the city, and noted State Hwy. 42, Valley Hill Rd. and Stagecoach Rd. will need gateway signs installed.

Mr. Heritage noted the Digital Signs will be informational and will allow for programming by the city.

Councilmember Barber requested a listing of all signage locations within the city limits and reiterated the newly annexed gateway entry points.

Councilmember Berry commended Mr. Heritage and Ms. Woodson on the quality of the signs and looks forward to Phase II.

Councilmember Alexander invited DDA Board Members to express their opinions on the city's Wayfinding project and sign installations.

Mr. Warren Washington, DDA Vice Chair, agreed the signage needs to be utilized as a marketing tool to drive business to the downtown area.

Mr. Kenya Cook, DDA Chair, stated he was not impressed with the color scheme, and appreciated the effort.

Mayor Pro Tem noted the full project has three phases with Directional Signage and Gateway signage and mapping to be placed throughout the city, and the overall project is impressive and needs to be viewed in totality.

Councilmember Alexander agreed, noting the city visiting Avalon, and implemented those standards here in Stockbridge.

Mr. Heritage noted there will be two programmable kiosks installed and would provide information on what is happening in the downtown and surrounding area.

Mr. Washington noted the digital sign as you enter the city of Morrow from the exit ramp.

Mayor Ford thanked everyone, and requested follow-up as recommended during the presentation.

3. CID (Community Improvement District) Presentation
   Presented by Malaika Rivers, Pontem Resources
   Ms. Rivers referenced her thirty years of experience and background with CIDs, and that she let the first CID in the State of Georgia; noted her experience includes Special Service Districts (SSD) and Community Improvement Districts (CID) implementation; noted she presented to the Henry County Board of Commissioners regarding a CID on Jonesboro Rd. and Eagles Landing Pkwy. and was advised to present to the City of Stockbridge; gave background on CID's, noting they are public/private partnerships where commercial businesses tax themselves, are governed by the commercial property owners with a board of directors who collaborate for commercial businesses only, and assess a millage rate between 3% and 25% and would need 2/3 or 75% buy in of the approved area; noted the Henry County Tax Office certifies the district and collects and distributes the taxes; noted the importance of separating the mixed-use parcels ID numbers, and noted based on her experience, she estimates the Eagles Landing Pkwy. CID would require a minimum of six months of education for the business owners, and if approved, the implementation could take 3-4 years.

   Ms. Rivers also referenced a BID (Business Improvement District), whereas a tax could be assessed on business and residential properties.

Councilmember Alexander noted the Eagles Landing Community Association currently assess fees to homeowners to maintain the Eagles Landing Pkwy. and noted the City Council approved a Resolution to consider a CID in 2017/2018 with Nickleworks for a CID along the Hwy.138 corridor, that unfortunately did not move forward.

Mayor Pro Tem Gantt noted for the record that a CID would have business owners would tax themselves, not residents, and hopes it works out for the County and for the City.

NEW BUSINESS

4. Council Consideration to approve the FY2024 Budget Amendment
   Presented by Frank Milazi, City Treasurer
   Mr. Milazi reviewed the FY2024 Budget Amendment as required to complete the audit, noting only the City Council has authority to move/reallocate funds, and that staff and management has not followed procedures, and over the years, has let the citizens down and has let the elected officials as a result.

   Mr. Milazi noted there has been non-budgeted funds spend, and the report as presented references amendments highlighted in blue to show the adjustments from what was originally adopted by the City Council for FY2024; and noted the numbers may change after the audit has been completed.

   Mr. Milazi noted the FY2024 budget was adopted at $26 million, and the total spent at this point was $29 million, noting expenses were concealed, and not properly reported under the true expense.

   Mayor Pro Tem Gantt noted that when staff presented to the City Council, there was a reference to the funding source for the purchase.

   Mr. Milazi stated no one has the authority to move or reallocate funding over $50,000.00, noting it has happened, and staff has let you down, and has not been honest.

   Mayor Pro Tem Gantt asked the City Clerk if there is a record of any requests for budget amendments for the last four years.

   Ms. Holiday stated that she cannot respond to the requests that have been made for budget amendments, however, did recall budget amendments that were made in 2021, and the budget amendment in the amount of $500,000.00 in August of 2024, but did not recall other budget amendments in 2022, 2023 or 2024.

   Mr. Milazi reviewed accounts line-item adjustments throughout various departments, noting some accounts were overstated, and others were understated.

Councilmember Alexander stated that the city bonded the Amphitheater at a good time when interest rates were low, and that helped to be able to payoff the Amphitheater in August of this year; and stated the information presented regarding financial transactions is shocking and that he is disappointed to hear that incorrect information was provided to the auditors and to the Council, and thanked Mr. Milazi for bringing forward the corrections with new policies and procedures in place that were approved by the City Council upon his arrival and again during the Council Retreat earlier this year in February, noting the city's $50,000 policy is clear, and anything beyond the $50,000 threshold should have been presented to the City Council for approval, and it was not.

Mr. Milazi confirmed.

Mayor Pro Tem Gantt referenced revenue accounts where funds were budgeted low, and excess of funds was received well beyond what was budgeted, specifically hotel/motel where the projected revenue was understated, noting additional hotels are due to come online.

Mr. Milazi confirmed, noting projections were understated in some areas, and there needs to be a better accounting of projected revenue.

Councilmember Alexander stated he believes hotel/motel tax was off due to the newly annexed hotels not being included and agrees there needs to be better forecasting for a more accurate picture.

Mr. Milazi explained that while that is the case in some areas, however, there were also accounts that budgeted $700,000 for revenue and only received $150,000 and were clearly not projected properly; and noted the City Council can expect at least one to two budget amendments each year; and noted the original projection for the Amphitheater was over budget $6 million, and the new number is $8.1 million dollars, noting expenditures were concealed with transactions being entered in unassociated categories.

Councilmember Alexander reiterated that Amphitheater costs were concealed by placing the expenditures some place else in the budget in an unrelated category, and that the Council was not notified.

Mr. Milazi confirmed.

Councilmember Barber referenced the Citywide Projects line item, and asked which projects are at risk due to a lack of funding.

Mr. Milazi noted the Citywide Project account was being used as a pass-through and referenced the purchase of (6) police department vehicles in the amount of $471,000.00 that were not budgeted, and the purchase was not approved by the City Council.

Councilmember Barber noted that in December, 2022, the Council was asked to adopt the FY2023 Operating Budget, and the Council by majority voted to adopt the budget, however, she did not vote to adopt the budget because there were insufficient year-to-date numbers presented by staff, and she specifically asked during that budget adoption meeting why the City Council was being asked to adopt a budget when current year numbers were not up to date, noting the question went unanswered; and stated that this Council is very much aware that she has been asking for financial statements, monthly reports, quarterly reports, audit reports for the city's finances since becoming a councilmember in 2020.

Councilmember Barber thanked Mr. Milazi for being transparent, as that is what the citizens deserve; noted her many requests for financial routine reporting, and profit and loss statements for the amphitheater, and was shut down by the Council when requests were made for the city's finances; and that prior to Mr. Milazi coming on board, this Council failed to hold staff accountable, and instead targeted her for speaking up and speaking out regarding the city's financials, stating that her multiple public requests are well documented.

Councilmember Barber stated that she knows the request on the Agenda today from Mr. Milazi is for the Council to approve the Budget Amendment, however, she will not approve it and would not have approved it had it been presented to the Council last year; and asked the Council to hold staff accountable, and for the citizens to hold the elected officials accountable.

Councilmember Berry thanked Mr. Milazi for coming forward with the corrections, for the work that he has done, and for being a champion and asking the questions to get to the end result, stated that he is grateful to him, and wants the city to continue to operate in the manner that he has presented going forward, and wants him to know that he has his full support.

Mayor Pro Tem Gantt stated that she does not want to pint fingers, noting the only budget amendment that came to the City Council in 2024 was the $500,000, and that it is the job of the City Manager and Treasurer to notify the City Council when budget amendments are required; noted there are Minutes that state that all councilmembers should receive information as requested, and referenced the Minutes of April 25, 2024 regarding the operations of the Amphitheater where she asked why Lakeisha Gaines, the City Treasurer at the time was not in attendance of that meeting to provide financial information or answer questions; and that Councilmember Berry raised questions regarding the Amphitheater finances for 2021, 2022, 2023 and 2024; and that Councilmember Thomas stated the Council needs to see the data, and that the Minutes state that she agreed, noting the financials should be submitted; and that Councilmember Barber stated that members of the Council should not micromanage the Amphitheater, but that the General Manager should be working with the City Manager who is to keep the Council updated.

Mr. Milazi stated that based on what he now knows, the reports and information submitted to the Council would not have included correct information.

Mayor Pro Tem Gantt stated that when a member of Council asks for documents, it should be received; and that staff was hired to do a job, and that reports were submitted that stated the Amphitheater was breaking even, noting that had she received a warning from Finance, the Treasurer or the City Manager, she would have acted; and that now that the Council is aware, the job now is to fix the problem; noting those who have created this problem are no longer here, and that she and councilmembers Alexander, Thomas, Berry and Mayor Ford have asked about the financials, and made decisions based on the information that was provided to the Council.

Councilmember Alexander agreed, noting the information the Council received was erroneous information, and that during the Special Called Meeting for the Amphitheater operations, when questions were asked, they were told to stop micromanaging the Amphitheater; stated questions have been raised over the years, noting things did not add up, and that now that the city has brought in a new Treasurer, who has done an amazing job with providing accurate information; noted 2023 shows $10 million dollars was spent, however, no on sounded the alarm; noted there are policies in place to protect the city, and Mr. Milazi will continue to review and scrutinize every document to help us determine why was the information that was provided to the Council inaccurate; and noted the city should be about solutions.

Councilmember Alexander noted the Council has no knowledge of documents being redacted and is not sure why complete information is not being provided to the public when requested.

Councilmember Barber noted the statements from the April Special Called meeting only contained segments of what she stated during the meeting, and that what was not mentioned was her statement noting the city needs to seek sponsorships to help fund the Amphitheater, and that since January 2020 she has been asking for information, contracts and financials to be sent to the full Council; and that councilmembers told staff not to send information to her specifically, but instead to send information to the Mayor who would distribute the information; noting it does not work like that; and stated that a consensus of (3) members of the Council have received information, and that in November 2024, she had to hire her own attorney to submit a demand letter for financial information, where some of that information was just received today; and noted that she has become a target because she asked questions, and stated the questions and concerns now being raised by members of the Council should have been made when staff was not submitting monthly an quarterly reports; and should have asked why it took ten months to get the audit results.

Mayor Pro Tem Gantt stated the city lost sponsorship opportunities, and that candidates for City Manager have walked away as a result of viewing the city's Council meetings; and that no one has said there needs to be a consensus for information to be released and encouraged everyone to view the Minutes, noting everyone has their own style of doing things, and that you don't have to be loud or show your hand.

Motion to approve the FY2024 Budget Amendment in the amount of $32,936,517.98 was made by Councilmember Berry; seconded by Mayor Pro Tem Gantt. The motion passed 3-1 (Alexander, Berry and Gantt Approved). (Barber Abstained citing principle).

Ms. Holiday responded to Councilmember Alexander's questions and remarks regarding Open Records Request redactions, and noted Ms. Lester, who is currently the ORR Designee, is doing an amazing job with the voluminous amount of ORR's that have been submitted over the last few years; and noted the standard redactions of personal/confidential information such as date of birth, social numbers, banking information, etc. are routine redactions, however, anything other than standard redactions come to the Clerk's Office as a directive from Legal.

Councilmember Alexander noted the information, and stated there may be a need for further personnel discussions in Executive Session.

5. Council Consideration to adopt the Federal Financial Reports Procedures and Programmatic Progress Reports Procedures.
   Presented by Frank Milazi, City Treasurer
   Mr. Milazi noted the request comes as a result of audit findings and non-budgeted spending, with processes, procedures and reporting that will be required, with the City Treasurer having the final signature and authority.

   Motion to approve adoption of the Federal Council Consideration to adopt the Federal Financial Reports Procedures and Programmatic Progress Reports Procedures as presented was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

DISCUSSION

6. Downtown Alleyway Sanitation and Trash Collection
   Presented by Kenya Cook, DDA Chair and Warren Washington, DDA Vice Chair
   Mr. Washington made a request for grease collection bin and to have the city construct a trash compactor in the alleyway in the rear of the businesses along M L King Sr. Heritage Trail, at the city's expense as a beautification project, noting the request precedes him joining the DDA.

   Councilmember Alexander stated the request is in line with the RSVP Plan that was presented by Ms. Moore, and that the attorneys would need to draft a MOU (Memorandum of Understanding) with the DDA for Council approval.

Councilmember Barber noted the request is being made for private business owners who would need to make investments in their properties, noting there needs to be improvements throughout the city, and downtown, however, the concern is these are private investments that were purchased at a low dollar amount and where the investor should be able to make improvements to their private properties.

Mayor Pro Tem Gantt noted there cannot be an approval without knowing the cost of the proposed projects and asked if the city is being asked to pay for the improvements and cannot move forward with the costs.

Councilmember Alexander stated the project is in line with the city's RSVP Plan.

Mr. Cook noted other proposals will be presented to the city down the line, and asked Councilmember Barber what needs to be presented to move these requests forward.

Councilmember Barber's response was that the request presented was not different from what the DDA presented earlier this year at the Council Retreat in March; stated that no previous Council can bind another Council; and stated that she does not feel comfortable with the City funding a private property project 100%.

Mayor Ford noted staff would follow up regarding a MOU between the City and the Downtown Development Authority to be drafted by the attorneys and bring it back to the Council requesting approval.

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.

- Planning Commission Meeting, Thursday, June 26th at 6:30 p.m. - City Hall Council Chamber - (Jun 26)
- Citizens Police Advisory Council, 1st Thursday of each month at 6:30 p.m. (Jul 3 CANCELED)
- Community Zoning Information Meeting – Wednesday, Jul 9th at 6:00 p.m. at City Hall in the Council Chamber (July 9)
- Citywide Development Authority Meeting 2nd Tuesday of each Month at 6:00 p.m. – at City Hall in the Levi Meeting Room (Jun 10 CANCELED)
- Main Street Advisory Board Meeting 2nd Friday of each month - at the Downtown Connection Ctr 130 M L King, Sr. Heritage Trail (Jul 11)
- City Council Meeting – 2nd Monday of each month at 6:00 p.m. at City Hall in the Council Chamber (Jul 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 (Jul 15)
- Youth Council Advisory Committee Meeting, 3rd Tuesday of each month at 6:00 p.m. at City Hall in the Levi Meeting Room (Jul 15)

- Planning Commission Meeting, Thursday, July 17th at 6:30 p.m. - City Hall Council Chamber - (Jul 17)
- Ethics Committee Meeting, Wednesday, July 23rd at 6:30 p.m. – City Hall Council Chamber – (Jul 23)
- City Council Work Session Meeting**, Last Tuesday of each month, July 29th** at 6:00 p.m. - City Hall Council Chamber (Jul 29)

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 Alexander for the District 5 Town Hall meeting on Thursday, June 26th from 7pm at Winslow Clubhouse 900 Maple Leaf Dr. McDonough
- 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).
- The Stockbridge Main Street and the City of Stockbridge Government proudly present this fun community event! Get to steppin' Stockbridge! Let's walk together on June 28, 2025, at 9 am. Complete the full roundtrip or go at your own pace Community members are highly encouraged to shop for fresh produce at the Downtown Farm-to-Table Market as well from 9am – 1pm. Location: 130 M L King Sr. Heritage Trail.
- Join Mayor Anthony Ford for the monthly Meet the Mayor - Monday, June 30th from 10am – noon at City Hall. Meetings are by appointment.
- *The Stockbridge Police Department will host its 3rd Annual State of Public Safety Address, Tuesday, July 1st at 6pm at the Merle Manders Conference Center.*
- Join the City of Stockbridge for the FREE July 4th Celebration at the Amphitheater. Gates open at 5pm - Concert start at 7pm. Featuring Jagged Edge.
- Stockbridge Main Street presents Family Movie Night featuring *Inside Out 2*- Friday, July 11th at 7:30 p.m. at Clark Community Park. This event is FREE. Bring your lawn chairs and blankets. 12 and under must be accompanied by an adult.
- Join Councilman Thomas & Councilman Berry in partnership for the monthly Bingo Bash on Wednesday, July16th 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, July 28th from 10am – noon at City Hall. Meetings are by appointment.
- Councilman Thomas is honoring Veterans with a Continuous Salute all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service.
- Join Councilman Thomas for the *Don't Trash Stockbridge* initiative centered around education, highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.
- 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!
- The Economic Development Department host a FREE Business Health Clinic on the 2nd Thursday of every month from 9am – 12pm at the Stockbridge Connection Center 130 M L King Sr. Heritage Trail. Check the Health of Your Business with the FREE Clinic.

- Join Main Street for the Tiny Tent Concert Series Fridays from 6pm to 8pm at the Stockbridge Connection Center, 130 M L King Sr. Heritage Trail. Bring your lawn chairs. (Weather Permitting)

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, 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
- Saturday, July 26th – "My Girls Night" Xscape with special guest Mya.
- Saturday, August 16 & Sunday, August 17th – Stockbridge Jazz Festival hosted by Tommy Davidson, featuring David Benoit, Jazz Funk Soul, EFX Allstars, Chandra Currelley, Sonny Emory, Norman Brown, Jennifer Holliday, Karen Briggs, Eric Darius, and Keiko Matsui
- Saturday, August 29th – Parti-Gras Tour featuring Bret Michaels and Special Guests Lupe Fiasco and Chapel Hart
- Saturday, September 13th – For Lovers & Friends featuring Tank with special guest Lyfe Jennings, and Ginuwine
- Friday, September 6th & Saturday, September 7th, Southern Soul Weekend featuring King George, Tucka, West Love, Pokey Bear, TK Soul Tywaun Moore, and Tonio Armani
- Saturday, September 20th – Do the Reggae Tour 2025 featuring Ziggy Marley and Burning Spear

MAYOR'S COMMENTS

Mayor Ford referenced the recent Juneteenth celebration; noted the officials recently attend the Georgia Municipal Association Annual Conference in Savannah, where Councilmember Barber received a Certificate of Dedication, and that he became an inaugural member of the 400 Club; noted the heat, and asked everyone to stay hydrated, cool and safe.

Motion to adjourn the meeting at 9:50 p.m. was made by Councilmember Barber; seconded by Councilmember Berry. The motion passed unanimously 3-0. (Alexander, Barber, and Berry) Mayor Pro Tem Gantt was not present for the vote.

Respectfully submitted by:

_____ _____

Vanessa Holiday, City Clerk Anthony S. Ford, Mayor

CITY COUNCIL
SPECIAL CALLED MEETING
SUMMARY MINUTES
TUESDAY, JULY 1, 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
Megan McCulloch, 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 5:24 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 Mayor Pro Tem Gantt and Councilmember Thomas.

Motion to approve the Agenda was made by Councilmember Barber; seconded by Councilmember Berry 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, Litigation and Real Estate was made by Councilmember Alexander; Seconded by Councilmember Berry. The motion passed unanimously 3-0.

Mayor Pro Tem Gantt joined the meeting in Executive Session at 6:18 p.m.

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 Special Called Meeting was made by Councilmember Alexander; seconded by Councilmember Berry. The motion passed unanimously 4-0.

Motion to withdraw selection of Emmanuel Adediran as the sole candidate for the vacant City Manager position was made by Councilmember Berry; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

Motion to name Shawntez Edmonson as the new sole candidate for the vacant City Manager position was made by Councilmember Berry; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

Motion to reschedule the July 14, 2025 meeting to Tuesday, July 15, 2025 at 6pm was made by Councilmember Berry; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

Motion to adjourn the meeting at 7:13 p.m. was made by Councilmember Alexander; seconded by Councilmember Berry. The motion passed unanimously 4-0.

Respectfully submitted by:

_____ _____

Vanessa Holiday, City Clerk Anthony S. Ford, Mayor

City of Stockbridge

AGENDA ITEM

MEETING DATE

July 15, 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 IV
- [ ] TSPLOST
- [ ] CDBG
- [ ] GRANT FUNDING
- [ ] COUNCIL INITIATIVE
- [ ] PARTNER/SPONSOR
- [ ] DEPARTMENT FUND BALANCE
- [ ] BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Vanessa Holiday—CONSENT AGENDA

DEPARTMENT: City Clerk's Office

ITEM/PROJECT/EVENT:

Resolution to approve the 2025 Georgia Secretary of State Election Calendar.

BACKGROUND INFORMATION:

Vanessa Holiday

SIGNATURES:

CITY MANAGER Mayor

CITY TREASURER _____

CITY ATTORNEY _____

- [ ] FINANCIAL IMPACT
- [x] N/A

AMOUNT:

ATTACHMENTS: [ ]

Office of the Secretary of State
Elections Division

2025 ELECTION CALENDAR AND HIGHLIGHTS

While comprehensive, not all events are listed. The purpose of this calendar is to provide information on deadlines for election activities. When the last day for the exercise of any privilege or discharge of any duty fall on a Saturday, Sunday, or legal holiday, the next succeeding business day shall be the last day to exercise such duty. O.C.G.A. § 21-2-14.

Click the link to access **O.C.G.A. TITLE 21 – ELECTION CODE**

ELECTION	ELECTION DATE	ADVANCE VOTING DATES	REGISTRATION DEADLINE
Special Election	March 18, 2025	February 24 – March 14	2/18/2025
Special Election Runoff	April 15, 2025	As soon as possible, but no later than April 7 – April 11	2/18/2025
Special Primary Public Service Commissioner (PSC) /Special Election	June 17, 2025	May 27 – June 13	5/19/2025
Special Primary Runoff Public Service Commissioner (PSC)/Special Election Runoff	July 15, 2025	As soon as possible, but no later than July 7 – July 11	5/19/2025
Special Election	September 16, 2025	August 25 – September 12	8/18/2025
Special Election Runoff	October 14, 2025	As soon as possible, but no later than October 6 – October 10	8/18/2025
Municipal General /Special Election – Public Service Commissioner (PSC)	November 4, 2025	October 14 – October 31	10/6/2025
Municipal General /Special Election Runoff – Public Service Commissioner (PSC)	December 2, 2025	As soon as possible, but no later than November 24 – November 28	10/6/2025

December 30, 2024	**FIRST DAY TO ACCEPT ABSENTEE APPLICATIONS FOR THE MARCH 18th SPECIAL ELECTION** Except as otherwise provided in Code Section 21-2-219 or for advance voting described in subsection (d) if Code Section 21-2-385, not earlier than 78 days or less than 11 days prior to the date of the primary or election, or runoff of either, in which the elector desires to vote, any absentee elector may make, either by mail, facsimile transmission, by electronic transmission, or in person in the registrar's or absentee ballot clerk's office, an application for an official ballot of the elector's precinct to be voted at such primary, election, or runoff. O.C.G.A. § 21-2-381(a)(1)(A)
January 1, 2025	**EARLIEST DAY FOR WRITE-IN CANDIDATES TO FILE/PUBLISH NOTICE OF INTENT**

Office of the Secretary of State
Elections Division

2025 ELECTION CALENDAR AND HIGHLIGHTS

	No person elected on a write-in vote shall be eligible to hold office unless notice of his or her intention of candidacy was filed and published no earlier than January 1 and no later than the Tuesday after the first Monday in September prior to the election for county, state, and federal elections; no later than seven days after the close of the qualifying period for nonpartisan elections in the case of nonpartisan elections for state or county offices; no later than seven days after the close of the municipal qualifying period for municipal elections in the case of a general election; or no later than seven days after the close of the special election qualifying period for a special election by the person to be a write-in candidate or by some other person or group of persons qualified to vote in the subject election, as follows: O.C.G.A. § 21-2-133(a)
January 21, 2025	**BALLOT INFORMATION SUBMISSION DEADLINE** The last day to submit ballot information for the March 18th Special Election.
February 1, 2025	**DEADLINE TO PUBLISH QUALIFYING FEES** The last day for the Secretary of State and Election Superintendents to fix and publish 2025 qualifying fees for candidates running for federal, state, and local offices. O.C.G.A. § 21-2-131(a)
February 10, 2025	**DEADLINE TO PUBLISH ADVANCE VOTING NOTICE FOR MARCH 18th SPECIAL ELECTION** The board of registrars shall publish the dates, times, and locations of the availability of advance voting in its jurisdiction on the homepage of the county's publicly accessible website associated with elections or registrations, or if the county does not have such a website, in a newspaper of general circulation, and by posting in a prominent location in the county, no later than 14 days prior to the beginning of the advance voting period for a general primary, special primary, general election, or special election and no later than seven days prior to the beginning of the advance voting period for any run-off election. Any new advance voting locations added after that deadline shall be published in the same manner as soon as possible. The board of registrars shall not remove any advance voting location after the notice of such location is published, except in the case of an emergency or unavoidable event that renders a location unavailable for use. O.C.G.A. § 21-2-385(d)(3)
February 16, 2025	**DEADLINE FOR PRECINCT BOUNDARY CHANGES FOR MARCH 18th SPECIAL ELECTION**

Office of the Secretary of State
Elections Division

2025 ELECTION CALENDAR AND HIGHLIGHTS

	The bounds of a precinct shall not be altered during the period of 30 days prior to any special primary or special election. O.C.G.A. § 21-2-261(c)
February 17, 2025	**DEADLINE FOR CANDIDATE TO DESIGNATE POLL WATCHERS FOR ADVANCED IN PERSON VOTING FOR MARCH 18th SPECIAL ELECTION** In an election or run-off election, each candidate shall be entitled to designate, at least seven days prior to the beginning of the advance voting period for such election and run-off election, one poll watcher for each location at which advance voting is conducted pursuant to subsection (b) of Code Section 21-2-380. O.C.G.A. § 21-2-408(b)(3)(A)
February 18, 2025	**DEADLINE FOR VOTER REGISTRATION/CHANGE OF ADDRESS FOR THE MARCH 18th SPECIAL ELECTION AND RUNOFF** The last day for a person to register/change address and be eligible to vote in the special election and runoff Only the electors who were duly registered to vote and not subsequently deemed disqualified to vote in the election for candidates for that office shall be entitled to vote therein. O.C.G.A. §§ 21-2-224, 21-2-501, 21-2-218
February 18, 2025	**LAST DAY TO ISSUE THE CALL FOR THE MARCH 18th SPECIAL ELECTION** At least 29 days shall intervene between the call of a special election and the holding of same. O.C.G.A. § 21-2-540(b)
February 21, 2025	**DEADLINE TO SEND COPIES OF POLL WATCHER DESIGNATION LETTERS TO SUPERINTENDENT** At least three days prior to the beginning of the advance voting period, a copy of the letter shall be delivered to the superintendent and the chief registrar of the county or municipality in which the poll watcher is to serve. O.C.G.A. § 21-2-408(b)(3)(A); SEB Rule 183-1-13-.03 **LAST DAY TO COMMENCE LOGIC AND ACCURACY TESTING FOR ADVANCED IN PERSON VOTING** Last day to begin voting equipment testing O.C.G.A. § 21-2-379.6(c); O.C.G.A. § 21-2-379.25; SEB Rule 183-1-12-.08
Prior to	**DELIVERY OF ABSENTEE BALLOTS TO REGISTRAR OR ABSENTEE BALLOT CLERK**

Office of the Secretary of State
Elections Division

2025 ELECTION CALENDAR AND HIGHLIGHTS

February 24, 2025	The superintendent shall, before the dates specified in O.C.G.A. § 21-2-384(a)(2) prepare, obtain, and deliver an adequate supply of official absentee ballots to the board of registrars or absentee ballot clerk for use in the special election. Envelopes and other supplies as required by this article may be ordered by the superintendent, the board of registrars, or the absentee ballot clerk for use in the primary or election. O.C.G.A. § 21-2-384(a)(1)
February 24, 2025	**FIRST DAY TO ISSUE ABSENTEE BALLOTS FOR MARCH 18th SPECIAL ELECTION** The board of registrars or absentee ballot clerk shall mail or issue official absentee ballots to all eligible applicants within three days after the receipt of such ballots and supplies, but no earlier than 22 days prior to the election. O.C.G.A. § 21-2-384(a)(2)
February 24, 2025	**ADVANCED IN PERSON VOTING BEGINS FOR THE MARCH 18th SPECIAL ELECTION** There shall be a period of advance voting that shall commence on the fourth Monday immediately prior to each primary or election and as soon as possible prior to a runoff and shall end on the Friday immediately prior to such primary, election, or runoff. O.C.G.A. § 21-2-385(d)(1)
March 1, 2025	**MANDATORY SATURDAY VOTING FOR THE MARCH 18th SPECIAL ELECTION** Voting shall be conducted on the second and third Saturdays during the hours of 9:00 A.M. through 5:00 P.M. but no longer than 7:00 A.M. through 7:00 P.M. O.C.G.A. § 21-2-385(d)(1)
March 2, 2025	**OPTIONAL SUNDAY VOTING FOR THE MARCH 18th SPECIAL ELECTION** Voting may be conducted if the board of registrars so chooses on the second and third Sunday, or both the second and third Sundays prior to a primary or election during hours determined by the registrar or absentee ballot clerk, but no longer than 7:00 A.M. through 7:00 P.M. O.C.G.A. § 21-2-385(d)(1)
March 3, 2025	**EARLY PROCESSING BEGINS FOR THE MARCH 18th SPECIAL ELECTION** Beginning at 8:00 A.M. on the third Monday prior to the day of the primary, election, or runoff, the election superintendent shall be authorized to open the outer oath envelope of absentee ballots that have been verified and accepted pursuant to subparagraph (a)(1)(B) of this Code section, remove the contents of such outer envelope, or to open the inner envelope marked 'Official Absentee Ballot' and scan the absentee ballot using one or more ballot scanners .O.C.G.A. § 21-2-386(a)(2)(A)

Office of the Secretary of State
Elections Division

2025 ELECTION CALENDAR AND HIGHLIGHTS

March 7, 2025	**LAST DAY TO ACCEPT ABSENTEE APPLICATIONS FOR THE MARCH 18th SPECIAL ELECTION** Except as otherwise provided in Code Section 21-2-219 or for advance voting described in subsection (d) if Code Section 21-2-385, not earlier than 78 days or less than 11 days prior to the date of the primary or election, or runoff of either, in which the elector desires to vote, any absentee elector may make, either by mail, facsimile transmission, by electronic transmission, or in person in the registrar's or absentee ballot clerk's office, an application for an official ballot of the elector's precinct to be voted at such primary, election, or runoff. O.C.G.A. § 21-2-381(a)(1)(A)
March 8, 2025	**MANDATORY SATURDAY VOTING FOR THE MARCH 18th GENERAL/SPECIAL ELECTION** Voting shall be conducted on the second and third Saturdays during the hours of 9:00 A.M. through 5:00 P.M. but no longer than 7:00 A.M. through 7:00 P.M. O.C.G.A. § 21-2-385(d)(1)
March 10, 2025	**DEADLINE FOR PUBLIC EXHIBITION OF SAMPLE BALLOT** At least ten days before a special primary or election, the superintendent shall place on public exhibition, in such place and at such times as the superintendent shall deem most suitable for the information and instruction of the electors, a sample ballot to be used in such election. O.C.G.A. § 21-2-379.8(b)
March 11, 2025	**DEADLINE TO PUBLISH CONSOLIDATION NOTICE FOR MARCH 18th SPECIAL ELECTION** The superintendent shall give at least one week's notice of the time and place for the computation and canvassing of the returns by publishing the notice in a conspicuous place in the superintendent's office. O.C.G.A. § 21-2-492
March 11, 2025	**DEADLINE FOR NOTICE OF INTENT TO TABULATE EARLY** If the county election superintendent chooses to open the inner envelopes and begin tabulating such ballots prior to the close of the polls on the day of the primary, election or runoff, the superintendent shall notify the Secretary of State, in writing, at least seven days prior to the primary, election or runoff. O.C.G.A. § 21-2-386(a)(3)
March 11, 2025	**DEADLINE FOR CANDIDATE TO DESIGNATE POLL WATCHERS** In an election or run-off election, candidates running in a nonpartisan election shall be entitled to designate one poll watcher in each precinct, at least seven days prior to such election or run-off election. O.C.G.A. § 21-2-408(b)(1)
March 13, 2025	**DEADLINE FOR PREPARATION OF ELECTOR'S LIST**

Office of the Secretary of State
Elections Division

2025 ELECTION CALENDAR AND HIGHLIGHTS

	The official list of electors eligible to vote in any primary or election shall be prepared and completed at least five calendar days prior to the date the list is to be used for such primary or election. O.C.G.A. § 21-2-224(f)
March 14, 2025	**LAST DAY TO COMMENCE LOGIC & ACCURACY TESTING** Last day to begin voting equipment testing for Election Day O.C.G.A. § 21-2-379.6(c); O.C.G.A. § 21-2-379.25; SEB Rule 183-1-12-.08
March 14, 2025	**LAST DAY OF ADVANCE VOTING FOR MARCH 18th SPECIAL ELECTION** O.C.G.A. § 21-2-385(d)(1)
March 15, 2025	**DEADLINE FOR CANDIDATES TO SEND LETTERS TO DESIGNATED POLL WATCHERS** At least three days prior to the election, a copy of the letter shall be delivered to the superintendent of the county in which the poll watcher is to serve. O.C.G.A. § 21-2-408(b)(1); SEB Rule 183-1-13-.08
March 18, 2025 ELECTION DAY	**DATE OF SPECIAL ELECTION** O.C.G.A. § 21-2-540 (c)(1)(A); Polls open from 7:00 a.m. to 7:00 p.m. O.C.G.A. § 21-2-403 **OFFICE OF REGISTRAR AND SUPERINTENDENT TO REMAIN OPEN** County election office(s) to remain open until completion of their duties. O.C.G.A. § 21-2-490 **BALLOT CAST REPORT DUE** Report due by 11:59 p.m. of total number of ballots cast, including provisional ballots, and absentee-by-mail ballots received by the close of polls to the registrar. O.C.G.A. § 21-2-421
March 19, 2025	**PROVISIONAL BALLOT FORMS DUE TO REGISTRAR** The election superintendent shall provide to the registrar all provisional voter certificates, voter registration forms and the provisional numbered list no later than 9:00 a.m. on the day following the election. O.C.G.A. § 21-2-419(b), SEB Rule 183-1-12-.18 (10)
March 21, 2025	**DEADLINE FOR MARCH PROVISIONAL VOTERS TO PROVIDE DOCUMENTATION**

Office of the Secretary of State
Elections Division

2025 ELECTION CALENDAR AND HIGHLIGHTS

5:00 p.m.	O.C.G.A. § 21-2-419(c)(1)(2)(3) **ABSENTEE BALLOT CURE DEADLINE** Last day voters can cure timely submitted absentee ballots for missing signature or information mismatch. O.C.G.A. § 21-2-386(a)(1)(C)
March 24, 2025	**DEADLINE FOR COUNTY CERTIFICATION OF MARCH 18th SPECIAL ELECTION** Returns shall be certified by the superintendent not later than 5:00 P.M. on the Monday following the date on which such election was held, and such returns shall be immediately transmitted to the Secretary of State. O.C.G.A. §21-2-493(k)
March 25, 2025	**COUNTIES TO BEGIN RECONCILIATION OF BALLOTS CAST/VOTER CREDIT** As soon as possible but no later than 30 days following the certification of election results, the election superintendent shall transmit to the Secretary of State a reconciliation report that reconciles the aggregate total of all ballots cast in each precinct as reported in the precinct-level election results to the aggregate number of voters who received credit for voting in each precinct on the form made available by the Secretary of State. Any discrepancies in the aggregate total of ballots cast in each precinct compared to the aggregate number of voters who received credit for voting in a precinct shall be fully investigated by the election superintendent or designee. The explanation for any discrepancy shall be included in the Reconciliation Report. County reconciliation deadline: SEB Rule 183-1-12-.12(e) 21-2-421(b);
March 26,2025 Through March 28, 2025 **Tentative*	**CONDUCT RISK LIMITING AUDIT** Local election superintendents shall conduct risk-limiting audit on one federal or state-wide contests randomly selected by the Secretary of State during this period. O.C.G.A. § 21-2-498(b)(c)
March 26, 2025	**DEADLINE TO REQUEST A RECOUNT FOR MARCH 18th SPECIAL ELECTION** Last day to request a recount. O.C.G.A. § 21-2-495(c). **A county may certify earlier than the legal requirement. Request deadline is within two business days after certification.*
March 31, 2025	**DEADLINE FOR CANDIDATE TO DESIGNATE POLL WATCHERS FOR ADVANCED VOTING FOR THE APRIL 15th RUNOFF ELECTION**

2025 ELECTION CALENDAR AND HIGHLIGHTS

	In an election or run-off election, candidates running in a nonpartisan election shall be entitled to designate one poll watcher in each precinct, at least seven days prior to such election or run-off election. O.C.G.A. § 21-2-408
March 31, 2025	**DEADLINE TO CONTEST ELECTION RESULTS** A petition to contest the result of a primary shall be filed in the office of the clerk of the superior court having jurisdiction within five days after the certification of election returns by the election official having responsibility for taking such action or within five days after certification of the returns following a recount. O.C.G.A. § 21-2-524
March 31, 2025	**FIRST DAY TO ACCEPT ABSENTEE APPLICATIONS FOR THE JUNE 17th SPECIAL PRIMARY/SPECIAL ELECTION** Except as otherwise provided in Code Section 21-2-219 or for advance voting described in subsection (d) if Code Section 21-2-385, not earlier than 78 days or less than 11 days prior to the date of the primary or election, or runoff of either, in which the elector desires to vote, any absentee elector may make, either by mail, facsimile transmission, by electronic transmission, or in person in the registrar's or absentee ballot clerk's office, an application for an official ballot of the elector's precinct to be voted at such primary, election, or runoff. O.C.G.A. § 21-2-381(a)(1)(A)
April 1, 2025 9:00 a.m. *through* April 3, 2025 12:00 noon	**PUBLIC SERVICE COMMISSION CANDIDATE QUALIFYING PERIOD** The period during which a candidate may qualify to run for the special primary and special election for Public Service Commission Districts 2 and 3 shall be held on the eleventh week prior to the date of such special election and shall remain open for a period of two and one-half days. O.C.G.A. § 46-2-1.1 (c); 21-2-123(d)(2)

Office of the Secretary of State
Elections Division

2025 ELECTION CALENDAR AND HIGHLIGHTS

As soon as possible, but no later than April 4, 2025	**DEADLINE TO PUBLISH ADVANCE VOTING NOTICE FOR APRIL 15th RUNOFF ELECTION** The board of registrars shall publish the dates, times, and locations of the availability of advance voting in its jurisdiction on the homepage of the county's publicly accessible website associated with elections or registrations, or if the county does not have such a website, in a newspaper of general circulation, and by posting in a prominent location in the county, no later than 14 days prior to the beginning of the advance voting period for a general primary, special primary, general election, or special election and no later than seven days prior to the beginning of the advance voting period for any run-off election. Any new advance voting locations added after that deadline shall be published in the same manner as soon as possible. The board of registrars shall not remove any advance voting location after the notice of such location is published, except in the case of an emergency or unavoidable event that renders a location unavailable for use. O.C.G.A. § 21-2-385(d)(3)
As soon as possible, but no later than April 7,2025	**ADVANCED IN PERSON (EARLY) VOTING BEGINS FOR THE APRIL 15th RUNOFF** There shall be a period of advance voting that shall commence as soon as possible prior to a runoff from any general primary or election but no later than the second Monday immediately prior to such runoff. Advance voting shall be conducted during normal business hours on weekdays during such period and during the second and third Saturdays. O.C.G.A. § 21-2-385(d)(1)
As soon as possible	**FIRST DAY TO MAIL ABSENTEE BALLOTS FOR THE APRIL 15th RUNOFF** In the case of special elections, the board of registrars shall mail or issue official absentee ballots to all eligible applicants as soon as possible prior to any runoff. O.C.G.A. § 21-2-384(a)
April 8, 2025	**DEADLINE FOR CANDIDATE TO DESIGNATE POLL WATCHERS FOR APRIL 15th RUNOFF ELECTION** In an election or run-off election, candidates running in a nonpartisan election shall be entitled to designate one poll watcher in each precinct, at least seven days prior to such

2025 ELECTION CALENDAR AND HIGHLIGHTS

	election or run-off election. O.C.G.A. § 21-2-408(b)(1)
April 11, 2025	**LAST DAY OF ADVANCE VOTING FOR SPECIAL ELECTION RUNOFF** O.C.G.A. § 21-2-385(d)(1)
April 11, 2025	**LAST DAY TO COMMENCE LOGIC & ACCURACY TESTING** The last day for the superintendent to test each direct recording electronic unit and memory card to confirm that the direct recording electronic units and the memory cards are in proper working order is the third day preceding the election. Representatives of political parties and bodies, media and the public shall be permitted to observe the tests. O.C.G.A. § 21-2-379.6(c); SEB Rule 183-1-12(.03)
April 15, 2025 ELECTION DAY	**DATE OF SPECIAL ELECTION RUNOFF** O.C.G.A. § 21-2-501(a)(1). Polls open from 7:00 a.m. to 7:00 p.m. O.C.G.A. § 21-2-403 **OFFICE OF REGISTRAR AND SUPERINTENDENT TO REMAIN OPEN** County election office(s) to remain open until completion of their duties. O.C.G.A. § 21-2-490 **BALLOT CAST REPORT DUE** Report due by 11:59 p.m. of total number of ballots cast, including provisional ballots, and absentee-by-mail ballots received by the close of polls to the registrar. O.C.G.A. § 21-2-421
April 16, 2025	**PROVISIONAL BALLOT FORMS DUE TO REGISTRAR** The election superintendent shall provide to the registrar all provisional voter certificates, voter registration forms and the provisional numbered list no later than 9:00 a.m. on the day following the election. O.C.G.A. § 21-2-419(b), SEB Rule 183-1-12-.18 (10)

Office of the Secretary of State
Elections Division

2025 ELECTION CALENDAR AND HIGHLIGHTS

April 18, 2025	**DEADLINE FOR APRIL RUNOFF PROVISIONAL VOTERS TO PROVIDE DOCUMENTATION** O.C.G.A. § 21-2-419(c)(1)(2)(3) **ABSENTEE BALLOT CURE DEADLINE** Last day voters can cure timely submitted absentee ballots for missing signature or information mismatch. O.C.G.A. § 21-2-386(a)(1)(C)
April 18, 2025	**BALLOT INFORMATION SUBMISSION DEADLINE** The last day to submit ballot information for the June 17th Special Election.
April 21, 2025	**DEADLINE FOR COUNTY CERTIFICATION OF SPECIAL ELECTION RUNOFF RESULTS** Returns shall be certified by the superintendent not later than 5:00 P.M. on the Monday following the date on which such election was held, and such returns shall be immediately transmitted to the Secretary of State. O.C.G.A. §21-2-493(k)
April 22, 2025	**COUNTIES TO BEGIN RECONCILIATION OF BALLOTS CAST/VOTER CREDIT** As soon as possible but no later than 30 days following the certification of election results, the election superintendent shall transmit to the Secretary of State a reconciliation report that reconciles the aggregate total of all ballots cast in each precinct as reported in the precinct-level election results to the aggregate number of voters who received credit for voting in each precinct on the form made available by the Secretary of State. Any discrepancies in the aggregate total of ballots cast in each precinct compared to the aggregate number of voters who received credit for voting in a precinct shall be fully investigated by the election superintendent or designee. The explanation for any discrepancy shall be included in the Reconciliation Report. County reconciliation deadline: SEB Rule 183-1-12-.12(e) 21-2-421(b);
April 23, 2025	**DEADLINE FOR RECOUNT REQUEST BY CANDIDATE** Whenever the difference between the number of votes received by a candidate who has been declared elected to an office in an election or is eligible for a runoff election and the number of votes received by any other candidate not declared so elected or eligible for a runoff is not more than one-half of 1 percent of the total votes cast for such office, the losing candidate with the number of votes within this margin shall have the right to

2025 ELECTION CALENDAR AND HIGHLIGHTS

	request a recount of votes if made in writing and within a period of two business days following the certification of the election results. O.C.G.A. § 21-2-495(c)
April 28, 2025	**DEADLINE TO CONTEST ELECTION RESULTS** A petition to contest the result of a primary shall be filed in the office of the clerk of the superior court having jurisdiction within five days after the certification of election returns by the election official having responsibility for taking such action or within five days after certification of the returns following a recount. O.C.G.A. § 21-2-524
May 12, 2025	**DEADLINE TO PUBLISH ADVANCE VOTING NOTICE FOR JUNE 17th SPECIAL PRIMARY** The board of registrars shall publish the dates, times, and locations of the availability of advance voting in its jurisdiction on the homepage of the county's publicly accessible website associated with elections or registrations, or if the county does not have such a website, in a newspaper of general circulation, and by posting in a prominent location in the county, no later than 14 days prior to the beginning of the advance voting period for a general primary, special primary, general election, or SPECIAL PRIMARY and no later than seven days prior to the beginning of the advance voting period for any run-off election. Any new advance voting locations added after that deadline shall be published in the same manner as soon as possible. The board of registrars shall not remove any advance voting location after the notice of such location is published, except in the case of an emergency or unavoidable event that renders a location unavailable for use. O.C.G.A. § 21-2-385(d)(3)
May 18, 2025	**DEADLINE FOR PRECINCT BOUNDARY CHANGES FOR JUNE 17th SPECIAL PRIMARY** The bounds of a precinct shall not be altered during the period of 30 days prior to any special primary or special election. O.C.G.A. § 21-2-261(c)

Office of the Secretary of State
Elections Division

2025 ELECTION CALENDAR AND HIGHLIGHTS

May 19, 2025	**DEADLINE FOR CANDIDATE TO DESIGNATE POLL WATCHERS FOR ADVANCED IN PERSON VOTING FOR JUNE 17th SPECIAL PRIMARY** In an election or run-off election, each candidate shall be entitled to designate, at least seven days prior to the beginning of the advance voting period for such election and run-off election, one poll watcher for each location at which advance voting is conducted pursuant to subsection (b) of Code Section 21-2-380. O.C.G.A. § 21-2-408(b)(3)(A)
May 19, 2025	**DEADLINE FOR VOTER REGISTRATION/CHANGE OF ADDRESS FOR THE JUNE 17th SPECIAL PRIMARY AND RUNOFF** The last day for a person to register/change address and be eligible to vote in the special election and runoff. Only the electors who were duly registered to vote and not subsequently deemed disqualified to vote in the election for candidates for that office shall be entitled to vote therein. O.C.G.A. §§ 21-2-224, 21-2-501, 21-2-218
May 19, 2025	**LAST DAY TO ISSUE THE CALL FOR THE JUNE 17th SPECIAL PRIMARY** At least 29 days shall intervene between the call of a special election and the holding of same. O.C.G.A. § 21-2-540(b)
May 21, 2025	**COUNTIES TO BEGIN RECONCILIATION OF BALLOTS CAST/VOTER CREDIT** As soon as possible but no later than 30 days following the certification of election results, the election superintendent shall transmit to the Secretary of State a reconciliation report that reconciles the aggregate total of all ballots cast in each precinct as reported in the precinct-level election results to the aggregate number of voters who received credit for voting in each precinct on the form made available by the Secretary of State. Any discrepancies in the aggregate total of ballots cast in each precinct compared to the aggregate number of voters who received credit for voting in a precinct shall be fully investigated by the election superintendent or designee. The explanation for any discrepancy shall be included in the Reconciliation Report. County reconciliation deadline: SEB Rule 183-1-12-.12(e) 21-2-421(b)
May 23, 2025	**DEADLINE TO SEND COPIES OF POLL WATCHER DESIGNATION LETTERS TO SUPERINTENDENT**

2025 ELECTION CALENDAR AND HIGHLIGHTS

	At least three days prior to the beginning of the advance voting period, a copy of the letter shall be delivered to the superintendent and the chief registrar of the county or municipality in which the poll watcher is to serve. O.C.G.A. § 21-2-408(b)(3)(A); SEB Rule 183-1-13-.03
May 23, 2025	**LAST DAY TO COMMENCE LOGIC & ACCURACY TESTING** The last day for the superintendent to test each direct recording electronic unit and memory card to confirm that the direct recording electronic units and the memory cards are in proper working order is the third day preceding the election. Representatives of political parties and bodies, media and the public shall be permitted to observe the tests. O.C.G.A. § 21-2-379.6(c); SEB Rule 183-1-12(.03)
Prior to May 26, 2025	**DELIVERY OF ABSENTEE BALLOTS TO REGISTRAR OR ABSENTEE BALLOT CLERK** The superintendent shall, before the dates specified in O.C.G.A. § 21-2-384(a)(2) prepare, obtain, and deliver an adequate supply of official absentee ballots to the board of registrars or absentee ballot clerk for use in the special election. Envelopes and other supplies as required by this article may be ordered by the superintendent, the board of registrars, or the absentee ballot clerk for use in the primary or election. O.C.G.A. § 21-2-384(a)(1)
May 26, 2025	**FIRST DAY TO ISSUE ABSENTEE BALLOTS FOR JUNE 17th SPECIAL PRIMARY** The board of registrars or absentee ballot clerk shall mail or issue official absentee ballots to all eligible applicants within three days after the receipt of such ballots and supplies, but no earlier than 22 days prior to the election. O.C.G.A. § 21-2-384(a)(2)
May 27, 2025	**ADVANCED IN PERSON VOTING BEGINS FOR THE JUNE 17th SPECIAL PRIMARY** There shall be a period of advance voting that shall commence on the fourth Monday immediately prior to each primary or election and as soon as possible prior to a runoff and shall end on the Friday immediately prior to such primary, election, or runoff. O.C.G.A. § 21-2-385(d)(1)
May 31, 2025	**MANDATORY SATURDAY VOTING FOR THE JUNE 17th SPECIAL PRIMARY** Voting shall be conducted on the second and third Saturdays during the hours of 9:00 A.M. through 5:00 P.M. but no longer than 7:00 A.M. through 7:00 P.M. O.C.G.A. § 21-2-385(d)(1)

Office of the Secretary of State
Elections Division

2025 ELECTION CALENDAR AND HIGHLIGHTS

June 1, 2025	**OPTIONAL SUNDAY VOTING FOR THE JUNE 17th SPECIAL PRIMARY** Voting may be conducted if the board of registrars so chooses on the second and third Sunday, or both the second and third Sundays prior to a primary or election during hours determined by the registrar or absentee ballot clerk, but no longer than 7:00 A.M. through 7:00 P.M. O.C.G.A. § 21-2-385(d)(1)
June 2, 2025	**EARLY PROCESSING BEGINS FOR THE JUNE 17th SPECIAL PRIMARY** Beginning at 8:00 A.M. on the third Monday prior to the day of the primary, election, or runoff, the election superintendent shall be authorized to open the outer oath envelope of absentee ballots that have been verified and accepted pursuant to subparagraph (a)(1)(B) of this Code section, remove the contents of such outer envelope, or to open the inner envelope marked 'Official Absentee Ballot' and scan the absentee ballot using one or more ballot scanners .O.C.G.A. § 21-2-386(a)(2)(A)
June 6, 2025	**LAST DAY TO ACCEPT ABSENTEE APPLICATIONS FOR THE JUNE 17th SPECIAL PRIMARY/SPECIAL ELECTION** Except as otherwise provided in Code Section 21-2-219 or for advance voting described in subsection (d) if Code Section 21-2-385, not earlier than 78 days or less than 11 days prior to the date of the primary or election, or runoff of either, in which the elector desires to vote, any absentee elector may make, either by mail, facsimile transmission, by electronic transmission, or in person in the registrar's or absentee ballot clerk's office, an application for an official ballot of the elector's precinct to be voted at such primary, election, or runoff. O.C.G.A. § 21-2-381(a)(1)(A)
June 7, 2025	**MANDATORY SATURDAY VOTING FOR THE JUNE 17th SPECIAL PRIMARY** Voting shall be conducted on the second and third Saturdays during the hours of 9:00 A.M. through 5:00 P.M. but no longer than 7:00 A.M. through 7:00 P.M. O.C.G.A. § 21-2-385(d)(1)
June 7, 2025	**DEADLINE FOR PUBLIC EXHIBITION OF SAMPLE BALLOT** At least ten days before a special primary or election, the superintendent shall place on public exhibition, in such place and at such times as the superintendent shall deem most suitable for the information and instruction of the electors, a sample ballot to be used in

Office of the Secretary of State
Elections Division

2025 ELECTION CALENDAR AND HIGHLIGHTS

	such election. O.C.G.A. § 21-2-379.8(b)
June 10, 2025	**DEADLINE TO PUBLISH CONSOLIDATION NOTICE FOR JUNE 17th SPECIAL PRIMARY** The superintendent shall give at least one week's notice of the time and place for the computation and canvassing of the returns by publishing the notice in a conspicuous place in the superintendent's office. O.C.G.A. § 21-2-492
June 10, 2025	**DEADLINE FOR NOTICE OF INTENT TO TABULATE EARLY** If the county election superintendent chooses to open the inner envelopes and begin tabulating such ballots prior to the close of the polls on the day of the primary, election or runoff, the superintendent shall notify the Secretary of State, in writing, at least seven days prior to the primary, election or runoff. O.C.G.A. § 21-2-386(a)(3)
June 10, 2025	**DEADLINE FOR CANDIDATE TO DESIGNATE POLL WATCHERS** In an election or run-off election, candidates running in a nonpartisan election shall be entitled to designate one poll watcher in each precinct, at least seven days prior to such election or run-off election. O.C.G.A. § 21-2-408(b)(1)
June 12, 2025	**DEADLINE FOR PREPARATION OF ELECTOR'S LIST** The official list of electors eligible to vote in any primary or election shall be prepared and completed at least five calendar days prior to the date the list is to be used for such primary or election. O.C.G.A. § 21-2-224(f)
June 14, 2025	**DEADLINE FOR CANDIDATES TO SEND LETTERS TO DESIGNATED POLL WATCHERS** At least three days prior to the election, a copy of the letter shall be delivered to the superintendent of the county in which the poll watcher is to serve. O.C.G.A. § 21-2-408(b)(1); SEB Rule 183-1-13-.03
June 14, 2025	**LAST DAY TO COMMENCE LOGIC & ACCURACY TESTING** The last day for the superintendent to test each direct recording electronic unit and memory card to confirm that the direct recording electronic units and the memory cards are in proper working order is the third day preceding the election. Representatives of

2025 ELECTION CALENDAR AND HIGHLIGHTS

	political parties and bodies, media and the public shall be permitted to observe the tests. O.C.G.A. § 21-2-379.6(c); SEB Rule 183-1-12(.03)
June 13, 2025	**LAST DAY OF ADVANCE VOTING FOR JUNE 17th SPECIAL PRIMARY** O.C.G.A. § 21-2-385(d)(1)
June 17, 2025 ELECTION DAY	**DATE OF SPECIAL PRIMARY** O.C.G.A. § 21-2-540. Polls open from 7:00 a.m. to 7:00 p.m. O.C.G.A. § 21-2-403 **OFFICE OF REGISTRAR AND SUPERINTENDENT TO REMAIN OPEN** County election office(s) to remain open until completion of their duties. O.C.G.A. § 21-2-490 **BALLOT CAST REPORT DUE** Report due by 11:59 p.m. of total number of ballots cast, including provisional ballots, and absentee-by-mail ballots received by the close of polls to the registrar. O.C.G.A. § 21-2-421
June 18, 2025 9:00 a.m.	**PROVISIONAL BALLOT FORMS DUE TO REGISTRAR** The election superintendent shall provide to the registrar all provisional voter certificates, voter registration forms and the provisional numbered list no later than 9:00 a.m. on the day following the election. O.C.G.A. § 21-2-419(b), SEB Rule 183-1-12-.18 (10)
June 20, 2025	**DEADLINE FOR PROVISIONAL VOTERS TO PROVIDE DOCUMENTATION** O.C.G.A. § 21-2-419(c)(1)(2)(3)

Office of the Secretary of State
Elections Division

2025 ELECTION CALENDAR AND HIGHLIGHTS

	ABSENTEE BALLOT CURE DEADLINE Last day voters can cure timely submitted absentee ballots for missing signature or information mismatch. O.C.G.A. § 21-2-386(a)(1)(C)
June 23, 2025 5:00 p.m.	**DEADLINE FOR COUNTY CERTIFICATION OF JUNE 17th SPECIAL PRIMARY** Returns shall be certified by the superintendent not later than 5:00 P.M. on the Monday following the date on which such election was held, and such returns shall be immediately transmitted to the Secretary of State. O.C.G.A. §21-2-493(k)
June 24, 2025	**COUNTIES TO BEGIN RECONCILIATION OF BALLOTS CAST/VOTER CREDIT** As soon as possible but no later than 30 days following the certification of election results, the election superintendent shall transmit to the Secretary of State a reconciliation report that reconciles the aggregate total of all ballots cast in each precinct as reported in the precinct-level election results to the aggregate number of voters who received credit for voting in each precinct on the form made available by the Secretary of State. Any discrepancies in the aggregate total of ballots cast in each precinct compared to the aggregate number of voters who received credit for voting in a precinct shall be fully investigated by the election superintendent or designee. The explanation for any discrepancy shall be included in the Reconciliation Report. County reconciliation deadline: SEB Rule 183-1-12-.12(e) 21-2-421(b);
June 25, 2025	**DEADLINE TO REQUEST A RECOUNT FOR JUNE 17th SPECIAL PRIMARY** Last day to request a recount. O.C.G.A. § 21-2-495(c). **A county may certify earlier than the legal requirement. Request deadline is within two business days after certification.*
June 26, 2025, to June 28, 2025 **Tentative*	**CONDUCT RISK LIMITING AUDIT** Local election superintendents shall conduct risk-limiting audit on one federal or state-wide contests randomly selected by the Secretary of State during this period. O.C.G.A. § 21-2-498(b)(c)
June 30, 2025	**DEADLINE FOR CANDIDATE TO DESIGNATE POLL WATCHERS FOR ADVANCED VOTING FOR THE JULY 15th SPECIAL PRIMARY RUNOFF** In an election or run-off election, candidates running in a nonpartisan election shall be entitled to designate one poll watcher in each precinct, at least seven days prior to such

2025 ELECTION CALENDAR AND HIGHLIGHTS

	election or run-off election. O.C.G.A. § 21-2-408
June 30, 2025	**DEADLINE TO CONTEST ELECTION RESULTS** A petition to contest the result of a primary shall be filed in the office of the clerk of the superior court having jurisdiction within five days after the certification of election returns by the election official having responsibility for taking such action or within five days after certification of the returns following a recount. O.C.G.A. § 21-2-524
June 30, 2025	**FIRST DAY TO ACCEPT ABSENTEE APPLICATIONS FOR THE SEPTEMBER 16th SPECIAL ELECTION** Except as otherwise provided in Code Section 21-2-219 or for advance voting described in subsection (d) if Code Section 21-2-385, not earlier than 78 days or less than 11 days prior to the date of the primary or election, or runoff of either, in which the elector desires to vote, any absentee elector may make, either by mail, facsimile transmission, by electronic transmission, or in person in the registrar's or absentee ballot clerk's office, an application for an official ballot of the elector's precinct to be voted at such primary, election, or runoff. O.C.G.A. § 21-2-381(a)(1)(A)
As soon as possible, but no later than July, 5, 2025	**DEADLINE TO PUBLISH ADVANCE VOTING NOTICE FOR JULY 15th SPECIAL PRIMARY RUNOFF** The board of registrars shall publish the dates, times, and locations of the availability of advance voting in its jurisdiction on the homepage of the county's publicly accessible website associated with elections or registrations, or if the county does not have such a website, in a newspaper of general circulation, and by posting in a prominent location in the county, no later than 14 days prior to the beginning of the advance voting period for a general primary, special primary, general election, or special election and no later than seven days prior to the beginning of the advance voting period for any run-off election. Any new advance voting locations added after that deadline shall be published in the same manner as soon as possible. The board of registrars shall not remove any advance voting location after the notice of such location is published, except in the case of an emergency or unavoidable event that renders a location unavailable for use. O.C.G.A. § 21-2-385(d)(3)

Office of the Secretary of State
Elections Division

2025 ELECTION CALENDAR AND HIGHLIGHTS

As soon as possible, but no later than July 7, 2025	**ADVANCED IN PERSON (EARLY) VOTING BEGINS FOR THE JULY 15th SPECIAL PRIMARY RUNOFF** There shall be a period of advance voting that shall commence as soon as possible prior to a runoff from any general primary or election but no later than the second Monday immediately prior to such runoff. Advance voting shall be conducted during normal business hours on weekdays during such period and during the second and third Saturdays. O.C.G.A. § 21-2-385(d)(1)
As soon as possible	**FIRST DAY TO MAIL ABSENTEE BALLOTS FOR THE JULY 15th SPECIAL PRIMARY RUNOFF** In the case of special elections, the board of registrars shall mail or issue official absentee ballots to all eligible applicants as soon as possible prior to any runoff. O.C.G.A. § 21-2-384(a)
July 8, 2025	**DEADLINE FOR CANDIDATE TO DESIGNATE POLL WATCHERS FOR JULY 15th SPECIAL PRIMARY RUNOFF** In an election or run-off election, candidates running in a nonpartisan election shall be entitled to designate one poll watcher in each precinct, at least seven days prior to such election or run-off election. O.C.G.A. § 21-2-408(b)(1)
July 11, 2025	**LAST DAY OF ADVANCE VOTING FOR SPECIAL PRIMARY RUNOFF** O.C.G.A. § 21-2-385(d)(1)
July 15, 2025 ELECTION DAY	**DATE OF SPECIAL PRIMARY RUNOFF** O.C.G.A. § 21-2-501(a)(1). Polls open from 7:00 a.m. to 7:00 p.m. O.C.G.A. § 21-2-403 **OFFICE OF REGISTRAR AND SUPERINTENDENT TO REMAIN OPEN** County election office(s) to remain open until completion of their duties. O.C.G.A. § 21-2-490 **BALLOT CAST REPORT DUE** Report due by 11:59 p.m. of total number of ballots cast, including provisional ballots, and absentee-by-mail ballots received by the close of polls to the registrar. O.C.G.A. § 21-2-421

Office of the Secretary of State
Elections Division

2025 ELECTION CALENDAR AND HIGHLIGHTS

July 16, 2025	**PROVISIONAL BALLOT FORMS DUE TO REGISTRAR** The election superintendent shall provide to the registrar all provisional voter certificates, voter registration forms and the provisional numbered list no later than 9:00 a.m. on the day following the election. O.C.G.A. § 21-2-419(b), SEB Rule 183-1-12-.18 (10)
July 18, 2025	**DEADLINE FOR JULY RUNOFF PROVISIONAL VOTERS TO PROVIDE DOCUMENTATION** O.C.G.A. § 21-2-419(c)(1)(2)(3) **ABSENTEE BALLOT CURE DEADLINE** Last day voters can cure timely submitted absentee ballots for missing signature or information mismatch. O.C.G.A. § 21-2-386(a)(1)(C)
July 18, 2025	**BALLOT INFORMATION SUBMISSION DEADLINE** The last day to submit ballot information for the September 16th Special Election.
July 21, 2025	**DEADLINE FOR COUNTY CERTIFICATION OF JULY 15th SPECIAL PRIMARY RUNOFF RESULTS** Returns shall be certified by the superintendent not later than 5:00 P.M. on the Monday following the date on which such election was held, and such returns shall be immediately transmitted to the Secretary of State. O.C.G.A. §21-2-493(k)
July 21, 2025	**COUNTIES TO BEGIN RECONCILIATION OF BALLOTS CAST/VOTER CREDIT** As soon as possible but no later than 30 days following the certification of election results, the election superintendent shall transmit to the Secretary of State a reconciliation report that reconciles the aggregate total of all ballots cast in each precinct as reported in the precinct-level election results to the aggregate number of voters who received credit for voting in each precinct on the form made available by the Secretary of State. Any discrepancies in the aggregate total of ballots cast in each precinct compared to the aggregate number of voters who received credit for voting in a precinct shall be fully investigated by the election superintendent or designee. The explanation for any discrepancy shall be included in the Reconciliation Report. County reconciliation deadline: SEB Rule 183-1-12-.12(e) 21-2-421(b);

Office of the Secretary of State
Elections Division

2025 ELECTION CALENDAR AND HIGHLIGHTS

July 23, 2025	**DEADLINE FOR RECOUNT REQUEST BY CANDIDATE** Whenever the difference between the number of votes received by a candidate who has been declared elected to an office in an election or is eligible for a runoff election and the number of votes received by any other candidate not declared so elected or eligible for a runoff is not more than one-half of 1 percent of the total votes cast for such office, the losing candidate with the number of votes within this margin shall have the right to request a recount of votes if made in writing and within a period of two business days following the certification of the election results. O.C.G.A. § 21-2-495(c)
July 25, 2025	**DEADLINE TO CONTEST ELECTION RESULTS** A petition to contest the result of a primary shall be filed in the office of the clerk of the superior court having jurisdiction within five days after the certification of election returns by the election official having responsibility for taking such action or within five days after certification of the returns following a recount. O.C.G.A. § 21-2-524
August 11, 2025	**DEADLINE TO PUBLISH ADVANCE VOTING NOTICE FOR SEPTEMBER 16th SPECIAL ELECTION** The board of registrars shall publish the dates, times, and locations of the availability of advance voting in its jurisdiction on the homepage of the county's publicly accessible website associated with elections or registrations, or if the county does not have such a website, in a newspaper of general circulation, and by posting in a prominent location in the county, no later than 14 days prior to the beginning of the advance voting period for a general primary, special primary, general election, or special election and no later than seven days prior to the beginning of the advance voting period for any run-off election. Any new advance voting locations added after that deadline shall be published in the same manner as soon as possible. The board of registrars shall not remove any advance voting location after the notice of such location is published, except in the case of an emergency or unavoidable event that renders a location unavailable for use. O.C.G.A. § 21-2-385(d)(3)

Office of the Secretary of State
Elections Division

2025 ELECTION CALENDAR AND HIGHLIGHTS

August 14, 2025	**COUNTIES TO BEGIN RECONCILIATION OF BALLOTS CAST/VOTER CREDIT** As soon as possible but no later than 30 days following the certification of election results, the election superintendent shall transmit to the Secretary of State a reconciliation report that reconciles the aggregate total of all ballots cast in each precinct as reported in the precinct-level election results to the aggregate number of voters who received credit for voting in each precinct on the form made available by the Secretary of State. Any discrepancies in the aggregate total of ballots cast in each precinct compared to the aggregate number of voters who received credit for voting in a precinct shall be fully investigated by the election superintendent or designee. The explanation for any discrepancy shall be included in the Reconciliation Report. County reconciliation deadline: SEB Rule 183-1-12-.12(e) 21-2-421(b)
August 17, 2025	**DEADLINE FOR PRECINCT BOUNDARY CHANGES FOR SEPTEMBER 16th SPECIAL ELECTION** The bounds of a precinct shall not be altered during the period of 30 days prior to any special primary or special election. O.C.G.A. § 21-2-261(c)
August 18, 2025	**DEADLINE FOR CANDIDATE TO DESIGNATE POLL WATCHERS FOR ADVANCED IN PERSON VOTING FOR SEPTEMBER 16th SPECIAL ELECTION** In an election or run-off election, each candidate shall be entitled to designate, at least seven days prior to the beginning of the advance voting period for such election and run-off election, one poll watcher for each location at which advance voting is conducted pursuant to subsection (b) of Code Section 21-2-380. O.C.G.A. § 21-2-408(b)(3)(A)
August 18, 2025	**DEADLINE FOR VOTER REGISTRATION/CHANGE OF ADDRESS FOR THE SEPTEMBER 16th SPECIAL ELECTION AND RUNOFF** The last day for a person to register/change address and be eligible to vote in the special election and runoff Only the electors who were duly registered to vote and not subsequently deemed disqualified to vote in the election for candidates for that office shall be entitled to vote therein. O.C.G.A. §§ 21-2-224, 21-2-501, 21-2-218
August 18, 2025	**LAST DAY TO ISSUE THE CALL FOR THE SEPTEMBER 16th SPECIAL ELECTION** At least 29 days shall intervene between the call of a special election and the holding of same. O.C.G.A. § 21-2-540(b)

Office of the Secretary of State
Elections Division

2025 ELECTION CALENDAR AND HIGHLIGHTS

August 18, 2025	**FIRST DAY TO ACCEPT ABSENTEE APPLICATIONS FOR THE NOVEMBER 4th GENERAL/SPECIAL ELECTION** Except as otherwise provided in Code Section 21-2-219 or for advance voting described in subsection (d) if Code Section 21-2-385, not earlier than 78 days or less than 11 days prior to the date of the primary or election, or runoff of either, in which the elector desires to vote, any absentee elector may make, either by mail, facsimile transmission, by electronic transmission, or in person in the registrar's or absentee ballot clerk's office, an application for an official ballot of the elector's precinct to be voted at such primary, election, or runoff. O.C.G.A. § 21-2-381(a)(1)(A)
August 18, 8:30 a.m. through August 22, 4:30 p.m.	**MUNICIPAL QUALIFYING PERIOD** Each candidate for municipal office or a designee shall file a notice of candidacy in the office of the municipal superintendent of such candidate's municipality during the municipality's qualifying period. Each municipal superintendent shall designate the days of the qualifying period, which shall be no less than three days and no more than five days. The days of the qualifying period shall be consecutive days. Qualifying periods shall commence no earlier than 8:30 A.M. on the third Monday in August immediately preceding the general election and shall end no later than 4:30 P.M. on the following Friday; and, in the case of a special election, the municipal qualifying period shall commence no earlier than the date of the call and shall end no later than 25 days prior to the election. 21-2-132 (d)(4)
August 22, 2025	**DEADLINE TO SEND COPIES OF POLL WATCHER DESIGNATION LETTERS TO SUPERINTENDENT** At least three days prior to the beginning of the advance voting period, a copy of the letter shall be delivered to the superintendent and the chief registrar of the county or municipality in which the poll watcher is to serve. O.C.G.A. § 21-2-408(b)(3)(A); SEB Rule 183-1-13-.03
August 22, 2025	**LAST DAY TO COMMENCE LOGIC & ACCURACY TESTING** The last day for the superintendent to test each direct recording electronic unit and memory card to confirm that the direct recording electronic units and the memory cards are in proper working order is the third day preceding the election. Representatives of political parties and bodies, media and the public shall be permitted to observe the tests. O.C.G.A. § 21-2-379.6(c); SEB Rule 183-1-12(.03)

Office of the Secretary of State
Elections Division

2025 ELECTION CALENDAR AND HIGHLIGHTS

Prior to August 25, 2025	**DELIVERY OF ABSENTEE BALLOTS TO REGISTRAR OR ABSENTEE BALLOT CLERK** The superintendent shall, before the dates specified in O.C.G.A. § 21-2-384(a)(2) prepare, obtain, and deliver an adequate supply of official absentee ballots to the board of registrars or absentee ballot clerk for use in the special election. Envelopes and other supplies as required by this article may be ordered by the superintendent, the board of registrars, or the absentee ballot clerk for use in the primary or election. O.C.G.A. § 21-2-384(a)(1)
August 25, 2025	**FIRST DAY TO ISSUE ABSENTEE BALLOTS FOR SEPTEMBER 16th SPECIAL ELECTION** The board of registrars or absentee ballot clerk shall mail or issue official absentee ballots to all eligible applicants within three days after the receipt of such ballots and supplies, but no earlier than 22 days prior to the election. O.C.G.A. § 21-2-384(a)(2)
August 25, 2025	**ADVANCED IN PERSON VOTING BEGINS FOR THE SEPTEMBER 16th SPECIAL ELECTION** There shall be a period of advance voting that shall commence on the fourth Monday immediately prior to each primary or election and as soon as possible prior to a runoff and shall end on the Friday immediately prior to such primary, election, or runoff. O.C.G.A. § 21-2-385(d)(1)
August 30, 2025	**MANDATORY SATURDAY VOTING FOR THE SEPTEMBER 16th SPECIAL ELECTION** Voting shall be conducted on the second and third Saturdays during the hours of 9:00 A.M. through 5:00 P.M. but no longer than 7:00 A.M. through 7:00 P.M. O.C.G.A. § 21-2-385(d)(1)
August 31, 2025	**OPTIONAL SUNDAY VOTING FOR THE SEPTEMBER 16th SPECIAL ELECTION** Voting may be conducted if the board of registrars so chooses on the second and third Sunday, or both the second and third Sundays prior to a primary or election during hours determined by the registrar or absentee ballot clerk, but no longer than 7:00 A.M. through 7:00 P.M. O.C.G.A. § 21-2-385(d)(1)

Office of the Secretary of State
Elections Division

2025 ELECTION CALENDAR AND HIGHLIGHTS

September 1, 2025	**EARLY PROCESSING BEGINS FOR THE SEPTEMBER 16th SPECIAL ELECTION** Beginning at 8:00 A.M. on the third Monday prior to the day of the primary, election, or runoff, the election superintendent shall be authorized to open the outer oath envelope of absentee ballots that have been verified and accepted pursuant to subparagraph (a)(1)(B) of this Code section, remove the contents of such outer envelope, or to open the inner envelope marked 'Official Absentee Ballot' and scan the absentee ballot using one or more ballot scanners .O.C.G.A. § 21-2-386(a)(2)(A)
September 5, 2025	**LAST DAY TO ACCEPT ABSENTEE APPLICATIONS FOR THE SEPTEMBER 16th SPECIAL ELECTION** Except as otherwise provided in Code Section 21-2-219 or for advance voting described in subsection (d) if Code Section 21-2-385, not earlier than 78 days or less than 11 days prior to the date of the primary or election, or runoff of either, in which the elector desires to vote, any absentee elector may make, either by mail, facsimile transmission, by electronic transmission, or in person in the registrar's or absentee ballot clerk's office, an application for an official ballot of the elector's precinct to be voted at such primary, election, or runoff. O.C.G.A. § 21-2-381(a)(1)(A)
September 6, 2025	**MANDATORY SATURDAY VOTING FOR THE SEPTEMBER 16th GENERAL/SPECIAL ELECTION** Voting shall be conducted on the second and third Saturdays during the hours of 9:00 A.M. through 5:00 P.M. but no longer than 7:00 A.M. through 7:00 P.M. O.C.G.A. § 21-2-385(d)(1)
September 6, 2025	**DEADLINE FOR PUBLIC EXHIBITION OF SAMPLE BALLOT** At least ten days before a special primary or election, the superintendent shall place on public exhibition, in such place and at such times as the superintendent shall deem most suitable for the information and instruction of the electors, a sample ballot to be used in such election. O.C.G.A. § 21-2-379.8(b)
September 9, 2025	**DEADLINE TO PUBLISH CONSOLIDATION NOTICE FOR SEPTEMBER 16th SPECIAL ELECTION** The superintendent shall give at least one week's notice of the time and place for the

2025 ELECTION CALENDAR AND HIGHLIGHTS

	computation and canvassing of the returns by publishing the notice in a conspicuous place in the superintendent's office. O.C.G.A. § 21-2-492
September 9, 2025	**DEADLINE FOR NOTICE OF INTENT TO TABULATE EARLY** If the county election superintendent chooses to open the inner envelopes and begin tabulating such ballots prior to the close of the polls on the day of the primary, election or runoff, the superintendent shall notify the Secretary of State, in writing, at least seven days prior to the primary, election or runoff. O.C.G.A. § 21-2-386(a)(3)
September 9, 2025	**DEADLINE FOR CANDIDATE TO DESIGNATE POLL WATCHERS** In an election or run-off election, candidates running in a nonpartisan election shall be entitled to designate one poll watcher in each precinct, at least seven days prior to such election or run-off election. O.C.G.A. § 21-2-408(b)(1)
September 11, 2025	**DEADLINE FOR PREPARATION OF ELECTOR'S LIST** The official list of electors eligible to vote in any primary or election shall be prepared and completed at least five calendar days prior to the date the list is to be used for such primary or election. O.C.G.A. § 21-2-224(f)
September 12, 2025	**LAST DAY OF ADVANCE VOTING FOR SEPTEMBER 16th SPECIAL ELECTION** O.C.G.A. § 21-2-385(d)(1)
September 13, 2025	**DEADLINE FOR CANDIDATES TO SEND LETTERS TO DESIGNATED POLL WATCHERS** At least three days prior to the election, a copy of the letter shall be delivered to the superintendent of the county in which the poll watcher is to serve. O.C.G.A. § 21-2-408(b)(1); SEB Rule 183-1-13-.03

Office of the Secretary of State
Elections Division

2025 ELECTION CALENDAR AND HIGHLIGHTS

September 13, 2025	**LAST DAY TO COMMENCE LOGIC & ACCURACY TESTING** The last day for the superintendent to test each direct recording electronic unit and memory card to confirm that the direct recording electronic units and the memory cards are in proper working order is the third day preceding the election. Representatives of political parties and bodies, media and the public shall be permitted to observe the tests. O.C.G.A. § 21-2-379.6(c); SEB Rule 183-1-12(.03)
September 16, 2025 ELECTION DAY	**DATE OF SPECIAL ELECTION** O.C.G.A. § 21-2-540. Polls open from 7:00 a.m. to 7:00 p.m. O.C.G.A. § 21-2-403 **OFFICE OF REGISTRAR AND SUPERINTENDENT TO REMAIN OPEN** County election office(s) to remain open until completion of their duties. O.C.G.A. § 21-2-490 **BALLOT CAST REPORT DUE** Report due by 11:59 p.m. of total number of ballots cast, including provisional ballots, and absentee-by-mail ballots received by the close of polls to the registrar. O.C.G.A. § 21-2-421
September 17, 2025 9:00 a.m.	**PROVISIONAL BALLOT FORMS DUE TO REGISTRAR** The election superintendent shall provide to the registrar all provisional voter certificates, voter registration forms and the provisional numbered list no later than 9:00 a.m. on the day following the election. O.C.G.A. § 21-2-419(b), SEB Rule 183-1-12-.18 (10)
September 19, 2025	**DEADLINE FOR SEPTEMBER PROVISIONAL VOTERS TO PROVIDE DOCUMENTATION** O.C.G.A. § 21-2-419(c)(1)(2)(3)

Office of the Secretary of State
Elections Division

2025 ELECTION CALENDAR AND HIGHLIGHTS

	ABSENTEE BALLOT CURE DEADLINE Last day voters can cure timely submitted absentee ballots for missing signature or information mismatch. O.C.G.A. § 21-2-386(a)(1)(C)
September 22, 2025	**DEADLINE FOR COUNTY CERTIFICATION OF SEPTEMBER 16th SPECIAL ELECTION** Returns shall be certified by the superintendent not later than 5:00 P.M. on the Monday following the date on which such election was held, and such returns shall be immediately transmitted to the Secretary of State. O.C.G.A. §21-2-493(k)
September 22, 2025	**COUNTIES TO BEGIN RECONCILIATION OF BALLOTS CAST/VOTER CREDIT** As soon as possible but no later than 30 days following the certification of election results, the election superintendent shall transmit to the Secretary of State a reconciliation report that reconciles the aggregate total of all ballots cast in each precinct as reported in the precinct-level election results to the aggregate number of voters who received credit for voting in each precinct on the form made available by the Secretary of State. Any discrepancies in the aggregate total of ballots cast in each precinct compared to the aggregate number of voters who received credit for voting in a precinct shall be fully investigated by the election superintendent or designee. The explanation for any discrepancy shall be included in the Reconciliation Report. County reconciliation deadline: SEB Rule 183-1-12-.12(e) 21-2-421(b);
September 24, 2025, to September 26, 2025 **Tentative*	**CONDUCT RISK LIMITING AUDIT** Local election superintendents shall conduct risk-limiting audit on one federal or state-wide contests randomly selected by the Secretary of State during this period. O.C.G.A. § 21-2-498(b)(c)
September 24, 2025	**DEADLINE TO REQUEST A RECOUNT FOR SEPTEMBER 16th SPECIAL ELECTION** Last day to request a recount. O.C.G.A. § 21-2-495(c). **A county may certify earlier than the legal requirement. Request deadline is within two business days after certification.*
September 30, 2025	**DEADLINE TO PUBLISH ADVANCE VOTING NOTICE FOR NOVEMBER 4th SPECIAL ELECTION/MUNICIPAL GENERAL ELECTION**

Office of the Secretary of State
Elections Division

2025 ELECTION CALENDAR AND HIGHLIGHTS

	The board of registrars shall publish the dates, times, and locations of the availability of advance voting in its jurisdiction on the homepage of the county's publicly accessible website associated with elections or registrations, or if the county does not have such a website, in a newspaper of general circulation, and by posting in a prominent location in the county, no later than 14 days prior to the beginning of the advance voting period for a general primary, special primary, general election, or special election and no later than seven days prior to the beginning of the advance voting period for any run-off election. Any new advance voting locations added after that deadline shall be published in the same manner as soon as possible. The board of registrars shall not remove any advance voting location after the notice of such location is published, except in the case of an emergency or unavoidable event that renders a location unavailable for use. O.C.G.A. § 21-2-385(d)(3)
As soon as possible, but no later than October 3, 2025	**DEADLINE TO PUBLISH ADVANCE VOTING NOTICE FOR OCTOBER 14th RUNOFF ELECTION** The board of registrars shall publish the dates, times, and locations of the availability of advance voting in its jurisdiction on the homepage of the county's publicly accessible website associated with elections or registrations, or if the county does not have such a website, in a newspaper of general circulation, and by posting in a prominent location in the county, no later than 14 days prior to the beginning of the advance voting period for a general primary, special primary, general election, or special election and no later than seven days prior to the beginning of the advance voting period for any run-off election. Any new advance voting locations added after that deadline shall be published in the same manner as soon as possible. The board of registrars shall not remove any advance voting location after the notice of such location is published, except in the case of an emergency or unavoidable event that renders a location unavailable for use. O.C.G.A. § 21-2-385(d)(3)
October 4, 2025	**DEADLINE FOR PUBLISHING PUBLIC NOTICE OF MUNICIPAL GENERAL ELECTION** Public notice of such elections shall be published by the governing authority of the municipality in a newspaper of general circulation in the municipality at least 30 days prior to the elections. In addition, the municipality shall immediately transmit a copy of such notice to the Secretary of State. 21-2-9(c)
October 5, 2025	**DEADLINE FOR PRECINCT BOUNDARY CHANGES FOR NOVEMBER 4th SPECIAL ELECTION/MUNICIPAL GENERAL ELECTION**

Office of the Secretary of State
Elections Division

2025 ELECTION CALENDAR AND HIGHLIGHTS

	The bounds of a precinct shall not be altered during the period of 30 days prior to any special primary or special election. O.C.G.A. § 21-2-261(c) Public notice of Municipal General Election shall publish in a newspaper of gen circ in municipality at least 30 days.
October 6, 2025	**DEADLINE FOR VOTER REGISTRATION/CHANGE OF ADDRESS FOR SPECIAL ELECTION/MUNICIPAL GENERAL ELECTION** The last day for a person to register/change address and be eligible to vote in the special election and runoff Only the electors who were duly registered to vote and not subsequently deemed disqualified to vote in the election for candidates for that office shall be entitled to vote therein. O.C.G.A. §§ 21-2-224, 21-2-501, 21-2-218
October 6, 2025	**LAST DAY TO ISSUE THE CALL FOR THE NOVEMBER 4th SPECIAL ELECTION/MUNICIPAL GENERAL ELECTION** At least 29 days shall intervene between the call of a special election and the holding of same. O.C.G.A. § 21-2-540(b)
As soon as possible, but no later than October 6	**ADVANCED IN PERSON (EARLY) VOTING BEGINS FOR THE OCTOBER 14th RUNOFF** There shall be a period of advance voting that shall commence as soon as possible prior to a runoff from any general primary or election but no later than the second Monday immediately prior to such runoff. Advance voting shall be conducted during normal business hours on weekdays during such period and during the second and third Saturdays. O.C.G.A. § 21-2-385(d)(1)
October 7, 2025	**DEADLINE FOR CANDIDATE TO DESIGNATE POLL WATCHERS FOR ADVANCED IN PERSON VOTING FOR NOVEMBER 4th SPECIAL ELECTION/MUNICIPAL GENERAL ELECTION** In an election or run-off election, each candidate shall be entitled to designate, at least seven days prior to the beginning of the advance voting period for such election and run-off election, one poll watcher for each location at which advance voting is conducted pursuant to subsection (b) of Code Section 21-2-380. O.C.G.A. § 21-2-408(b)(3)(A)
October 7, 2025	**DEADLINE FOR CANDIDATE TO DESIGNATE POLL WATCHERS FOR ADVANCED VOTING FOR THE OCTOBER 14th RUNOFF ELECTION** In an election or run-off election, candidates running in a nonpartisan election shall be entitled to designate one poll watcher in each precinct, at least seven days prior to such election or run-off election. O.C.G.A. § 21-2-408

Office of the Secretary of State
Elections Division

2025 ELECTION CALENDAR AND HIGHLIGHTS

October 7, 2025	**DEADLINE FOR CANDIDATE TO DESIGNATE POLL WATCHERS FOR OCTOBER 14th RUNOFF ELECTION** In an election or run-off election, candidates running in a nonpartisan election shall be entitled to designate one poll watcher in each precinct, at least seven days prior to such election or run-off election. O.C.G.A. § 21-2-408(b)(1)
October 8, 2025	**DEADLINE TO CONTEST ELECTION RESULTS** A petition to contest the result of a primary shall be filed in the office of the clerk of the superior court having jurisdiction within five days after the certification of election returns by the election official having responsibility for taking such action or within five days after certification of the returns following a recount. O.C.G.A. § 21-2-524
As soon as possible	**FIRST DAY TO MAIL ABSENTEE BALLOTS FOR THE OCTOBER 14th RUNOFF** In the case of special elections, the board of registrars shall mail or issue official absentee ballots to all eligible applicants as soon as possible prior to any runoff. O.C.G.A. § 21-2-384(a)
October 10, 2025	**LAST DAY OF ADVANCE VOTING FOR SPECIAL ELECTION RUNOFF** O.C.G.A. § 21-2-385(d)(1)
October 10, 2025	**DEADLINE TO SEND COPIES OF POLL WATCHER DESIGNATION LETTERS TO SUPERINTENDENT** At least three days prior to the beginning of the advance voting period, a copy of the letter shall be delivered to the superintendent and the chief registrar of the county or municipality in which the poll watcher is to serve. O.C.G.A. § 21-2-408(b)(3)(A); SEB Rule 183-1-13-.03
October 10, 2025	**LAST DAY TO COMMENCE LOGIC & ACCURACY TESTING** The last day for the superintendent to test each direct recording electronic unit and memory card to confirm that the direct recording electronic units and the memory cards are in proper working order is the third day preceding the election. Representatives of

2025 ELECTION CALENDAR AND HIGHLIGHTS

	political parties and bodies, media and the public shall be permitted to observe the tests. O.C.G.A. § 21-2-379.6(c); SEB Rule 183-1-12(.03)
Prior to October 14, 2025	**DELIVERY OF ABSENTEE BALLOTS TO REGISTRAR OR ABSENTEE BALLOT CLERK** The superintendent shall, before the dates specified in O.C.G.A. § 21-2-384(a)(2) prepare, obtain, and deliver an adequate supply of official absentee ballots to the board of registrars or absentee ballot clerk for use in the special election. Envelopes and other supplies as required by this article may be ordered by the superintendent, the board of registrars, or the absentee ballot clerk for use in the primary or election. O.C.G.A. § 21-2-384(a)(1)
October 14, 2025	**FIRST DAY TO ISSUE ABSENTEE BALLOTS FOR NOVEMBER 4th SPECIAL ELECTION/MUNICIPAL GENERAL ELECTION** The board of registrars or absentee ballot clerk shall mail or issue official absentee ballots to all eligible applicants within three days after the receipt of such ballots and supplies, but no earlier than 22 days prior to the election. O.C.G.A. § 21-2-384(a)(2)
October 14, 2025	**ADVANCED IN PERSON VOTING BEGINS FOR THE NOVEMBER 4th SPECIAL ELECTION/MUNICIPAL GENERAL ELECTION** There shall be a period of advance voting that shall commence on the fourth Monday immediately prior to each primary or election and as soon as possible prior to a runoff and shall end on the Friday immediately prior to such primary, election, or runoff. O.C.G.A. § 21-2-385(d)(1)
October 14, 2025 ELECTION DAY	**DATE OF SPECIAL ELECTION RUNOFF** O.C.G.A. § 21-2-501(a)(1) Polls open from 7:00 a.m. to 7:00 p.m. O.C.G.A. § 21-2-403 **OFFICE OF REGISTRAR AND SUPERINTENDENT TO REMAIN OPEN** County election office(s) to remain open until completion of their duties. O.C.G.A. § 21-2-490 **BALLOT CAST REPORT DUE**

Office of the Secretary of State
Elections Division

2025 ELECTION CALENDAR AND HIGHLIGHTS

	Report due by 11:59 p.m. of total number of ballots cast, including provisional ballots, and absentee-by-mail ballots received by the close of polls to the registrar. O.C.G.A. § 21-2-421
October 15, 2025 9:00 a.m.	**PROVISIONAL BALLOT FORMS DUE TO REGISTRAR** The election superintendent shall provide to the registrar all provisional voter certificates, voter registration forms and the provisional numbered list no later than 9:00 a.m. on the day following the election. O.C.G.A. § 21-2-419(b), SEB Rule 183-1-12-.18 (10)
October 17, 2025	**DEADLINE FOR OCTOBER RUNOFF PROVISIONAL VOTERS TO PROVIDE DOCUMENTATION** O.C.G.A. § 21-2-419(c)(1)(2)(3) **ABSENTEE BALLOT CURE DEADLINE** Last day voters can cure timely submitted absentee ballots for missing signature or information mismatch. O.C.G.A. § 21-2-386(a)(1)(C)
October 18, 2025	**MANDATORY SATURDAY VOTING FOR THE NOVEMBER 4th SPECIAL ELECTION/MUNICIPAL GENERAL ELECTION** Voting shall be conducted on the second and third Saturdays during the hours of 9:00 A.M. through 5:00 P.M. but no longer than 7:00 A.M. through 7:00 P.M. O.C.G.A. § 21-2-385(d)(1)
October 19, 2025	**OPTIONAL SUNDAY VOTING FOR THE NOVEMBER 4th SPECIAL ELECTION/MUNICIPAL GENERAL ELECTION** Voting may be conducted if the board of registrars so chooses on the second and third Sunday, or both the second and third Sundays prior to a primary or election during hours determined by the registrar or absentee ballot clerk, but no longer than 7:00 A.M. through 7:00 P.M. O.C.G.A. § 21-2-385(d)(1)
October 20, 2025	**DEADLINE FOR COUNTY CERTIFICATION OF SPECIAL ELECTION RUNOFF RESULTS** Returns shall be certified by the superintendent not later than 5:00 P.M. on the Monday

2025 ELECTION CALENDAR AND HIGHLIGHTS

	following the date on which such election was held, and such returns shall be immediately transmitted to the Secretary of State. O.C.G.A. §21-2-493(k)
October 20, 2025	**EARLY PROCESSING BEGINS FOR THE NOVEMBER 4th SPECIAL ELECTION/MUNICIPAL GENERAL ELECTION** Beginning at 8:00 A.M. on the third Monday prior to the day of the primary, election, or runoff, the election superintendent shall be authorized to open the outer oath envelope of absentee ballots that have been verified and accepted pursuant to subparagraph (a)(1)(B) of this Code section, remove the contents of such outer envelope, or to open the inner envelope marked 'Official Absentee Ballot' and scan the absentee ballot using one or more ballot scanners .O.C.G.A. § 21-2-386(a)(2)(A)
October 22, 2025	**COUNTIES TO BEGIN RECONCILIATION OF BALLOTS CAST/VOTER CREDIT** As soon as possible but no later than 30 days following the certification of election results, the election superintendent shall transmit to the Secretary of State a reconciliation report that reconciles the aggregate total of all ballots cast in each precinct as reported in the precinct-level election results to the aggregate number of voters who received credit for voting in each precinct on the form made available by the Secretary of State. Any discrepancies in the aggregate total of ballots cast in each precinct compared to the aggregate number of voters who received credit for voting in a precinct shall be fully investigated by the election superintendent or designee. The explanation for any discrepancy shall be included in the Reconciliation Report. County reconciliation deadline: SEB Rule 183-1-12-.12(e) 21-2-421(b)
October 24, 2025	**LAST DAY TO ACCEPT ABSENTEE APPLICATIONS FOR THE NOVEMBER 4th GENERAL/SPECIAL ELECTION** Except as otherwise provided in Code Section 21-2-219 or for advance voting described in subsection (d) if Code Section 21-2-385, not earlier than 78 days or less than 11 days prior to the date of the primary or election, or runoff of either, in which the elector desires to vote, any absentee elector may make, either by mail, facsimile transmission, by electronic transmission, or in person in the registrar's or absentee ballot clerk's office, an application for an official ballot of the elector's precinct to be voted at such primary, election, or runoff. O.C.G.A. § 21-2-381(a)(1)(A)
October 25, 2025	**MANDATORY SATURDAY VOTING FOR THE NOVEMBER 4th SPECIAL ELECTION/MUNICIPAL GENERAL ELECTION**

Office of the Secretary of State
Elections Division

2025 ELECTION CALENDAR AND HIGHLIGHTS

	Voting shall be conducted on the second and third Saturdays during the hours of 9:00 A.M. through 5:00 P.M. but no longer than 7:00 A.M. through 7:00 P.M. O.C.G.A. § 21-2-385(d)(1)
October 25, 2025	**DEADLINE FOR PUBLIC EXHIBITION OF SAMPLE BALLOT** At least ten days before a special primary or election, the superintendent shall place on public exhibition, in such place and at such times as the superintendent shall deem most suitable for the information and instruction of the electors, a sample ballot to be used in such election. O.C.G.A. § 21-2-379.8(b)
October 28, 2025	**DEADLINE TO PUBLISH CONSOLIDATION NOTICE FOR NOVEMBER 4th SPECIAL ELECTION/MUNICIPAL GENERAL ELECTION** The superintendent shall give at least one week's notice of the time and place for the computation and canvassing of the returns by publishing the notice in a conspicuous place in the superintendent's office. O.C.G.A. § 21-2-492
October 28, 2025	**DEADLINE FOR NOTICE OF INTENT TO TABULATE EARLY** If the county election superintendent chooses to open the inner envelopes and begin tabulating such ballots prior to the close of the polls on the day of the primary, election or runoff, the superintendent shall notify the Secretary of State, in writing, at least seven days prior to the primary, election or runoff. O.C.G.A. § 21-2-386(a)(3)
October 28, 2025	**DEADLINE FOR CANDIDATE TO DESIGNATE POLL WATCHERS** In an election or run-off election, candidates running in a nonpartisan election shall be entitled to designate one poll watcher in each precinct, at least seven days prior to such election or run-off election. O.C.G.A. § 21-2-408(b)(1)
October 30, 2025	**DEADLINE FOR PREPARATION OF ELECTOR'S LIST** The official list of electors eligible to vote in any primary or election shall be prepared and completed at least five calendar days prior to the date the list is to be used for such primary or election. O.C.G.A. § 21-2-224(f)

Office of the Secretary of State
Elections Division

2025 ELECTION CALENDAR AND HIGHLIGHTS

October 31, 2025	**LAST DAY TO COMMENCE LOGIC & ACCURACY TESTING** The last day for the superintendent to test each direct recording electronic unit and memory card to confirm that the direct recording electronic units and the memory cards are in proper working order is the third day preceding the election. Representatives of political parties and bodies, media and the public shall be permitted to observe the tests. O.C.G.A. § 21-2-379.6(c); SEB Rule 183-1-12(.03)
October 31, 2025	**LAST DAY OF ADVANCE VOTING FOR NOVEMBER 4th SPECIAL ELECTION/MUNICIPAL GENERAL ELECTION** O.C.G.A. § 21-2-385(d)(1)
November 1, 2025	**DEADLINE FOR CANDIDATES TO SEND LETTERS TO DESIGNATED POLL WATCHERS** At least three days prior to the election, a copy of the letter shall be delivered to the superintendent of the county in which the poll watcher is to serve. O.C.G.A. § 21-2-408(b)(1); SEB Rule 183-1-13-.03
November 4, 2025	**DEADLINE FOR RECOUNT REQUEST BY CANDIDATE** Whenever the difference between the number of votes received by a candidate who has been declared elected to an office in an election or is eligible for a runoff election and the number of votes received by any other candidate not declared so elected or eligible for a runoff is not more than one-half of 1 percent of the total votes cast for such office, the losing candidate with the number of votes within this margin shall have the right to request a recount of votes if made in writing and within a period of two business days following the certification of the election results. O.C.G.A. § 21-2-495(c)
November 4, 2025 ELECTION DAY	**DATE OF SPECIAL ELECTION/MUNICIPAL GENERAL ELECTION** O.C.G.A. § 21-2-9(c) O.C.G.A. § 21-2-540. Polls open from 7:00 a.m. to 7:00 p.m. O.C.G.A. § 21-2-403 **OFFICE OF REGISTRAR AND SUPERINTENDENT TO REMAIN OPEN** County election office(s) to remain open until completion of their duties. O.C.G.A. § 21-2-490 **BALLOT CAST REPORT DUE** Report due by 11:59 p.m. of total number of ballots cast, including provisional ballots, and absentee-by-mail ballots received by the close of polls to the registrar. O.C.G.A. § 21-2-421

Office of the Secretary of State
Elections Division

2025 ELECTION CALENDAR AND HIGHLIGHTS

November 5, 2025	**DEADLINE TO CONTEST ELECTION RESULTS** A petition to contest the result of a primary shall be filed in the office of the clerk of the superior court having jurisdiction within five days after the certification of election returns by the election official having responsibility for taking such action or within five days after certification of the returns following a recount. O.C.G.A. § 21-2-524
November 5, 2025 9:00 a.m.	**PROVISIONAL BALLOT FORMS DUE TO REGISTRAR** The election superintendent shall provide to the registrar all provisional voter certificates, voter registration forms and the provisional numbered list no later than 9:00 a.m. on the day following the election. O.C.G.A. § 21-2-419(b), SEB Rule 183-1-12-.18 (10)
November 7, 2025	**DEADLINE FOR NOVEMBER PROVISIONAL VOTERS TO PROVIDE DOCUMENTATION** O.C.G.A. § 21-2-419(c)(1)(2)(3) **ABSENTEE BALLOT CURE DEADLINE** Last day voters can cure timely submitted absentee ballots for missing signature or information mismatch. O.C.G.A. § 21-2-386(a)(1)(C)
November 10, 2025	**DEADLINE FOR COUNTY CERTIFICATION OF NOVEMBER 4th SPECIAL ELECTION/MUNICIPAL GENERAL ELECTION** Returns shall be certified by the superintendent not later than 5:00 P.M. on the Monday following the date on which such election was held, and such returns shall be immediately transmitted to the Secretary of State. O.C.G.A. §21-2-493(k)
November 11, 2025	**COUNTIES TO BEGIN RECONCILIATION OF BALLOTS CAST/VOTER CREDIT** As soon as possible but no later than 30 days following the certification of election results, the election superintendent shall transmit to the Secretary of State a reconciliation report that reconciles the aggregate total of all ballots cast in each precinct as reported in the

2025 ELECTION CALENDAR AND HIGHLIGHTS

	precinct-level election results to the aggregate number of voters who received credit for voting in each precinct on the form made available by the Secretary of State. Any discrepancies in the aggregate total of ballots cast in each precinct compared to the aggregate number of voters who received credit for voting in a precinct shall be fully investigated by the election superintendent or designee. The explanation for any discrepancy shall be included in the Reconciliation Report. County reconciliation deadline: SEB Rule 183-1-12-.12(e) 21-2-421(b)
November 12, 2025 to November 14, 2025 **Tentative*	**CONDUCT RISK LIMITING AUDIT** Local election superintendents shall conduct risk-limiting audit on one federal or state-wide contests randomly selected by the Secretary of State during this period. O.C.G.A. § 21-2-498(b)(c)
November 12, 2025	**DEADLINE TO REQUEST A RECOUNT FOR NOVEMBER 4th SPECIAL ELECTION/MUNICIPAL GENERAL ELECTION** Last day to request a recount. O.C.G.A. § 21-2-495(c). **A county may certify earlier than the legal requirement. Request deadline is within two business days after certification.*
November 15, 2025	**DEADLINE TO CONTEST ELECTION RESULTS** A petition to contest the result of a primary shall be filed in the office of the clerk of the superior court having jurisdiction within five days after the certification of election returns by the election official having responsibility for taking such action or within five days after certification of the returns following a recount. O.C.G.A. § 21-2-524
November 17, 2025	**DEADLINE FOR CANDIDATE TO DESIGNATE POLL WATCHERS FOR ADVANCED VOTING FOR THE DECEMBER 2nd RUNOFF ELECTION** In an election or run-off election, candidates running in a nonpartisan election shall be entitled to designate one poll watcher in each precinct, at least seven days prior to such election or run-off election. O.C.G.A. § 21-2-408
As soon as possible, but no later than November 21, 2025	**DEADLINE TO PUBLISH ADVANCE VOTING NOTICE FOR DECEMBER 2nd RUNOFF ELECTION** The board of registrars shall publish the dates, times, and locations of the availability of advance voting in its jurisdiction on the homepage of the county's publicly accessible website associated with elections or registrations, or if the county does not have such a website, in a newspaper of general circulation, and by posting in a prominent location in

2025 ELECTION CALENDAR AND HIGHLIGHTS

	the county, no later than 14 days prior to the beginning of the advance voting period for a general primary, special primary, general election, or special election and no later than seven days prior to the beginning of the advance voting period for any run-off election. Any new advance voting locations added after that deadline shall be published in the same manner as soon as possible. The board of registrars shall not remove any advance voting location after the notice of such location is published, except in the case of an emergency or unavoidable event that renders a location unavailable for use. O.C.G.A. § 21-2-385(d)(3)
As soon as possible, but no later than November 24, 2025	**ADVANCED IN PERSON (EARLY) VOTING BEGINS FOR THE DECEMBER 2nd RUNOFF ELECTION** There shall be a period of advance voting that shall commence as soon as possible prior to a runoff from any general primary or election but no later than the second Monday immediately prior to such runoff. Advance voting shall be conducted during normal business hours on weekdays during such period and during the second and third Saturdays. O.C.G.A. § 21-2-385(d)(1)
As soon as possible	**FIRST DAY TO MAIL ABSENTEE BALLOTS FOR DECEMBER 2nd RUNOFF ELECTION** In the case of special elections, the board of registrars shall mail or issue official absentee ballots to all eligible applicants as soon as possible prior to any runoff. O.C.G.A. § 21-2-384(a)
November 25, 2025	**DEADLINE FOR CANDIDATE TO DESIGNATE POLL WATCHERS FOR DECEMBER 2nd RUNOFF ELECTION** Candidates running in a nonpartisan election shall be entitled to designate one poll watcher in each precinct, at least seven days prior to such election or run-off election. O.C.G.A. § 21-2-408(b)(1)
November 26, 2025	**LAST DAY OF ADVANCE VOTING FOR SPECIAL ELECTION/MUNICIPAL GENERAL ELECTION RUNOFF** O.C.G.A. § 21-2-385(d)(1)
December 2, 2025 ELECTION DAY	**DATE OF SPECIAL ELECTION/MUNICIPAL GENERAL ELECTION RUNOFF** O.C.G.A. § 21-2-501(a)(1). Polls open from 7:00 a.m. to 7:00 p.m. O.C.G.A. § 21-2-403 **OFFICE OF REGISTRAR AND SUPERINTENDENT TO REMAIN OPEN**

2025 ELECTION CALENDAR AND HIGHLIGHTS

	County election office(s) to remain open until completion of their duties. O.C.G.A. § 21-2-490 **BALLOT CAST REPORT DUE** Report due by 11:59 p.m. of total number of ballots cast, including provisional ballots, and absentee-by-mail ballots received by the close of polls to the registrar. O.C.G.A. § 21-2-421
December 3, 2025 9:00 a.m.	**PROVISIONAL BALLOT FORMS DUE TO REGISTRAR** The election superintendent shall provide to the registrar all provisional voter certificates, voter registration forms and the provisional numbered list no later than 9:00 a.m. on the day following the election. O.C.G.A. § 21-2-419(b), SEB Rule 183-1-12-.18 (10)
December 5, 2025	**DEADLINE FOR DECEMBER RUNOFF PROVISIONAL VOTERS TO PROVIDE DOCUMENTATION** O.C.G.A. § 21-2-419(c)(1)(2)(3) **ABSENTEE BALLOT CURE DEADLINE** Last day voters can cure timely submitted absentee ballots for missing signature or information mismatch. O.C.G.A. § 21-2-386(a)(1)(C)
December 8, 2025	**DEADLINE FOR COUNTY CERTIFICATION OF SPECIAL ELECTION/MUNICIPAL GENERAL ELECTION ELECTION RUNOFF RESULTS** Returns shall be certified by the superintendent not later than 5:00 P.M. on the Monday following the date on which such election was held, and such returns shall be immediately transmitted to the Secretary of State. O.C.G.A. §21-2-493(k)

Office of the Secretary of State
Elections Division

2025 ELECTION CALENDAR AND HIGHLIGHTS

December 10, 2025	**COUNTIES TO BEGIN RECONCILIATION OF BALLOTS CAST/VOTER CREDIT** As soon as possible but no later than 30 days following the certification of election results, the election superintendent shall transmit to the Secretary of State a reconciliation report that reconciles the aggregate total of all ballots cast in each precinct as reported in the precinct-level election results to the aggregate number of voters who received credit for voting in each precinct on the form made available by the Secretary of State. Any discrepancies in the aggregate total of ballots cast in each precinct compared to the aggregate number of voters who received credit for voting in a precinct shall be fully investigated by the election superintendent or designee. The explanation for any discrepancy shall be included in the Reconciliation Report. County reconciliation deadline: SEB Rule 183-1-12-.12(e) 21-2-421(b);
December 10, 2025	**DEADLINE FOR RECOUNT REQUEST BY CANDIDATE** Whenever the difference between the number of votes received by a candidate who has been declared elected to an office in an election or is eligible for a runoff election and the number of votes received by any other candidate not declared so elected or eligible for a runoff is not more than one-half of 1 percent of the total votes cast for such office, the losing candidate with the number of votes within this margin shall have the right to request a recount of votes if made in writing and within a period of two business days following the certification of the election results. O.C.G.A. § 21-2-495(c)
December 13, 2025	**DEADLINE TO CONTEST ELECTION RESULTS** A petition to contest the result of a primary shall be filed in the office of the clerk of the superior court having jurisdiction within five days after the certification of election returns by the election official having responsibility for taking such action or within five days after certification of the returns following a recount. O.C.G.A. § 21-2-524
January 7, 2026	**COUNTIES TO BEGIN RECONCILIATION OF BALLOTS CAST/VOTER CREDIT** As soon as possible but no later than 30 days following the certification of election results, the election superintendent shall transmit to the Secretary of State a reconciliation report

2025 ELECTION CALENDAR AND HIGHLIGHTS

	that reconciles the aggregate total of all ballots cast in each precinct as reported in the precinct-level election results to the aggregate number of voters who received credit for voting in each precinct on the form made available by the Secretary of State. Any discrepancies in the aggregate total of ballots cast in each precinct compared to the aggregate number of voters who received credit for voting in a precinct shall be fully investigated by the election superintendent or designee. The explanation for any discrepancy shall be included in the Reconciliation Report. County reconciliation deadline: SEB Rule 183-1-12-.12(e) 21-2-421(b)

City of Stockbridge

AGENDA ITEM

MEETING DATE

July 15, 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 IV
☐	TSPLOST
☐	CDBG
☐	GRANT FUNDING
☐	COUNCIL INITIATIVE
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND BALANCE
☐	BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Vanessa Holiday—CONSENT AGENDA

DEPARTMENT: City Clerk's Office

ITEM/PROJECT/EVENT:

Resolution to approve the 2025 Notice of Election and Qualifying Fees

BACKGROUND INFORMATION:

Vanessa Holiday

SIGNATURES:

MAYOR

CITY MANAGER

CITY TREASURER

CITY ATTORNEY

☐ FINANCIAL IMPACT ■ N/A

AMOUNT:

ATTACHMENTS: ☐

CITY OF STOCKBRIDGE
PUBLIC NOTICE OF
MUNICIPAL ELECTION AND
QUALIFYING FEE

In accordance with O.C.G.A. 21-2-131(a) This is to give notice that the City of Stockbridge will hold an election November 4, 2025, from 7:00 a.m. to 7:00 p.m. for the purpose of electing (1) District 1 Councilmember, (1) District 2 Councilmember and the Mayor At-Large for four-year terms each. Political parties shall not conduct primaries for city offices and all names of candidates for city offices shall be listed without party labels. Candidate shall be a bona fide resident of the City of Stockbridge for a continuous period of at least 12 months. Qualifying will take place at Stockbridge City Hall 4640 North Henry Blvd., Stockbridge, GA 30281 beginning Monday, August 18 – Friday, August 22, 2025, during the hours of 8:30 a.m. to 4:30 p.m., and will close each day from 12:00 p.m. to 1:00 p.m. The Qualifying Fee shall be three (3) percent of the annual compensation of the office. Such amount shall be paid to the Municipal Election Superintendent at the time notice of candidacy is filed in the amount of $600.00 for Councilmember and $720.00 for Mayor by check, money order, or credit/debit card only. Please visit the Henry County Elections webpage for the dates, time, and locations: https://www.co.henry.ga.us/Departments/D-L/Elections-Registration/Voting

Office	District(s)	Term	Annual Compensation	3% Qualifying Fee
Mayor	At-Large	4 years	$24,000.00	$720.00
Councilmember	1, 2	4 years	$20,000.00	$600.00

Vanessa Holiday, City Clerk
City of Stockbridge

City of Stockbridge

AGENDA ITEM

MEETING DATE

JULY 14, 2025

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

FUNDING SOURCE

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

Appeal Case #AP-2025-01 for 123 & 135 Rock Quarry Road, & Parcel #S27-01016000. (Not for a public hearing.) The applicant, James Raven, is appealing the Zoning Review Form that was used as a basis for discontinuing the 2025 business license for truck parking on the property. A citation was issued on March 4; Business Services sent a letter to the applicant on March 14; the Zoning Review Form was prepared on March 17; and the applicant is scheduled to appear in Municipal Court on July 18, 2025..

BACKGROUND INFORMATION:

Staff Recommendation—Denial. The applicant has not produced evidence that any previous business license was ever issued to allow truck parking specifically at 135 Rock Quarry Road (Parcel #S27-01017000) or on Parcel #S27-01016000. The parcels are zoned 'LI' and 'PMU', and neither district allows truck parking. Research shows that the parcels have always been zoned as Light Industrial or Light Manufacturing. The business license was only issued for 123 Rock Quarry Road, where Huddleston Concrete Company's office building is located (and it, by the way, has no license for office use in the SR (Suburban Residential) district).

APPROVALS: CITY MANAGER on behalf

CITY TREASURER

CITY ATTORNEY

FINANCIAL IMPACT N/A

AMOUNT $

VALERIE POSS REVIEW

City of Stockbridge

AGENDA ITEM

MEETING DATE

JULY 14, 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:

Appeal Case #AP-2025-01 for 123 & 135 Rock Quarry Road, & Parcel #S27-01016000. (Not for a public hearing.) The applicant, James Raven, is appealing the Zoning Review Form that was used as a basis for discontinuing the 2025 business license for truck parking on the property. A citation was issued on March 4; Business Services sent a letter to the applicant on March 14; the Zoning Review Form was prepared on March 17; and the applicant is scheduled to appear in Municipal Court on July 18, 2025..

BACKGROUND INFORMATION:

Staff Recommendation—Denial. The applicant has not produced evidence that any previous business license was ever issued to allow truck parking specifically at 135 Rock Quarry Road (Parcel #S27-01017000) or on Parcel #S27-01016000. The parcels are zoned 'LI' and 'PMU', and neither district allows truck parking. Research shows that the parcels have always been zoned as Light Industrial or Light Manufacturing. The business license was only issued for 123 Rock Quarry Road, where Huddleston Concrete Company's office building is located (and it, by the way, has no license for office use in the SR (Suburban Residential) district).

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

FINANCIAL IMPACT N/A

AMOUNT $

ITEM/PROJECT/EVENT:

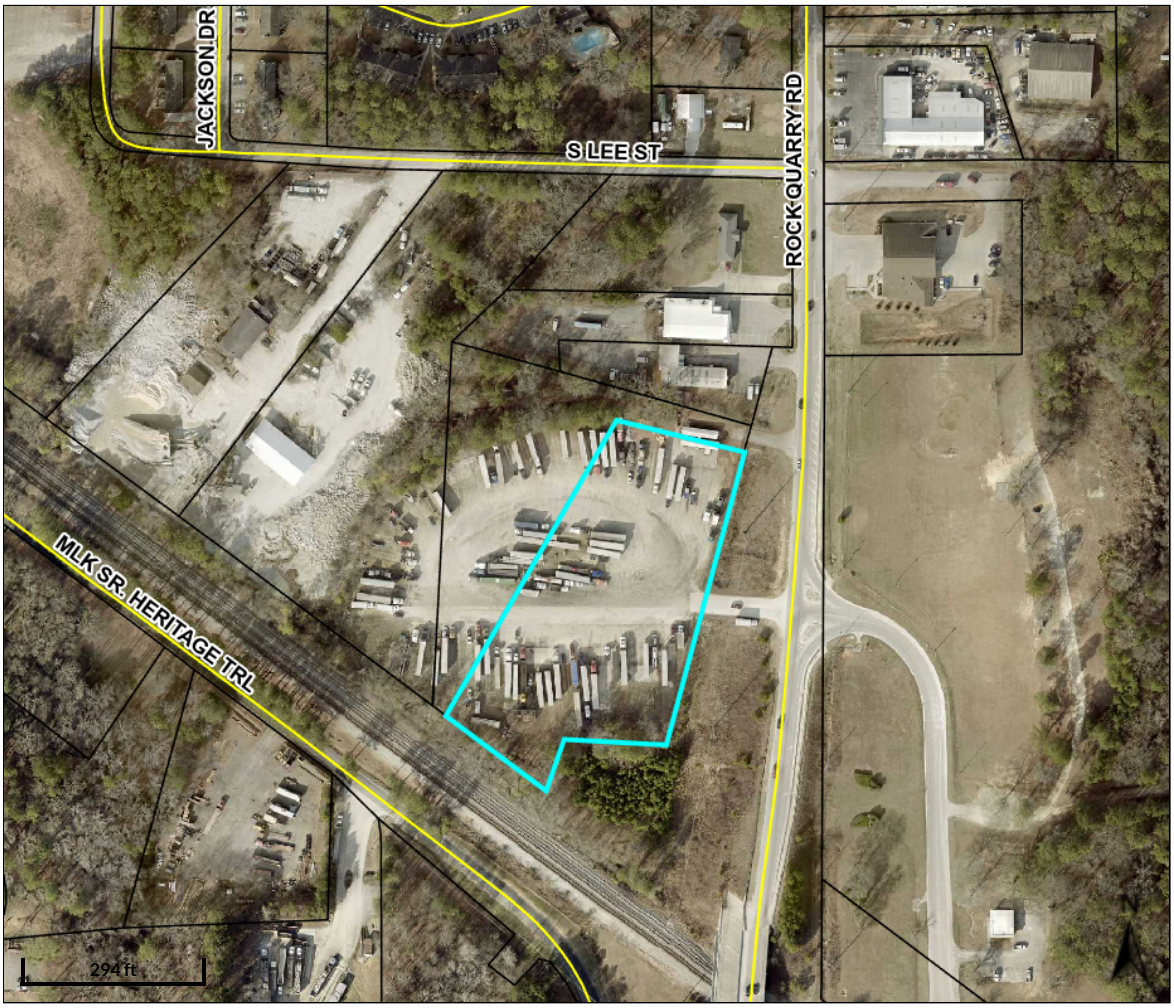
APPEAL CASE #AP-2025-01

BACKGROUND INFORMATION:

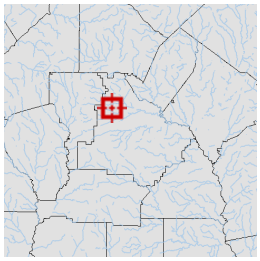
STAFF RECOMMENDATION: DENIAL.

Staff Signature_____

Henry County, GA



Overview



Legend

Parcels

Roads

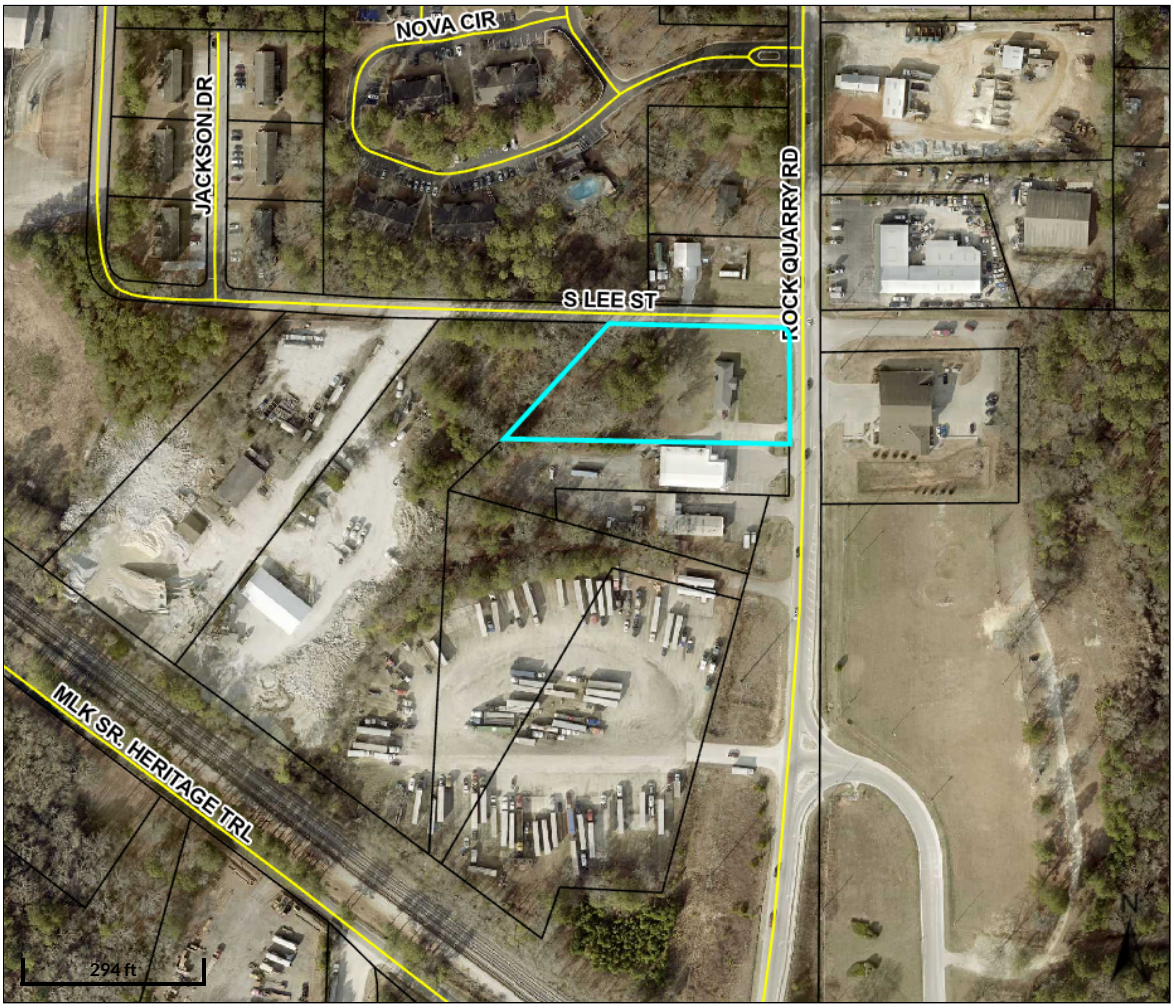
Parcel ID	S27-01017000	**Class**	Industrial	**Owner**	RAVEN JAMES S	**Land**	$137,600			
Property		**Acreage**	3.44	**Address**	JR	**Value:**				
Address					1251 PONDER	**Building**	$0	**Last 2 Sales**		
District	City/Stockbridge				PINES	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					MADISON, GA	**Misc**	$0	12/7/2018	$108,400	VL	U
					30650	**Value:**		12/21/2012	$0	VC	U
						Total	$137,600				
						Value:					

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

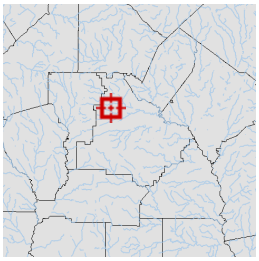
Date created: 4/29/2025
Last Data Uploaded: 4/29/2025 1:38:01 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



Overview



Legend

Parcels

Roads

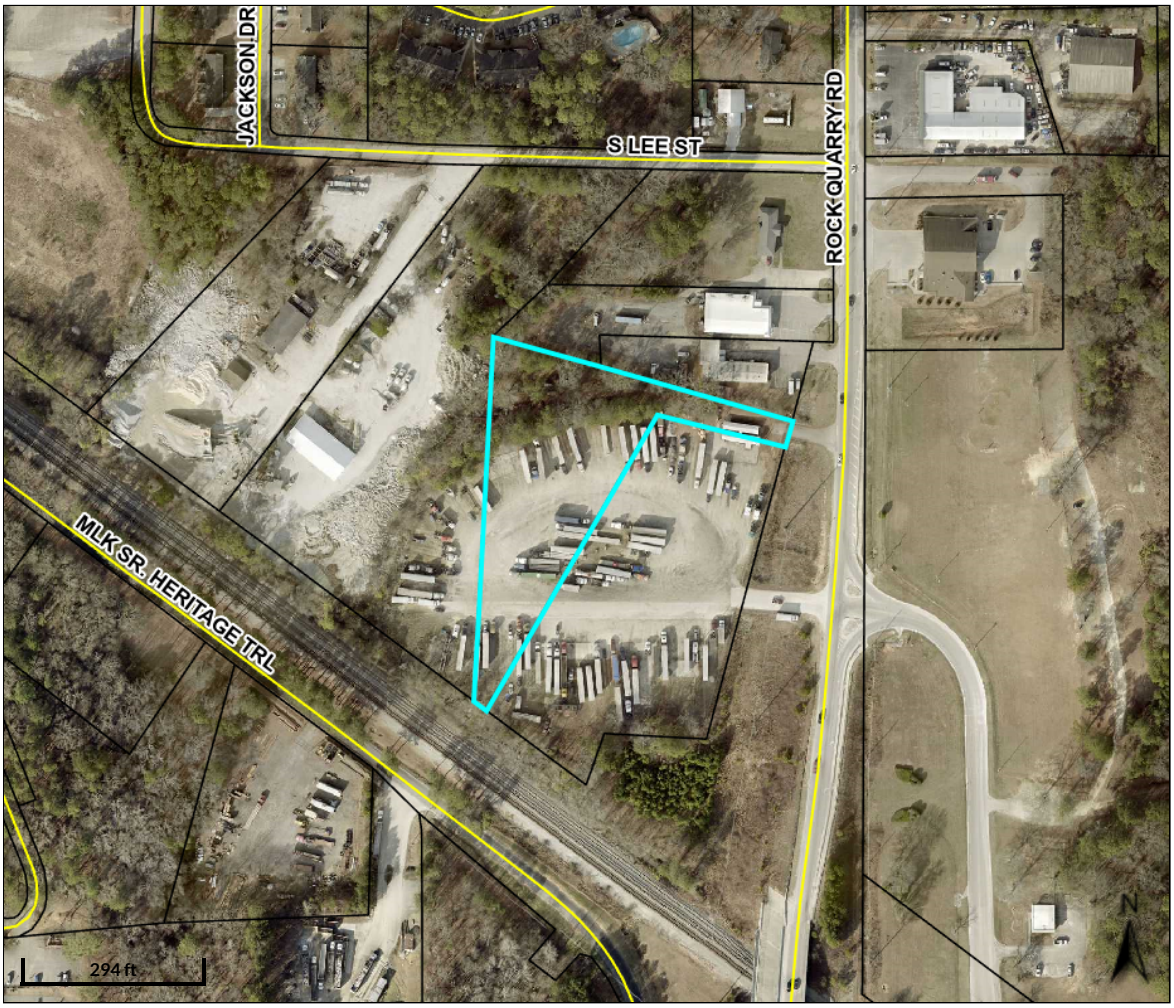
Parcel ID	S27-01012000	**Class**	Industrial	**Owner**	HUDDLESTON	**Land**	$67,500			
Property	123 ROCK	**Acreage**	1.55	**Address**	CONCRETE CO	**Value:**				
Address	QUARRY RD				123 ROCK QUARRY	**Building**	$129,700	**Last 2 Sales**		
District	City/Stockbridge				RD	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					P O BOX 506	**Misc**	$600	2/1/1986	$75,000	FM	Q
					STOCKBRIDGE, GA	**Value:**		n/a	$	n/a	n/a
					30281	**Total**	$176,500				
						Value:					

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

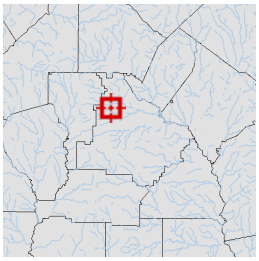
Date created: 4/29/2025
Last Data Uploaded: 4/29/2025 1:38:01 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S27-01016000	**Class**	Industrial	**Owner**	HUDDLESTON	**Land**	$108,400			
Property		**Acreage**	2.93	**Address**	CONCRETE CO	**Value:**				
Address					123 ROCK QUARRY RD	**Building**	$0	**Last 2 Sales**		
District	City/Stockbridge				P O BOX 506	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					STOCKBRIDGE, GA	**Misc**	$0	5/24/1988	$0	U	U
					30281	**Value:**		n/a	$	n/a	n/a
						Total	$108,400				
						Value:					

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

Date created: 4/29/2025
Last Data Uploaded: 4/29/2025 1:38:01 AM

Developed by SCHNEIDER GEOSPATIAL

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: July 14, 2025 (City Council Meeting)

SUBJECT: **Staff Report for Appeal Case #AP-2025-02: 123 and 135 Rock Quarry Road, and Parcel #S27-01016000 on Rock Quarry Road (Council District 4)**

I. PURPOSE OF THE APPEAL APPLICATION

An appeal application was submitted into SAGES on April 28, 2025 for Parcel #S27-01017000, which the applicant identified as having the address of 135 Rock Quarry Road. The applicant was James Raven with Huddleston Concrete Company, and the agent was Andy Welch, an attorney with the law firm of Smith, Welch, Webb & White. The law firm also submitted a Letter of Intent on the same date.

The stated purpose of the application was to appeal a Zoning Review Form that was completed by the Planning, Zoning, & GIS Division on March 17, 2025. Its recommendation of denial for the company's truck parking use of the property led to a decision by the City of Stockbridge's Business Services Division, in a March 28, 2025 letter, to state that "the application process for your business Huddleston Concrete 135 Rock Quarry Rd, Stockbridge, Ga 30281 is Denied for the following: Truck terminals, truck trailer storage lots, truck parking lots, and truck repair are only allowed in industrial zoning districts and are not allowed in the Parkway Mixed Use (PMU) District." Both actions occurred after a citation was issued on the subject property for not having an appropriate business license.

The Zoning Review Form was completed as part of the Business Services Division's process for evaluating the applicant's 2025 business license application for the subject property. The purpose of the Zoning Review Form was to assess the zoning compliance of the applicant's proposed use of the property for "truck parking", which currently exists on the property. The Form stated that the property was zoned 'C-3' (Heavy Commercial), and that it was located in the Parkway Mixed-Use (PMU) Overlay District, which does

not allow truck parking uses.

On March 4, 2025, the City of Stockbridge issued a citation on the subject property for not having an appropriate business license. A Municipal Court Summons was issued on March 14, 2025, requiring the applicant to appear in court on May 16, 2025. Subsequently, a letter was sent to the applicant by Business Services on March 28, 2025, stating that "the application process for your business Huddleston Concrete 135 Rock Quarry Rd, Stockbridge, Ga 30281 is Denied for the following: Truck terminals, truck trailer storage lots, truck parking lots, and truck repair are only allowed in industrial zoning districts and are not allowed in the Parkway Mixed Use (PMU) District." On April 3, 2025, the Stockbridge Police Department, Code Enforcement Division, sent a letter to the applicant, stating that the truck parking on Parcel #S27-01016000 and Parcel #S27-01017000 was a violation, and that the applicant was given 45-60 days to rectify the situation. The applicant appeared in court on May 16 and asked for a "continuance" (rescheduling) of at least 60 days, to allow his attorney time to prepare for the court hearing. The court then rescheduled the applicant's hearing date to July 18, 2025.

Now, the applicant requests that either an appeal hearing be granted before City Council, or that the Community Development Department decides that the 2025 business license which the applicant received does apply to the subject property (Parcel #S27-01017000).

II. DESCRIPTION OF THE SUBJECT PROPERTY

Parcel #S27-01017000 (referenced as 135 Rock Quarry Road) is the subject property for the appeal application, but Huddleston Concrete Company also owns the property at 123 Rock Quarry Road (Parcel #S27-01012000) and Parcel #S27-01016000. They are all located on the west side of Rock Quarry Road, south of Lee Street, but they are not contiguous. The Aerial Photo of the Vicinity below shows all three parcels, followed by a separate aerial photograph for each parcel. The parcel at 123 Rock Quarry Road is occupied by a small building that is used as the office for Huddleston Concrete Company, while the other two parcels are occupied by truck parking for numerous 18-wheel trucks. Two other parcels with different owners are located between the office parcel and the two truck parking parcels. Street photographs of the office building and truck parking are provided below, as well as a recent drone photograph showing the presence of truck parking on Huddleston Concrete Company's other two parcels. The Table of Property Facts provides property information and statistics.

AERIAL PHOTO OF THE VICINITY

AERIAL PHOTO OF 123 ROCK QUARRY ROAD
(SITE OF THE OFFICE BUILDING)

STREET PHOTO OF OFFICE BUILDING AT 123 ROCK QUARRY ROAD, OWNED BY HUDDLESTON CONCRETE COMPANY

AERIAL PHOTO OF PARCEL #S27-01016000, ONE OF THE TRUCK PARKING PARCELS

AERIAL PHOTO OF 135 ROCK QUARRY ROAD (PARCEL #S27-01017000), ONE OF THE TRUCK PARKING PARCELS

STREET PHOTO OF TRUCK PARKING PARCELS, VIEWED FROM THE EAST (QUARRY ENTRANCE); JUNE 3, 2025

DRONE PHOTO OF TRUCK PARKING: VIEWED FROM THE WEST, TOWARD ROCK QUARRY ROAD (June 3, 2025)

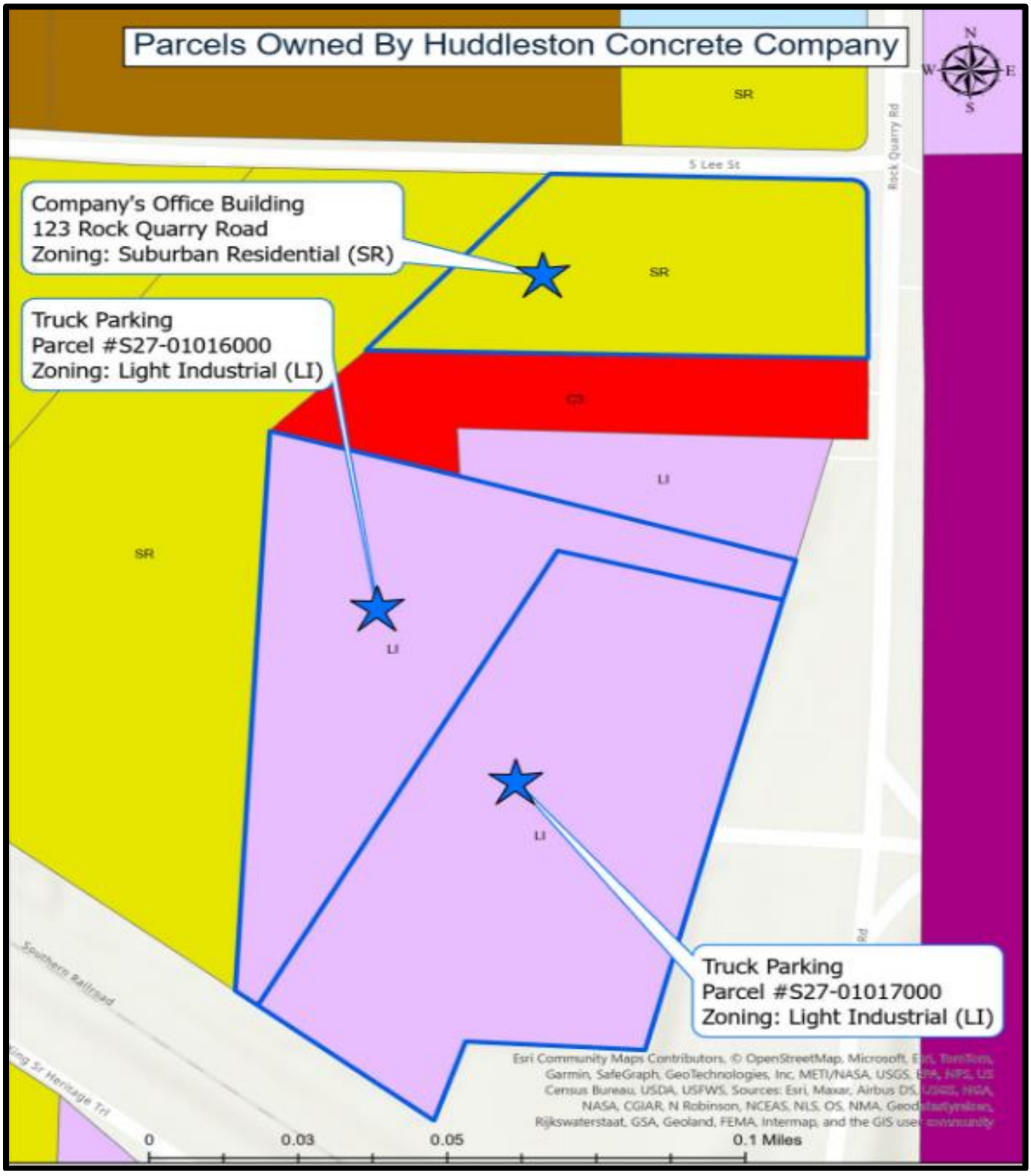
TABLE OF PROPERTY FACTS	
DESCRIPTIVE FACTOR	**RESEARCH FINDINGS**
Proposed Use:	Continued operation of office and two truck parking lots.
Property Address:	123 Rock Quarry Road, plus two nearby parcels.
Parcel Number:	123 Rock Quarry Road—Parcel #S27-01012000. Truck parking lots: Parcel #S27-01016000 and Parcel #S27-01017000.
Parcel Acreage:	~ 123 Rock Quarry Road—1.55 +/- acres. ~ Parcel #S27-01016000—2.93 +/- acres. ~ Parcel #S27-01017000—3.44 +/- acres.
Land District and Land Lot:	District 12, Land Lots 35 and 36.
Applicant / Owner:	~ 123 Rock Quarry Road--Huddleston Concrete Company. ~ Parcel #S27-01016000—Huddleston Concrete Company. ~ Parcel #S27-01017000—James S. Raven, Jr. (an owner or employee of Huddleston Concrete Company).
Existing Zoning:	123 Rock Quarry Road—SR (Suburban Residential). ~ Parcel #S27-01016000—LI (Light Industrial). ~ Parcel #S27-01017000—LI (Light Industrial).
Surrounding Zoning:	~ North –SR (Suburban Residential), MFR (Multiple Family Residential), and OI (Office-Institutional). ~ South—N/A (railroad tracks). ~ East—Heavy Industrial. ~ West
Property Location:	West side of Rock Quarry Road, between South Lee Street to the north and the railroad tracks to the south.
Property Conditions:	Fairly level, with few trees.
Current Use:	Office building and two truck parking lots.
Surrounding Land Uses:	~ North –Apartments. ~ South—Railroad tracks. ~ East—The rock quarry. ~ West –Single-family residential.
Surrounding Future Land Use Designations:	~ North—Downtown District. ~ Northeast---Low-Density Mixed-Use. ~ East—Heavy Industrial. ~ West and South—Light Industrial.
Road Classification:	Minor arterial.

III. EXISTING ZONING AND LAND USE

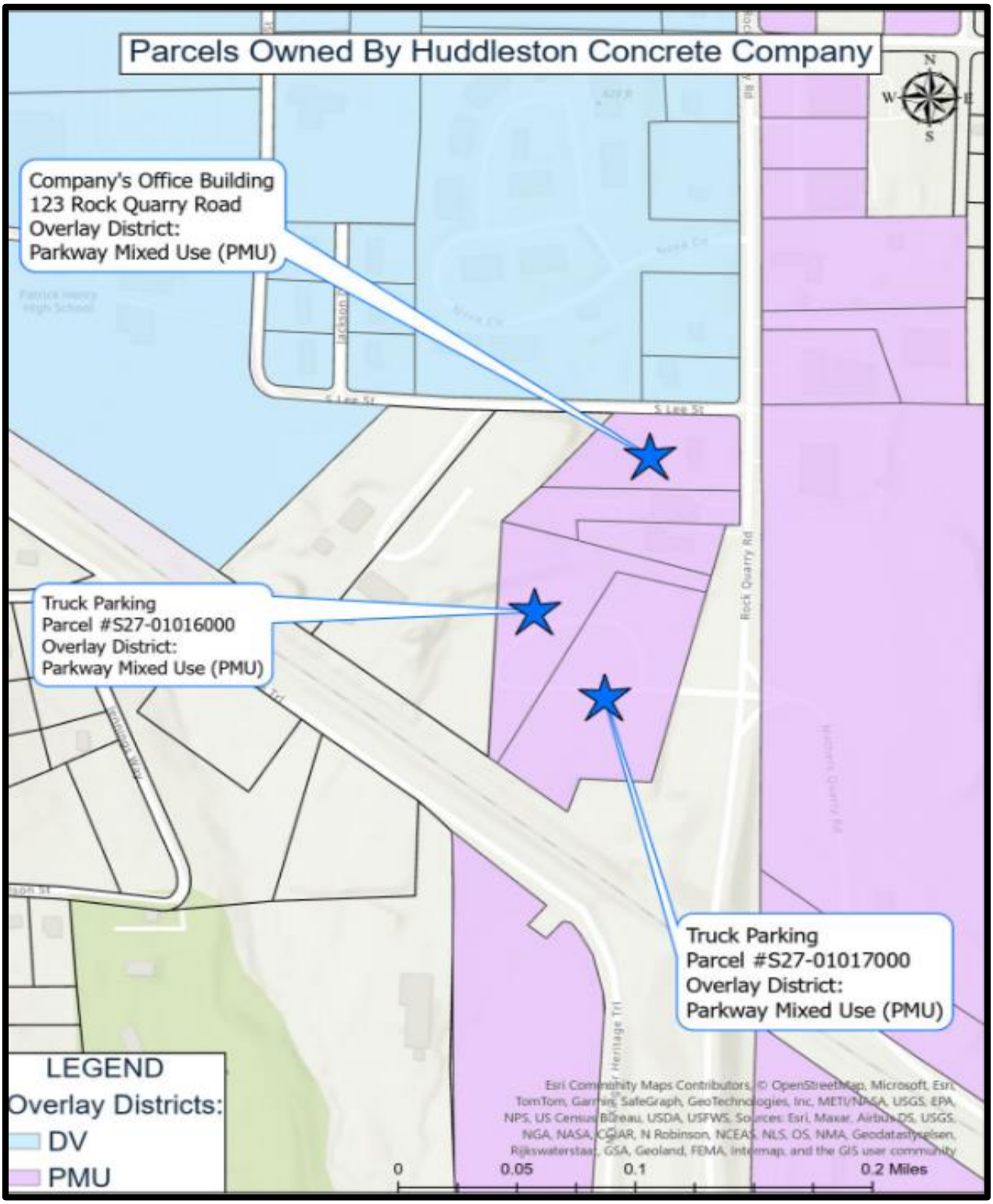
The property at 123 Rock Quarry Road is zoned 'SR' (Suburban Residential), and it is occupied by a small building that is being used by Huddleston Concrete Company for an office. The SR district, though, does not allow office uses since only residential uses are allowed in it. The other two parcels are zoned 'LI' (Light Industrial), and they are being used for truck parking even though the LI district does not allow truck parking. The only zoning district within the City of Stockbridge where truck parking is allowed is the HI (Heavy Industrial) district.

All three parcels are located within the Parkway Mixed-Use (PMU) Overlay District. Section 2.5.2(D)(17) of the Stockbridge Unified Development Code (UDC) states that the following types of uses are prohibited within the PMU Overlay District: "Truck terminals, truck trailer storage lots, truck parking lots, and truck repair." In addition, all types of industrial uses are prohibited within the PMU Overlay District. All three parcels have a future land use designation of Light Industrial. Maps of the existing zoning, overlay district, and future land use for all three parcels are provided below.

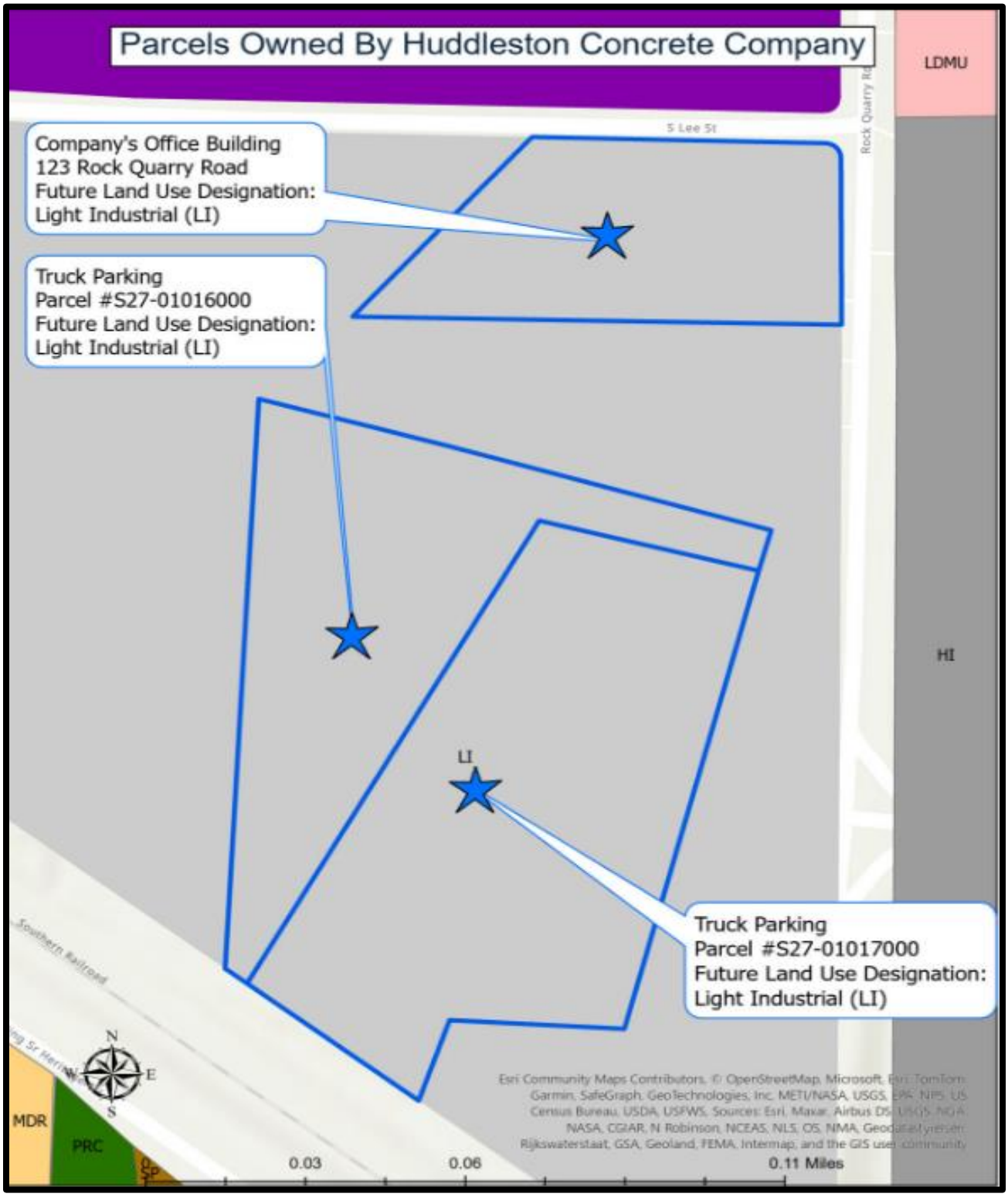
ZONING MAP FOR THREE PARCELS THAT ARE OWNED BY HUDDLESTON CONCRETE COMPANY



OVERLAY DISTRICT MAP FOR THREE PARCELS OWNED BY HUDDLESTON CONCRETE COMPANY



FUTURE LAND USE MAP FOR THREE PARCELS OWNED BY HUDDLESTON CONCRETE COMPANY



IV. ZONING HISTORY OF THE PROPERTY

Research was conducted on historic zoning maps and ordinances to identify the previous zoning districts for the three parcels that are currently owned by Huddleston Concrete Company; whether the zoning changed at any time; whether truck parking was an allowable use at any time; and when any overlay zoning districts began. Planning and Zoning functions for the City of Stockbridge were handled by Henry County prior to 2019, so previous Henry County zoning maps and ordinances had to be researched.

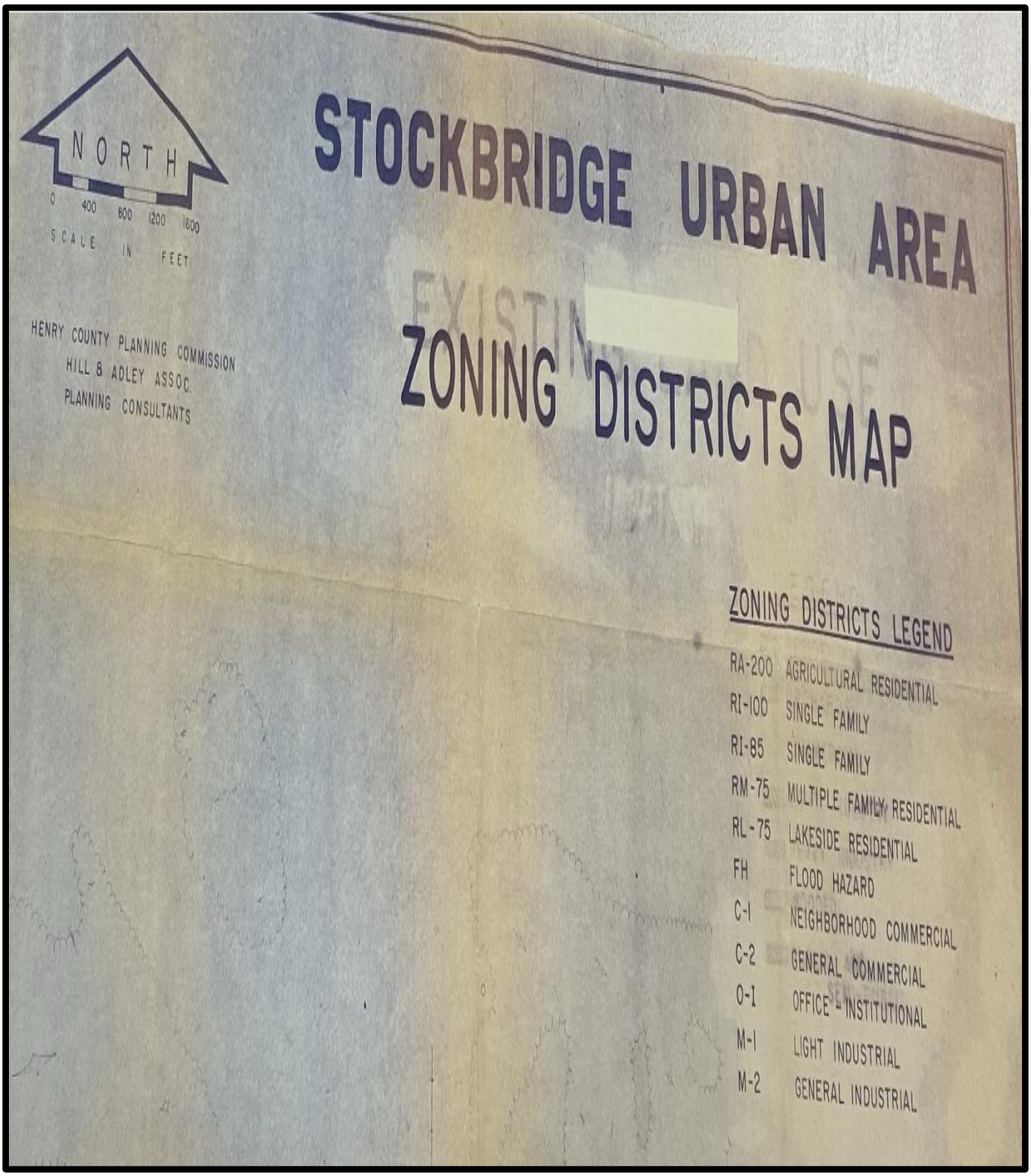
Shown below is a portion of the "Stockbridge Urban Area Zoning Districts Map", which was recommended by the Henry County Planning Commission and adopted by the Stockbridge City Council on May 10, 1963. It was prepared by Hill & Adley Associates, Planning Consultants, on the basis of a 1960 field survey. It clearly shows the area where the two existing truck parcels are located (Parcel #S27-01016000 and Parcel #S27-01017000), adjacent to the Southern Railroad, as being zoned 'M-1' (Light Manufacturing), while the area for Huddleston Concrete Company's current office at 123 Rock Quarry Road is zoned 'RM-75', a type of multifamily residential district.

Historic zoning maps from 2003 and 2007 for the City of Stockbridge were recently obtained from Henry County, and they both show the truck parking parcels as being zoned 'M-1'. In addition, all other historic zoning maps which the City's Community Development Office has on file show the truck parking properties as being zoned 'M-1' or 'LI' (Light Industrial). The same is true for the office parcel. At some point, the office parcel was rezoned to 'SR' (Suburban Residential), its current zoning; but no maps or documents could be found which showed or stated that.

The oldest available Henry County Zoning Ordinance is from June 3, 1986, and it stated that uses within the M-1 district were to be "nuisance-free." Although such uses included the storage of heavy materials, products, or equipment, nothing was mentioned about allowing outdoor storage, or the storage or parking of trucks or other vehicles. No such mention was made for the M-2 (Heavy Manufacturing) or C-3 (Heavy Commercial) zoning districts, either. The M-2 district, though, did allow "rock, sand, or gravel distribution", as well as "truck terminals." Excerpts from Henry County's 1986 Zoning District are provided below for the C-3, M-1, and M-2 districts. The C-3 and M-2 districts provided for commercial or industrial uses which required larger land areas and the need for the outside storage of materials, but the M-1 district had no such provision.

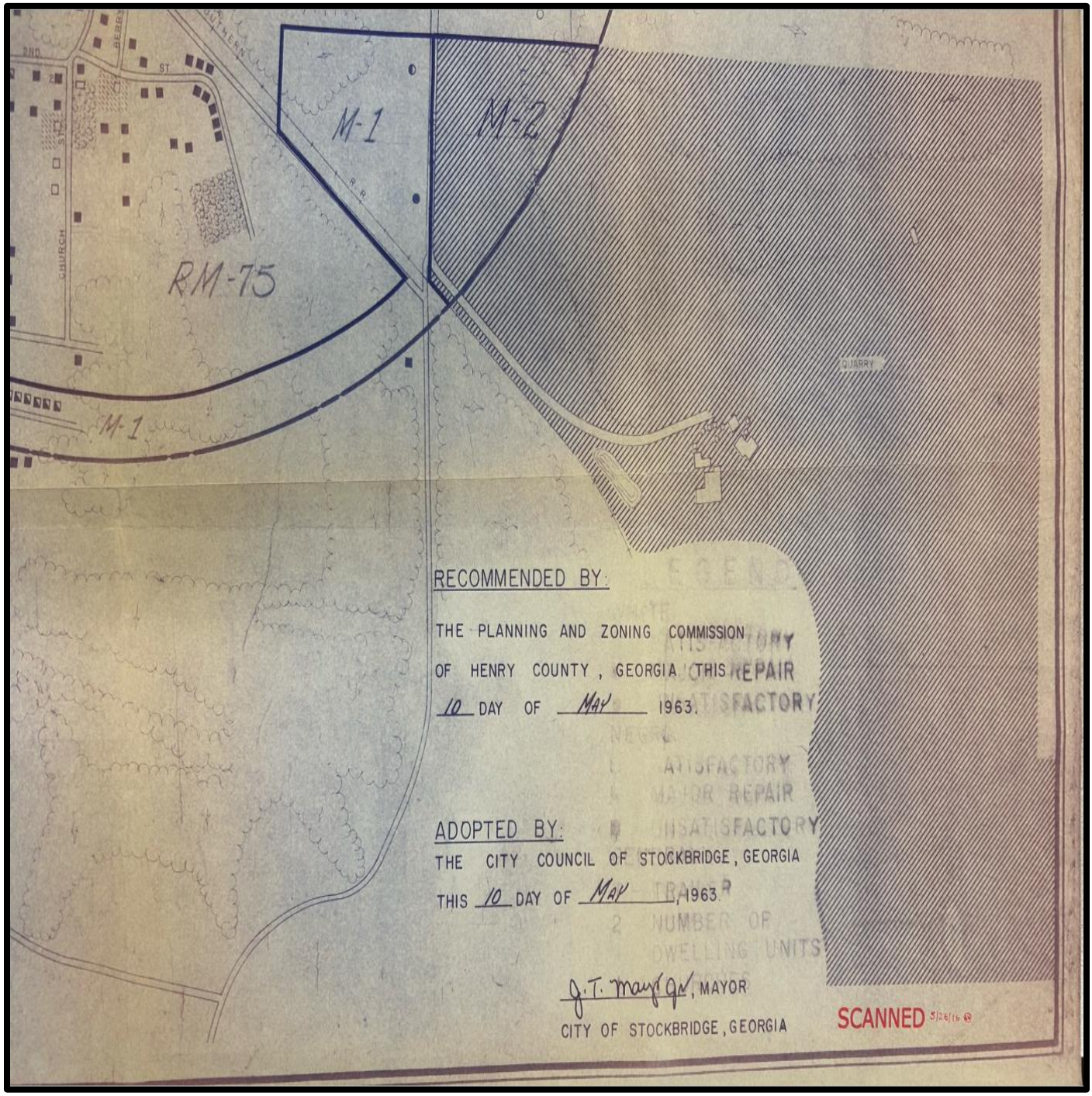
Regarding overlay zoning districts, the City of Stockbridge's current Parkway Mixed-Use (PMU) Overlay District began in 2022 with the adoption of the Unified Development Code (UDC). Its precursor was the City's Highway Corridor Overlay District, which began in 2019 and was modeled after Henry County's Highway Corridor Overlay District, which began in 2017.

STOCKBRIDGE ZONING MAP FROM MAY10,1963 — MAP TITLE AND LEGEND

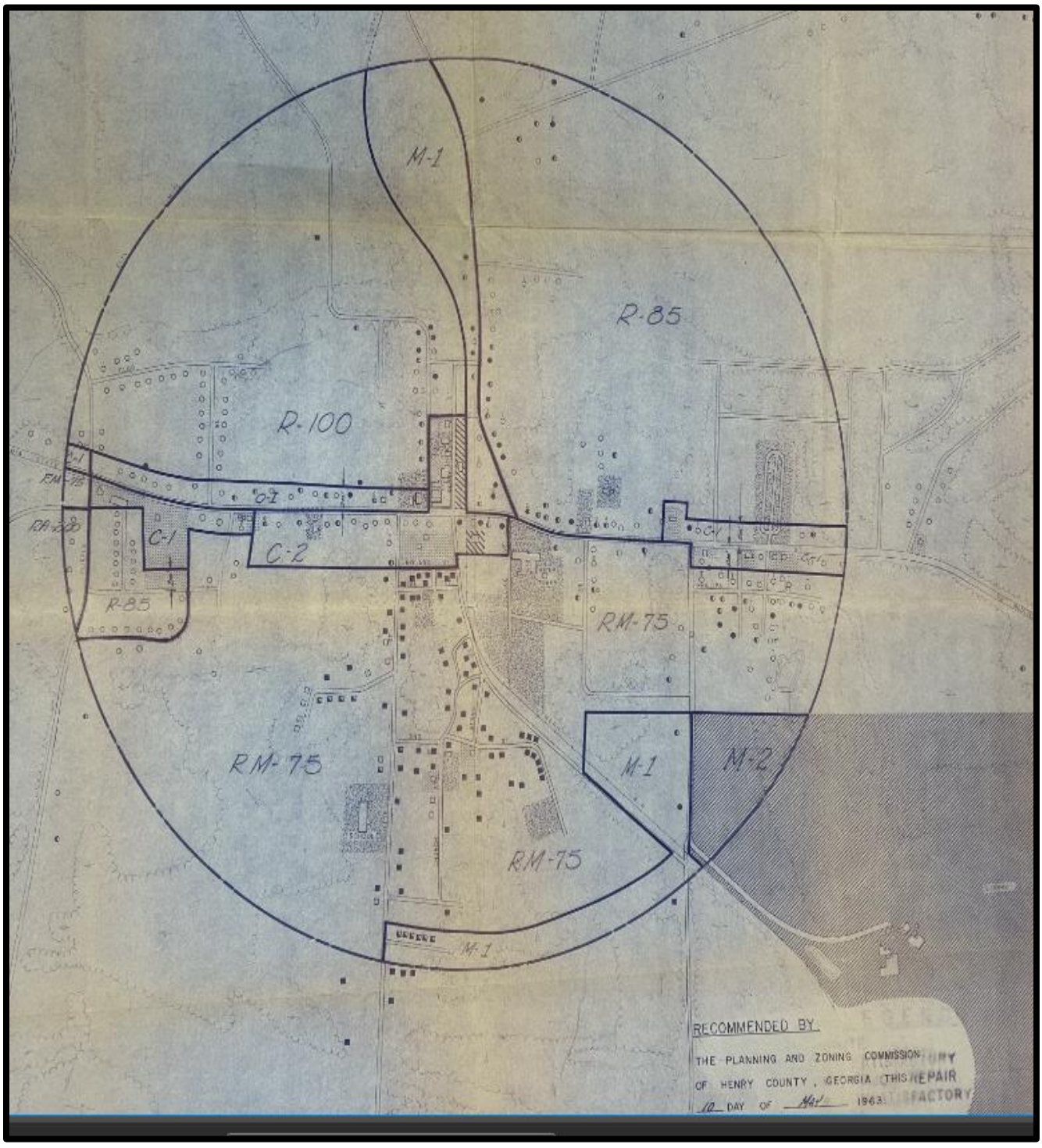


STOCKBRIDGE ZONING MAP FROM MAY10,1963 — MAP ADOPTION INFORMATION

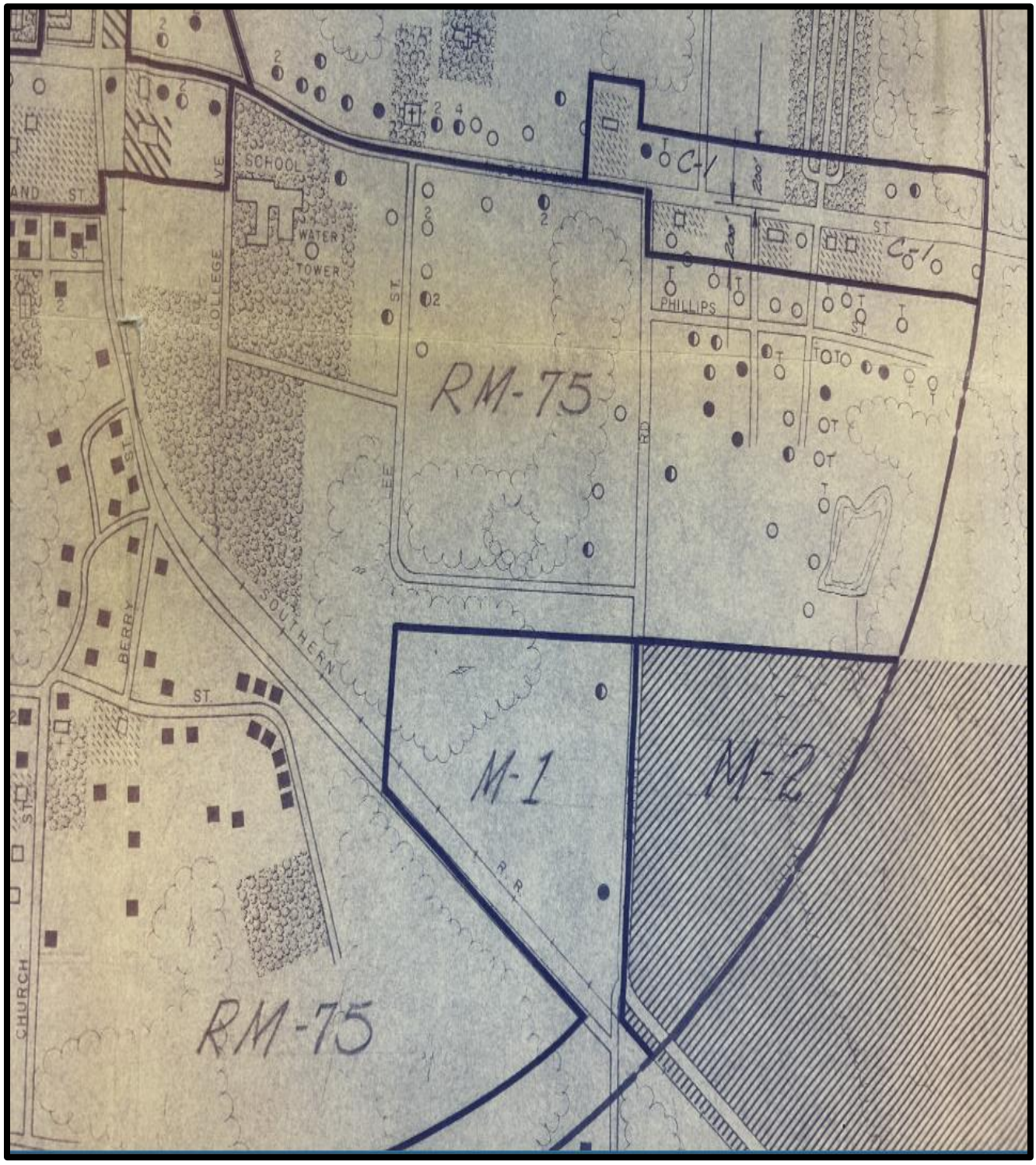
(RECOMMENDED BY THE HENRY COUNTY PLANNING COMMISSION AND ADOPTED BY THE STOCKBRIDGE CITY COUNCIL)



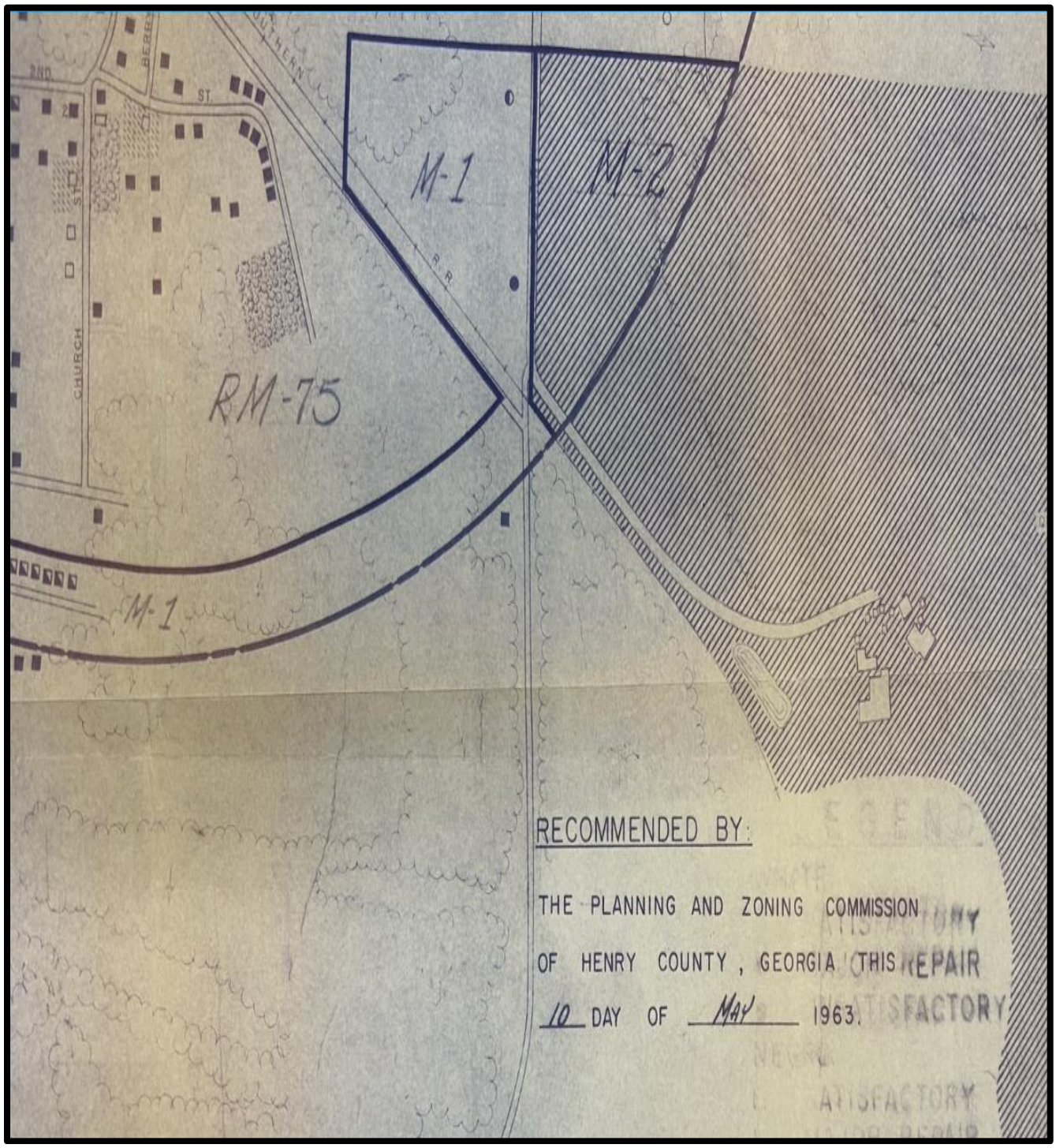
STOCKBRIDGE ZONING MAP FROM MAY 10, 1963— SHOWS TRUCK PARKING PARCELS AS ZONED ‘M-1’ (LIGHT MANUFACTURING), BASED UPON A FIELD SURVEY FROM MAY 1960



STOCKBRIDGE ZONING MAP FROM MAY 10, 1963, ENLARGED— SHOWS TRUCK PARKING PARCELS AS ZONED ‘M-1’ (LIGHT MANUFACTURING)



STOCKBRIDGE ZONING MAP FROM MAY 10, 1963
CLOSEUP VIEW OF M-1 DISTRICT AND THE DATE OF MAP PREPARATION



EXCERPT FROM HENRY COUNTY 1986 ZONING ORDINANCE— COVER PAGE

ZONING ORDINANCE

ADOPTED JUNE 3, 1986

HENRY COUNTY, GEORGIA

HENRY COUNTY PLANNING & ZONING DEPARTMENT

HENRY COUNTY ADMINISTRATION BUILDING
345 PHILLIPS DRIVE, McDONOUGH, GEORGIA.

EXCERPT FROM HENRY COUNTY 1986 ZONING ORDINANCE— M-1 (LIGHT MANUFACTURING) DISTRICT (PAGE 1)

17. Other heavy commercial and service activities not primarily of an industrial or manufacturing nature as may be determined by the Planning Staff to be similar to the above listed uses and which are in harmony with the purpose of this district, but not including those uses which are not mentioned in this district but are enumerated in another district.

ACCESSORY USES:

Those uses determined by the Planning Staff to be customarily appurtenant to those uses permitted in this district.

CONDITIONAL USES:

1. Travel Trailer/Recreation Vehicle Parks having a minimum lot area of five (5) acres.

2. Radio/Television transmission towers over 35 feet high.

CONDITIONAL EXCEPTIONS:

None.

SPACE LIMITS:

Minimum Lot Area:	10,000 square feet
Minimum Lot Width:	100 feet
Minimum Front Yard:	70 feet from right-of-way line
Minimum Side Yard:	None, but 30 feet if a corner lot
Minimum Rear Yard:	20 feet
Maximum Height:	Six stories

SECTION 814: M-1: LIGHT MANUFACTURING DISTRICT

PURPOSE:

This district is to provide for light industrial uses, all of which shall be nuisance free and not generators of hazardous wastes. It is intended that light manufacturing uses shall be located on either arterial or major collector streets or within industrial parks having access to such thoroughfares.

VIII-25

EXCERPT FROM HENRY COUNTY 1986 ZONING ORDINANCE— M-1 (LIGHT MANUFACTURING) DISTRICT (PAGE 2)

PERMITTED USES:

1. Any commercial or industrial use which involves manufacturing, processing or assembly operations or the storage and sale of heavy materials, products or equipment; but not including uses which may cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odor, dust, fire hazard or other objectionable conditions to nearby areas.
2. Armories
3. Bakeries and other establishments manufacturing prepared foods and miscellaneous food products.
4. Bottling plants
5. Cabinet shops
6. Canning plants
7. Clinics, cafeterias, employee credit unions and recreational facilities for employees only
8. Cold storage, ice plants and freezer lockers
9. Cosmetics and pharmaceuticals
10. Dairy plants and ice cream manufacturing
11. Distribution of products and merchandise
12. Dry cleaning and laundering establishments
13. Education and training facilities
14. Electrical appliances and equipment, sales and repairs
15. Electronic manufacturing and assembly plants
16. Fabricating shops such as woodworking, upholstery and sheet metal shops
17. Garages, repair shops and machine shops
18. Machine shop
19. Offices and administrative facilities
20. Plumbing shops and other contractors, including open storage of materials when located in the rear yard.

VIII-26

EXCERPT FROM HENRY COUNTY 1986 ZONING ORDINANCE— M-1 (LIGHT MANUFACTURING) DISTRICT (PAGE 3)

21. Printing, publishing and reproducing establishments

22. Sign painting and fabricating shops

23. Textile manufacturing plants

24. Wholesaling or warehousing

25. Other uses as may be determined by the Planning Staff to be similar and compatible with the above-listed permitted uses.

ACCESSORY USES:

Those determined by the Planning Staff to be customarily appurtenant to those uses permitted in this district.

CONDITIONAL USES:

Upon application to, and recommendation by the Planning Commission and favorable decision thereon by the Board of County Commissioners, the following conditional uses are permitted in this district:

1. Airports and heliports

2. Radio and television transmission towers over 35 feet high

CONDITIONAL EXCEPTIONS:

1. Caretakers quarters

2. One (1) mobile home for use as a temporary office

SPACE LIMITS:

Minimum Lot Area:	30,000 square feet
Minimum Lot Width:	100 feet
Minimum Front Yard:	70
Minimum Side Yard:	None, but 30 feet if a corner lot
Minimum Rear Yard:	20 feet
Maximum Height:	35 feet

VIII-27

EXCERPT FROM HENRY COUNTY 1986 ZONING ORDINANCE— M-2 (HEAVY MANUFACTURING) DISTRICT (PAGE 1)

SECTION 815: M-2: HEAVY MANUFACTURING DISTRICT

PURPOSE:

This district provides for the broadest range of industrial operations permitted in the County. It is the district for location of those industries which have not reached a technical stage which renders them free of all nuisance factors. These uses are to be located on either an arterial or major collector street or when located within in an industrial park shall have access to such thoroughfares.

PERMITTED USES:

1. Any use permitted in the M-1 Light Manufacturing District provided there is no generation of nuisance conditions or hazardous wastes.
2. Acid manufacture and storage
3. Bulk petroleum plants
4. Cement, lime, gypsum or plaster of paris manufacture
5. Ceramic products limited to use of electric kilns
6. Commercial livestock processing or feedlots
7. Concrete, cement products or clay products manufacture
8. Feed, grain, or fertilizer manufacture or storage
9. Food processing plants
10. Foundry or forging plants
11. Grain elevators
12. Ice manufacture, including dry ice plants
13. Lumber yard for wholesaling of building products
14. Planing and sawmills
15. Poultry killing, plucking or processing plants
16. Railroad yards
17. Re-cycling centers
18. Rock, sand or gravel distribution or storage

VIII-28

EXCERPT FROM HENRY COUNTY 1986 ZONING ORDINANCE— M-2 (HEAVY MANUFACTURING) DISTRICT (PAGE 2)

19. Sheet metal products

20. Tinsmith/roofing operations

21. Truck terminals

22. Other uses as may be determined by the Planning Staff to be similar and compatible with the above-listed permitted uses.

ACCESSORY USES:

Those uses determined by the Planning Staff to be customarily appurtenant to those uses permitted in this district.

CONDITIONAL USES:

Upon application to, and recommendation by the Planning Commission and favorable decision thereon by the Board of County Commissioners, the following conditional uses are permitted in this district:

1. Airports and landing areas

2. Radio/Television transmission towers over 35 feet high

3. Asphalt and concrete batching plants

4. Central mixing plants for cement, mortar, plaster or housing materials.

5. Development of natural resources including the removal of minerals and natural materials together with necessary buildings and machinery, provided:

   A. Any extension of quarrying operations beyond the property lines actually being quarried at the effective date of this Ordinance shall be considered as a new operation and shall be subject to requirements herein.

   B. Quarry areas being excavated shall be entirely enclosed within a fence located at least ten (10) feet back from the edge of any excavation and of such construction and height as to be demonstrably able to exclude children and livestock.

   C. At the time of application for use permit the owners or operators of the quarry shall present to the Commissioners comprehensive plans for the re-use of the property at the cessation of the quarry operation.

VIII-29

EXCERPT FROM HENRY COUNTY 2001 ZONING ORDINANCE— COVER PAGE

Pat

HENRY

COUNTY

The Jewel of the Southern Crescent

Zoning Ordinance

Henry County Planning & Development
140 Henry Parkway, Suite 106
McDonough, GA 30253

2001 Edition
As of July

EXCERPT FROM HENRY COUNTY 2001 ZONING ORDINANCE— DEFINITIONS FOR C-3, M-1, AND M-2 ZONING DISTRICTS.

C-1 *Neighborhood Commercial District:* Businesses serving the day-to-day needs of discrete portions of Henry County.

C-2 *General Commercial District:* Businesses serving the general shopping needs of county residents.

C-3 *Heavy Commercial District:* Businesses of a regional commercial nature typified by larger land areas, access to major arterial thoroughfares, and having the need to provide for orderly outside storage of materials.

M-1 *Light Manufacturing District:* Manufacturing uses that are nuisance-free and not generators of hazardous wastes.

M-2 *Heavy Manufacturing District:* Manufacturing uses requiring larger land areas and the need to incorporate substantial outside storage of products and materials.

PD *Planned Development District:* An overlay district to provide for innovative development and siting techniques for planned residential, office, commercial or industrial uses.

FP *Flood-Protection District:* An overlay district reflecting provisions of the FEMA flood-prone area studies, incorporating by reference the boundaries of the FIRM flood maps depicting the limits of the one hundred-year flood.

TOWPD *Towaliga Watershed Protection District:* An overlay district with regulations for protection of the Towaliga River and tributaries in its drainage basin and protection of Henry County water resources.

TUWPD *Tussahaw Watershed Protection District:* An overlay district with regulations for the protection of the Tussahaw Creek and tributaries in its drainage basin and protection of Henry County water resources.

WCWPD *Walnut Creek Watershed Protection District:* An overlay district with regulations for the protection of the Walnut Creek and tributaries in its drainage basin and protection of Henry County water resources.

(Ord. No. 87-19, 10-20-87; Ord. No. 89-08, 3-21-89; Ord. No. 90-04, 9-19-90)

Sec. 3-7-36. Intent.

(1) It is the intent of this ordinance to encourage the provision of affordable housing in a general residential environment by permitting the use of manufactured homes meeting the definition of dwelling, single-family in all residential districts in which similar dwellings constructed on-site or otherwise are permitted, subject to the requirements and procedures set forth herein to assure similarity in the exterior appearance between such residentially-designed manufactured homes and dwellings which have been or may be constructed under these or other lawful regulations on lots in the same zoning district or general use.

(2) Manufactured homes meeting the definition of dwelling, single-family, either individually or by specific model, shall be permitted in all residential districts subject to the requirements and limitations set forth in this ordinance which are applicable to manufactured homes and the requirements and limitations applying generally to residential use in such zoning districts, including minimum lots, yard and building spacing, percentage of lot coverage, off-street parking requirements and approved foundations as required by law.

(3) Manufactured homes placed on individual lots within Henry County shall be taxed in the same manner as comparable site-built homes within the area where the manufactured home is located.

(Ord. No. 93-11, 12-21-93)

EXCERPT FROM HENRY COUNTY 2001 ZONING ORDINANCE— M-1 (LIGHT MANUFACTURING) DISTRICT (PAGE 1)

C-3 (cont'd)

permitted in the C-1 and C-2 districts. Neat and orderly outside storage is permitted in conjunction with permitted uses and conditional uses. Uses in this district shall be located on roads having a minimum classification of major arterial.

(b) *Permitted Uses:*

(1) Automobile and truck sales.

(2) Boat sales.

(3) Commercial kennels for boarding of pets.

(4) Dry cleaning plants not employing more than twenty (20) persons.

(5) Farmers' market.

(6) Feed and seed stores.

(7) Heavy equipment sales and service.

(8) Major automotive repair.

(9) Mini-warehouses and warehouses without outdoor storage.

(10) Mobile home sales lots.

(11) Motels and hotels.

(12) Outdoor theaters.

(13) Recreational vehicle sales and service.

(14) Tire retreading.

(15) Trade shops, including electrical, plumbing, gutter, machines, and HVAC contractors.

(16) Used car and truck sales.

(17) Other heavy commercial and service activities not primarily of an industrial or manufacturing nature as may be determined by the planning staff to be similar to the above-listed uses and which are in harmony with the purpose of this district, but not including those uses which are not mentioned in this district but are enumerated in another district.

(c) *Accessory Uses.* Those uses determined by the planning staff to be customarily appurtenant to those uses permitted in this district.

(d) *Conditional Uses:*

(1) Travel trailer/recreation vehicle parks having a minimum lot area of five (5) acres.

(2) Crematoriums.

(e) *Conditional Exceptions.* None.

(f) *Space Limits:*

(1)	Minimum lot area ...	10,000 square feet
(2)	Minimum lot width ..	100 feet
(3)	Minimum front yard .	70 feet from right-of-way line
(4)	Minimum side yard ..	None, but 30 feet if a corner lot
(5)	Minimum rear yard ..	20 feet
(6)	Maximum height	6 stories

(Ord. No. 90-09, 9-19-90; Ord. No. 98-13, 4-21-98; Ord. No. 99-05, 2-16-99)

Sec. 3-7-155. M-1: light manufacturing district.

(a) *Purpose.* This district is to provide for light industrial uses, all of which shall be nuisance-free and not generators of hazardous wastes. It is intended that light manufacturing uses shall be located on either arterial or major collector streets or within industrial parks having access to such thoroughfares.

(b) *Permitted Uses:*

(1) Any commercial or industrial use which involves manufacturing, processing or assembly operations or the storage and sale of heavy materials, products or equipment; but not including uses which may cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odor, dust, fire hazard or other objectionable conditions to nearby areas.

(2) Armories.

(3) Bakeries and other establishments manufacturing prepared foods and miscellaneous food products.

(4) Bottling plants.

(5) Cabinet shops.

(6) Canning plants.

EXCERPT FROM HENRY COUNTY 2001 ZONING ORDINANCE— M-1 (LIGHT MANUFACTURING) DISTRICT (PAGE 2)

(7) Clinics, cafeterias, employee credit unions and recreational facilities for employees only.

(8) Cold storage, ice plants and freezer lockers.

(9) Cosmetics and pharmaceuticals.

(10) Dairy plants and ice cream manufacturing.

(11) Distribution of products and merchandise.

(12) Dry cleaning and laundering establishments.

(13) Education and training facilities.

(14) Electrical appliances and equipment, sales and repairs.

(15) Electronic manufacturing and assembly plants.

(16) Fabricating shops such as woodworking, upholstery and sheet metal shops.

(17) Garages, repair shops and machine shops.

(18) Machine shop.

(19) Offices and administrative facilities.

(20) Plumbing shops and other contractors, including open storage of materials when located in the rear yard.

(21) Printing, publishing and reproducing establishments.

(22) Sign painting and fabricating shops.

(23) Textile manufacturing plants.

(24) Wholesaling or warehousing.

(25) Other uses as may be determined by the planning staff to be similar and compatible with the above-listed permitted uses.

(26) Crematoriums.

(c) *Accessory Uses.* Those determined by the planning staff to be customarily appurtenant to those uses permitted in this district.

(d) *Conditional Uses.* Upon application to, and recommendation by the planning commission and favorable decision thereon by the board of county commissioners, the following conditional uses are permitted in this district:

(1) Airports and heliports.

(e) *Conditional Exceptions:*

(1) Caretakers' quarters.

(2) One (1) mobile home for use as a temporary office.

(f) *Space Limits:*

(1) Minimum lot area ...	30,000 square feet
(2) Minimum lot width ..	100 feet
(3) Minimum front yard .	70 feet
(4) Minimum side yard ..	None, but 30 if a corner lot
(5) Minimum rear yard ..	20 feet
(6) Maximum height	35 feet

(Ord. No. 98-13, 4-21-98; Ord. No. 99-06, 2-16-99)

Sec. 3-7-156. M-2: heavy manufacturing district.

(a) *Purpose.* This district provides for the broadest range of industrial operations permitted in the county. It is the district for location of those industries which have not reached a technical stage which renders them free of all nuisance factors. These uses are to be located on either an arterial or major collector street or, when located within an industrial park, shall have access to such thoroughfares.

(b) *Permitted Uses:*

(1) Any use permitted in the M-1 light manufacturing district, provided there is no generation of nuisance conditions or hazardous wastes.

(2) Acid manufacture and storage.

(3) Bulk petroleum plants.

(4) Cement, lime, gypsum or plaster of Paris manufacture.

V. RELEVANT BUSINESS DOCUMENTS

The business documents that are relevant to this appeal case are listed and presented below.

1. **Applicant's 2024 Business License Application, dated 08/25/23.** The applicant listed the business address as 123 Rock Quarry Road, and the proposed business use was "property rental."

2. **Applicant's 2024 Business License, issued 1/1/24.** The stated business type was "gravel hauling, local."

3. **Applicant's 2025 Business License Application; 07/17/24.** The applicant listed the business address as123 Rock Quarry Road, and the proposed business use was "property rental, truck parking."

4. **Applicant's 2025 Business License, issued 1/1/25.** The stated business type was "gravel hauling, local."

5. **Violation Notice (citation issued); 03/04/25.** The three listed violations were the presence of truck / car parts, the presence of multiple junk vehicles, and fence damage.

6. **Municipal Court Summons; 03/14/25.** The stated charge was "Occupational tax certificate / OTC mandatory for operation", and the applicant was scheduled to appear in court on May 16, 2025.

7. **Zoning Review Form; 03/17/25.** The listed business address was 135 Rock Quarry Road, and the stated parcel was Parcel #S27-01015000. However, Parcel #S27-01015000 is owned by Ambassadors for Christ Ministries, Inc., and it has three buildings on the property, with the address of 125, not 135, Rock Quarry Road. Further, although the stated zoning of 'C-3' (Heavy Commercial) is correct for 125 Rock Quarry Road, the form was supposed to be prepared for 135 Rock Quarry Road (Parcel #S27-01017000). There was also no mention of the second truck parking lot on Parcel #S17-01016000, nor Huddleston Concrete Company's office building at 123 Rock Quarry Road. Yet, the applicant relied upon this misinformation in filing his appeal.

8. **Denial Letter from Business Services; 03/28/25.** The letter stated that the application process for a business license at 135 Rock Quarry Road was denied because truck parking is not allowed in the Parkway Mixed-Use Overlay District.

9. **Denial Message from Business Services; 03/28/25.** The e-mail message to James Raven stated that Business Services was not able to continue with Huddleston Concrete, and that the paid inspection fees would be refunded.

10. **Letter from Police Department; 04/03/25.** The letter stated that commercial vehicle parking was occurring on both Parcel #S27-01016000 and Parcel #S27-01017000, which was in violation of Code Section 2.5.2 for the Parkway Mixed-Use (PMU) Overlay District, and that the applicant needed to take steps to rectify the situation within 45-60 days.

11. **Applicant's Motion for a Continuance of at Least 60 Days.** The applicant appeared briefly in Municipal Court on May 16, 2025 and requested a "continuance" (rescheduling) of his court date for at least 60 days.

12. **Notice of Court Date Rescheduling from May 16, 2025 to July 18, 2025.** This was the Municipal Court's official rescheduling notice to the applicant.

APPLICANT'S 2024 BUSINESS LICENSE RENEWAL APPLICATION (Page 1)

gave the copy to City 8-25-23

CITY OF STOCKBRIDGE
OCCUPATIONAL TAX
ANNUAL RENEWAL APPLICATION
4640 North Henry Blvd
Stockbridge, GA 30281
Phone number(s): 678-833-3302, 678-833-3318, or 678-833-3310
Fax number: 678-302-9732
Email Address: ot@cityofstockbridge-ga.gov

ALL INFORMATION MUST BE TYPED OR PRINTED. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

Dear Business Owner,

In order for the Stockbridge Occupational Tax/ Business Services Department to calculate a fair and equitable fee for businesses to operate next year the following information is required. **Please complete and return this form** in its entirety no later than October 1 of current year. If the renewal paperwork is not received by the mentioned due date a penalty will be accessed.

* EMAIL ADDRESS:	JTaven54@gmail.com
*Tax ID # or SSN #: 58-2917013	*E-verify #
*BUSINESS NAME (DBA IF APPLICABLE):	Huddleston Concrete Co Inc
*BUSINESS STREET ADDRESS (no PO Box):	125 Rock Quarry Rd.
*CITY/STATE/ZIP:	Stockbridge, GA 30281
*BUSINESS PHONE NUMBER:	770-468-4886
*MAILING ADDRESS: (if different from above)	1251 Ponder Pines Rd.
*CITY/STATE/ZIP:	Madison, GA 30650
*BUSINESS OWNERS:	James Taven
*ALTERNATE/CELL PHONE:	770-468-4886

*Number of Employees: (Nationwide for the Company) 1

*Number of Employees: (City of Stockbridge) 1

*Type of Business (ex: Retail, Salon, Physician) Property Rental

*Actual Gross Receipts for previous 12 months $ 287,042.

*Attach proof to support this figure: Profit Report or First Page of Tax Return
If not attached, a penalty will be issued except for Professional Licenses

(Applicable to Professionals SUCH AS PHYSICIAN'S, LAWYERS, CPAs, ETC.)
Please see Code of Ordinances 9.01.010 for the definition of Professionals

NAME ON STATE LICENSE _____

STATE LICENSE NUMBER _____
*ATTACH COPY OF LICENSE(S)

__ Professional Services Flat Rate (please check) *If checked, how many professionals _____
(such as physicians, lawyers, etc.)

PLEASE COMPLETE THE BACK PAGE →

1

APPLICANT'S 2024 BUSINESS LICENSE RENEWAL APPLICATION (Page 2)

Even if the business will **not** operate in the following year, sign, date, and return this form to prevent renewal fees.

__ **No longer in business as of** _____ (Date)

*** DO NOT SEND PAYMENT NOW, BILLS WILL BE MAILED IN NOVEMBER ***

I certify that I am the person duly authorized herein named to file this return, including accompanying schedules and statements and that the same are true, correct, and complete.

Signature: James Raven Date: 8-1-2023

Name (please print): James Raven

Important things to consider when renewing your business license:

Businesses with Alcohol Licenses:
Only ***one*** form need to be completed for each application and the alcohol license will be automatically renewed.

Outstanding Debt
If you owe the City money, then you may have outstanding debt holds on your account. You may still renew your business license, however, **the license certificate will NOT be mailed to you until all debt holds are resolved.** License fees not paid on time will incur late fees, and may be subject to interest charges.

These changes should be filed before you renew your license (s)

Changes to the Business Licensing Account
If you have changed your business legal entity of officers/owners, then **you are required to report the changes to us within 30 days.**

Insurance companies outside of the City of Stockbridge, please DISREGARD this application.

If you have changed your business location, DO NOT renew your current license. Licenses are specific to a location and are not transferable. **You must provide the new address of said business on the application.**

Home Occupation Business Owners **must** be in compliance with the City of Stockbridge reference **Home Occupations Regulation Chapter (8.36.170) Section 3-7-104.**

Please contact Stockbridge Business Services Department at 678-833-3302, 678-833-3318, or 678-833-3310 should you need further assistance.

2

APPLICANT'S 2025 BUSINESS LICENSE RENEWAL APPLICATION (Page 1)

CITY OF STOCKBRIDGE
OCCUPATIONAL TAX
ANNUAL RENEWAL APPLICATION
4640 North Henry Blvd
Stockbridge, GA 30281
Phone number(s): 678-833-3302, 678-833-3318, or 678-833-3310
Fax number: 678-302-9732
Email Address: ot@cityofstockbridge-ga.gov

ALL INFORMATION MUST BE TYPED OR PRINTED. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

Dear Business Owner,

In order for the Stockbridge Occupational Tax/ Business Services Department to calculate a fair and equitable fee for businesses to operate next year the following information is required. **Please complete and return this form** in its entirety no later than **October 1 of current year.** If the renewal paperwork is not received by the mentioned due date a penalty will be accessed.

* **EMAIL ADDRESS:** jraven54@gmail.com

***Tax ID # or SSN #:** 58-0917013 ***E-verify #** _____

***BUSINESS NAME (DBA IF APPLICABLE):** Huddleston Concrete Co Inc.

***BUSINESS STREET ADDRESS (no PO Box):** 123 Rock Quarry Rd.

***CITY/STATE/ZIP:** Stockbridge, GA 30281

***BUSINESS PHONE NUMBER:** 770-968-4886

***MAILING ADDRESS:** PO Box 506
(if different from above)

***CITY/STATE/ZIP:** Stockbridge, GA 30281

***BUSINESS OWNERS:** James Raven

***ALTERNATE/CELL PHONE:** 770-463-4886

***Number of Employees: (Nationwide for the Company)** 1 ***Number of Employees: (City of Stockbridge)** 1

***Type of Business (ex: Retail, Salon, Physician)** property rental, truck park. ng

***Actual Gross Receipts for previous 12 months $**_____

***Attach proof to support this figure: Profit Report or First Page of Tax Return**
****If not attached, a penalty will be issued except for Professional Licenses****

(Applicable to Professionals SUCH AS PHYSICIANS, LAWYERS, CPAs, ETC.)
Please see Code of Ordinances 9.01.010 for the definition of Professionals

NAME ON STATE LICENSE _____

STATE LICENSE NUMBER _____
***ATTACH COPY OF LICENSE(S)**

___ **Professional Services Flat Rate** (please check) ***If checked, how many professionals** _____
(such as physicians, lawyers, etc.)

PLEASE COMPLETE THE BACK PAGE →

1

APPLICANT'S 2025 BUSINESS LICENSE RENEWAL APPLICATION (Page 2)

Even if the business will not operate in the following year, sign, date, and return this form to prevent renewal fees.

__ **No longer in business as of** _____ (Date)

*** DO NOT SEND PAYMENT NOW. BILLS WILL BE MAILED IN NOVEMBER ***

I certify that I am the person duly authorized herein named to file this return, including accompanying schedules and statements and that the same are true, correct, and complete.

Signature: James Raven Date: 7-17-2024

Name (please print): James Raven

Important things to consider when renewing your business license:

Businesses with Alcohol Licenses:
Only ***one*** form need to be completed for each application and the alcohol license will be automatically renewed.

Outstanding Debt
If you owe the City money, then you may have outstanding debt holds on your account. You may still renew your business license, however, the license certificate will NOT be mailed to you until all debt holds are resolved. License fees not paid on time will incur late fees, and may be subject to interest charges.

These changes should be filed before you renew your license (s)

Changes to the Business Licensing Account
If you have changed your business legal entity of officers/owners, then **you are required to report the changes to us within 30 days.**

Insurance companies outside of the City of Stockbridge, please DISREGARD this application.

If you have changed your business location, DO NOT renew your current license. Licenses are specific to a location and are not transferable. **You must provide the new address of said business on the application.**

Home Occupation Business Owners **must** be in compliance with the City of Stockbridge reference **Home Occupations Regulation Chapter (8.36.170) Section 3-7-104.**

Please contact Stockbridge Business Services Department at 678-833-3302, 678-833-3318, or 678-833-3310 should you need further assistance.

2

APPLICANT'S 2024 BUSINESS LICENSE, ISSUED 1/1/24

City of Stockbridge
4640 North Henry Boulevard Stockbridge, GA 30281
(770) 389 7900

OCCUPATIONAL TAX CERTIFICATE

Business Name:	HUDDLESTON CONCRETE	**Business Type(s):**	484220 Gravel hauling, local
Business Location:	123 ROCK QUARRY RD STOCKBRIDGE, GA 30281	**Mailing Address:**	PO BOX 506 STOCKBRIDGE, GA 30281
Owner:	RAVEN JR, JAMES		
License Number:	0087-2018	**License Type:**	Occupational Tax Certificate
Issued Date:	1/1/2024	**Classification:**	Commercial
Expiration Date:	12/31/2024	**Fees Paid:**	$253.00

Uneeda Smith-Sellers
Occupational Tax Department

If the business moves from the location listed then the occupational tax certificate is null and void

TO BE POSTED IN A CONSPICUOUS PLACE

APPLICANT'S 2025 BUSINESS LICENSE, ISSUED 1/1/25

City of Stockbridge
4640 North Henry Boulevard Stockbridge, GA 30281
(770) 389 7900

OCCUPATIONAL TAX CERTIFICATE

Business Name:	HUDDLESTON CONCRETE	**Business Type(s):**	484220 Gravel hauling, local
Business Location:	123 ROCK QUARRY RD STOCKBRIDGE, GA 30281	**Mailing Address:**	PO BOX 506 STOCKBRIDGE, GA 30281
Owner:	RAVEN JR, JAMES		
License Number:	0087-2018	**License Type:**	Occupational Tax Certificate
Issued Date:	1/1/2025	**Classification:**	Commercial
Expiration Date:	12/31/2025	**Fees Paid:**	$278.30

Uneeda Smith-Sellers
Occupational Tax Department

If the business moves from the location listed then the occupational tax certificate is null and void

TO BE POSTED IN A CONSPICUOUS PLACE

VIOLATION NOTICE (CITATION ISSUED) – MARCH 4, 2025

CODE ENFORCEMENT DIVISION
CITY OF STOCKBRIDGE, GEORGIA
4640 North Henry Blvd., Stockbridge, Georgia 30281
Phone: 770-389-7900 / www.cityofstockridge.com

NOTICE OF VIOLATION - WARNING

Violation address: 135 Rock Quarry (Truck Parking Lot)

The following violation(s) of City Ordinances, International Property Maintenance Codes or Unified Development Code were noted and must be corrected within 21 days.

- ☐ IMPC 302.4 Overgrown grass and weeds over 6 inches in height
- ☒ IMPC 301.01 Sanitation (commercial) Trash / Car parts
- ☐ OR 19-497 Sanitation (residential)
- ☐ City Ordinance 3.2.27 Outside storage
- ☐ City Ordinance 4.8.20 Commercial or heavy vehicle within residential zoning districts
- ☐ City Ordinance 3.2.1 Accessory Structures
- ☒ City Ordinance 4.8.10 Junked motor vehicles (Tag Info) Multiple Vehicles
- ☐ City Ordinance 15.3 Permit required
- ☐ City Ordinance 9.01.170/9.01.110 Occupational Tax Certificate Required/Displayed
- ☐ City Ordinance 5.11 Signs Requirements
- ☐ City Ordinance 5.11 (C) and (D) Window coverage over 25%
- ☒ Other Fence damage (90 days)

Comments: Please have fence repaired. Have trash removed and inoperable vehicles removed.

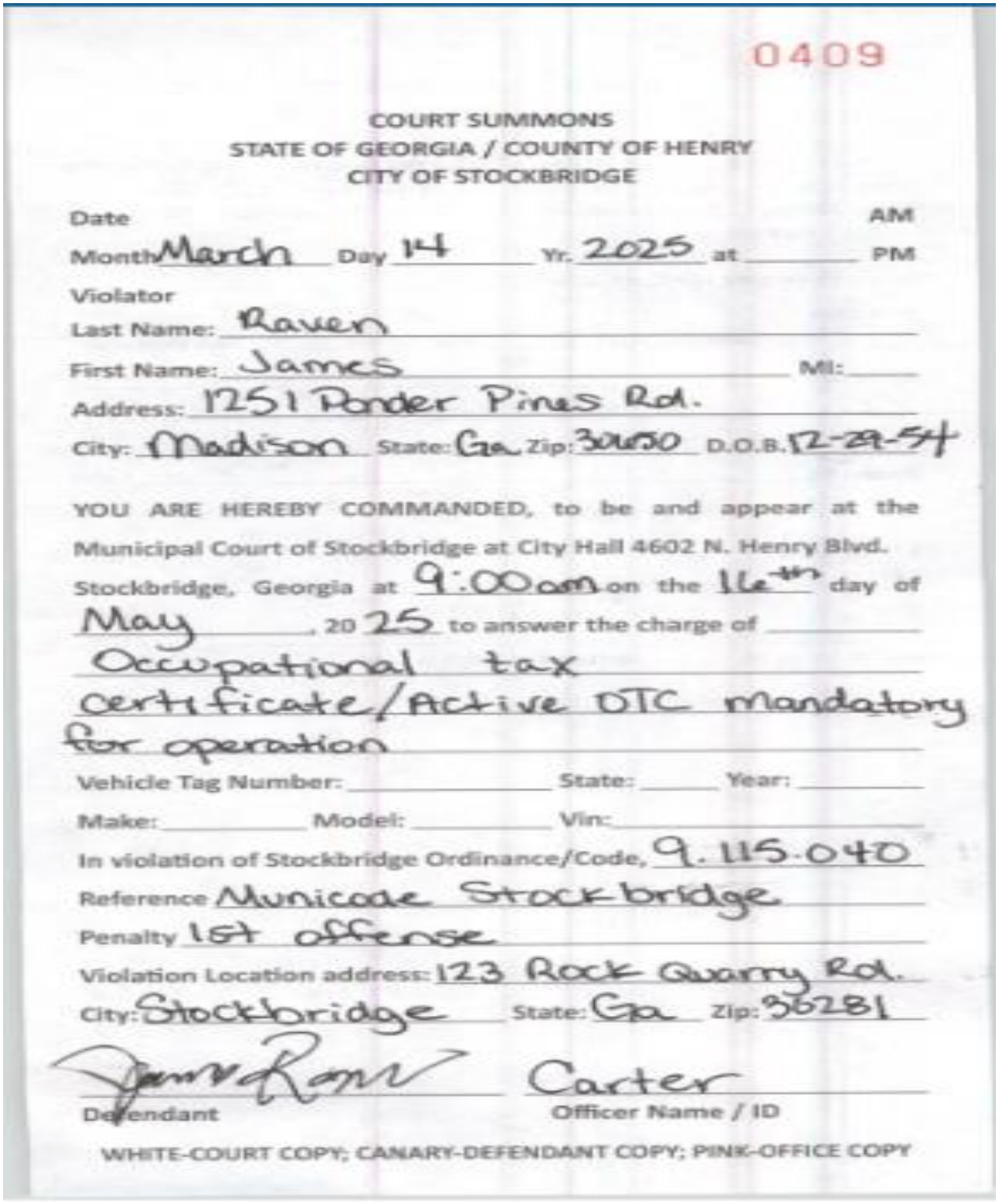
1. Failure to correct violation(s) may result in issuance of a citation to appear in Municipal Court.
2. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located, and a lien may be placed upon such real estate.
3. Property owners have the right to appeal this notice within ten days of issue by filing a Letter of Appeal with the City of Stockbridge's City Manager, the Community Development Director, or the City Clerk's Office.

You can contact the Code Enforcement Office at (770) 389-7867 or (770) 629-3998, if you have any questions or concerns.

Officer: Carter Date: 3-4-25 Time: 10:20 (am)/pm

Case #: _____
(Office use only)

MUNICIPAL COURT SUMMONS – ISSUED ON MARCH 14, 2025; SCHEDULED FOR MAY 16, 2025



0409

COURT SUMMONS
STATE OF GEORGIA / COUNTY OF HENRY
CITY OF STOCKBRIDGE

Date AM
Month March Day 14 Yr. 2025 at _____ PM

Violator
Last Name: Raven
First Name: James MI: _____
Address: 1251 Ponder Pines Rd.
City: Madison State: Ga Zip: 30650 D.O.B. 12-29-54

YOU ARE HEREBY COMMANDED, to be and appear at the Municipal Court of Stockbridge at City Hall 4602 N. Henry Blvd. Stockbridge, Georgia at 9:00 am on the 16th day of May, 2025 to answer the charge of Occupational tax certificate/Active DTC mandatory for operation

Vehicle Tag Number: _____ State: _____ Year: _____
Make: _____ Model: _____ Vin: _____
In violation of Stockbridge Ordinance/Code, 9.115.040
Reference Municode Stockbridge
Penalty 1st offense
Violation Location address: 123 Rock Quarry Rd.
City: Stockbridge State: Ga Zip: 30281

James Raven — Carter
Defendant — Officer Name / ID

WHITE-COURT COPY; CANARY-DEFENDANT COPY; PINK-OFFICE COPY

ZONING REVIEW FORM FOR 135 ROCK QUARRY ROAD – COMPLETED ON MARCH 17, 2025 (PAGE 1)

ZONING REVIEW FORM (NEW BUSINESS)

CITY OF STOCKBRIDGE COMMUNITY DEVELOPMENT DEPARTMENT
4640 N. Henry Boulevard, Stockbridge, GA 30281
770-389-7900
www.cityofstockbridge.com

*Please allow the Planning and Zoning staff **3 to 5 business days** to complete this request*

To thoroughly research your request please do not leave any areas unanswered. The purpose of this form is to verify whether your proposed use is allowed based on the zoning of the property listed. This form does not approve your business or your permit request. This zoning review form does not guarantee provisions for parking and/or any other requirements of the City of Stockbridge Unified Development Code are accommodated; only that the zoning and use is appropriate.

Date Submitted: March 17, 2025

Owner/Applicant

Name/Title of Owner: James Raven Jr.
Address: 1251 Ponder Pilles Road
City, State, Zip: Madison, GA 30650
Phone Number: 770-46-4886
E-Mail Address: jravens54@gmail.com

Business Information

Business Name: Huddleston Concrete Co Inc
Address: 135 Rock Quarry Road
City, State, Zip: Stockbridge, GA 30281
Business Telephone Number: 770-468-4886
Business E-Mail: jravens54@gmail.com
Parcel ID #: S27-01015000
Detailed Description of Proposed Use/Activity to Occur: Truck parking
License Number: OTC-2445-2025

ZONING REVIEW FORM FOR 135 ROCK QUARRY ROAD – COMPLETED ON MARCH 17, 2025 (PAGE 2)

Office Use This Point Forward: Date Reviewed: March 28, 2025

Zoning of Subject Property:

- ☐ RR (Rural Residential District) - (See Section 2.4.1 of Stockbridge UDC)
- ☐ SR (Suburban Residential District) - (See Section 2.4.2 of Stockbridge UDC)
- ☐ CCR (City Center Residential District) - (See Section 2.4.2 of Stockbridge UDC)
- ☐ MFR (Multiple Family Residential District) - (See Section 2.4.2 of Stockbridge UDC)
- ☐ MHR (Mobile Home Residential District) - (See Section 2.4.5 of Stockbridge UDC)
- ☐ O-I (Office Institutional District) - (See Section 2.4.6 of Stockbridge UDC)
- ☐ DT (Downtown District) - (See Section 2.4.7 of Stockbridge UDC)
- ☐ C-1 (Neighborhood Commercial District) - (See Section 2.4.8 of Stockbridge UDC)
- ☐ C-2 (General Commercial District) - (See Section 2.4.9 of Stockbridge UDC)
- ☑ C-3 (Heavy Commercial District) - (See Section 2.4.10 of Stockbridge UDC)
- ☐ LI (Light Industrial District) - (See Section 2.4.11 of Stockbridge UDC)
- ☐ HI (Heavy Industrial District) - (See Section 2.4.12 of Stockbridge UDC)
- ☐ PUD (Planned Unit Development) - (See Section 2.4.13 of Stockbridge UDC)

Is the subject property part of the following overlay districts?

- ☑ PMU (Parkway Mixed Use Overlay District) - (See Section 2.5.2 of Stockbridge UDC)
- ☐ DT (Downtown Village Overlay District) - (See Section 2.5.3 of Stockbridge UDC)
- ☐ The subject property is not part of neither the PMU nor DT overlay district

Is the proposed use prohibited under either Section 2.5.2 (PMU) or 2.5.3 (DT) of the Stockbridge UDC?

- ☑ Yes
- ☑ No
- ☐ The subject property is not part of neither the PMU nor DT overlay district

Is the proposed use permitted per Section 2.4.10 of the City of Stockbridge Unified Development Code?
☑ Yes ☑ No (If no, please provide comments below)

Verified By: *Jordyn Bucholtz* Title: GIS Analyst

Approved: ☐ Approved with Conditions: ☐ Denied ☒

Results: Denied – Truck terminals, truck trailer storage lots, truck parking lots, and truck repair are only allowed in industrial zoning districts and are not allowed in the Parkway Mixed Use (PMU) District.

DENIAL LETTER FROM BUSINESS SERVICES – MARCH 28, 2025

City of Stockbridge
4640 North Henry Blvd •Stockbridge, GA 30281
City Hall: (770) 389-7900 • Fax: (770) 389-7912

March 28, 2025

Huddleston Concrete
135 Rock Quarry Rd
Stockbridge, Ga. 30281

RE: Occupational Tax Application

Dear Mr. Raven:

Thank you for submitting your application for an Occupational Tax Certificate in the **City of Stockbridge.**

At this present time, the application process for your business **Huddleston Concrete 135 Rock Quarry Rd, Stockbridge, Ga 30281** is **Denied** for the following:

- Truck terminals, truck trailer storage lots, truck parking lots, and truck repair are only allowed in industrial zoning districts and are not allowed in the Parkway Mixed Use (PMU) District.

You may contact the Planning & Zoning Department to inquire whether the issue can be resolved, and if so, what steps may be taken to bring resolution and continuance of the OT application process. If you have any questions, please feel free to contact me at 678-833-3302 (direct line).

Thanks,

Uneeda Smith-Sellers

Mrs. Uneeda Smith-Sellers
Business Services Supervisor
Occupational Tax Department
ot@cityofstockbridge-ga.gov

cc: Stephanie Milton

DENIAL MESSAGE FROM BUSINESS SERVICES – MARCH 28, 2025

From: OT OT@cityofstockbridge-ga.gov
Subject: City of Stockbridge- Business Services
Date: Mar 28, 2025 at 4:52:24 PM
To: jraven54@gmail.com
Cc: Uneeda Smith-Sellers usmith-sellers@stockbridgega.org,
Starlett Bailey sbailey@stockbridgega.org

Good afternoon,

We are terribly sorry we **are not** able to continue with your Huddleston Concrete business. Please see attached. The administration and planning/zoning fees ($120.00) will not be refunded due to services rendered. However, the $200.00 for the inspections will be refunded in a form of a check, please allow 4-6 weeks for processing .

Stephanie Milton, Occupational Tax Clerk –
Department: Community Development
Division: Business Services
4640 North Henry Blvd.
Stockbridge, GA 30281
678-833-3310
Email: SMilton@stockbridgega.org

Stockbridge
Where Community Connects

pdf **Zoning and Verification-Letter-Huddleston**
174 KB

City of Stockbridge
4640 North Henry Blvd •Stockbridge, GA 30281
City Hall: (770) 389-7900 • Fax: (770) 389-7912

March 28, 2025

LETTER FROM POLICE DEPARTMENT (CODE ENFORCEMENT DIVISION) – APRIL 3, 2025 (PAGE 1)

CITY OF STOCKBRIDGE
POLICE DEPARTMENT

4545 North Henry Boulevard, Stockbridge, Georgia 30281
Telephone: (678) 833-3334

April 3, 2025

RAVEN JAMES S JR
1251 PONDER PINES
MADISON GA 30650

Parcel ID, S27-01017000
Parcel ID, S27-01016000

Subject: Notice of Non-Compliance with code section 2.5.2 PMU - Parkway Mixed Use Overlay District

Dear Mr. James Raven,

This letter is to formally notify you that the Commercial Vehicle Parking lot is currently operating out of compliance with code section 2.5.2 under the zoning and overlay districts section, specifically that no truck parking lots are allowed in that zone.

Our observation/information indicates that this space is being operated as such to provide parking for commercial vehicle parking. This is in violation of the code referenced for prohibited use.
We request that you take immediate action to rectify this situation and bring your operations into full compliance. We expect to see considerable progress in addressing this issue within 45 - 60 days of the date of this letter.

Please provide us with a written response within seven (7) business days outlining the steps you will take to address this non-compliance and your estimated timeline for completion.
We hope to resolve this matter amicably and look forward to your prompt attention to this critical issue.

Sincerely,

C. Carter
Code Enforcement Officer

phone: (678)-833-3334 ext 633
mobile: (470)473-5159
email: ccarter@stockbridgega.org
4545 N. Henry Blvd.
Stockbridge, GA 30281

LETTER FROM POLICE DEPARTMENT (CODE ENFORCEMENT DIVISION) – APRIL 3, 2025 (PAGE 2)

CITY OF STOCKBRIDGE
POLICE DEPARTMENT

4545 North Henry Boulevard, Stockbridge, Georgia 30281
Telephone: (678) 833-3334

2.5.2 - PMU—Parkway Mixed Use Overlay District.

Prohibited Uses.

1. Adult entertainment establishments.
2. Ambulance service.
3. Automobile broker (no vehicle storage), except for office uses.
4. Automobile rental and leasing facilities.
5. Automotive service repair and maintenance facilities major.
6. Building and lumber supply establishments, providing that there is no outside storage of materials or equipment.
7. Daycare centers.
8. Funeral home, mortuaries, and crematoriums.
9. Greenhouses and nurseries including landscape service.
10. Pawnshop, loan brokers, check cashing, and other than mortgage loan brokers.
11. Retail warehouses/wholesalers providing sales of merchandise with no outdoor storage.
12. Rooming and boarding houses.
13. Self-service storage, mini-warehouses, or warehousing and storage.
14. Specialized housing facilities.
15. Tattoo and piercing parlors.
16. Trade shops, including electrical plumbing, heating/cooling, and roofing siding, having no outside storage.
17. Truck terminals, truck trailer storage lots, truck parking lots, and truck repair.
18. Industrial uses, warehouses, and business distribution centers.
19. Vape stores.
20. Veterinary clinic.

APPLICANT'S MOTION FOR A CONTINUANCE (RESCHEDULING) OF THE COURT CASE FOR AT LEAST 60 DAYS (PAGE 1)

Filed in the Municipal Court of Stockbridge, Georgia
this 9th day of May
at 11:13 a.m./p.m.
Clerk/Deputy Clerk

IN THE MUNINCIPAL COURT OF STOCKBRIDGE
STATE OF GEORGIA

CITY OF STOCKBRIDGE	)	
	)	
	)	
Plaintiff,	)	**CASE NO. MS0000409**
	)	
v.	)	
	)	
JAMES RAVEN	)	
	)	
	)	
Defendant.	)	

MOTION FOR CONTINUANCE

COMES NOW, JAMES RAVEN (hereinafter, the "Defendant"), which, without waiving any defenses, moves this Court for a continuance from the calendar currently scheduled for May 16, 2025. In support thereof, Defendant show the Court as follows:

1.

This case involves an occupational tax certificate renewal for Defendant's business, Huddleston Concrete Company, located at 135 Rock Quarry Road, Stockbridge, Georgia 30281 (Tax Parcel Identification Numbers S27-01016000 and S27-01017000).

2.

Defendant has consulted with the undersigned regarding this matter and now wishes to retain the undersigned as counsel in this matter.

3.

The Court has not previously granted Defendant a continuance in this case. Defendant seeks a continuance of this matter to gather evidence and prepare the defense of the allegations.

APPLICANT'S MOTION FOR A CONTINUANCE (RESCHEDULING) OF THE COURT CASE FOR AT LEAST 60 DAYS (PAGE 2)

4.

This continuance is being sought by the Defendant in good faith and for good cause and not for the purpose of delay. The Defendant seeks a continuance of at least sixty (60) days to provide the opportunity for counsel to review the case and gather evidence in support of his case.

5.

A Proposed Order Granting Defendant's *Motion for Continuance* is enclosed herewith.

WHEREFORE, the Defendant respectfully requests that this Court enter an order continuing the above-styled case until a future calendar.

This 8th day of May, 2025.

/s/Andrew J. "Andy" Welch, III
Andrew J. "Andy" Welch, III
Georgia State Bar No. 746801
Attorney for Defendant

SMITH, WELCH, WEBB & WHITE
2200 Keys Ferry Court
McDonough, Georgia 30253
Telephone: 770-957-3937
Facsimile: 678-583-4888
awelch@smithwelchlaw.com

NOTICE OF COURT DATE RESCHEDULING
FROM MAY 16, 2025 TO JULY 18, 2025

From: **STOCKBRIDGE MUNICIPAL COURT**
4602 NORTH HENRY BLVD
STOCKBRIDGE GA 30281

To: **JAMES RAVEN**
1251 PONDER PINES RD.
MADISON GA 30650

Official Notice of Court Date Rescheduling

New Court-Date is : Friday, July 18, 2025 Time: 1:30 P.M.

Your Court Date has been changed to Friday, July 18, 2025. This is your official notification. Please be advised that a Bench Warrant may be issued and your license suspended by the State of Georgia if you fail to appear.

Defendant Signature / Phone Number Clerk Signature Attorney Signature

Comment: DEF RESET DUE TO CONTIUANCE FILED BY ATTY. WELCH.-KSS

Tickets that apply:	Violation
M00000409A	9.01.040: OCCUPATIONAL TAX LEVIED

VI. DISCREPANCIES IN BUSINESS DOCUMENTS

Several discrepancies should be pointed out from the business documents that were presented above, as are listed and described below.

1. Unfound Address. First, the applicant's stated address of 135 Rock Quarry Road for the subject property is not listed in the Henry County Tax Assessors' property records via qpublic.net. Only the parcel number of S27-01017000 is given.

2. Errors on the Zoning Review Form. Second, the completed Zoning Review Form, which the applicant is appealing, was erroneously based upon a nearby parcel at 125 Rock Quarry Road (Parcel #S27-01015000), rather than the subject parcel (Parcel #S27-01017000). According to the Henry County Tax Assessors' property records, 125 Rock Quarry Road is owned by Ambassadors for Christ Ministries, Inc. It is zoned 'C-3' (Heavy Commercial), whereas the subject parcel (#S27-01017000) is zoned 'LI' (Light Industrial).

3. Wrong Zoning Listed on Appeal Application. Third, the applicant apparently relied upon the Zoning Review Form's stated zoning of 'C-3' for 135 Rock Quarry Road by listing it on the appeal application, whereas the C-3 zoning actually pertains to the Ambassadors for Christ Ministries' property at 125 Rock Quarry Road.

4. Different Property Used for Business License Applications. Fourth, in applying for a business license (occupational tax certificate), the applicant, James Raven, listed on both his 2024 and 2025 business license applications the address of 123 Rock Quarry Road rather than 135 Rock Quarry Road (Parcel #S27-01017000). Huddleston Concrete Company owns three parcels on the west side of Rock Quarry Road, south of South Lee Street. The company has an office building at 123 Rock Quarry Road (Parcel #S27-01012000), and it owns two parcels, not just one, that are currently being used for truck parking. They include the subject property (Parcel #S27-01017000), as well as the adjacent parcel to the north (Parcel #S27-01016000). Yet, only Parcel #S27-01017000 was listed on the business license applications.

5. Misleading Proposed Uses. Fifth, the applicant listed only "property rental" as the proposed use on his application for a 2024 business license (dated 8/01/23), and "property rental, truck parking" as the proposed uses on his application for a 2025 business license (dated 7/17/24). There was no elaboration as to what "property rental" meant in terms of who the property was to be rented to, and for what purpose. Further, there was no explanation as to whether Huddleston Concrete Company itself would be doing the proposed truck parking, or whether the renter of the property would be doing the truck parking.

6. No Business License for Parcel #S27-01016000. Sixth, the applicant's business license did not include Parcel #S27-01016000, even though truck parking also exists on this parcel.

7. No Business License for Office Use. Seventh, although the applicant is appealing the denial of a business license for truck parking on Parcel #S27-01017000, no records could be found for the issuance of a business license for an office use of the property at 123 Rock Quarry Road, where Huddleston Concrete Company has an office building (with a sign placed on the front of the building).

VII. APPLICANT'S JUSTIFICATION FOR THE APPEAL

The applicant's attorney provided three justifications for the appeal in his Letter of Intent, as follows:

1. Business License Including Three Parcels—The Letter of Intent claims as follows: " It has always been understood that the occupational tax certificate for my Client's business includes the property rental and truck parking uses of the Subject Property as evidenced by the fact that my Client also received an occupational tax certificate for 123 Rock Quarry Road in 2024 (attached hereto as Exhibit "B"), but he was given no citation for the Subject Property that year." Yet, Business Services requires that each parcel be accounted for in a business license application, and that non-contiguous parcels must have separate business licenses.

2. Nonconforming Uses—The Letter of Intent states that the truck parking uses are justified because they have operated "continuously, notoriously, and openly since the 1980s." However, the applicant has not produced any proof that the truck parking uses were previously, or ever, approved for a business license to operate on Parcel #S27-01017000 or on Parcel #S27-01016000.

3. Non-Payment of Fees—The Letter of Intent states that since the City did not send the applicant any notice of delinquency for the non-payment of license fees by February 15, 2025 (as Section 3.16.040(B) of the City's Code requires), which would have required a hearing before the Mayor and City Council for the delinquency, that the applicant was not given an opportunity to correct the delinquency until after the citation on the subject property was issued on March 14, 2025. However, the issue at hand is not the non-payment of fees, but rather, the absence of a business license for a valid purpose on the appropriate property.

VIII. CONCLUSIONS

The following conclusions have been made from the information that has been found and presented for Appeal Case #AP-2025-01:

1. The applicant's two truck parking parcels (Parcel #S27-01016000 and Parcel #S27-01017000 (a.k.a.135 Rock Quarry Road) are currently zoned 'LI' (Light Industrial), which does not allow truck parking uses.

2. Historic zoning maps, including a City of Stockbridge zoning map from 1963, show the two truck parking parcels as being zoned either 'LI' (Light Industrial) or its precursor, M-1 (Light Manufacturing). No maps could be found which show the truck parking parcels as ever being zoned for anything but LI or M-1.

3. The historic Henry County zoning ordinances from 1986 and 2001 did not list truck parking or similar uses as being permitted within the M-1 (Light Manufacturing) district.

4. The two truck parking parcels are located within the Parkway Mixed-Use (PMU) Overlay District, which prohibits all types of industrial uses. Thus, even if the current LI district allowed truck parking, it would still be prohibited on the two truck parking parcels because no industrial uses are allowed within the PMU Overlay District.

5. The office parcel at 123 Rock Quarry Road is currently zoned 'SR', which does not allow office uses. No historic zoning maps showed this parcel as ever being zoned for office uses, and no business license has been found which would have allowed office uses on the property.

6. Numerous discrepancies were found among the various business documents pertaining to the subject property, as was listed and described above. For instance, on the business license application (07-17-24), the applicant only listed the address of 123 Rock Quarry Road, not the parcel numbers for the two parcels which actually contain the truck parking. Each parcel must have its own business license. The applicant also listed different types of proposed uses on his 2025 versus 2024 business license applications.

7. The Zoning Review Letter from March 17, 2024 used the wrong address and was based on the wrong property, which is not owned by the applicant. Yet, the applicant relied upon it anyway in submitting his appeal application.

8. No previous City of Stockbridge business license could be found which permitted truck parking uses to exist on the truck parking parcels, or even on the office parcel, at any time.

9. Although the Letter of Intent from the applicant's attorney states that the truck parking uses are justified on the basis that they are nonconforming uses simply due to the fact that they have existed since the 1980s, **the applicant has not produced any records**

to show that a previous business license from the City of Stockbridge, or even from Henry County, was ever approved for the two truck parking parcels, nor for the office parcel.

IX. RECOMMENDATIONS

In view of the conclusions above that were made for Appeal Case #AP-2025-01, the Community Development staff makes the following three recommendations for this case:

1. **DENIAL** of any business license applications for truck parking uses on Parcel #S27-01017000 (135 Rock Quarry Road) and Parcel #S27-01016000, since this is a prohibited use within both the LI (Light Industrial) zoning district and the Parkway Mixed-Use (PMU) Overlay District.

2. **DENIAL** of any business license applications for office uses at 123 Rock Quarry Road unless and until the property is rezoned to another type of zoning district which allows office uses.

3. **DENIAL** of any business license applications for any address or any parcel number which does not pertain to the actual piece of property where the proposed business use of the property would take place.

X. APPENDIX

Applicant's Appeal Application

Attorney's Letter of Appeal

Zoning Review Form for 123 Rock Quarry Road--New

Zoning Review Form for Parcel #S27-01016000--New

Zoning Review Form for Parcel #S27-01017000--New

Project/Case #

APPEAL-2025.04.0499

Parcel Number(s):

S27-01017000

Supplemental Addresses:

135 Rock Quarry Road

CITY OF STOCKBRIDGE PLANNING AND ZONING APPEAL APPLICATION

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

Zoning Case Number:

Ordinance Case Number:

ALL INFORMATION MUST BE TYPED OR PRINTED. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

Dear Applicant,

Please complete this application and submit with all necessary attachments to the Department of Planning and Development.

Applicant

NAME OF APPLICANT	**First Name** James	**Last Name** Raven	
ADDRESS OF APPLICANT:	2200 Keys Ferry Court		
CITY/STATE/ZIP	McDonough	Georgia	30253
BUSINESS PHONE NUMBER:	770-957-3937		
EMAIL:	awelch@smithwelchlaw.com, hpalmertree@smithwelchlaw.com		

Subject Property

Case Name Appeal of Zoning Review

Zoning of Property:	C-3 (Heavy Commercial District)
Current Use of Property	Existing
District:	District 4

Please provide written documentation specifying the alleged errors in the approval, denial, interpretation, or decision of the Planning Commission or the development director:

Please see the attached letter of intent.

Please provide the citation of the sections of the Unified Development Code pertaining to the action of the development director:

UDC 3.16.040(B) and UDC 6.1.4

Please provide a statement of the specific relief requested by the party appealing:

Please see the attached letter of intent.

Signature: Andy Welch **Date:** 04/28/2025

10.3 Appeal of Administrative Actions.

A. The Mayor and City Council shall hear and decide appeals where it is alleged by the appellant that there is error in any approval, denial, written interpretation, or decision made by the Director, based on the interpretation or enforcement of the Unified Development Code.

B. Only persons or entities that have legal standing in the challenged action shall be permitted to file an appeal under this code section.

C. Appeals under this code section shall be filed with the Director. The Director shall immediately notify the appropriate department that an appeal application and the requisite fees have been filed and shall immediately forward those documents to the appropriate department head and/or his or her designee for handling. Upon receipt of the appeal documents, the department head or his/her designee shall be responsible for notifying the City clerk via email that an appeal application has been filed and shall thereafter, be responsible for ensuring that all appeal documentation is provided to the City clerk for inclusion of the matter on a scheduled public meeting to be heard by the Mayor and City Council not later than thirty (30) calendar days from the date of filing. The notifying department shall be responsible for submitting any required legal advertisements and posting the appropriate signs. The Director shall be responsible for notifying all affected parties that an appeal has been filed and the date on which the appeal will be heard by the Mayor and City Council. The Director shall be responsible for providing an executive summary detailing the rationale for the decision in question and shall present the findings and all relevant documents pertaining to the appeal to the City clerk for presentation at the Mayor and City Council meeting in which the appeal will be heard.

D. Should the Mayor and City Council overturn the decision of staff, the applicant shall have thirty (30) calendar days from the date of the decision to request a refund of no more than seventy- five (75) percent of the appeal fee paid. A scheduled appeal may be temporarily postponed at the request of the appellant or staff; however, the party requesting such postponement shall be responsible for the cost of any legal advertisement fees prior to the matter being rescheduled for a new hearing date.

10.3.1 Applicability

A. Appeals may be filed by any person aggrieved by any written approval, denial, interpretation, decision or enforcement action of the

Director, based on or made in the enforcement of the Unified Development Code.

B. A person shall be considered aggrieved if:

1. Said person or said person's property was the subject of the action appealed from; or
2. Said person has a substantial interest in the action appealed from and is in danger of suffering special damage or injury not common to all property owners similarly situated.

10.3.2 Time for Applications and Hearings.

A. An appeal shall be filed within thirty (30) calendar days following the written approval, denial, or interpretation, of the Director.

B. A hearing before the Mayor and City Council shall be held according to the published schedule.

10.3.3 Application Requirements

An appeal request, along with the advertising and review fee per the approved fee schedule shall be filed with the Director indicating on the application in which the administrative decision originated and include a letter of intent addressing the following:

1. Completed application form, provided by the City;
2. Written documentation specifying the alleged errors in the approval, denial, interpretation, or decision of the Planning Commission or the Director;
3. Citation of the section(s) of the Unified Development Code pertaining to the action of the Director; and
4. A statement of the specific relief requested by the party appealing.

10.3.4 Stay of Proceedings.

An appeal stays all legal proceedings in furtherance of the action appealed from unless the Director certifies to the Mayor and City Council, after notice of appeal has been filed, that by reasons of facts stated in the certificate, a stay would, in the opinion of the Director, cause imminent peril to life or property. In such case, proceedings shall be stayed only by a restraining order granted by the superior court of Henry County on notice to the Director and on due cause shown.

10.3.5 Action on Appeals.

A. The hearing of the appeal shall be quasi-judicial and shall be conducted at a regular meeting, according to the published schedule, or at a special meeting of the Mayor and City Council.

B. Public Hearing. The Director shall advertise for the public hearing at the Planning Commission and the Mayor and City Council in accordance with Section 9.3, Public Notice Requirements.

C. Any party may appear at the hearing in person, by an authorized agent, or by an attorney.

D. Following the consideration of all testimony, documentary evidence, and matters of record, the Mayor and City Council shall make a determination on the appeal. An appeal shall be sustained only upon an expressed finding by the Mayor and City Council that the decision by the Director was based on an erroneous finding of a material fact, or that the Director acted in an arbitrary manner. In exercising its powers, the Mayor and City Council may reverse or affirm, wholly or partly, or may modify the requirement, decision or determination appealed from, and to that end shall have all the powers of the Director from whom the appeal was taken and may issue or direct the issuance of a permit provided all requirements imposed by all other applicable laws are met.

10.4 Appeals of Mayor and City Council Actions.

All appeals of final decisions of the Mayor and City Council shall be as follows:

A. Any person aggrieved by a final decision of the Mayor and City Council may appeal such decision by filing a petition in writing with

the Superior Court of Henry County.

B. An appeal shall be filed within thirty (30) calendar days after the disputed final decision is rendered.

Ernest M. Smith (1911-1992)
A. J. Welch, Jr. (1944-2018)
John P. Webb, PC
William A. White, PC
Andrew J. Welch, III, PC (NY & GA)
L. Scott Mayfield
Marc A. Avidano (FL & GA)
David M. Waldroup
Andrew J. Gebhardt
R. Brian Strickland
Elizabeth P. O'Neal
Megan Murren Rittle (GA & AL)
Lajuana C. Ransaw
Warren M. Tillery
Orion G. Webb

SMITH WELCH
WEBB & WHITE, LLC
ATTORNEYS AT LAW
TRUSTED SERVICE FOR A LIFETIME

Grant E. McBride
Bianca K. Davis
Miranda N. Hanley
Brandon F. Palmer
M. Chase Collum
Brooke A. White

ASSOCIATES
Christopher T. Webb
Susana Gude-Rodriguez
Richard A. McCall
Amber D. Porter
Morgan R. Thomas
Billy D. Thomas
Jacob S. Barlar

OF COUNSEL
Amy M. Fletcher

2200 KEYS FERRY COURT • MCDONOUGH, GA 30253
Telephone: 770-957-3937 • Facsimile: 770-957-9165
www.smithwelchlaw.com

April 28, 2025

VIA SAGES E-PORTAL

VIA ELECTRONIC MAIL:
randerson@stockbridgega.org

RE: Letter of Intent – Appeal of Zoning Review for 135 Rock Quarry Road, Stockbridge, Georgia 30281, Tax Parcel Identification Numbers S27-01017000 and S27-01016000 ("Subject Property")

Dear Director Anderson:

I represent James Raven, Jr. of Huddleston Concrete Company, Inc. ("Client"). Pursuant to Section 10.3 of the City of Stockbridge's ("City') Unified Development Code ("UDC"), please accept this letter of intent filed with my Client's application to request an appeal of Stockbridge Community Development's zoning review response of the Subject Property and denial of an occupational tax certificate provided to my Client on March 28, 2025.

My Client received issuance of an occupational tax certificate for Huddleston Concrete Company, Inc. for 2025 (attached hereto as Exhibit "A"). The certificate shows the business as operating at 123 Rock Quarry Road, Stockbridge, Georgia 30281 ("123 Rock Quarry Road"), which is the location of the office facility for my Client's business. It has always been understood that the occupational tax certificate for my Client's business includes the property rental and truck parking uses of the Subject Property as evidenced by the fact that my Client also received an occupational tax certificate for 123 Rock Quarry Road in 2024 (attached hereto as Exhibit "B"), but he was given no citation for the Subject Property that year.

On March 14, 2025, the City issued its citation against my Client for not having an occupational tax certificate for his business at the Subject Property. My Client believed he had already applied and made payment for a renewed occupational tax certificate. Nevertheless, my Client attempted to remediate the situation and was instructed by a City employee to file an occupational tax renewal application and a zoning review application.

He paid a fee of $305.00 to submit these applications. On March 28, 2025, my Client received the zoning review response e-mail and documents that are attached hereto as Exhibit "C." Occupational tax clerk Stephanie Milton stated in the March 28, 2025 e-mail: "[W]e are not able to continue with your Huddleston Concrete business."

If it is the City's new understanding that the 2025 occupational tax certificate my Client received does not apply to the Subject Property, then there are other reasons that his application should not be denied. First, my Client has operated his truck parking business at the Subject Property continuously, notoriously, and openly since the 1980s. The City adopted its UDC on March 14, 2022. Regarding lawfully nonconforming uses, the UDC states in Section 6.1.4.:

> A lawfully established use that becomes nonconforming upon or after the effective date of this unified development code may continue subject to the following stipulations:
>
> > A. A structure containing a nonconforming use shall not be enlarged, extended, built, rebuilt, relocated or structurally altered except to change to a use permitted in the zoning district in which the structure is located.
> > B. A nonconforming use shall not be extended to occupy any area outside the existing structure devoted to the use. Any nonconforming use may be extended throughout any portion of a building that was manifestly arranged or designed for such use on the effective date of this unified development code or amendment thereto.
> > C. A nonconforming use that is replaced by a permitted use on land, in a structure, or structure and land in combination shall not be resumed. A nonconforming use cannot be replaced by another nonconforming use.
> > D. A nonconforming use of land, a structure or structure and land in combination that is abandoned for more than six (6) consecutive months (except when government action impedes the use of, or access to, the premises) shall not be resumed. The use, structure, or structure and land in combination shall not thereafter be used except in conformity with the regulations of the zoning district in which it is located.

My Client has not expanded, replaced, or abandoned his use of the Subject Property for truck parking since the adoption of the UDC.

In the City's March 28, 2025 zoning review, it denied issuance of an occupational tax certificate based on the UDC's current standards for the C.3 zoning district per Section 2.4.10. and the Parkway Mixed Use (PMU) Overlay District per Section 2.5.2. These UDC standards do not apply to my Client since the Subject Property's truck parking use pre-

dates the adoption of the UDC. The City's refusal to grant the occupational tax certificate deliberately avoids the relief that my Client has through UDC Section 6.14.

Second, my Client did not receive a notice of delinquency as required by Section 3.16.040(B) of the City's code which states, "If any license fees and any penalties are not paid by February 15th, then the city clerk shall schedule a hearing before the mayor and city council and shall give the delinquent notice thereof. At the hearing, the mayor and city council shall determine whether the delinquent has paid the license fee and any penalty." My Client was not afforded any right to correct the delinquency until after the citation was issued on March 14, 2025. The City's failure to follow its ordinance notice requirements is unlawful takings, arbitrary and capricious, and a violation of my Client's right to due process guaranteed under the Fifth Amendment of the U.S. Constitution, as applies to the States through the Fourteenth Amendment of the Constitution of the United States, and Article One, Section One, Paragraph One and Article One, Section Three, Paragraph One of the Constitution of the State of Georgia of 1983.

My Client asks that a hearing be set forth before the mayor and council pursuant to the City's process for appeal, or, in the alternative, the City's Community Development should find that my Client's 2025 occupational tax certificate applies to the Subject Property and that he should be allowed to continue his business at the Subject Property. We reserve the right to supplement this appeal application with any additional information as it becomes available.

With kindest regards,

Andrew J. "Andy" Welch, III
Attorney for James Raven, Jr. and Huddleston Concrete Company

AJWIII/hp
Attachments
Cc. Quinton Washington – City Attorney

EXHIBIT "A"

City of Stockbridge
4640 North Henry Boulevard Stockbridge, GA 30281
(770) 389 7900

OCCUPATIONAL TAX CERTIFICATE

Business Name:	HUDDLESTON CONCRETE	**Business Type(s):**	484220 Gravel hauling, local
Business Location:	123 ROCK QUARRY RD STOCKBRIDGE, GA 30281	**Mailing Address:**	PO BOX 506 STOCKBRIDGE, GA 30281
Owner:	RAVEN JR, JAMES		
License Number:	0087-2018	**License Type:**	Occupational Tax Certificate
Issued Date:	1/1/2025	**Classification:**	Commercial
Expiration Date:	12/31/2025	**Fees Paid:**	$278.30

Uneeda Smith-Sellers

Occupational Tax Department

If the business moves from the location listed then the occupational tax certificate is null and void

TO BE POSTED IN A CONSPICUOUS PLACE

CITY OF STOCKBRIDGE
OCCUPATIONAL TAX
ANNUAL RENEWAL APPLICATION

4640 North Henry Blvd
Stockbridge, GA 30281
Phone number(s): 678-833-3302, 678-833-3318, or 678-833-3310
Fax number: 678-302-9732
Email Address: ot@cityofstockbridge-ga.gov

ALL INFORMATION MUST BE TYPED OR PRINTED. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

Dear Business Owner,

In order for the Stockbridge Occupational Tax/ Business Services Department to calculate a fair and equitable fee for businesses to operate next year the following information is required. **Please complete and return this form** in its entirety no later than **October 1 of current year.** If the renewal paperwork is not received by the mentioned due date a penalty will be accessed.

*** EMAIL ADDRESS:** jraven54@gmail.com

***Tax ID # or SSN #:** 58-0917013 ***E-verify #** _____

***BUSINESS NAME (DBA IF APPLICABLE):** Huddleston Concrete Co Inc.

***BUSINESS STREET ADDRESS (no PO Box):** 123 Rock Quarry Rd.

***CITY/STATE/ZIP:** Stockbridge, GA 30281

***BUSINESS PHONE NUMBER:** 770-468-4886

***MAILING ADDRESS:** PO Box 506

(if different from above)

***CITY/STATE/ZIP:** Stockbridge, GA 30281

***BUSINESS OWNERS:** James Raven

***ALTERNATE/CELL PHONE:** 770-468-4886

***Number of Employees: (Nationwide for the Company)** 1

***Number of Employees: (City of Stockbridge)** 1

***Type of Business (ex: Retail, Salon, Physician)** property rental, truck parking

***Actual Gross Receipts for previous 12 months $** _____

***Attach proof to support this figure: Profit Report or First Page of Tax Return**
******If not attached, a penalty will be issued except for Professional Licenses******

(Applicable to Professionals SUCH AS PHYSICIAN'S, LAWYERS, CPAs, ETC.)
Please see Code of Ordinances 9.01.010 for the definition of Professionals

NAME ON STATE LICENSE _____

STATE LICENSE NUMBER _____
***ATTACH COPY OF LICENSE(S)**

__ **Professional Services Flat Rate** (please check) ***If checked, how many professionals** _____
(such as physicians, lawyers, etc.)

PLEASE COMPLETE THE BACK PAGE →

Even if the business will not operate in the following year, sign, date, and return this form to prevent renewal fees.

__ **No longer in business as of** _____ (Date)

*** DO NOT SEND PAYMENT NOW. BILLS WILL BE MAILED IN NOVEMBER ***

I certify that I am the person duly authorized herein named to file this return, including accompanying schedules and statements and that the same are true, correct, and complete.

Signature: James Raven Date: 7-17-2024

Name (please print): James Raven

Important things to consider when renewing your business license:

Businesses with Alcohol Licenses:
Only ***one*** form need to be completed for each application and the alcohol license will be automatically renewed.

Outstanding Debt
If you owe the City money, then you may have outstanding debt holds on your account. You may still renew your business license, however, the license certificate will NOT be mailed to you until all debt holds are resolved. License fees not paid on time will incur late fees, and may be subject to interest charges.

These changes should be filed before you renew your license (s)

Changes to the Business Licensing Account
If you have changed your business legal entity of officers/owners, then **you are required to report the changes to us within 30 days.**

Insurance companies outside of the City of Stockbridge, please DISREGARD this application.

If you have changed your business location, DO NOT renew your current license. Licenses are specific to a location and are not transferable. **You must provide the new address of said business on the application.**

Home Occupation Business Owners **must** be in compliance with the City of Stockbridge reference **Home Occupations Regulation Chapter (8.36.170) Section 3-7-104.**

Please contact Stockbridge Business Services Department at 678-833-3302, 678-833-3318, or 678-833-3310 should you need further assistance.

EXHIBIT "B"

City of Stockbridge
4640 North Henry Boulevard Stockbridge, GA 30281
(770) 389 7900

OCCUPATIONAL TAX CERTIFICATE

Business Name:	HUDDLESTON CONCRETE	**Business Type(s):**	484220 Gravel hauling, local
Business Location:	123 ROCK QUARRY RD STOCKBRIDGE, GA 30281	**Mailing Address:**	PO BOX 506 STOCKBRIDGE, GA 30281
Owner:	RAVEN JR, JAMES		
License Number:	0087-2018	**License Type:**	Occupational Tax Certificate
Issued Date:	1/1/2024	**Classification:**	Commercial
Expiration Date:	12/31/2024	**Fees Paid:**	$253.00

Uneeda Smith-Sellers

Occupational Tax Department

If the business moves from the location listed then the occupational tax certificate is null and void

TO BE POSTED IN A CONSPICUOUS PLACE

gave the copy to City 8-25-23

CITY OF STOCKBRIDGE
OCCUPATIONAL TAX
ANNUAL RENEWAL APPLICATION

4640 North Henry Blvd
Stockbridge, GA 30281
Phone number(s): 678-833-3302, 678-833-3318, or 678-833-3310
Fax number: 678-302-9732
Email Address: ot@cityofstockbridge-ga.gov

ALL INFORMATION MUST BE TYPED OR PRINTED. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

Dear Business Owner,

In order for the Stockbridge Occupational Tax/ Business Services Department to calculate a fair and equitable fee for businesses to operate next year the following information is required. **Please complete and return this form** in its entirety no later than October 1 of current year. If the renewal paperwork is not received by the mentioned due date a penalty will be accessed.

* **EMAIL ADDRESS:** JRaven54@gmail.com

***Tax ID # or SSN #:** 58-0917013 ***E-verify #** _____

***BUSINESS NAME (DBA IF APPLICABLE):** Huddleston Concrete Co Inc

***BUSINESS STREET ADDRESS (no PO Box):** 123 Rock Quarry Rd.

***CITY/STATE/ZIP:** Stockbridge, GA 30281

***BUSINESS PHONE NUMBER:** 770-468-4886

***MAILING ADDRESS:** 1251 Ponder Pines Rd.

(if different from above)

***CITY/STATE/ZIP:** Madison, GA 30650

***BUSINESS OWNERS:** James Raven

***ALTERNATE/CELL PHONE:** 770-468-4886

***Number of Employees: (Nationwide for the Company)** 1 ***Number of Employees: (City of Stockbridge)** 1

***Type of Business (ex: Retail, Salon, Physician)** property rental

***Actual Gross Receipts for previous 12 months** $ 287042.

***Attach proof to support this figure: Profit Report or First Page of Tax Return**
******If not attached, a penalty will be issued except for Professional Licenses******

(Applicable to Professionals SUCH AS PHYSICIAN'S, LAWYERS, CPAs, ETC.)
Please see Code of Ordinances 9.01.010 for the definition of Professionals

NAME ON STATE LICENSE _____

STATE LICENSE NUMBER _____
***ATTACH COPY OF LICENSE(S)**

__ **Professional Services Flat Rate** (please check) ***If checked, how many professionals** _____
(such as physicians, lawyers, etc.)

PLEASE COMPLETE THE BACK PAGE →

Even if the business will **not** operate in the following year, sign, date, and return this form to prevent renewal fees.

__ **No longer in business as of** _____ (Date)

*** DO NOT SEND PAYMENT NOW, BILLS WILL BE MAILED IN NOVEMBER ***

I certify that I am the person duly authorized herein named to file this return, including accompanying schedules and statements and that the same are true, correct, and complete.

Signature: James Raven Date: 8-1-2023

Name (please print): James Raven

Important things to consider when renewing your business license:

Businesses with Alcohol Licenses:

Only ***one*** form need to be completed for each application and the alcohol license will be automatically renewed.

Outstanding Debt

If you owe the City money, then you may have outstanding debt holds on your account. You may still renew your business license, however, **the license certificate will NOT be mailed to you until all debt holds are resolved.** License fees not paid on time will incur late fees, and may be subject to interest charges.

These changes should be filed before you renew your license (s)

Changes to the Business Licensing Account

If you have changed your business legal entity of officers/owners, then **you are required to report the changes to us within 30 days.**

Insurance companies outside of the City of Stockbridge, please DISREGARD this application.

If you have changed your business location, DO NOT renew your current license. Licenses are specific to a location and are not transferable. **You must provide the new address of said business on the application.**

Home Occupation Business Owners **must** be in compliance with the City of Stockbridge reference **Home Occupations Regulation Chapter (8.36.170) Section 3-7-104.**

Please contact Stockbridge Business Services Department at 678-833-3302, 678-833-3318, or 678-833-3310 should you need further assistance.

EXHIBIT "C"

From: OT OT@cityofstockbridge-ga.gov
Subject: City of Stockbridge- Business Services
Date: Mar 28, 2025 at 4:52:24 PM
To: jraven54@gmail.com
Cc: Uneeda Smith-Sellers usmith-sellers@stockbridgega.org,
Starlett Bailey sbailey@stockbridgega.org

Good afternoon,

We are terribly sorry we **are not** able to continue with your Huddleston Concrete business. Please see attached. The administration and planning/zoning fees ($120.00) will not be refunded due to services rendered. However, the $200.00 for the inspections will be refunded in a form of a check, please allow 4-6 weeks for processing .

Stephanie Milton, Occupational Tax Clerk -
Department: Community Development
Division: Business Services
4640 North Henry Blvd.
Stockbridge, GA 30281
678-833-3310
Email: SMilton@stockbridgega.org

Stockbridge
Where Community Connects

pdf **Zoning and Verification-Letter-Huddleston**
174 KB

City of Stockbridge
4640 North Henry Blvd •Stockbridge, GA 30281
City Hall: (770) 389-7900 • Fax: (770) 389-7912

March 28, 2025

City of Stockbridge

4640 North Henry Blvd •Stockbridge, GA 30281

City Hall: (770) 389-7900 • Fax: (770) 389-7912

March 28, 2025

Huddleston Concrete
135 Rock Quarry Rd
Stockbridge, Ga. 30281

RE: Occupational Tax Application

Dear Mr. Raven:

Thank you for submitting your application for an Occupational Tax Certificate in the **City of Stockbridge.**

At this present time, the application process for your business **Huddleston Concrete 135 Rock Quarry Rd, Stockbridge, Ga 30281** is **Denied** for the following:

- Truck terminals, truck trailer storage lots, truck parking lots, and truck repair are only allowed in industrial zoning districts and are not allowed in the Parkway Mixed Use (PMU) District.

You may contact the Planning & Zoning Department to inquire whether the issue can be resolved, and if so, what steps may be taken to bring resolution and continuance of the OT application process. If you have any questions, please feel free to contact me at 678-833-3302 (direct line).

Thanks,

Uneeda Smith-Sellers

Mrs. Uneeda Smith-Sellers
Business Services Supervisor
Occupational Tax Department
ot@cityofstockbridge-ga.gov

cc: Stephanie Milton

Huddleston Concrete
135 Rock Quarry Rd
Stockbridge, Ga. 30281

RE: Occupational Tax Application

Dear Mr. Raven:

Thank you for submitting your application for an Occupational Tax Certificate in the **City of Stockbridge.**

At this present time, the application process for your business **Huddleston Concrete 135 Rock Quarry Rd, Stockbridge, Ga 30281** is **Denied** for the following:

- Truck terminals, truck trailer storage lots, truck parking lots, and truck repair are only allowed in industrial zoning districts and are not allowed in the Parkway Mixed Use (PMU) District.

You may contact the Planning & Zoning Department to inquire whether the issue can be resolved, and if so, what steps may be taken to bring resolution and continuance of the OT application process. If you have any questions, please feel free to contact me at 678-833-3302 (direct line).

Thanks,

Uneeda Smith-Sellers

Mrs. Uneeda Smith-Sellers
Business Services Supervisor
Occupational Tax Department
ot@cityofstockbridge-ga.gov

cc: Stephanie Milton

ZONING REVIEW FORM (NEW BUSINESS)

CITY OF STOCKBRIDGE COMMUNITY DEVELOPMENT DEPARTMENT
4640 N. Henry Boulevard, Stockbridge, GA 30281
770-389-7900
www.cityofstockbridge.com

*Please allow the Planning and Zoning staff **3 to 5 business days** to complete this request*

To thoroughly research your request please do not leave any areas unanswered. The purpose of this form is to verify whether your proposed use is allowed based on the zoning of the property listed. This form does not approve your business or your permit request. This zoning review form does not guarantee provisions for parking and/or any other requirements of the City of Stockbridge Unified Development Code are accommodated; only that the zoning and use is appropriate.

Date Submitted: March 17, 2025

Owner/Applicant

Name/Title of Owner: James Raven Jr.
Address: 1251 Ponder Pilles Road
City, State, Zip: Madison, GA 30650
Phone Number: 770-46-4886
E-Mail Address: jravens54@gmail.com

Business Information

Business Name: Huddleston Concrete Co Inc
Address: 135 Rock Quarry Road
City, State, Zip: Stockbridge, GA 30281
Business Telephone Number: 770-468-4886
Business E-Mail: jravens54@gmail.com
Parcel ID #: S27-01015000
Detailed Description of Proposed Use/Activity to Occur: Truck parking
License Number: OTC-2445-2025

Office Use This Point Forward: Date Reviewed: March 28, 2025

Zoning of Subject Property:
☐ RR (Rural Residential District) - (See Section 2.4.1 of Stockbridge UDC)
☐ SR (Suburban Residential District) - (See Section 2.4.2 of Stockbridge UDC)
☐ CCR (City Center Residential District) - (See Section 2.4.2 of Stockbridge UDC)
☐ MFR (Multiple Family Residential District) - (See Section 2.4.2 of Stockbridge UDC)
☐ MHR (Mobile Home Residential District) - (See Section 2.4.5 of Stockbridge UDC)
☐ O-I (Office Institutional District) - (See Section 2.4.6 of Stockbridge UDC)
☐ DT (Downtown District) - (See Section 2.4.7 of Stockbridge UDC)
☐ C-1 (Neighborhood Commercial District) - (See Section 2.4.8 of Stockbridge UDC)
☐ C-2 (General Commercial District) - (See Section 2.4.9 of Stockbridge UDC)
☑ **C-3 (Heavy Commercial District) - (See Section 2.4.10 of Stockbridge UDC)**
☐ LI (Light Industrial District) - (See Section 2.4.11 of Stockbridge UDC)
☐ HI (Heavy Industrial District) - (See Section 2.4.12 of Stockbridge UDC)
☐ PUD (Planned Unit Development) - (See Section 2.4.13 of Stockbridge UDC)

Is the subject property part of the following overlay districts?
☑ **PMU (Parkway Mixed Use Overlay District) - (See Section 2.5.2 of Stockbridge UDC)**
☐ DT (Downtown Village Overlay District) - (See Section 2.5.3 of Stockbridge UDC)
☐ The subject property is not part of neither the PMU nor DT overlay district

Is the proposed use prohibited under either Section 2.5.2 (PMU) or 2.5.3 (DT) of the Stockbridge UDC?
☑ **Yes**
☑ No
☐ The subject property is not part of neither the PMU nor DT overlay district

Is the proposed use permitted per Section 2.4.10 of the City of Stockbridge Unified Development Code? ☑ Yes ☑ **No** (If no, please provide comments below)
Verified By: *Jordyn Bucholtz* Title: GIS Analyst
Approved: ☐ Approved with Conditions: ☐ **Denied** ☒

Results: **Denied** – Truck terminals, truck trailer storage lots, truck parking lots, and truck repair are only allowed in industrial zoning districts and are not allowed in the Parkway Mixed Use (PMU) District.

Stockbridge

Where Community Connects

POWERPOINT PRESENTATION FOR
APPEAL CASE #AP-2025-01

FOR 123 & 135 ROCK QUARRY ROAD, AND PARCEL #S27-01016000 (Council District 4)

CITY OF STOCKBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION

CITY COUNCIL MEETING—JULY 14, 2025

SUBMITTAL OF THE APPEAL APPLICATION

Date—Submitted into SAGES on April 28, 2025.

Applicant: James Raven from Huddleston Concrete Company.

Agent: Andy Welch, an attorney with the law firm of Smith, Welch, Webb & White.

Letter of Intent—Also submitted by the attorney on the same date.

Property: Listed as 135 Rock Quarry Road for Parcel #S27-01017000, but the application actually concerns the adjacent Parcel S27-01016000, as well.

PURPOSE OF THE APPEAL APPLICATION (Slide #1)

Stated Purpose—To appeal a Zoning Review Form that was completed by the Community Development Staff on March 17, 2025. The Form recommended the denial of Huddleston Concrete Company's use of two parcels for truck parking. That led to a decision by the Business Services Division, in a March 28, 2025 letter, to state as follows:

> **"the application process for your business Huddleston Concrete 135 Rock Quarry Rd, Stockbridge, Ga 30281 is Denied for the following: Truck terminals, truck trailer storage lots, truck parking lots, and truck repair are only allowed in industrial zoning districts and are not allowed in the Parkway Mixed Use (PMU) District."**

Both actions occurred after a citation was issued on the subject property on March 14, 2025, as a result of the applicant not having an appropriate business license for truck parking.

PURPOSE OF THE APPEAL APPLICATION (Slide #2)

Preparation of the Zoning Review Form—It was completed as part of the Business Services' process for evaluating the applicant's 2025 business license application for the subject property. Its purpose was to assess the zoning compliance of the applicant's proposed use of the property for "truck parking", which currently exists on the property. The Form stated that the property was zoned 'C-3' (Heavy Commercial), and that it was located in the Parkway Mixed-Use (PMU) Overlay District, which does not allow truck parking uses.

Subsequent Actions:

~ A Citation was issued on the property on March 14, 2025 due to the applicant not having an appropriate occupational tax certificate (business license).

~ A Municipal Court Summons was issued on the same date. It required the applicant to appear in court on May 16, 2025.

~ A Letter was sent to the applicant by Business Services on March 28, 2025. It stated that "the application process for your business Huddleston Concrete 135 Rock Quarry Rd, Stockbridge, Ga 30281 is Denied for the following: Truck terminals, truck trailer storage lots, truck parking lots, and truck repair are only allowed in industrial zoning districts and are not allowed in the Parkway Mixed Use (PMU) District."

PURPOSE OF THE APPEAL APPLICATION (Slide #3)

~ Letter from Code Enforcement—On April 3, 2025, the Code Enforcement Division of the Stockbridge Police Department sent a letter to the applicant, stating that the truck parking on Parcel #S27-01016000 and Parcel #S27-01017000 was a violation, and that the applicant was given 45-60 days to rectify the situation.

~ Applicant's Court Appearance—The applicant appeared in Municipal Court on May 16 and asked for a "continuance" (rescheduling) of at least 60 days to allow his attorney time to prepare for the court hearing. The court then reschedule the applicant's hearing date to July 18, 2025.

~ Applicant's Request—To either be granted an appeal hearing before City Council, or that the Community Development Department decides that the 2025 business license which the applicant received does apply to the subject property (Parcel #S27-01017000).

DESCRIPTION OF THE SUBJECT PROPERTY

Subject Property--Parcel #S27-01017000 (referenced as 135 Rock Quarry Road) is the subject property for the appeal application, but Huddleston Concrete Company also owns the property at 123 Rock Quarry Road (Parcel #S27-01012000) and Parcel #S27-01016000. They are all located on the west side of Rock Quarry Road, south of Lee Street, but they are not contiguous.

Aerial Photos--The Aerial Photo of the Vicinity below shows all three parcels, followed by a separate aerial photograph for each parcel. The parcel at 123 Rock Quarry Road is occupied by a small building that is used as the office for Huddleston Concrete Company, while the other two parcels are occupied by truck parking for numerous 18-wheel trucks. Two other parcels with different owners are located between the office parcel and the two truck parking parcels.

Street Photos--Show the office building and truck parking.

Drone Photos—Show the presence of truck parking on two parcels.

Table of Property Facts--Provides property information and statistics.

FACTS ABOUT THE SUBJECT PROPERTY

Property Owners: James Raven and Huddleston Concrete Company.

Parcels:

~ 123 Rock Quarry Road (Parcel #S27-01012000)

~ 135 Rock Quarry Road (Parcel #S27-01017000)

~ Parcel #S27-01016000

Location: West side of Rock Quarry Road, south of South Lee Street and north of the Southern Railroad.

Current Zoning:

~ **Base Zoning—** Office parcel—SR; Truck parking parcels—LI.

~ **Overlay District—**Parkway Mixed-Use (PMU) Overlay District.

Future Land Use Designation: Light Industrial.

AERIAL PHOTO OF THE VICINITY

AERIAL PHOTO OF 123 ROCK QUARRY ROAD (SITE OF THE OFFICE BUILDING)

STREET PHOTO OF OFFICE BUILDING AT 123 ROCK QUARRY ROAD

AERIAL PHOTO OF PARCEL #S27-01016000 (ONE OF THE TRUCK PARKING PARCELS)

AERIAL PHOTO OF PARCEL #S27-01017000 (ONE OF THE TRUCK PARKING PARCELS)

STREET PHOTO OF TRUCK PARKING PARCELS, VIEWED FROM THE EAST (QUARRY ENTRANCE); 06/03/25

DRONE PHOTO OF TRUCK PARKING: VIEWED FROM THE WEST, TOWARD ROCK QUARRY ROAD (June 3, 2025)

TABLE OF PROPERTY FACTS (Slide #1)

DESCRIPTIVE FACTOR	RESEARCH FINDINGS
Proposed Use:	Continued operation of office and two truck parking lots.
Property Address:	123 Rock Quarry Road, plus two nearby parcels.
Parcel Number:	123 Rock Quarry Road—Parcel #S27-01012000. Truck parking lots: Parcel #S27-01016000 and Parcel #S27-01017000.
Parcel Acreage:	~ 123 Rock Quarry Road—1.55 +/- acres. ~ Parcel #S27-01016000—2.93 +/- acres. ~ Parcel #S27-01017000—3.44 +/- acres.
Land District and Land Lot:	District 12, Land Lots 35 and 36.
Applicant / Owner:	~ 123 Rock Quarry Road--Huddleston Concrete Company. ~ Parcel #S27-01016000—Huddleston Concrete Company. ~ Parcel #S27-01017000—James S. Raven, Jr. (an owner or employee of Huddleston Concrete Company).

TABLE OF PROPERTY FACTS (Slide #2)

Existing Zoning:	123 Rock Quarry Road—SR (Suburban Residential). ~ Parcel #S27-01016000—LI (Light Industrial). ~ Parcel #S27-01017000—LI (Light Industrial).
Surrounding Zoning:	~ North –SR (Suburban Residential), MFR (Multiple Family Residential), and OI (Office-Institutional). ~ South—N/A (railroad tracks). ~ East—Heavy Industrial. ~ West
Property Location:	West side of Rock Quarry Road, between South Lee Street to the north and the railroad tracks to the south.
Property Conditions:	Fairly level, with few trees.
Current Use:	Office building and two truck parking lots.

TABLE OF PROPERTY FACTS (Slide #3)

Surrounding Land Uses:	**~ North –Apartments.** **~ South—Railroad tracks.** **~ East—The rock quarry.** **~ West –Single-family residential.**
Surrounding Future Land Use Designations:	**~ North—Downtown District.** **~ Northeast---Low-Density Mixed-Use.** **~ East—Heavy Industrial.** **~ West and South—Light Industrial.**
Road Classification:	**Minor arterial.**

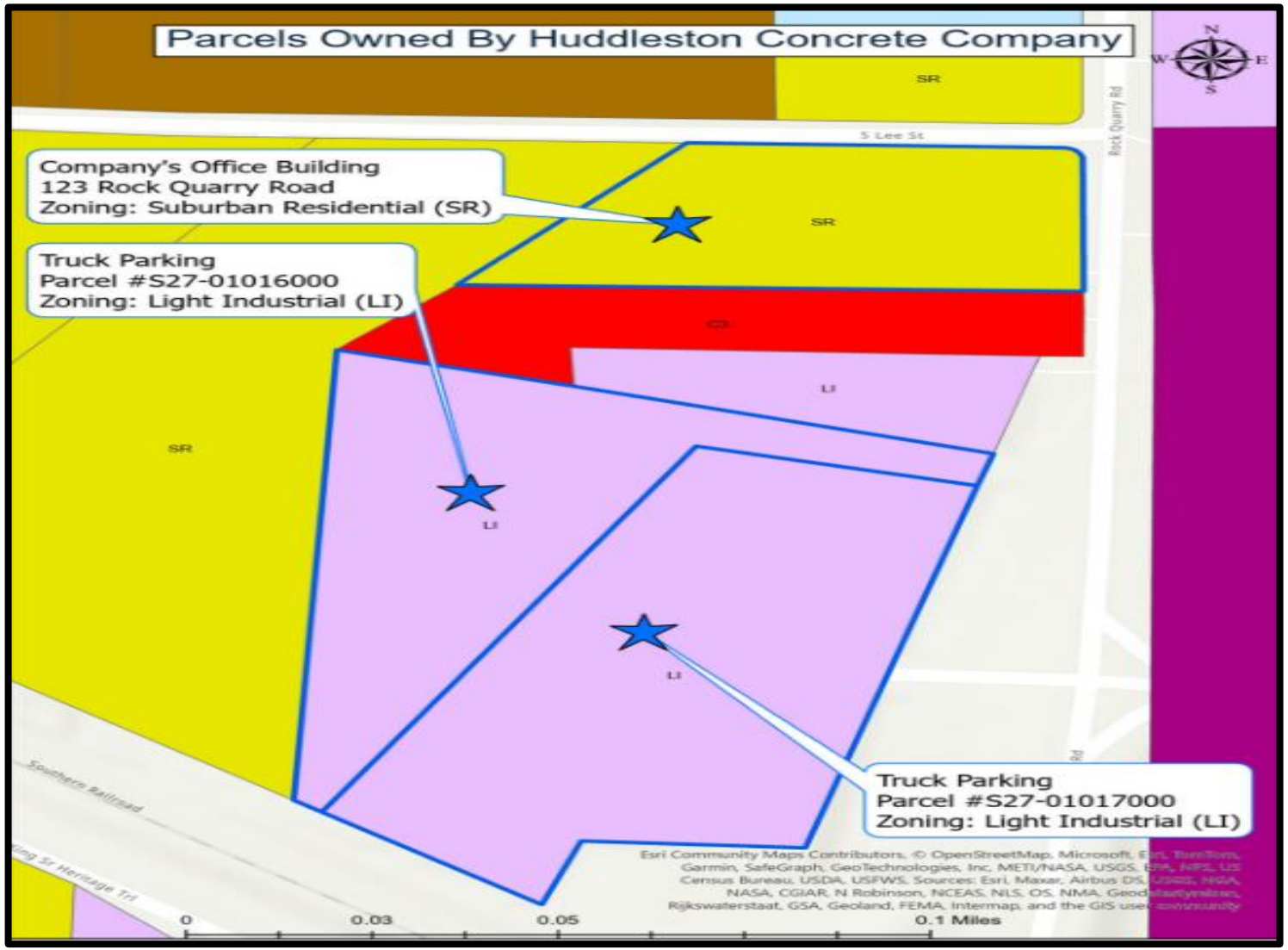
EXISTING ZONING AND LAND USE

Office Parcel--The property at 123 Rock Quarry Road is zoned 'SR' (Suburban Residential), and it is occupied by a small building that is being used by Huddleston Concrete Company for an office. The SR district, though, does not allow office uses since only residential uses are allowed in it.

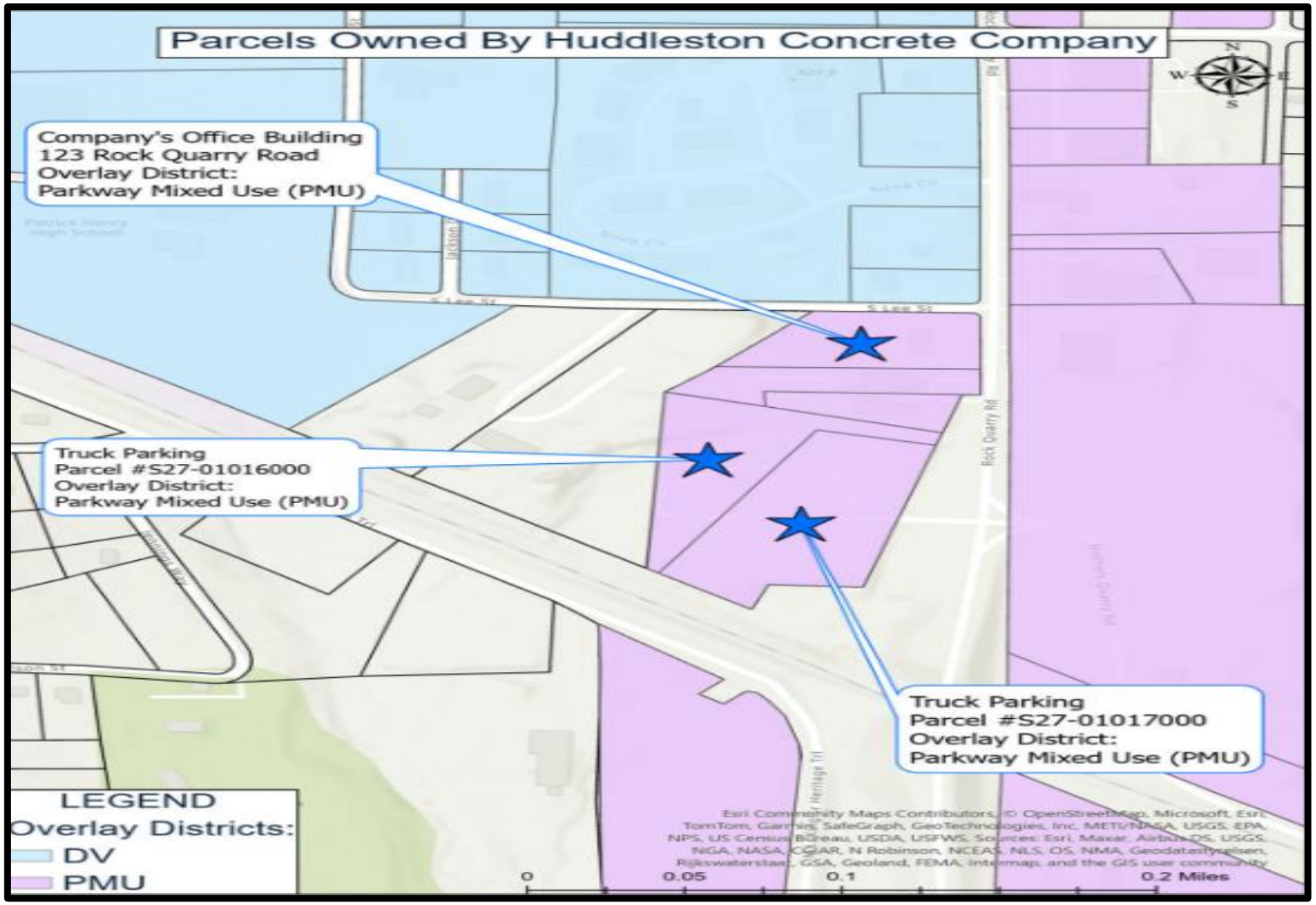
Truck Parking Parcels--The other two parcels are zoned 'LI' (Light Industrial), and they are being used for truck parking even though the LI district does not allow truck parking. The only zoning district within the City of Stockbridge where truck parking is allowed is the HI (Heavy Industrial) district.

All Three Parcels--All three parcels are located within the Parkway Mixed-Use (PMU) Overlay District. Section 2.5.2(D)(17) of the Stockbridge Unified Development Code (UDC) states that the following types of uses are prohibited within the PMU Overlay District: "Truck terminals, truck trailer storage lots, truck parking lots, and truck repair." In addition, all types of industrial uses are prohibited within the PMU Overlay District. All three parcels have a future land use designation of Light Industrial. Maps of the existing zoning, overlay district, and future land use for all three parcels are provided below.

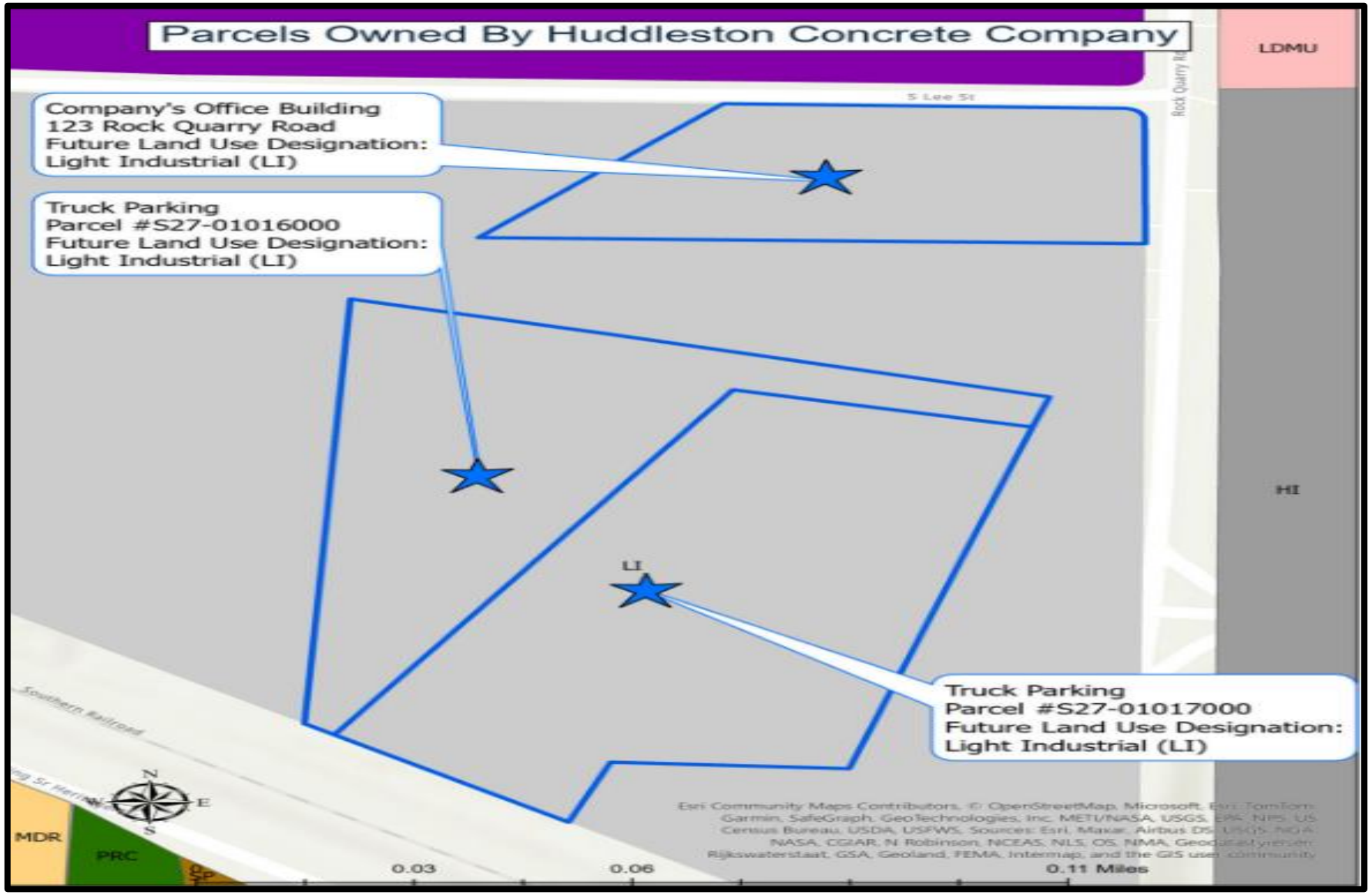
ZONING MAP FOR THREE PARCELS THAT ARE OWNED BY HUDDLESTON CONCRETE COMPANY



OVERLAY DISTRICT MAP FOR THREE PARCELS OWNED BY HUDDLESTON CONCRETE COMPANY



FUTURE LAND USE MAP FOR THREE PARCELS OWNED BY HUDDLESTON CONCRETE COMPANY

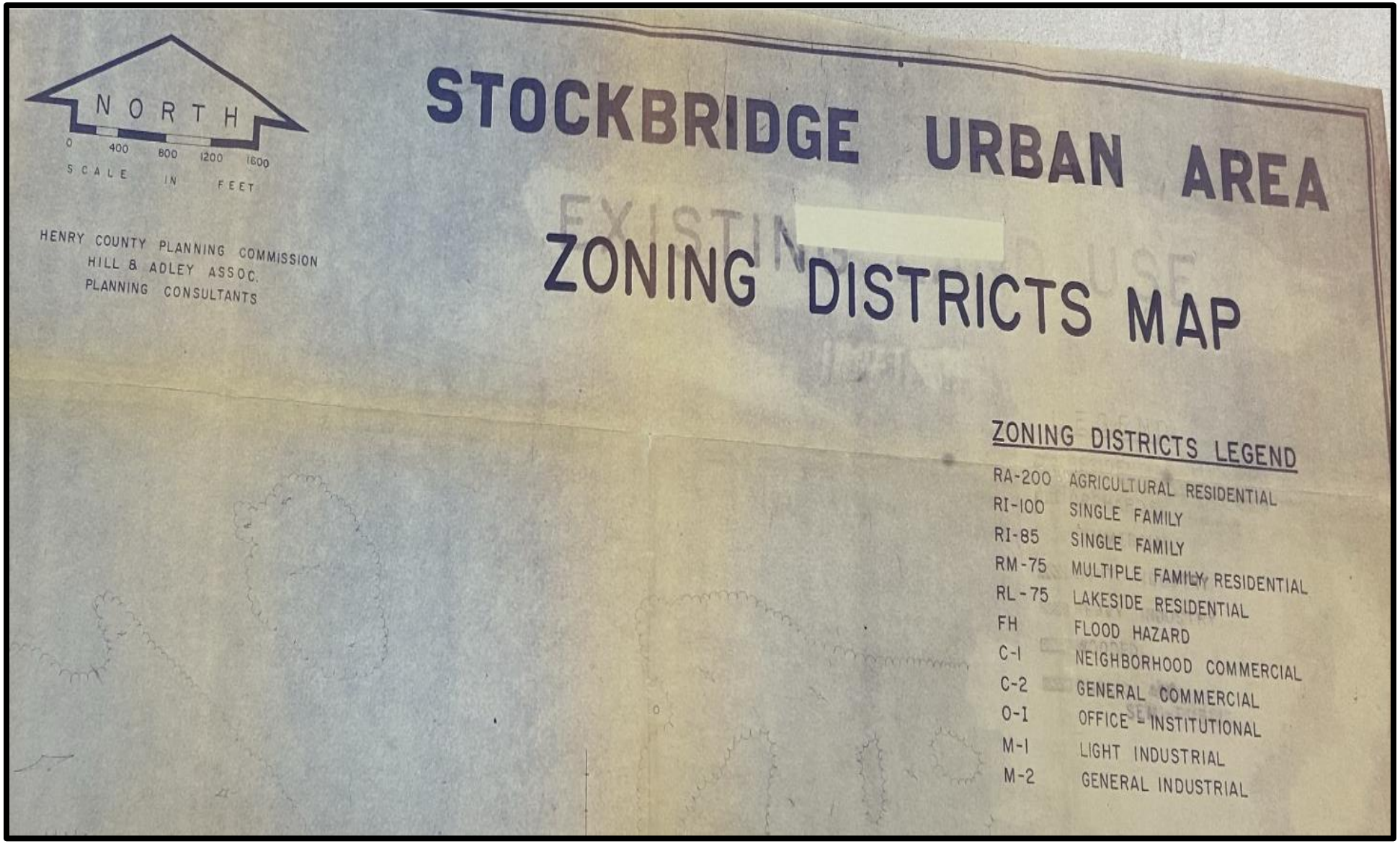


ZONING HISTORY OF THE PROPERTY (Slide #1)

Purpose of Zoning History Research--Research was conducted on historic zoning maps and ordinances to identify 1) the previous zoning districts for the three parcels that are currently owned by Huddleston Concrete Company; 2) whether the zoning changed at any time; and 3) whether truck parking was an allowable use at any time; and when any overlay zoning districts began. Planning and Zoning functions for the City of Stockbridge were handled by Henry County prior to 2019, so previous Henry County zoning maps and ordinances had to be researched.

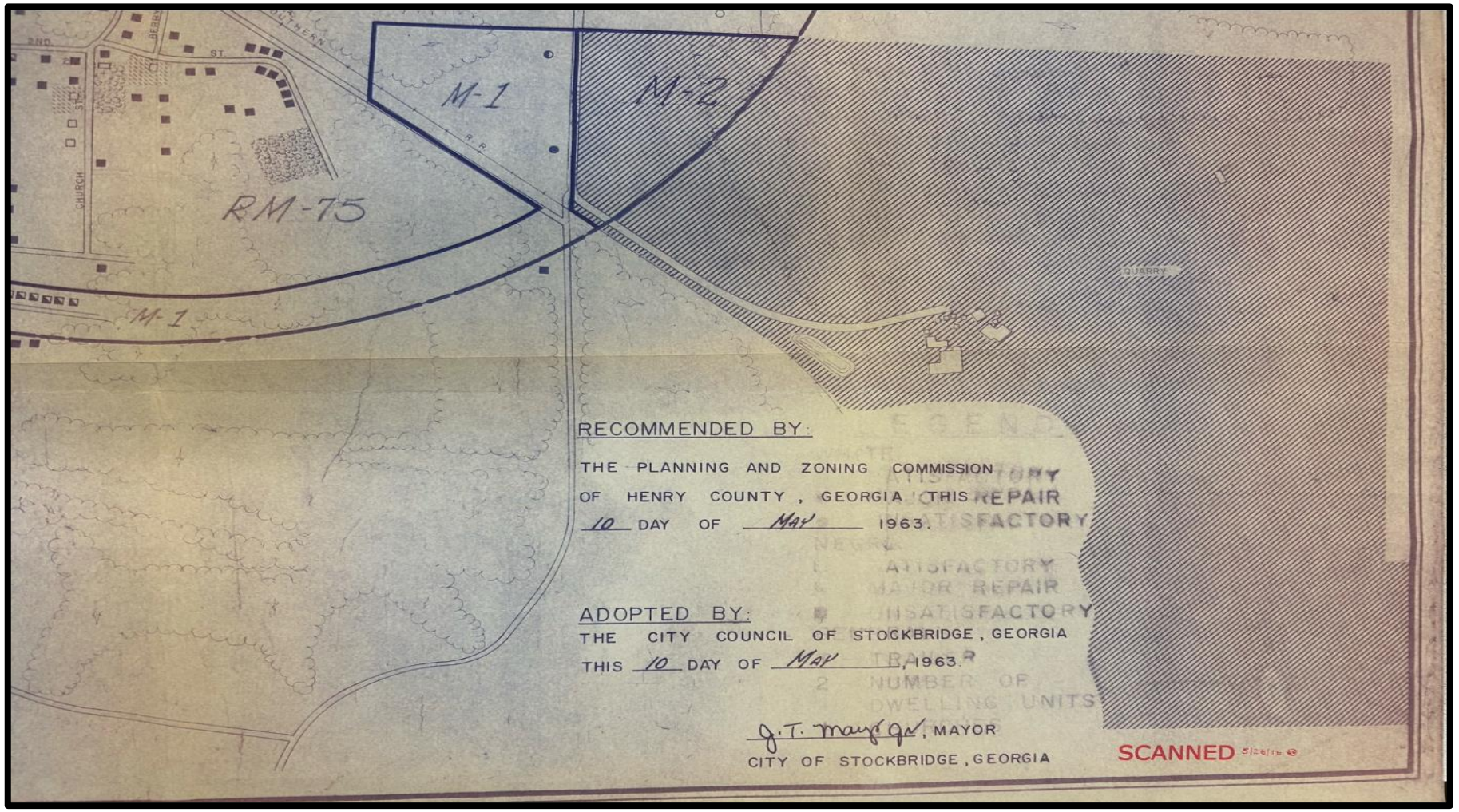
1963 Zoning Map--Shown below is a portion of the "Stockbridge Urban Area Zoning Districts Map", which was recommended by the Henry County Planning Commission and adopted by the Stockbridge City Council on May 10, 1963. It was prepared by Hill & Adley Associates, Planning Consultants, on the basis of a 1960 field survey. It clearly shows the area where the two existing truck parcels are located (Parcel #S27-01016000 and Parcel #S27-01017000), adjacent to the Southern Railroad, as being zoned 'M-1' (Light Manufacturing), while the area for Huddleston Concrete Company's current office at 123 Rock Quarry Road is zoned 'RM-75', a type of multifamily residential district.

STOCKBRIDGE ZONING MAP FROM MAY10,1963 — MAP TITLE AND LEGEND

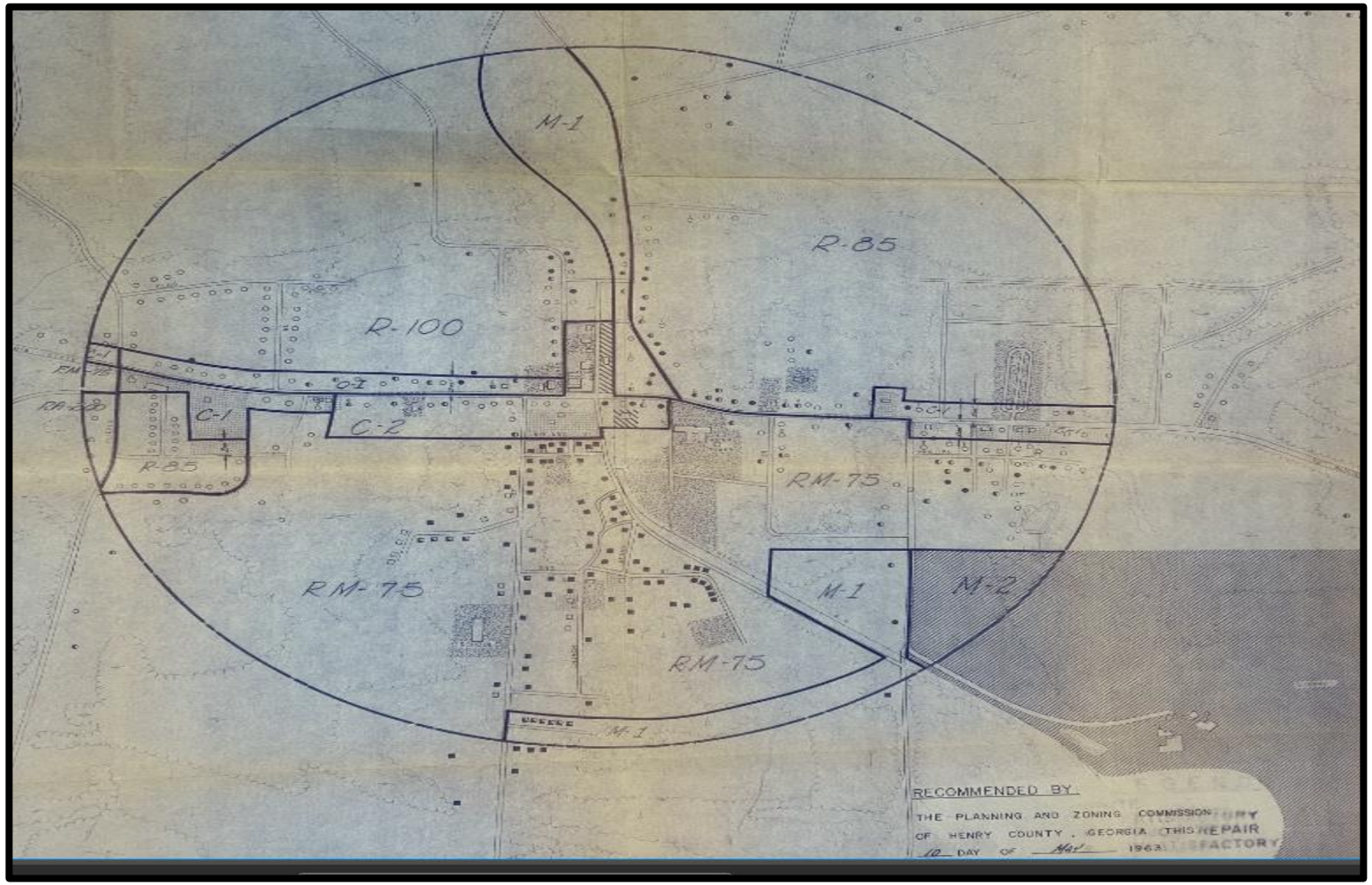


STOCKBRIDGE ZONING MAP FROM MAY10,1963 — MAP ADOPTION INFORMATION

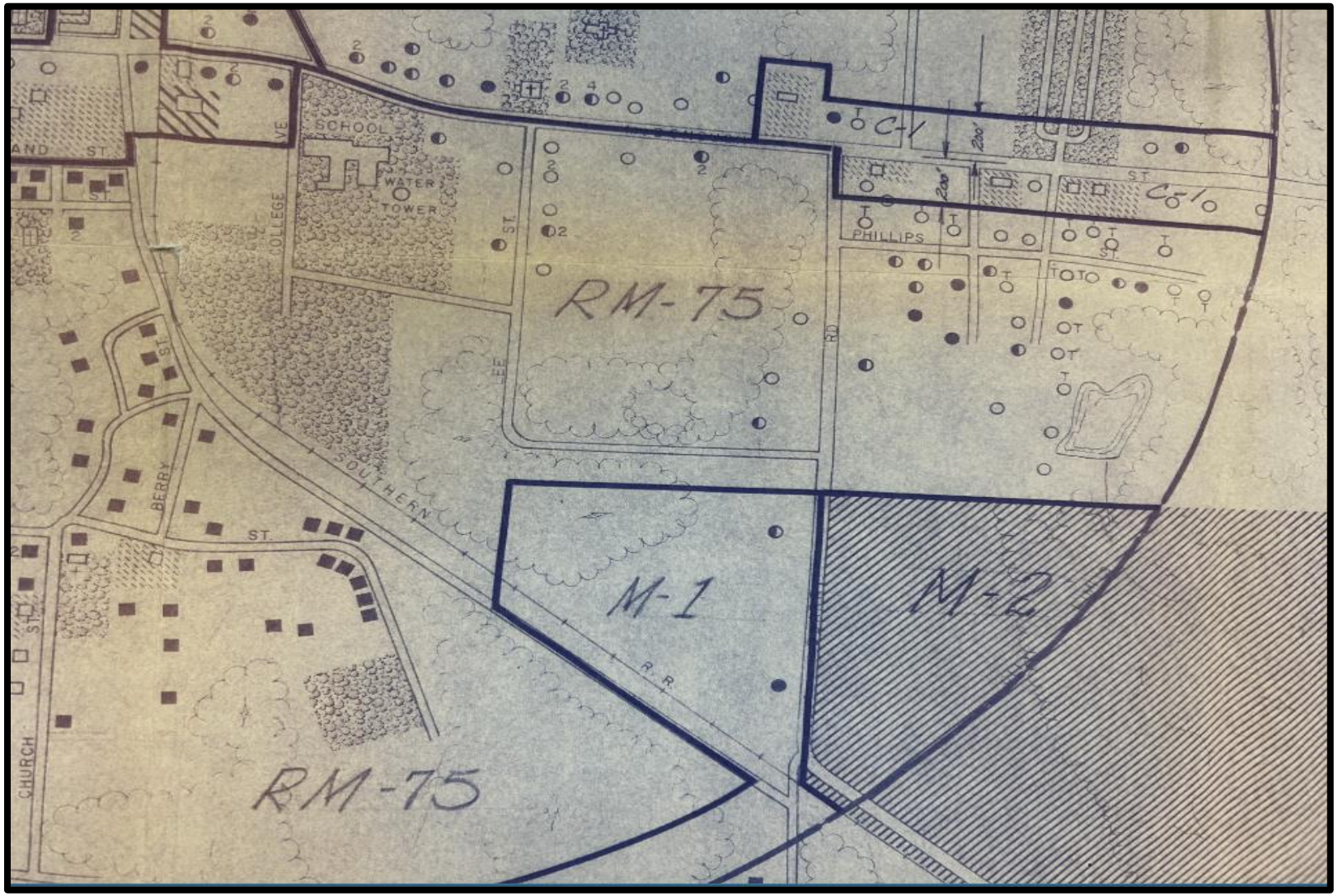
(Recommended by the Henry County Planning Commission And Adopted by the Stockbridge City Council)



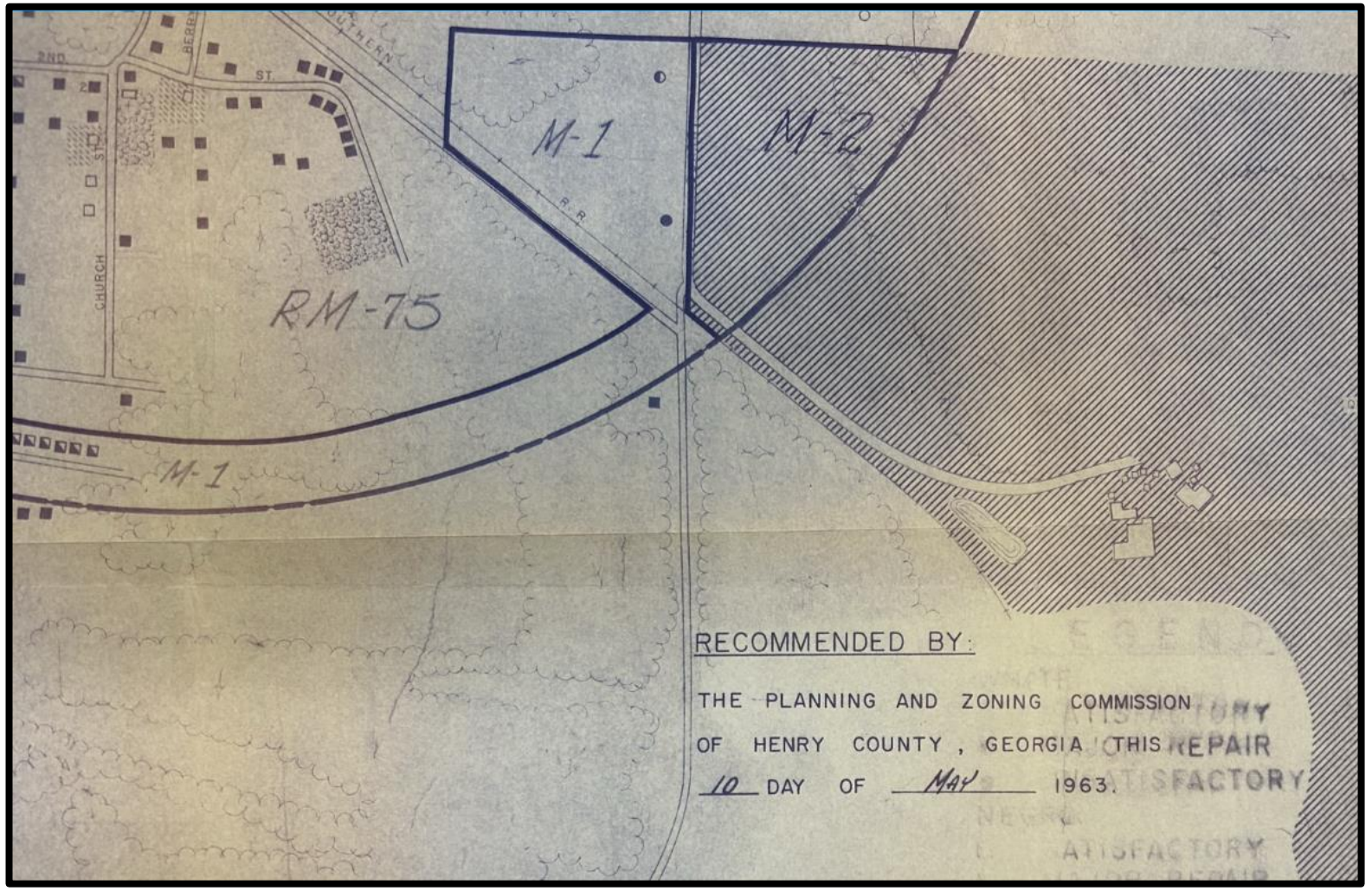
STOCKBRIDGE ZONING MAP FROM MAY10,1963 — SHOWS TRUCK PARKING PARCELS AS ZONED ‘M-1’ (LIGHT MANUFACTURING) (Based on a Field Survey from May 1960)



STOCKBRIDGE ZONING MAP FROM MAY10,1963, ENLARGED —SHOWS THE M-1 TRUCK PARKING PARCELS



STOCKBRIDGE ZONING MAP FROM MAY10,1963— CLOSEUP VIEW OF M-1 DISTRICT AND THE MAP DATE



ZONING HISTORY OF THE PROPERTY (Slide #2)

2003 and 2007 Zoning Maps--Historic zoning maps from 2003 and 2007 for the City of Stockbridge were recently obtained from Henry County, and they both show the truck parking parcels as being zoned 'M-1'. In addition, all other historic zoning maps which the City's Community Development Office has on file show the truck parking properties as being zoned 'M-1' or 'LI' (Light Industrial). The same is true for the office parcel. At some point, the office parcel was rezoned to 'SR' (Suburban Residential), its current zoning; but no maps or documents could be found which showed or stated that.

1986 Zoning Ordinance--The oldest available Henry County Zoning Ordinance is from June 3, 1986, and it stated that uses within the M-1 district were to be "nuisance-free." Although such uses included the storage of heavy materials, products, or equipment, nothing was mentioned about allowing outdoor storage, or the storage or parking of trucks or other vehicles. No such mention was made for the M-2 (Heavy Manufacturing) or C-3 (Heavy Commercial) zoning districts, either. The M-2 district, though, did allow "rock, sand, or gravel distribution", as well as "truck terminals." Excerpts from Henry County's 1986 Zoning District are provided below for the C-3, M-1, and M-2 districts. The C-3 and M-2 districts provided for commercial or industrial uses which required larger land areas and the need for the outside storage of materials, but the M-1 district had no such provision.

EXCERPT FROM HENRY COUNTY 1986 ZONING ORDINANCE—COVER PAGE

ZONING
ORDINANCE

henry county
1821

ADOPTED JUNE 3, 1986

HENRY COUNTY, GEORGIA

HENRY COUNTY PLANNING & ZONING DEPARTMENT
HENRY COUNTY ADMINISTRATION BUILDING
345 PHILLIPS DRIVE, McDONOUGH, GEORGIA.

ZONING HISTORY OF THE PROPERTY (Slide #3)

Overlay Districts--Regarding overlay zoning districts, the City of Stockbridge's current Parkway Mixed-Use (PMU) Overlay District began in 2022 with the adoption of the Unified Development Code (UDC). Its precursor was the City's Highway Corridor Overlay District, which began in 2019 and was modeled after Henry County's Highway Corridor Overlay District, which began in 2017.

RELEVANT BUSINESS DOCUMENTS (Slide #1)

The business documents that are relevant to this appeal case are listed and presented below.

1. **Applicant's 2024 Business License Application, dated 08/25/23.** The applicant listed the business address as 123 Rock Quarry Road, and the proposed business use was "property rental."
2. **Applicant's 2024 Business License, issued 1/1/24.** The stated business type was "gravel hauling, local."
3. **Applicant's 2025 Business License Application; 07/17/24.** The applicant listed the business address as123 Rock Quarry Road, and the proposed business use was "property rental, truck parking."
4. **Applicant's 2025 Business License, issued 1/1/25.** The stated business type was "gravel hauling, local."
5. **Violation Notice (citation issued); 03/04/25.** The three listed violations were the presence of truck / car parts, the presence of multiple junk vehicles, and fence damage.

APPLICANT'S 2024 BUSINESS LICENSE RENEWAL APPLICATION (Page 1)

gave the copy to City 8-25-23

CITY OF STOCKBRIDGE
OCCUPATIONAL TAX
ANNUAL RENEWAL APPLICATION
4640 North Henry Blvd
Stockbridge, GA 30281
Phone number(s): 678-833-3302, 678-833-3318, or 678-833-3310
Fax number: 678-302-9732
Email Address: ot@cityofstockbridge-ga.gov

ALL INFORMATION MUST BE TYPED OR PRINTED. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

Dear Business Owner,

In order for the Stockbridge Occupational Tax/ Business Services Department to calculate a fair and equitable fee for businesses to operate next year the following information is required. **Please complete and return this form** in its entirety no later than October 1 of current year. If the renewal paperwork is not received by the mentioned due date a penalty will be accessed.

- **EMAIL ADDRESS:** JRaven54@gmail.com
- **Tax ID # or SSN #:** 58-2977013 **E-verify #**
- **BUSINESS NAME (DBA IF APPLICABLE):** Huddleston Concrete Co Inc
- **BUSINESS STREET ADDRESS (no PO Box):** 125 Rock Quarry Rd.
- **CITY/STATE/ZIP:** Stockbridge, GA 30281
- **BUSINESS PHONE NUMBER:** 770-468-4886
- **MAILING ADDRESS:** (if different from above) 1251 Fowler Mtns Rd.
- **CITY/STATE/ZIP:** Madison, GA 30650
- **BUSINESS OWNERS:** James Raven
- **ALTERNATE/CELL PHONE:** 770-468-4886

- **Number of Employees: (Nationwide for the Company)** 1
- **Number of Employees: (City of Stockbridge)** 1
- **Type of Business (ex: Retail, Salon, Physician)** property rental
- **Actual Gross Receipts for previous 12 months** $ 287042

- **Attach proof to support this figure: Profit Report or First Page of Tax Return**
If not attached, a penalty will be issued except for Professional Licenses*

(Applicable to Professionals SUCH AS PHYSICIAN'S, LAWYERS, CPAs, ETC.)
Please see Code of Ordinances 9.01.010 for the definition of Professionals

NAME ON STATE LICENSE

STATE LICENSE NUMBER
ATTACH COPY OF LICENSE(S)

___ **Professional Services Flat Rate** (please check) **If checked, how many professionals**
(such as physicians, lawyers, etc.)

PLEASE COMPLETE THE BACK PAGE →

1

APPLICANT'S 2024 BUSINESS LICENSE RENEWAL APPLICATION (Page 2)

Even if the business will **not** operate in the following year, sign, date, and return this form to prevent renewal fees.

___ **No longer in business as of** _____ (Date)

*** DO NOT SEND PAYMENT NOW, BILLS WILL BE MAILED IN NOVEMBER ***

I certify that I am the person duly authorized herein named to file this return, including accompanying schedules and statements and that the same are true, correct, and complete.

Signature: James Raven Date: 8-1-2023

Name (please print): James Raven

Important things to consider when renewing your business license:

Businesses with Alcohol Licenses:
Only ***one*** form need to be completed for each application and the alcohol license will be automatically renewed.

Outstanding Debt
If you owe the City money, then you may have outstanding debt holds on your account. You may still renew your business license, however, **the license certificate will NOT be mailed to you until all debt holds are resolved.** License fees not paid on time will incur late fees, and may be subject to interest charges.

These changes should be filed before you renew your license (s)

Changes to the Business Licensing Account
If you have changed your business legal entity of officers/owners, then **you are required to report the changes to us within 30 days.**

Insurance companies outside of the City of Stockbridge, please DISREGARD this application.

If you have changed your business location, DO NOT renew your current license. Licenses are specific to a location and are not transferable. **You must provide the new address of said business on the application.**

Home Occupation Business Owners **must** be in compliance with the City of Stockbridge reference **Home Occupations Regulation Chapter (8.36.170) Section 3-7-104.**

Please contact Stockbridge Business Services Department at 678-833-3302, 678-833-3318, or 678-833-3310 should you need further assistance.

APPLICANT'S 2025 BUSINESS LICENSE RENEWAL APPLICATION (Page 1)

CITY OF STOCKBRIDGE
OCCUPATIONAL TAX
ANNUAL RENEWAL APPLICATION
4640 North Henry Blvd
Stockbridge, GA 30281
Phone number(s): 678-833-3302, 678-833-3318, or 678-833-3310
Fax number: 678-302-9732
Email Address: ot@cityofstockbridge-ga.gov

ALL INFORMATION MUST BE TYPED OR PRINTED. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

Dear Business Owner,

In order for the Stockbridge Occupational Tax/ Business Services Department to calculate a fair and equitable fee for businesses to operate next year the following information is required. **Please complete and return this form** in its entirety no later than **October 1 of current year.** If the renewal paperwork is not received by the mentioned due date a penalty will be accessed.

- **EMAIL ADDRESS:** jraven54@gmail.com
- **Tax ID # or SSN #:** 58-0917013 **E-verify #**
- **BUSINESS NAME (DBA IF APPLICABLE):** Huddleston Concrete Co Inc.
- **BUSINESS STREET ADDRESS (no PO Box):** 123 Rock Quarry Rd.
- **CITY/STATE/ZIP:** Stockbridge, GA 30281
- **BUSINESS PHONE NUMBER:** 770-968-4886
- **MAILING ADDRESS:** PO Box 526
(if different from above)
- **CITY/STATE/ZIP:** Stockbridge, GA 30281
- **BUSINESS OWNERS:** James Raven
- **ALTERNATE/CELL PHONE:** 770-463-4886

- **Number of Employees: (Nationwide for the Company)** 1
- **Number of Employees: (City of Stockbridge)** 1
- **Type of Business (ex: Retail, Salon, Physician)** property rental, truck parking

- **Actual Gross Receipts for previous 12 months $**
- **Attach proof to support this figure: Profit Report or First Page of Tax Return**
If not attached, a penalty will be issued except for Professional Licenses*

(Applicable to Professionals SUCH AS PHYSICIAN'S, LAWYERS, CPAs, ETC.)
Please see Code of Ordinances 9.01.010 for the definition of Professionals

NAME ON STATE LICENSE
STATE LICENSE NUMBER
- **ATTACH COPY OF LICENSE(S)**

___ **Professional Services Flat Rate** (please check) - **If checked, how many professionals**
(such as physicians, lawyers, etc.)

PLEASE COMPLETE THE BACK PAGE →

1

APPLICANT'S 2025 BUSINESS LICENSE RENEWAL APPLICATION (Page 2)

Even if the business will not operate in the following year, sign, date, and return this form to prevent renewal fees.

__ **No longer in business as of** _____ (Date)

*** DO NOT SEND PAYMENT NOW. BILLS WILL BE MAILED IN NOVEMBER ***

I certify that I am the person duly authorized herein named to file this return, including accompanying schedules and statements and that the same are true, correct, and complete.

Signature: James Raven Date: 7-17-2024

Name (please print): James Raven

Important things to consider when renewing your business license:

Businesses with Alcohol Licenses:
Only *one* form need to be completed for each application and the alcohol license will be automatically renewed.

Outstanding Debt
If you owe the City money, then you may have outstanding debt holds on your account. You may still renew your business license, however, the license certificate will NOT be mailed to you until all debt holds are resolved. License fees not paid on time will incur late fees, and may be subject to interest charges.

These changes should be filed before you renew your license (s)

Changes to the Business Licensing Account
If you have changed your business legal entity of officers/owners, then **you are required to report the changes to us within 30 days.**

Insurance companies outside of the City of Stockbridge, please DISREGARD this application.

If you have changed your business location, DO NOT renew your current license. Licenses are specific to a location and are not transferable. **You must provide the new address of said business on the application.**

Home Occupation Business Owners must be in compliance with the City of Stockbridge reference **Home Occupations Regulation Chapter (8.36.170) Section 3-7-104.**

Please contact Stockbridge Business Services Department at 678-833-3302, 678-833-3318, or 678-833-3310 should you need further assistance.

APPLICANT'S 2024 BUSINESS LICENSE, ISSUED 1/1/24

City of Stockbridge
4640 North Henry Boulevard Stockbridge, GA 30281
(770) 389 7900

OCCUPATIONAL TAX CERTIFICATE

Business Name:	HUDDLESTON CONCRETE	**Business Type(s):**	484220 Gravel hauling, local
Business Location:	123 ROCK QUARRY RD STOCKBRIDGE, GA 30281	**Mailing Address:**	PO BOX 506 STOCKBRIDGE, GA 30281
Owner:	RAVEN JR, JAMES		
License Number:	0087-2018	**License Type:**	Occupational Tax Certificate
Issued Date:	1/1/2024	**Classification:**	Commercial
Expiration Date:	12/31/2024	**Fees Paid:**	$253.00

Vaneda Smith-Sellers

Occupational Tax Department

If the business moves from the location listed then the occupational tax certificate is null and void

TO BE POSTED IN A CONSPICUOUS PLACE

APPLICANT'S 2025 BUSINESS LICENSE, ISSUED 1/1/25

City of Stockbridge
4640 North Henry Boulevard Stockbridge, GA 30281
(770) 389 7900

OCCUPATIONAL TAX CERTIFICATE

Business Name:	HUDDLESTON CONCRETE	**Business Type(s):**	484220 Gravel hauling, local
Business Location:	123 ROCK QUARRY RD STOCKBRIDGE, GA 30281	**Mailing Address:**	PO BOX 506 STOCKBRIDGE, GA 30281
Owner:	RAVEN JR, JAMES		
License Number:	0087-2018	**License Type:**	Occupational Tax Certificate
Issued Date:	1/1/2025	**Classification:**	Commercial
Expiration Date:	12/31/2025	**Fees Paid:**	$278.30

Uneeda Smith-Sellers

Occupational Tax Department

If the business moves from the location listed then the occupational tax certificate is null and void

TO BE POSTED IN A CONSPICUOUS PLACE

VIOLATION NOTICE (CITATION ISSUED) – MARCH 4, 2025

CODE ENFORCEMENT DIVISION
CITY OF STOCKBRIDGE, GEORGIA
4640 North Henry Blvd., Stockbridge, Georgia 30281
Phone: 770-389-7900 / www.cityofstockridge.com

NOTICE OF VIOLATION - WARNING

Violation address: 135 Rock Quarry (Truck Parking lot)

The following violation(s) of City Ordinances, International Property Maintenance Codes or Unified Development Code were noted and must be corrected within 21 days.

- [ ] IMPC 302.4 Overgrown grass and weeds over 6 inches in height
- [x] IMPC 301.01 Sanitation (commercial) Truck / Car parts
- [ ] OR 19-497 Sanitation (residential)
- [ ] City Ordinance 3.2.27 Outside storage
- [ ] City Ordinance 4.8.20 Commercial or heavy vehicle within residential zoning districts
- [ ] City Ordinance 3.2.1 Accessory Structures
- [x] City Ordinance 4.8.10 Junked motor vehicles (Tag Info) multiple vehicles
- [ ] City Ordinance 15.3 Permit required
- [ ] City Ordinance 9.01.170/9.01.110 Occupational Tax Certificate Required/Displayed
- [ ] City Ordinance 5.11 Signs Requirements
- [ ] City Ordinance 5.11 (C) and (D) Window coverage over 25%
- [x] Other Fence damage (90 days)

Comments: Please have fence repaired. Have trash removed and inoperable vehicles removed.

1. Failure to correct violation(s) may result in issuance of a citation to appear in Municipal Court.
2. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located, and a lien may be placed upon such real estate.
3. Property owners have the right to appeal this notice within ten days of issue by filing a Letter of Appeal with the City of Stockbridge's City Manager, the Community Development Director, or the City Clerk's Office.

You can contact the Code Enforcement Office at (770) 389-7867 or (770) 629-3998, if you have any questions or concerns.

Officer: Carter Date: 3-4-25 Time: 1020 (am)/pm

Case #: _____
(Office use only)

RELEVANT BUSINESS DOCUMENTS (Slide #2)

6. **Municipal Court Summons; 03/14/25.** The stated charge was "Occupational tax certificate / OTC mandatory for operation", and the applicant was scheduled to appear in court on May 16, 2025.
7. **Zoning Review Form; 03/17/25.** The listed business address was 135 Rock Quarry Road, and the stated parcel was Parcel #S27-01015000. However, Parcel #S27 -01015000 is owned by Ambassadors for Christ Ministries, Inc., and it has three buildings on the property, with the address of 125, not 135, Rock Quarry Road. Further, although the stated zoning of 'C-3' (Heavy Commercial) is correct for 125 Rock Quarry Road, the form was supposed to be prepared for 135 Rock Quarry Road (Parcel #S27-01017000). There was also no mention of the second truck parking lot on Parcel #S17-01016000, nor Huddleston Concrete Company's office building at 123 Rock Quarry Road. Yet, the applicant relied upon this misinformation in filing his appeal.

ZONING REVIEW FORM FOR 135 ROCK QUARRY ROAD – COMPLETED ON MARCH 17, 2025 (PAGE 1)

ZONING REVIEW FORM (NEW BUSINESS)
CITY OF STOCKBRIDGE COMMUNITY DEVELOPMENT DEPARTMENT
4640 N. Henry Boulevard, Stockbridge, GA 30281
770-389-7900
www.cityofstockbridge.com

*Please allow the Planning and Zoning staff **3 to 5 business days** to complete this request*

To thoroughly research your request please do not leave any areas unanswered. The purpose of this form is to verify whether your proposed use is allowed based on the zoning of the property listed. This form does not approve your business or your permit request. This zoning review form does not guarantee provisions for parking and/or any other requirements of the City of Stockbridge Unified Development Code are accommodated; only that the zoning and use is appropriate.

Date Submitted: March 17, 2025

Owner/Applicant

Name/Title of Owner: James Raven Jr.
Address: 1251 Ponder Pilles Road
City, State, Zip: Madison, GA 30650
Phone Number: 770-46-4886
E-Mail Address: jravens54@gmail.com

Business Information

Business Name: Huddleston Concrete Co Inc
Address: 135 Rock Quarry Road
City, State, Zip: Stockbridge, GA 30281
Business Telephone Number: 770-468-4886
Business E-Mail: jravens54@gmail.com
Parcel ID #: S27-01015000
Detailed Description of Proposed Use/Activity to Occur: Truck parking
License Number: OTC-2445-2025

ZONING REVIEW FORM FOR 135 ROCK QUARRY ROAD – COMPLETED ON MARCH 17, 2025 (PAGE 1)

Office Use This Point Forward: Date Reviewed: March 28, 2025

Zoning of Subject Property:

- ☐ RR (Rural Residential District) - (See Section 2.4.1 of Stockbridge UDC)
- ☐ SR (Suburban Residential District) - (See Section 2.4.2 of Stockbridge UDC)
- ☐ CCR (City Center Residential District) - (See Section 2.4.2 of Stockbridge UDC)
- ☐ MFR (Multiple Family Residential District) - (See Section 2.4.2 of Stockbridge UDC)
- ☐ MHR (Mobile Home Residential District) - (See Section 2.4.5 of Stockbridge UDC)
- ☐ O-I (Office Institutional District) - (See Section 2.4.6 of Stockbridge UDC)
- ☐ DT (Downtown District) - (See Section 2.4.7 of Stockbridge UDC)
- ☐ C-1 (Neighborhood Commercial District) - (See Section 2.4.8 of Stockbridge UDC)
- ☐ C-2 (General Commercial District) - (See Section 2.4.9 of Stockbridge UDC)
- ☑ C-3 (Heavy Commercial District) - (See Section 2.4.10 of Stockbridge UDC)
- ☐ LI (Light Industrial District) - (See Section 2.4.11 of Stockbridge UDC)
- ☐ HI (Heavy Industrial District) - (See Section 2.4.12 of Stockbridge UDC)
- ☐ PUD (Planned Unit Development) - (See Section 2.4.13 of Stockbridge UDC)

Is the subject property part of the following overlay districts?

- ☑ PMU (Parkway Mixed Use Overlay District) - (See Section 2.5.2 of Stockbridge UDC)
- ☐ DT (Downtown Village Overlay District) - (See Section 2.5.3 of Stockbridge UDC)
- ☐ The subject property is not part of neither the PMU nor DT overlay district

Is the proposed use prohibited under either Section 2.5.2 (PMU) or 2.5.3 (DT) of the Stockbridge UDC?

- ☑ Yes
- ☑ No
- ☐ The subject property is not part of neither the PMU nor DT overlay district

Is the proposed use permitted per Section 2.4.10 of the City of Stockbridge Unified Development Code?
☑ Yes ☑ No (If no, please provide comments below)

Verified By: *Jordyn Bucholtz* Title: GIS Analyst

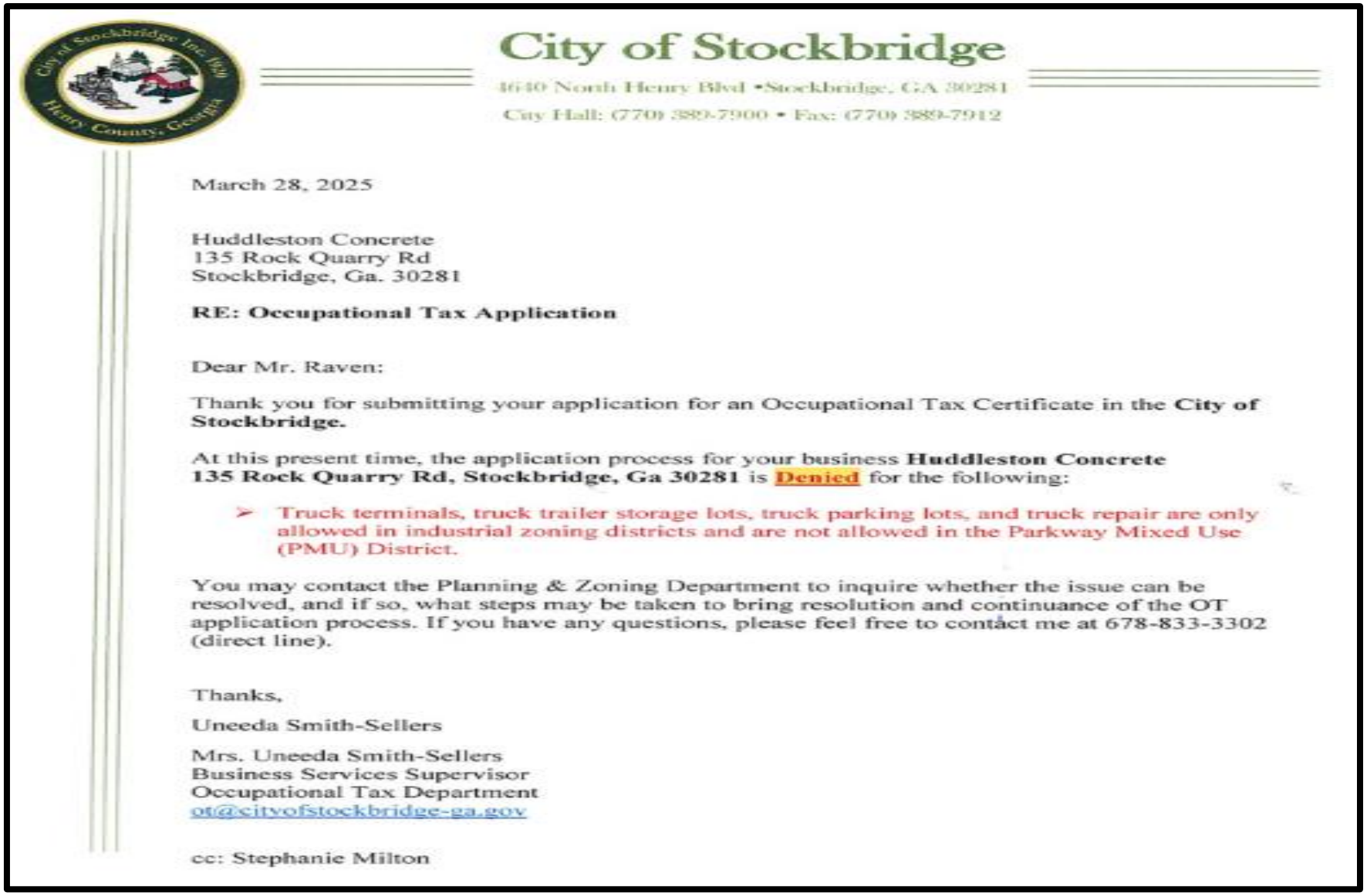
Approved: ☐ Approved with Conditions: ☐ Denied: ☒

Results: Denied – Truck terminals, truck trailer storage lots, truck parking lots, and truck repair are only allowed in industrial zoning districts and are not allowed in the Parkway Mixed Use (PMU) District.

RELEVANT BUSINESS DOCUMENTS (Slide #3)

8. **Denial Letter from Business Services; 03/28/25.** The letter stated that the application process for a business license at 135 Rock Quarry Road was denied because truck parking is not allowed in the Parkway Mixed-Use Overlay District.
9. **Denial Message from Business Services; 03/28/25.** The e-mail message to James Raven stated that Business Services was not able to continue with Huddleston Concrete, and that the paid inspection fees would be refunded.
10. **Letter from Police Department; 04/03/25.** The letter stated that commercial vehicle parking was occurring on both Parcel #S27-01016000 and Parcel #S27-01017000, which was in violation of Code Section 2.5.2 for the Parkway Mixed-Use (PMU) Overlay District, and that the applicant needed to take steps to rectify the situation within 45-60 days.

DENIAL LETTER FROM BUSINESS SERVICES – MARCH 28, 2025



City of Stockbridge
4640 North Henry Blvd •Stockbridge, GA 30281
City Hall: (770) 389-7900 • Fax: (770) 389-7912

March 28, 2025

Huddleston Concrete
135 Rock Quarry Rd
Stockbridge, Ga. 30281

RE: Occupational Tax Application

Dear Mr. Raven:

Thank you for submitting your application for an Occupational Tax Certificate in the **City of Stockbridge.**

At this present time, the application process for your business **Huddleston Concrete 135 Rock Quarry Rd, Stockbridge, Ga 30281** is **Denied** for the following:

- Truck terminals, truck trailer storage lots, truck parking lots, and truck repair are only allowed in industrial zoning districts and are not allowed in the Parkway Mixed Use (PMU) District.

You may contact the Planning & Zoning Department to inquire whether the issue can be resolved, and if so, what steps may be taken to bring resolution and continuance of the OT application process. If you have any questions, please feel free to contact me at 678-833-3302 (direct line).

Thanks,

Uneeda Smith-Sellers

Mrs. Uneeda Smith-Sellers
Business Services Supervisor
Occupational Tax Department
ot@cityofstockbridge-ga.gov

cc: Stephanie Milton

DENIAL MESSAGE FROM BUSINESS SERVICES – MARCH 28, 2025

From: **OT** OT@cityofstockbridge-ga.gov
Subject: **City of Stockbridge- Business Services**
Date: **Mar 28, 2025 at 4:52:24 PM**
To: **jraven54@gmail.com**
Cc: **Uneeda Smith-Sellers** usmith-sellers@stockbridgega.org,
Starlett Bailey sbailey@stockbridgega.org

Good afternoon,

We are terribly sorry we **are not** able to continue with your Huddleston Concrete business. Please see attached. The administration and planning/zoning fees ($120.00) will not be refunded due to services rendered. However, the $200.00 for the inspections will be refunded in a form of a check, please allow 4-6 weeks for processing .

Stephanie Milton, Occupational Tax Clerk –
Department: Community Development
Division: Business Services
4640 North Henry Blvd.
Stockbridge, GA 30281
678-833-3310
Email: SMilton@stockbridgega.org

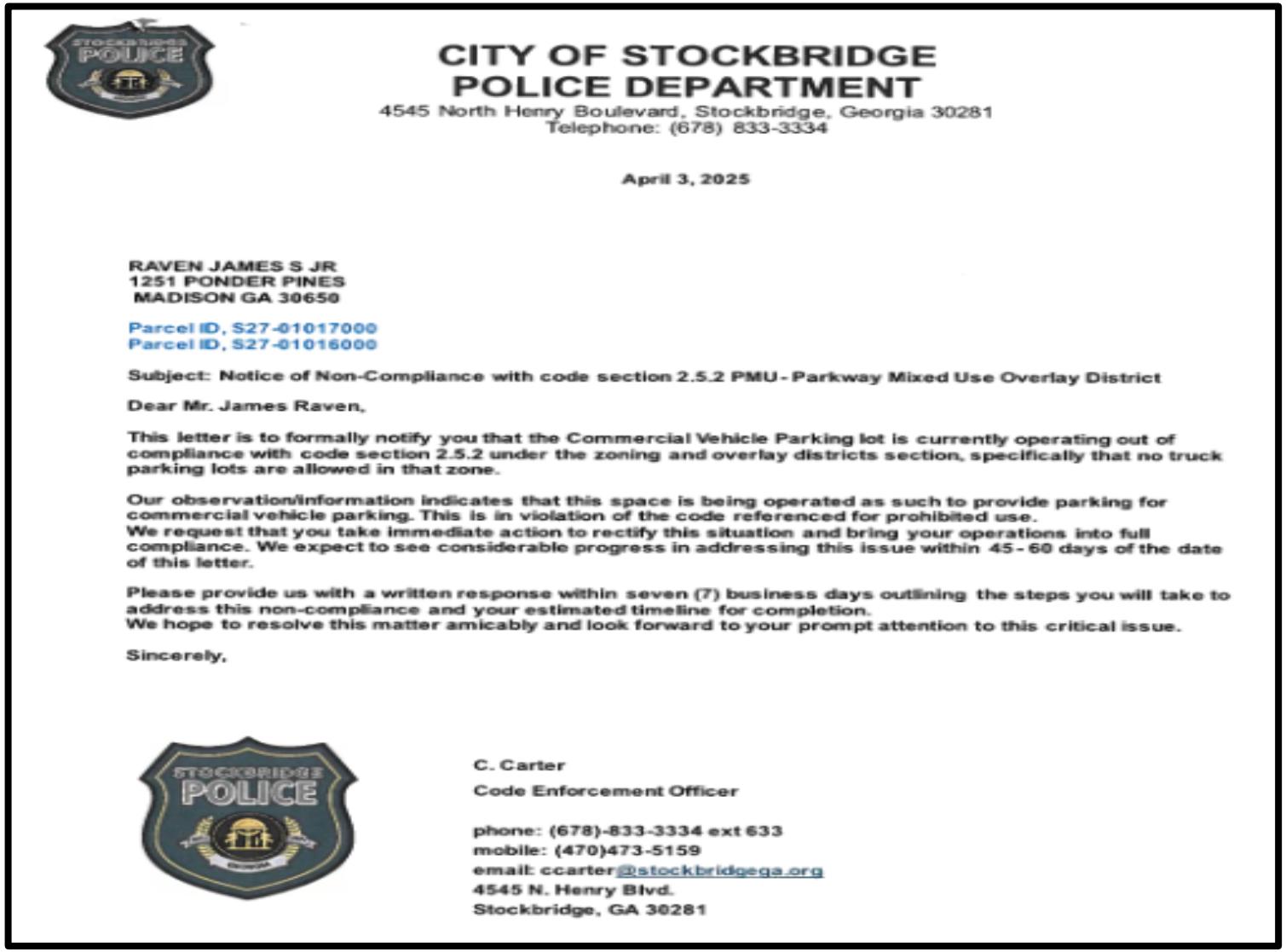
Stockbridge
Where Community Connects

pdf **Zoning and Verification-Letter-Huddleston**
174 KB

City of Stockbridge
4640 North Henry Blvd •Stockbridge, GA 30281
City Hall: (770) 389-7900 • Fax: (770) 389-7912

March 28, 2025

LETTER FROM POLICE DEPARTMENT (CODE ENFORCEMENT DIVISION) – APRIL 3, 2025 (PAGE 1)



CITY OF STOCKBRIDGE
POLICE DEPARTMENT
4545 North Henry Boulevard, Stockbridge, Georgia 30281
Telephone: (678) 833-3334

April 3, 2025

RAVEN JAMES S JR
1251 PONDER PINES
MADISON GA 30650

Parcel ID, S27-01017000
Parcel ID, S27-01016000

Subject: Notice of Non-Compliance with code section 2.5.2 PMU - Parkway Mixed Use Overlay District

Dear Mr. James Raven,

This letter is to formally notify you that the Commercial Vehicle Parking lot is currently operating out of compliance with code section 2.5.2 under the zoning and overlay districts section, specifically that no truck parking lots are allowed in that zone.

Our observation/information indicates that this space is being operated as such to provide parking for commercial vehicle parking. This is in violation of the code referenced for prohibited use.
We request that you take immediate action to rectify this situation and bring your operations into full compliance. We expect to see considerable progress in addressing this issue within 45 - 60 days of the date of this letter.

Please provide us with a written response within seven (7) business days outlining the steps you will take to address this non-compliance and your estimated timeline for completion.
We hope to resolve this matter amicably and look forward to your prompt attention to this critical issue.

Sincerely,

C. Carter
Code Enforcement Officer

phone: (678)-833-3334 ext 633
mobile: (470)473-5159
email: ccarter@stockbridgega.org
4545 N. Henry Blvd.
Stockbridge, GA 30281

LETTER FROM POLICE DEPARTMENT (CODE ENFORCEMENT DIVISION) – APRIL 3, 2025 (PAGE 2)

CITY OF STOCKBRIDGE
POLICE DEPARTMENT
4545 North Henry Boulevard, Stockbridge, Georgia 30281
Telephone: (678) 833-3334

2.5.2 - PMU—Parkway Mixed Use Overlay District.

Prohibited Uses.

1. Adult entertainment establishments.
2. Ambulance service.
3. Automobile broker (no vehicle storage), except for office uses.
4. Automobile rental and leasing facilities.
5. Automotive service repair and maintenance facilities major.
6. Building and lumber supply establishments, providing that there is no outside storage of materials or equipment.
7. Daycare centers.
8. Funeral home, mortuaries, and crematoriums.
9. Greenhouses and nurseries including landscape service.
10. Pawnshop, loan brokers, check cashing, and other than mortgage loan brokers.
11. Retail warehouses/wholesalers providing sales of merchandise with no outdoor storage.
12. Rooming and boarding houses.
13. Self-service storage, mini-warehouses, or warehousing and storage.
14. Specialized housing facilities.
15. Tattoo and piercing parlors.
16. Trade shops, including electrical plumbing, heating/cooling, and roofing siding, having no outside storage.
17. **Truck terminals, truck trailer storage lots, truck parking lots, and truck repair.**
18. Industrial uses, warehouses, and business distribution centers.
19. Vape stores.
20. Veterinary clinic.

PROHIBITED TRUCKING USES IN THE PARKWAY MIXED-USE (PMU) OVERLAY DISTRICT, PER SECTION 2.5.2(D)(17) OF THE U.D.C.

2.5.2 – PMU—Parkway Mixed Use Overlay District.

Prohibited Uses.

17. Truck terminals, truck trailer storage lots, truck parking lots, and truck repair.

RELEVANT BUSINESS DOCUMENTS (Slide #4)

11. **Applicant's Motion for a Continuance of at Least 60 Days.** The applicant appeared briefly in Municipal Court on May 16, 2025 and requested a "continuance" (rescheduling) of his court date for at least 60 days.
12. **Notice of Court Date Rescheduling from May 16, 2025 to July 18, 2025.** This was the Municipal Court's official rescheduling notice to the applicant.

NOTICE OF COURT DATE RESCHEDULING FROM MAY 16, 2025 TO JULY 18, 2025

From: **STOCKBRIDGE MUNICIPAL COURT**
4602 NORTH HENRY BLVD
STOCKBRIDGE GA 30281

To: **JAMES RAVEN**
1251 PONDER PINES RD.
MADISON GA 30650

Official Notice of Court Date Rescheduling

New Court-Date is : Friday, July 18, 2025 Time: 1:30 P.M.

Your Court Date has been changed to Friday, July 18, 2025. This is your official notification. Please be advised that a Bench Warrant may be issued and your license suspended by the State of Georgia if you fail to appear.

Defendant Signature / Phone Number | Clerk Signature | Attorney Signature

Comment: DEF RESET DUE TO CONTIUANCE FILED BY ATTY. WELCH.-KSS

Tickets that apply:	Violation
M00000409A	9.01.040: OCCUPATIONAL TAX LEVIED

APPLICANT'S MOTION FOR A CONTINUANCE (RESCHEDULING) OF THE COURT CASE FOR AT LEAST 60 DAYS (PAGE 1)

Filed in the Municipal Court of Stockbridge, Georgia
this ___ day of ___
at ___ a.m. /p.m.
Clerk/Deputy Clerk

IN THE MUNINCIPAL COURT OF STOCKBRIDGE
STATE OF GEORGIA

CITY OF STOCKBRIDGE	)	
	)	
	)	
Plaintiff,	)	CASE NO.
	)	MS0000409
v.	)	
	)	
JAMES RAVEN	)	
	)	
	)	
Defendant.	)	

MOTION FOR CONTINUANCE

COMES NOW, JAMES RAVEN (hereinafter, the "Defendant"), which, without waiving any defenses, moves this Court for a continuance from the calendar currently scheduled for May 16, 2025. In support thereof, Defendant show the Court as follows:

1.

This case involves an occupational tax certificate renewal for Defendant's business, Huddleston Concrete Company, located at 135 Rock Quarry Road, Stockbridge, Georgia 30281 (Tax Parcel Identification Numbers S27-01016000 and S27-01017000).

2.

Defendant has consulted with the undersigned regarding this matter and now wishes to retain the undersigned as counsel in this matter.

3.

The Court has not previously granted Defendant a continuance in this case. Defendant seeks a continuance of this matter to gather evidence and prepare the defense of the allegations.

APPLICANT'S MOTION FOR A CONTINUANCE (RESCHEDULING) OF THE COURT CASE FOR AT LEAST 60 DAYS (PAGE 2)

4.

This continuance is being sought by the Defendant in good faith and for good cause and not for the purpose of delay. The Defendant seeks a continuance of at least sixty (60) days to provide the opportunity for counsel to review the case and gather evidence in support of his case.

5.

A Proposed Order Granting Defendant's *Motion for Continuance* is enclosed herewith.

WHEREFORE, the Defendant respectfully requests that this Court enter an order continuing the above-styled case until a future calendar.

This 8th day of May, 2025.

/s/Andrew J. "Andy" Welch, III
Andrew J. "Andy" Welch, III
Georgia State Bar No. 746801
Attorney for Defendant

SMITH, WELCH, WEBB & WHITE
2200 Keys Ferry Court
McDonough, Georgia 30253
Telephone: 770-957-3937
Facsimile: 678-583-4888
awelch@smithwelchlaw.com

DISCREPANCIES IN BUSINESS DOCUMENTS (Slide #1)

Several discrepancies should be pointed out from the business documents that were presented above, as are listed and described below.

1. Unfound Address. First, the applicant's stated address of 135 Rock Quarry Road for the subject property is not listed in the Henry County Tax Assessors' property records via qpublic.net. Only the parcel number of S27-01017000 is given.

2. Errors on the Zoning Review Form. Second, the completed Zoning Review Form, which the applicant is appealing, was erroneously based upon a nearby parcel at 125 Rock Quarry Road (Parcel #S27-01015000), rather than the subject parcel (Parcel #S27-01017000). According to the Henry County Tax Assessors' property records, 125 Rock Quarry Road is owned by Ambassadors for Christ Ministries, Inc. It is zoned 'C-3' (Heavy Commercial), whereas the subject parcel (#S27-01017000) is zoned 'LI' (Light Industrial).

3. Wrong Zoning Listed on Appeal Application. Third, the applicant apparently relied upon the Zoning Review Form's stated zoning of 'C-3' for 135 Rock Quarry Road by listing it on the appeal application, whereas the C-3 zoning actually pertains to the Ambassadors for Christ Ministries' property at 125 Rock Quarry Road.

DISCREPANCIES IN BUSINESS DOCUMENTS (Slide #2)

4. Different Property Used for Business License Applications. Fourth, in applying for a business license (occupational tax certificate), the applicant, James Raven, listed on both his 2024 and 2025 business license applications the address of 123 Rock Quarry Road rather than 135 Rock Quarry Road (Parcel #S27-01017000). Huddleston Concrete Company owns three parcels on the west side of Rock Quarry Road, south of South Lee Street. The company has an office building at 123 Rock Quarry Road (Parcel #S27-01012000), and it owns two parcels, not just one, that are currently being used for truck parking. They include the subject property (Parcel #S27-01017000), as well as the adjacent parcel to the north (Parcel #S27-01016000). Yet, only Parcel #S27-01017000 was listed on the business license applications.

5. Misleading Proposed Uses. Fifth, the applicant listed only "property rental" as the proposed use on his application for a 2024 business license (dated 8/01/23), and "property rental, truck parking" as the proposed uses on his application for a 2025 business license (dated 7/17/24). There was no elaboration as to what "property rental" meant in terms of who the property was to be rented to, and for what purpose. Further, there was no explanation as to whether Huddleston Concrete Company itself would be doing the proposed truck parking, or whether the renter of the property would be doing the truck parking.

DISCREPANCIES IN BUSINESS DOCUMENTS (Slide #3)

6. No Business License for Parcel #S27-01016000. **Sixth, the applicant's business license did not include Parcel #S27-01016000, even though truck parking also exists on this parcel.**

7. No Business License for Office Use. **Seventh, although the applicant is appealing the denial of a business license for truck parking on Parcel #S27-01017000, no records could be found for the issuance of a business license for an office use of the property at 123 Rock Quarry Road, where Huddleston Concrete Company has an office building (with a sign placed on the front of the building).**

APPLICANT'S JUSTIFICATION FOR THE APPEAL (Slide #1)

The applicant's attorney provided three justifications for the appeal in his Letter of Intent, as follows:

1. Business License Including Three Parcels—The Letter of Intent claims as follows: " It has always been understood that the occupational tax certificate for my Client's business includes the property rental and truck parking uses of the Subject Property as evidenced by the fact that my Client also received an occupational tax certificate for 123 Rock Quarry Road in 2024 (attached hereto as Exhibit "B"), but he was given no citation for the Subject Property that year." Yet, Business Services requires that each parcel be accounted for in a business license application, and that non-contiguous parcels must have separate business licenses.

2. Nonconforming Uses—The Letter of Intent states that the truck parking uses are justified because they have operated "continuously, notoriously, and openly since the 1980s." However, the applicant has not produced any proof that the truck parking uses were previously, or ever, approved for a business license to operate on Parcel #S27-01017000 or on Parcel #S27-01016000.

APPLICANT'S JUSTIFICATION FOR THE APPEAL (Slide #2)

3. Non-Payment of Fees—The Letter of Intent states that since the City did not send the applicant any notice of delinquency for the non-payment of license fees by February 15, 2025 (as Section 3.16.040(B) of the City's Code requires), which would have required a hearing before the Mayor and City Council for the delinquency, that the applicant was not given an opportunity to correct the delinquency until after the citation on the subject property was issued on March 14, 2025. However, the issue at hand is not the non-payment of fees, but rather, the absence of a business license for a valid purpose on the appropriate property.

CONCLUSIONS (Slide #1)

The following conclusions have been made from the information that has been found and presented for Appeal Case #AP-2025-01:

1. **The applicant's two truck parking parcels (Parcel #S27-01016000 and Parcel #S27-01017000 (a.k.a.135 Rock Quarry Road) are currently zoned 'LI' (Light Industrial), which does not allow truck parking uses.**

2. **Historic zoning maps, including a City of Stockbridge zoning map from 1963, show the two truck parking parcels as being zoned either 'LI' (Light Industrial) or its precursor, M-1 (Light Manufacturing). No maps could be found which show the truck parking parcels as ever being zoned for anything but LI or M-1.**

3. **The historic Henry County zoning ordinances from 1986 and 2001 did not list truck parking or similar uses as being permitted within the M-1 (Light Manufacturing) district.**

CONCLUSIONS (Slide #2)

4. The two truck parking parcels are located within the Parkway Mixed-Use (PMU) Overlay District, which prohibits all types of industrial uses. Thus, even if the current LI district allowed truck parking, it would still be prohibited on the two truck parking parcels because no industrial uses allowed within the PMU Overlay District.

5. The office parcel at 123 Rock Quarry Road is currently zoned ‘SR’, which does not allow office uses. No historic zoning maps showed this parcel as ever being zoned for office uses, and no business license has been found which would have allowed office uses on the property.

CONCLUSIONS (Slide #3)

6. Numerous discrepancies were found among the various business documents pertaining to the subject property, as was listed and described above. For instance, on the business license application (07-17-24), the applicant only listed the address of 123 Rock Quarry Road, not the parcel numbers for the two parcels which actually contain the truck parking. Each parcel must have its own business license. The applicant also listed different types of proposed uses on his 2025 versus 2024 business license applications.

7. The Zoning Review Letter from March 17, 2024 used the wrong address and was based on the wrong property, which is not owned by the applicant. Yet, the applicant relied upon it anyway in submitting his appeal application.

CONCLUSIONS (Slide #4)

8. **No previous City of Stockbridge business license could be found which permitted truck parking uses to exist on the truck parking parcels, or even on the office parcel, at any time.**

9. **Although the Letter of Intent from the applicant's attorney states that the truck parking uses are justified on the basis that they are nonconforming uses due to the fact that they have existed since the 1980s, the applicant has not produced any records to show that a previous business license from the City of Stockbridge, or even from Henry County, was ever approved for the two truck parking parcels, nor for the office parcel.**

RECOMMENDATIONS

In view of the conclusions above that were made for Appeal Case #AP-2025-01, the Community Development staff makes the following three recommendations for this case:

1. **DENIAL of any business license applications for truck parking uses on Parcel #S27-01017000 (135 Rock Quarry Road) and Parcel #S27-01016000, since this is a prohibited use within both the LI (Light Industrial) zoning district and the Parkway Mixed-Use (PMU) Overlay District.**

2. **DENIAL of any business license applications for office uses at 123 Rock Quarry Road unless and until the property is rezoned to another type of zoning district which allows office uses.**

3. **DENIAL of any business license applications for any address or any parcel number which does not pertain to the actual piece of property where the proposed business use of the property would take place.**

APPENDIX

Applicant's Appeal Application

Attorney's Letter of Appeal

Zoning Review Form for 123 Rock Quarry Road--New

Zoning Review Form for Parcel #S27-01016000--New

Zoning Review Form for Parcel #S27-01017000--New

City of Stockbridge

AGENDA ITEM

MEETING DATE

JULY 14, 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-2025-02 for Parcel #029-01011001 on North Henry Boulevard. Applicant: Templar Development Group, LLC. Agent: Battle Law, PC. The applicant proposes to change the property's future land use designation from Low-Density Mixed-Use to High-Density Mixed-Use to allow for the construction of a mixed-use development with 98 townhome units plus a small office building on the property.

BACKGROUND INFORMATION:

Staff Recommendation—Approval. Planning Commission Recommendation on April 17, 2025—Denial. The applicant submittal deferral letters on May 4th and June 9th. CP-2025-02 was deferred at the May 12th and June 9th Council meetings.

MAYOR

APPROVALS: CITY MANAGER ~~CITY MANAGER~~

CITY TREASURER

CITY ATTORNEY

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

City of Stockbridge

AGENDA ITEM

MEETING DATE

JULY 14, 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-2025-02 for Parcel #029-01011001 on North Henry Boulevard. Applicant: Templar Development Group, LLC. Agent: Battle Law, PC. The applicant proposes to change the property's future land use designation from Low-Density Mixed-Use to High-Density Mixed-Use to allow for the construction of a mixed-use development with 98 townhome units plus a small office building on the property.

BACKGROUND INFORMATION:

Staff Recommendation—Approval. Planning Commission Recommendation on April 17, 2025—Denial. The applicant submittal deferral letters on May 4th and June 9th. CP-2025-02 was deferred at the May 12th and June 9th Council meetings.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ITEM/PROJECT/EVENT:

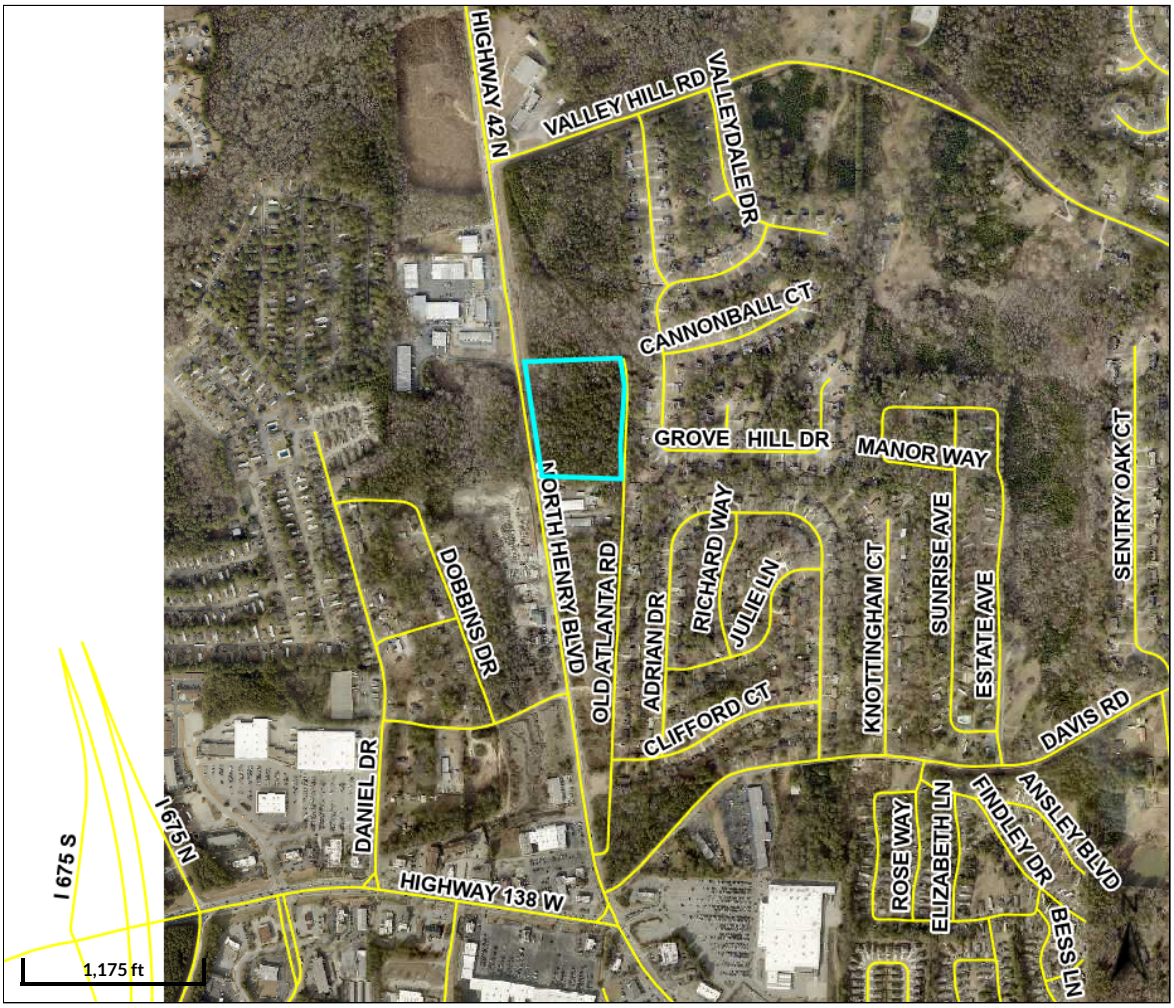
COMPREHENSIVE PLAN AMENDMENT CASE #CP-2025-02.

BACKGROUND INFORMATION:

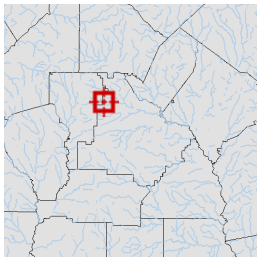
STAFF RECOMMENDATION: APPROVAL.

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:					

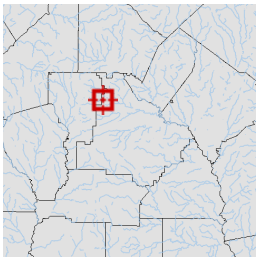
Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed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

Date created: 4/4/2025
Last Data Uploaded: 4/4/2025 1:09:42 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA

Overview



Legend

Parcels

Roads

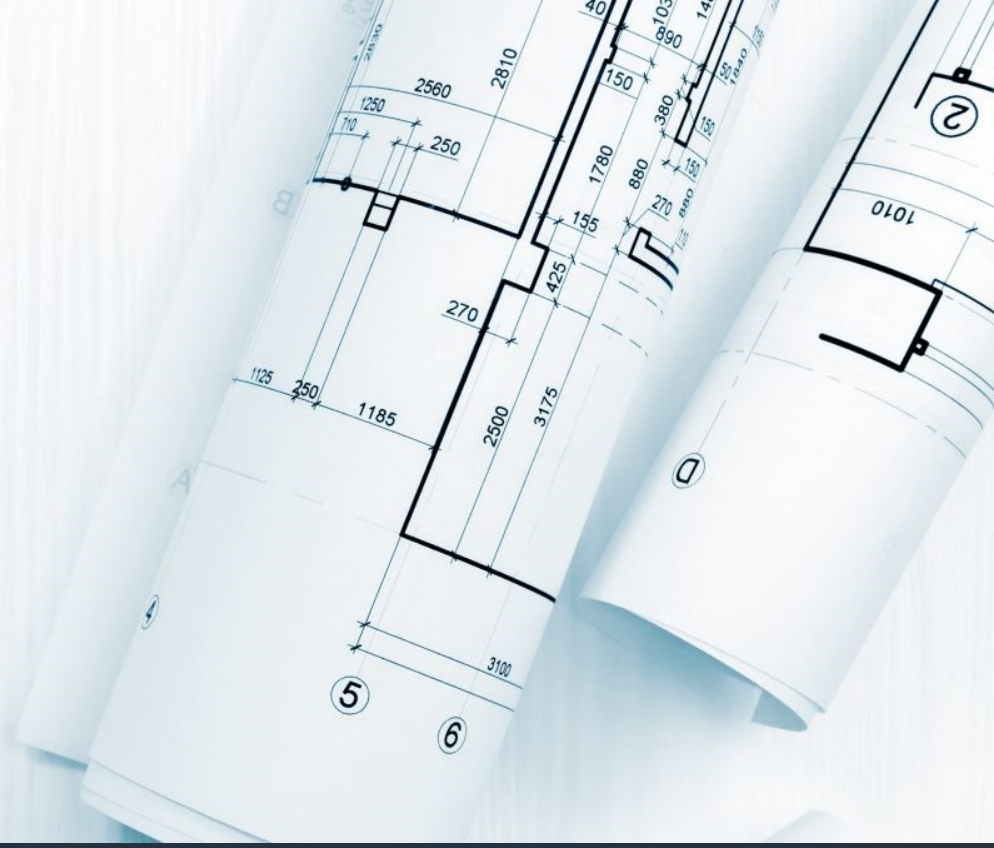
Parcel ID	029-01011001	**Class**	Commercial	**Owner**	GILMORE WILLIAM B & MIRIAM D M	**Land Value:**	$295,200			
Property Address		**Acreage**	9.23	**Address**	8879 FOUNTAIN PALM ALY	**Building Value:**	$0	**Last 2 Sales**		
District	City/Stockbridge				WINTER GARDEN, FL 34787	**Misc Value:**	$0	**Date**	**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
Last Data Uploaded: 3/26/2025 1:13:42 AM

Developed by SCHNEIDER GEOSPATIAL

Battle Law



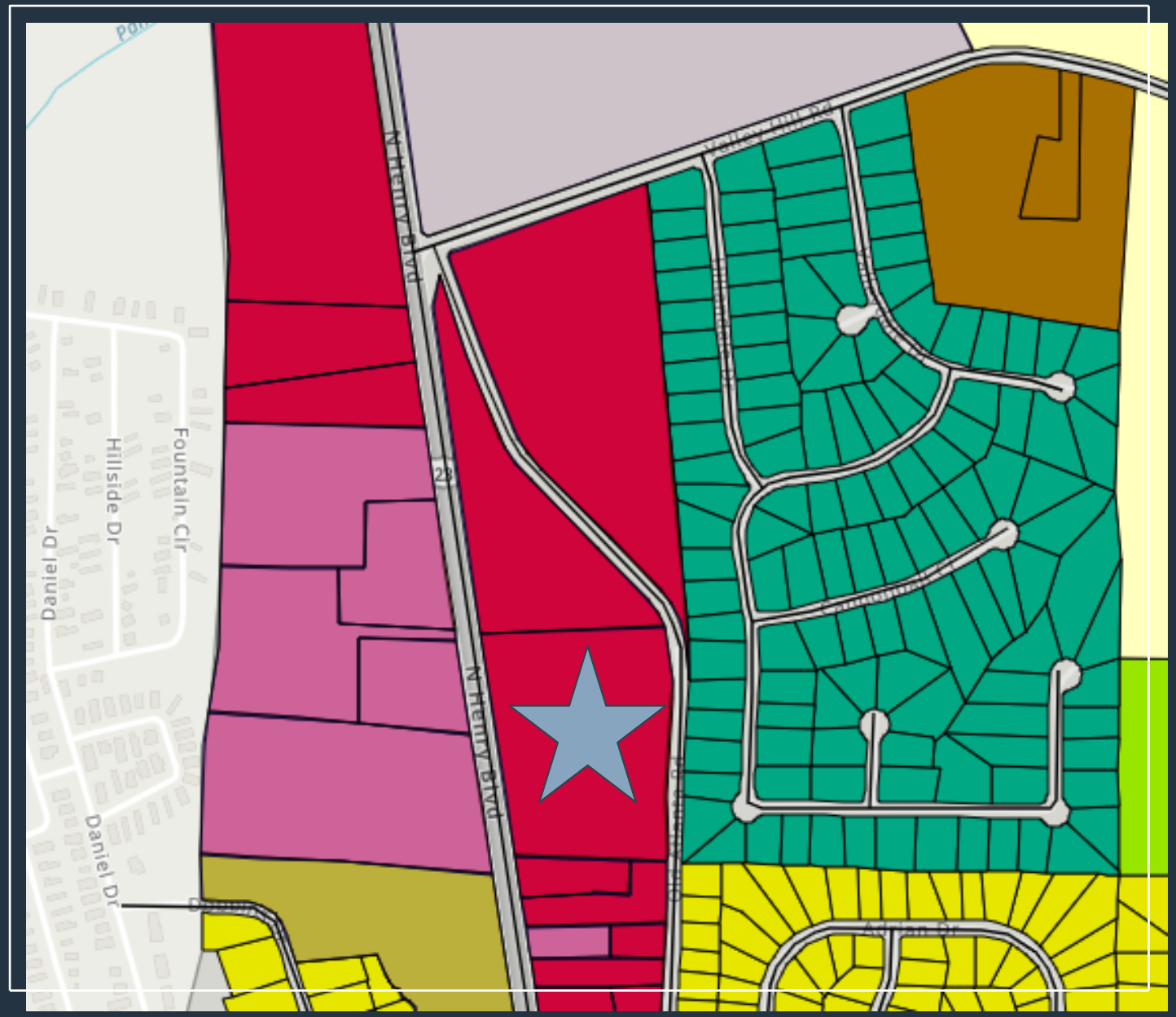
NORTH HENRY BLVD, STOCKBRIDGE GA

Land Use Amendment from Low Density Mixed-Use to High Density Mixed-Use

Rezoning from C3 & PMU to PUD & PMU to allow for 98 for-sale townhomes and an office building.

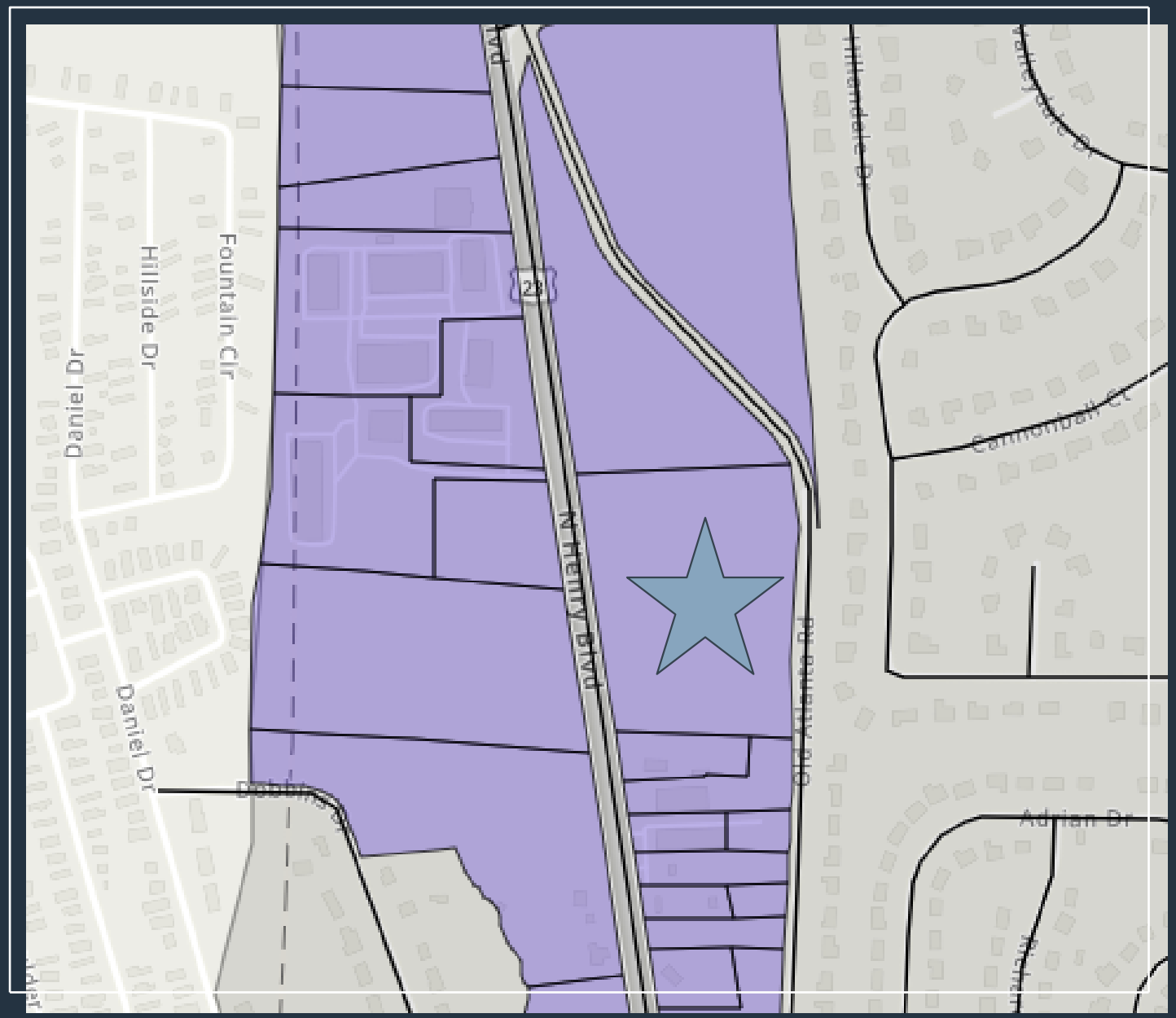
ZONING STATUS

- Property was recently annexed into the City of Stockbridge and is zoned C-3 as it was zoned in unincorporated Henry County



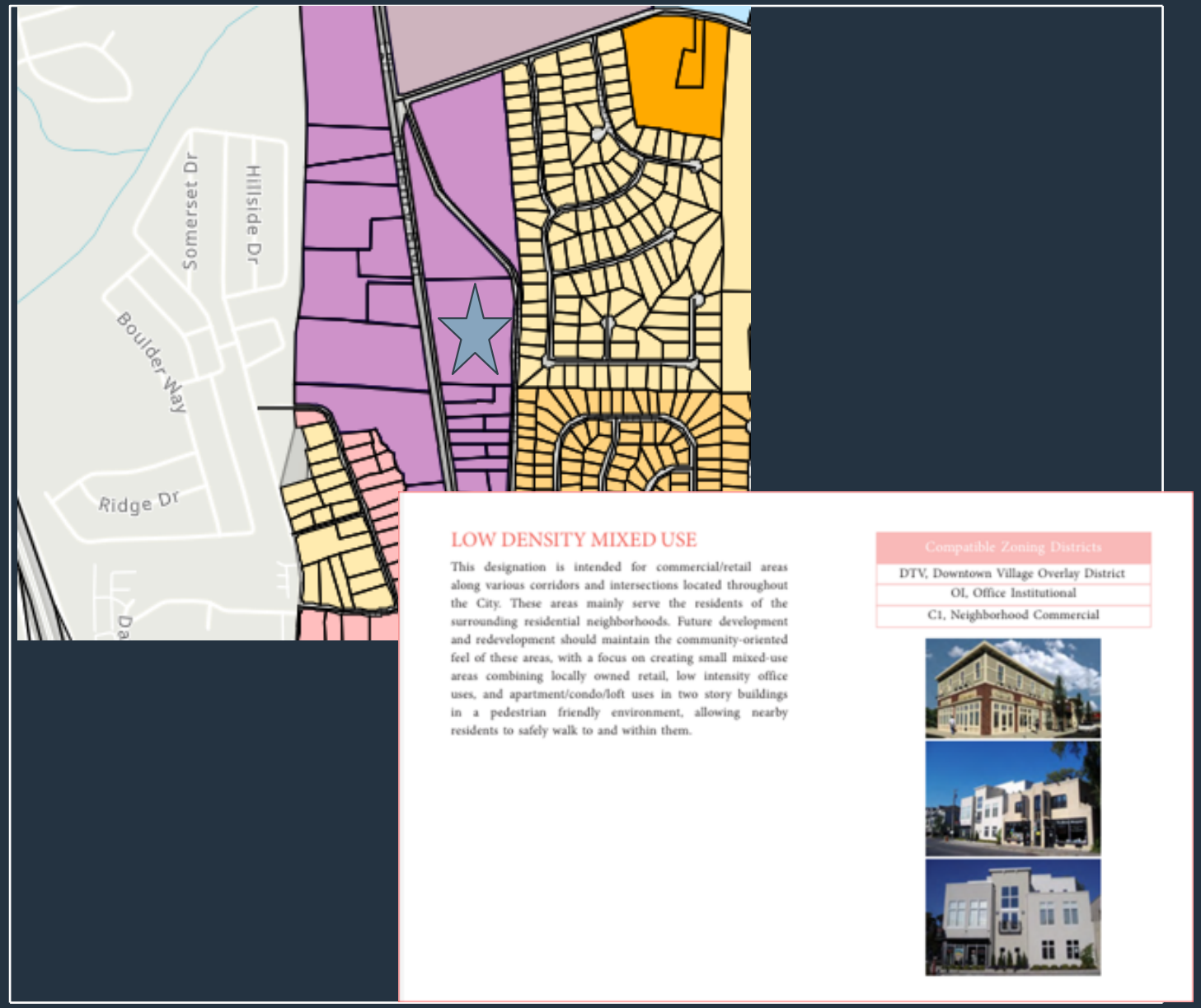
OVERLAY DISTRICT

- The property is also located within the Parkway Mixed Use Overlay District which allows up to 45 units per acre. The Applicant is seeking to develop 107 units at a density of 9.9 units per acre



FUTURE LAND USE MAP

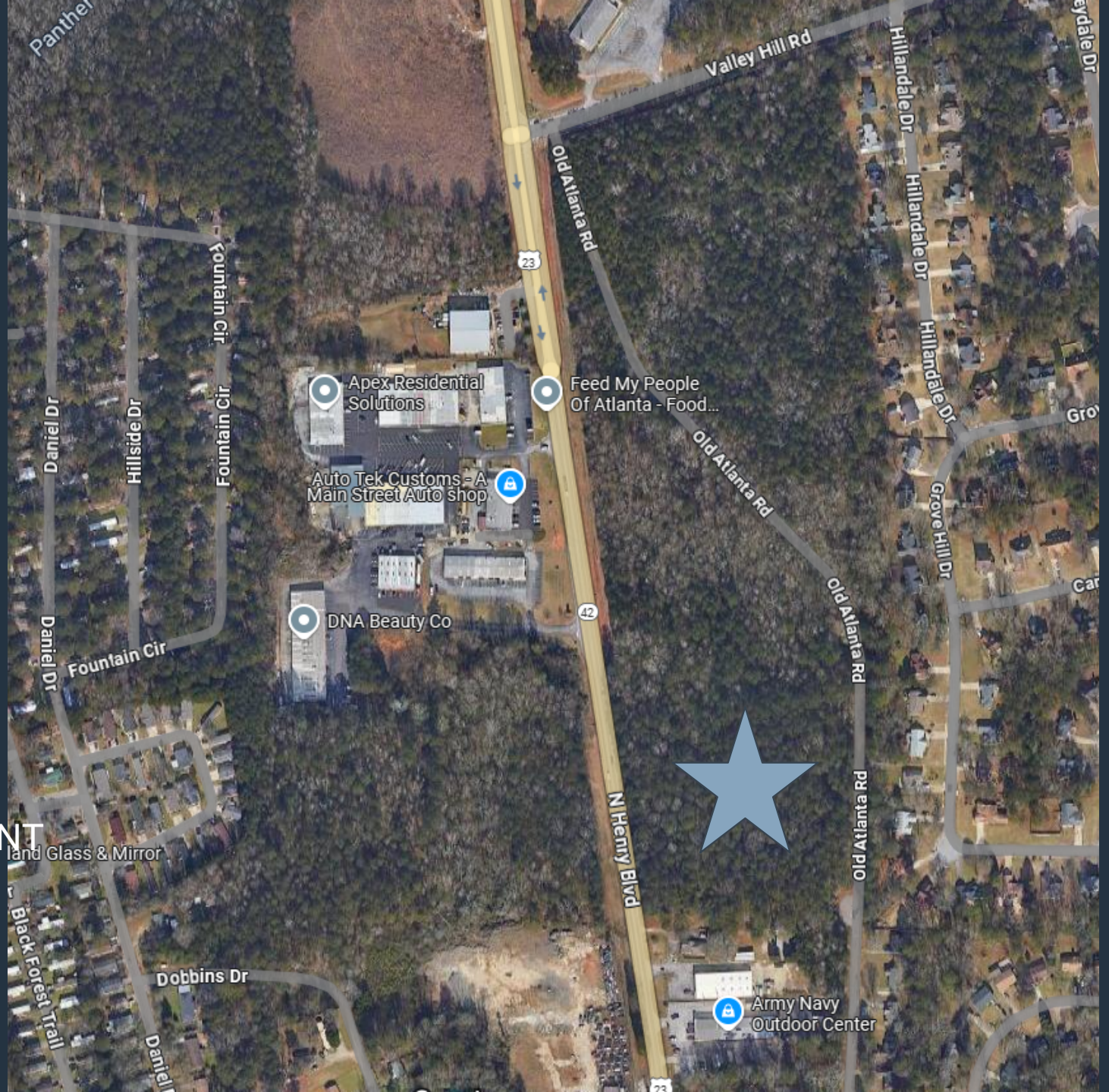
- The Current Land Use for the property is Low Density Mixed-Use which according to the City's comprehensive plan, is not compatible with the Parkway Mixed Use District. Therefore, we are asking to amend the Land Use to High Density Mixed-Use which is compatible.



THE SITE IS LOCATED SOUTH OF VALLEY HILL RD ALONG NORTH HENRY BLVD

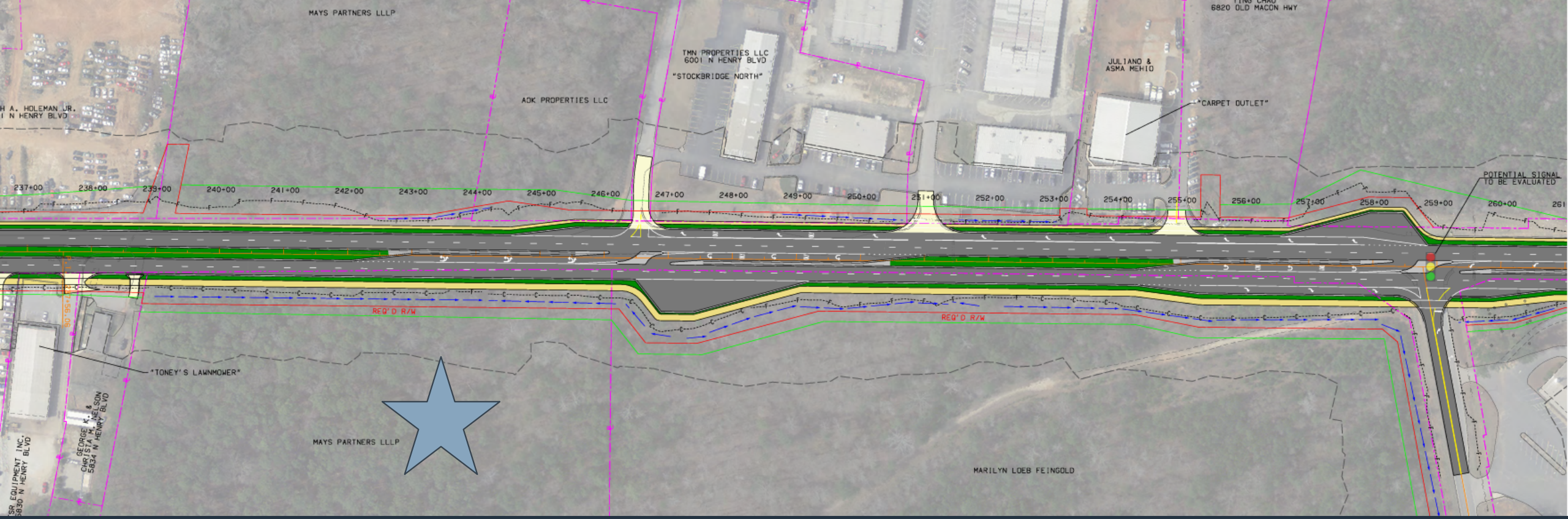
THE NORTH HENRY BLVD CORRIDOR IN THIS AREA HAS NOT SEEN ANY NEW DEVELOPMENT IN YEARS

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

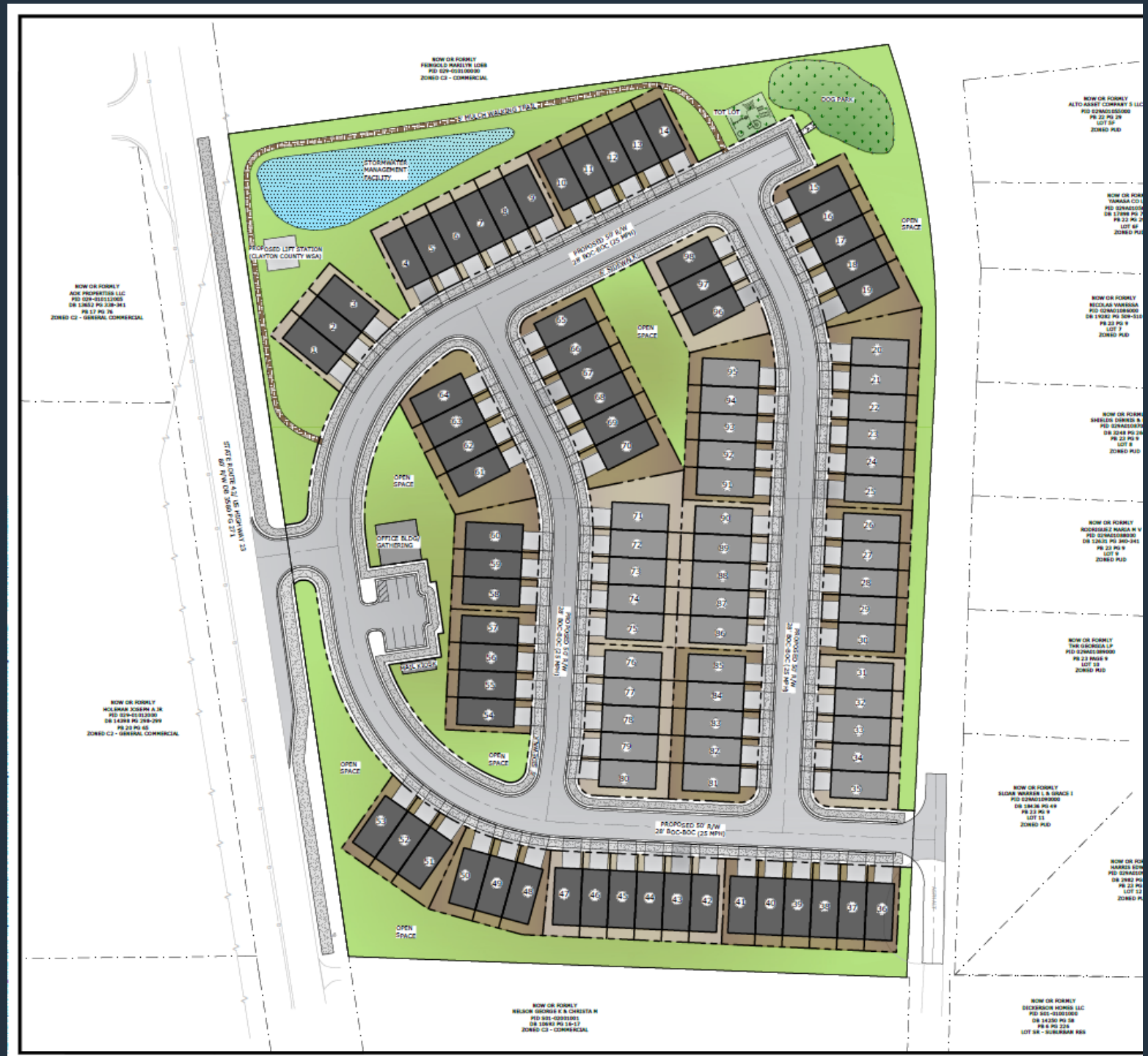
ACROSS FROM THE SITE



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

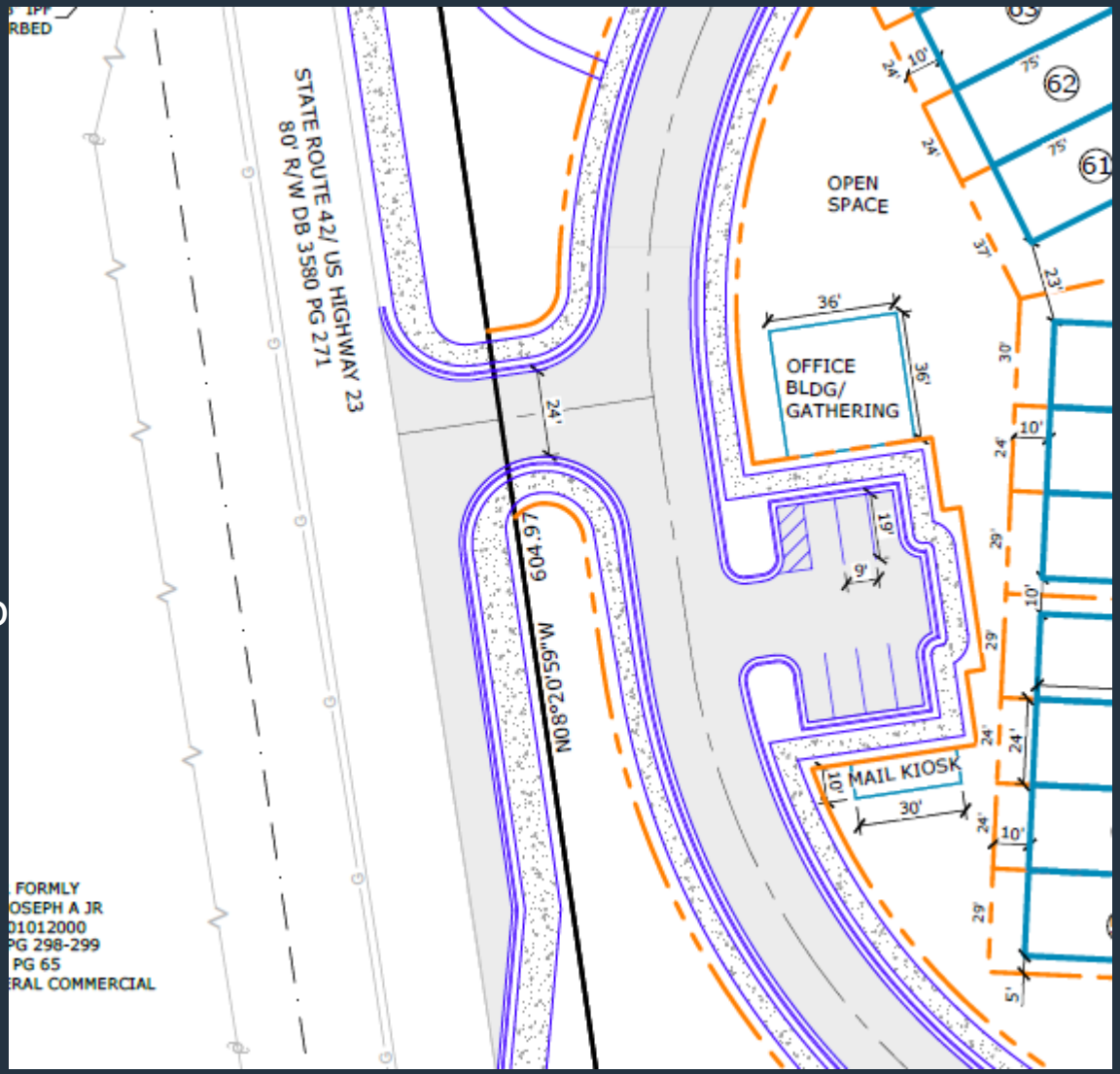
SITE DATA

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

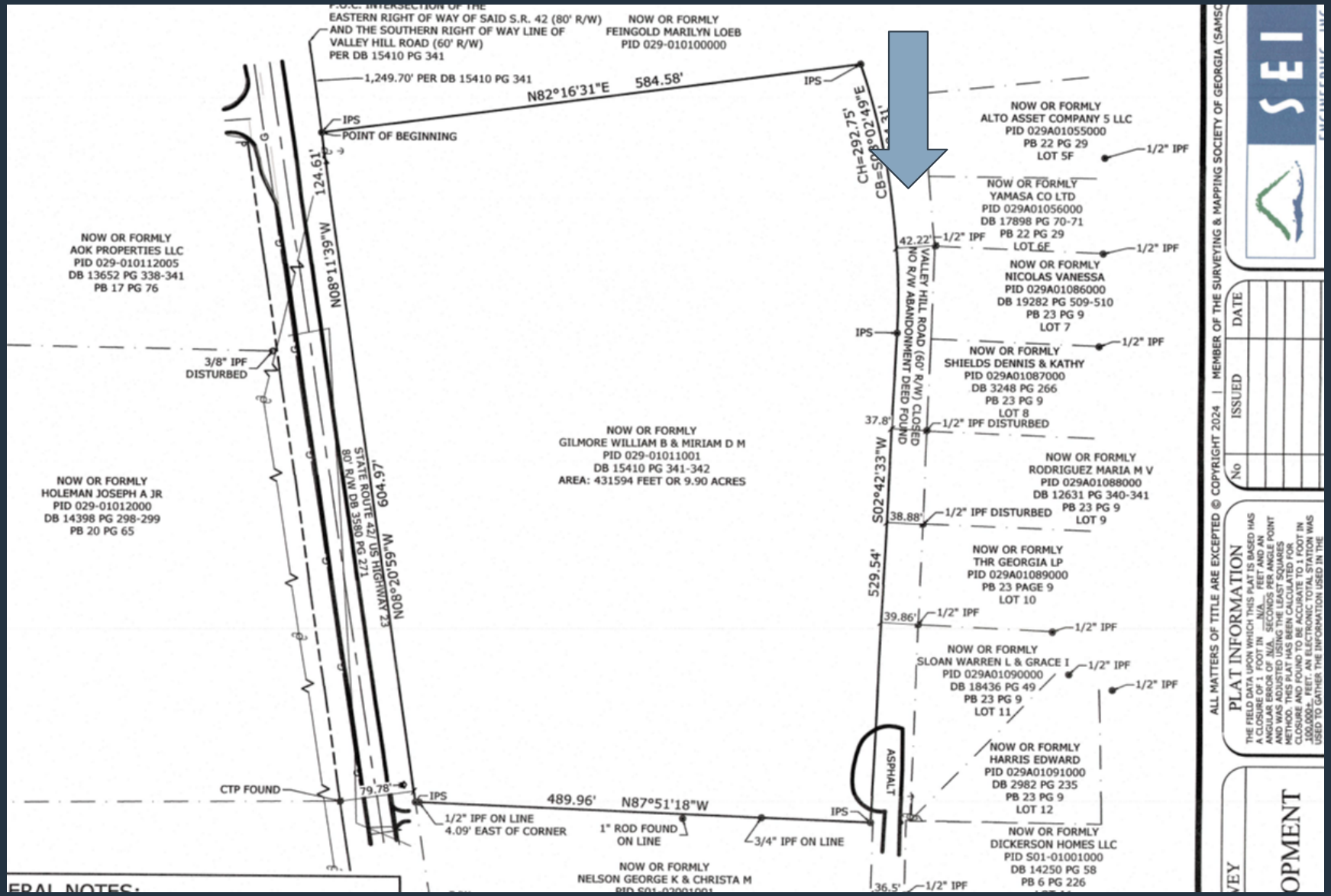
DEVELOPER:	TEMPLAR DEVELOPMENT, INC. 210 TRILITH PARKWAY, SUITE 200 FAYETTEVILLE, GA. 30214 PHONE: (678) 552-3741
ENGINEER/ SURVEYOR:	ATWELL, LLC 1850 PARKWAY PLACE, SUITE 650 MARIETTA, GA 30067 PHONE: 770.423.0807
TAX PARCEL NUMBER:	029-01011001
BOUNDARY:	BOUNDARY SURVEY BY SEI, DATED OCTOBER 2024
TOPOGRAPHY:	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

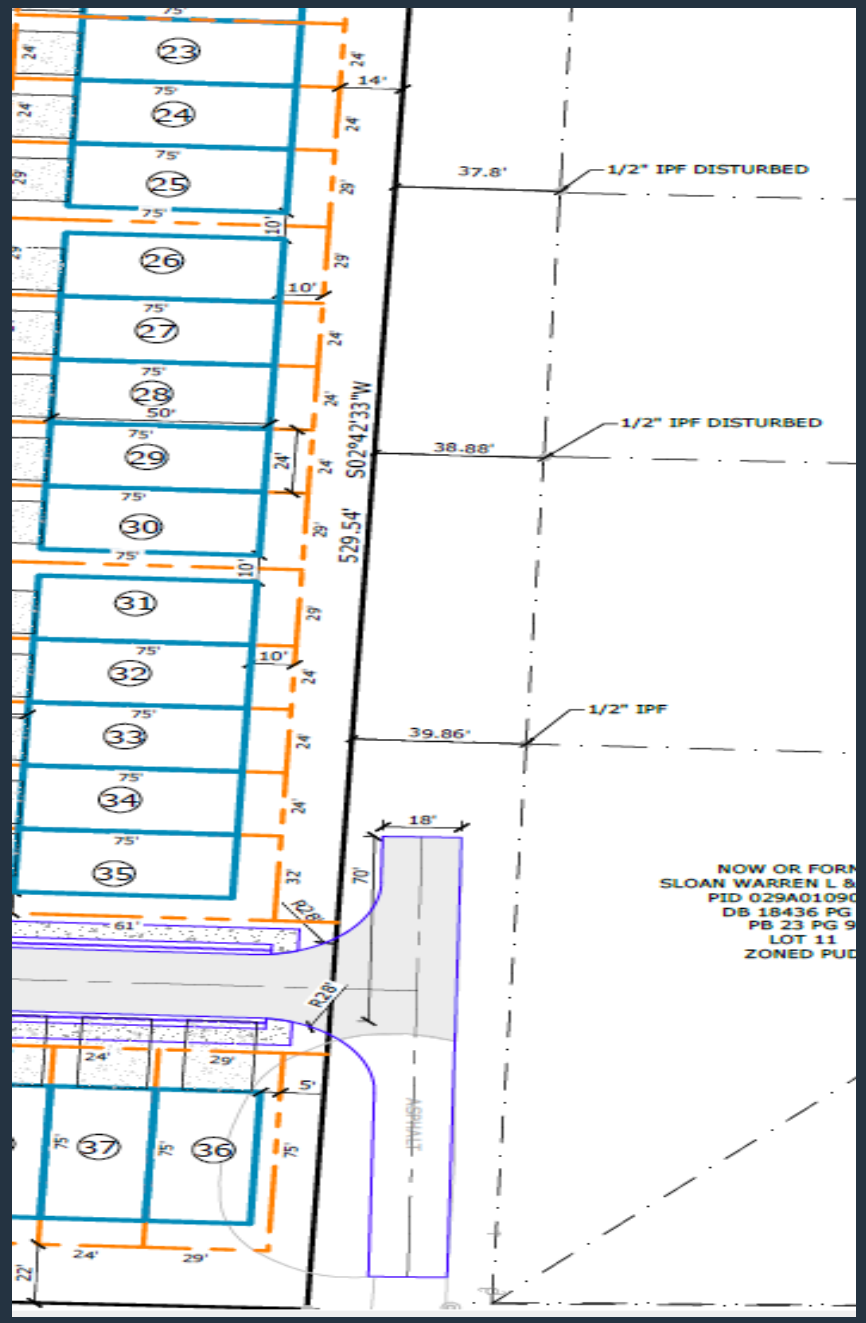
- Townhome Unit Information
- 1. Minimum Unit Size: 1,400 sq. ft
- 2. Number of bedrooms: 3 to 4
- 3. Parking Spaces Per Unit: 4, including
- 2 car garage and 2 car parking pad
- 4. Price Points: Low to mid $300K

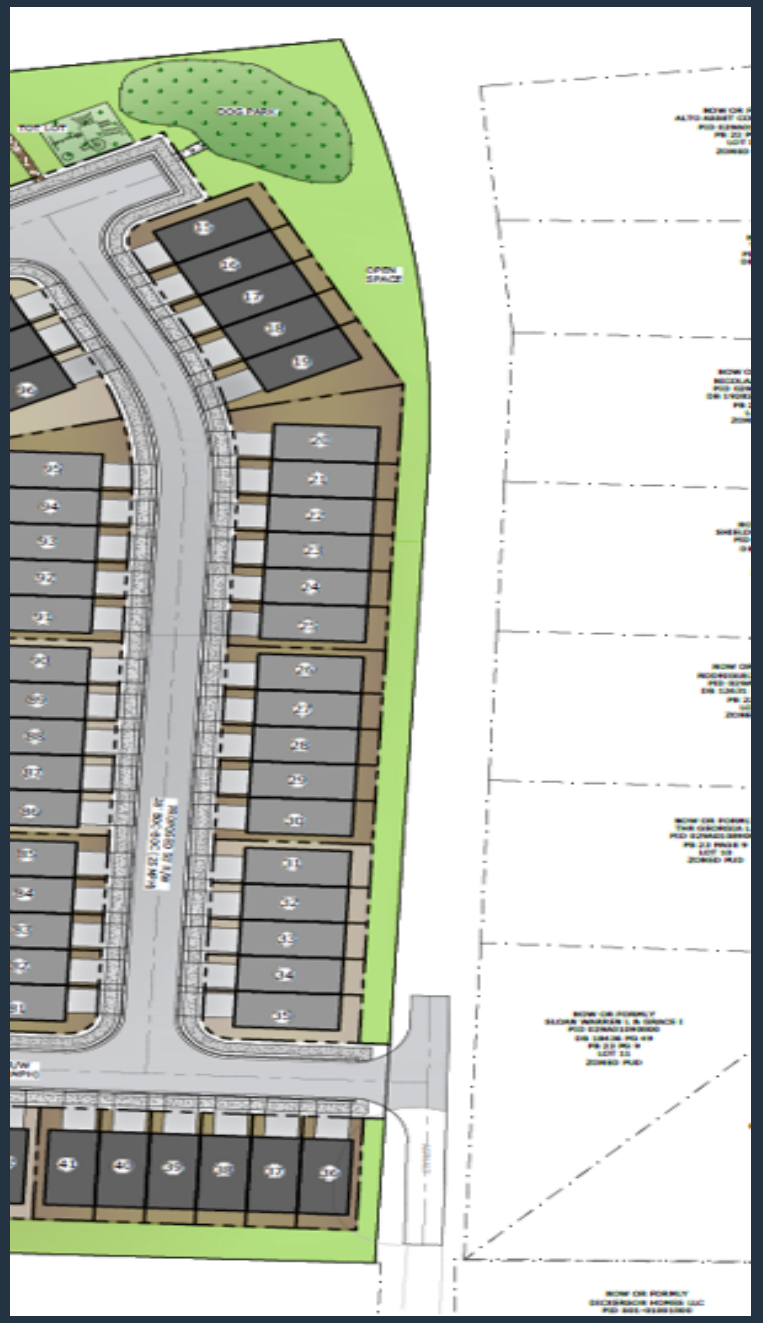
AMENITY AREA

Tot Lot, Dog Park, and Mulched Walking Trail that connects into the sidewalk system

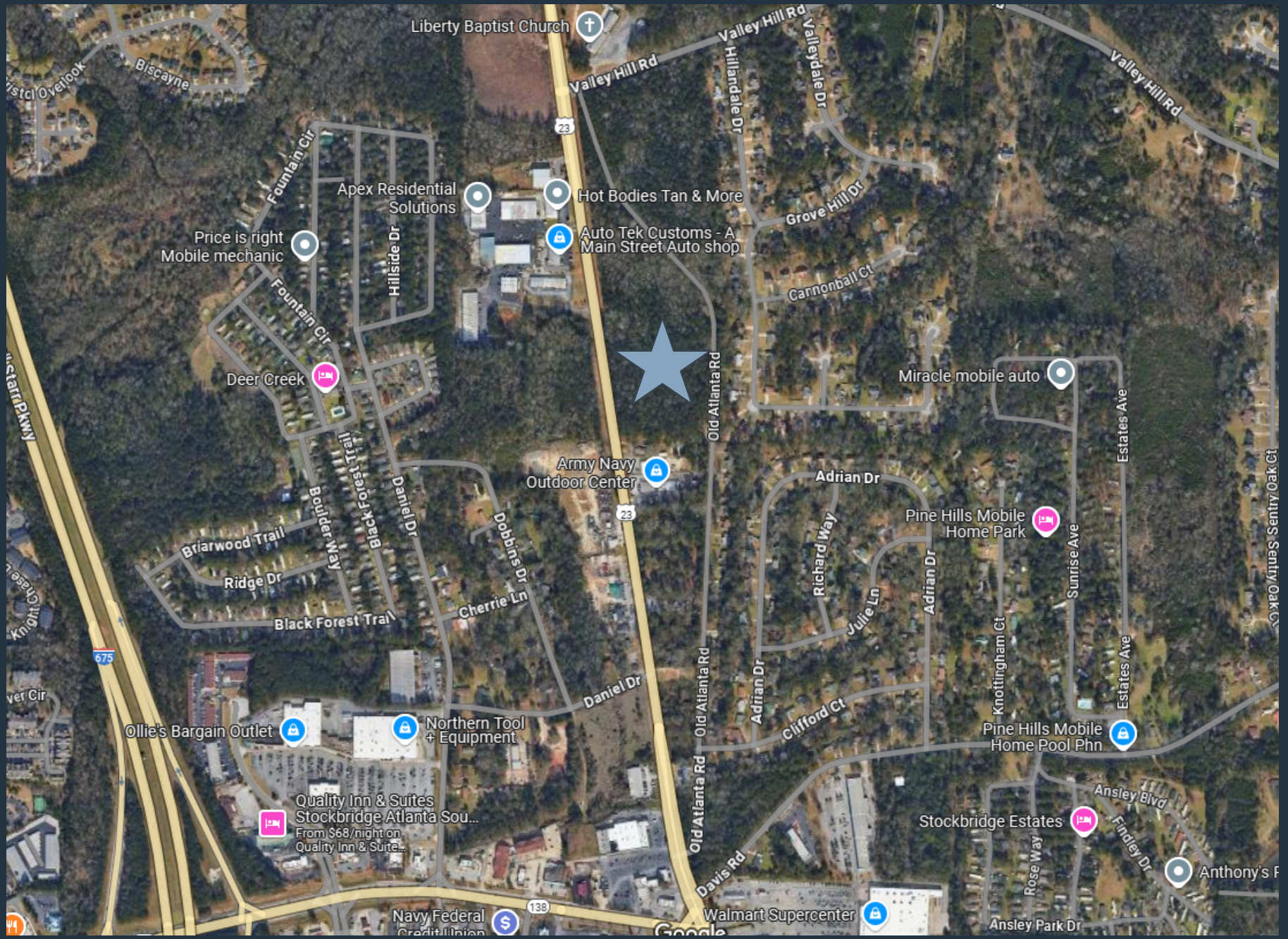
UNOPENED PORTION OF OLD ATLANTA ROAD




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

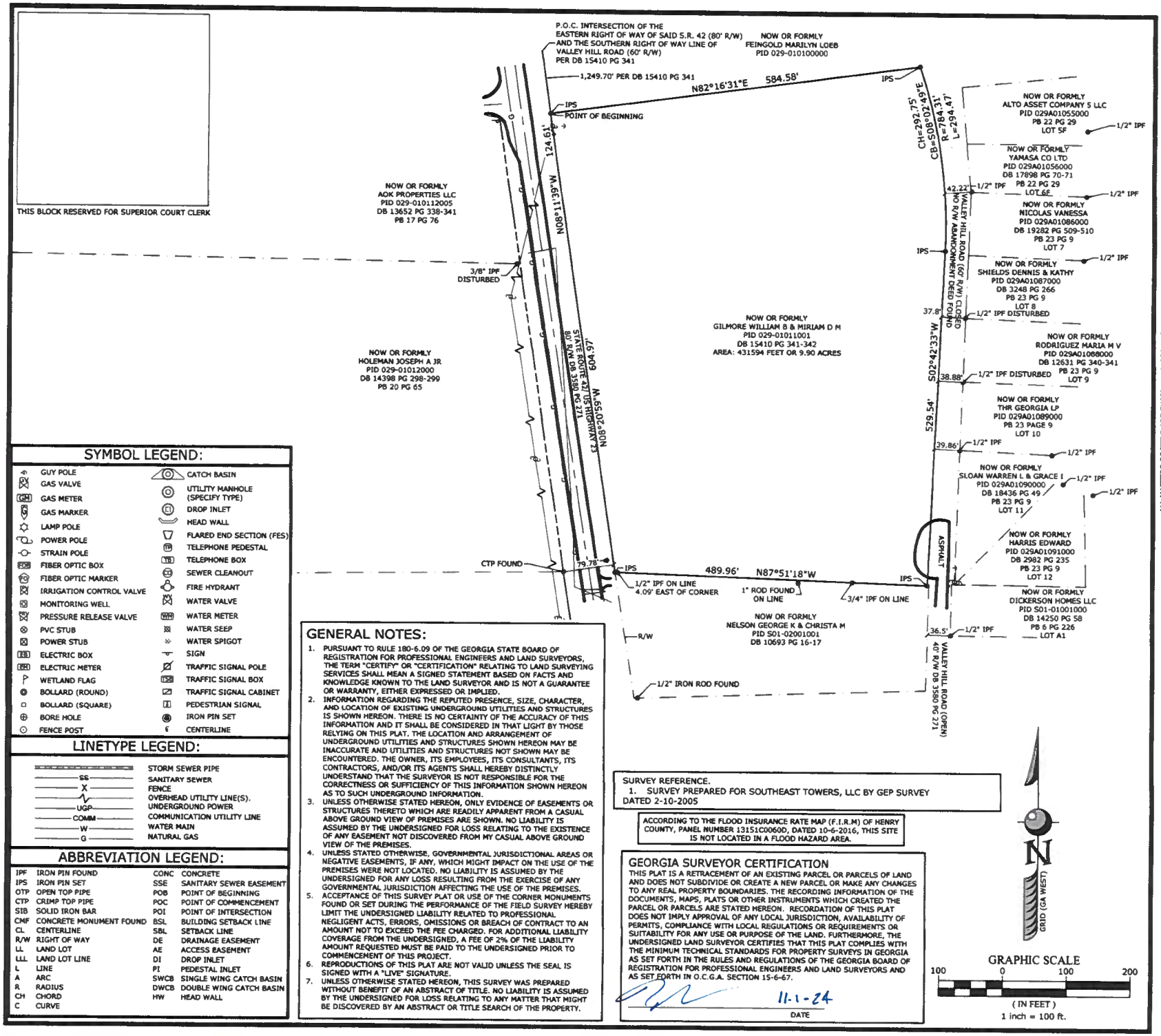
Sworn to and subscribed before me this 23 day of January 2025

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

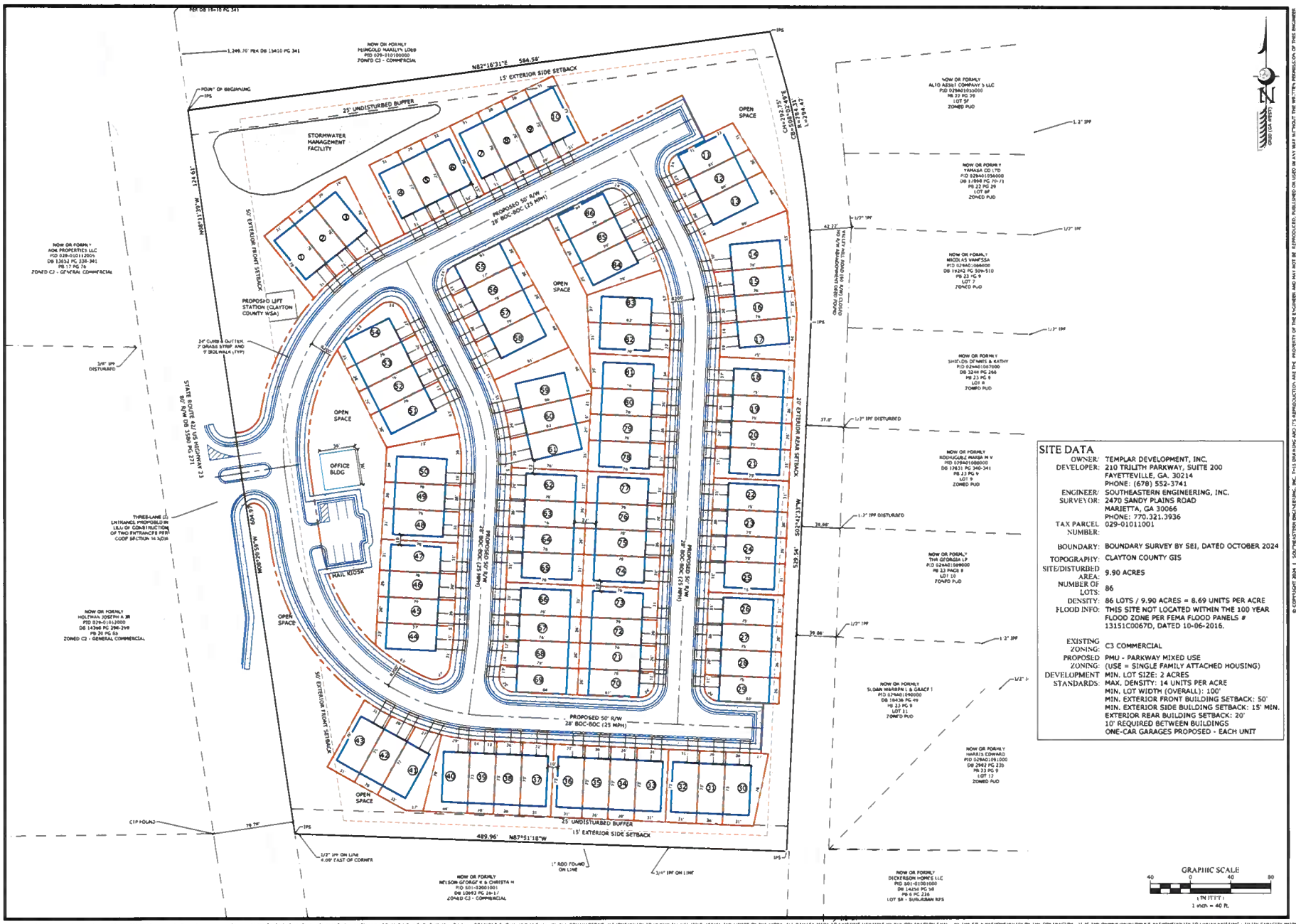
LOCATED IN LAND LOT 90 OF THE 12th DISTRICT CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA

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

SEI ENGINEERING, INC.

No	ISSUED DESCRIPTION	DATE
1		
2		
3		

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

NORTH HENRY BOULEVARD TRACT

PROJECT LOCATED AT:
LL. 90 12TH DISTRICT
CITY OF STOCKBRIDGE,
HENRY COUNTY, GA.

GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 31277 E. WAYNE MATTHEWS JR.

ISSUED FOR: REVIEW

Project No.: 1440-24-109
Designed By: EWM
Issue Date: 12-10-24
1

811 Know what's below. Call before you dig.

© COPYRIGHT 2024 | SOUTHEASTERN ENGINEERING, INC. THIS DRAWING AND ITS REPRODUCTION ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER.

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.

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: Mayor and City Council

FROM: Gordon Linton, Senior Planner; Jordyn Bucholtz, GIS Analyst

CC: R. Ryan Anderson, Community Development Director

DATE: July 14, 2025 (City Council Meeting)

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

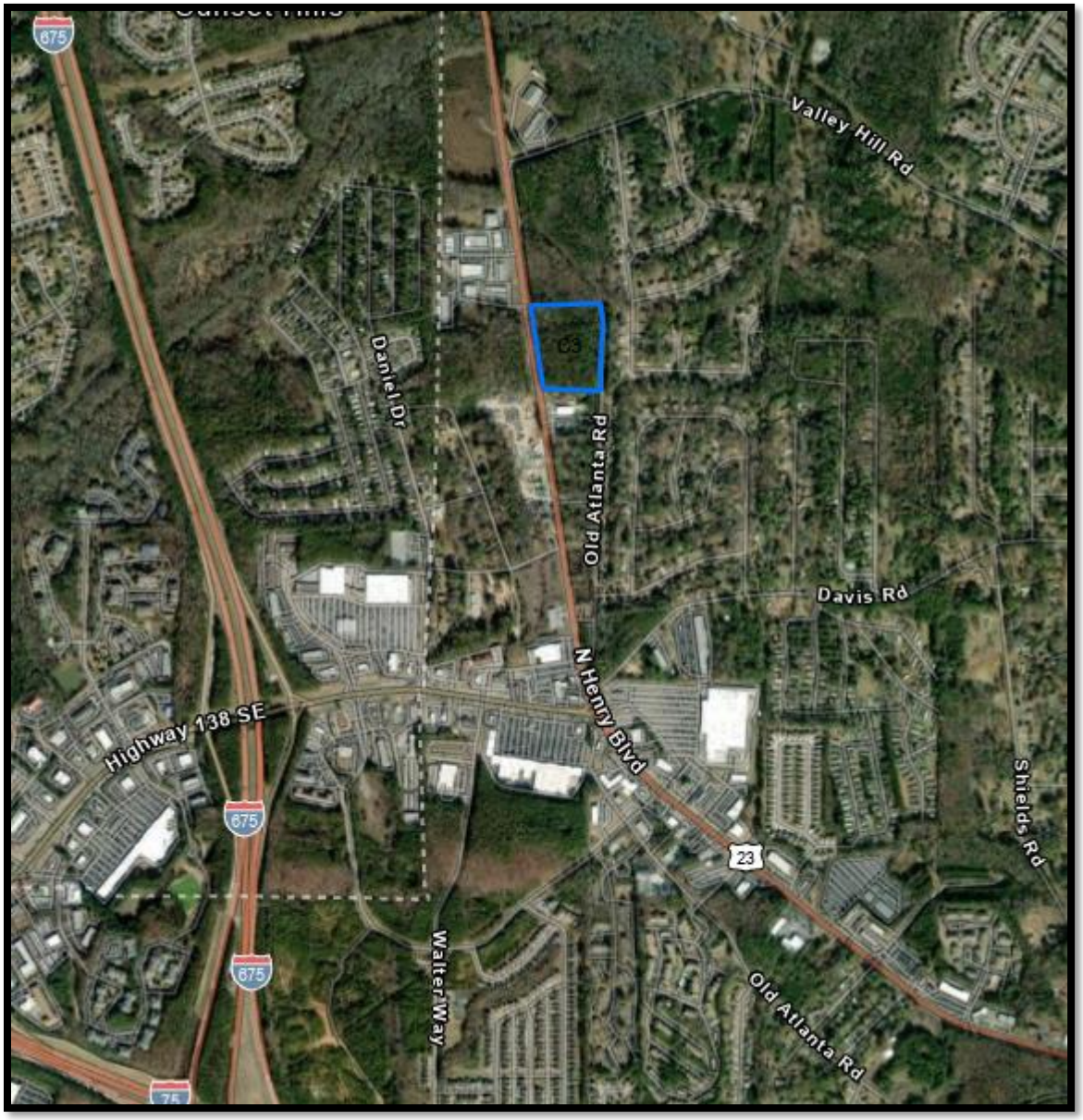
1. The applicant also applied for a rezoning application (RX-2025-03) from C-3 to PUD. The case will be heard concurrently.

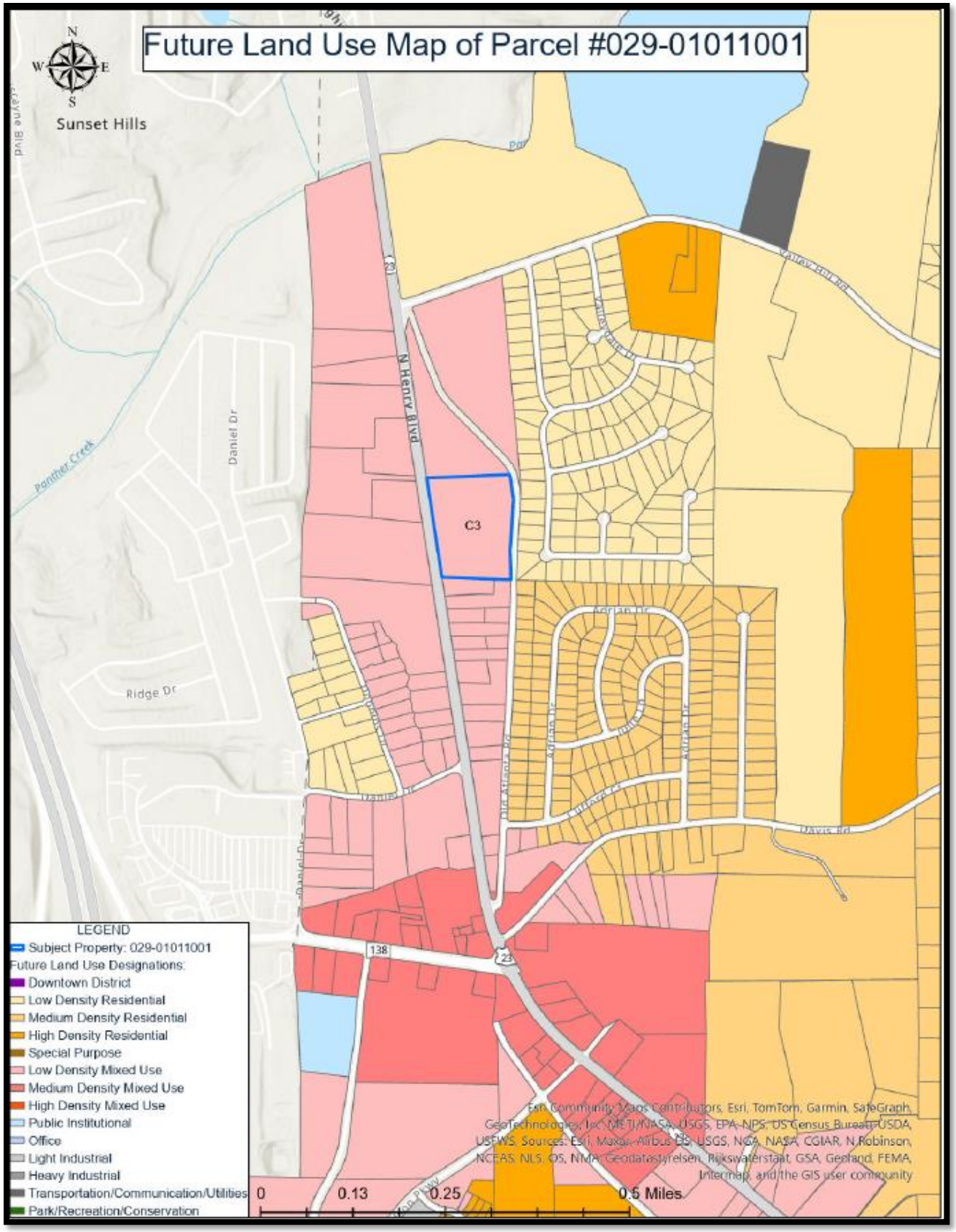
2. The vicinity of the area is mostly Low-Density Mixed-Use, Low Density Residential, Medium Density Residential, and High Density Residential.

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.

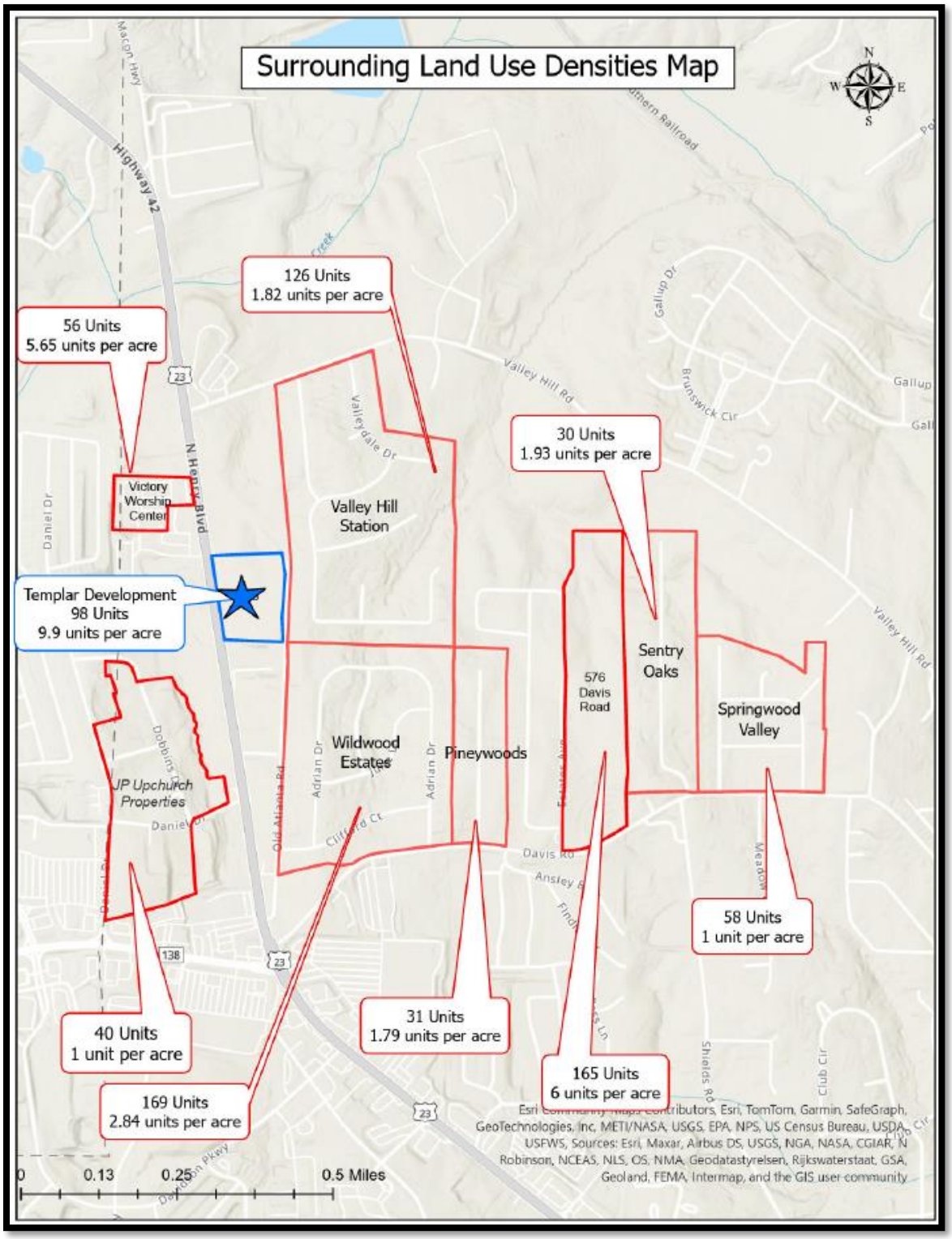
IV. Maps and Illustrations

Aerial Photo of Parcel #029-01011001

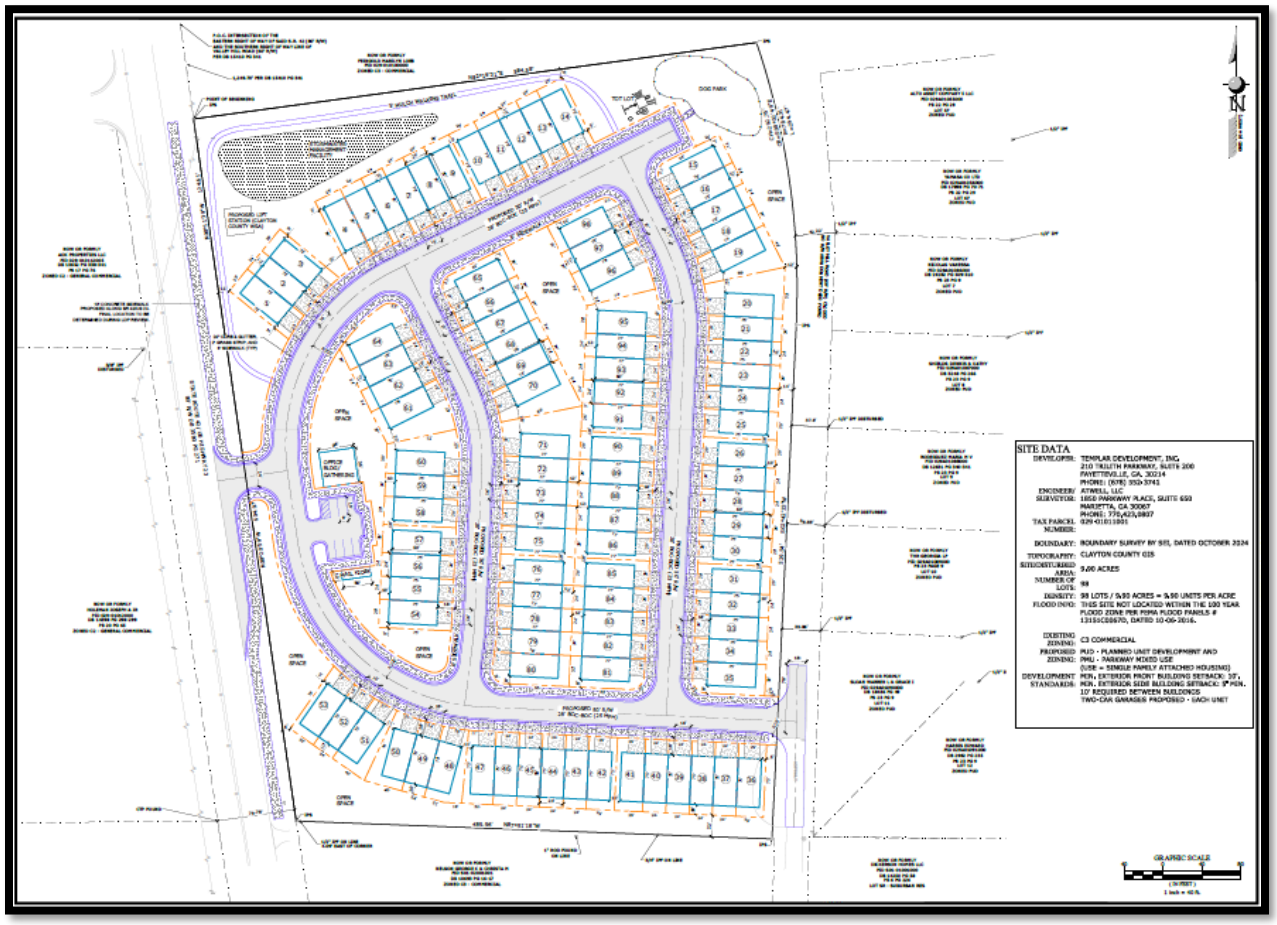



Future Land Use Map of Parcel #029-01011001
N
W
E
S
Sunset Hills
N Henry Blvd
Daniel Dr
Panther Creek
Ridge Dr
C3
LEGEND
Subject Property: 029-01011001
Future Land Use Designations:
Downtown District
Low Density Residential
Medium Density Residential
High Density Residential
Special Purpose
Low Density 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

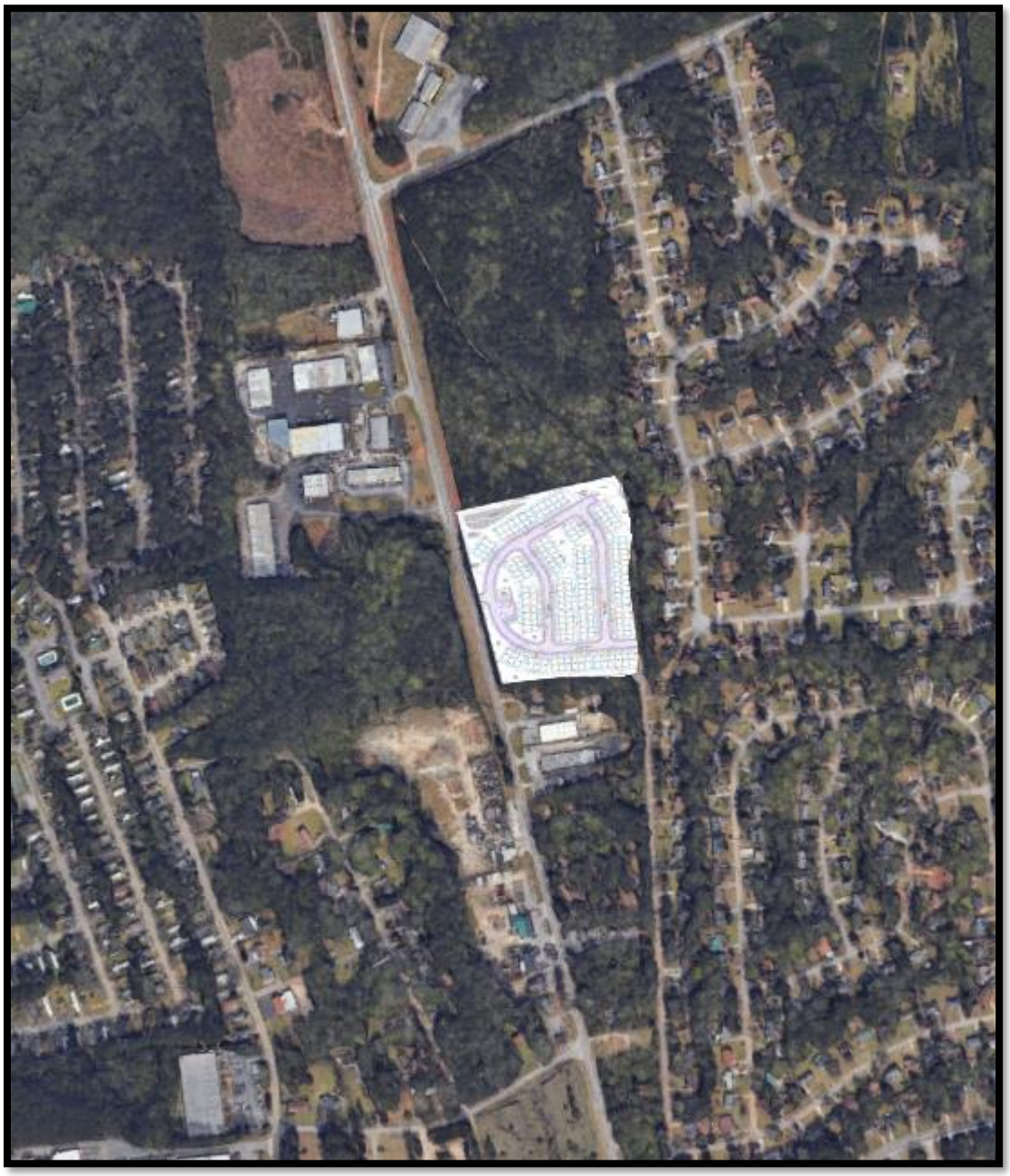
Surrounding Land Use Densities Map



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.

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)

July 14, 2025 (Mayor and Council)

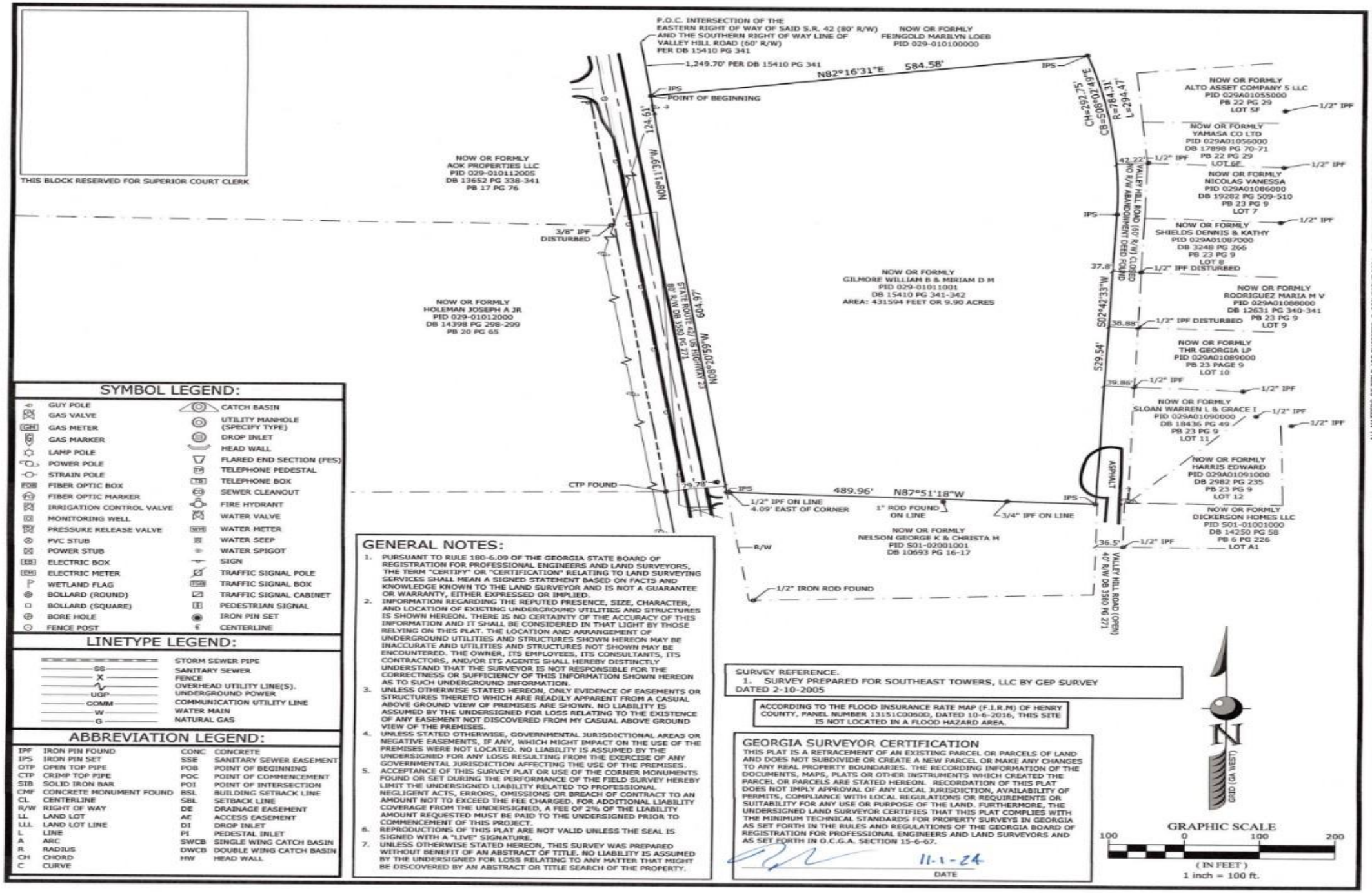
Case Facts

- Applicant: Templar Development, LLC
- Agent: Battle Law, P.C.
- Owner: William B Gilmore & Miriam D M Gilmore
- Address of Property: The subject property is located between North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road.
- Parcel Identification:029-01011001
- Parcel Acreage: 9.9
- Current Use: The property is vacant and heavily wooded
- Current Zoning of Property: C-3 (Heavy Commercial District)
- Current Future Land Use Designation: Low-Density Mixed Use
- Sign Posting: April 2, 2025
- Letters Residents Received From Applicant: April 2, 2025
- Date of CZIM Meeting: April 9, 2025

Aerial Photo
Legend
33°33'43.0"N 84°15'35.3"W
Liberty Baptist Church
Victory Worship Center
Stockbridge Plaza
Valley Hill Station
Army Navy Outdoor Center
DC Event Rentals
JP Upchurch Properties
Wildwood Estates
Pine Hills Mobile Home Park
576 Davis Road (Townhomes)
Walmart
Valley Hill Rd
Valleydale Dr
Hillandale Dr
Fountain Cir
Somerset Dr
Daniel Dr
Hillside Dr
Greyfox Trail
Boulder Way
Ridge Dr
Black Forest Trail
Adrian Dr
Julie Ln
Clifford Ct
Davis Rd
Shields Rd
Galup Dr
Brunswick Cir
Stagecoach Cir
N Davis Dr
Ridge Run
Landover Dr
Club Cir
Creek Cir
Davidson Cir
Walter Way
Askew Lakes North Lake
675
138
23
2000 ft
N
Google Earth

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

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 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

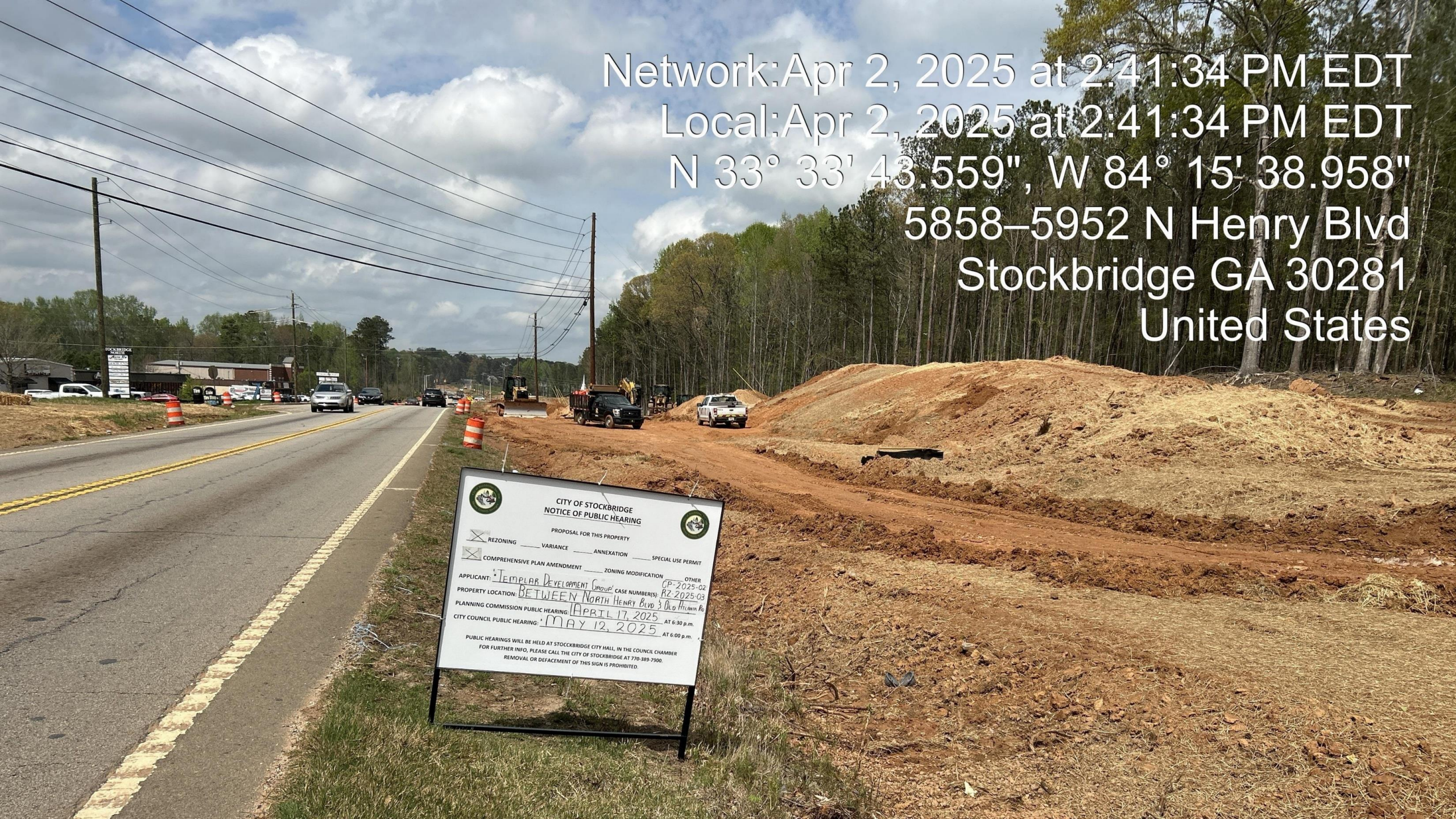
LOCATED IN:
LAND LOT 90 OF THE 12th DISTRICT CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA

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

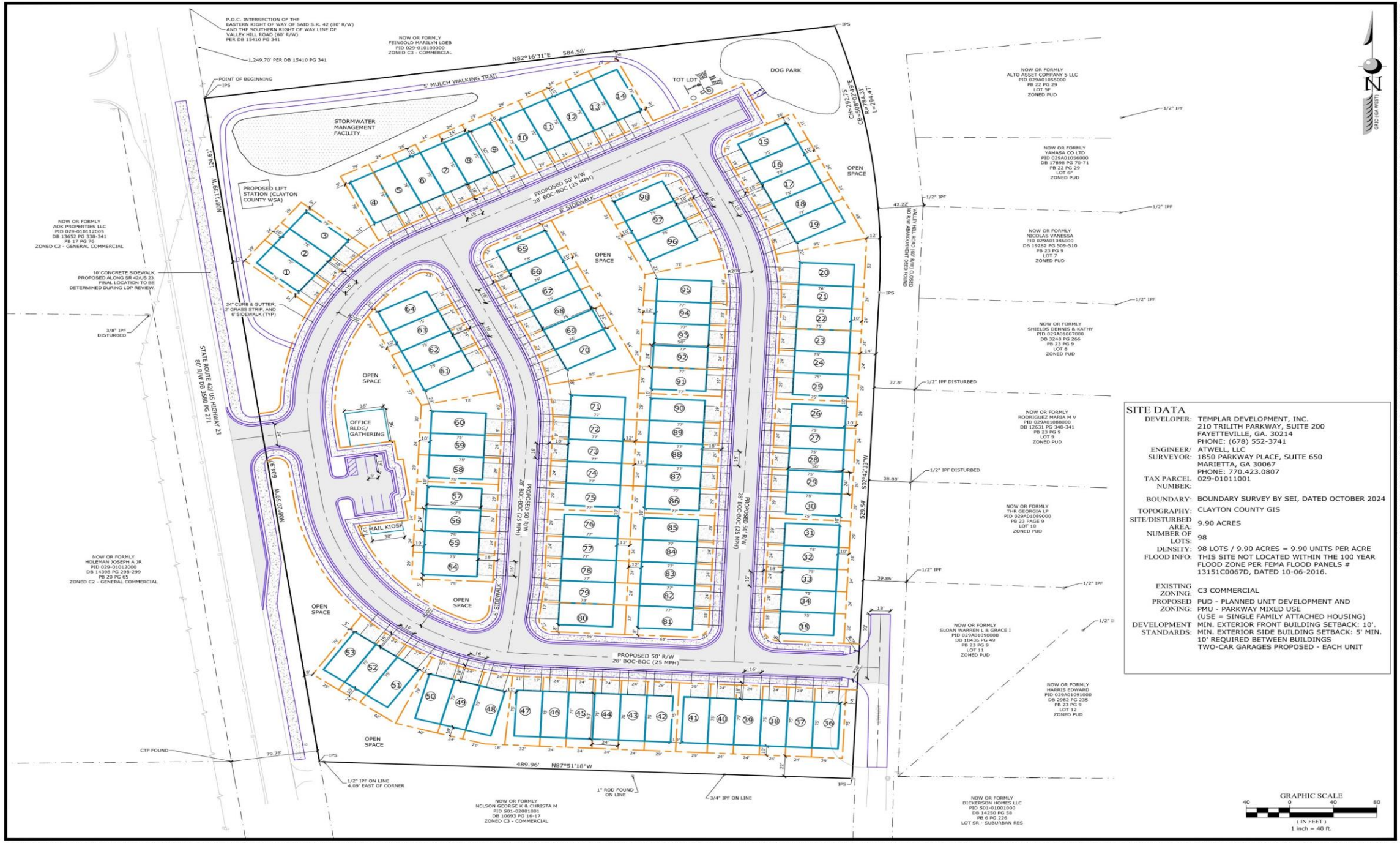

Network:Apr 2, 2025 at 2:41:34 PM EDT
Local:Apr 2, 2025 at 2:41:34 PM EDT
N 33° 33' 43.559", W 84° 15' 38.958"
5858–5952 N Henry Blvd
Stockbridge GA 30281
United States
CITY OF STOCKBRIDGE
NOTICE OF PUBLIC HEARING
PROPOSAL FOR THIS PROPERTY
X REZONING ____ VARIANCE ____ ANNEXATION ____ SPECIAL USE PERMIT
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

© COPYRIGHT 2025 | SOUTHEASTERN ENGINEERING, INC. THIS DRAWING AND ITS REPRODUCTION ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER

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
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

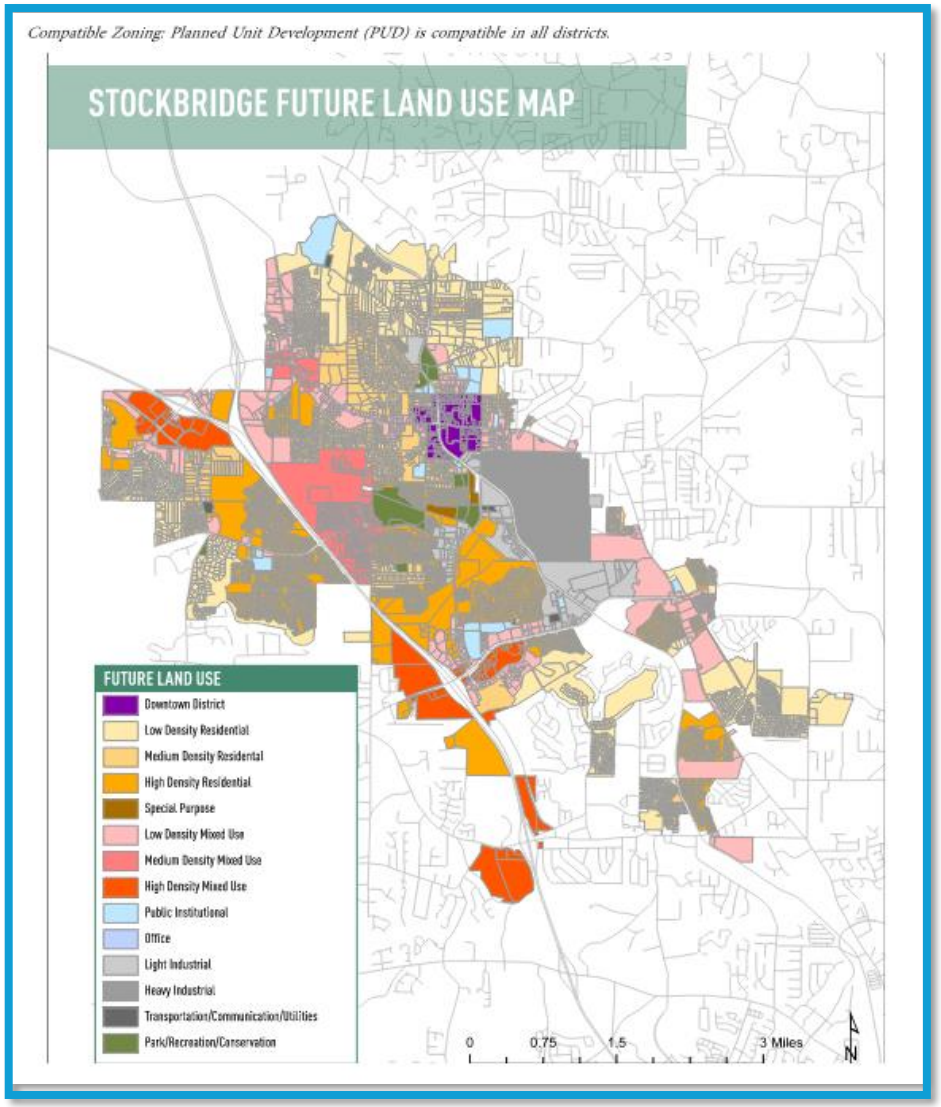
Elevations of Proposed Development

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)

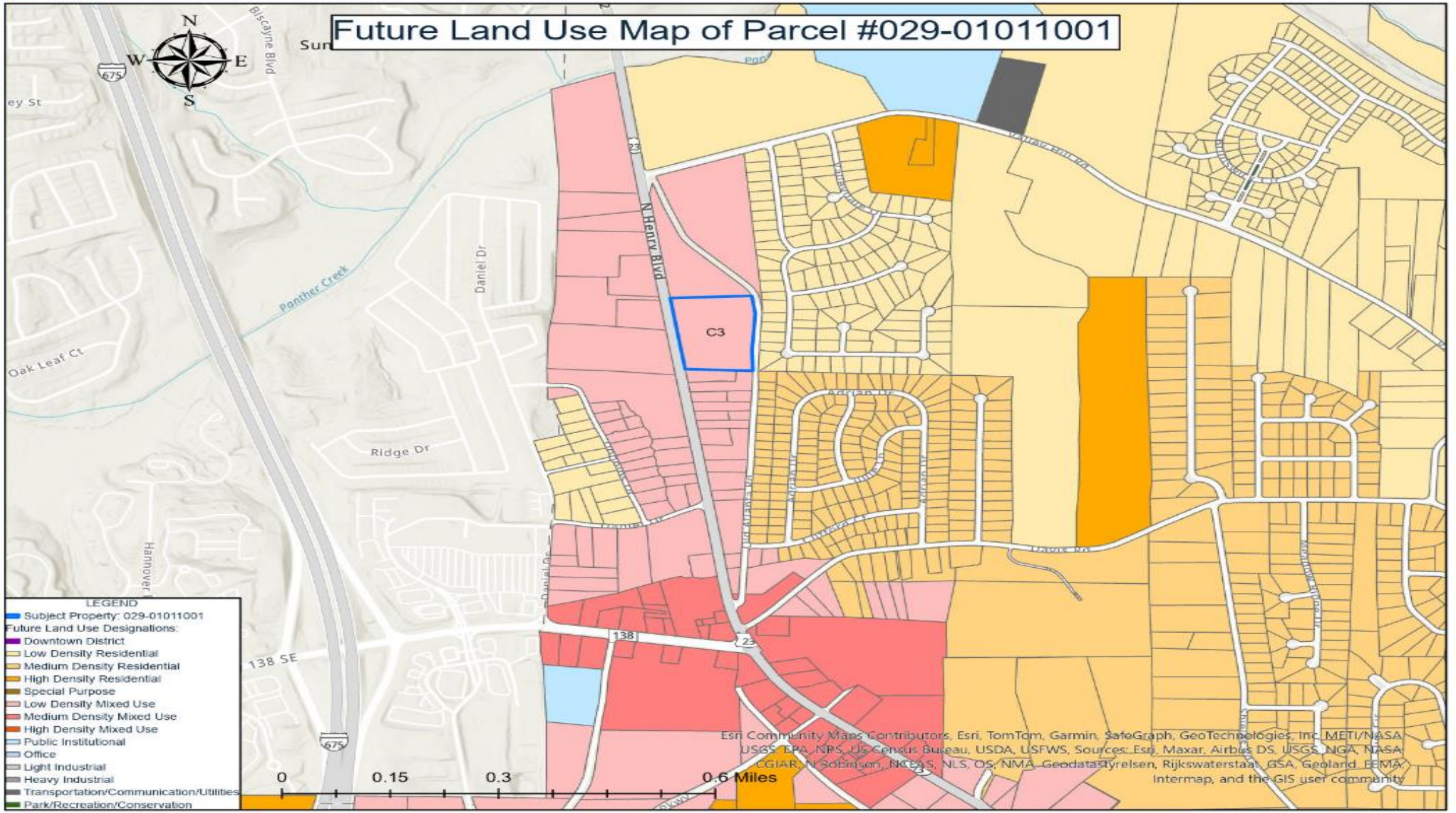


HIGH-DENSITY MIXED USE

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

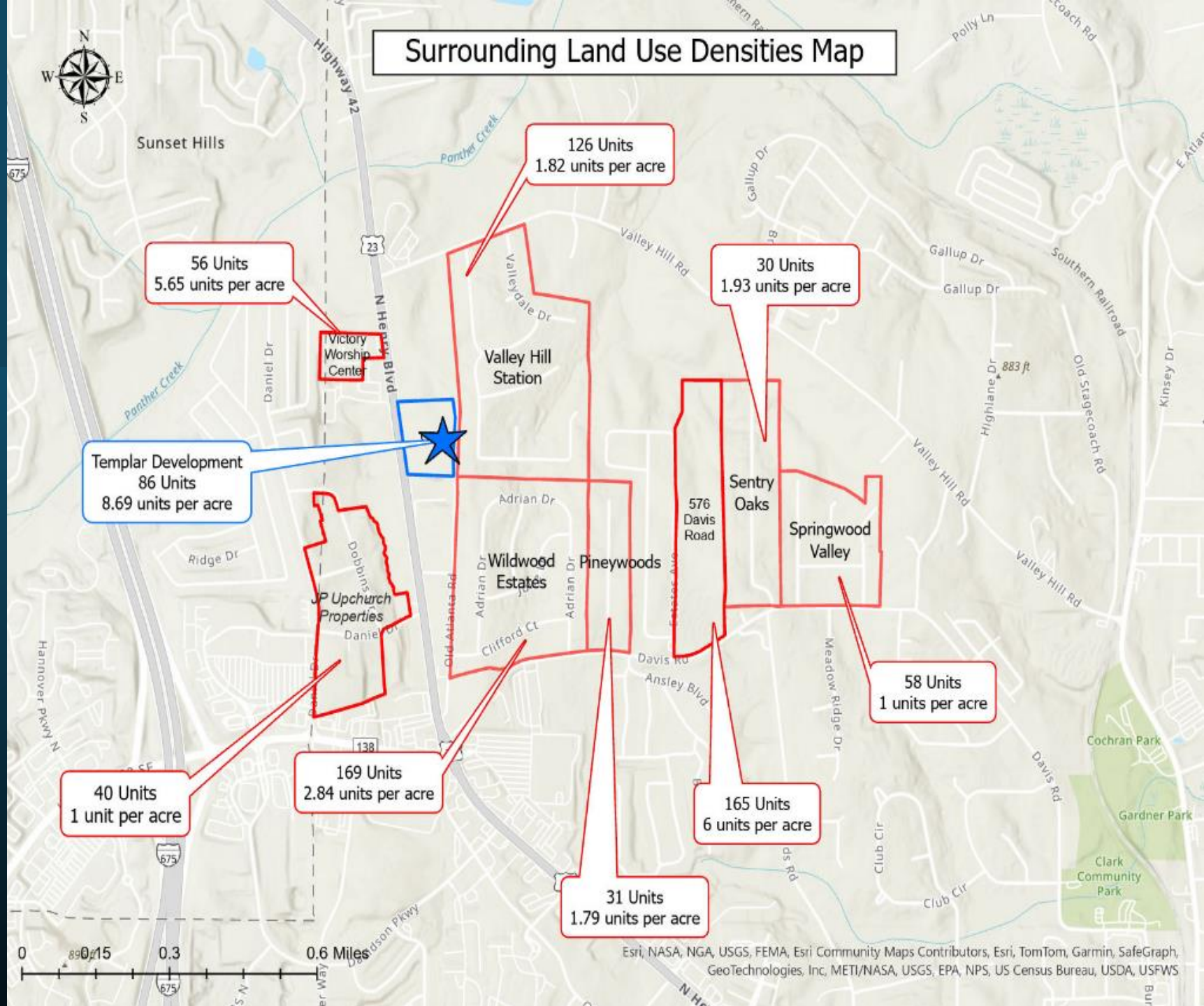
Location	Current Land Use	Current Future Land Use Designation
Property to the North	Vacant Liberty Baptist Church	Low Density Mixed Use Low-Density Residential
Property to the South	DC Event Rentals Army Navy Outdoor Center Vacant Land Wildwood Estates	Low-Density Mixed-Use Medium Density Residential
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.**

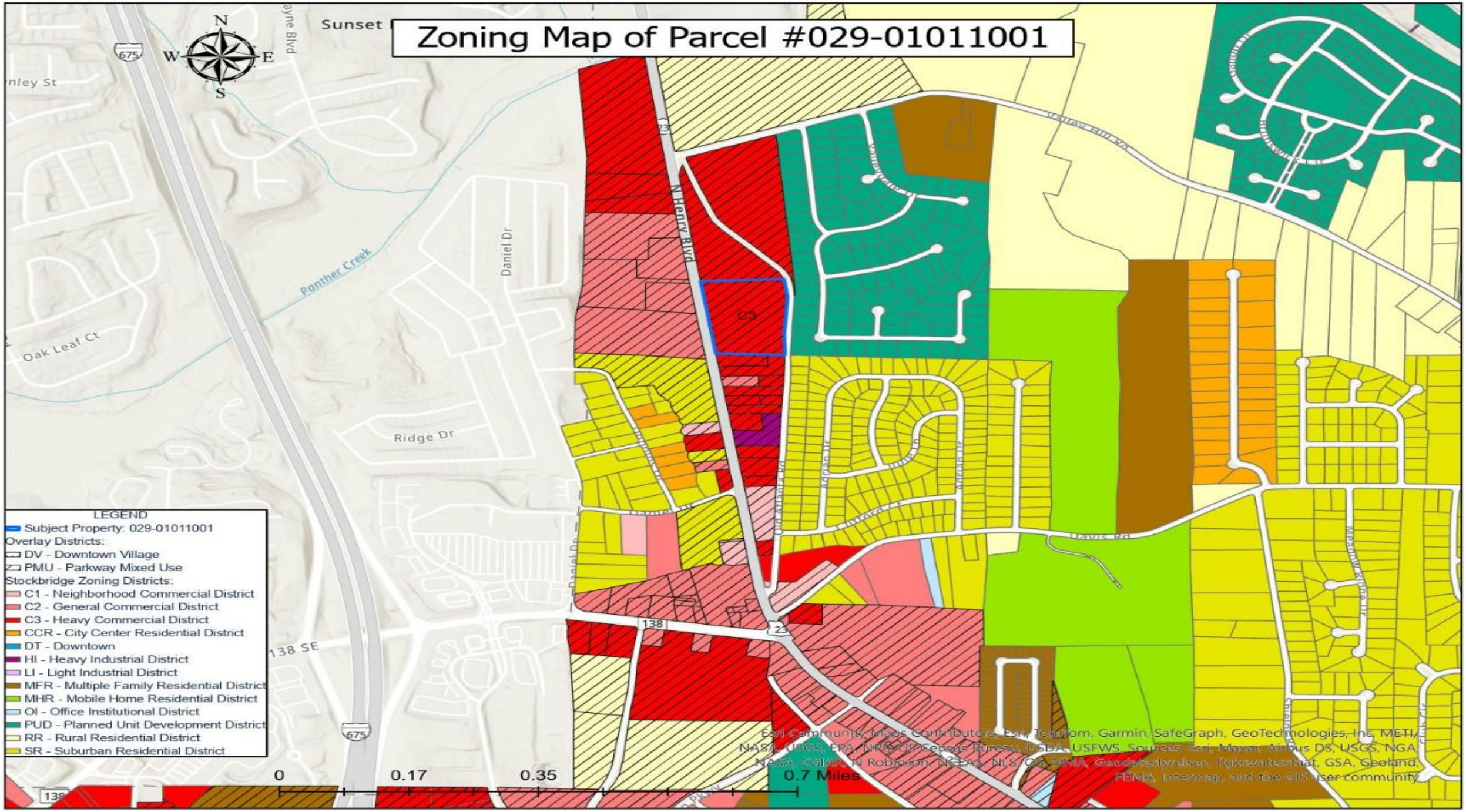
PowerPoint Presentations For RZ-2025-03

Applicant's Request

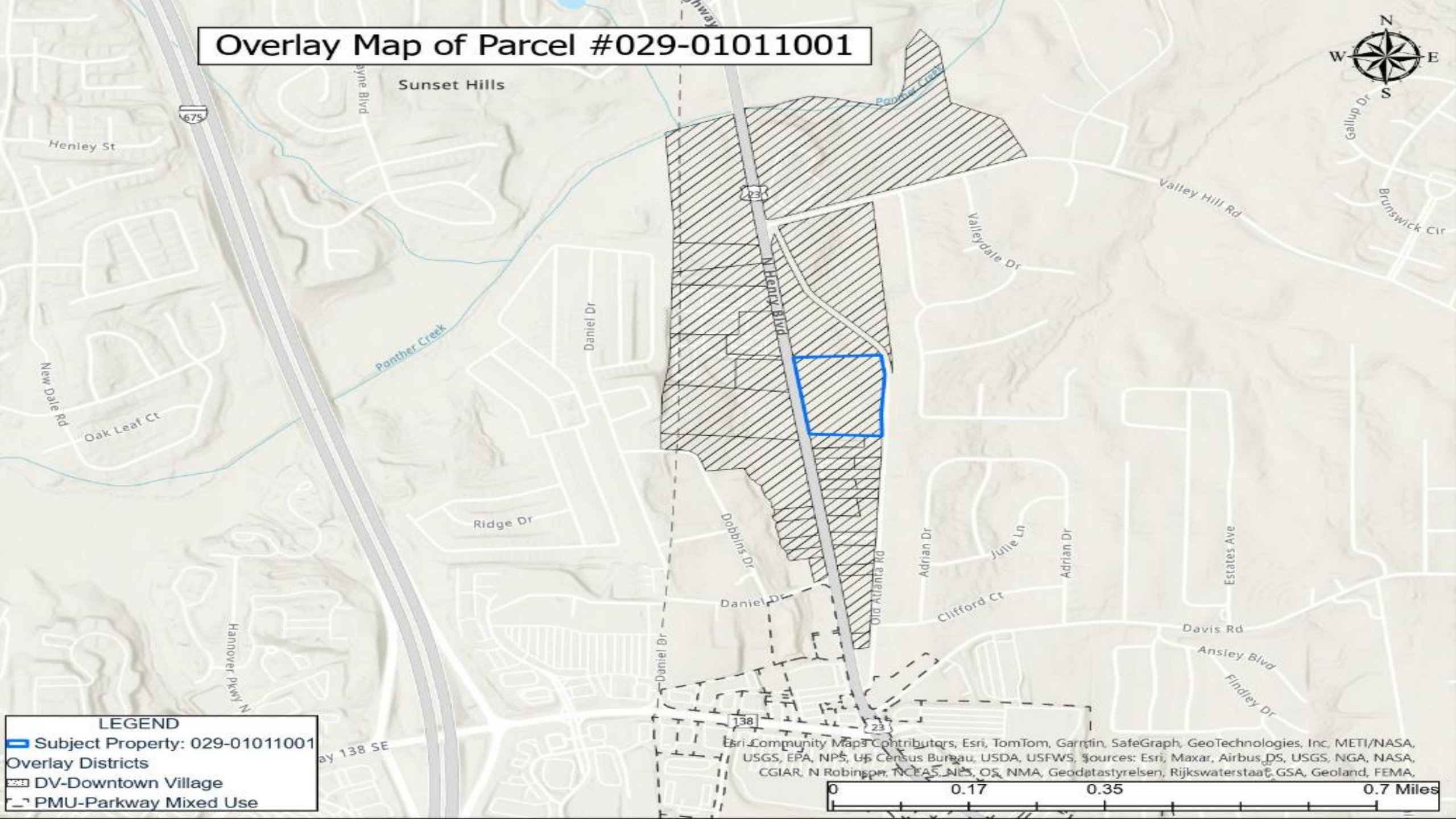
- Rezone from 'C-3' (Heavy Commercial) and 'PMU' (Parkway Mixed-Use) Overlay District to 'PUD' (Planned Unit Development) Master Plan and 'PMU' (Parkway Mixed-Use) Overlay District to allow for the development of townhomes and office space.

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
S
E
W
Sunset
Daniel Dr
Panther Creek
Oak Leaf Ct
Ridge Dr
N Henry Blvd
Davis Rd
138 SE
C3
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

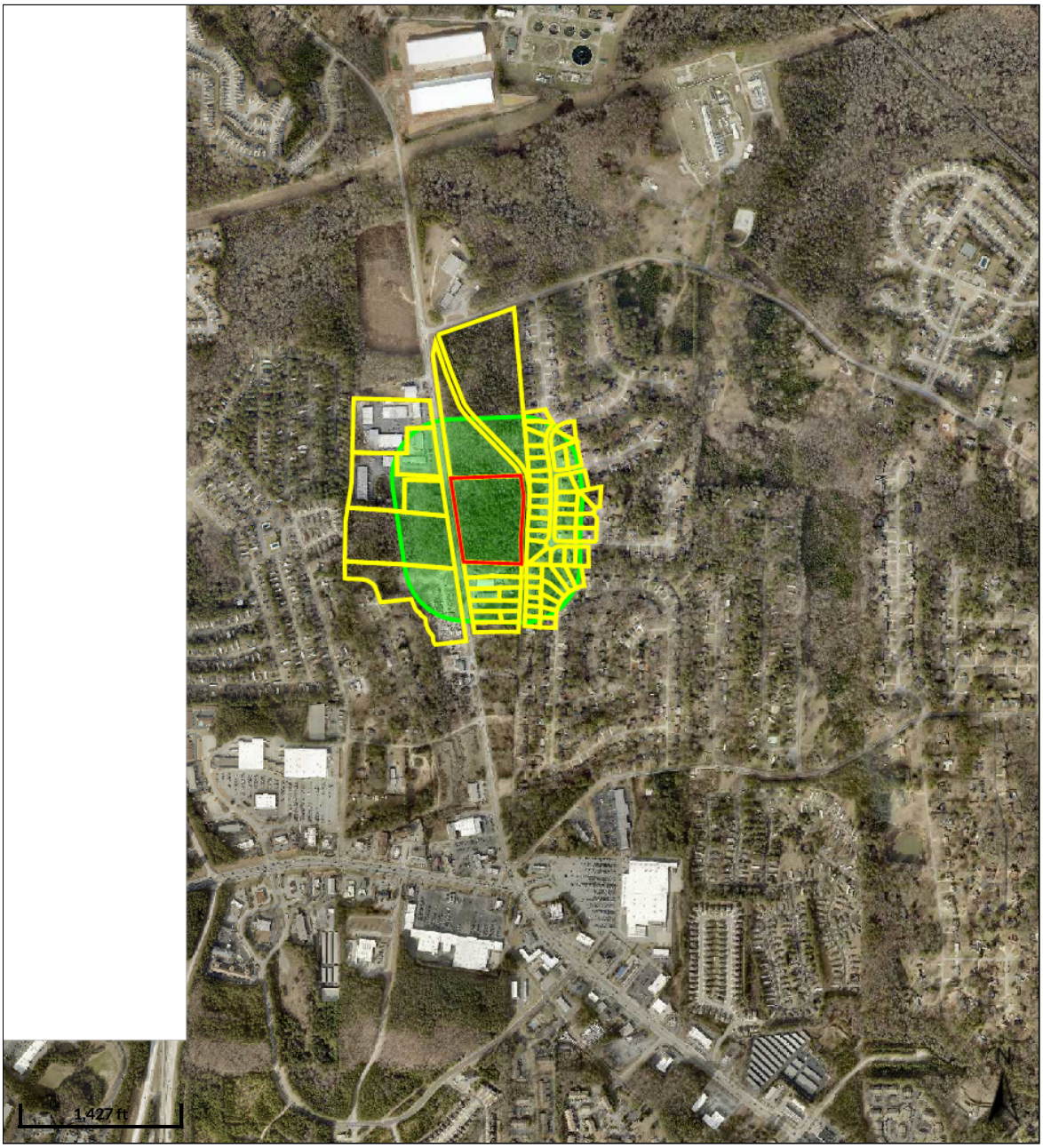
The Planning and Zoning staff recommends **approval** to rezone the subject property from C-3 (Heavy Commercial) to PUD (Planned Unit Development) under the following conditions:

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.

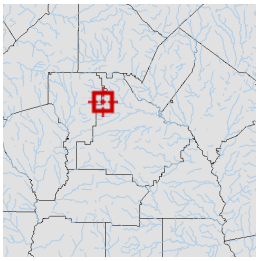
STAFF RECOMMENDATION

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.

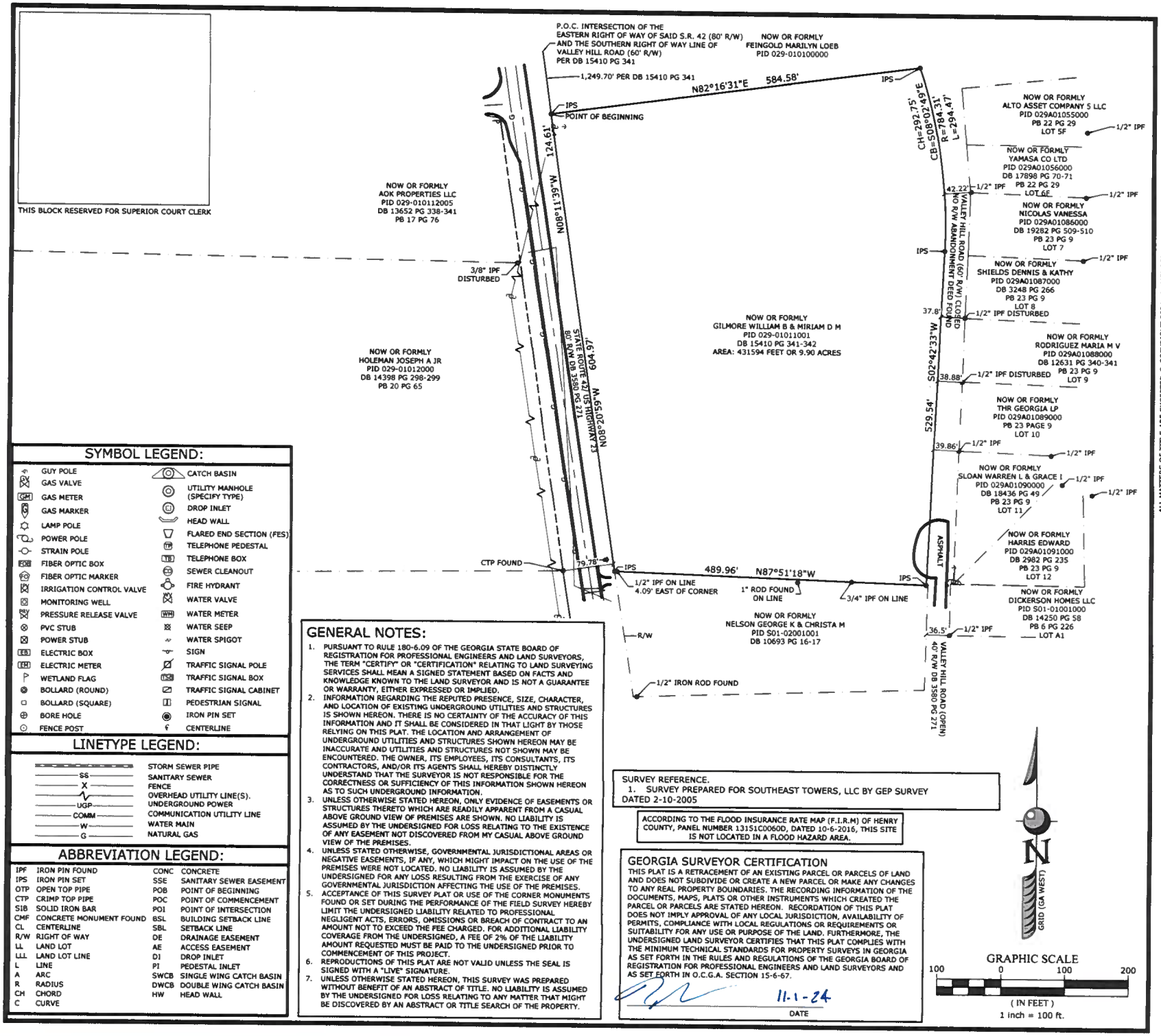
© COPYRIGHT 2025 | SOUTHEASTERN ENGINEERING, INC. THIS DRAWING AND ITS

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

JULY 14, 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-2025-03 for Parcel #029-01011001 on North Henry Boulevard. Applicant: Templar Development Group, LLC. Agent: Battle Law, PC. The applicant proposes to rezone the property from C-2 to PUD to allow for the construction of a mixed-use development with 98 townhome units plus a small office building.

BACKGROUND INFORMATION:

Staff Recommendation—Approval with Conditions. Planning Commission Recommendation on April 17, 2025—Denial. The applicant submittal deferral letters on May 4th and June 9th. RZ-2025-03 was deferred at the May 12th and June 9th Council meetings.

MAYOR

APPROVALS: CITY MANAGER

CITY TREASURER

CITY ATTORNEY

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ITEM/PROJECT/EVENT:

REZONING CASE #RZ-2025-03.

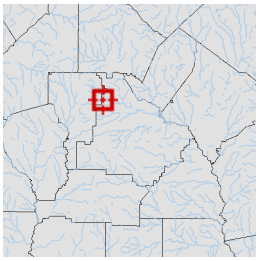
BACKGROUND INFORMATION:

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

Staff Signature_____

Henry County, GA

Overview



Legend

Parcels

Roads

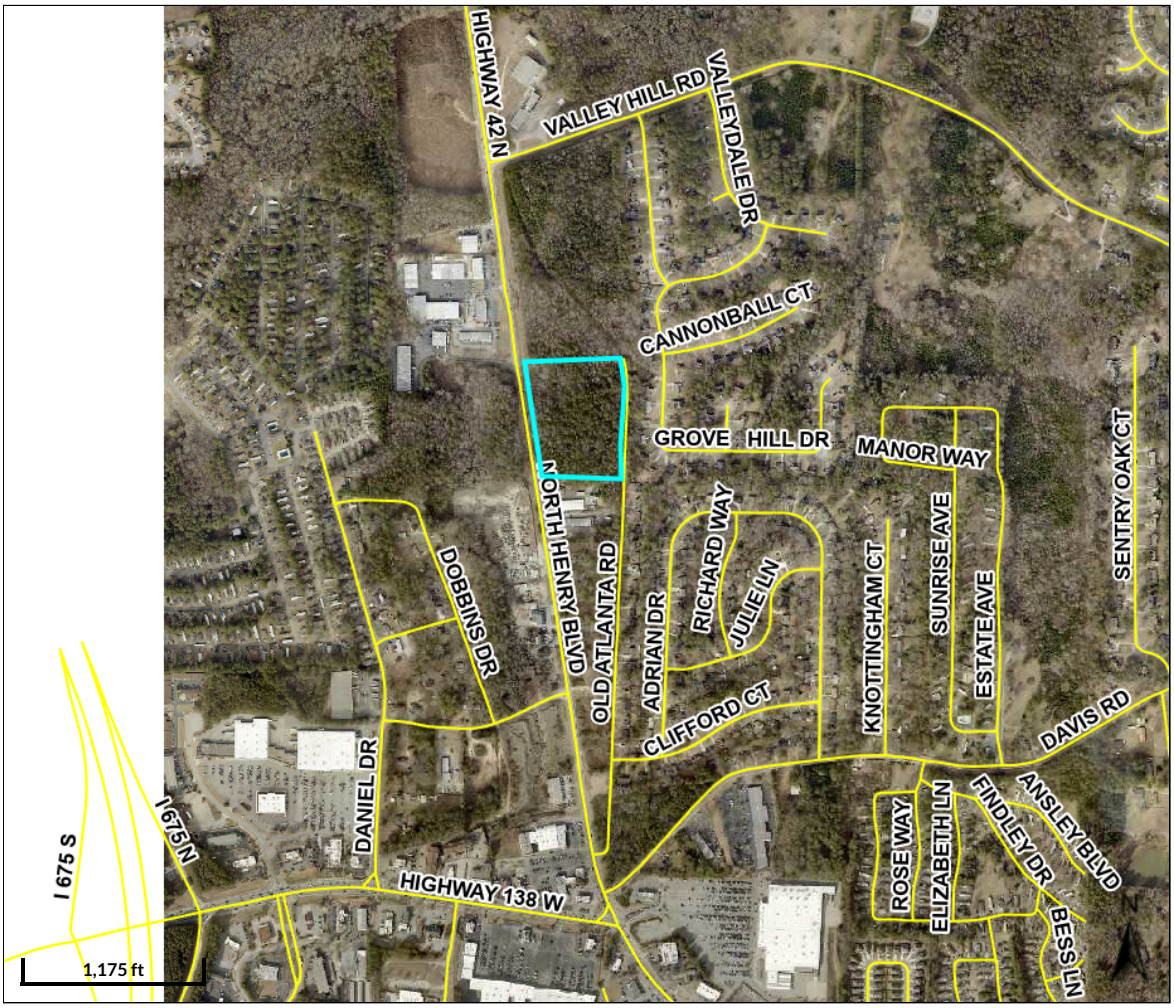
Parcel ID	029-01011001	**Class**	Commercial	**Owner**	GILMORE WILLIAM B & MIRIAM D M	**Land Value:**	$295,200			
Property Address		**Acreage**	9.23	**Address**	8879 FOUNTAIN PALM ALY	**Building Value:**	$0	**Last 2 Sales**		
District	City/Stockbridge				WINTER GARDEN, FL 34787	**Misc Value:**	$0	**Date**	**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.

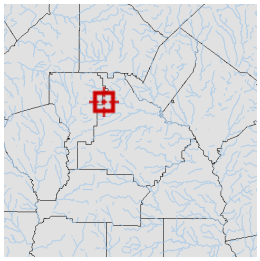
Date created: 3/26/2025
Last Data Uploaded: 3/26/2025 1:13:42 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



Overview



Legend

- Parcels
- Roads

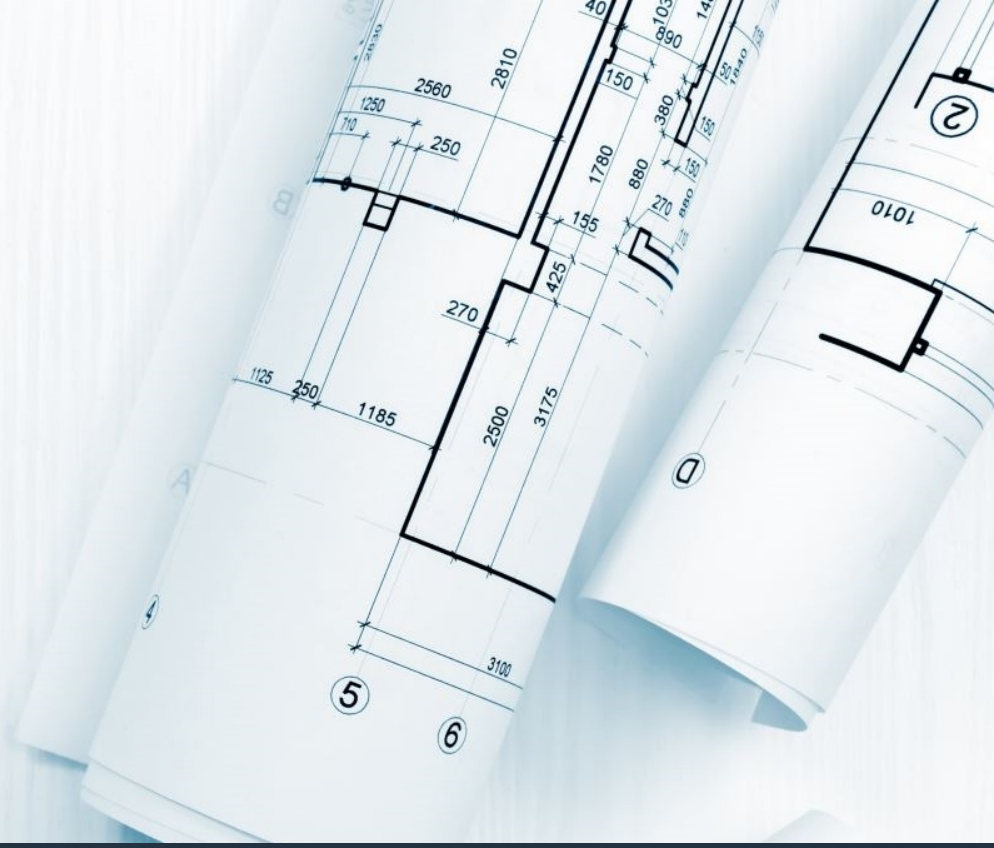
Parcel ID	029-01011001	**Class**	Commercial	**Owner**	GILMORE WILLIAM B &	**Land**	$295,200			
Property		**Acreage**	9.23	**Address**	MIRIAM D M	**Value:**				
Address					8879 FOUNTAIN PALM	**Building**	$0	**Last 2 Sales**		
District	City/Stockbridge				ALY	**Value:**		**Date**	**Price**	**Reason**	**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.

Date created: 4/4/2025
Last Data Uploaded: 4/4/2025 1:09:42 AM

Developed by SCHNEIDER GEOSPATIAL

Battle Law



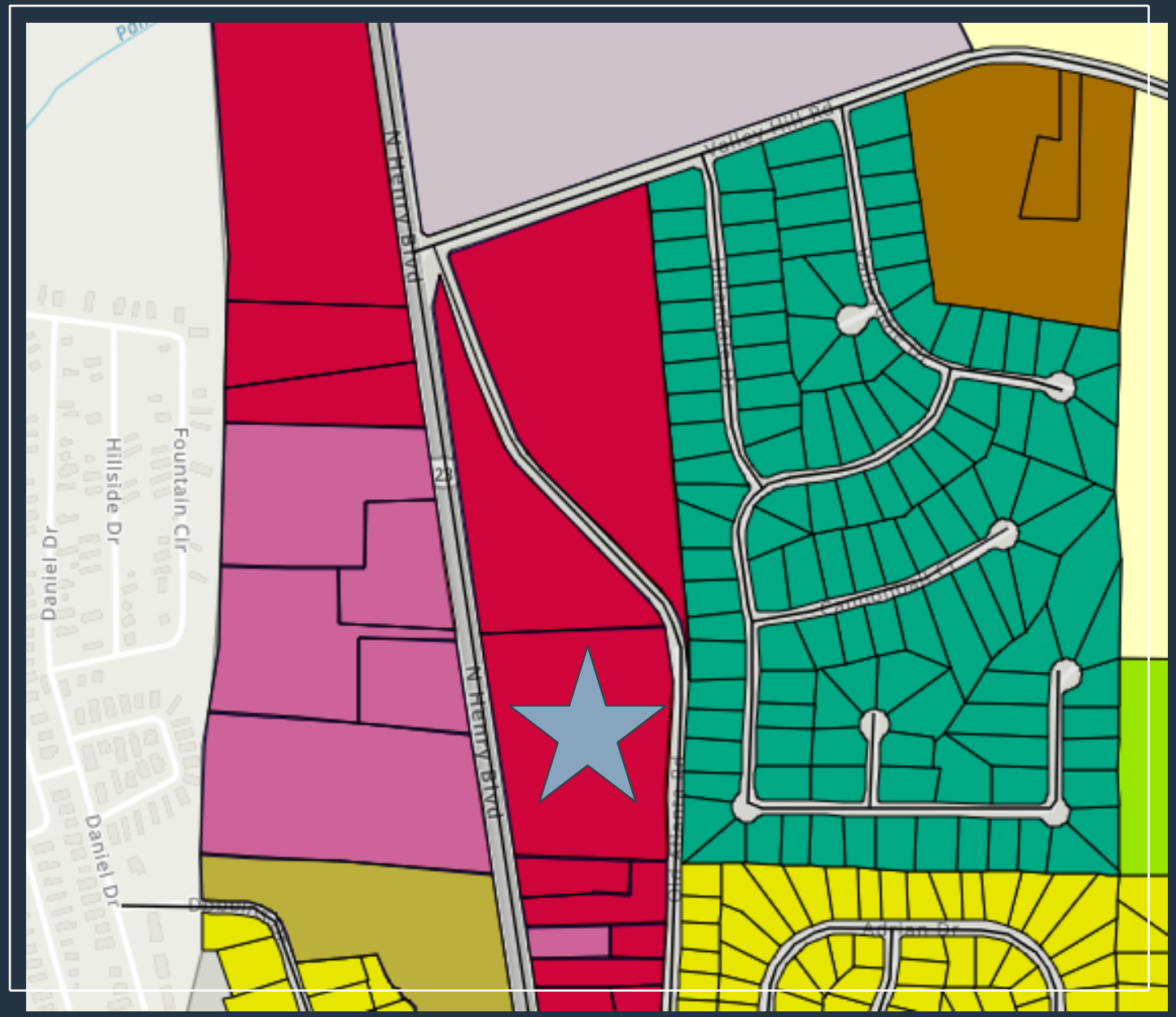
NORTH HENRY BLVD, STOCKBRIDGE GA

Land Use Amendment from Low Density Mixed-Use to High Density Mixed-Use

Rezoning from C3 & PMU to PUD & PMU to allow for 98 for-sale townhomes and an office building.

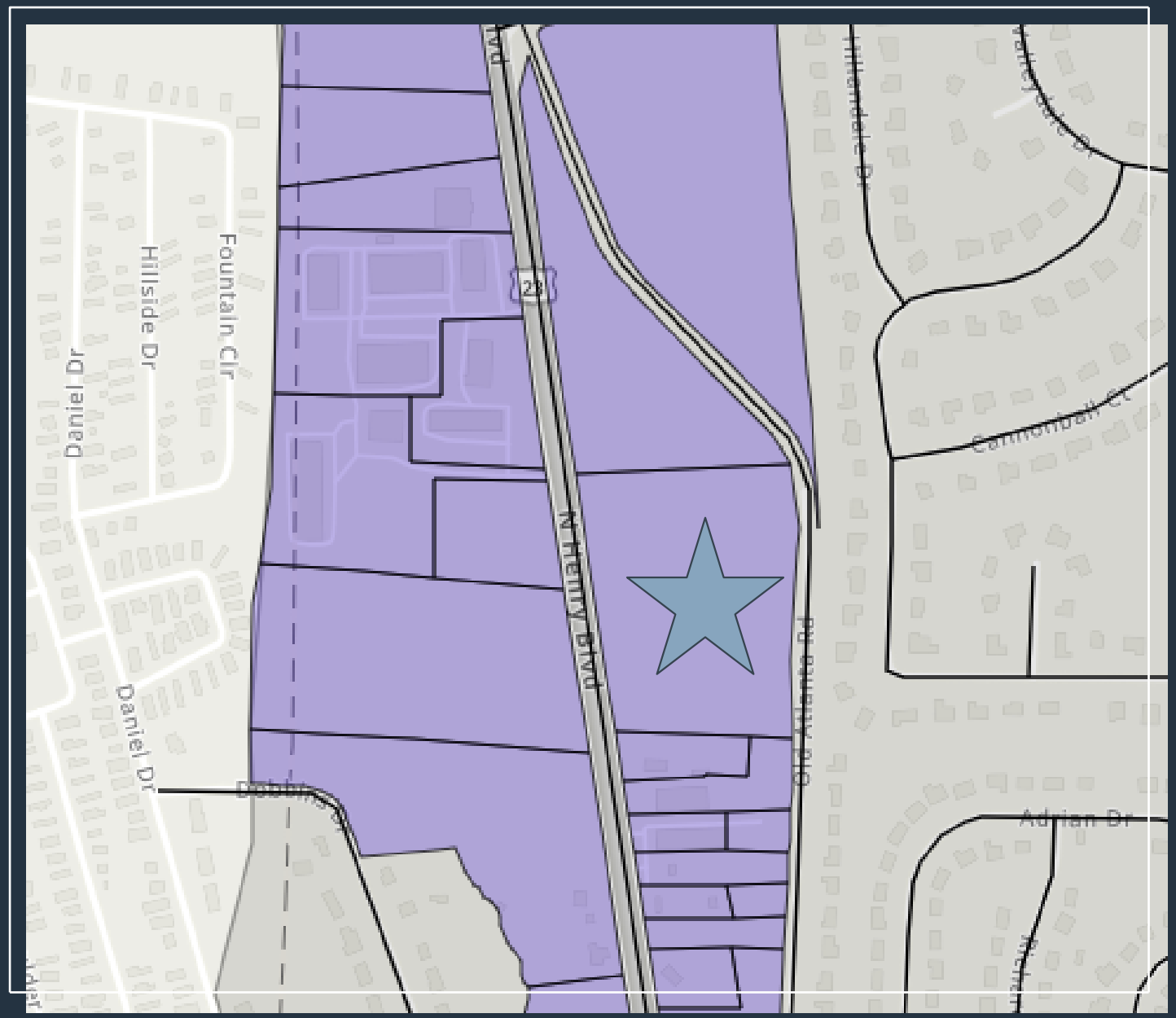
ZONING STATUS

- Property was recently annexed into the City of Stockbridge and is zoned C-3 as it was zoned in unincorporated Henry County



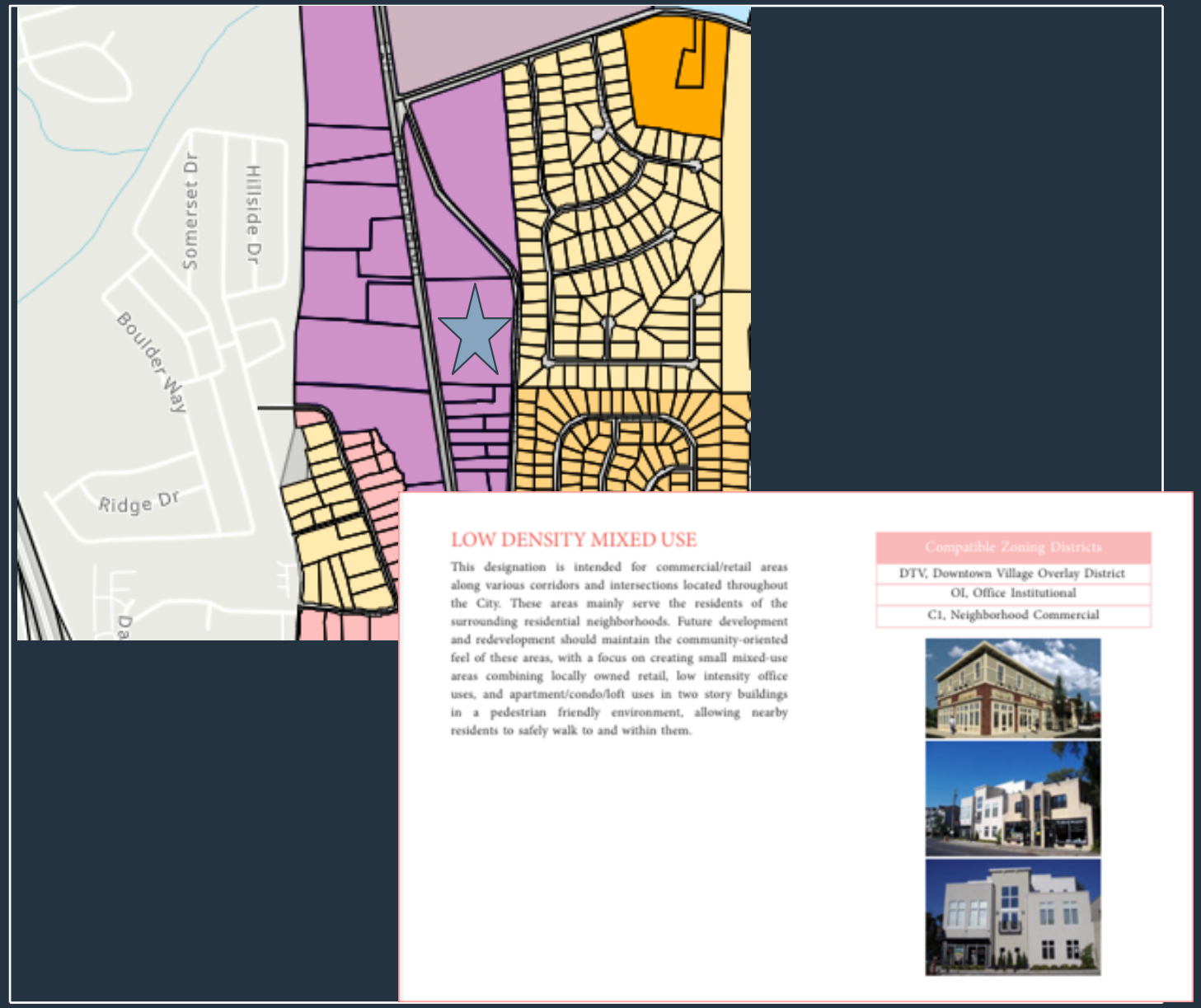
OVERLAY DISTRICT

- The property is also located within the Parkway Mixed Use Overlay District which allows up to 45 units per acre. The Applicant is seeking to develop 107 units at a density of 9.9 units per acre



FUTURE LAND USE MAP

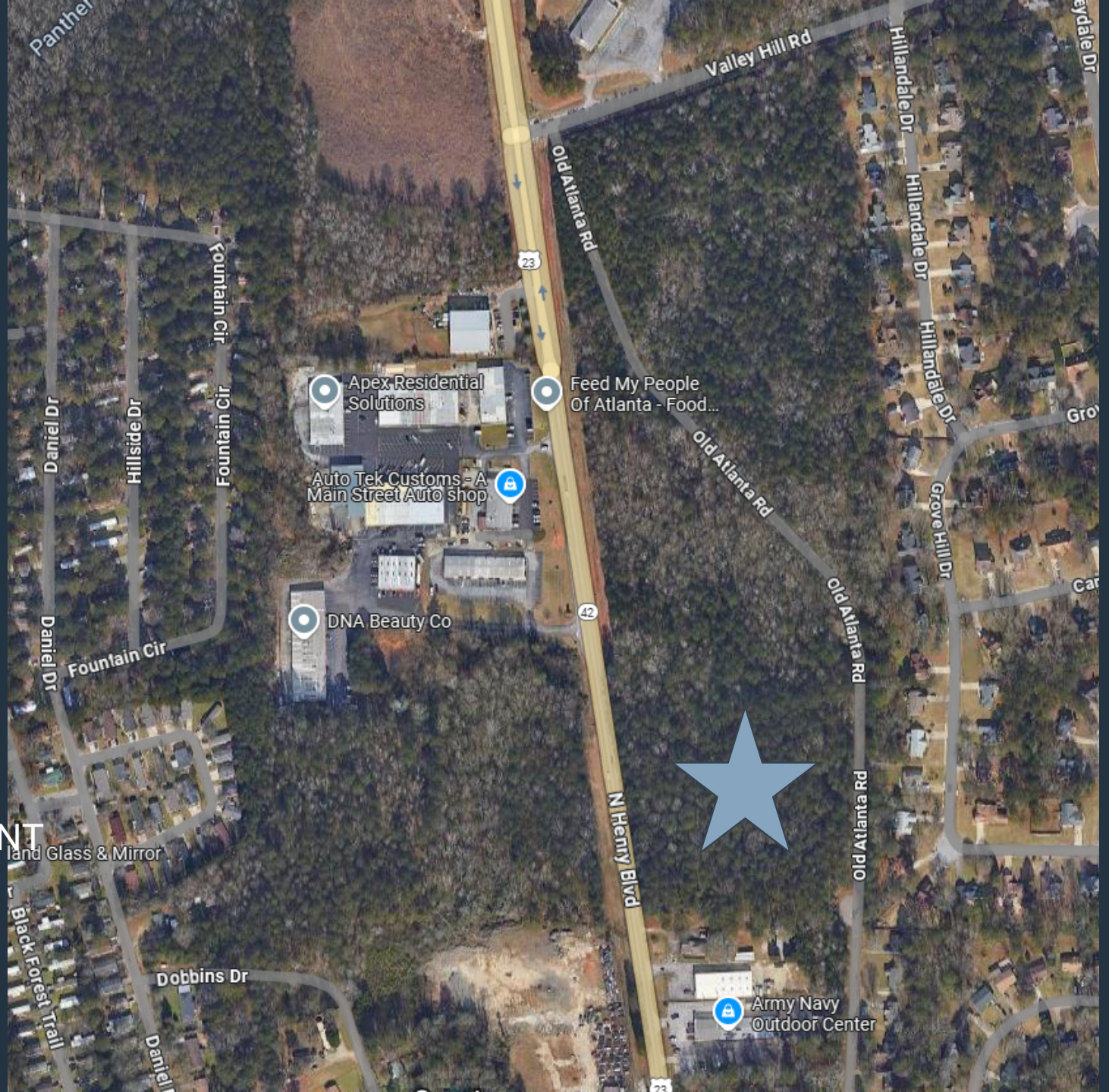
- The Current Land Use for the property is Low Density Mixed-Use which according to the City's comprehensive plan, is not compatible with the Parkway Mixed Use District. Therefore, we are asking to amend the Land Use to High Density Mixed-Use which is compatible.



THE SITE IS LOCATED SOUTH OF VALLEY HILL RD ALONG NORTH HENRY BLVD

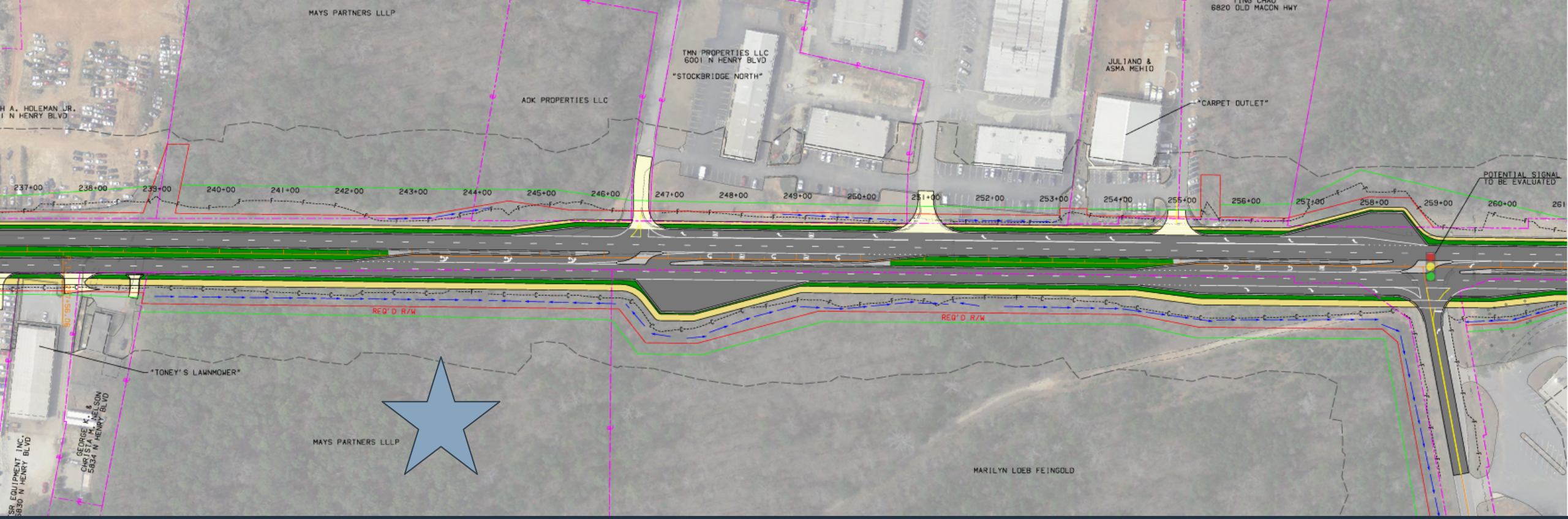
THE NORTH HENRY BLVD CORRIDOR IN THIS AREA HAS NOT SEEN ANY NEW DEVELOPMENT IN YEARS

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

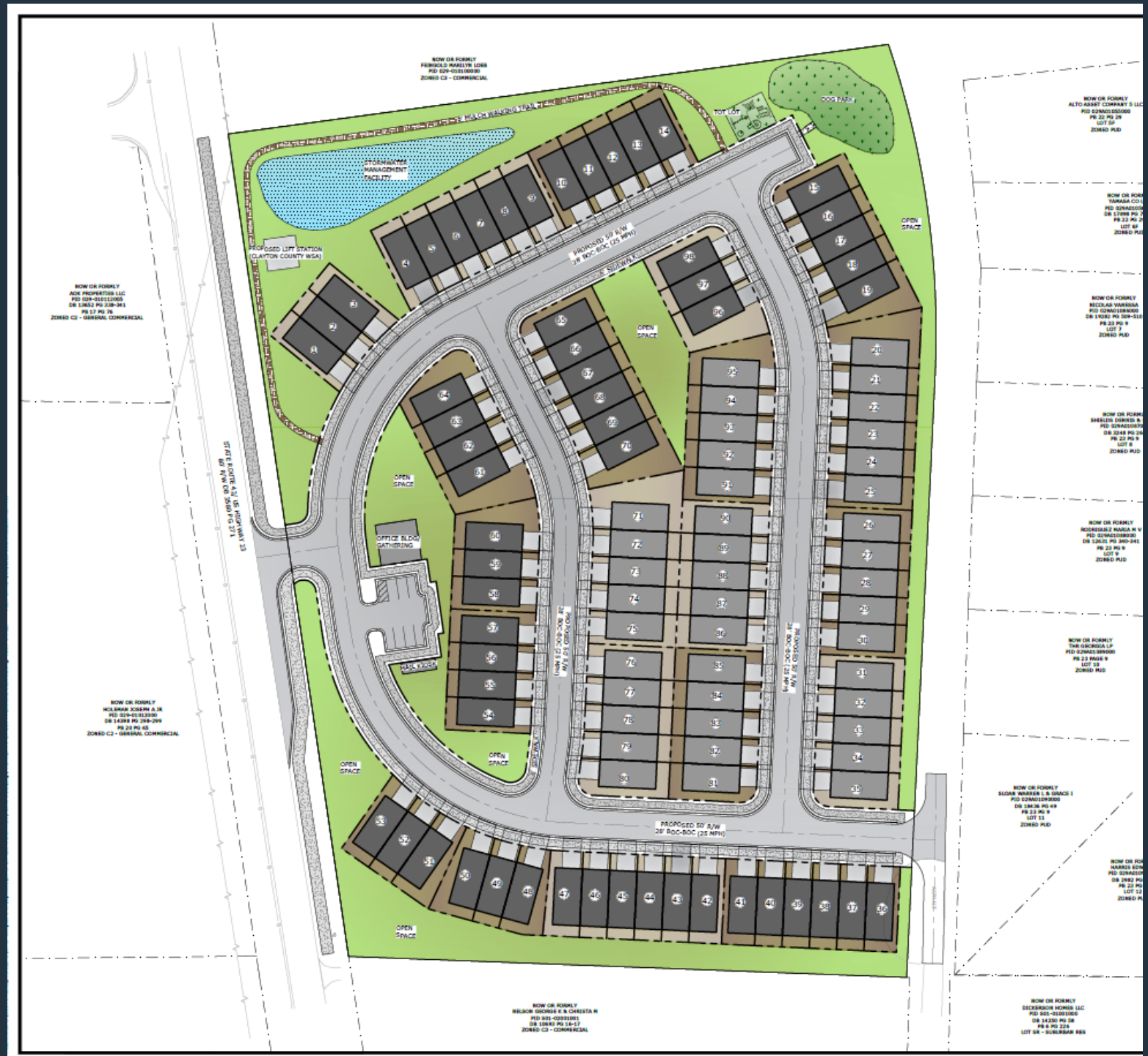
ACROSS FROM THE SITE



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

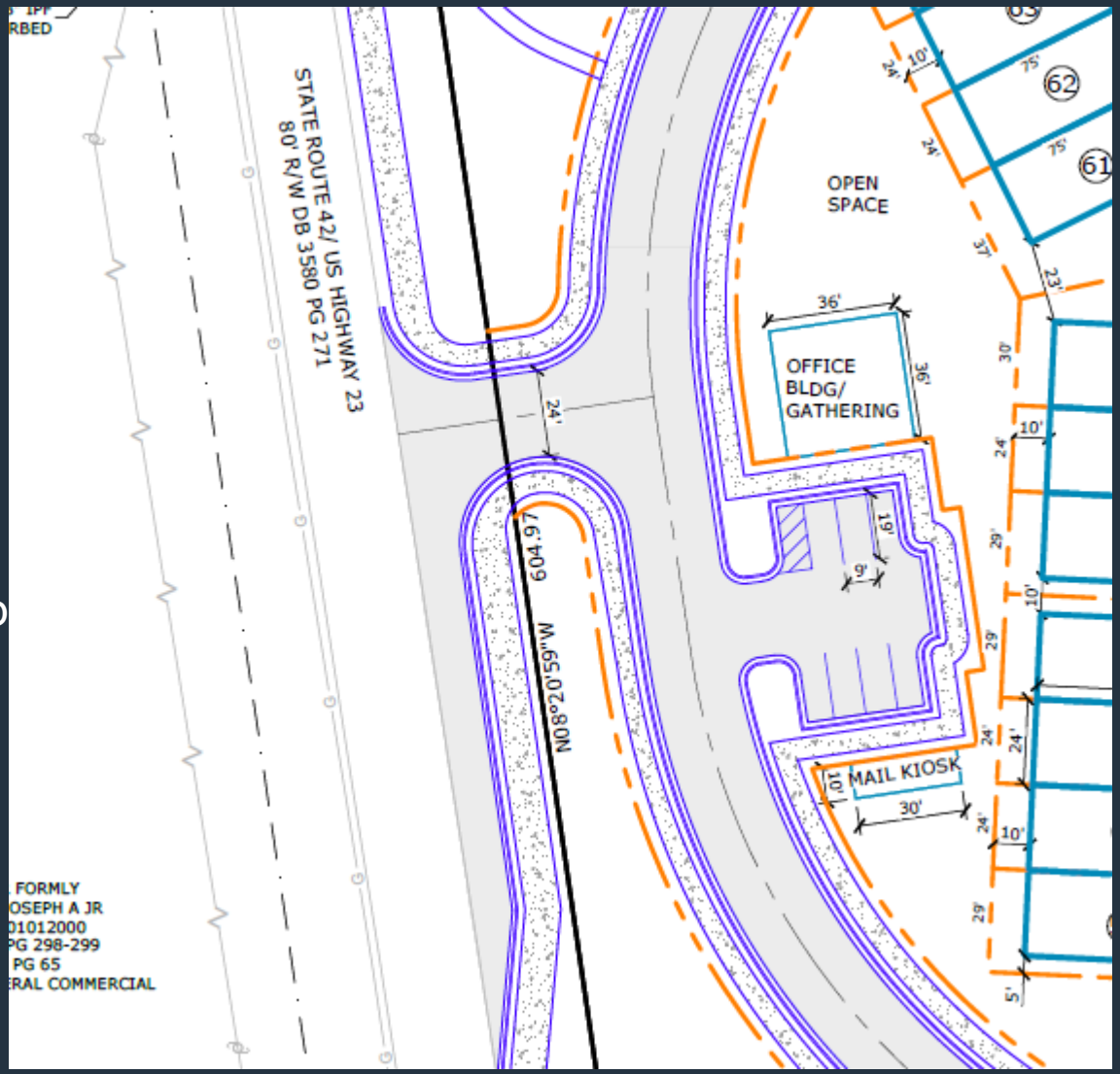
SITE DATA

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

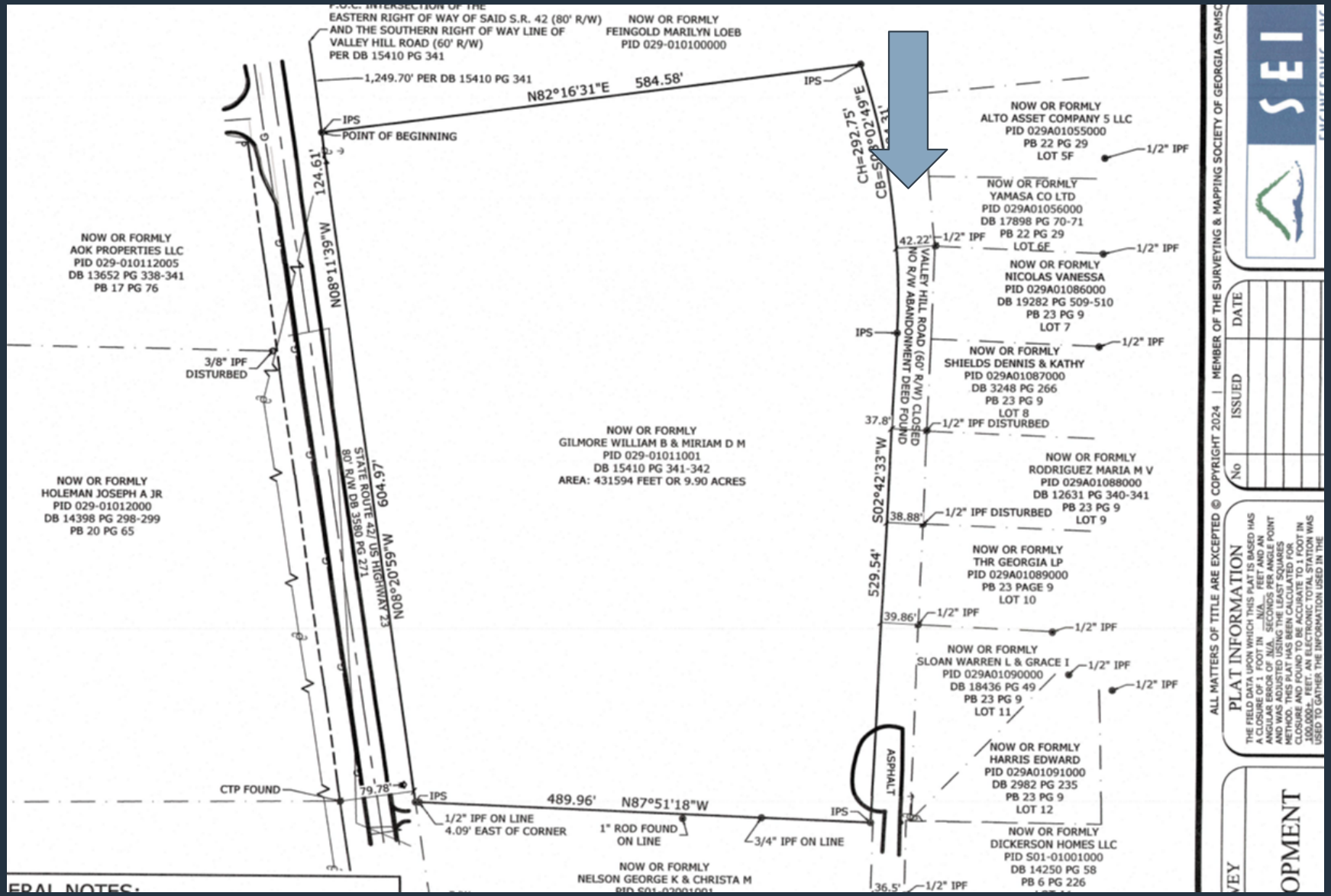
DEVELOPER:	TEMPLAR DEVELOPMENT, INC. 210 TRILITH PARKWAY, SUITE 200 FAYETTEVILLE, GA. 30214 PHONE: (678) 552-3741
ENGINEER/ SURVEYOR:	ATWELL, LLC 1850 PARKWAY PLACE, SUITE 650 MARIETTA, GA 30067 PHONE: 770.423.0807
TAX PARCEL NUMBER:	029-01011001
BOUNDARY:	BOUNDARY SURVEY BY SEI, DATED OCTOBER 2024
TOPOGRAPHY:	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

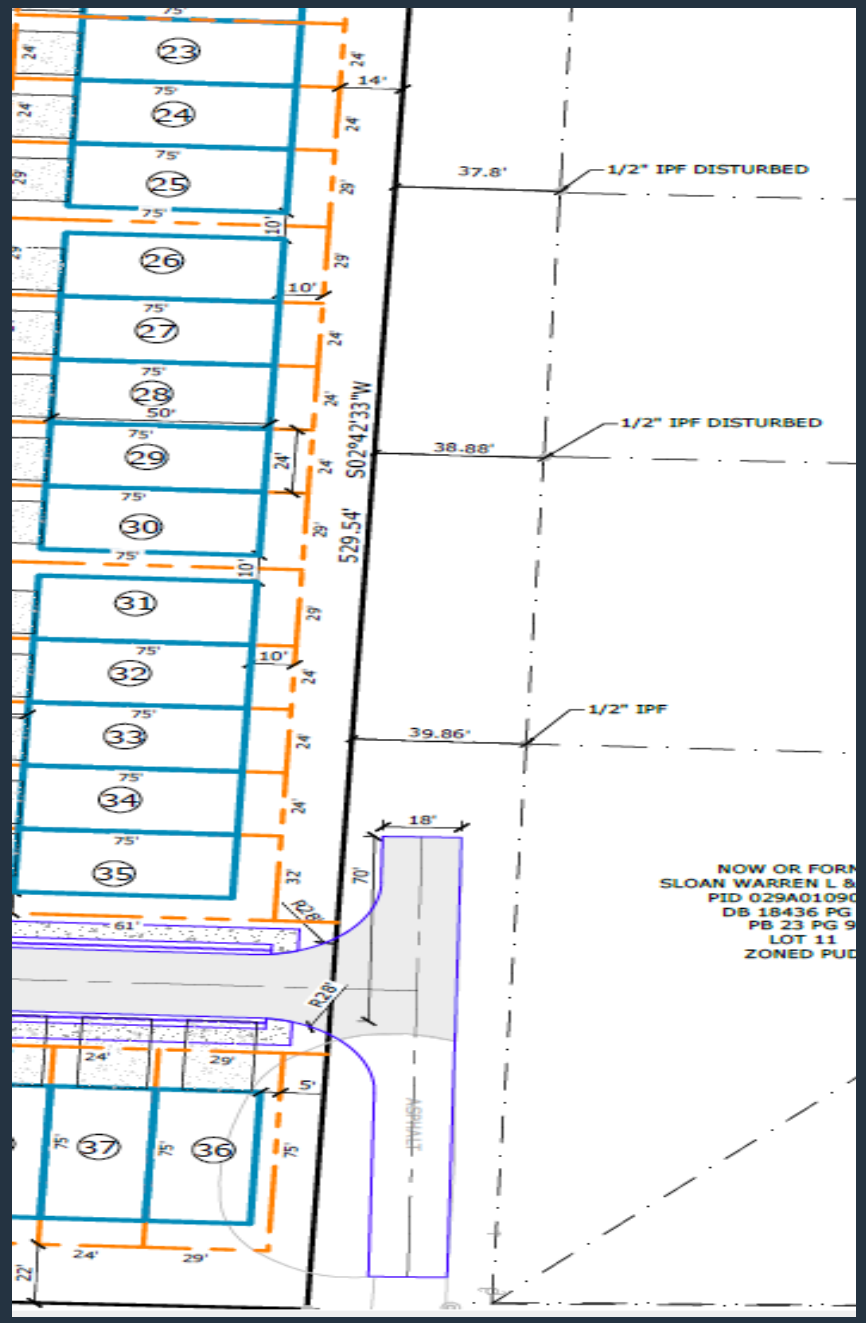
- Townhome Unit Information
- 1. Minimum Unit Size: 1,400 sq. ft
- 2. Number of bedrooms: 3 to 4
- 3. Parking Spaces Per Unit: 4, including
- 2 car garage and 2 car parking pad
- 4. Price Points: Low to mid $300K

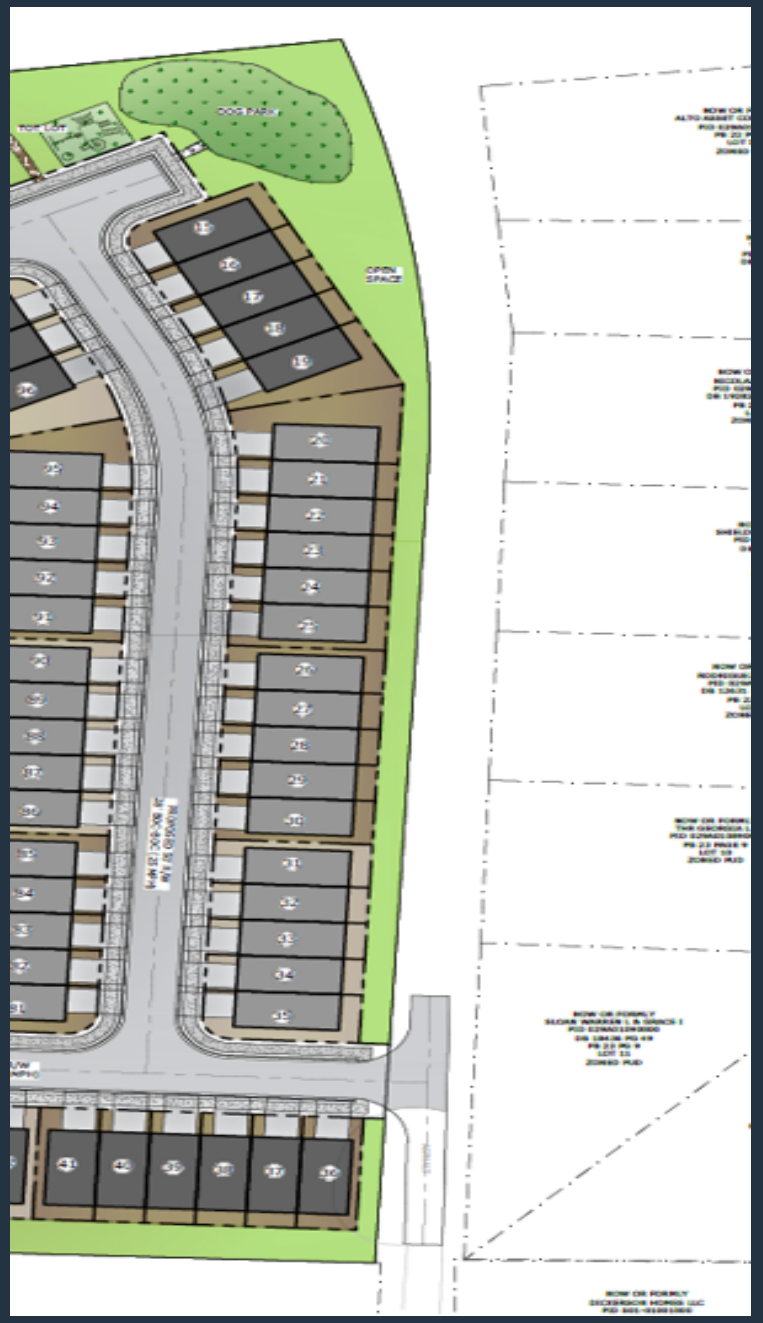
AMENITY AREA

Tot Lot, Dog Park, and Mulched Walking Trail that connects into the sidewalk system

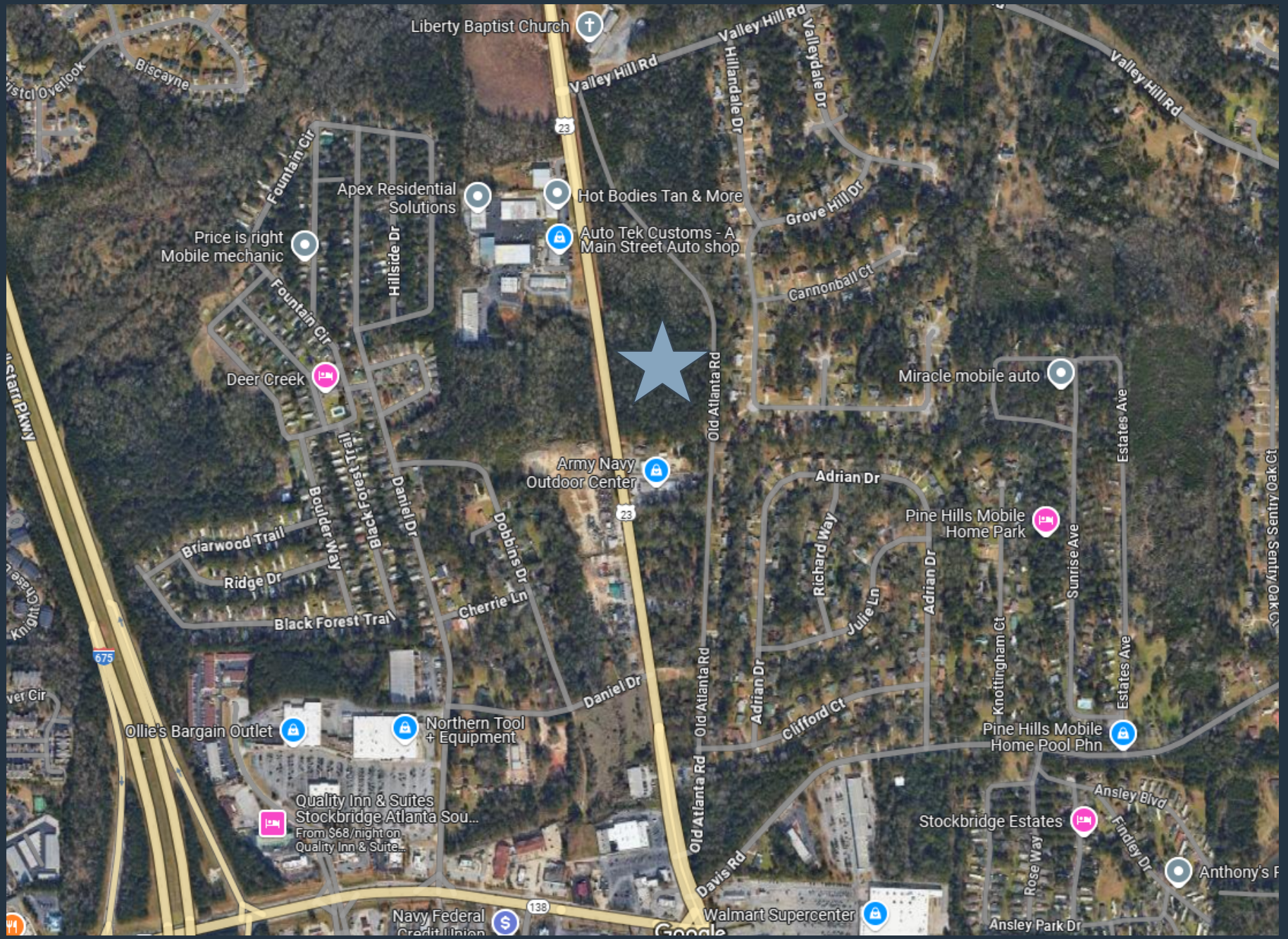
UNOPENED PORTION OF OLD ATLANTA ROAD




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)

July 14, 2025 (Mayor and Council)

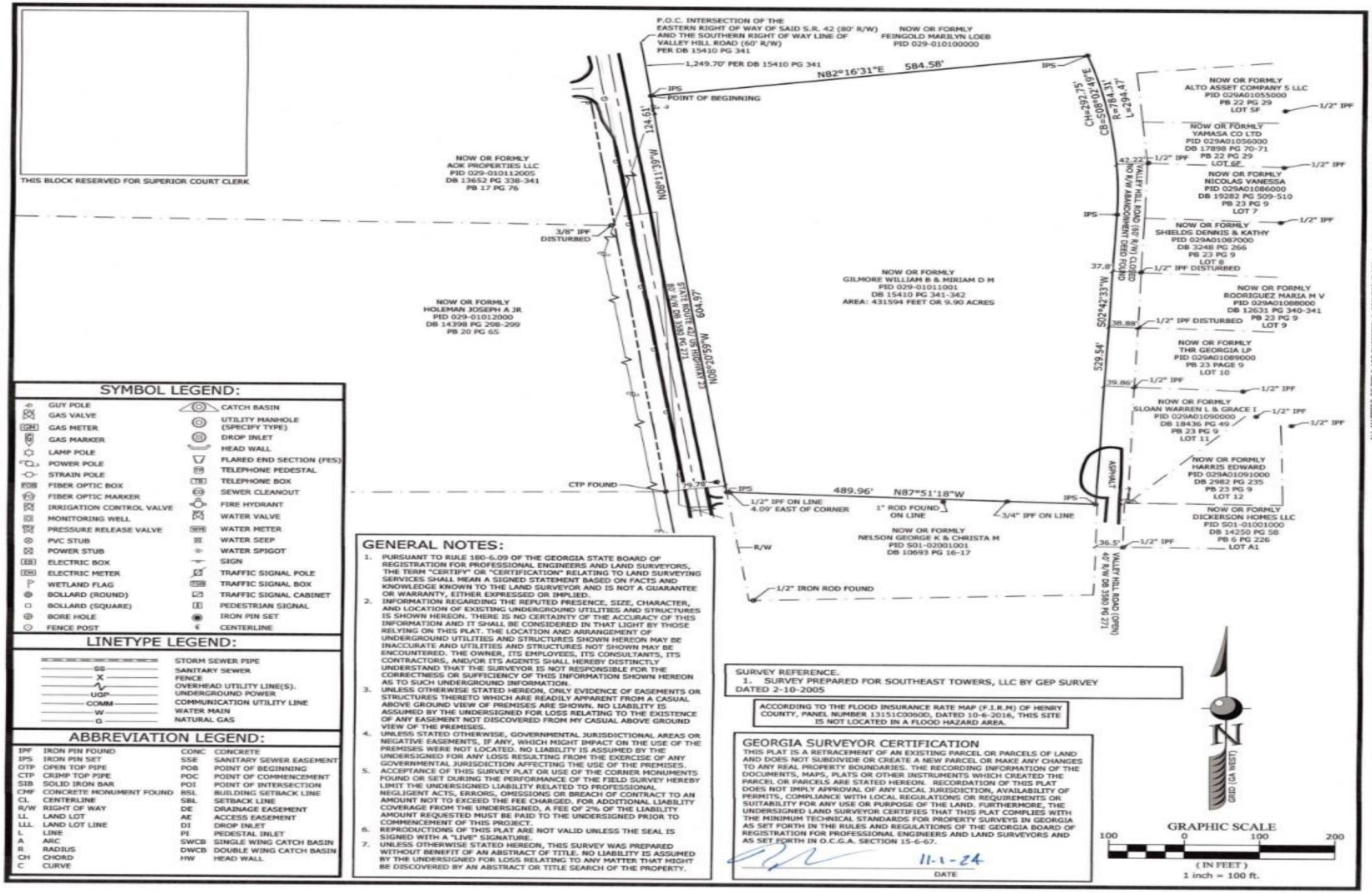
Case Facts

- Applicant: Templar Development, LLC
- Agent: Battle Law, P.C.
- Owner: William B Gilmore & Miriam D M Gilmore
- Address of Property: The subject property is located between North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road.
- Parcel Identification:029-01011001
- Parcel Acreage: 9.9
- Current Use: The property is vacant and heavily wooded
- Current Zoning of Property: C-3 (Heavy Commercial District)
- Current Future Land Use Designation: Low-Density Mixed Use
- Sign Posting: April 2, 2025
- Letters Residents Received From Applicant: April 2, 2025
- Date of CZIM Meeting: April 9, 2025

Aerial Photo
Legend
33°33'43.0"N 84°15'35.3"W
Liberty Baptist Church
Victory Worship Center
Stockbridge Plaza
Valley Hill Station
Army Navy Outdoor Center
DC Event Rentals
JP Upchurch Properties
Wildwood Estates
Pine Hills Mobile Home Park
576 Davis Road (Townhomes)
Walmart
Valley Hill Rd
Valleydale Dr
Hillandale Dr
Fountain Cir
Somerset Dr
Daniel Dr
Hillside Dr
Greyfox Trail
Boulder Way
Ridge Dr
Black Forest Trail
Adrian Dr
Julie Ln
Clifford Ct
Davis Rd
Shields Rd
Galup Dr
Brunswick Cir
Stagecoach Cir
N Davis Dr
Ridge Run
Landover Dr
Club Cir
Creek Cir
Davidson Cir
Walter Way
Askew Lakes North Lake
675
138
23
2000 ft
N
Google Earth

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

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 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

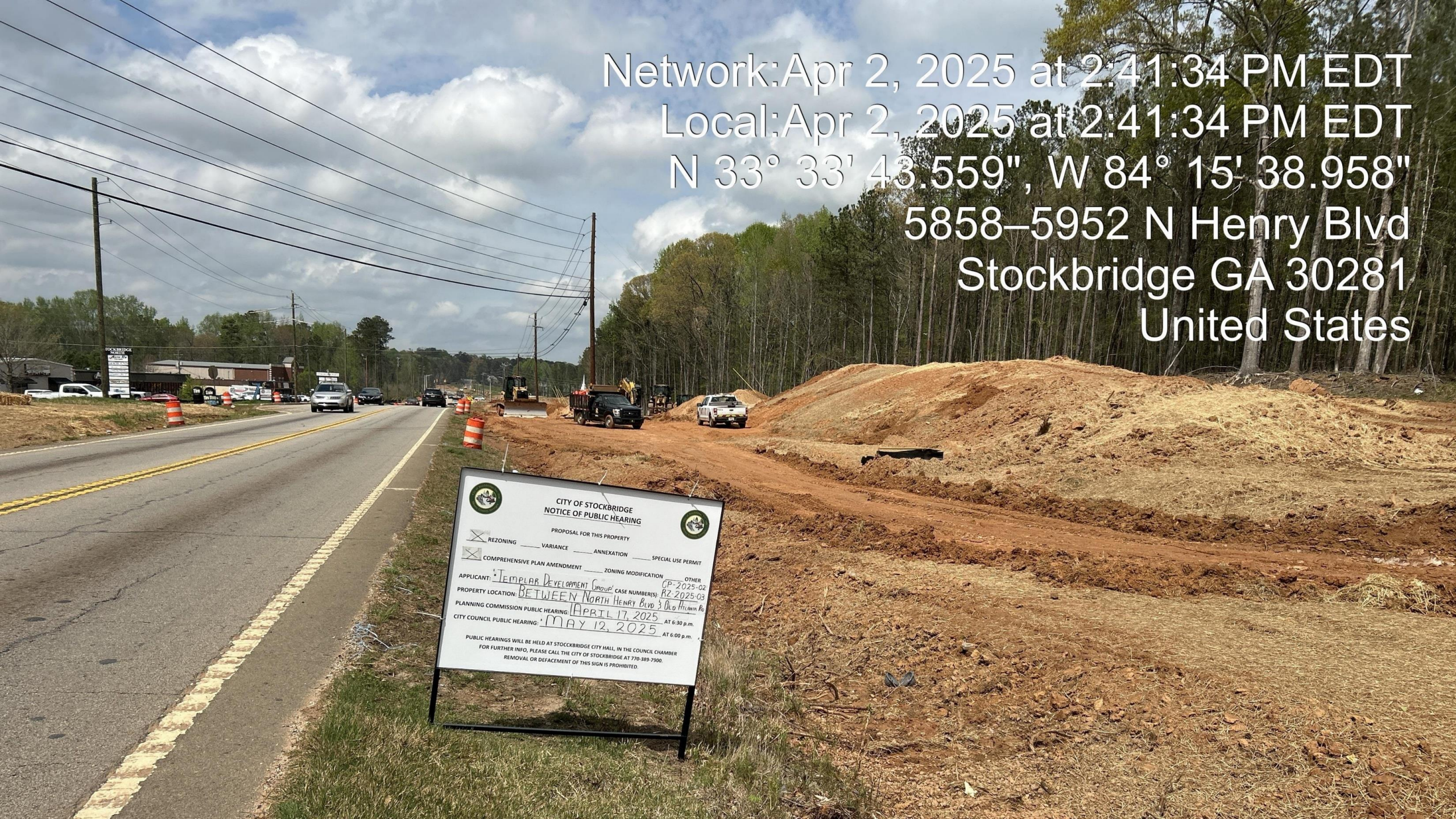
LOCATED IN:
LAND LOT 90 OF THE 12th DISTRICT CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA

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

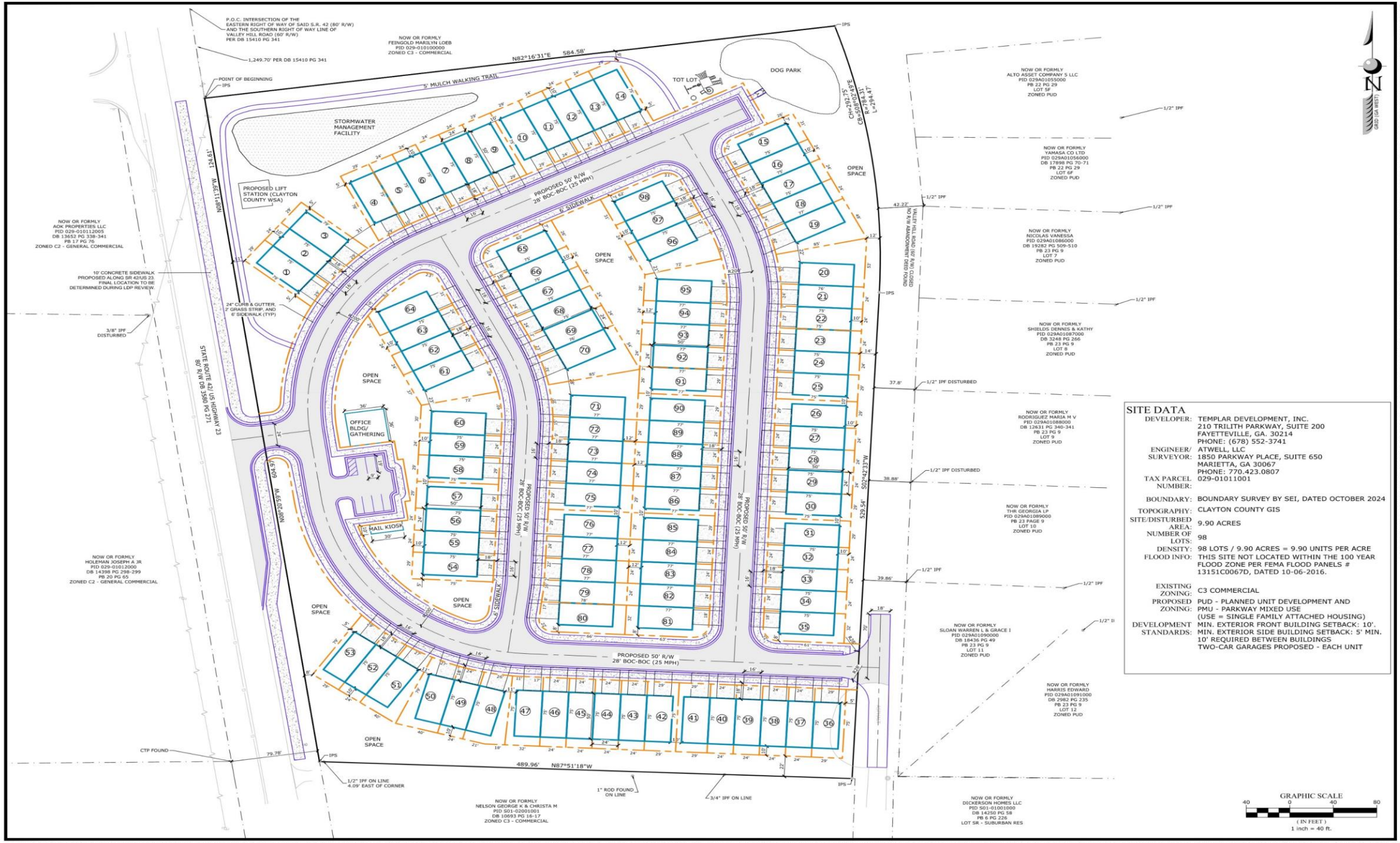

Network:Apr 2, 2025 at 2:41:34 PM EDT
Local:Apr 2, 2025 at 2:41:34 PM EDT
N 33° 33' 43.559", W 84° 15' 38.958"
5858–5952 N Henry Blvd
Stockbridge GA 30281
United States
CITY OF STOCKBRIDGE
NOTICE OF PUBLIC HEARING
PROPOSAL FOR THIS PROPERTY
X REZONING ____ VARIANCE ____ ANNEXATION ____ SPECIAL USE PERMIT
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

© COPYRIGHT 2025 | SOUTHEASTERN ENGINEERING, INC. THIS DRAWING AND ITS REPRODUCTION ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER

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
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

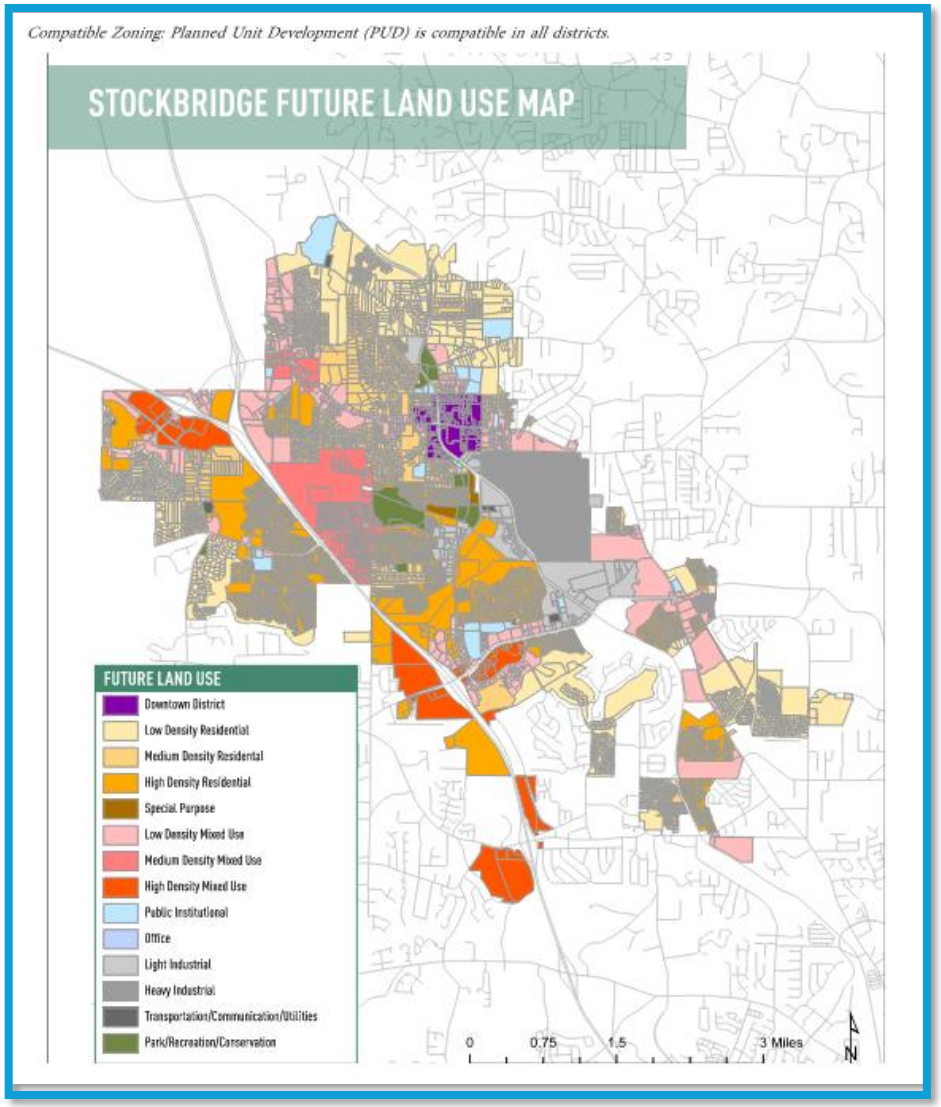
Elevations of Proposed Development

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)

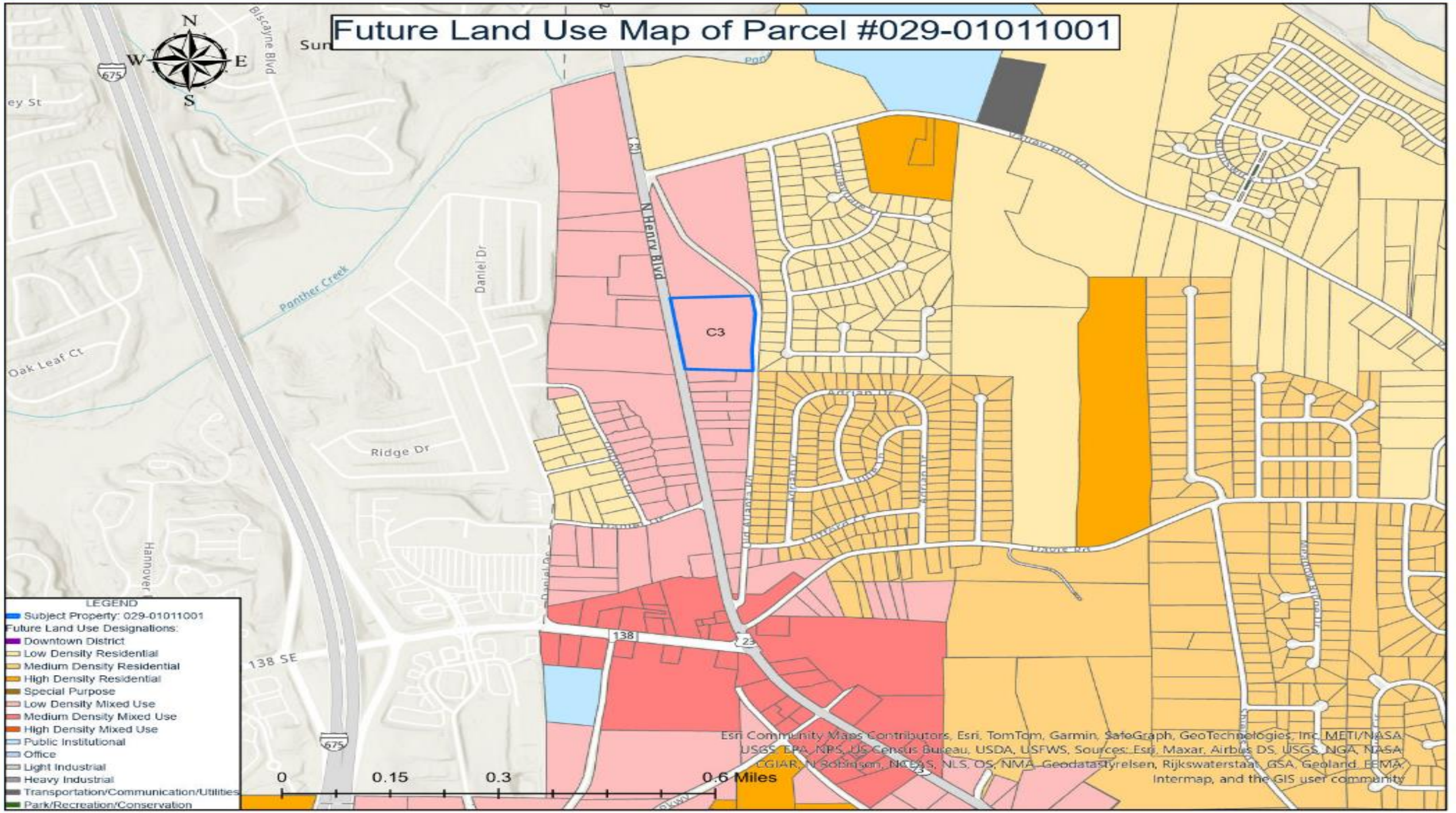


HIGH-DENSITY MIXED USE

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

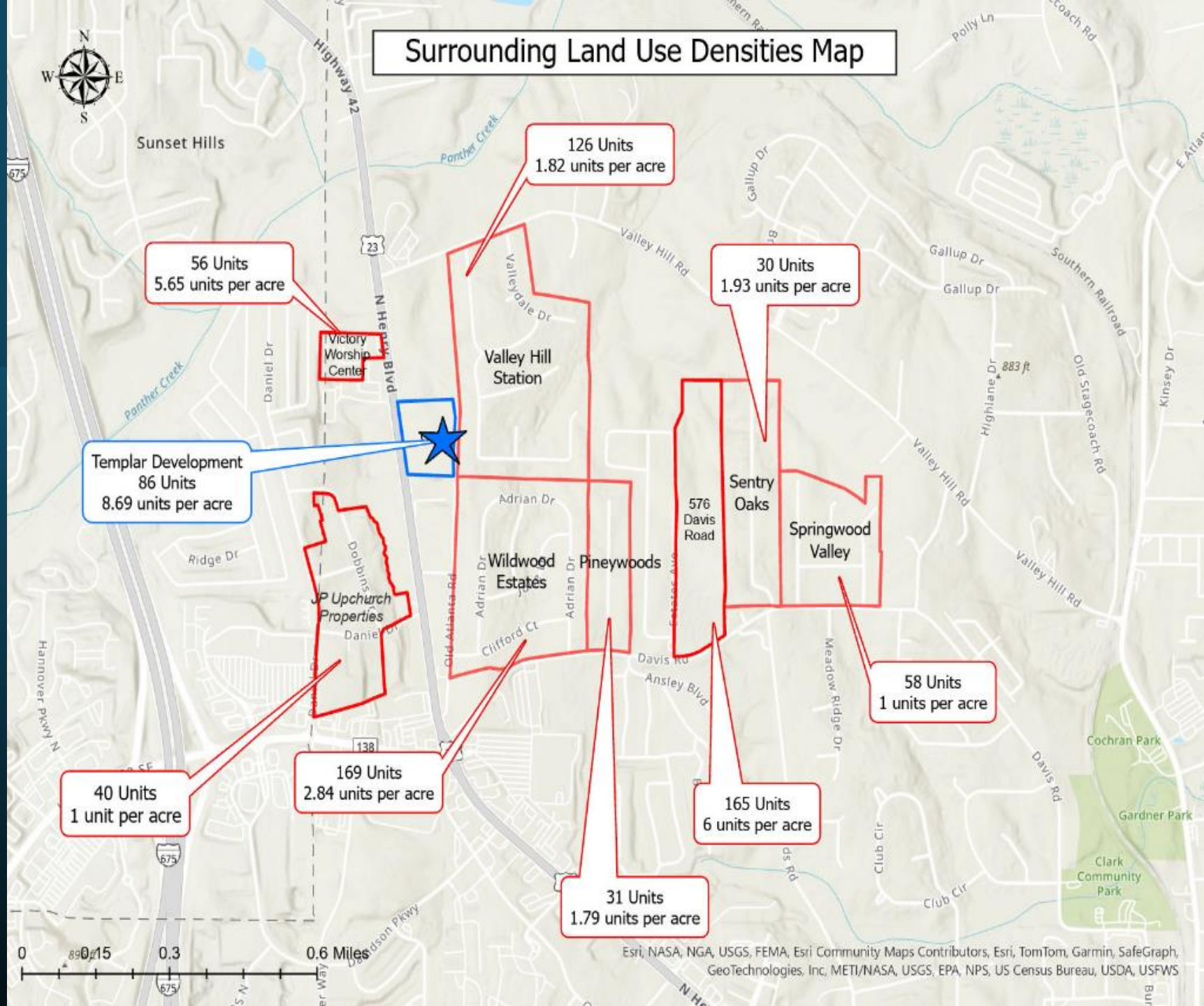
Location	Current Land Use	Current Future Land Use Designation
Property to the North	Vacant Liberty Baptist Church	Low Density Mixed Use Low-Density Residential
Property to the South	DC Event Rentals Army Navy Outdoor Center Vacant Land Wildwood Estates	Low-Density Mixed-Use Medium Density Residential
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.**

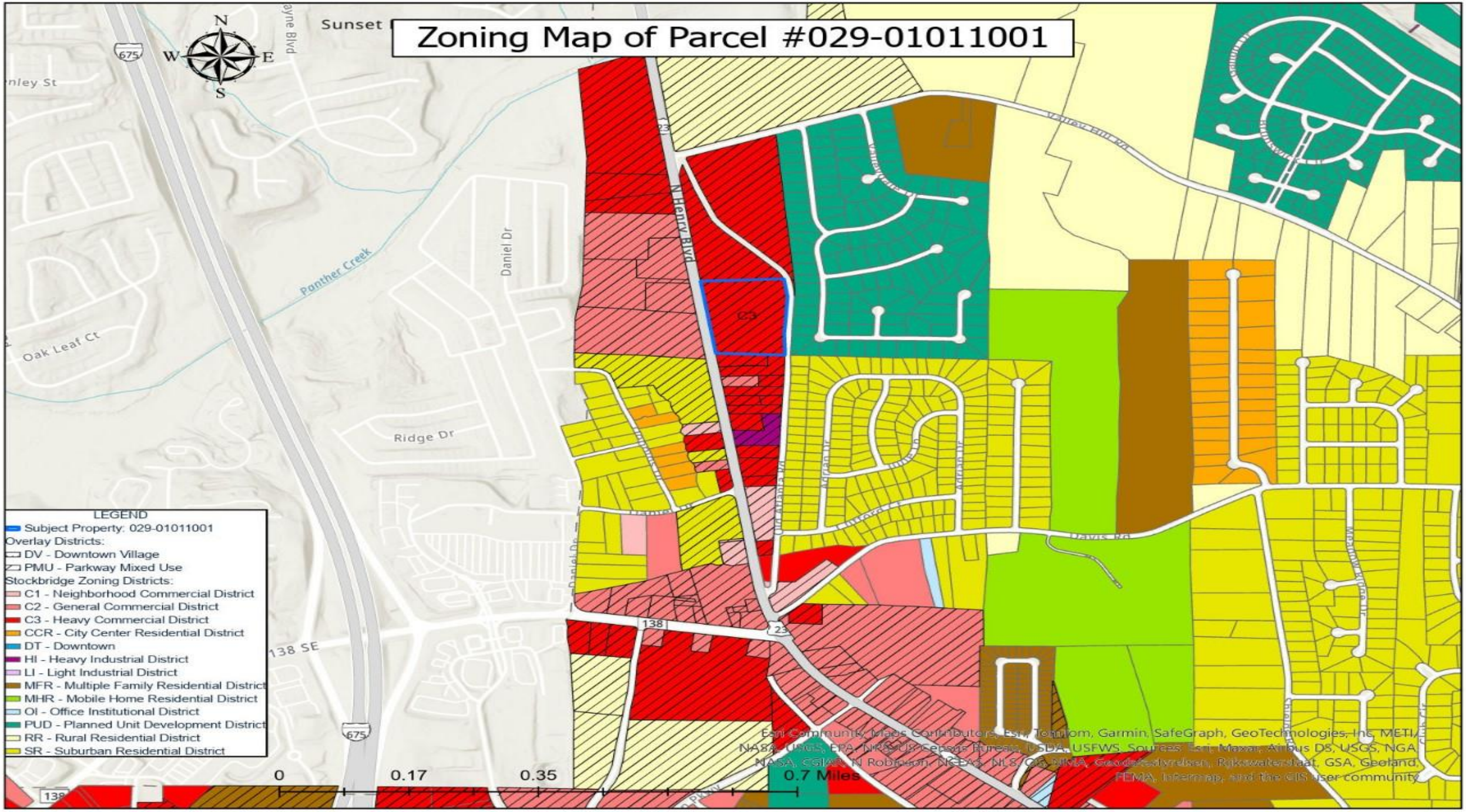
PowerPoint Presentations For RZ-2025-03

Applicant's Request

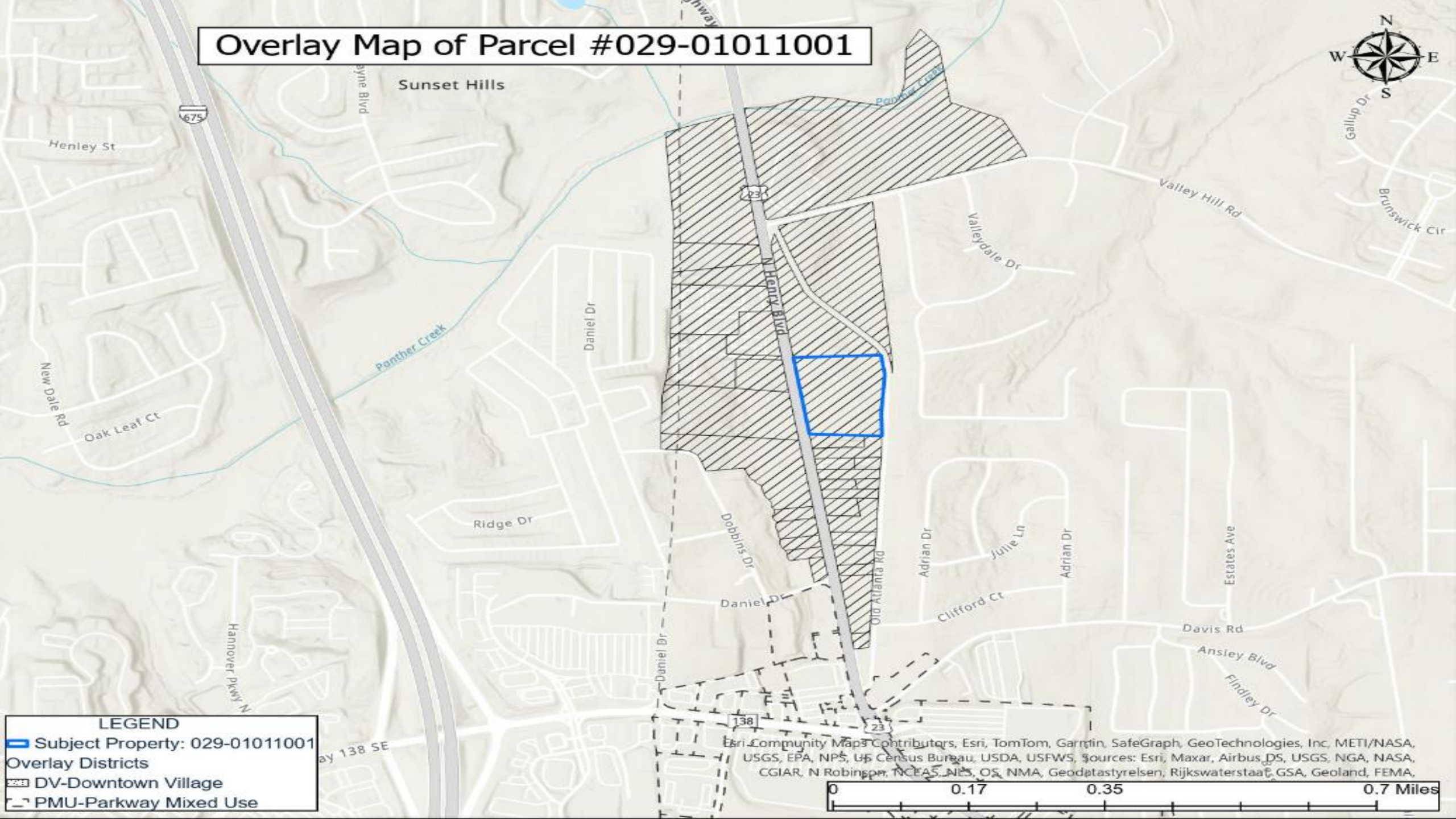
- Rezone from 'C-3' (Heavy Commercial) and 'PMU' (Parkway Mixed-Use) Overlay District to 'PUD' (Planned Unit Development) Master Plan and 'PMU' (Parkway Mixed-Use) Overlay District to allow for the development of townhomes and office space.

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
S
E
W
Sunset
Panther Creek
Daniel Dr
Oak Leaf Ct
Ridge Dr
N Henry Blvd
Davis Rd
138 SE
C3
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

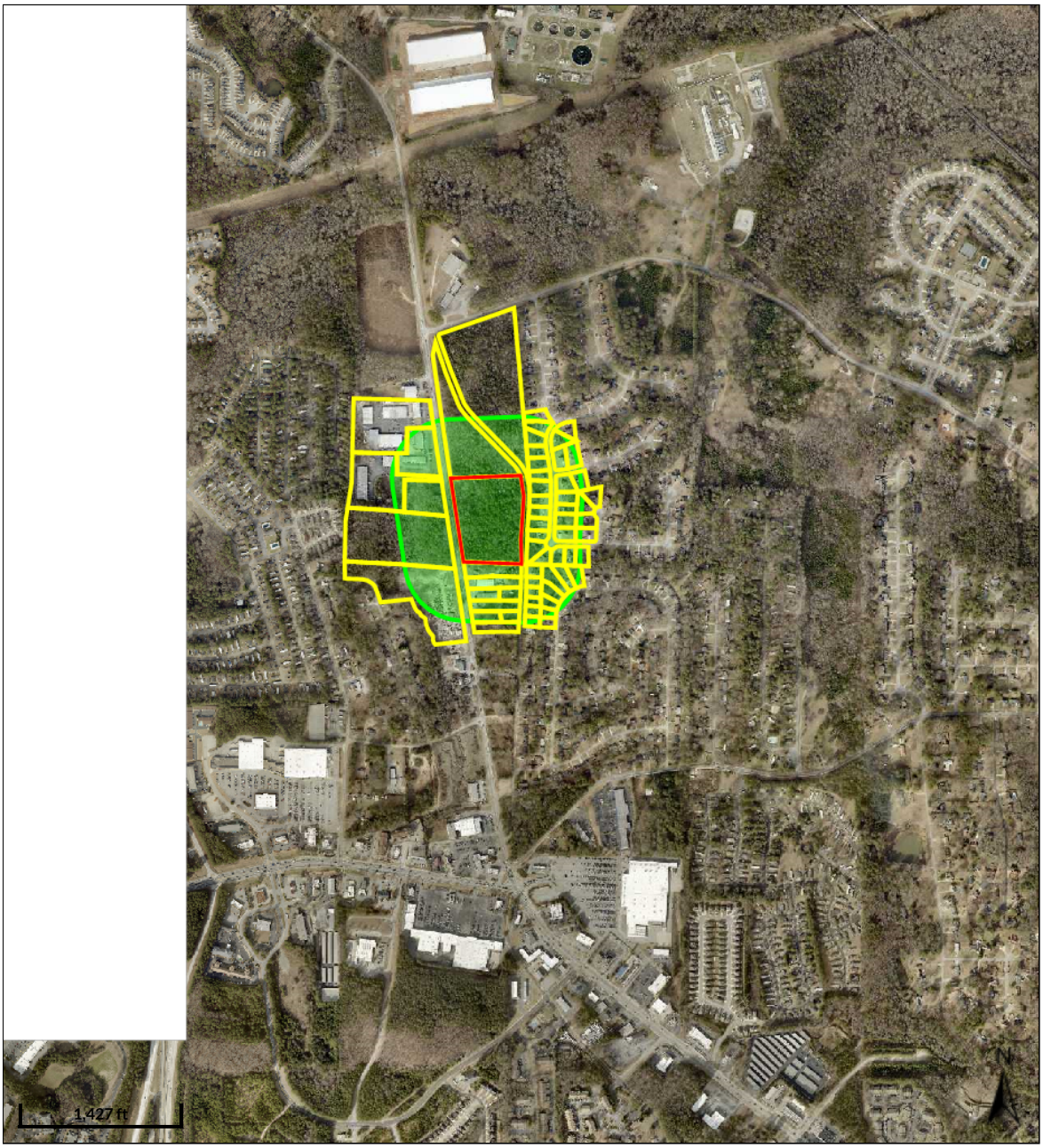
The Planning and Zoning staff recommends **approval** to rezone the subject property from C-3 (Heavy Commercial) to PUD (Planned Unit Development) under the following conditions:

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.

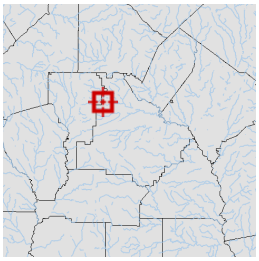
STAFF RECOMMENDATION

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.

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.

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;

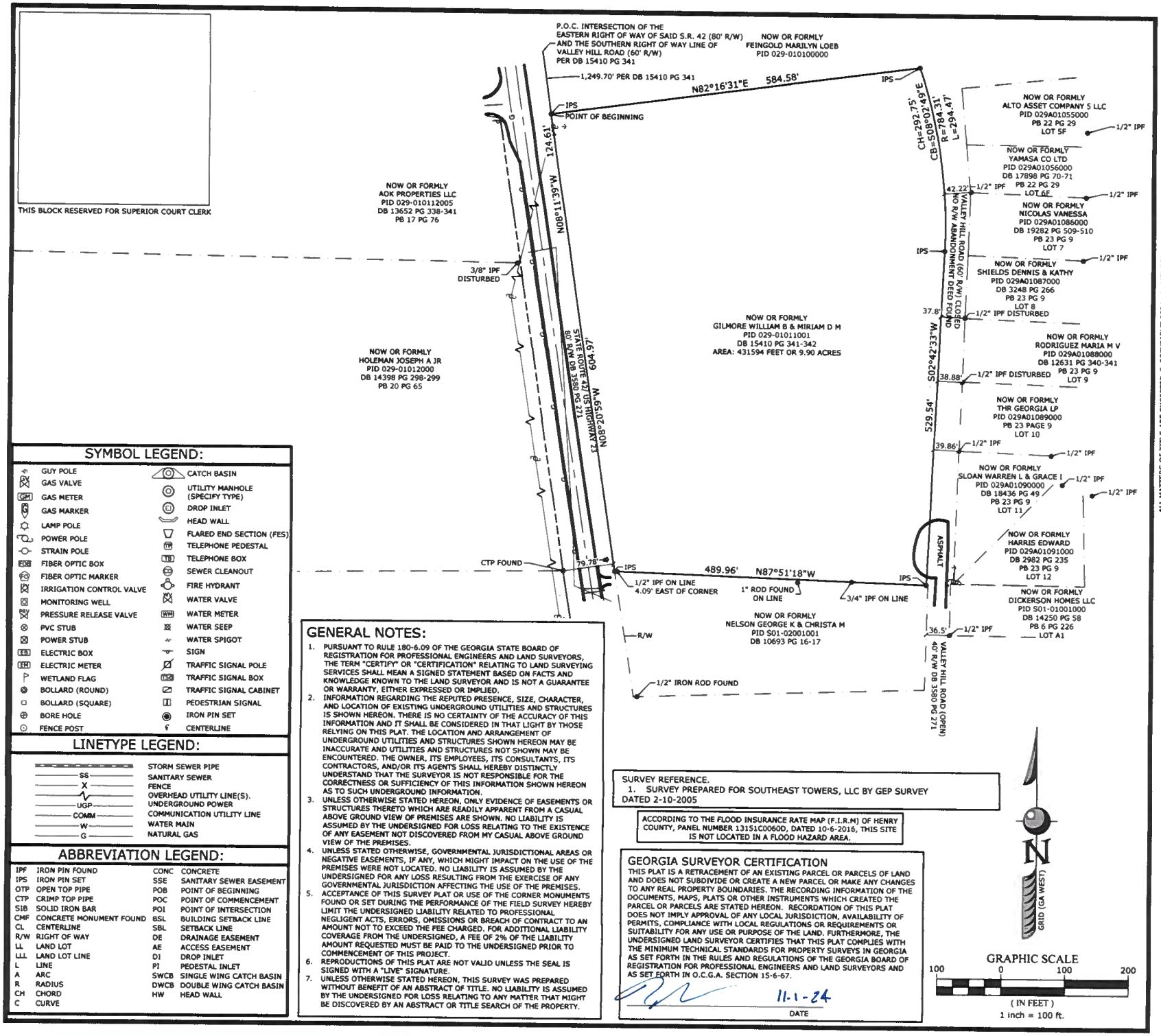
THENCE, alongside the westerly right-of-way of Valley Hill Road (60-foot right-of-way width) along a curve to the right for a distance of 294.47 feet, said curve being subtended by a chord of SOUTH 08 degrees 02 minutes 49 seconds EAST for a chord distance of 292.75 feet with a radius of 784.31 feet 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

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

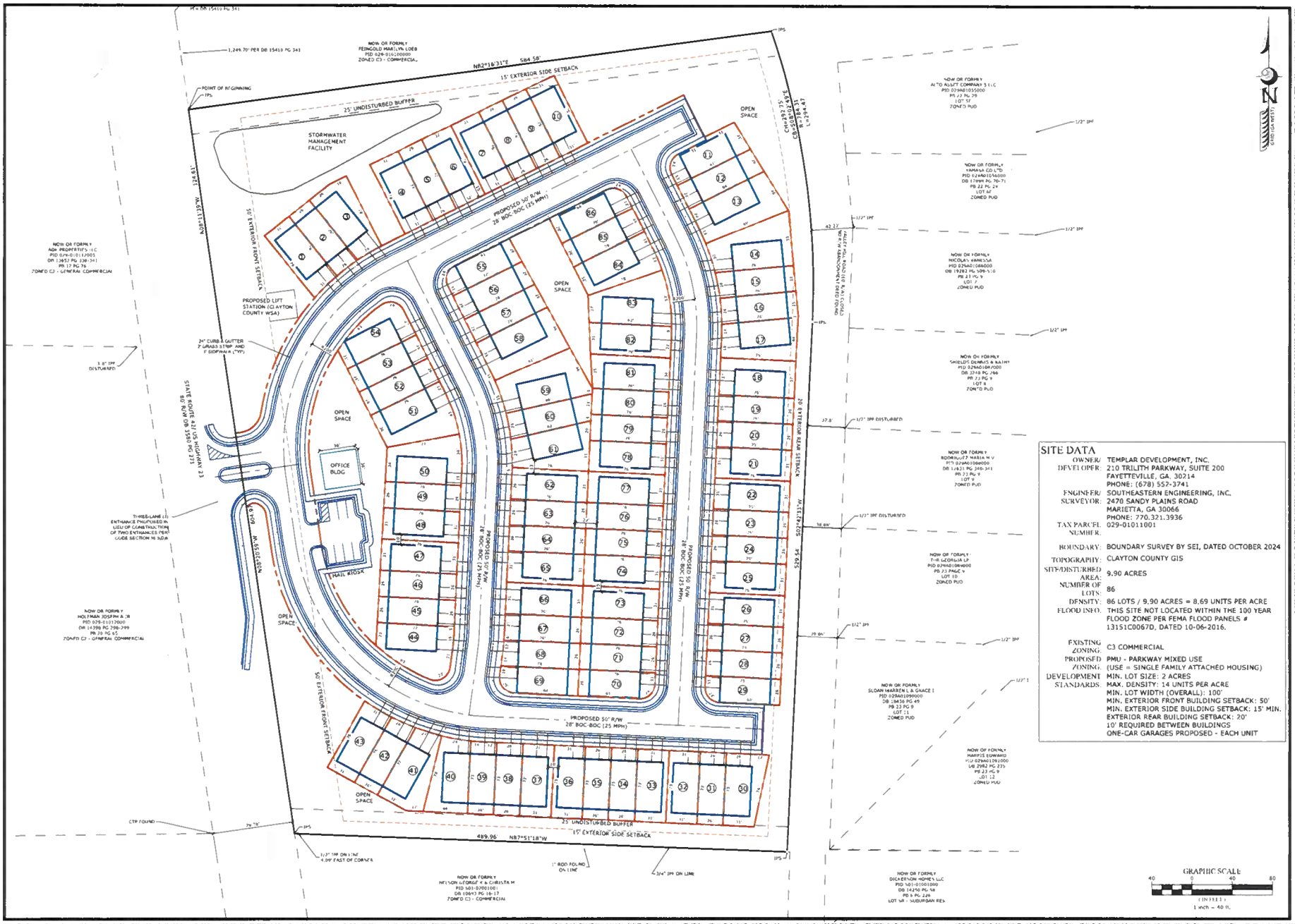
LOCATED IN LAND LOT 90 OF THE 12TH DISTRICT CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA

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



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		
2		
3		
4		

© COPYRIGHT 2024 | SOUTHEASTERN ENGINEERING, INC. THIS DRAWING AND ITS REPRODUCTION ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER

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 Georgia Utility Protection Center

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: Mayor and Council

FROM: Gordon Linton, Senior Planner

CC: R. Ryan Anderson, Community Development Director

DATE: July 14, 2025 (City Council Meeting)

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.

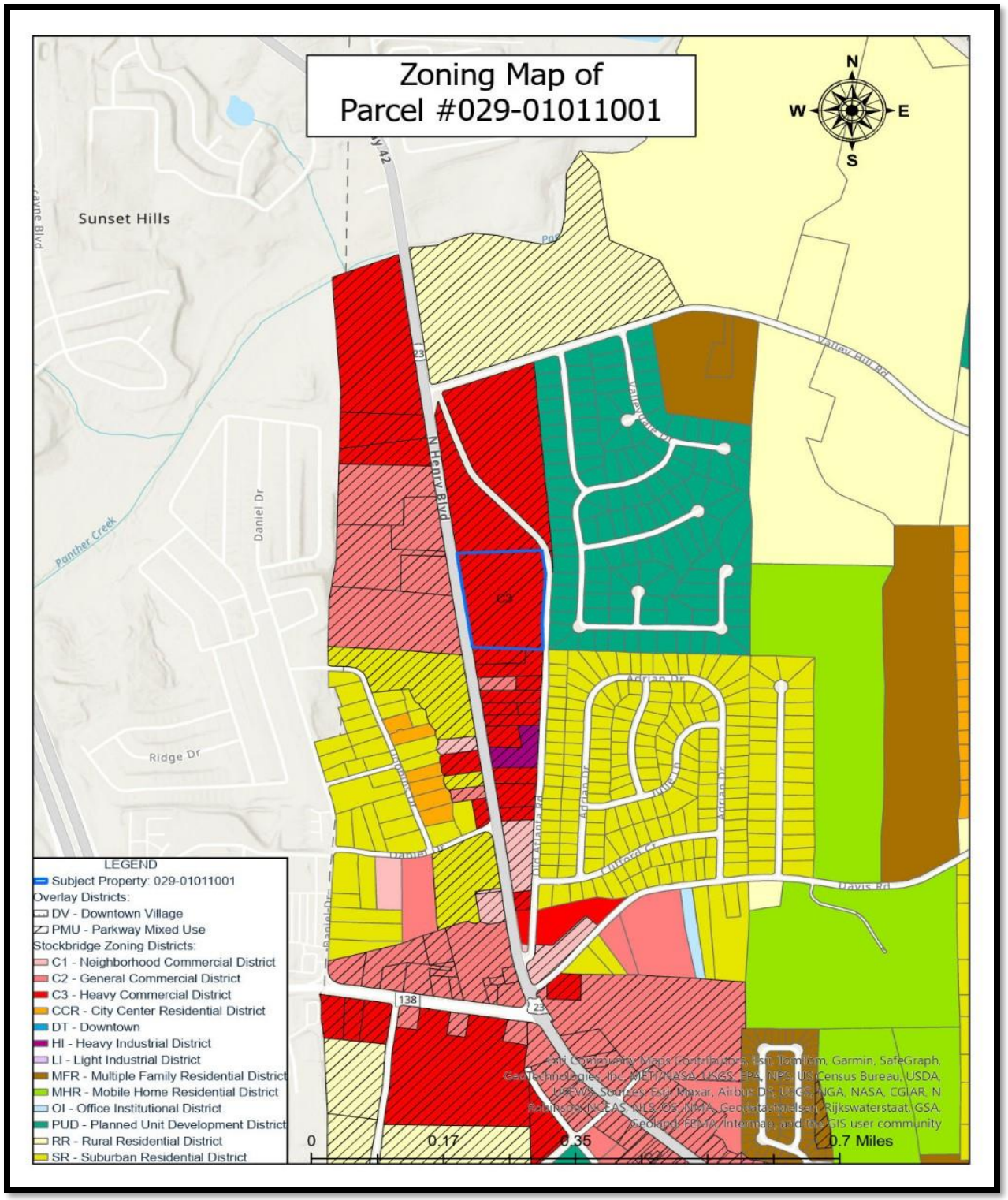
#RZ-2025-03 For Parcel #029-01011001 (North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road)

IV. Maps, Site Plan, and Renderings

Aerial Photo of Proposed Development on North Henry Boulevard

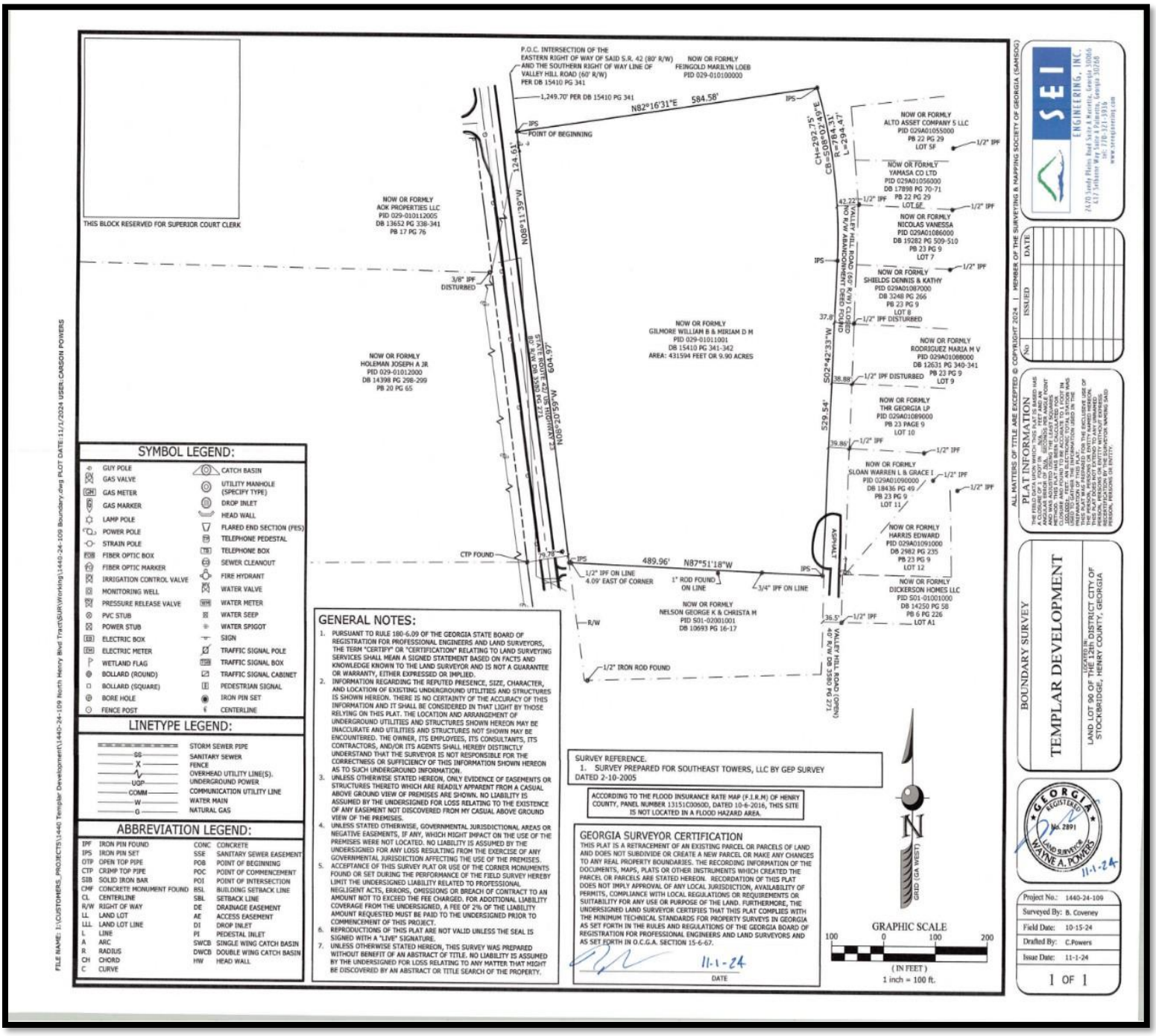
Aerial Photo with Site Plan

Zoning Map of Parcel #029-01011001



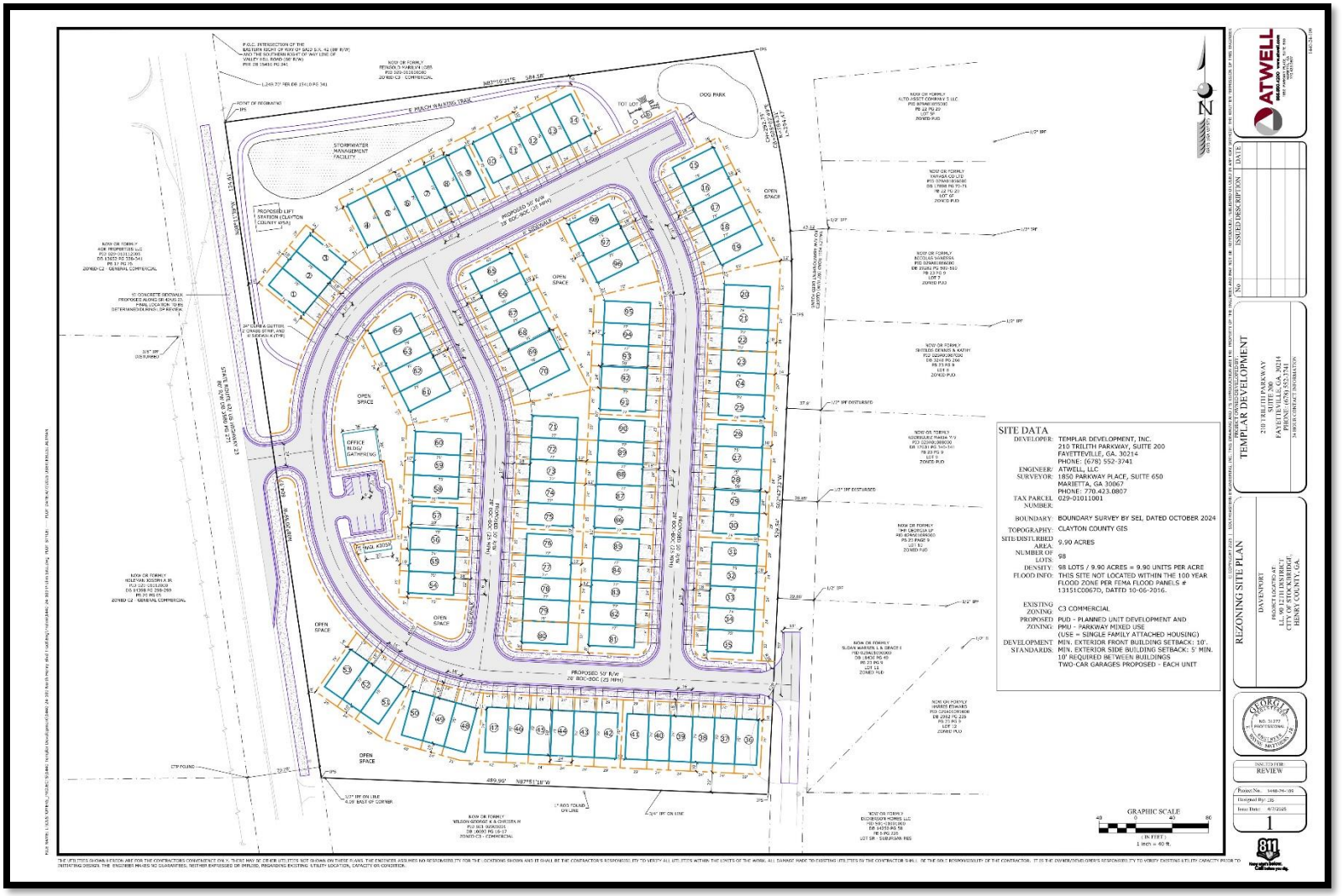
#RZ-2025-03 For Parcel #029-01011001 (North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road)

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)

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.

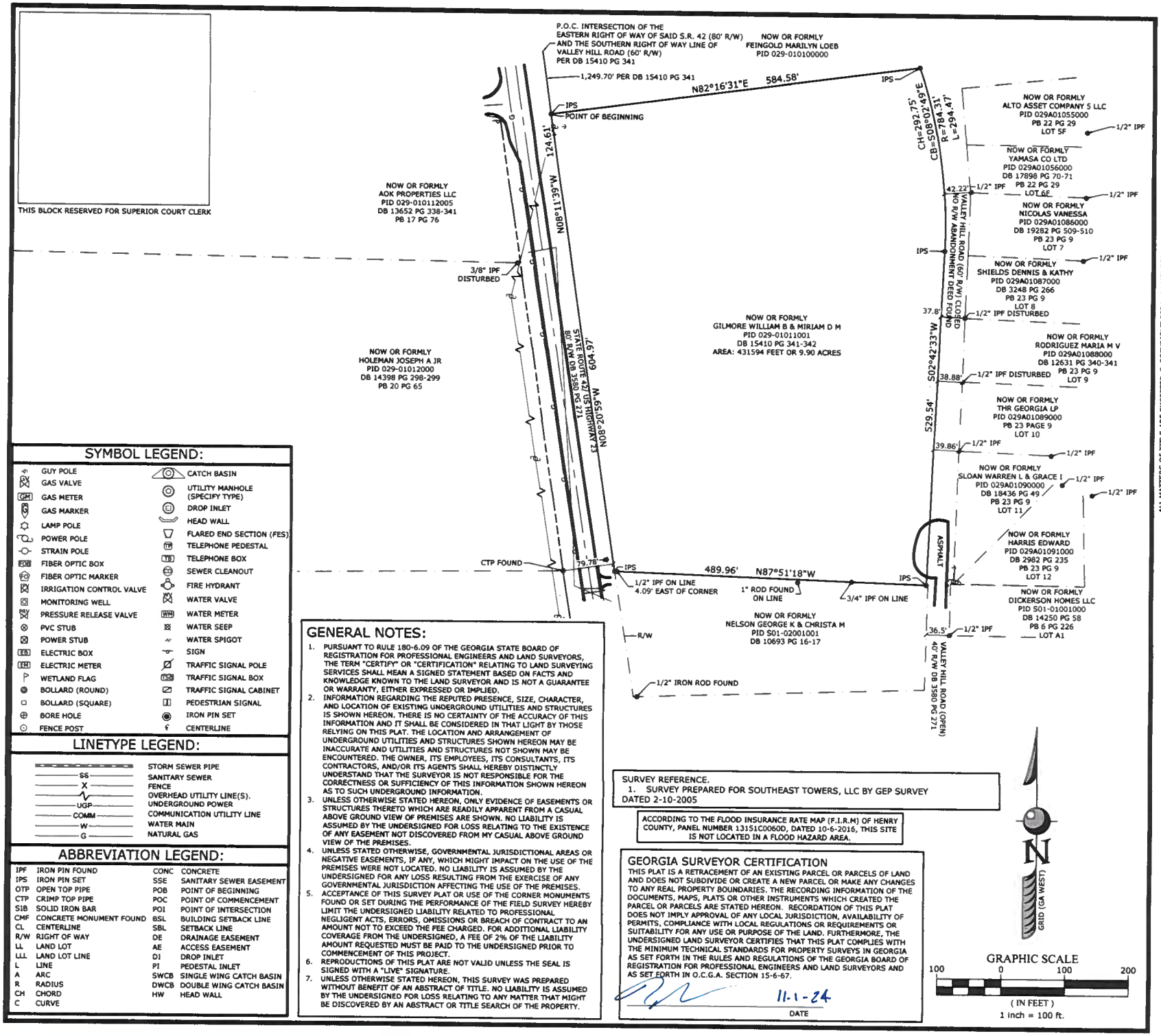
© COPYRIGHT 2025 | SOUTHEASTERN ENGINEERING, INC. THIS DRAWING AND ITS

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

JULY 14, 2025

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

FUNDING SOURCE

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: 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 requested a 30-day deferral to work out the details of the proposed homes. AX-2025-01 (and companion cases #CP-2025-01 and RZ-2025-01) was deferred at the June 9th Council meeting. It was scheduled to be heard by the Planning Commission on June 26, which was after the June 23rd CivicClerk deadline for the July 14 Council meeting.

APPROVALS: CITY MANAGER

CITY TREASURER

CITY ATTORNEY

FINANCIAL IMPACT N/A

AMOUNT $

ITEM/PROJECT/EVENT:

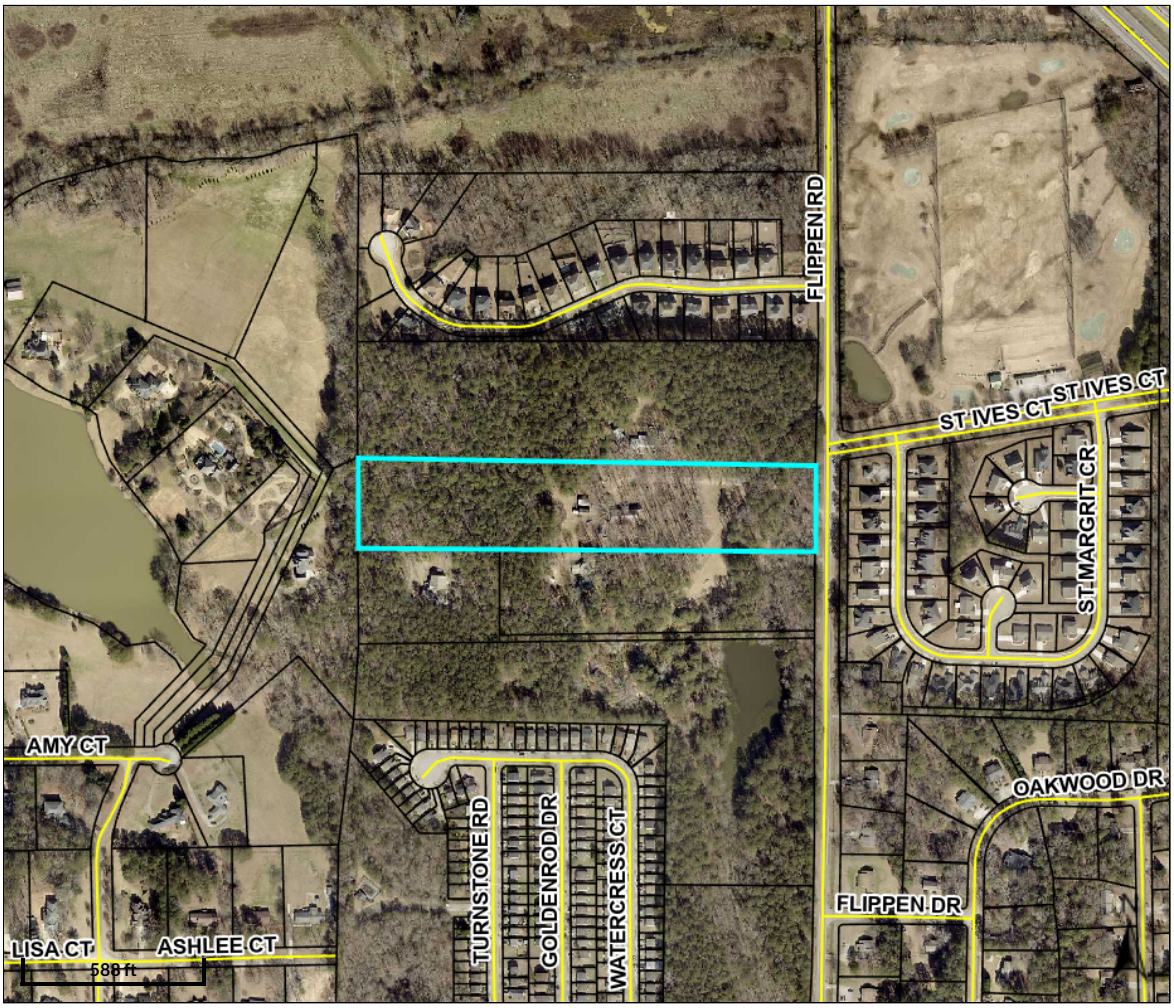
ANNEXATION CASE #AX-2025-01 FOR 1448 & 1468 FLIPPEN ROAD.

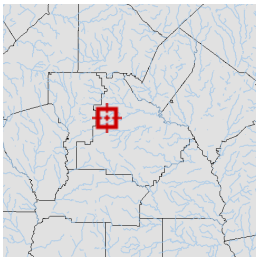
BACKGROUND INFORMATION:

STAFF RECOMMENDATION: APPROVAL.

Staff Signature_____

Henry County, GA



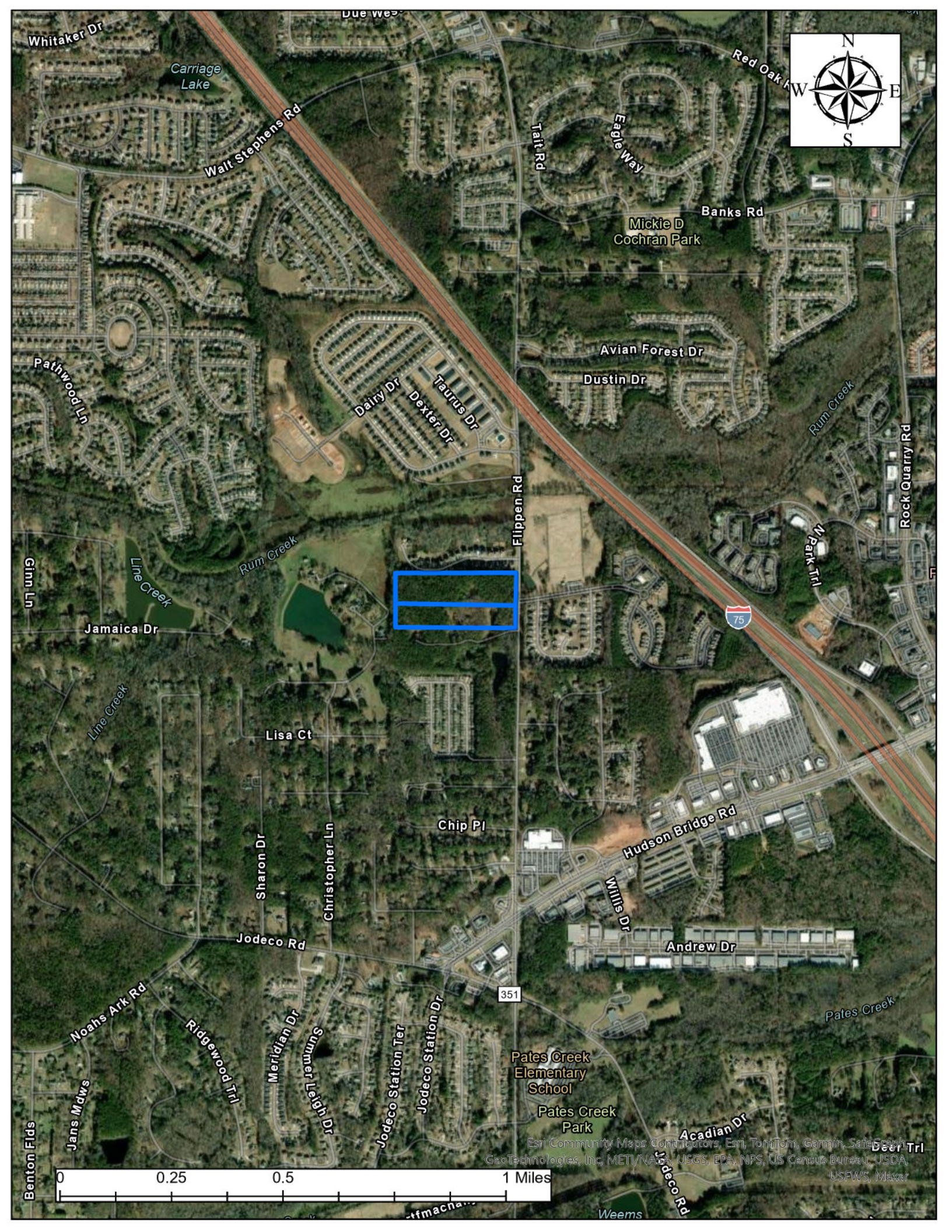


Parcel ID	032-02005001	**Class**	Residential	**Owner**	GILREATH WILLARD D	**Land Value:**	$92,200				
Property Address	1468 FLIPPEN RD	**Acreage**	7.63	**Address**	1468 FLIPPEN RD STOCKBRIDGE, GA 30281	**Building Value:**	$304,400	**Last 2 Sales**			
District	Henry County					**Misc Value:**	$12,200	**Date**	**Price**	**Reason**	**Qual**
								1/8/2014	$0	VF	U
								6/1/1984	$13,400	U	U
						Total Value:	$364,500				

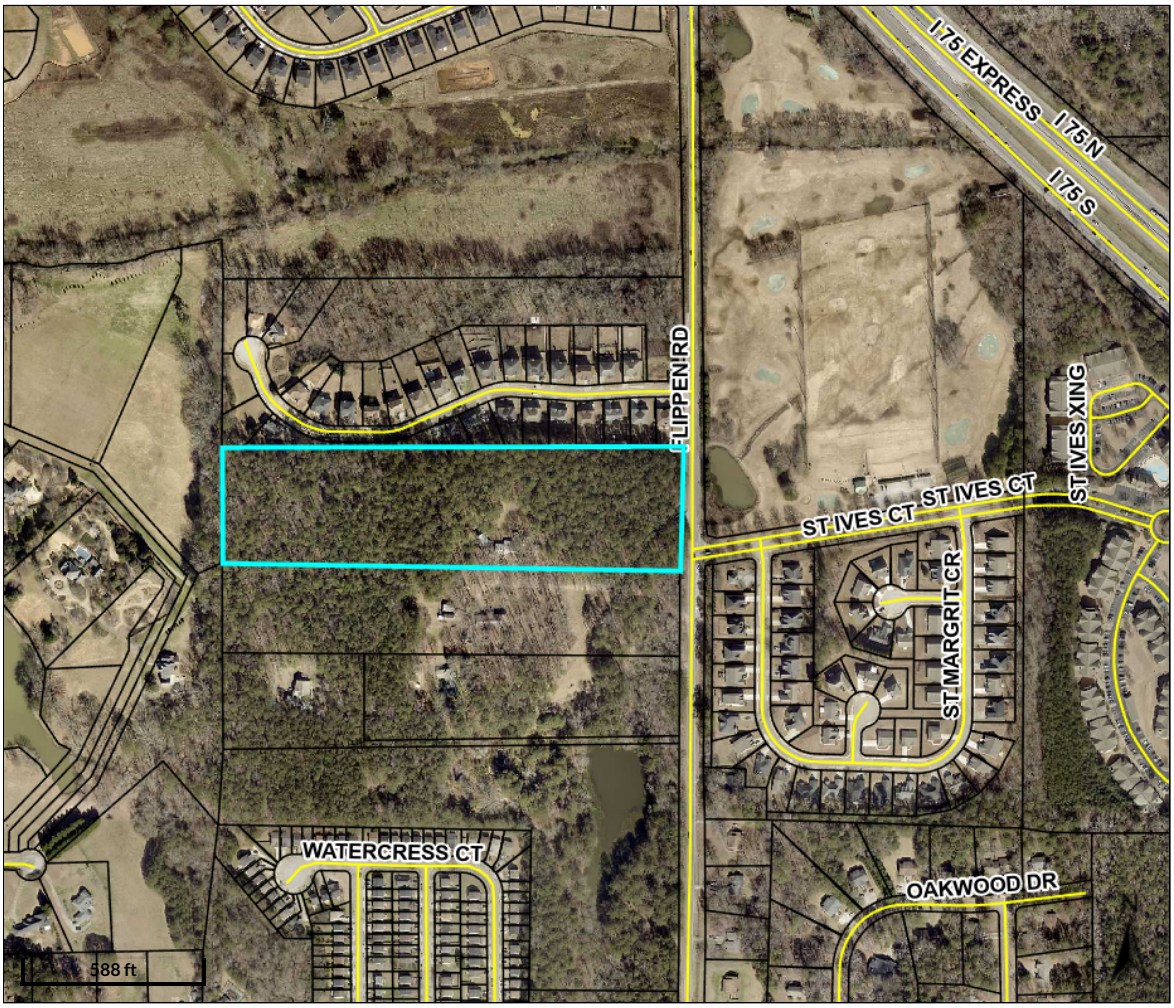
Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed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

Date created: 2/14/2025
Last Data Uploaded: 2/14/2025 1:14:23 AM

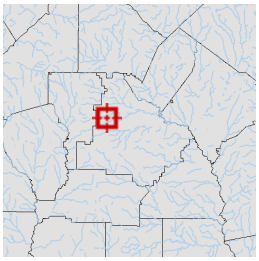
Developed by SCHNEIDER GEOSPATIAL


Whitaker Dr
Carriage Lake
Walt Stephens Rd
Red Oak Rd
Tait Rd
Eagle Way
Banks Rd
Mickie D Cochran Park
Avian Forest Dr
Dustin Dr
Pathwood Ln
Dairy Dr
Dexter Dr
Taurus Dr
Rum Creek
Rock Quarry Rd
Flippen Rd
N Park Trl
Glen Ln
Line Creek
Jamaica Dr
75
Lisa Ct
Chip Pl
Hudson Bridge Rd
Sharon Dr
Christopher Ln
Willis Dr
Andrew Dr
Jodeco Rd
351
Noahs Ark Rd
Ridgewood Trl
Meridian Dr
Summer Leigh Dr
Jodeco Station Ter
Jodeco Station Dr
Pates Creek
Pates Creek Elementary School
Pates Creek Park
Acadian Dr
Deer Trl
Jans Mdws
Benton Flds
Weems
N
S
E
W
0
0.25
0.5
1 Miles
Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar

Henry County, GA



Overview



Legend

- Parcels
- Roads

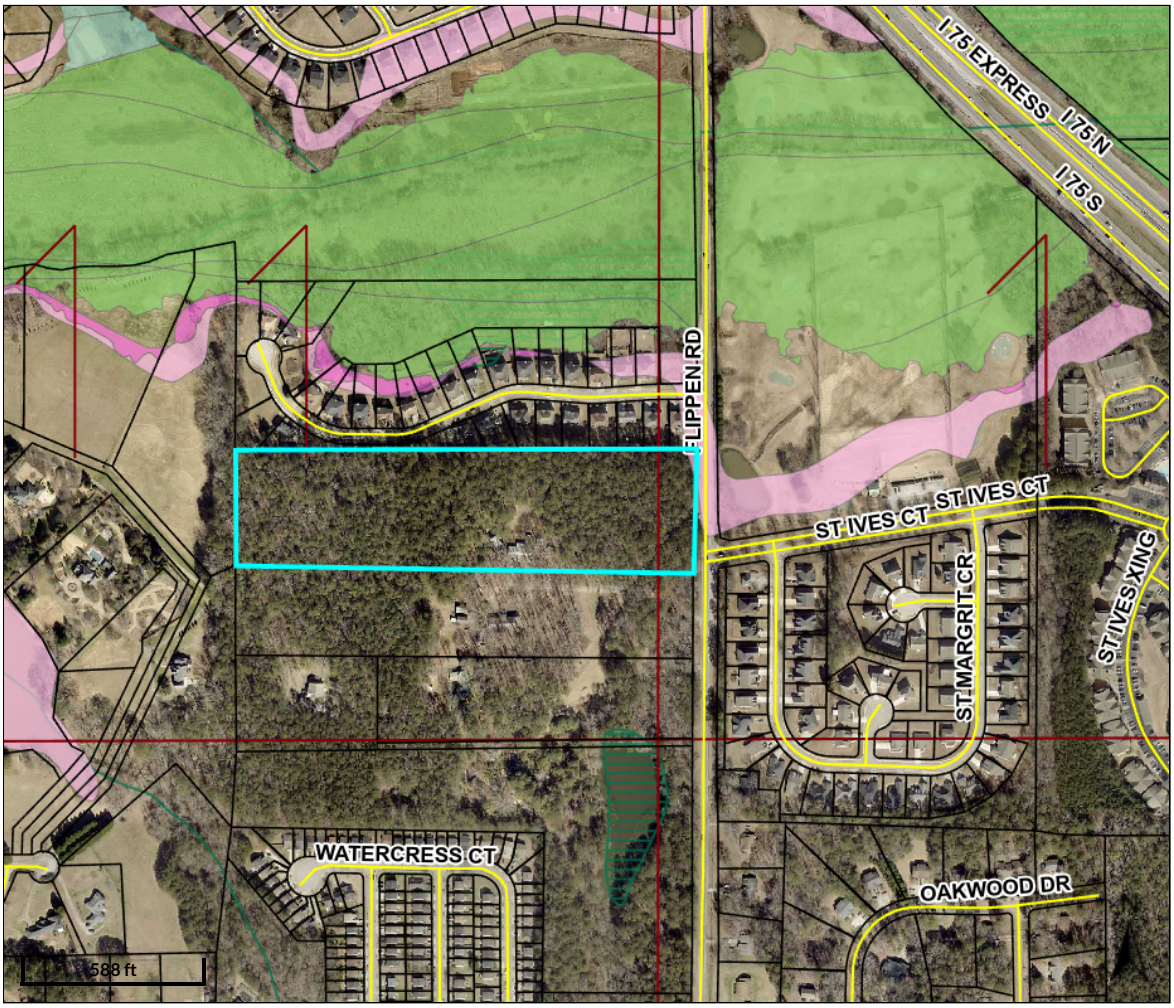
Parcel ID	032-02006000	**Class**	Consv Use	**Owner Address**	REICHERT WILLIAM K & BRENDA A 1448 FLIPPEN RD STOCKBRIDGE, GA 30281	**Land Value:**	$176,100				
Property Address	1448 FLIPPEN RD	**Acreage**	14.21			**Building Value:**	$254,000	**Last 2 Sales**			
District	Henry County					**Misc Value:**	$840	**Date**	**Price**	**Reason**	**Qual**
								10/1/1983	$22,900	LM	Q
								n/a	$	n/a	n/a
						Total Value:	$427,800				

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

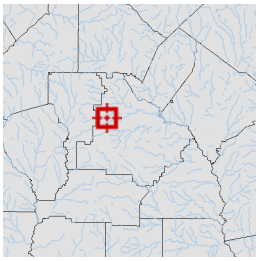
Date created: 2/14/2025
Last Data Uploaded: 2/14/2025 1:14:23 AM

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

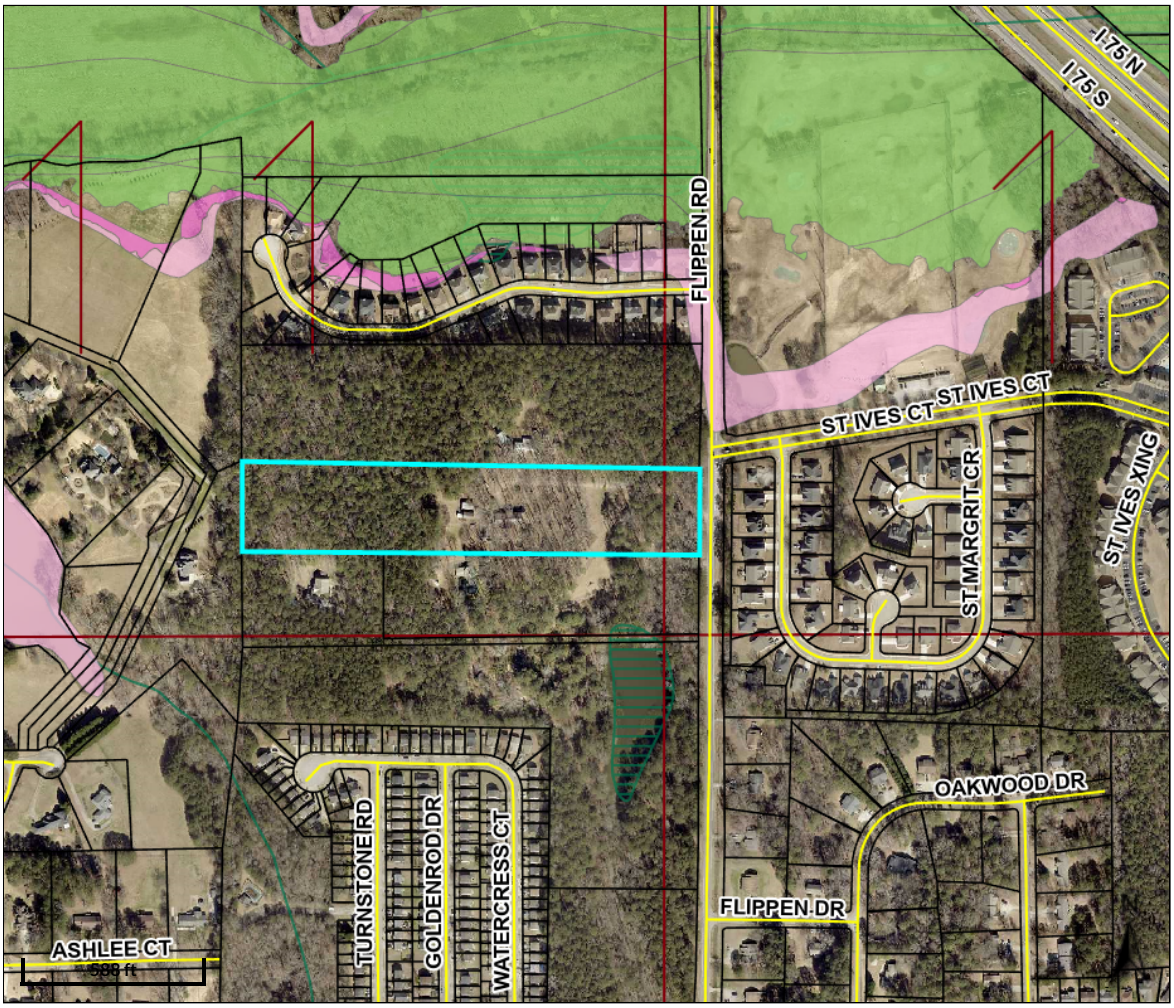
Parcel ID	032-02006000	**Class**	Consv Use	**Owner Address**	REICHERT WILLIAM K & BRENDA A 1448 FLIPPEN RD STOCKBRIDGE, GA 30281	**Land Value:**	$182,500				
Property Address	1448 FLIPPEN RD	**Acreage**	14.21			**Building Value:**	$292,100	**Last 2 Sales**			
District	Henry County					**Misc Value:**	$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.

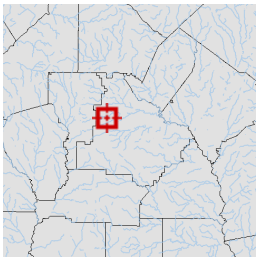
Date created: 2/18/2025
Last Data Uploaded: 2/18/2025 1:09:42 AM

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

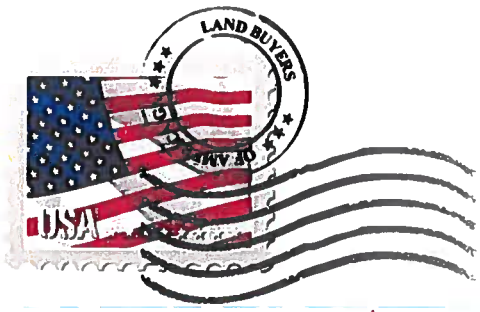
Mailing Address: 2500 CLEAN WATER COURT BUFORD, GA 30281

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 10-8

WARRANTY DEED

85-RE-542

STATE OF GEORGIA **COUNTY OF** HENRY

THIS INDENTURE, Made the 13th **day of** September **, in the year one thousand nine hundred** eighty-five **, between**

DALE B. SCHNEIDER AND EIGHT-SEVENTY CORPORATION

of the County of , and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLIAM K. REICHERT AND BRENDA A. REICHERT,
AS Joint Tenants with right of wurvivorship

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION----------($10.00) **DOLLARS** in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby **acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,**

All that tract or parcel of land lying and being in Land Lot 11 of the 6th Distirct of Henry County Georgia, as per plat prepared by W R Franks and dated August 28, 1985, and being more particularly described as follows:

To ascertain the True Point of Beginning commence at a reference point being the intersection of the Western right of way line of Flippen Road and the Southern line of Land Lot 11; thence from said reference point in a Northerly direction along the Western right of way line of Flippen Road a distance of 989.32 feet to an iron pin and the True Point of Beginning; thence North 89 degrees 02 minutes 42 seconds West a distance of 1,439.81 feet to an iron pin; thence North 01 degrees 55 minutes 51 seconds East a distance of 200 feet to an iron pin placed; thence South 89 degrees 02 minutes 42 seconds East a distance of 1,435.92 feet to an iron pin placed on the Western right of way line of Flippen Road; thence South 00 degrees 29 minutes West a distance of 200 feet to an iron pin and the TRUE POINT OF BEGINNING. said tract containing 6.599 acres.

FILED IN OFFICE
CLERK OF SUPERIOR COURT

Dec 11 11 5 AM '85

17.30
10-14-85

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1468 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 10-8

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
REC'D 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: [signature] (Seal)

[signature] (Seal)

Notary Public Notary Public, Georgia State of Large
MY Commission Expires 2-2-87

Dale B. Schneider (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

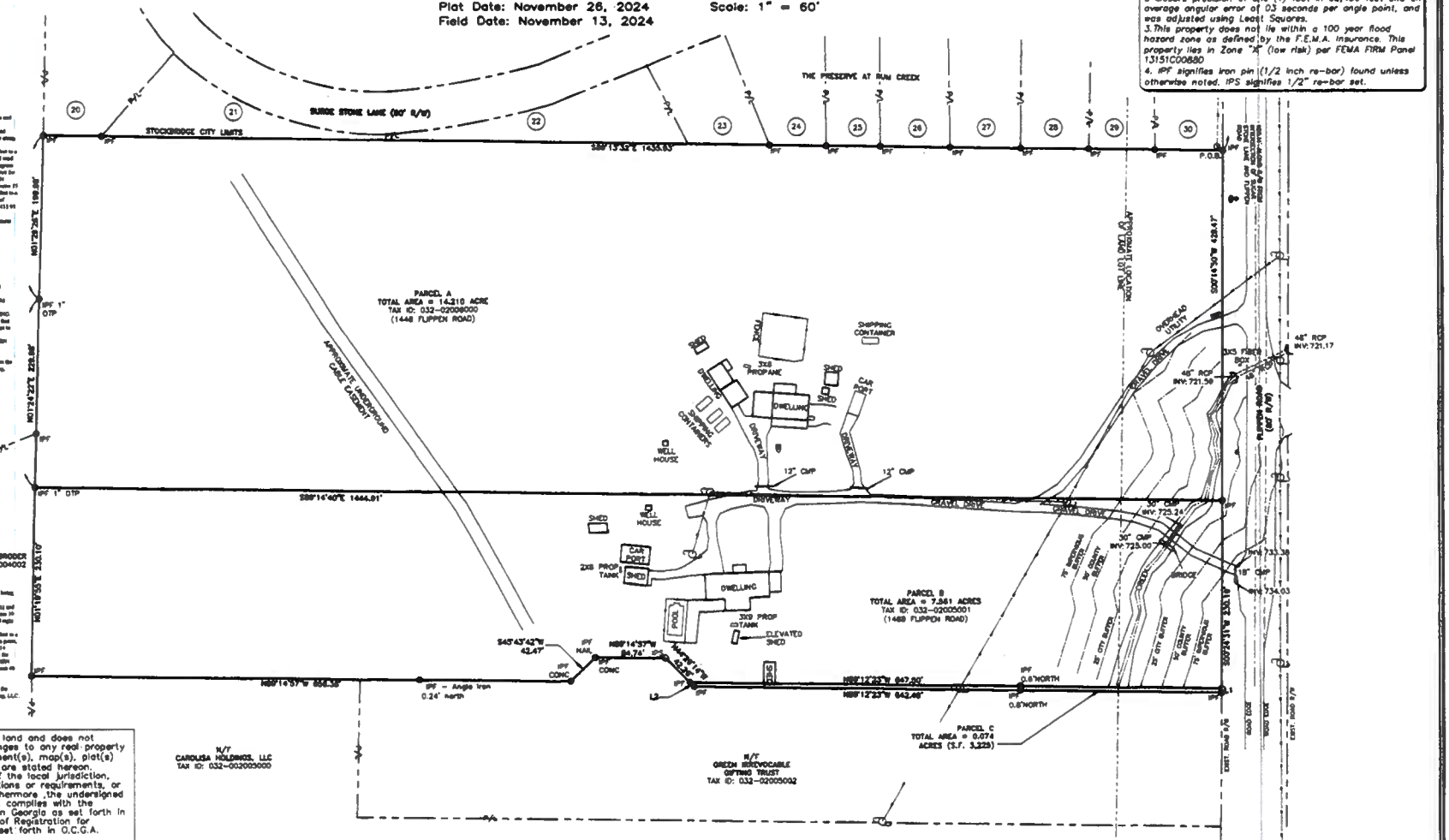
1498 Flippen Road - Land Description

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

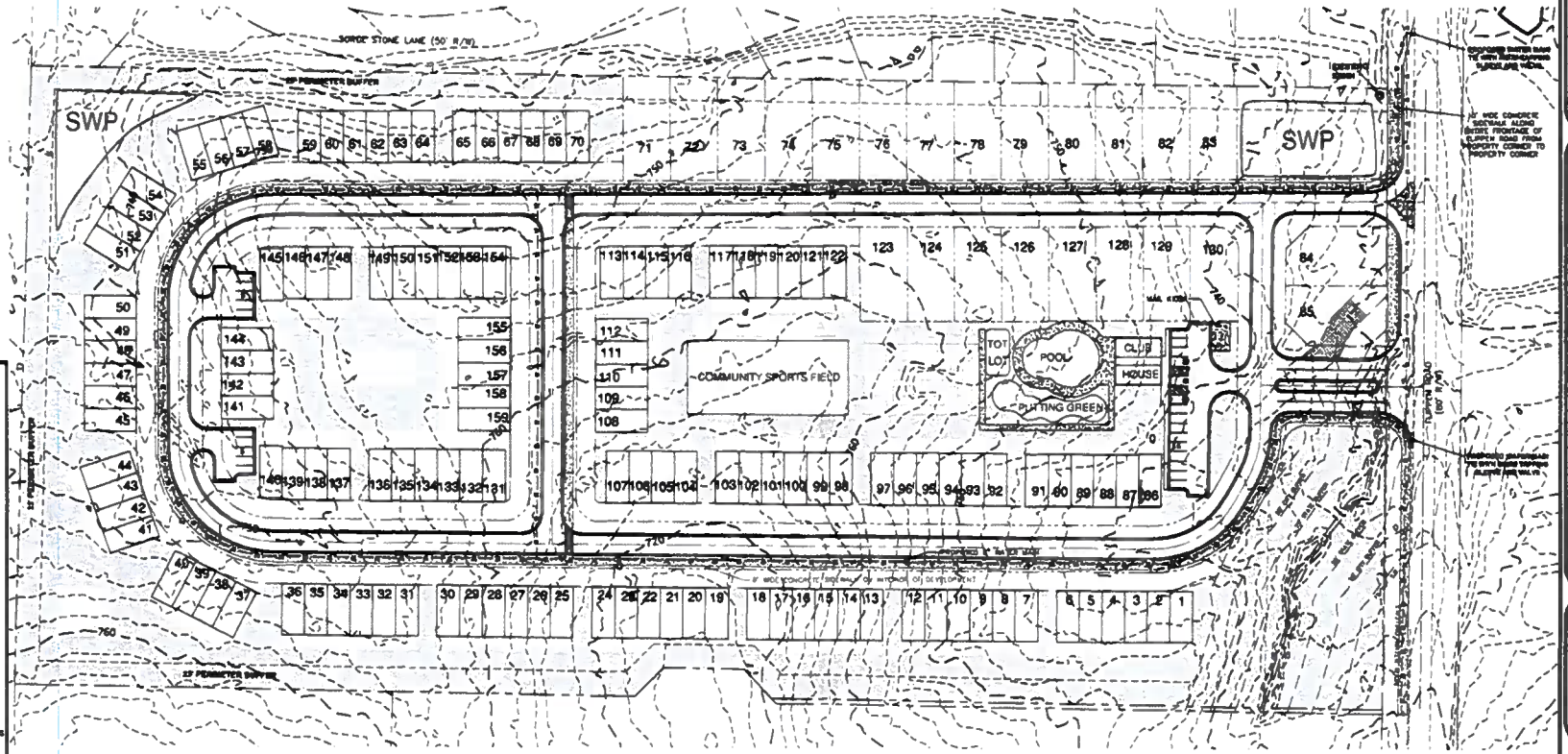
24040surv.dwg

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 404-422-6806
4. ENGINEER:
   ELITE ENGINEERING, LLC
   300 W PARKWAY DALLAS, GA 30132
   CONTACT: JONATHAN JONES, P.E. 678-219-2906
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 = 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 136 UNITS = 318 SPACES
   ADDITIONAL PARKING PROVIDED = 25 PARKING SPACES
   TOTAL PARKING SPACES PROVIDED = 343 SPACES
6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER HENRY COUNTY F.I.R.M. PANEL NO. 13151C0080D.
7. NO CEMETERIES, 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 10TH ESTIMATED DAILY FLOW = 158 UNITS X 400 GPD/UNIT = 63,000 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 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) 219-2906

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

PROJECT No.	24040
DRAWING SCALE	1"= 60'
DESIGNED BY	JFJ
DRAWN BY:	JFJ
CHECKED BY	JFJ
DATE	12/8/24
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: June 26, 2025 (Planning Commission); July 14, 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)

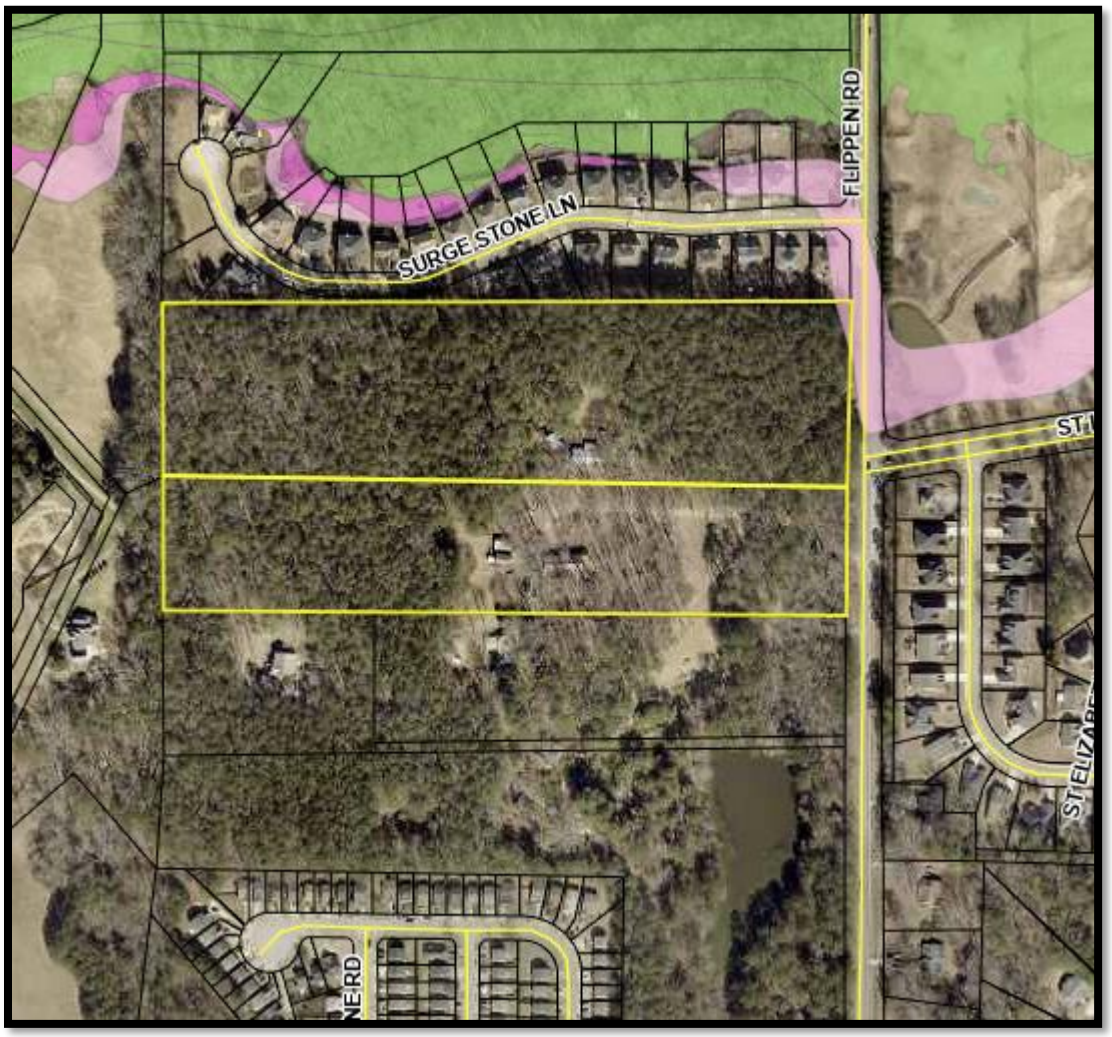
SURROUNDING LAND USE DENSITIES

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

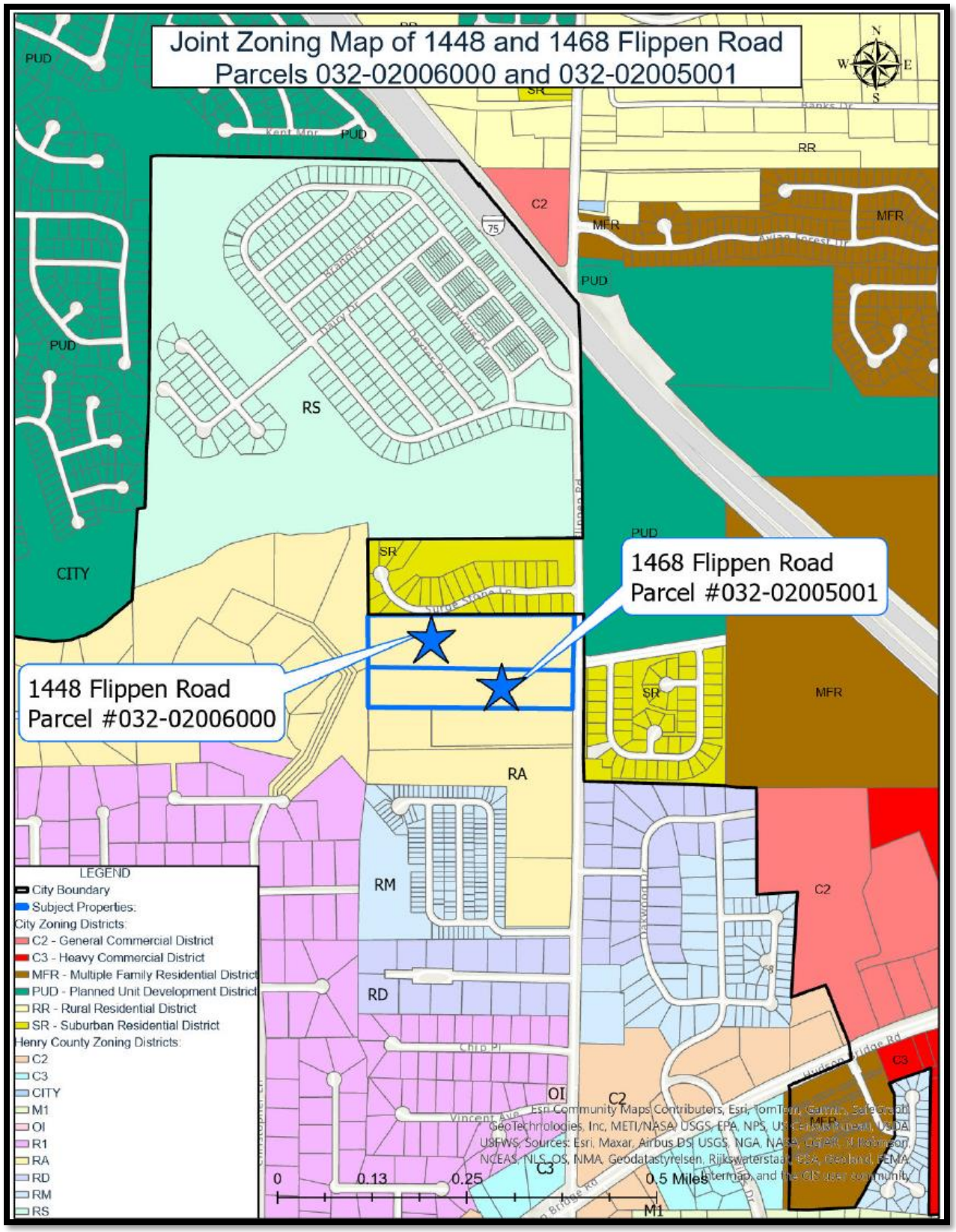
Preserve at Rum Creek	31	1.8
Oakwood Manor	41	1.22
Windhaven Plantation	124	0.81
Rum Ridge Subdivision	66	0.34

III. MAPS AND ILLUSTRATIONS

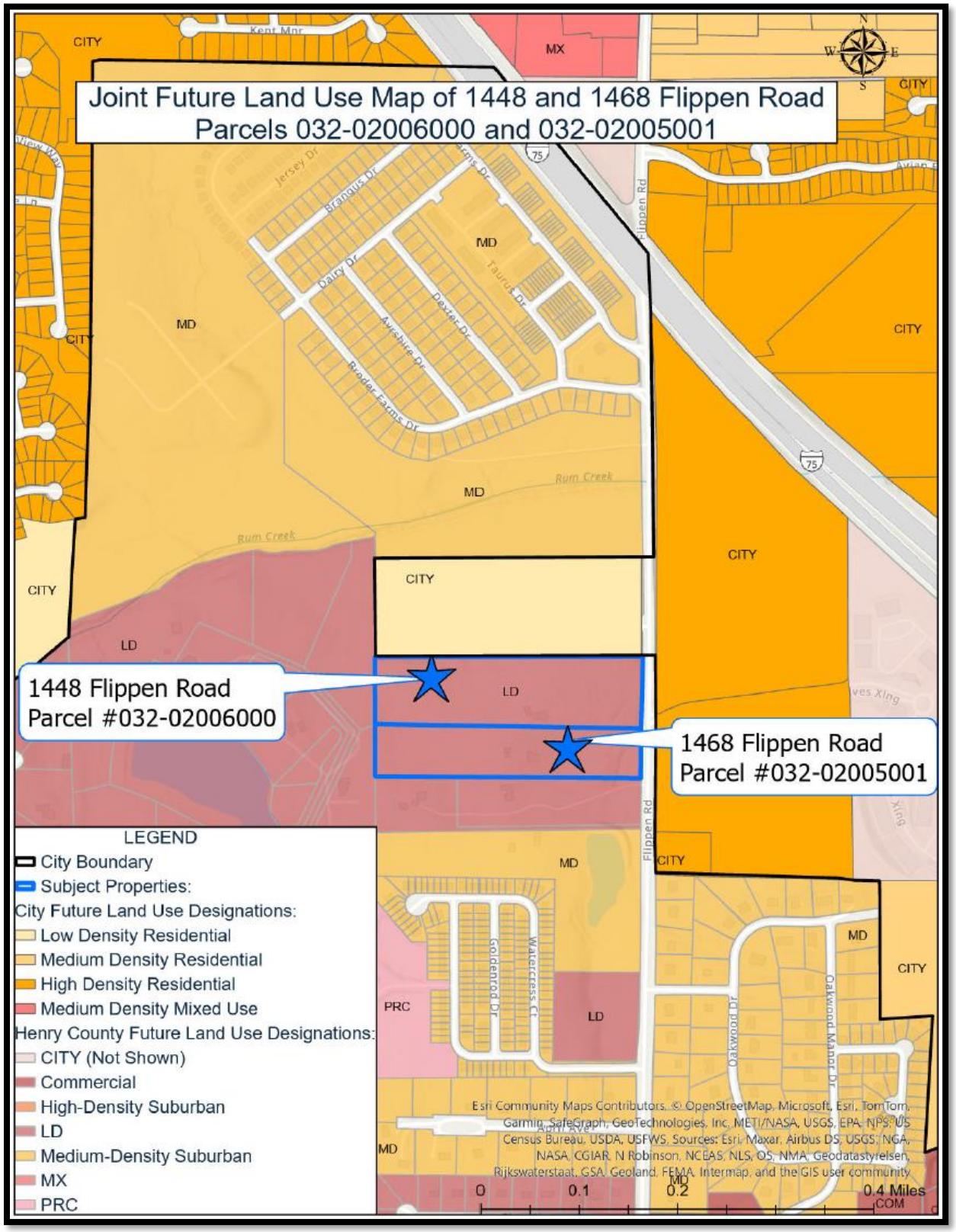
AERIAL PHOTO OF SUBJECT PROPERTY
Pink Areas – Flood Zones

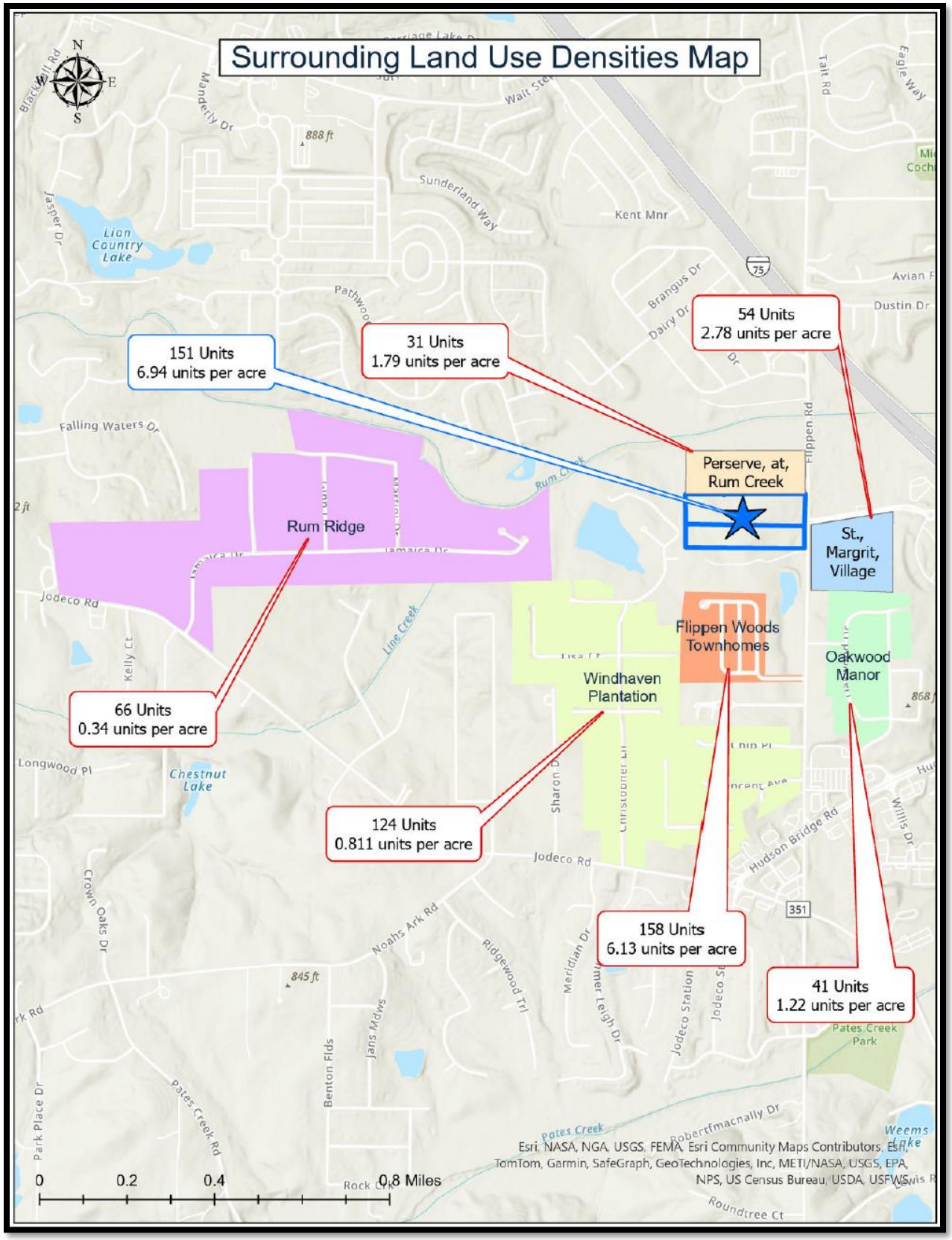


2025 CITY OF STOCKBRIDGE ZONING MAP

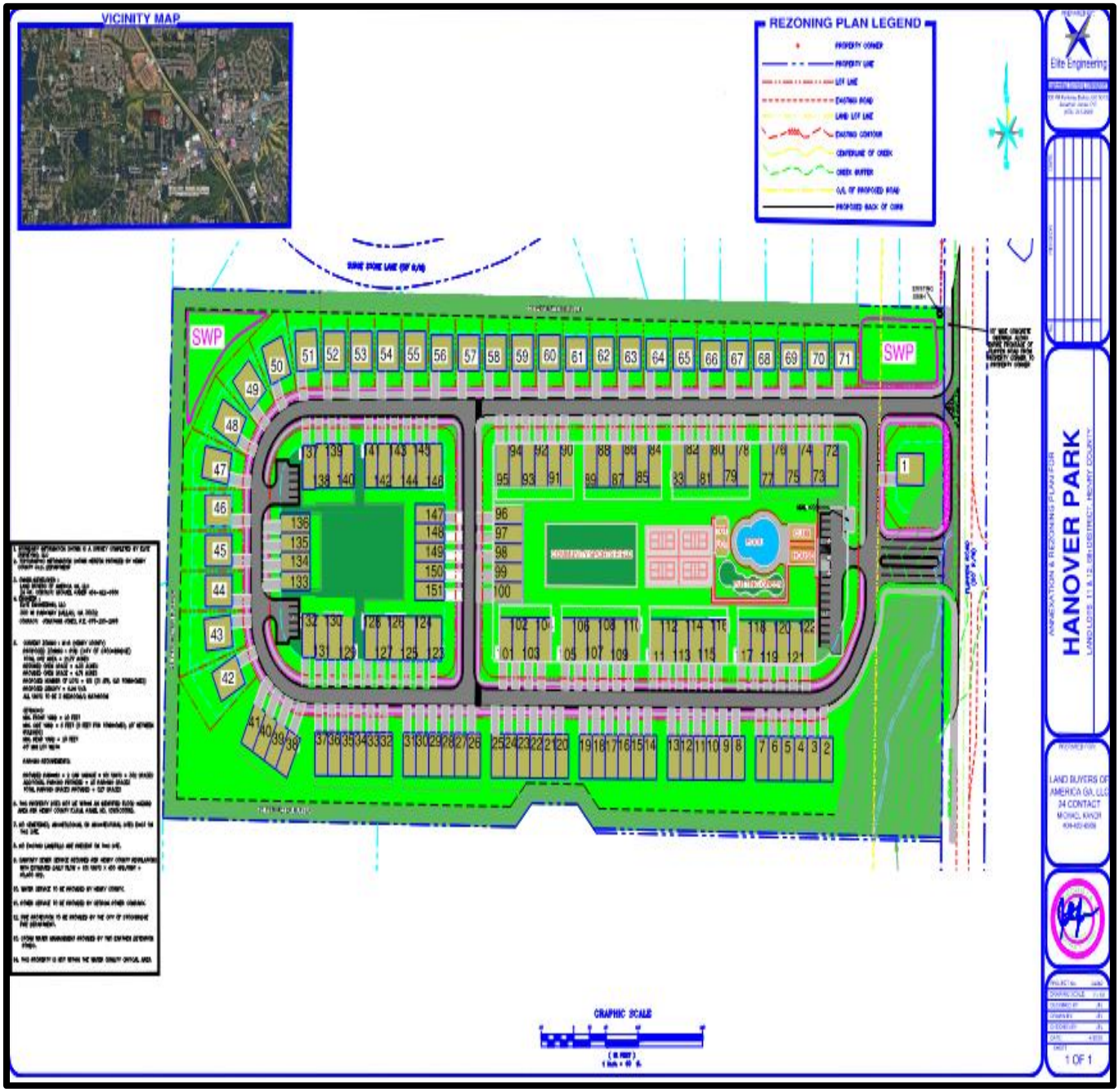


2025 CITY OF STOCKBRIDGE FUTURE LAND USE MAP

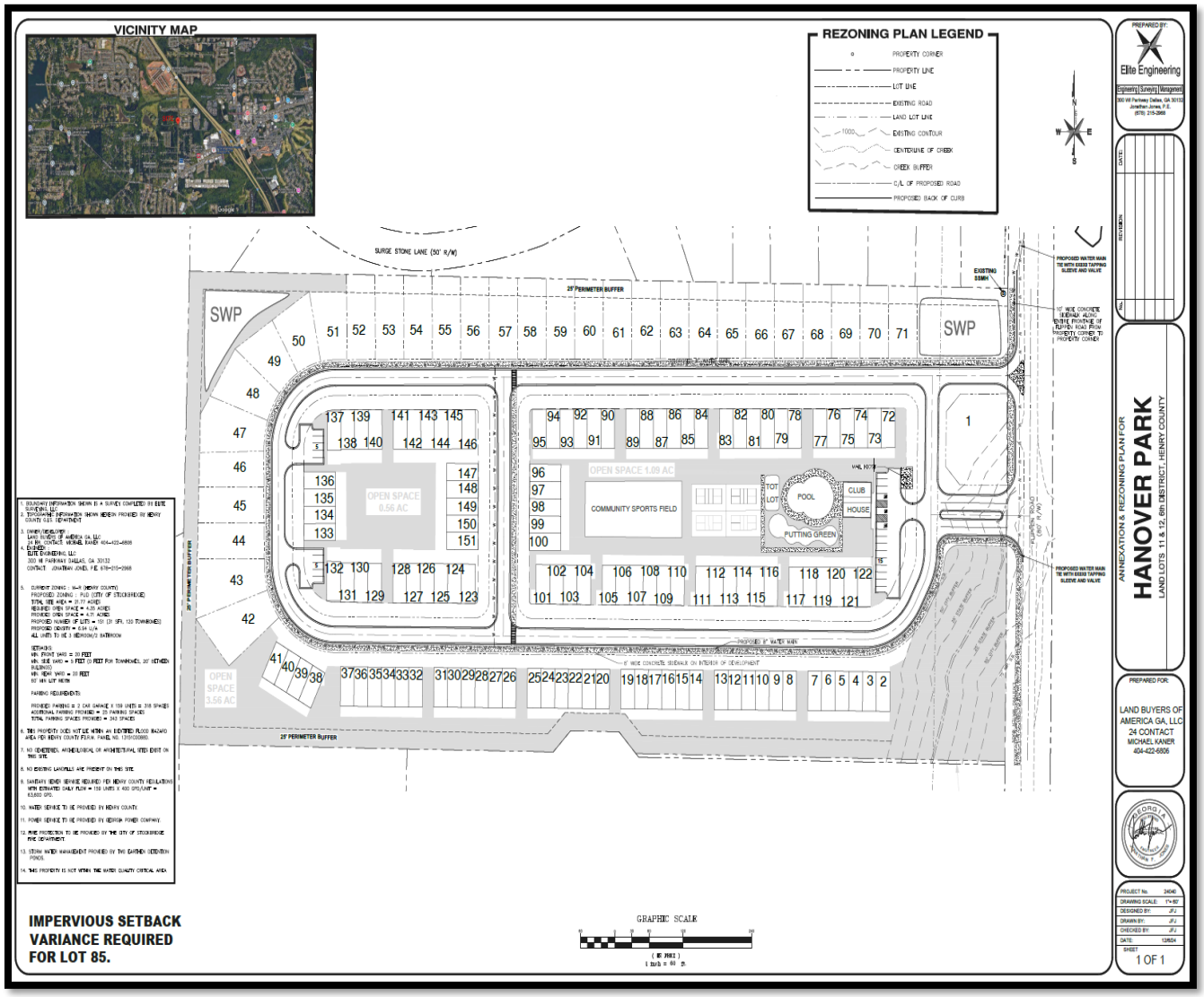



Surrounding Land Use Densities Map
151 Units
6.94 units per acre
31 Units
1.79 units per acre
54 Units
2.78 units per acre
Perserve, at,
Rum Creek
St.,
Margrit,
Village
Rum Ridge
66 Units
0.34 units per acre
Flippen Woods
Townhomes
Oakwood
Manor
Windhaven
Plantation
124 Units
0.811 units per acre
158 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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ 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

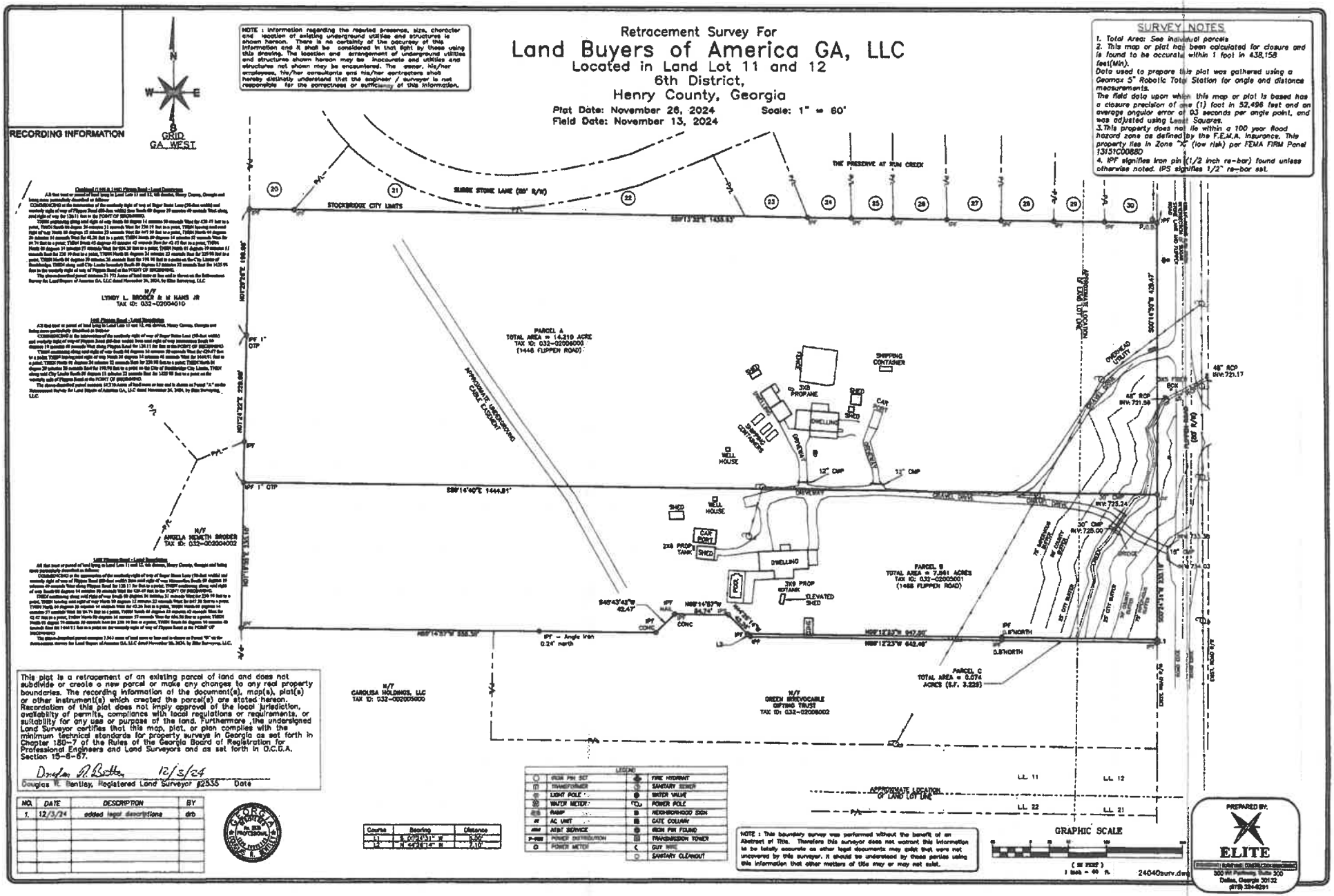
Carlotta Harrell, Chair

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 OF
CLERK OF SUPERIOR COURT
Oct 14 11 58 AM '85
REC'D
FILED
DATE

17.50
10-14-85

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1468 Hyppen Rd, Stockbridge (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
DATE 10-14-83
Clerk of Superior Court

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

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

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of: EIGHT-SEVENTY CORPORATION

[signature] BY: [signature] (Seal)

Charles E. Hopkins [signature] (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

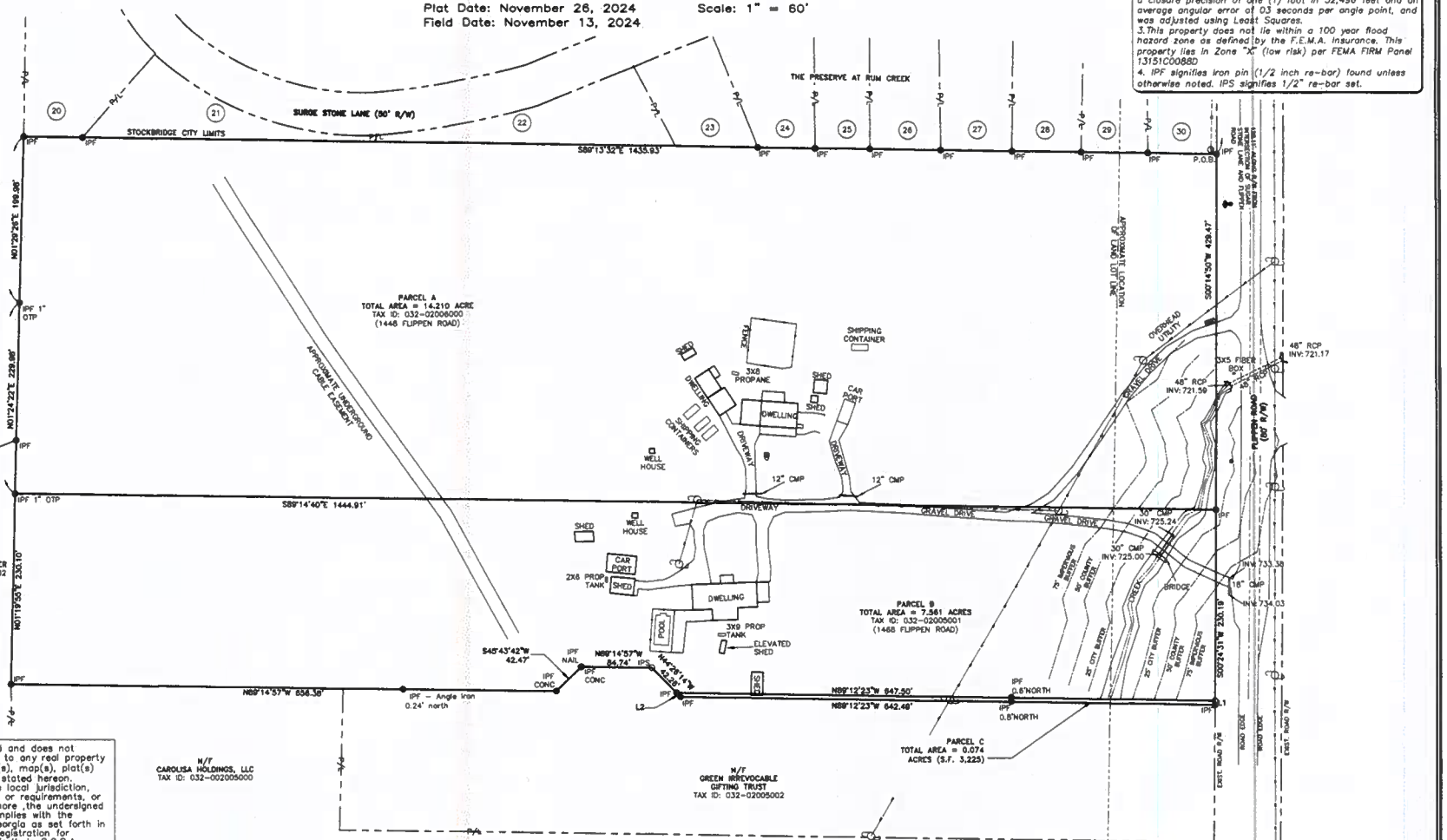
1448 Flippen Road - Legal Description

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.

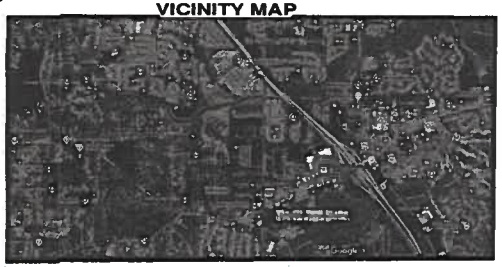
GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

24040surv.dwg

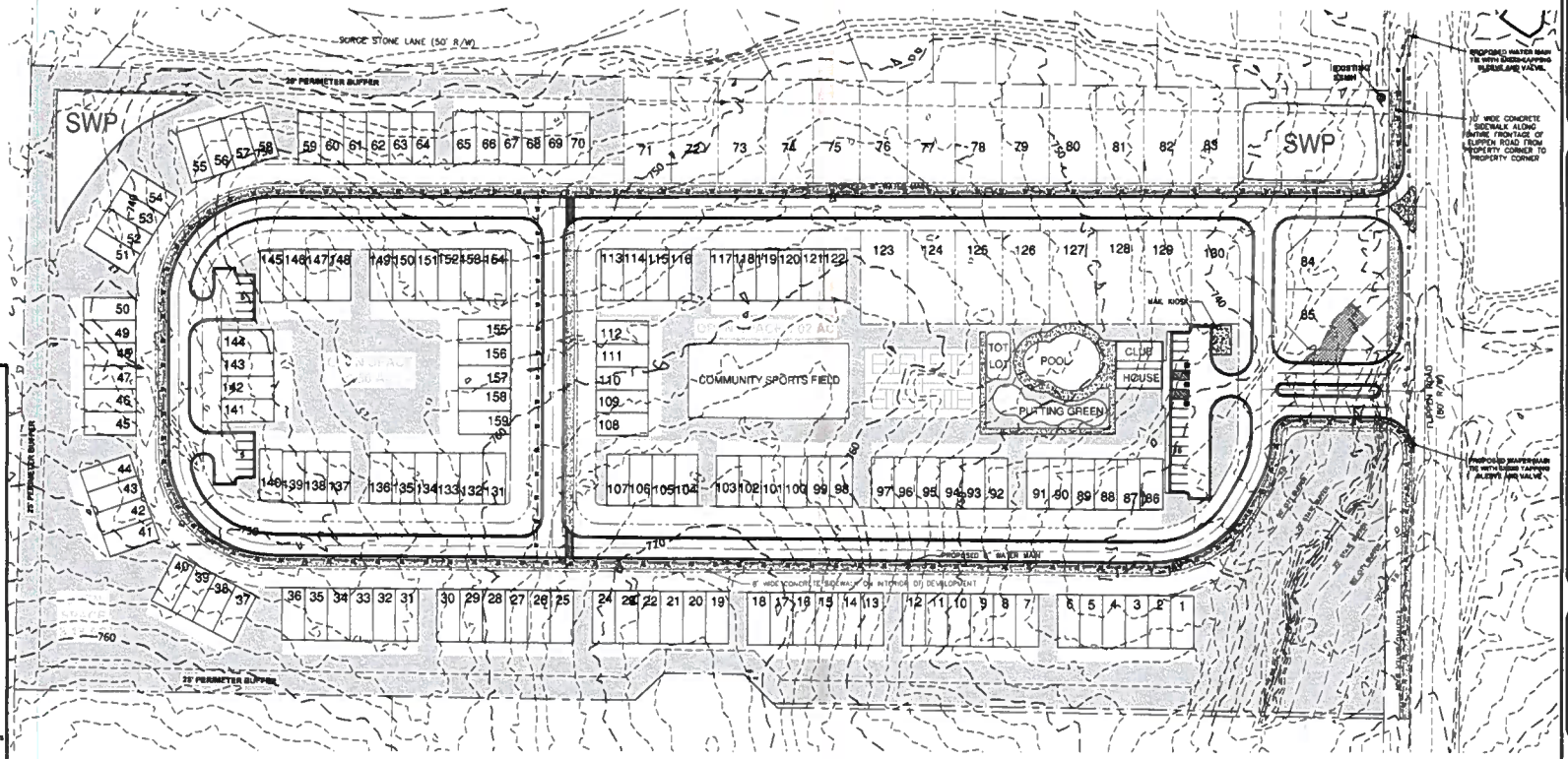
PREPARED BY:
ELITE
ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT
300 Wt Parkway, Suite 300
Dallas, Georgia 30132
(678) 324-8291

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

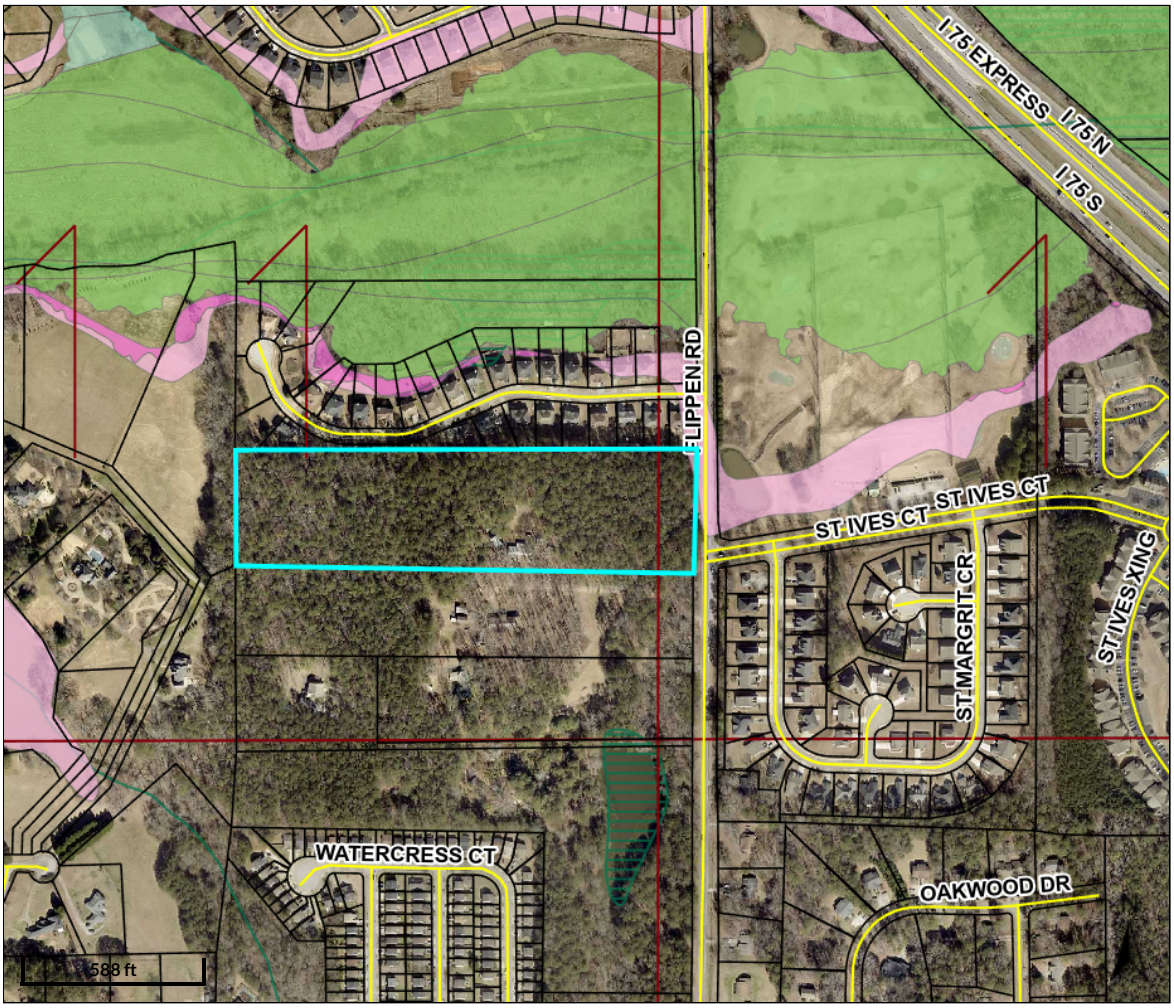
DATE:
REVISION
NO.

ANNEXATION & REZONING PLAN FOR
HANOVER PARK
LAND LOTS 11 & 12, 6th DISTRICT, HENRY COUNTY

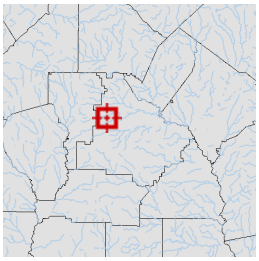
PREPARED FOR:
LAND BUYERS OF AMERICA GA, LLC
24 CONTACT
MICHAEL KANER
404-422-8806

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

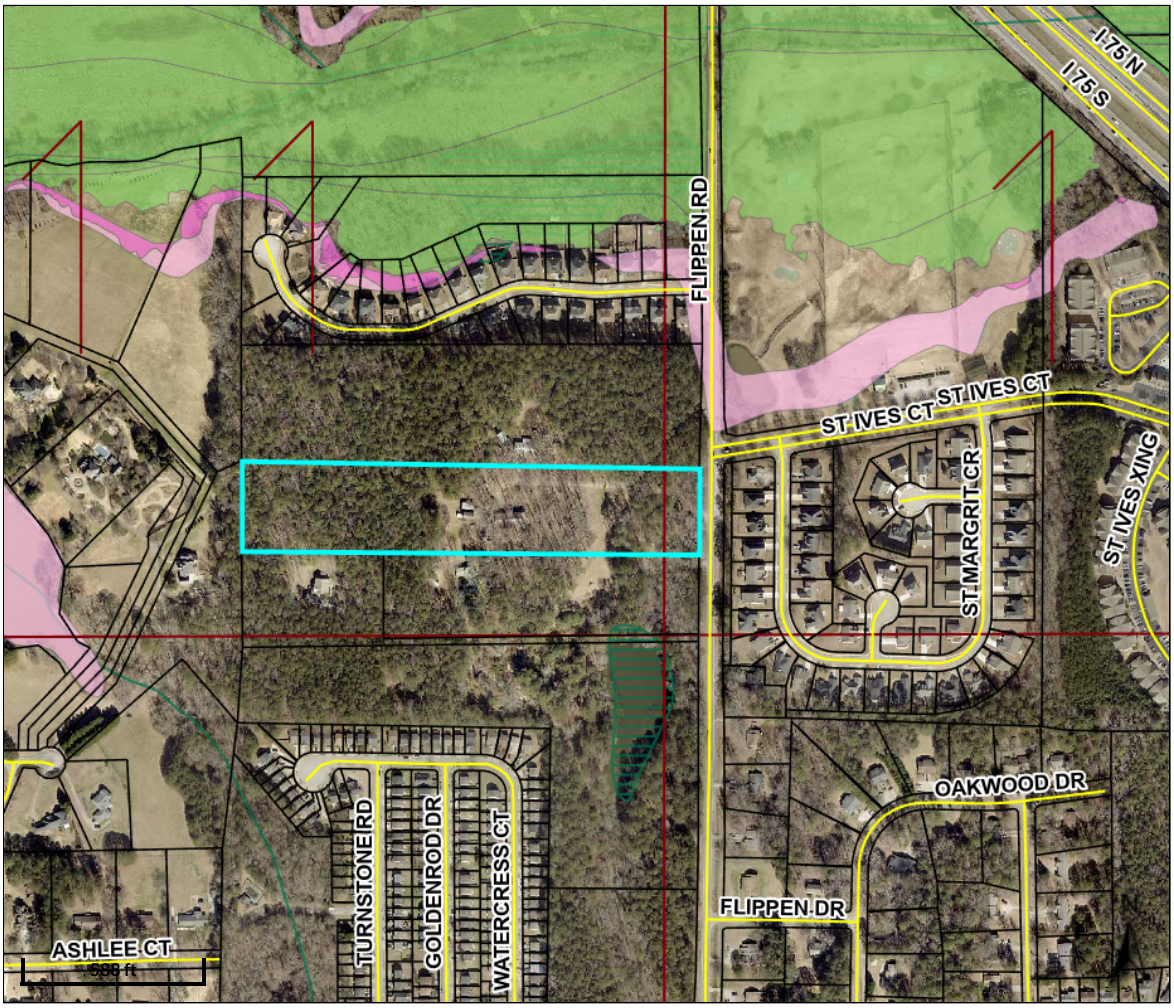
Parcel ID	032-02006000	**Class**	Consv Use	**Owner Address**	REICHERT WILLIAM K & BRENDA A 1448 FLIPPEN RD STOCKBRIDGE, GA 30281	**Land Value:**	$182,500				
Property Address	1448 FLIPPEN RD	**Acreage**	14.21			**Building Value:**	$292,100	**Last 2 Sales**			
District	Henry County					**Misc Value:**	$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.

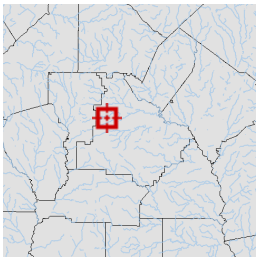
Date created: 2/18/2025
Last Data Uploaded: 2/18/2025 1:09:42 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



Overview



Legend

- Parcels
- Roads
- Land Lots

Flood Map

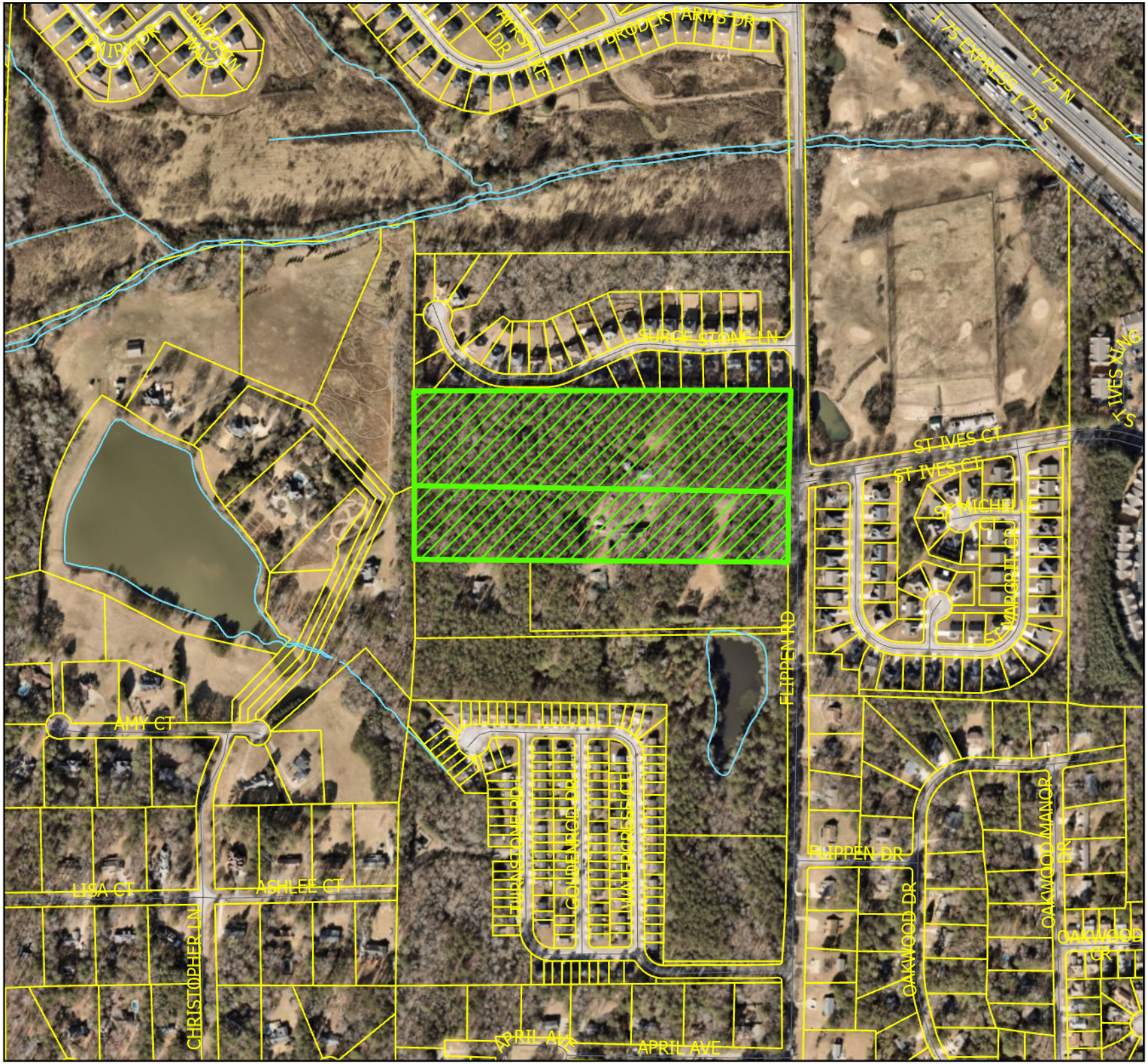
- X - 500 Year Flood
- 0.2 - Areas of 0.2% annual chance flood
- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE -100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined 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



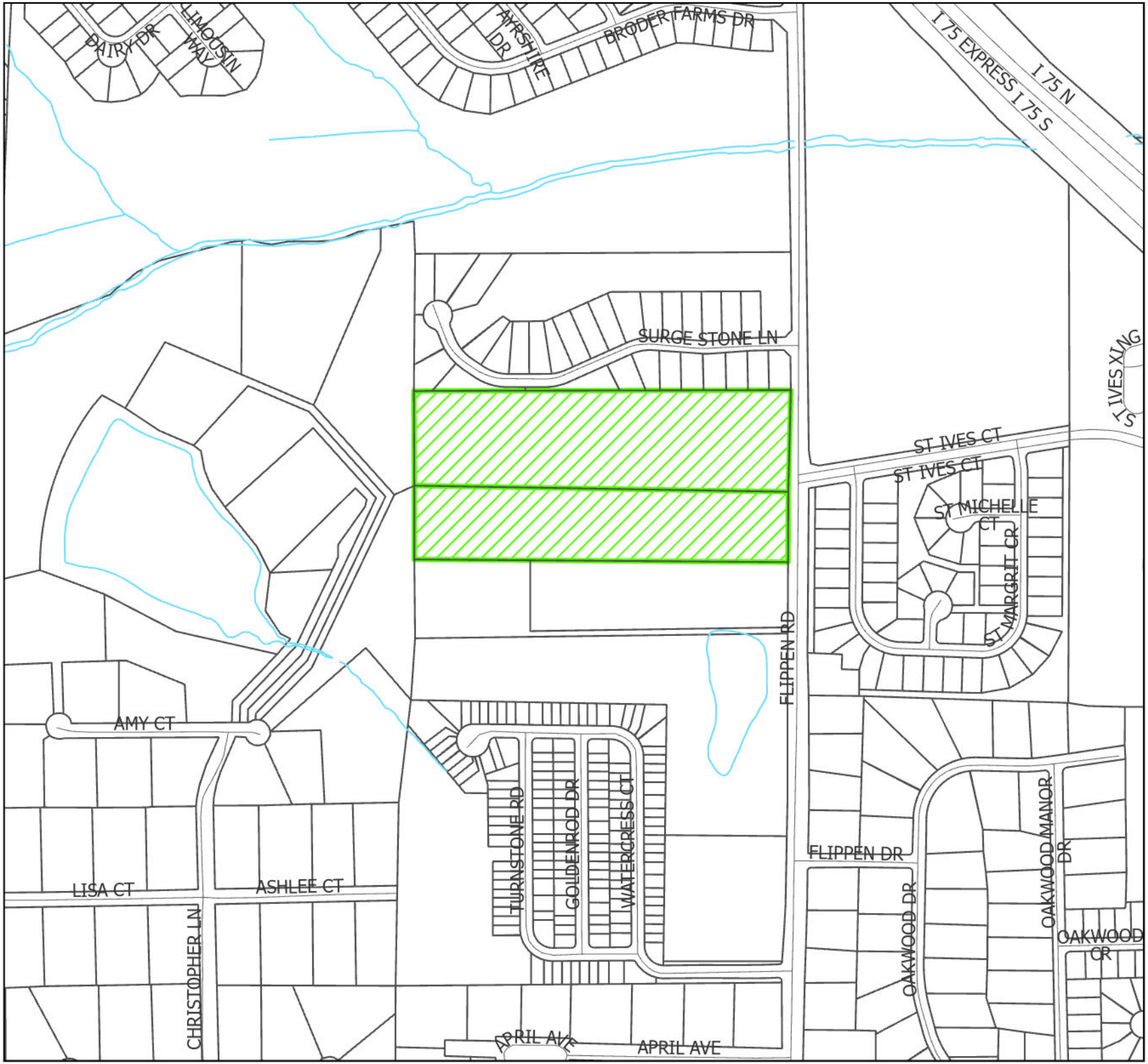
Legend

REQUEST

AX-25-03

N
W E
S

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



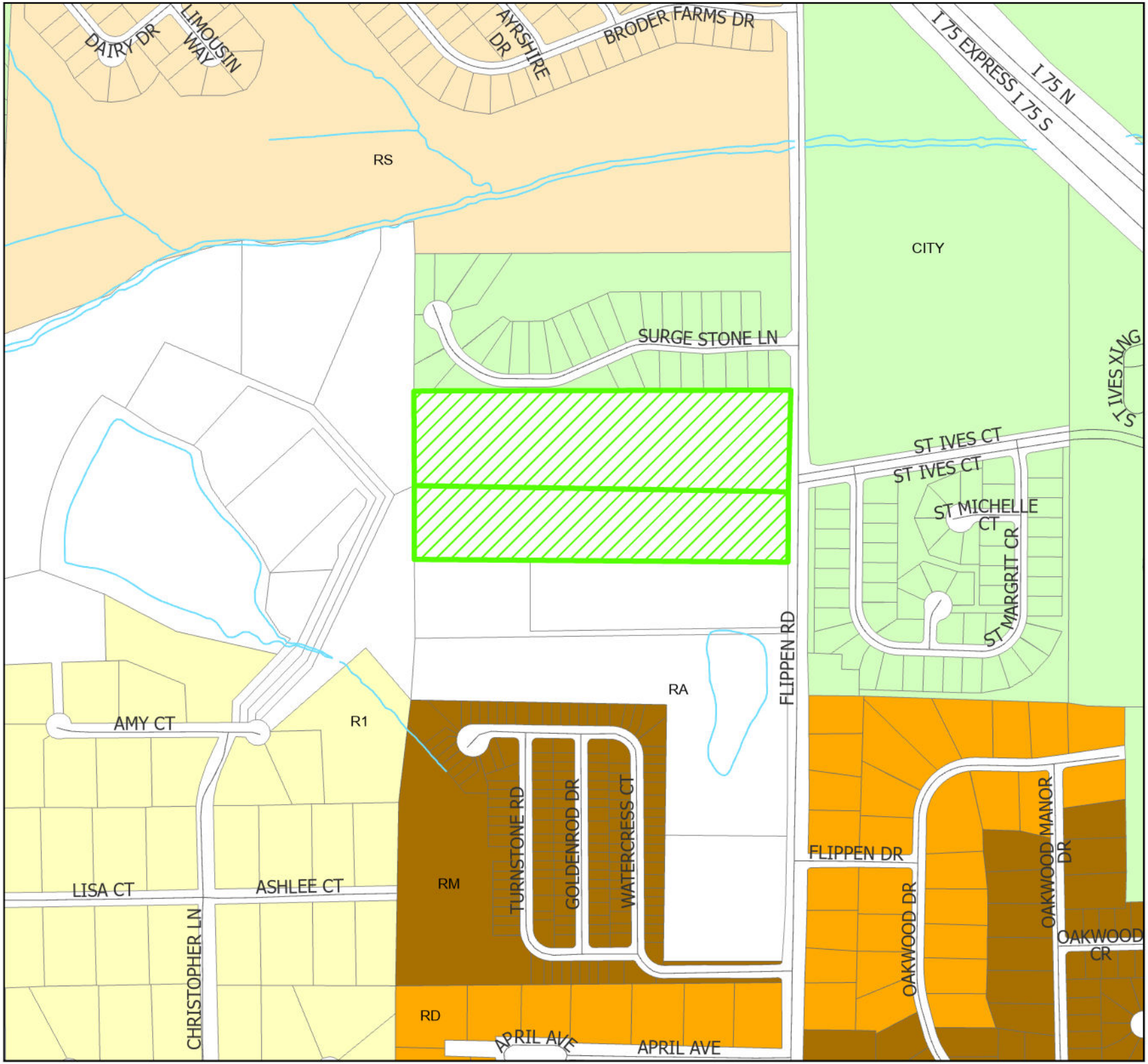
Legend

REQUEST

AX-25-03

N
W E
S

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



Legend

REQUEST

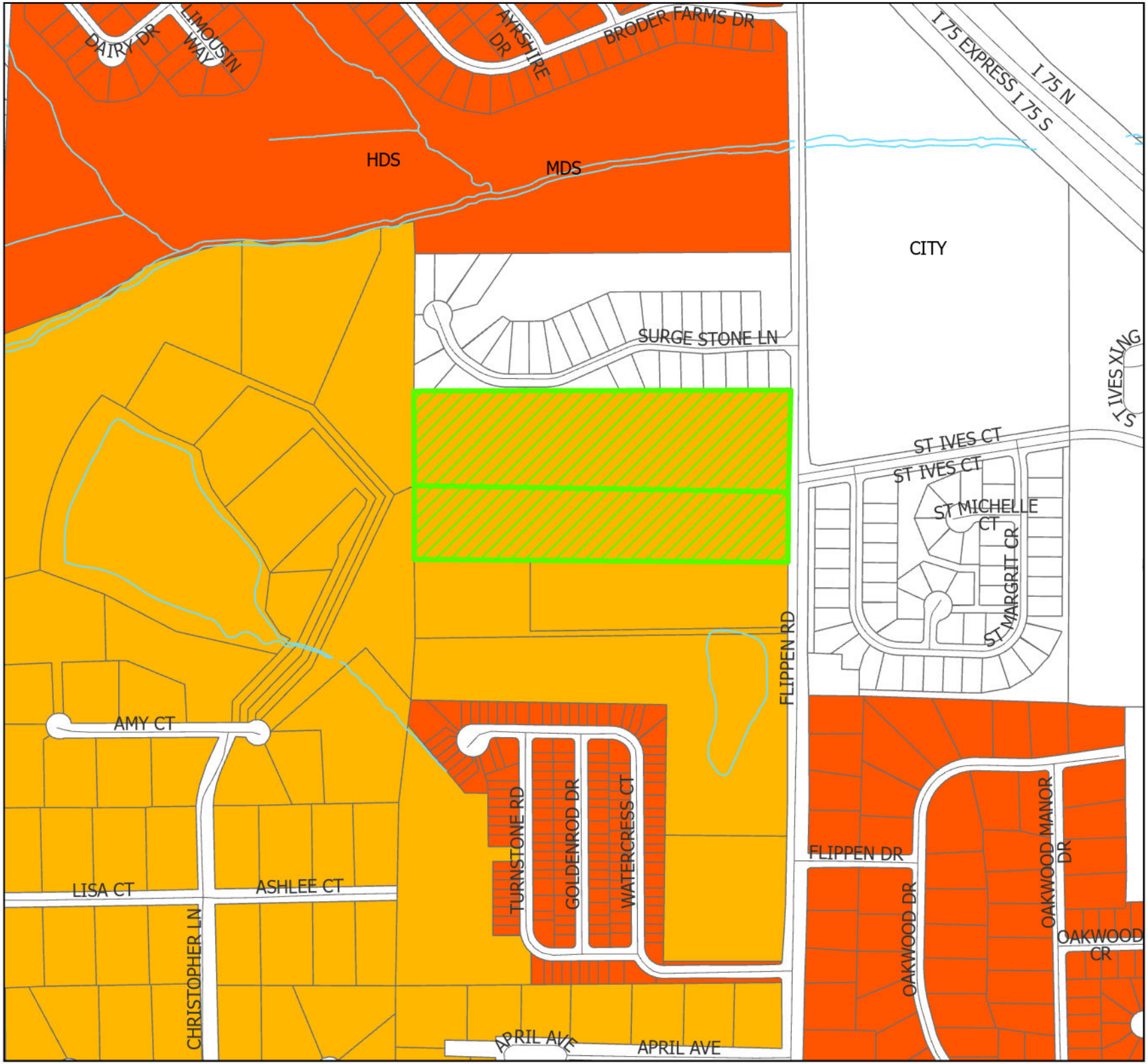
AX-25-03

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

N
W E
S

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



Legend

REQUEST

AX-25-03

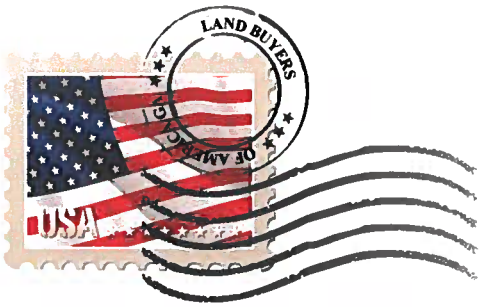
2023 FLUM

FLU2023

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

N
W E
S

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

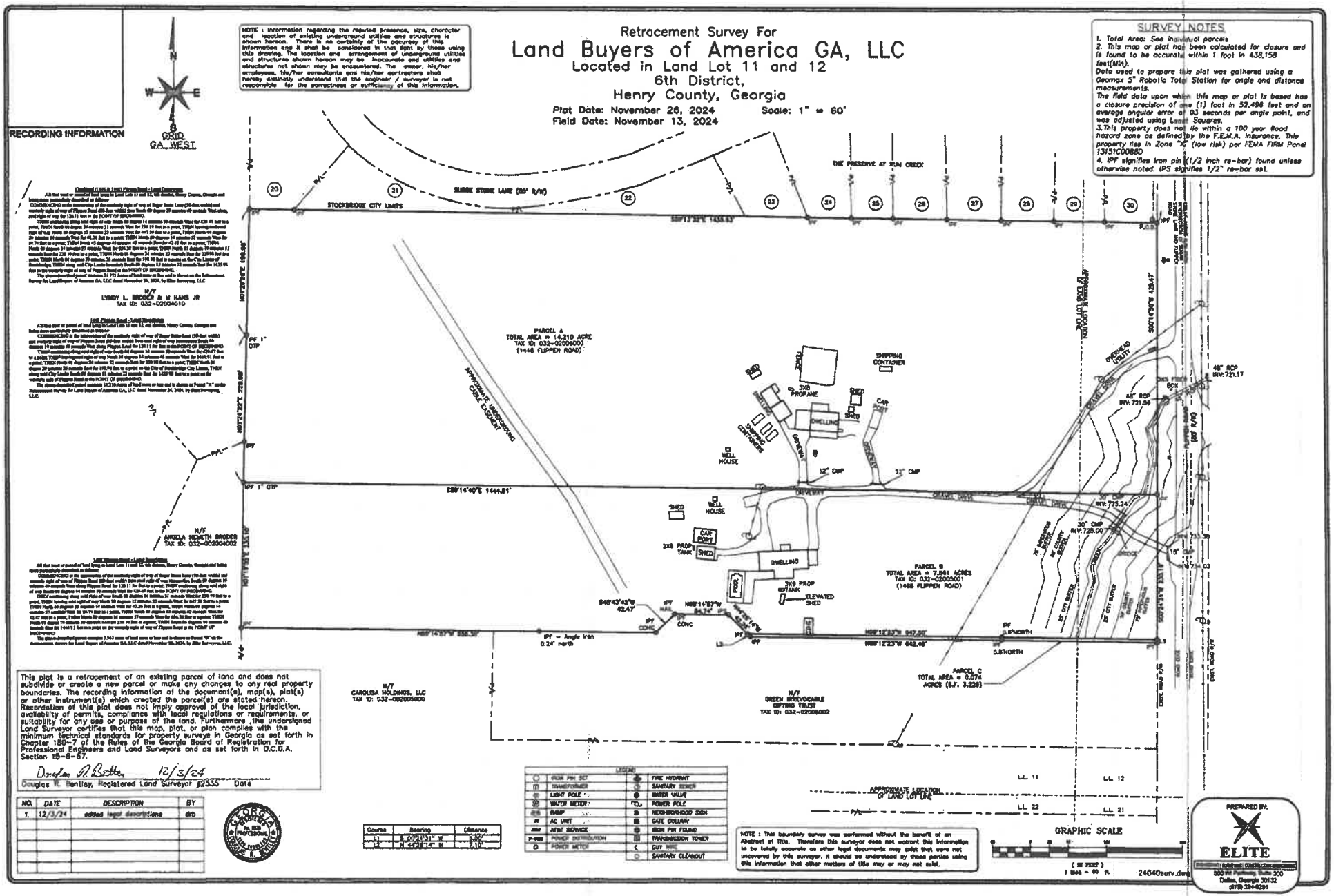
Carlotta Harrell, Chair

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 [illegible] COURT

Oct 14 11 [illegible] AM '85

REC'D
FILED
DATE

17.50
10-14-85

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1468 Hyppen Rd, Stockbridge (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
DATE 10-14-83
Clerk of Superior Court

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

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

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of: EIGHT-SEVENTY CORPORATION

[signature] BY: [signature] (Seal)

Charles E. Hopkins [signature] (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

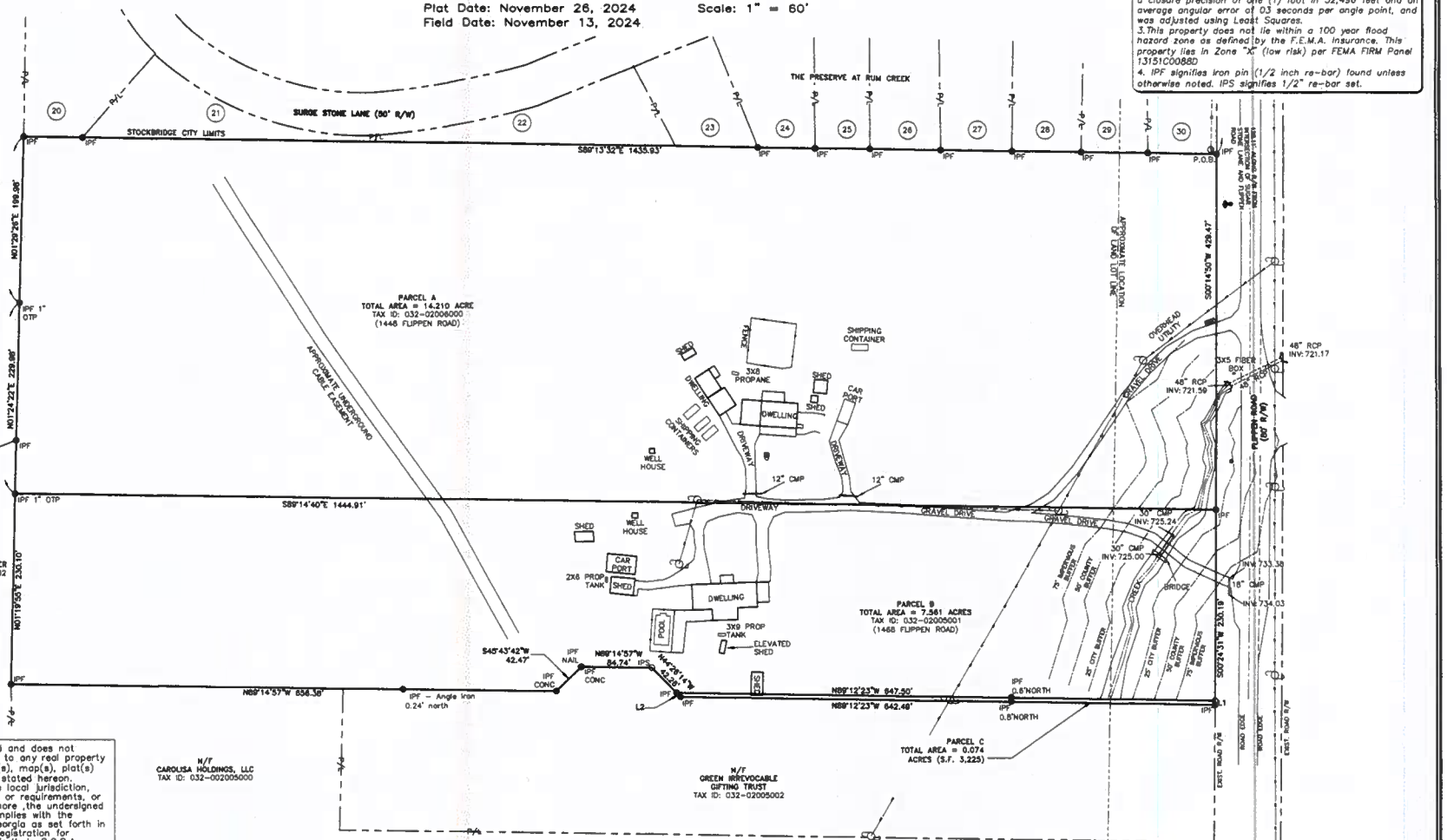
1448 Flippen Road - Legal Description

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.

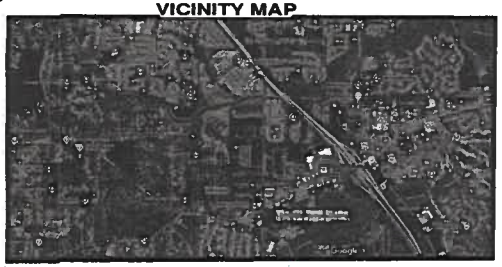
GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

24040surv.dwg

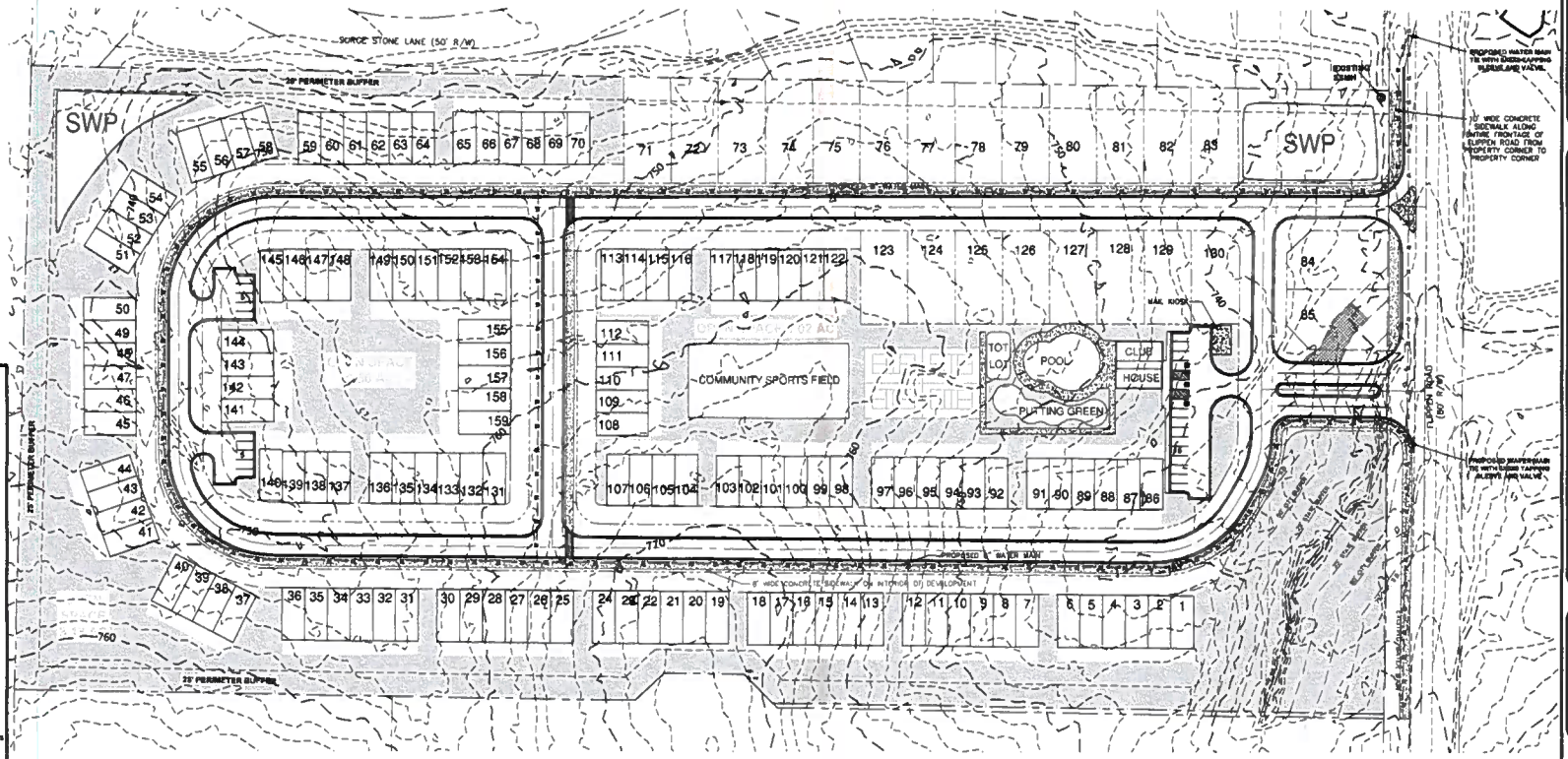
PREPARED BY:
ELITE
ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT
300 Wt Parkway, Suite 300
Dallas, Georgia 30132
(678) 324-8291

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

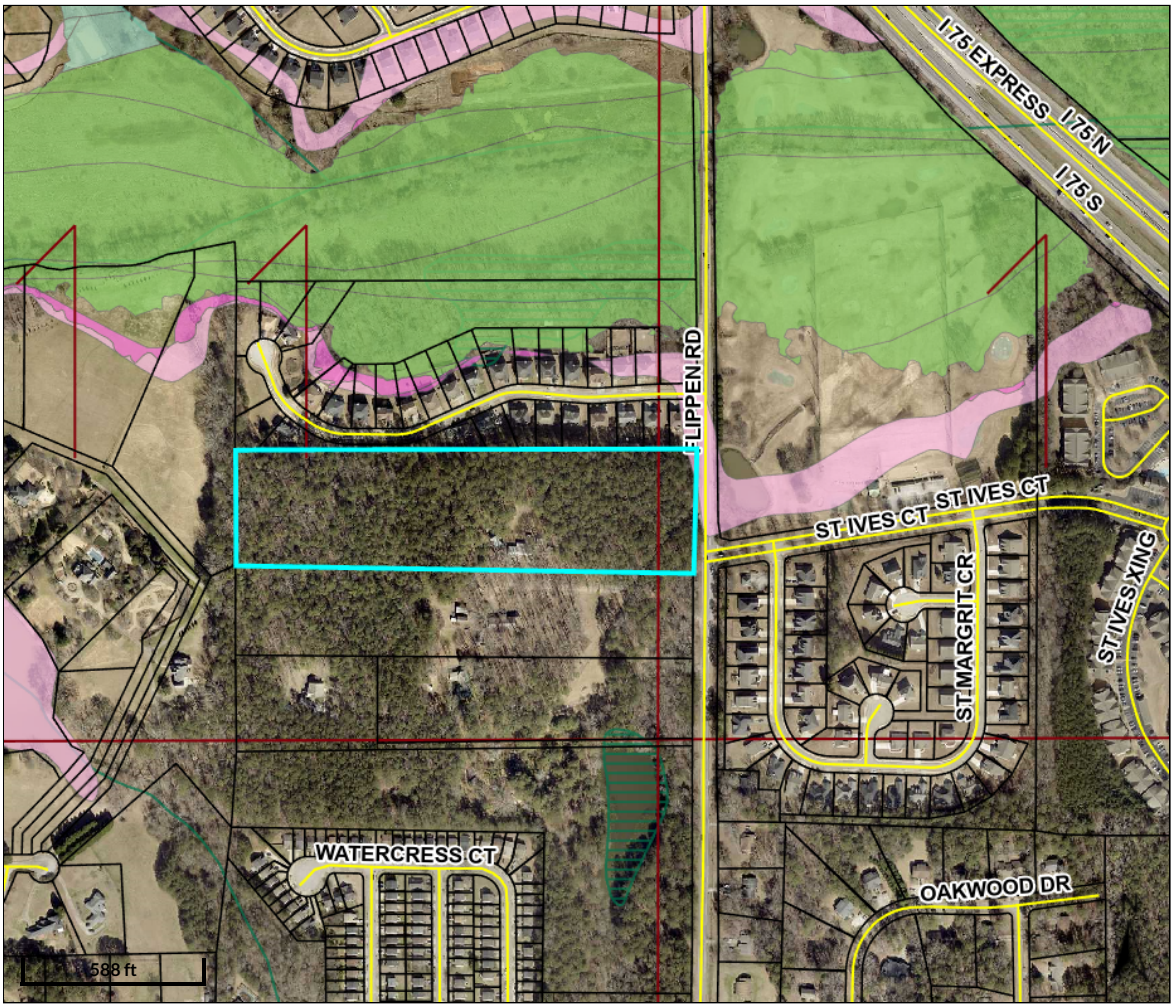
DATE:
REVISION
NO.

ANNEXATION & REZONING PLAN FOR
HANOVER PARK
LAND LOTS 11 & 12, 6th DISTRICT, HENRY COUNTY

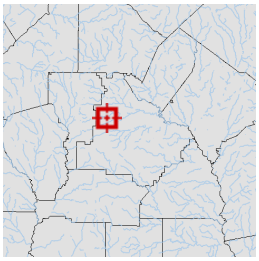
PREPARED FOR:
LAND BUYERS OF AMERICA GA, LLC
24 CONTACT
MICHAEL KANER
404-422-8806

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

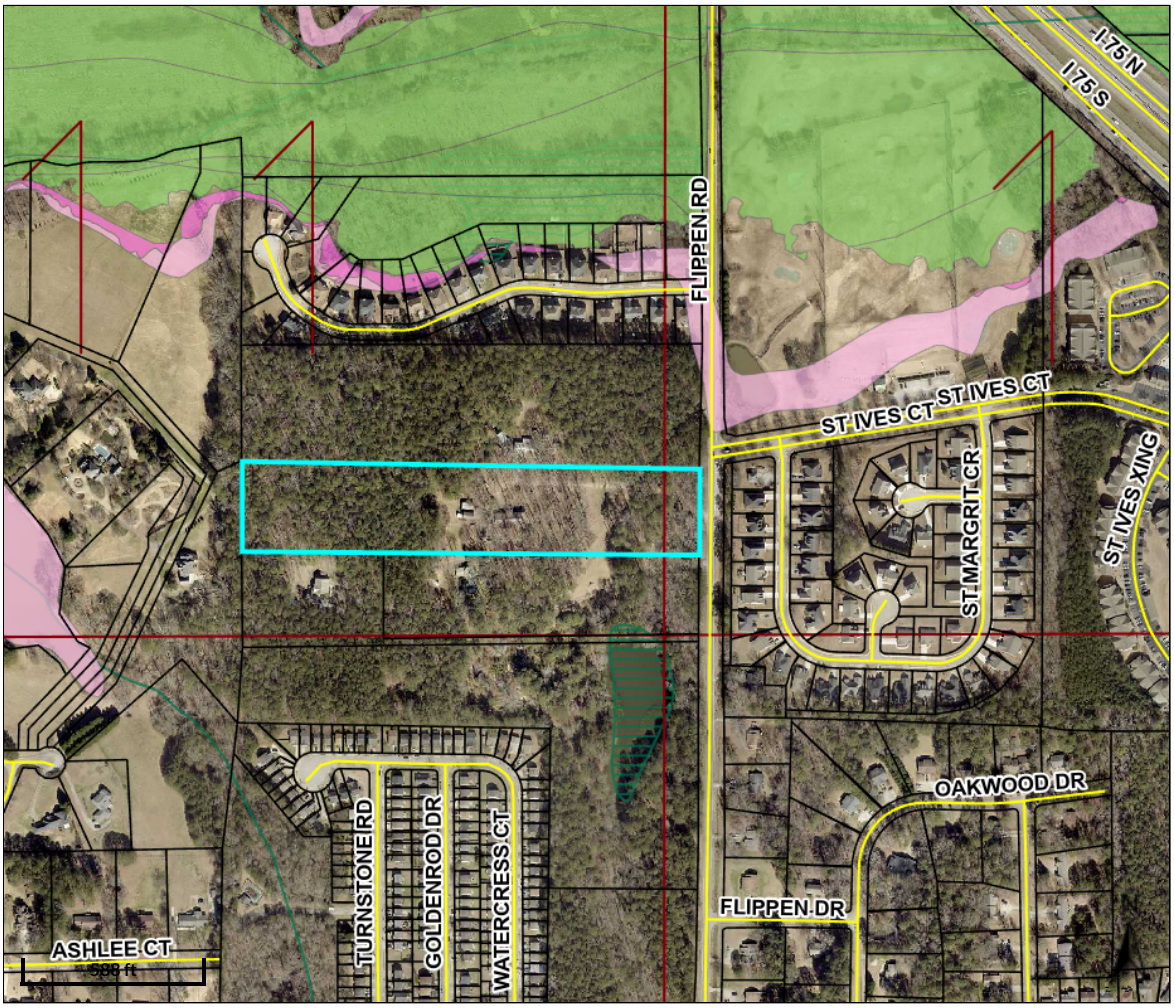
Parcel ID	032-02006000	**Class**	Consv Use	**Owner Address**	REICHERT WILLIAM K & BRENDA A 1448 FLIPPEN RD STOCKBRIDGE, GA 30281	**Land Value:**	$182,500				
Property Address	1448 FLIPPEN RD	**Acreage**	14.21			**Building Value:**	$292,100	**Last 2 Sales**			
District	Henry County					**Misc Value:**	$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.

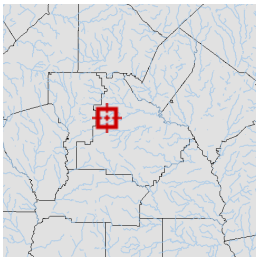
Date created: 2/18/2025
Last Data Uploaded: 2/18/2025 1:09:42 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



Overview



Legend

- Parcels
- Roads
- Land Lots

Flood Map

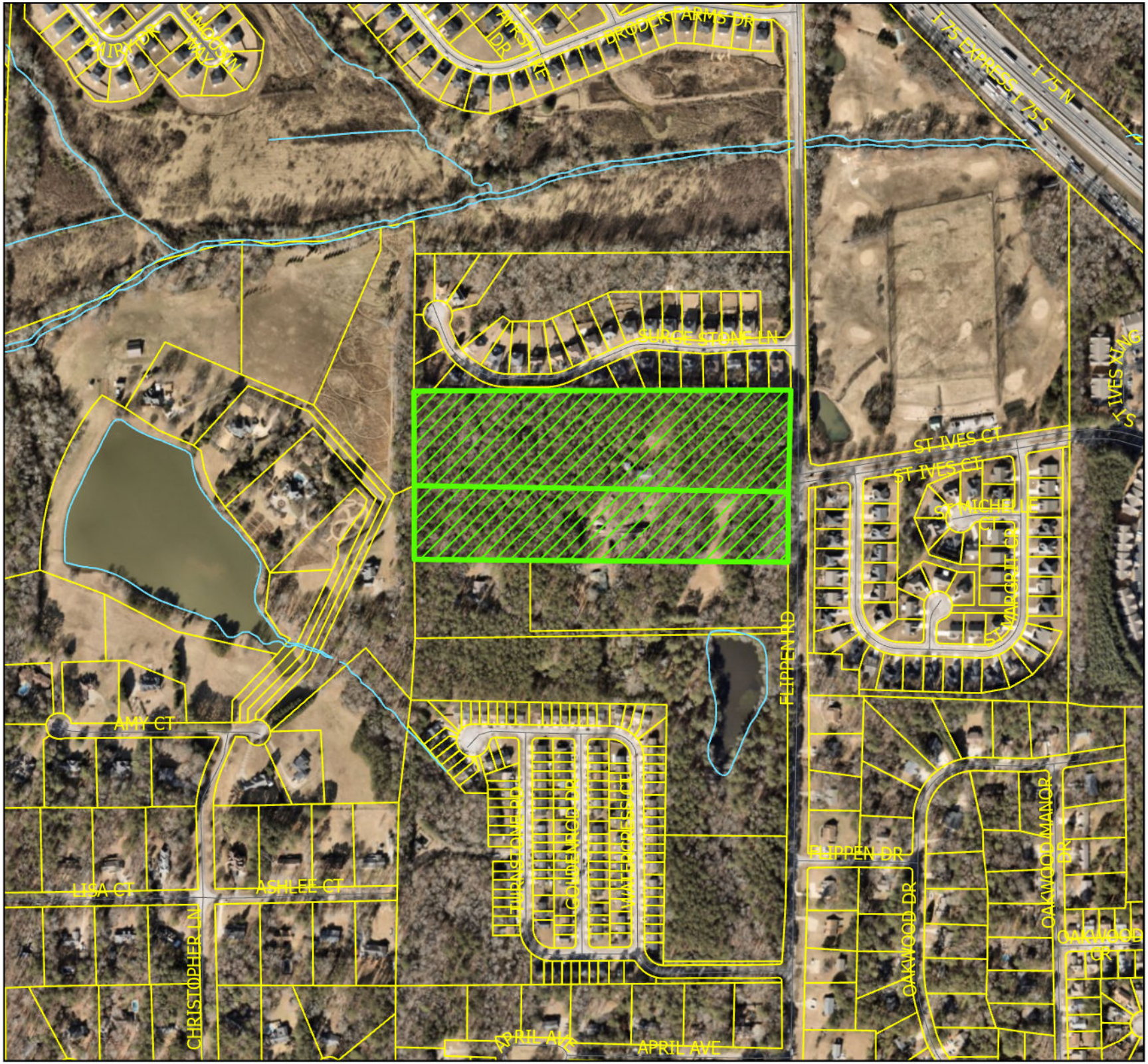
- X - 500 Year Flood
- 0.2 - Areas of 0.2% annual chance flood
- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE -100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined 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



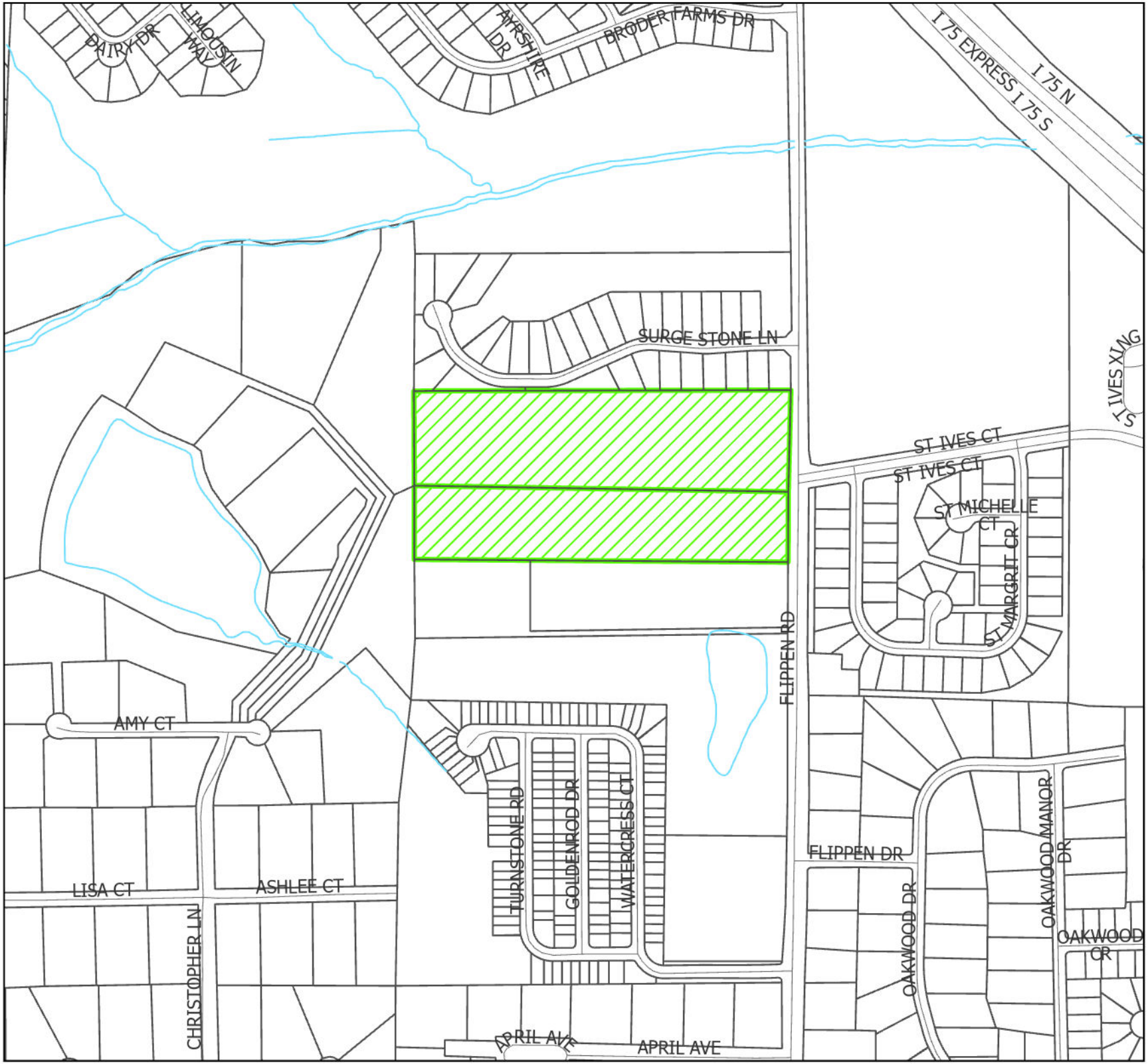
Legend

REQUEST

AX-25-03

N
W E
S

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



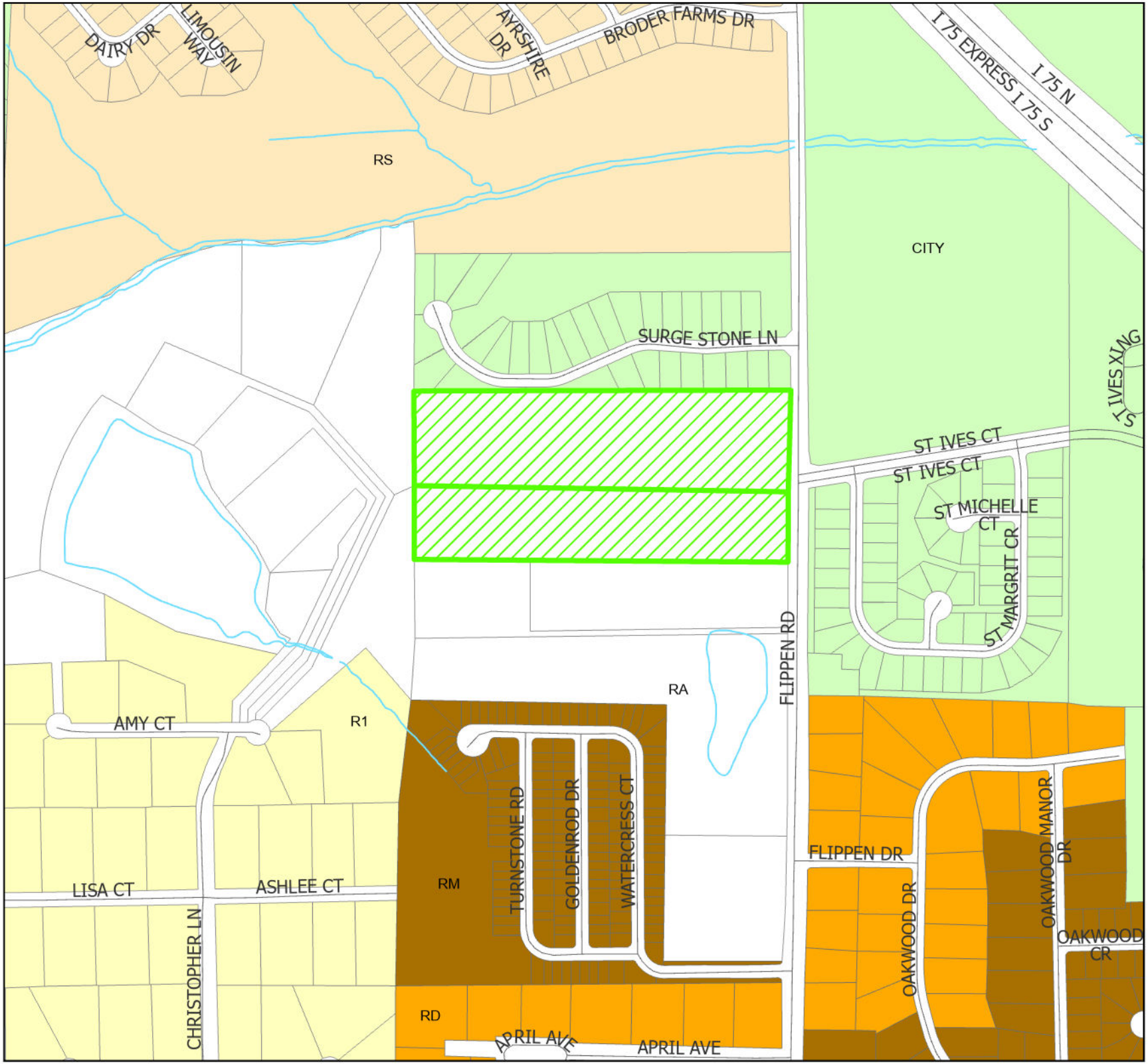
Legend

REQUEST

AX-25-03

N
W E
S

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



Legend

REQUEST

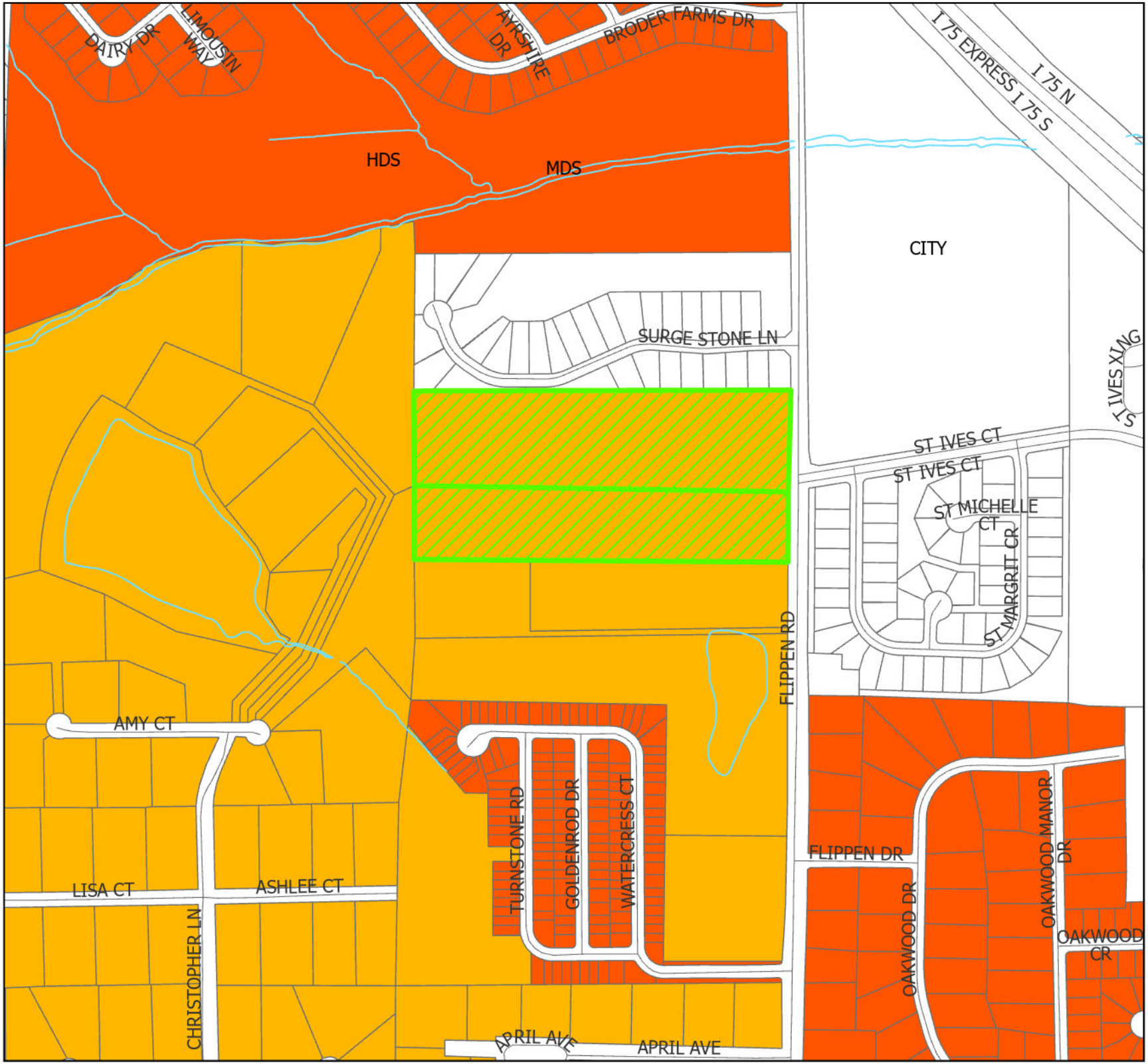
AX-25-03

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

N
W E
S

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
W E
S

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.

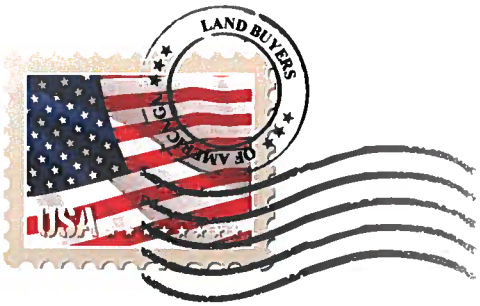
Please provide the City of Stockbridge with an official letter regarding Henry County's agreement or non-agreement to the proposed annexation. If you have any questions or need additional information, please contact Ryan Anderson at (678) 833-3340, or at randerson@stockbridgega.org.

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—JUNE 26, 2025

CITY COUNCIL MEETING—JULY 14, 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.

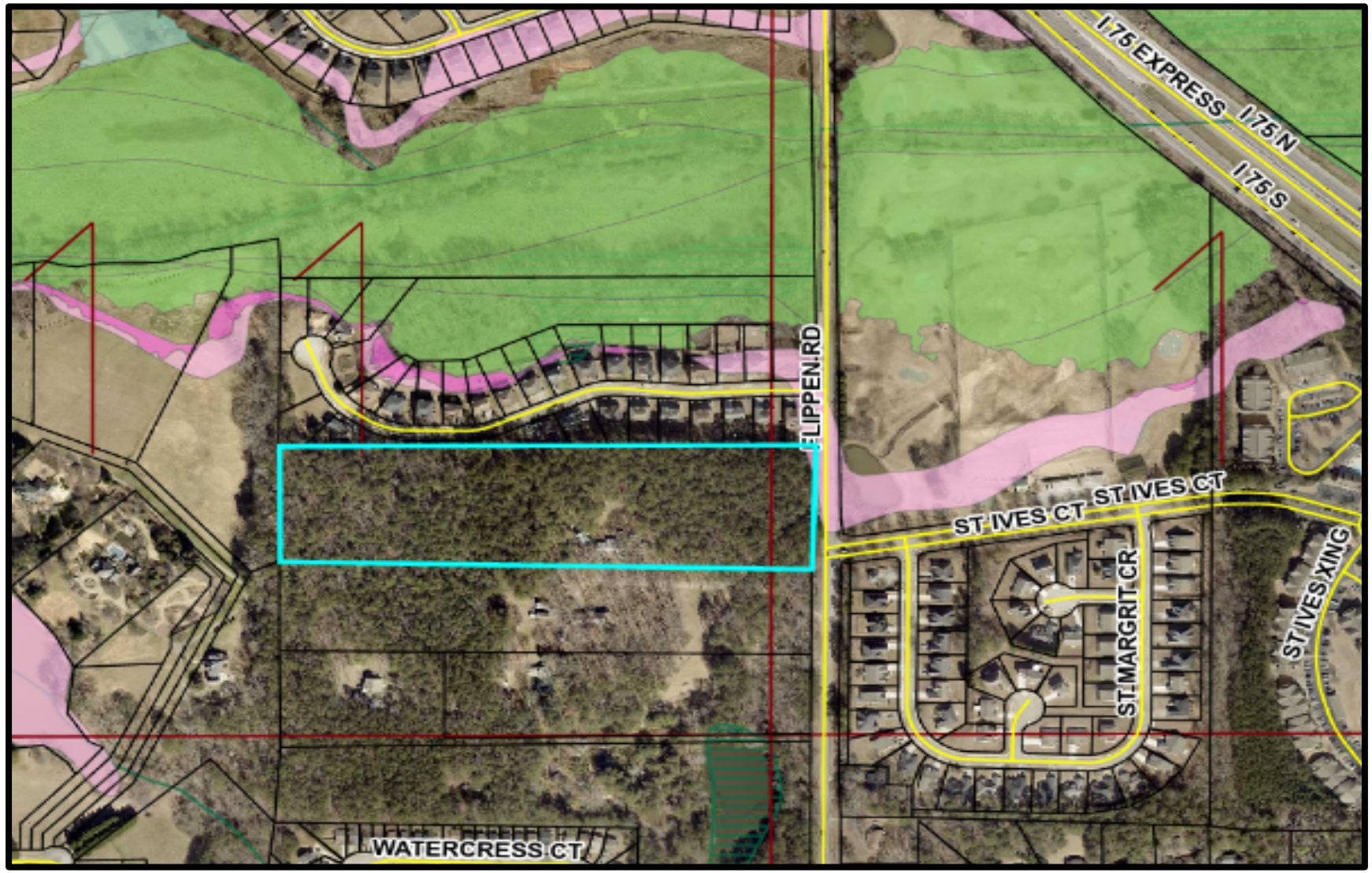
Applicant: Land Buyers of America, LLC.

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)

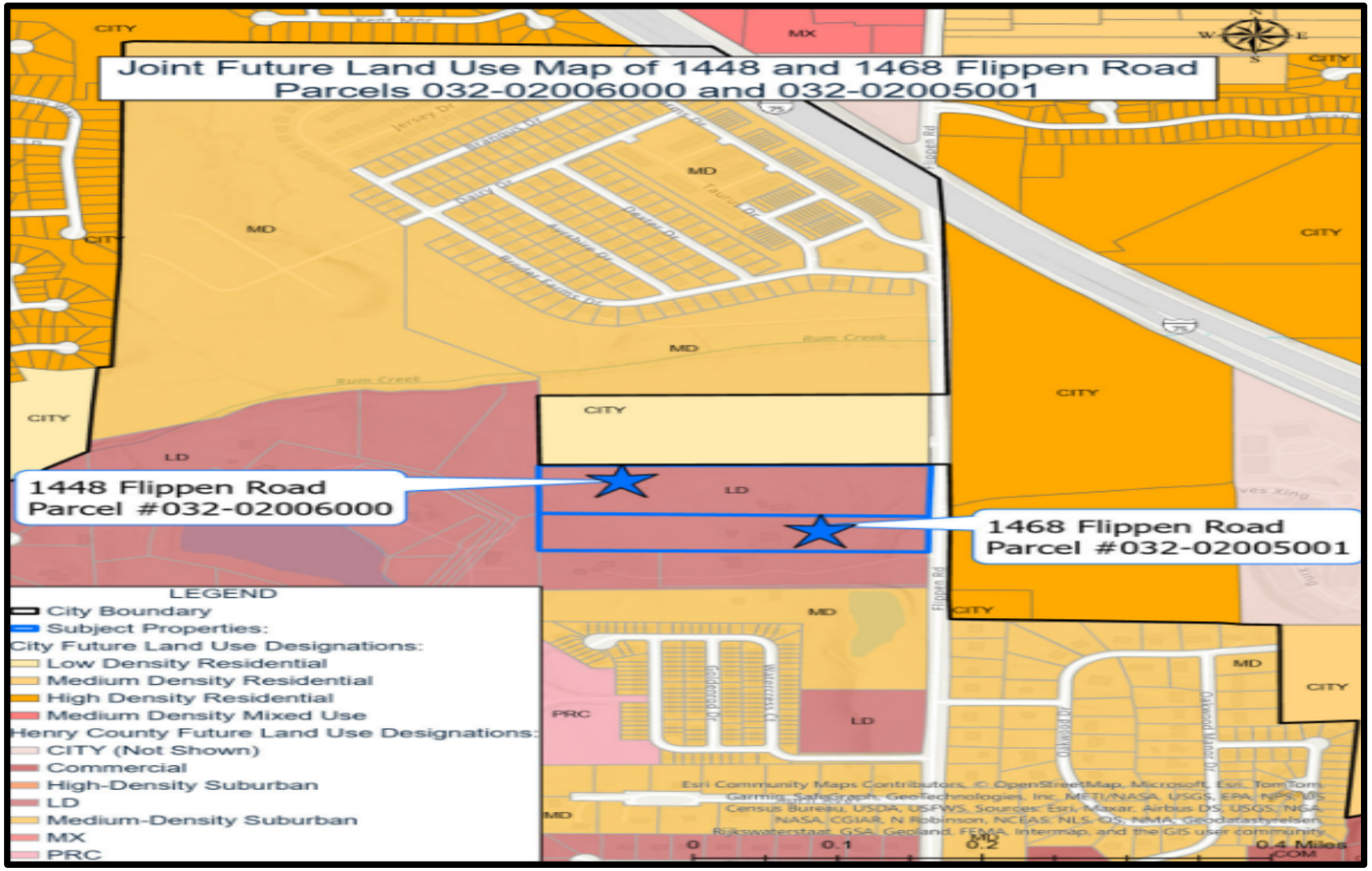
CASE FACTS TABLE (Slide #2)

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.

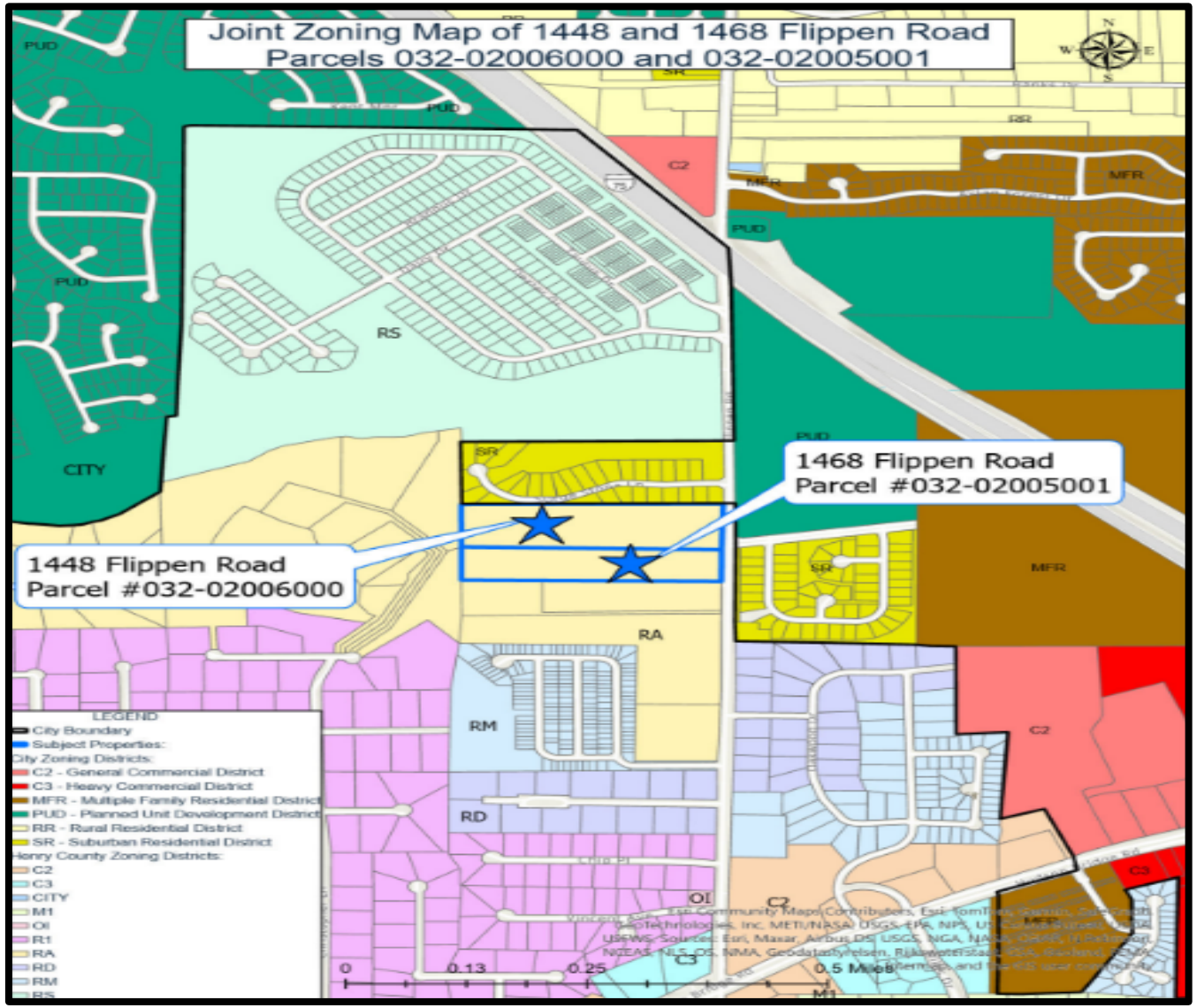
CASE FACTS TABLE (Slide #3)

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.

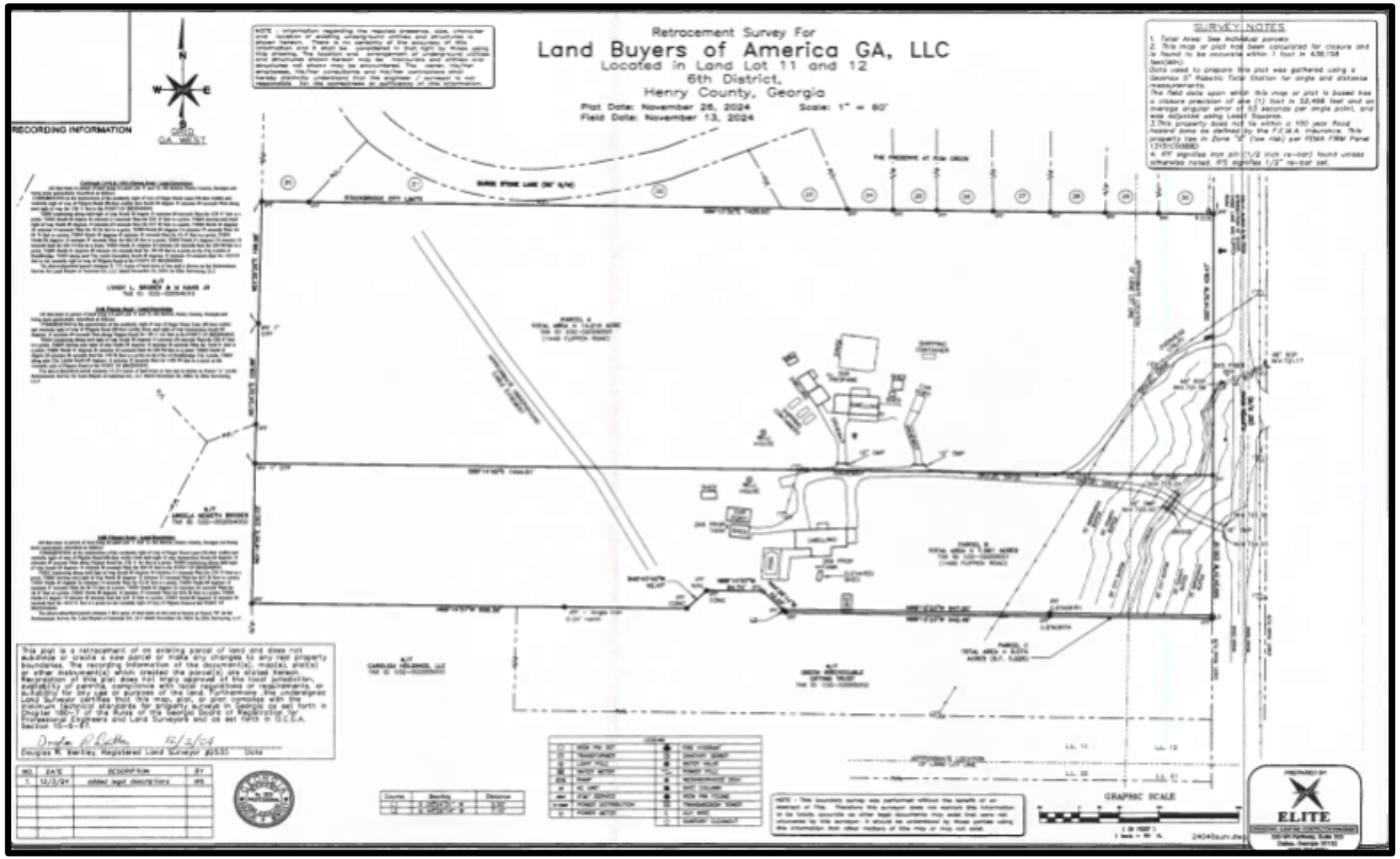
JOINT FUTURE LAND USE MAP FOR 1448 & 1468 FLIPPEN ROAD



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.

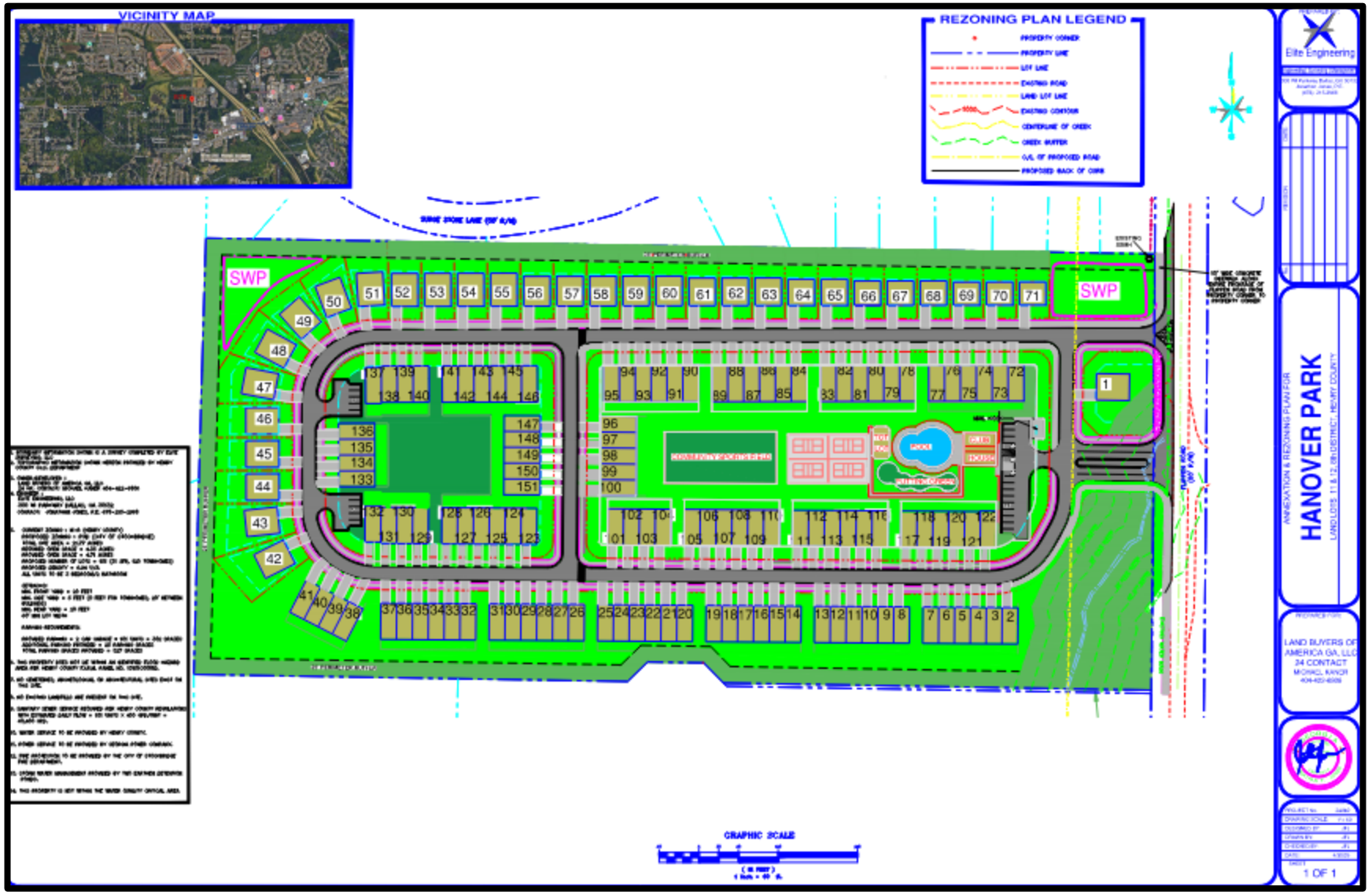
SITE PLAN DATA (Slide #1)

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.

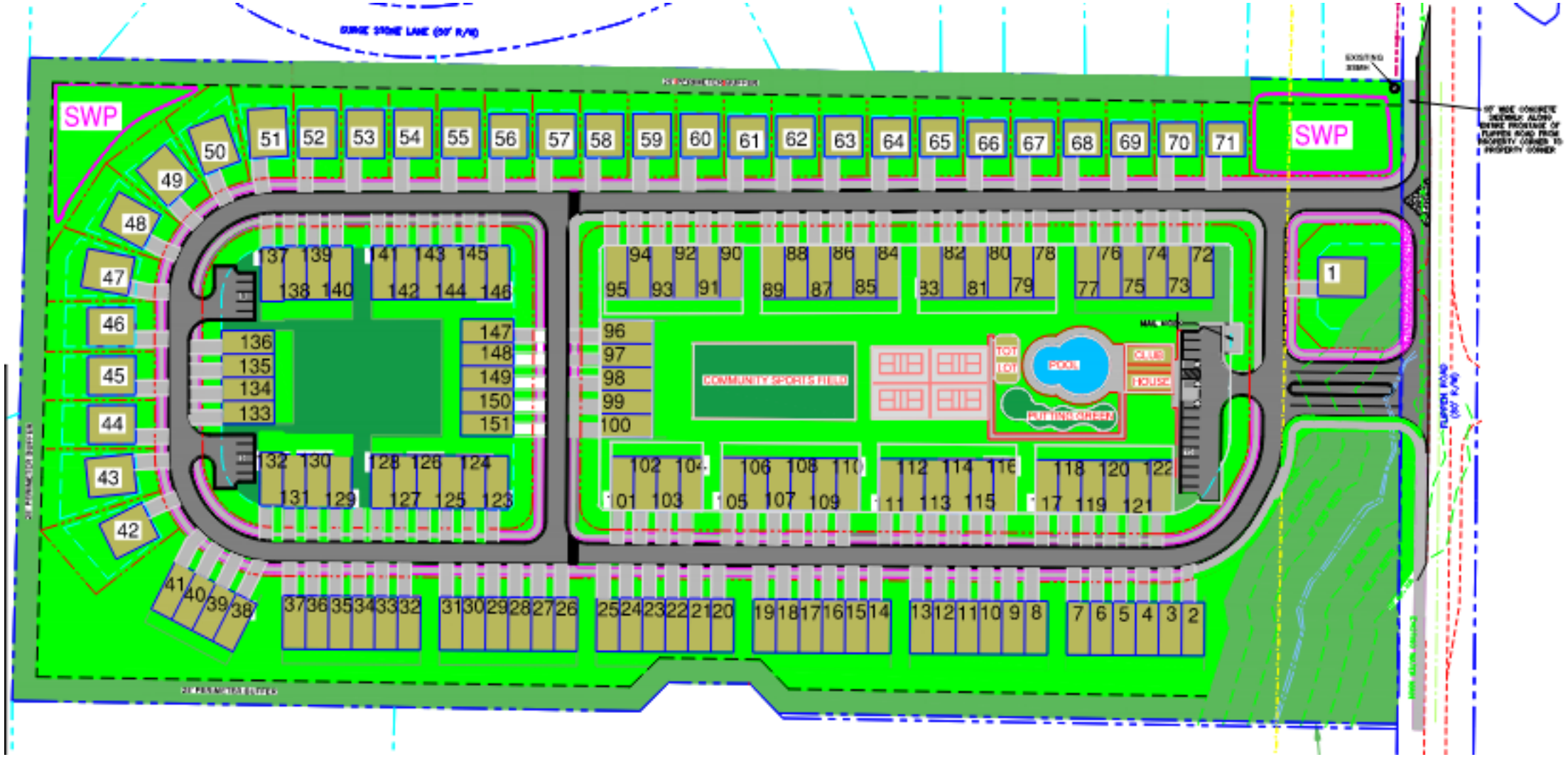
SITE PLAN DATA (Slide #2)

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.

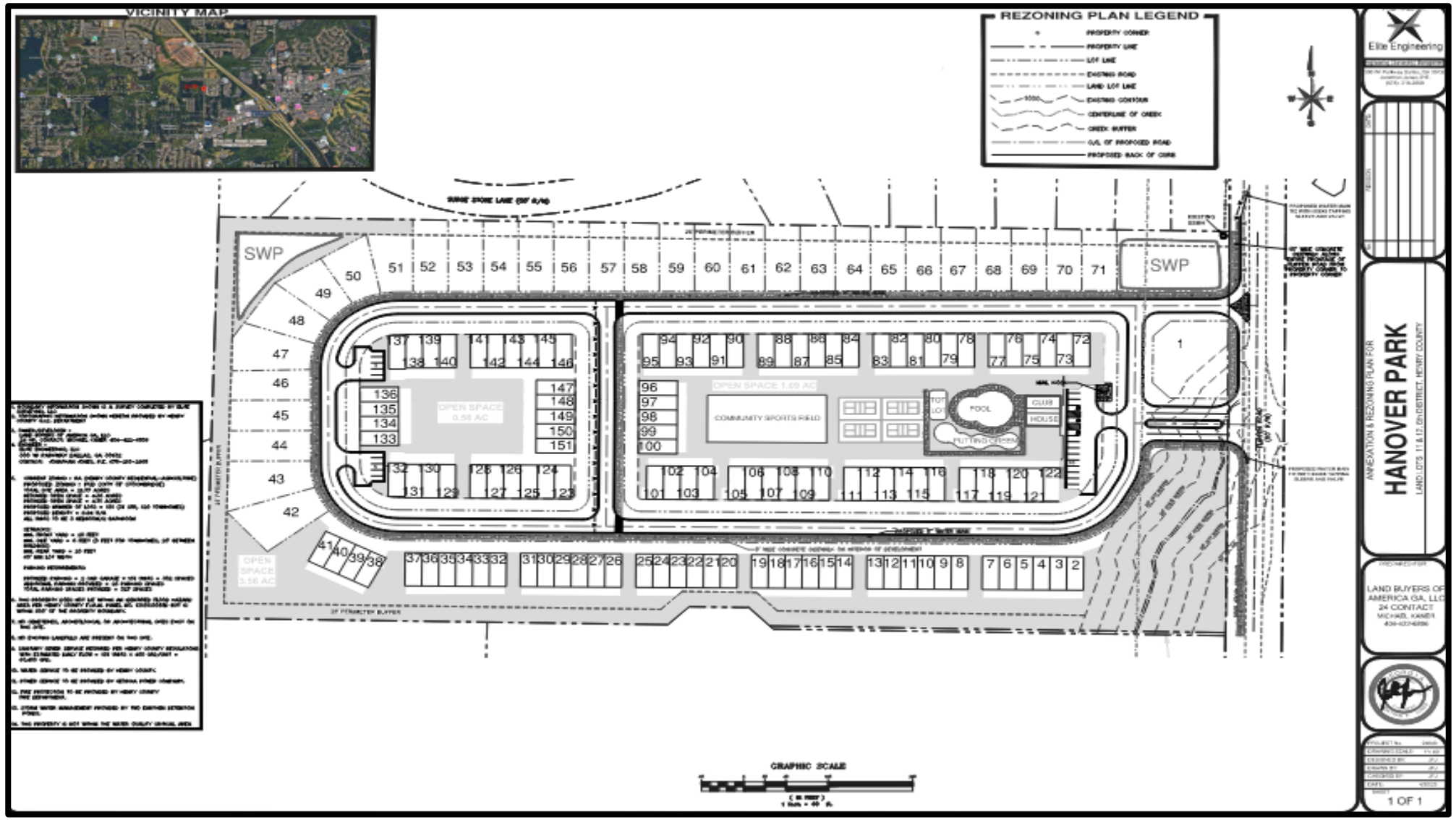
COLORED SITE PLAN



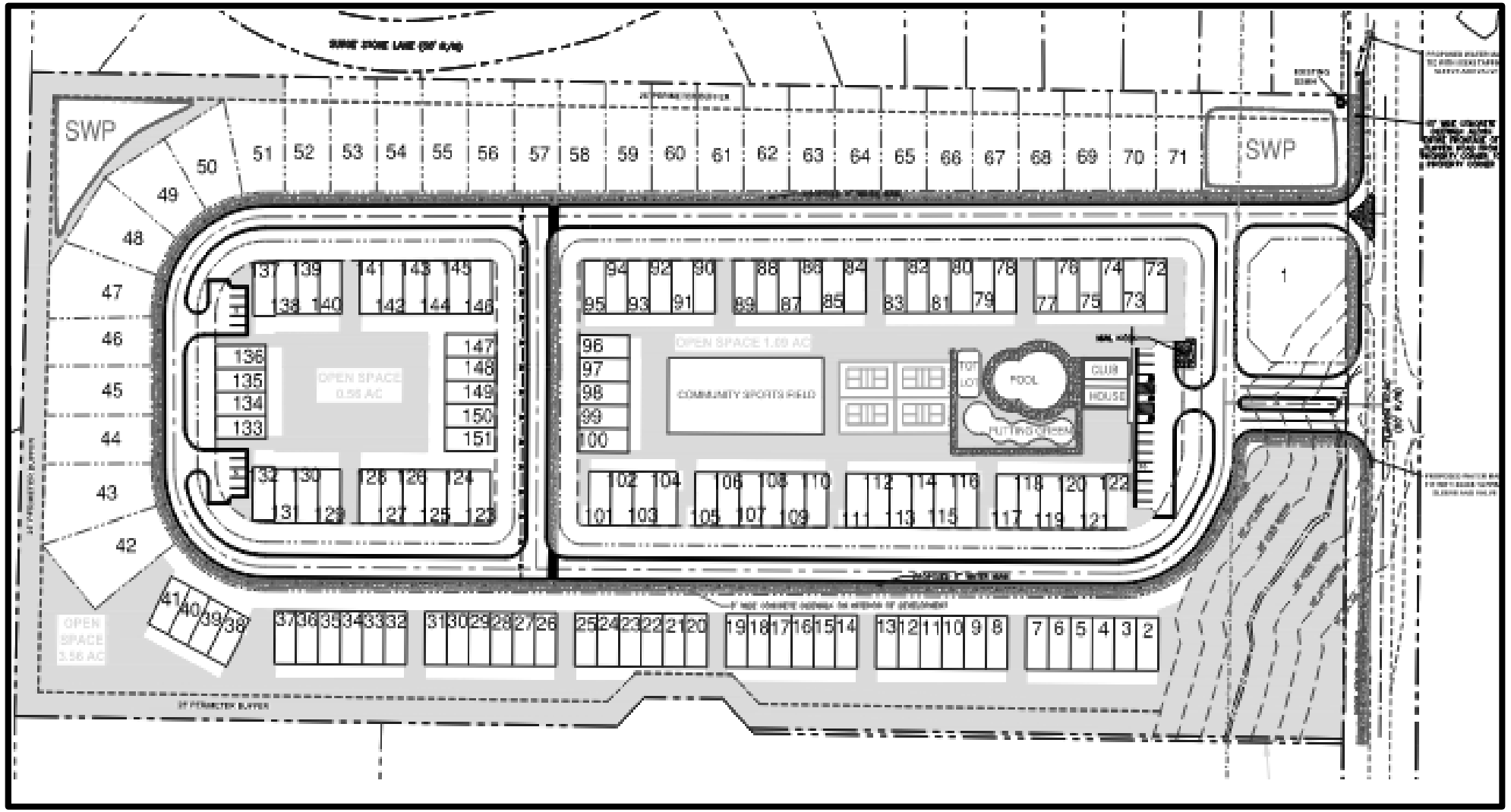
COLORED SITE PLAN, ENLARGED



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).**

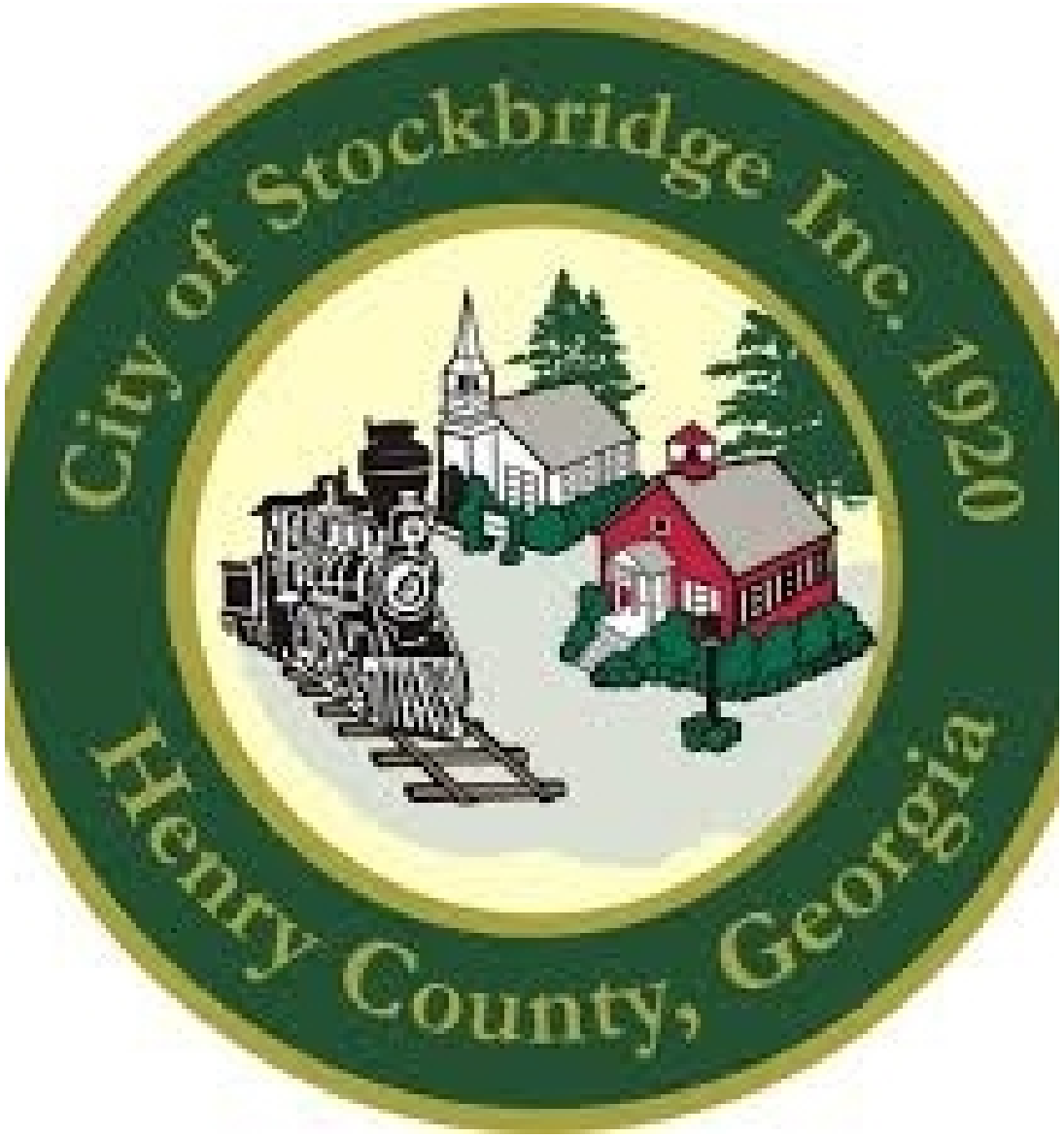
Staff Recommendation For AX-2025-01

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)

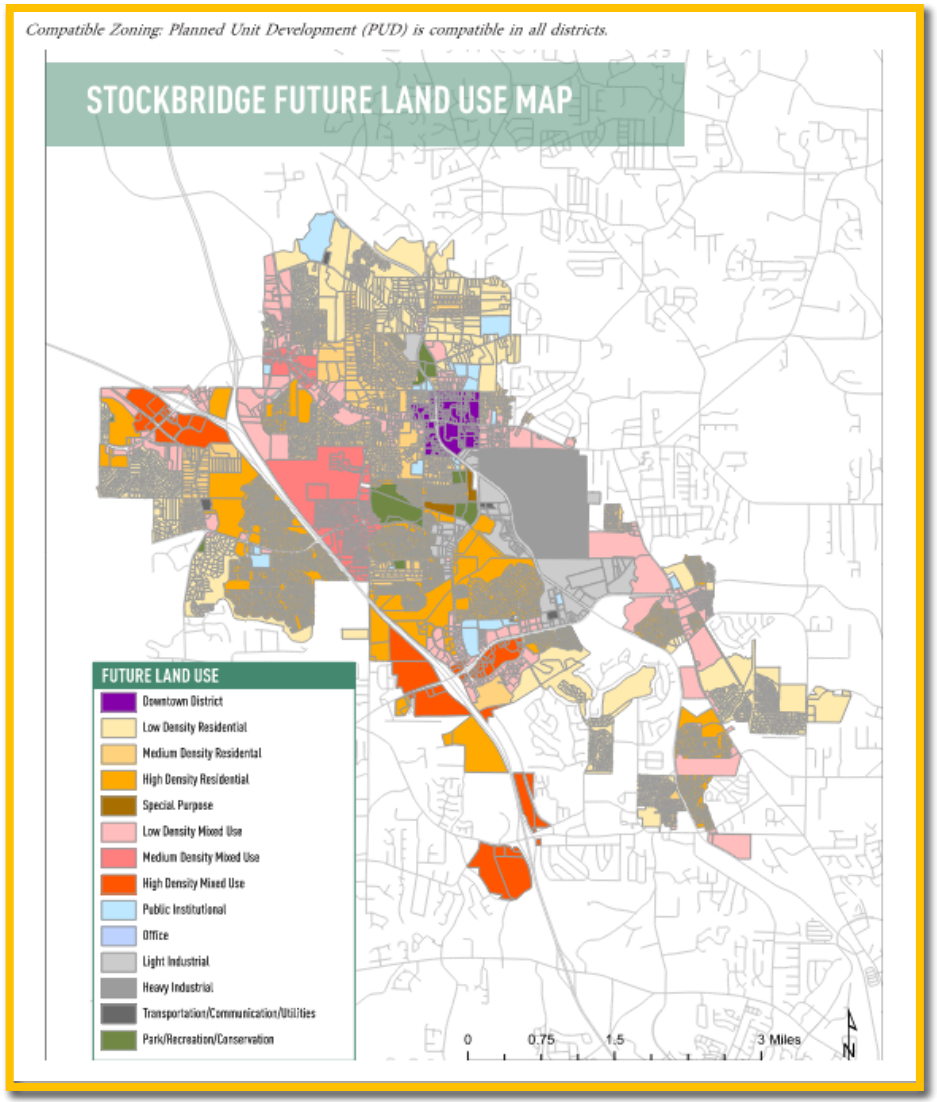
PowerPoint Presentation For CP-2025-01



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.

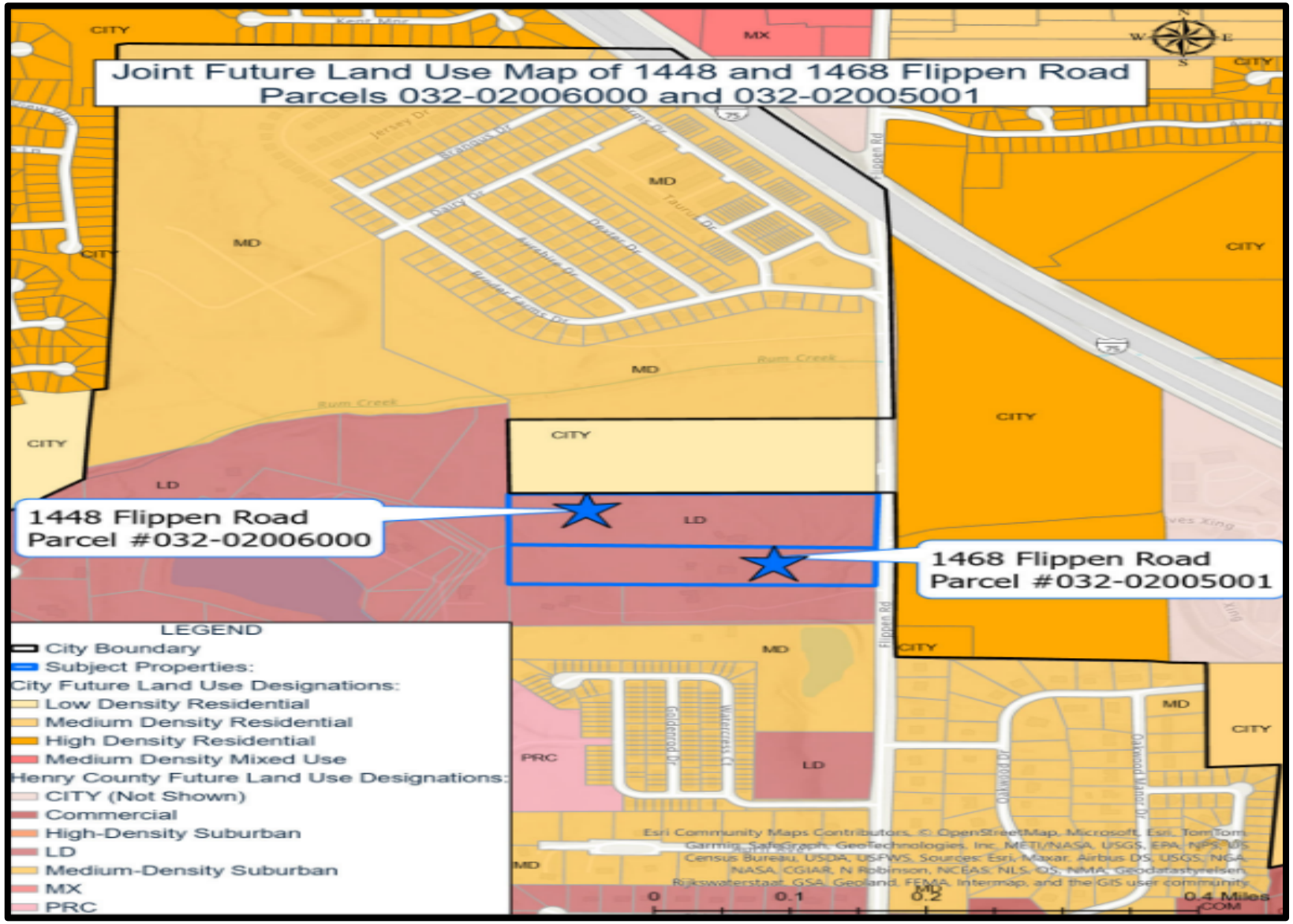
City of Stockbridge
Comprehensive Plan (2024)



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

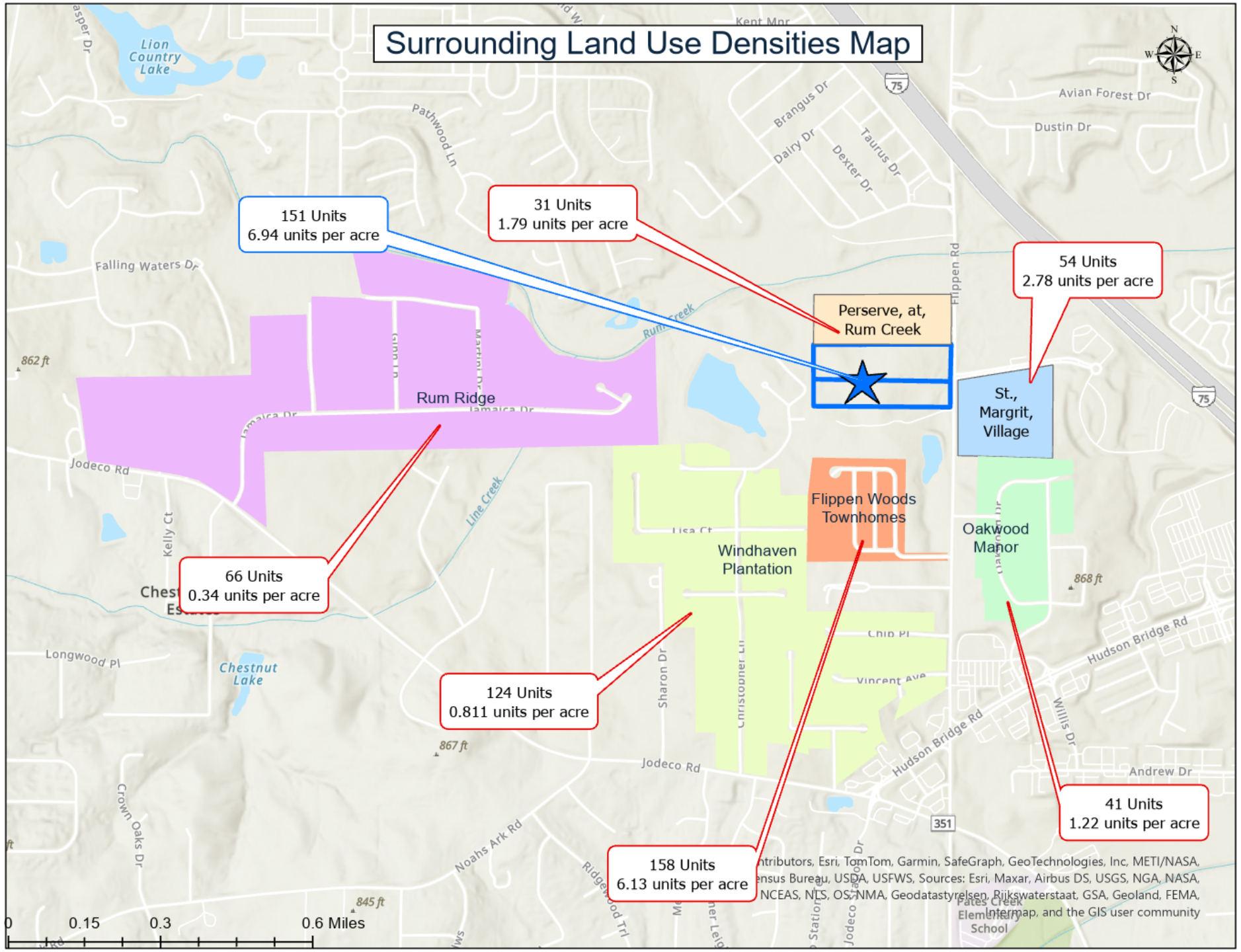


SURROUNDING LAND USE DESIGNATIONS

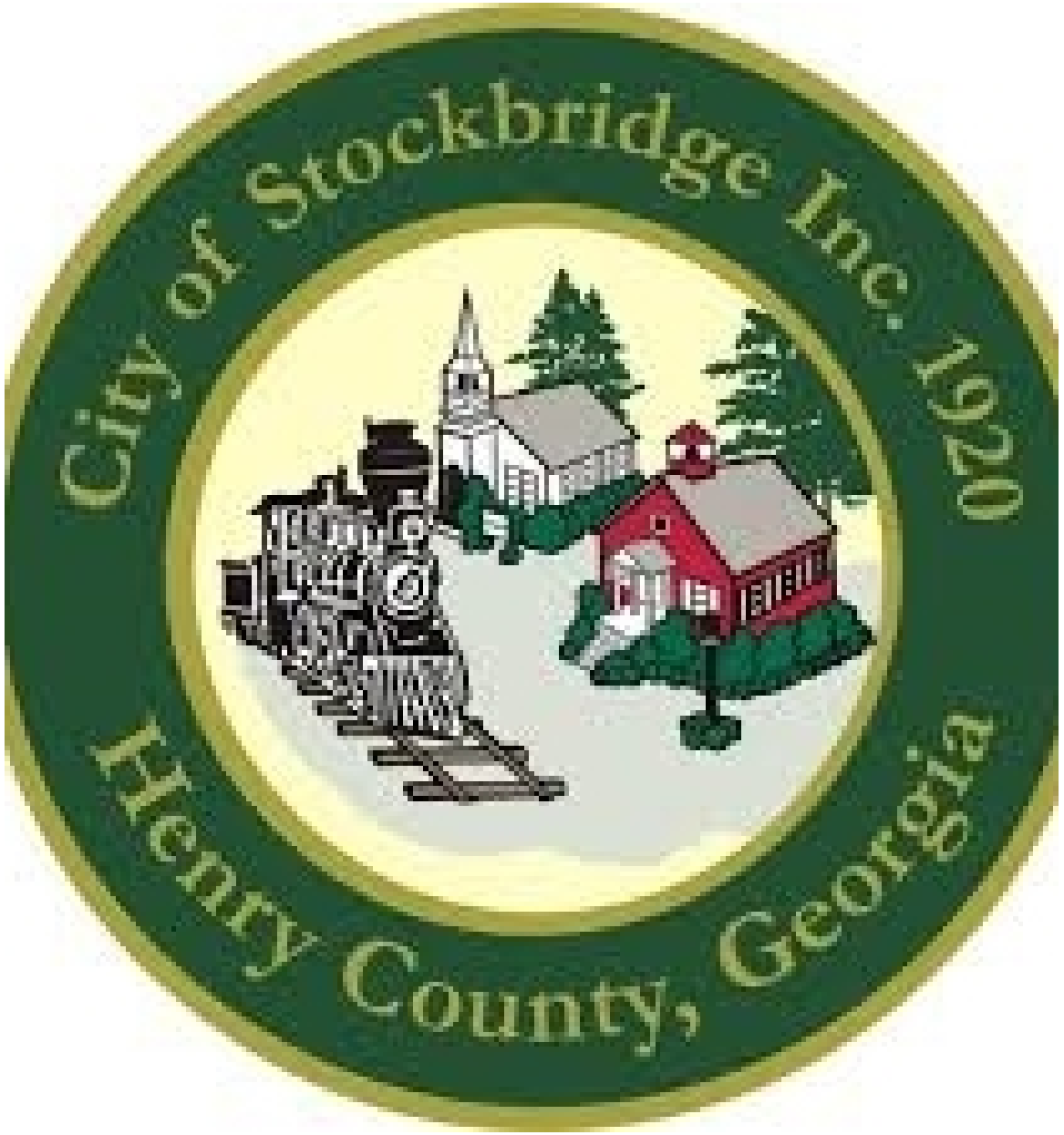
Location	Current Land Use	Current Future Land Use Designation
Property to the North	Preserve at Rum Creek Subdivision	Low-Density Residential (City of Stockbridge)
Property to the South	Single-Family Homes Flippen Woods Townhomes Subdivision	Medium-Density Suburban (Henry County) High-Density Suburban (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

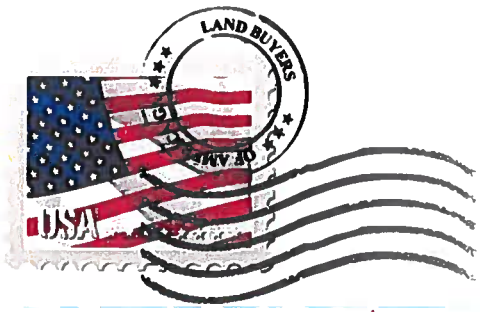
Mailing Address: 2500 CLEAN WATER COURT BUFORD, GA 30281

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 10-8

WARRANTY DEED

85-RE-542

STATE OF GEORGIA **COUNTY OF** HENRY

THIS INDENTURE, Made the 13th **day of** September **, in the year one thousand nine hundred** eighty-five **, between**

DALE B. SCHNEIDER AND EIGHT-SEVENTY CORPORATION

of the County of , and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLIAM K. REICHERT AND BRENDA A. REICHERT,
AS Joint Tenants with right of wurvivorship

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION----------($10.00) **DOLLARS** in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby **acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,**

All that tract or parcel of land lying and being in Land Lot 11 of the 6th Distirct of Henry County Georgia, as per plat prepared by W R Franks and dated August 28, 1985, and being more particularly described as follows:

To ascertain the True Point of Beginning commence at a reference point being the intersection of the Western right of way line of Flippen Road and the Southern line of Land Lot 11; thence from said reference point in a Northerly direction along the Western right of way line of Flippen Road a distance of 989.32 feet to an iron pin and the True Point of Beginning; thence North 89 degrees 02 minutes 42 seconds West a distance of 1,439.81 feet to an iron pin; thence North 01 degrees 55 minutes 51 seconds East a distance of 200 feet to an iron pin placed; thence South 89 degrees 02 minutes 42 seconds East a distance of 1,435.92 feet to an iron pin placed on the Western right of way line of Flippen Road; thence South 00 degrees 29 minutes West a distance of 200 feet to an iron pin and the TRUE POINT OF BEGINNING. said tract containing 6.599 acres.

FILED IN OFFICE
CLERK OF SUPERIOR COURT

Dec 11 11 5 AM '85

17.30
10-14-85

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1468 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

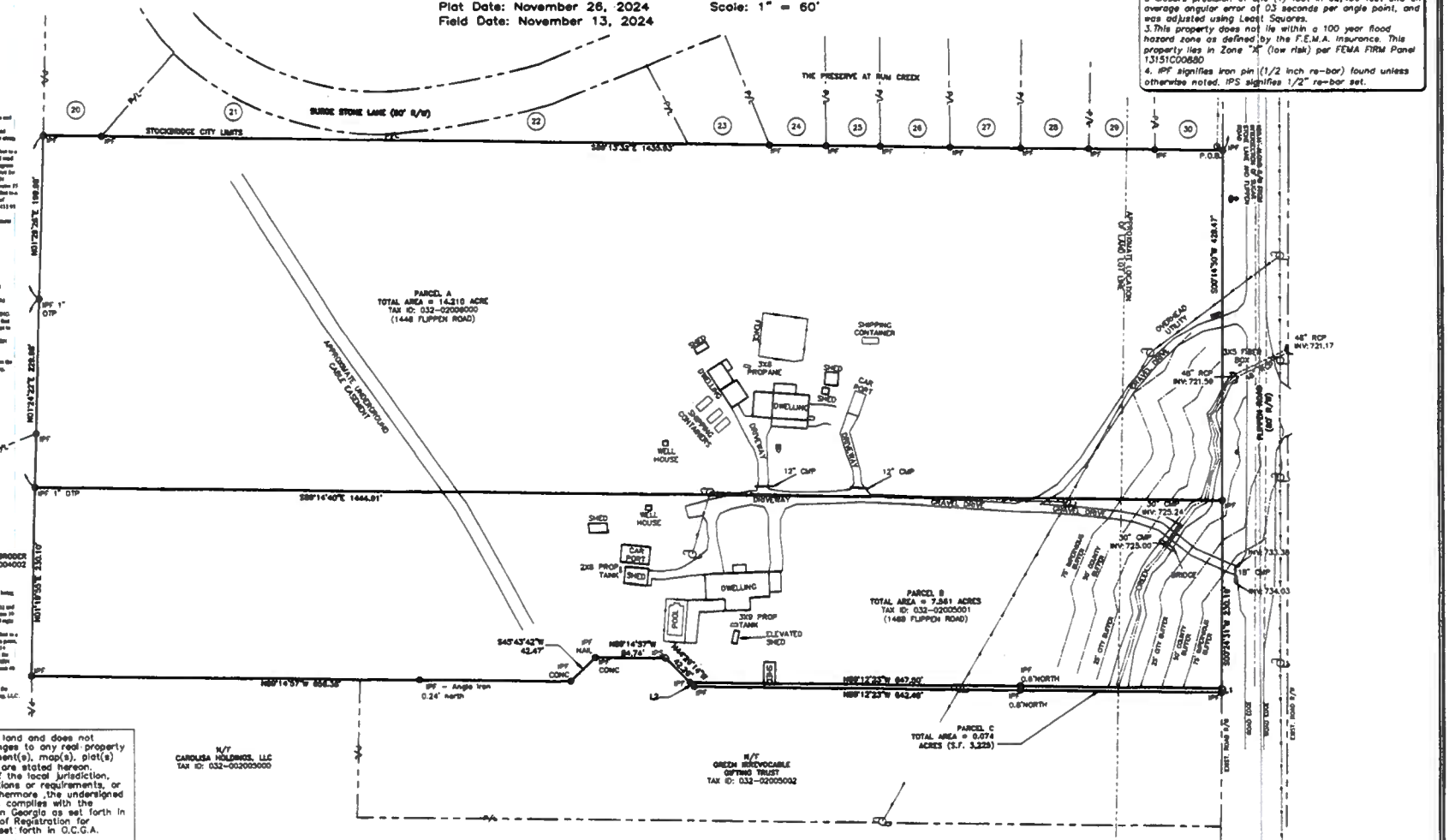
1498 Flippen Road - Land Description

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

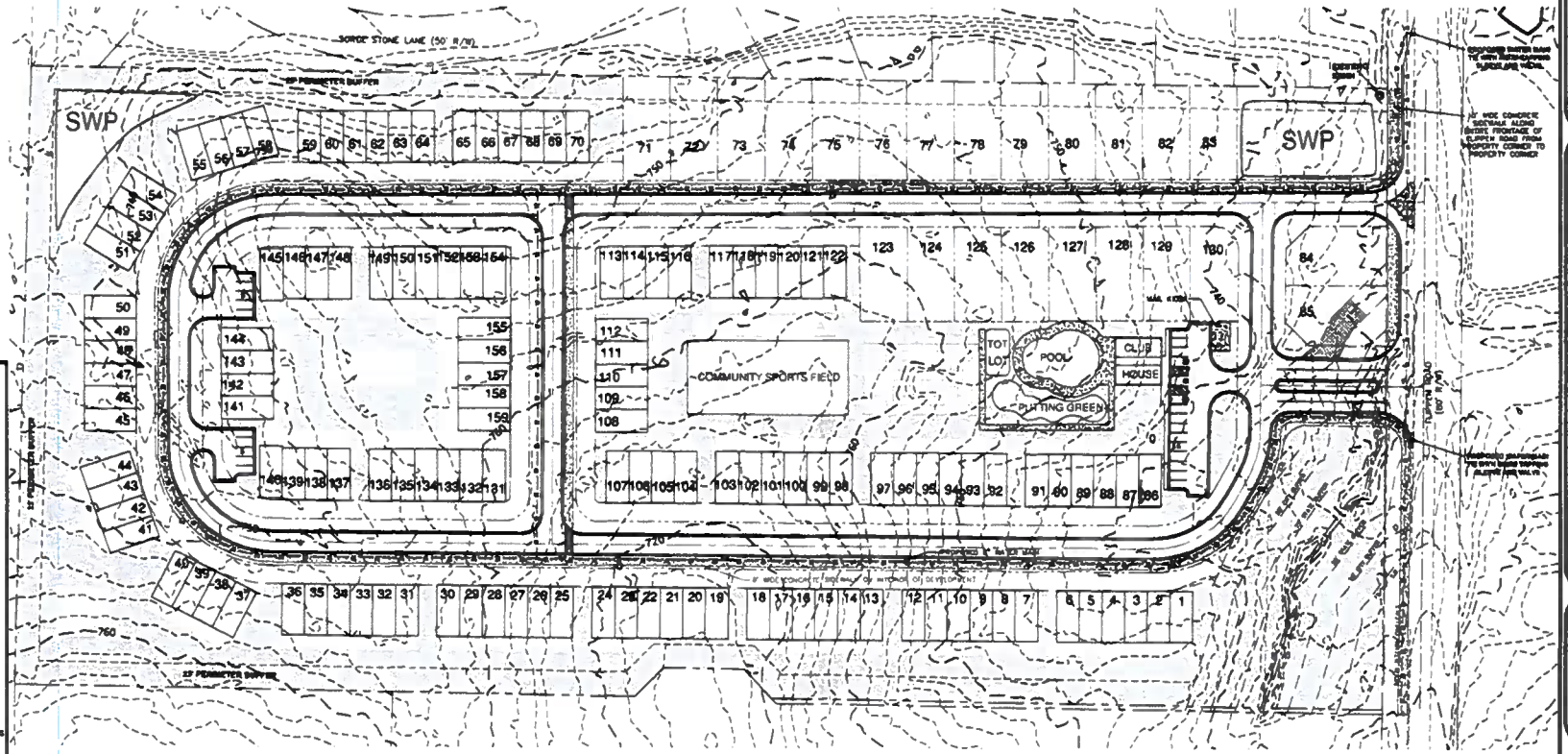
24040surv.dwg

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 404-422-6806
4. ENGINEER:
   ELITE ENGINEERING, LLC
   300 W PARKWAY DALLAS, GA 30132
   CONTACT: JONATHAN JONES, P.E. 678-219-2906
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 = 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 136 UNITS = 318 SPACES
   ADDITIONAL PARKING PROVIDED = 25 PARKING SPACES
   TOTAL PARKING SPACES PROVIDED = 343 SPACES
6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER HENRY COUNTY F.I.R.M. PANEL NO. 13151C0080D.
7. NO CEMETERIES, 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 10TH ESTIMATED DAILY FLOW = 158 UNITS X 400 GPD/UNIT = 63,000 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 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) 219-2906

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

PROJECT No.	24040
DRAWING SCALE	1"= 60'
DESIGNED BY	JFJ
DRAWN BY:	JFJ
CHECKED BY	JFJ
DATE	12/8/24
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 OF
CLERK OF SUPERIOR COURT
Oct 14 11 58 AM '85
REC'D
FILED
DATE

17.50
10-14-85

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1468 Hyppen Rd, Stockbridge (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
Laura L. Taylor
Clerk of Superior Court

FILED IN OFFICE
CLERK OF SUPERIOR COURT
OCT 13 11 13 AM '83
BOOK 540
PAGE 293
DATE 10-14-83
Laura L. Taylor

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

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

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of: EIGHT-SEVENTY CORPORATION

[signature] BY: [signature] (Seal)

Charles E. Hopkins [signature] (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)

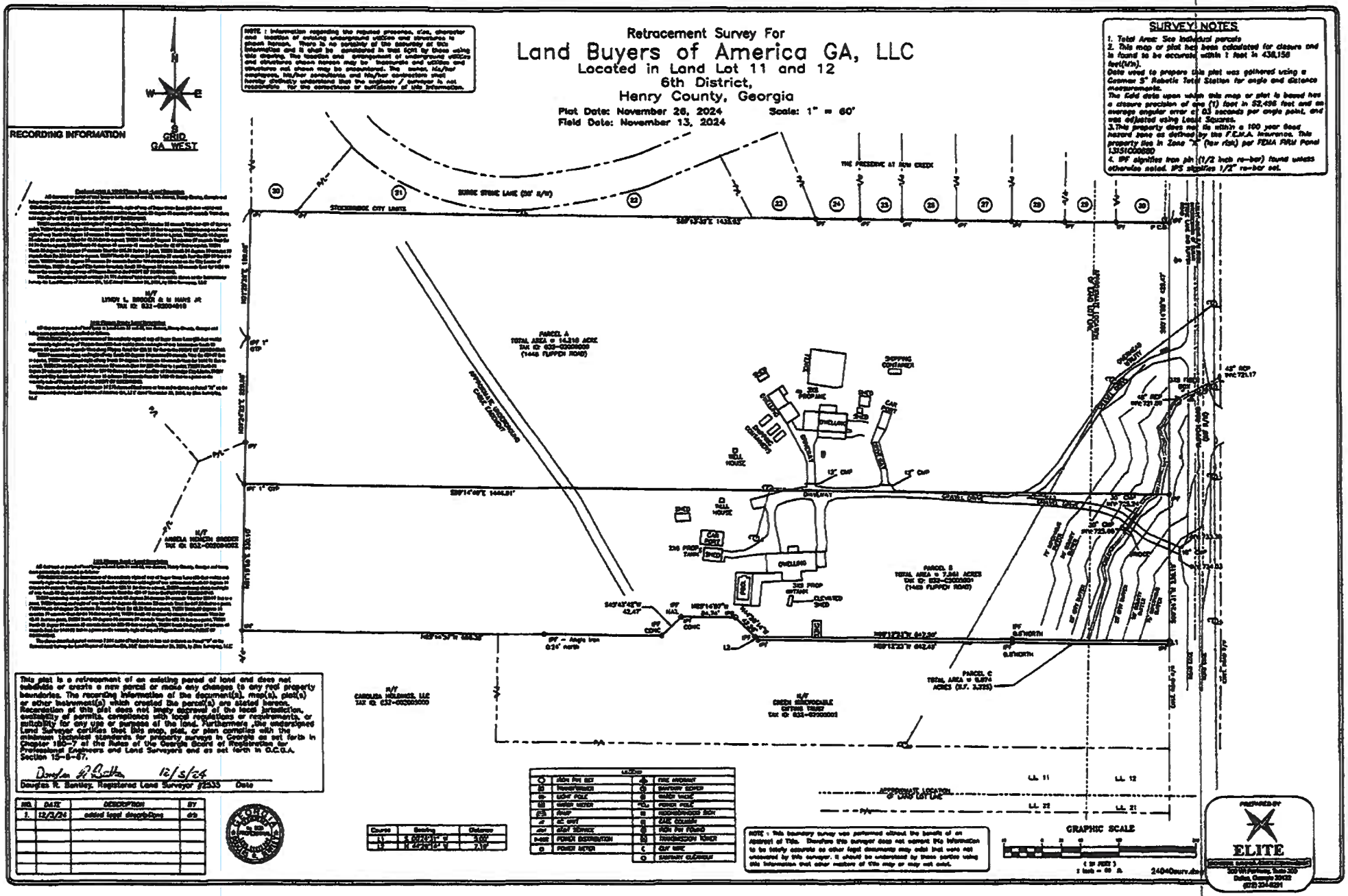
1468/1448 Combined Flippen Road - Legal Description

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.

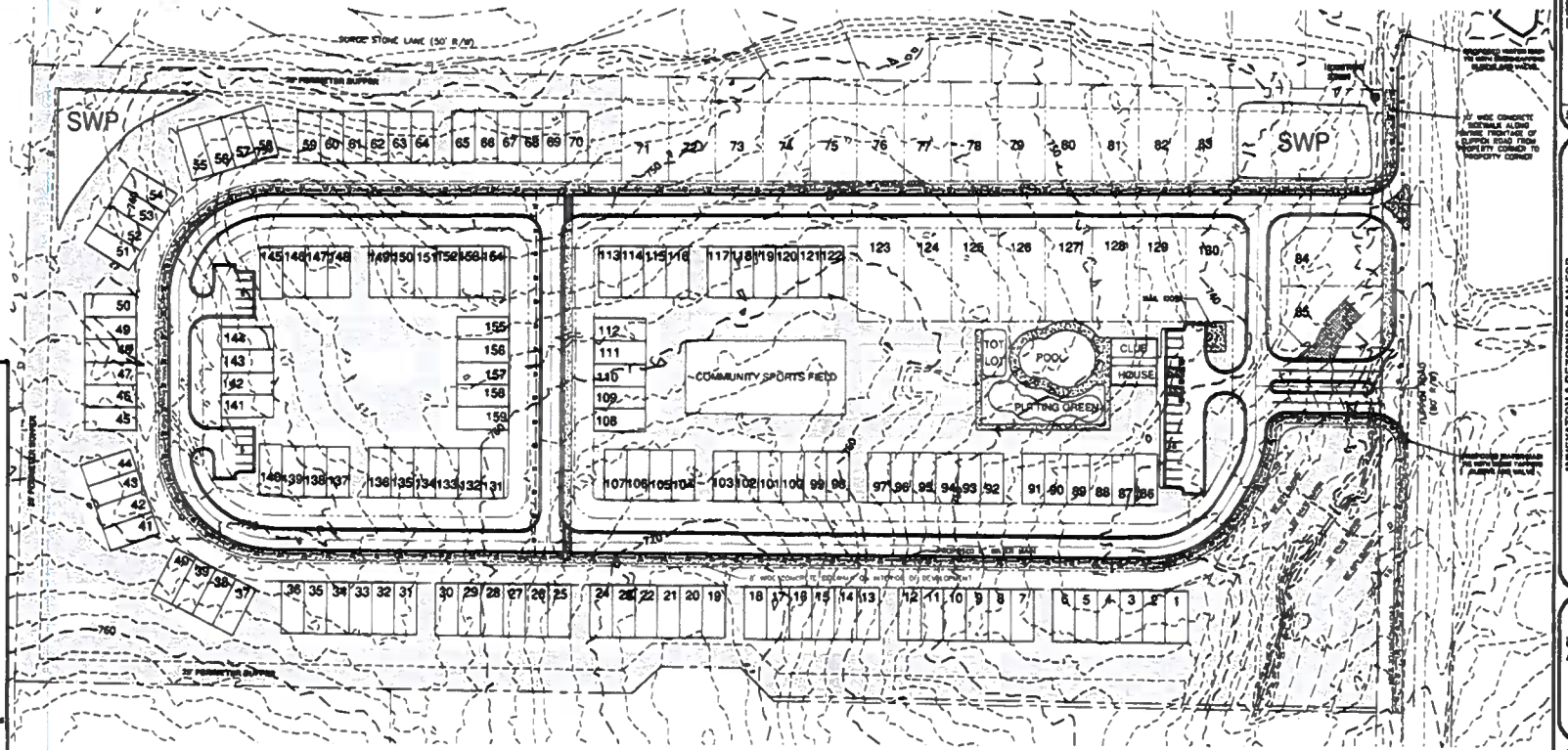
The above-described parcel contains 21.771 Acres of land more or less and is shown on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.


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 404-422-6808
4. ENGINEER:
   ELITE ENGINEERING, LLC
   300 W PARKWAY DALLAS, GA 30132
   CONTACT: JONATHAN JONES, P.E. 678-216-3000
5. CURRENT ZONING: M-R (HENRY COUNTY)
   PROPOSED ZONING: PUD (CITY OF STOCKBRIDGE)
   TOTAL SITE AREA = 31.77 ACRES
   REQUIRED OPEN SPACE = 4.38 ACRES
   PROVIDED OPEN SPACE = 4.71 ACRES
   PROPOSED NUMBER OF LOTS = 139 (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, 20' BETWEEN BUILDINGS)
   MIN. REAR YARD = 20 FEET
   80' MIN LOT WIDTH

   PARKING REQUIREMENTS:
   PROVIDED PARKING = 2 CAR GARAGE x 100 UNITS = 210 SPACES
   ADDITIONAL PARKING PROVIDED = 20 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. 13151C0000B.
7. NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE
8. NO ENERGY LANDFILLS ARE PRESENT ON THIS SITE.
9. SANITARY SEWER SERVICE REQUIRED PER HENRY COUNTY REGULATIONS WITH ESTIMATED DAILY FLOW = 100 UNITS X 400 GPD/UNIT = 50,000 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 EARTHEN RETENTION 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 | Development
300 W Parkway Dallas, GA 30132
Jonathan Jones, P.E.
(678) 216-3000

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
404-422-6808

PROJECT No.	24040
DRAWING SCALE	1" = 60'
DESIGNED BY	JFJ
DRAWN BY	JFJ
CHECKED BY	JFJ
DATE	12/9/24
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)*

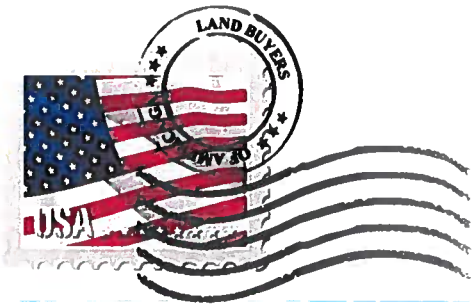
Application checked by:_____ Date:_____ Map Number(s): _____

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

[signature]
OWNER OF PROPERTY (SIGNATURE)

404-323-4361
PHONE NUMBER

jharveyr@~~yahoo~~.com gmail
EMAIL ADDRESS

JHR

Sworn to and subscribed before me this 6th day of December 2024

[signature]
NOTARY PUBLIC

M LYNN QUEEN
MY COMMISSION EXPIRES
NOTARY PUBLIC
08/12/2027
HENRY COUNTY, GEORGIA

SECTION IV: Applicant, if different from the Owner, states under oath that:

1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; *or*

2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or

3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

[signature] – 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

[signature]
NOTARY PUBLIC

M LYNN QUEEN
MY COMMISSION EXPIRES
NOTARY PUBLIC
08/12/2027
HENRY COUNTY, GEORGIA

Indicate which of the above is applicable: 1 _____ 2 ✓ or 3 _____

Michael 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

[illegible] hereinafter called the "Borrower" and

ESTATE OF L. O. 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 [illegible] line of Flippen Road a distance of [illegible] feet to a point; thence West 40 feet to an iron pin located on the West right of way line of Flippen Road, said pin being the True Point of Beginning; thence North 89 degrees 2 minutes 41 seconds West a distance of 1,444.28 feet to an iron pin; thence North 1 degree 35 minutes 51 seconds East a distnace of 230.0 feet to an iron pin; thence South 89 degrees 2 minutes 42 seconds East a distance of 1,439.81 feet to an iron pin located on the West right of way line of Flippen Road; thence South 0 degrees 29 minutes West a distance of 230 feet along the West right of way line of Flippen Road to an iron pin, said pin being the True Point of Beginning. Said tract containing 7.61 acres.

This deed is subject to a right of way easement in favor of W. V. Highsmith to use a dirt road or drive going across said property from Flippen Road to property owned by W. V. Highsmith. Said easement is not of record, however Grantees acknowledge that said easement shall be effective for a period of 12 months from the date of this deed.

This deed is also subject to all easements of record.

GEORGIA INTANGIBLE TAX PAID

$ 54.00

10-12-83

Andy Pickin

Tax Commissioner

[illegible] is made [illegible] of the existing [illegible] of the State of Georgia [illegible] and interest [illegible] indebtedness as described [illegible] dated October [illegible] made [illegible] of Grantee in [illegible]

1448

Form 10-8

WARRANTY DEED

85-RE-542

STATE OF GEORGIA **COUNTY OF** HENRY

THIS INDENTURE, Made the 13th **day of** September **in the year one thousand nine hundred** eighty-five **, between**

DALE B. SCHNEIDER AND EIGHT-SEVENTY CORPORATION

of the County of , and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLIAM K. REICHERT AND BRENDA A. REICHERT,
AS Joint Tenants with right of wurvivorship

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION----------($10.00) **DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,**

All that tract or parcel of land lying and being in Land Lot 11 of the 6th Distirct of Henry County Georgia, as per plat prepared by W.R. Franks and dated August 28, 1985, and being more particularly described as follows:

To ascertain the True Point of Beginning commence at a reference point being the intersection of the Western right of way line of Flippen Road and the Southern line of Land Lot 11; thence from said reference point in a Northerly direction along the Western right of way line of Flippen Road a distance of 989.32 feet to an iron pin and the True Point of Beginning; thence North 89 degrees 02 minutes 42 seconds West a distance of 1,439.81 feet to an iron pin; thence North 01 degrees 55 minutes 51 seconds East a distance of 200 feet to an iron pin placed; thence South 89 degrees 02 minutes 42 seconds East a distance of 1,435.92 feet to an iron pin placed on the Western right of way line of Flippen Road; thence South 00 degrees 29 minutes West a distance of 200 feet to an iron pin and the TRUE POINT OF BEGINNING. said tract containing 6.599 acres.

FILED IN OFFICE
CLERK [illegible] COURT

[illegible] 85

REC'D
FILED
DATE

17.80
10-14-85

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1468 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

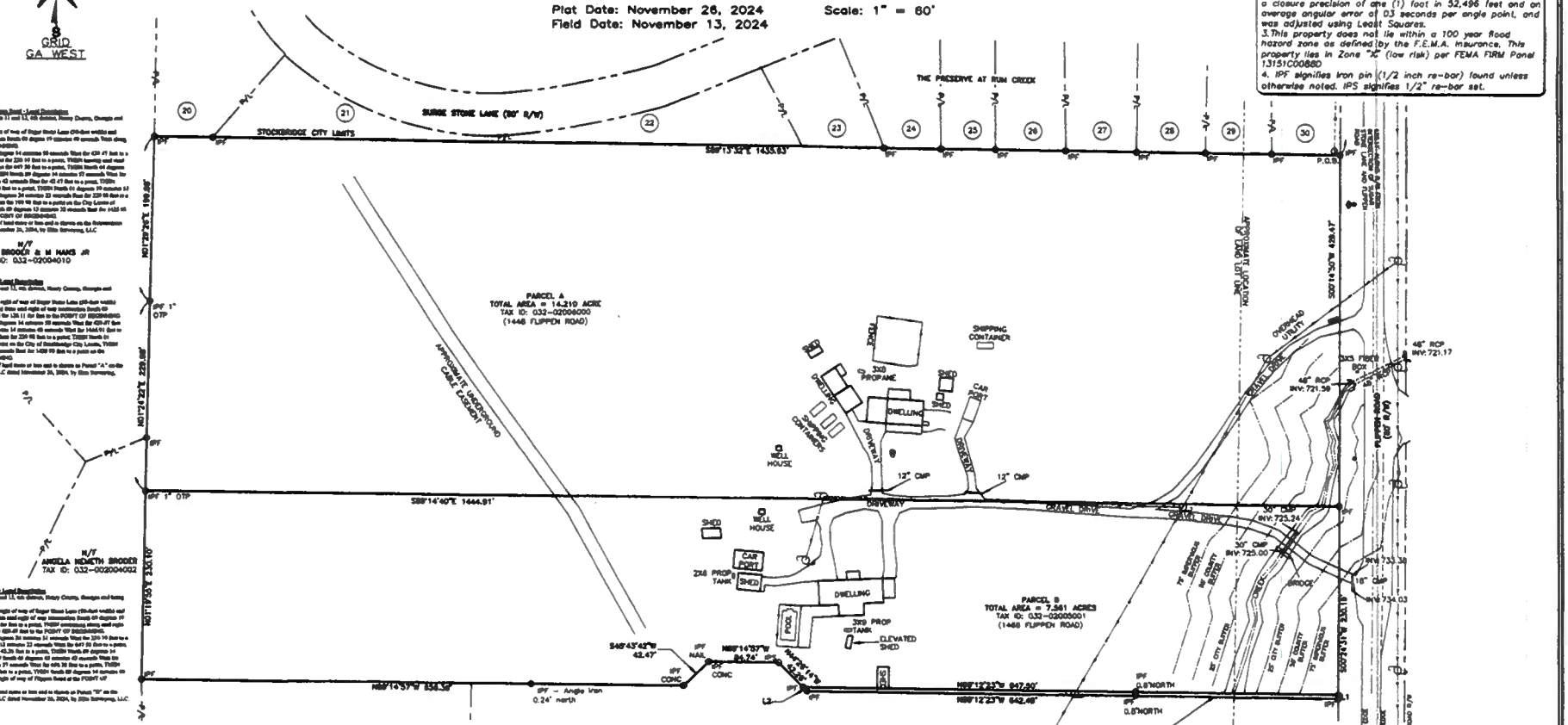
Land Flippen Road - Land Description

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.

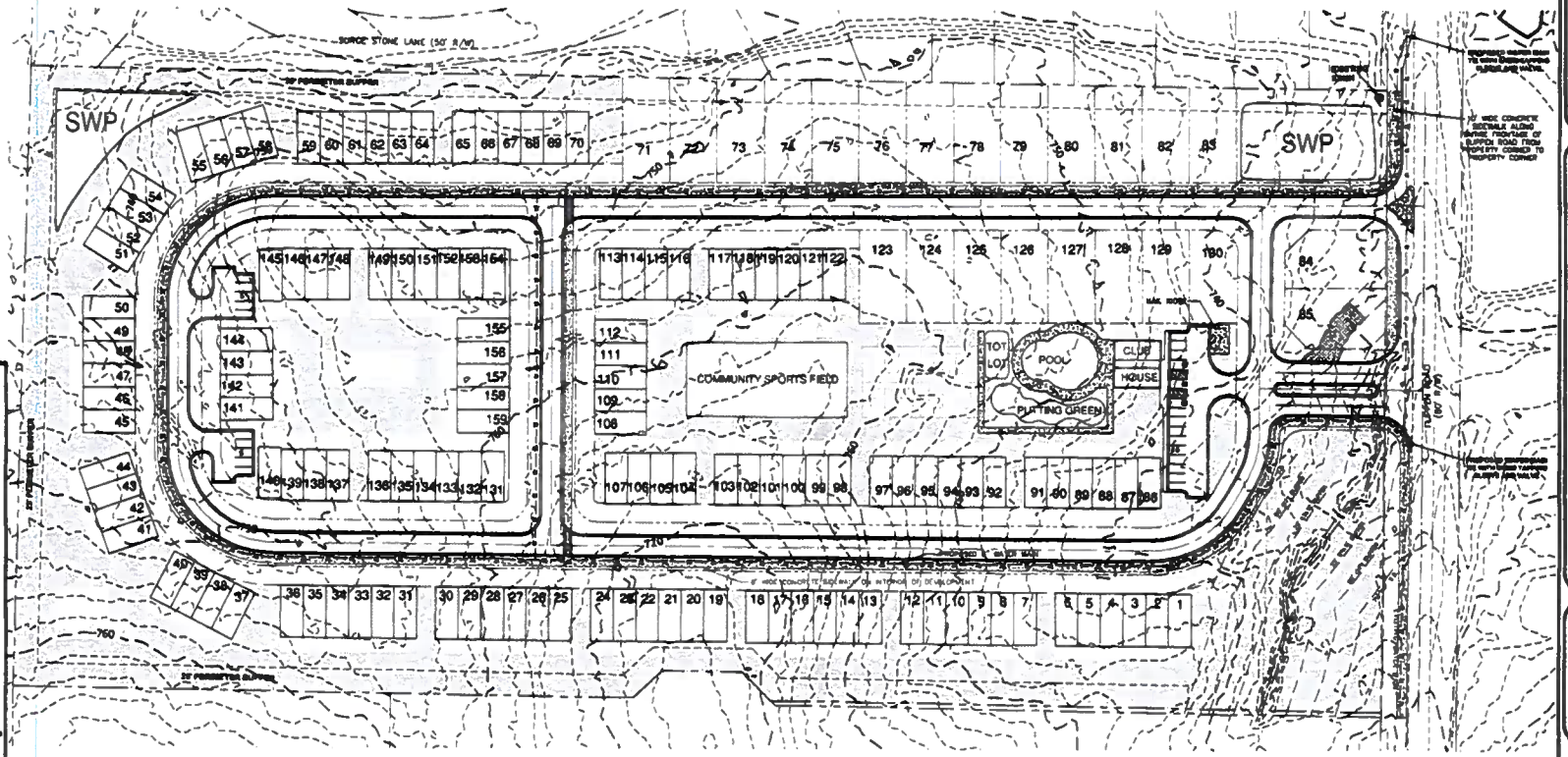
24040surv.dwg

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
- 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. 678-216-2606
5. CURRENT ZONING : M-II (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 = 150 (23 SFR, 130 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, 30' BETWEEN BUILDINGS)
   MIN. REAR YARD = 30 FEET
   60' MIN LOT WIDTH

   PARKING REQUIREMENTS:

   PROVIDED PARKING = 2 CAR GARAGE X 130 UNITS = 310 SPACES
   ADDITIONAL PARKING PROVIDED = 30 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. 13[illegible]
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 REGULATIONS WITH ESTIMATED DAILY FLOW = 150 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) 216-2606

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
404-422-6606

PROJECT No.	24040
DRAWING SCALE	1"=60'
DESIGNED BY	JPJ
DRAWN BY	JPJ
CHECKED BY	JPJ
DATE	12/9/24
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.

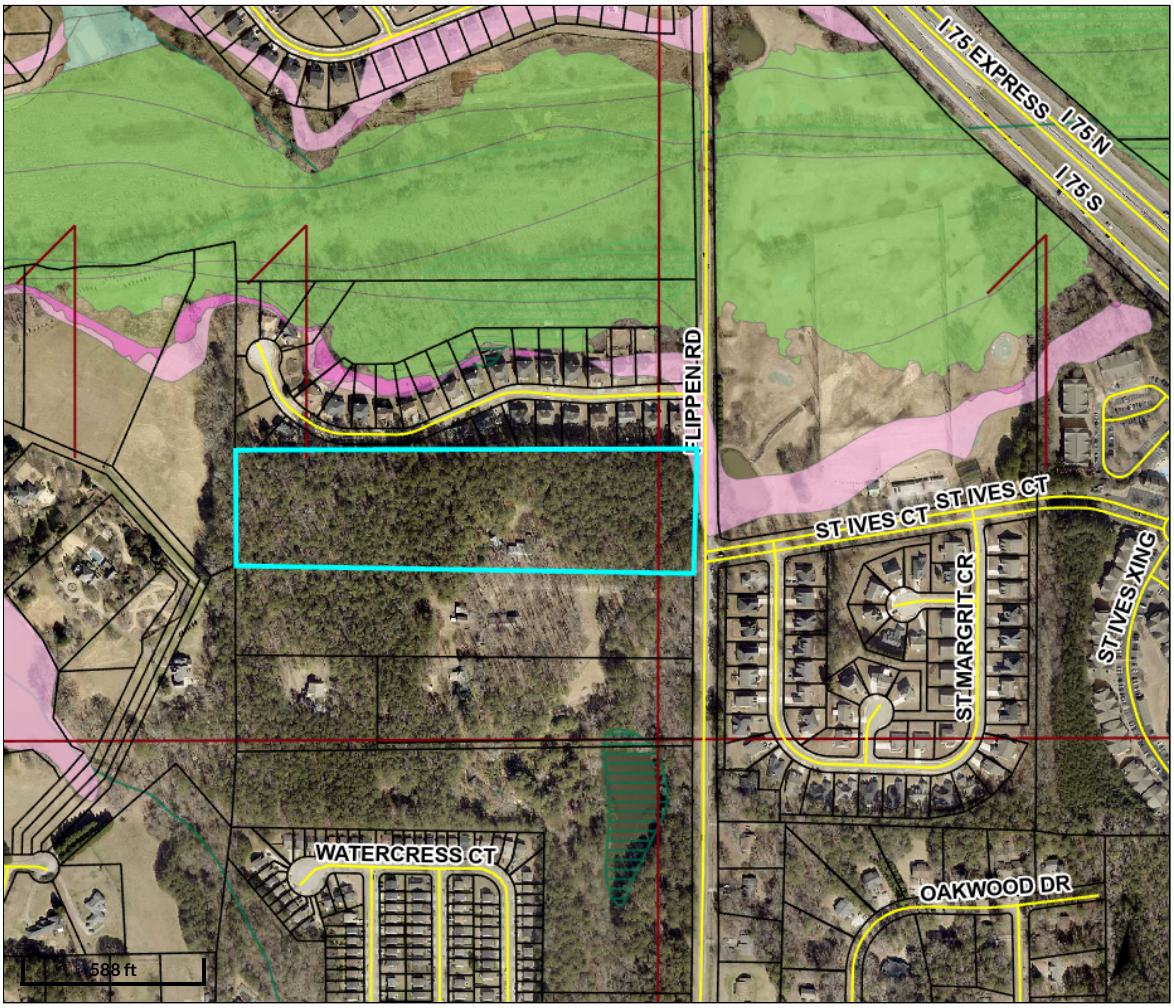
The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Plat dated 12/03/2024 prepared by Elite Engineering.

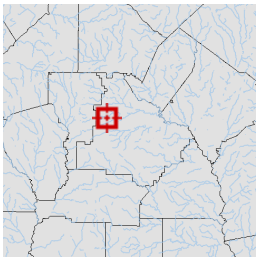
Fritz Jacques

Fritz Jacques
Engineering Supervisor
Henry County Water Authority

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

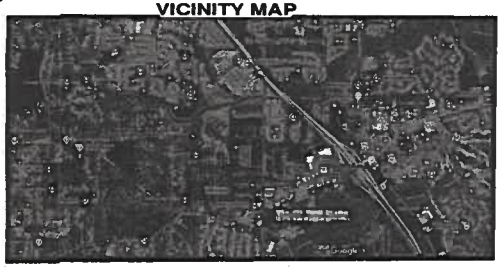
Parcel ID	032-02006000	**Class**	Consv Use	**Owner Address**	REICHERT WILLIAM K & BRENDA A 1448 FLIPPEN RD STOCKBRIDGE, GA 30281	**Land Value:**	$182,500				
Property Address	1448 FLIPPEN RD	**Acreage**	14.21			**Building Value:**	$292,100	**Last 2 Sales**			
District	Henry County					**Misc Value:**	$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

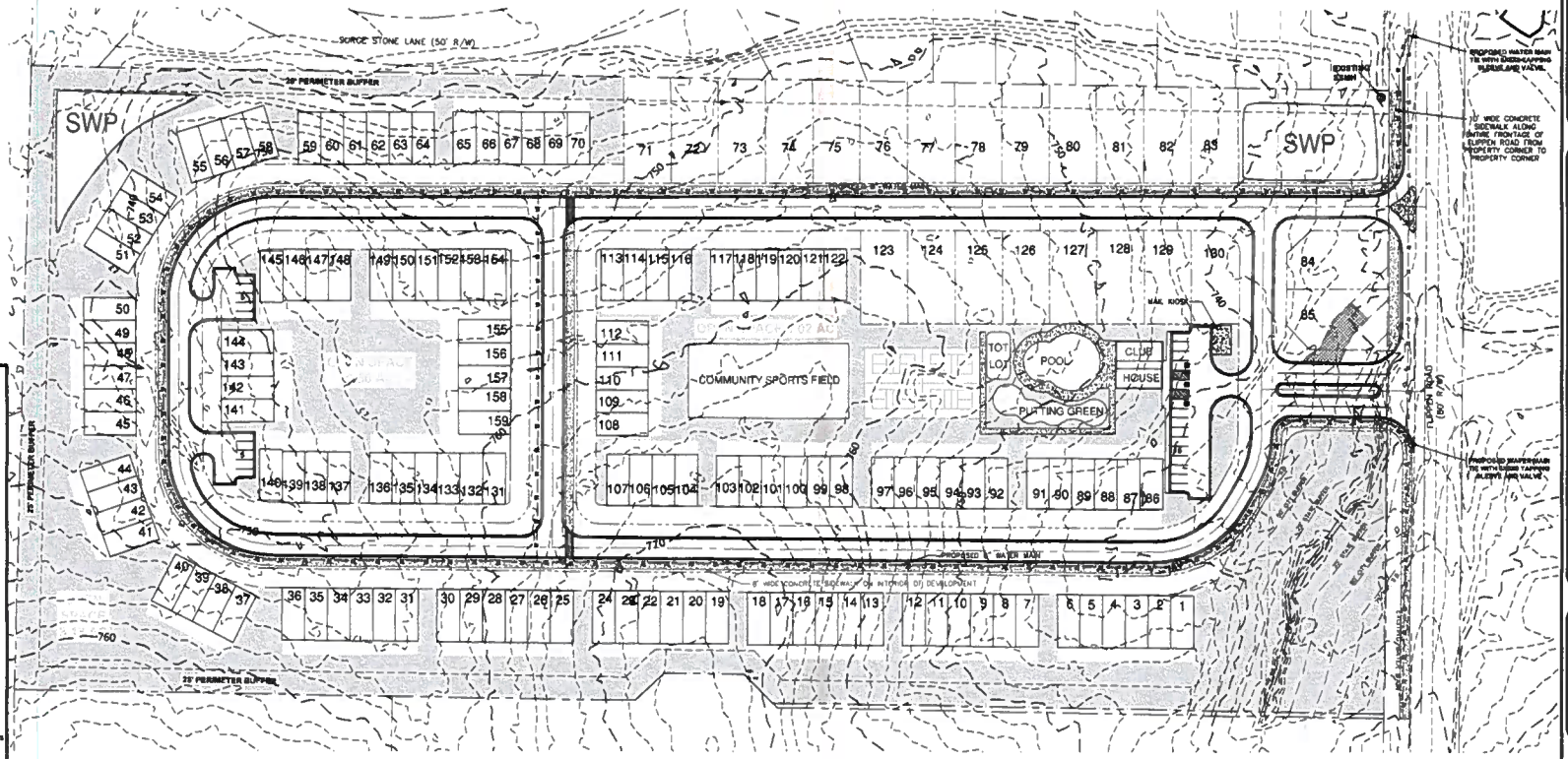
Developed by SCHNEIDER GEOSPATIAL

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

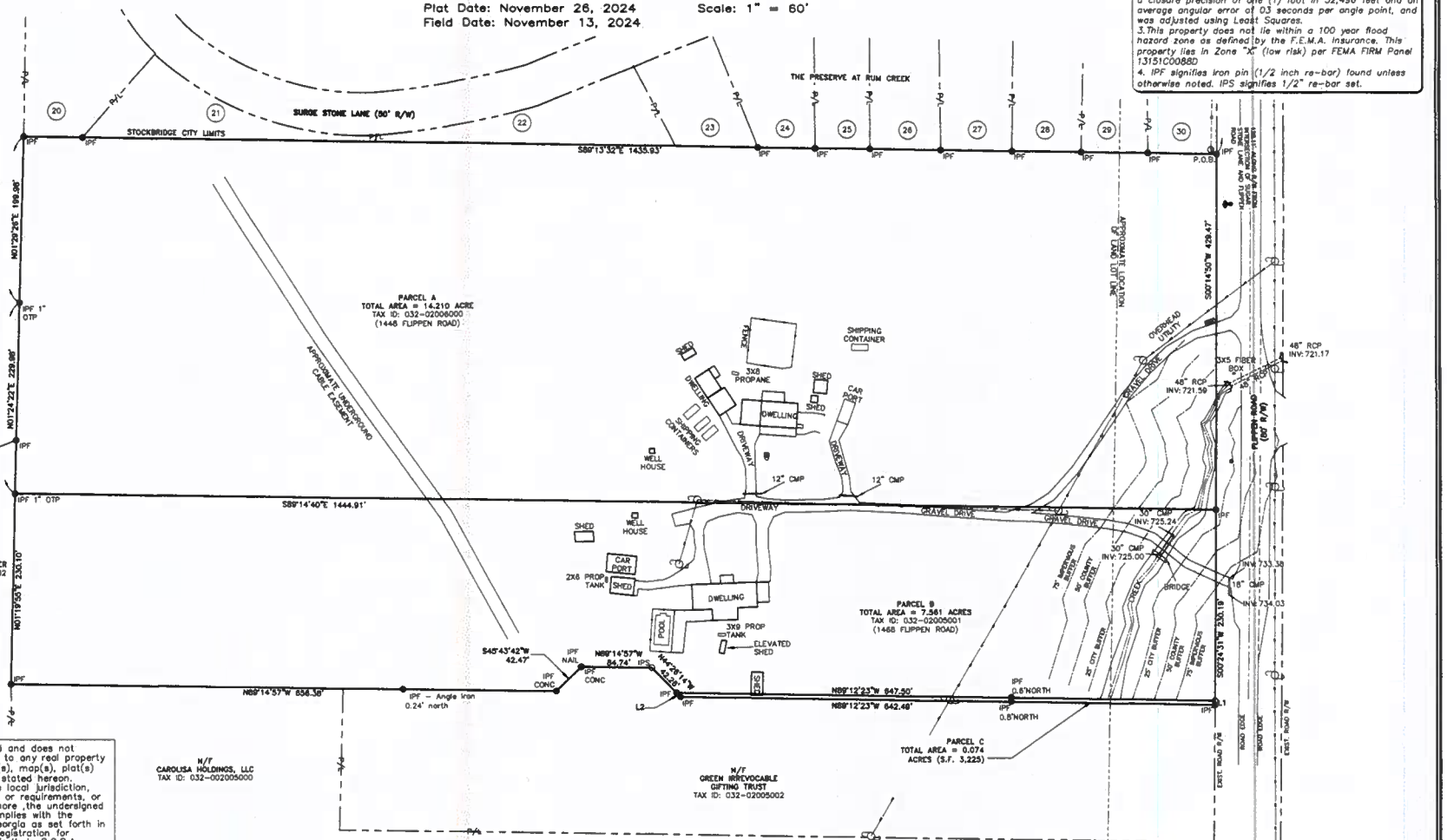
1448 Flippen Road - Legal Description

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.

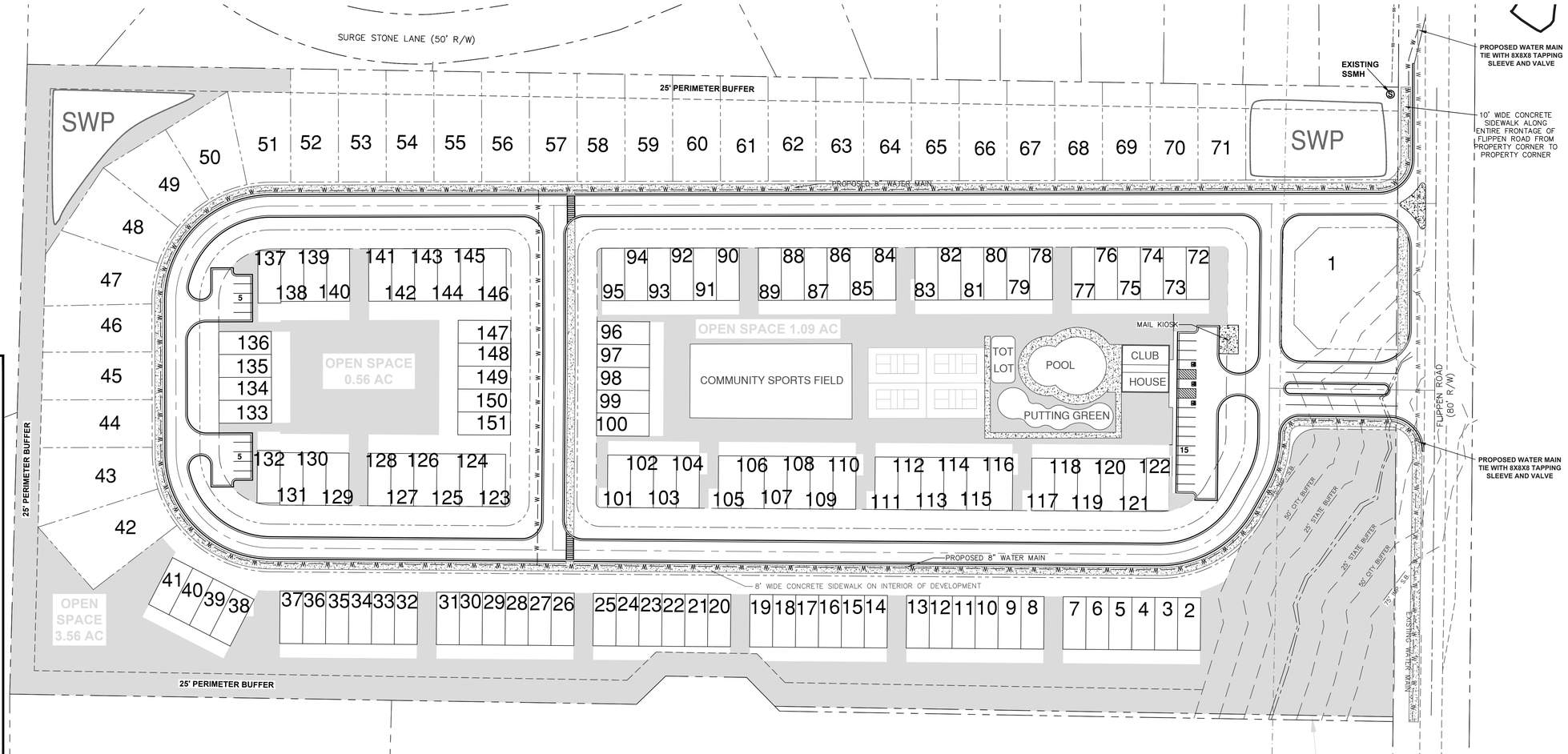
Our **MISSION** is to empower all students with exceptional opportunities and access that lead to success in a global society.

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 : 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 BULDINGS)
   MIN. REAR YARD = 20 FEET
   60' MIN LOT WIDTH

   PARKING REQUIREMENTS:

   PROVIDED PARKING = 2 CAR GARAGE X 151 UNITS = 302 SPACES
   ADDITIONAL PARKING PROVIDED = 25 PARKING SPACES
   TOTAL PARKING SPACES PROVIDED = 327 SPACES
6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER HENRY COUNTY F.I.R.M. PANEL NO. 13151C0088D 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

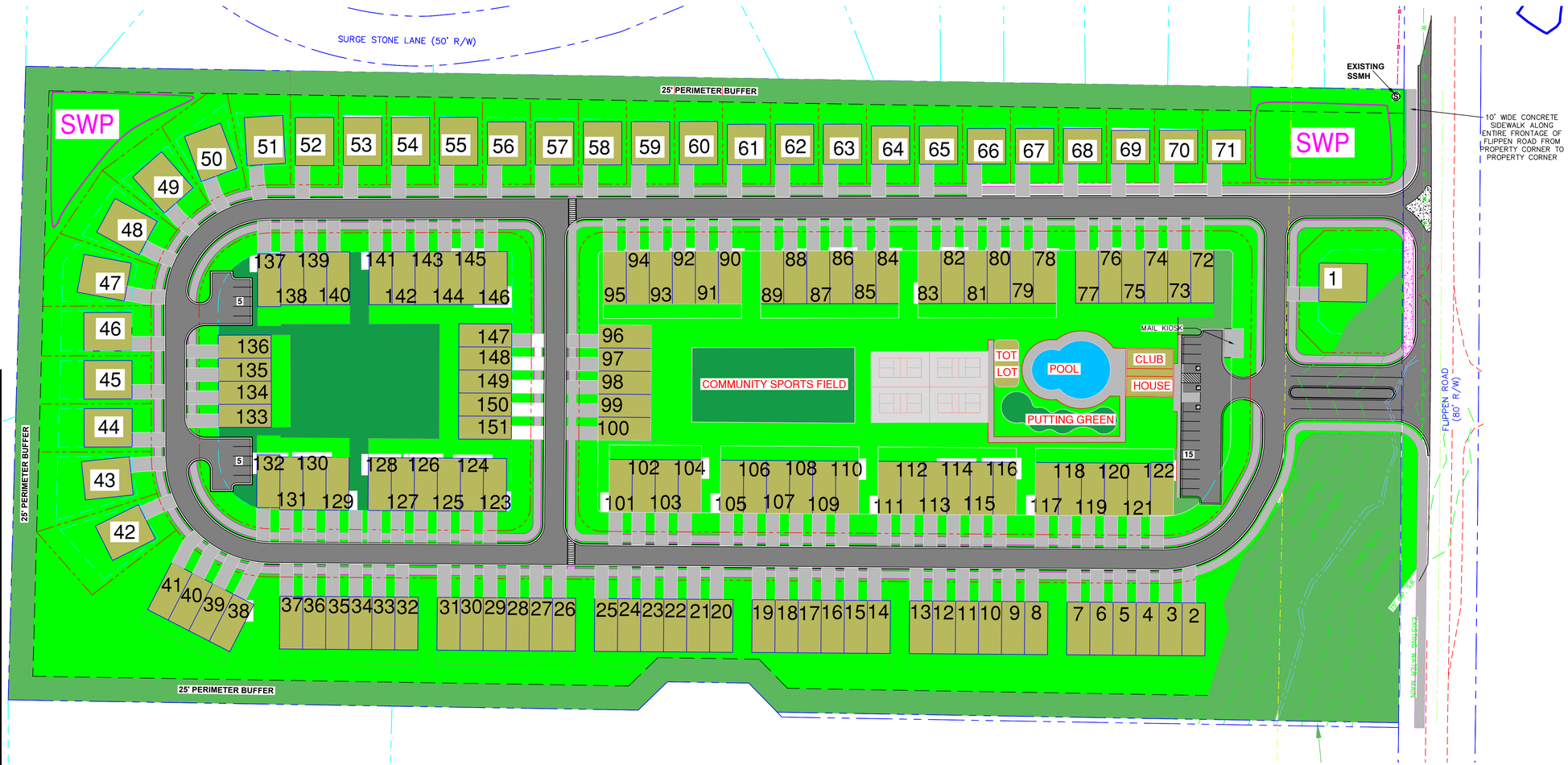
GEORGIA REGISTERED PROFESSIONAL ENGINEER JONATHAN F. JONES

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



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

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

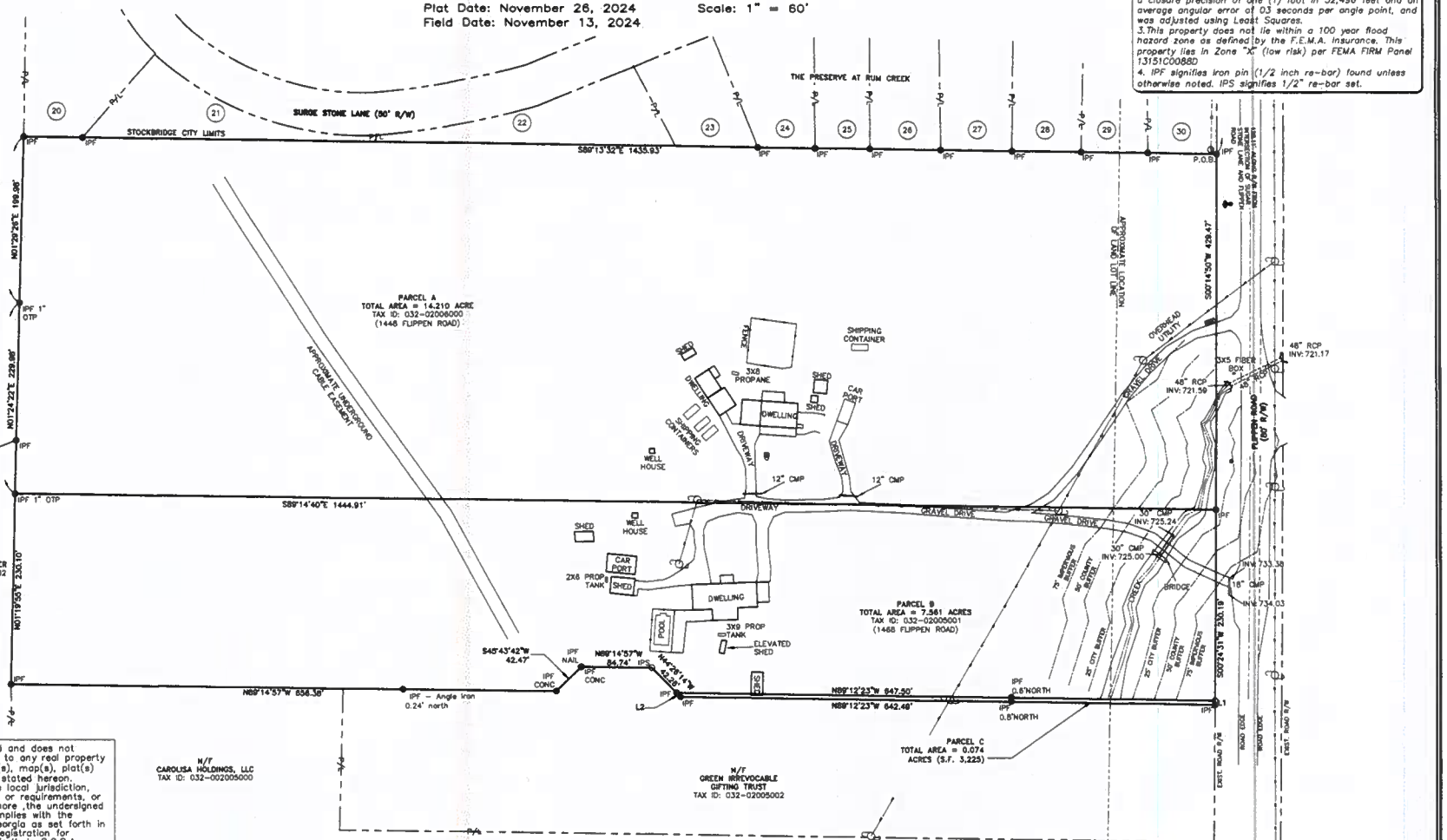
1448 Flippen Road - Legal Description

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.

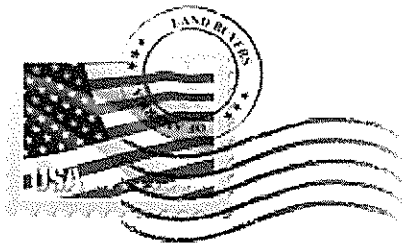
Gmail Land Buyer's of America <moneyforyourdirt@gmail.com

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

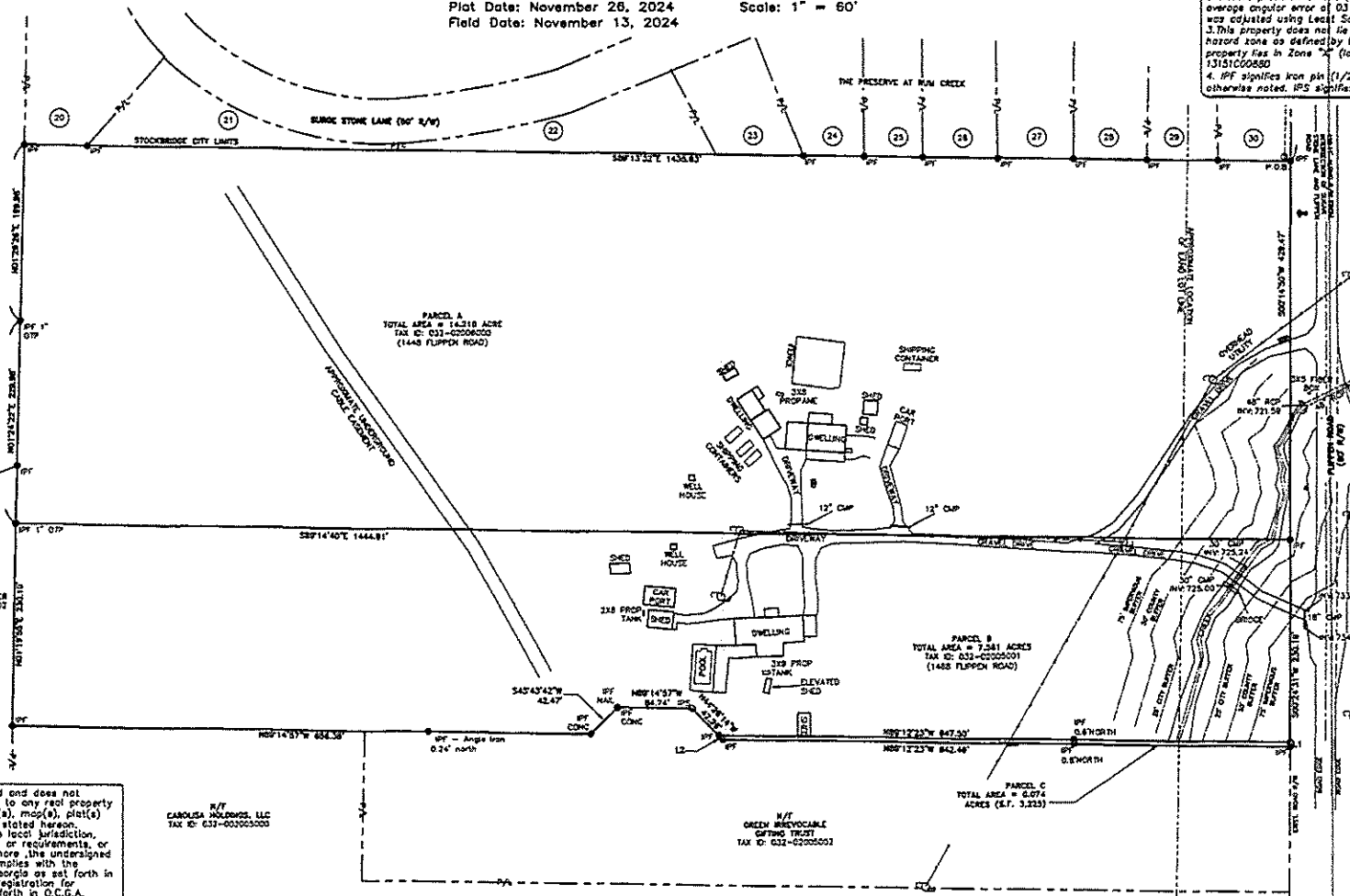
Land Phase Road - Legal Description

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 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

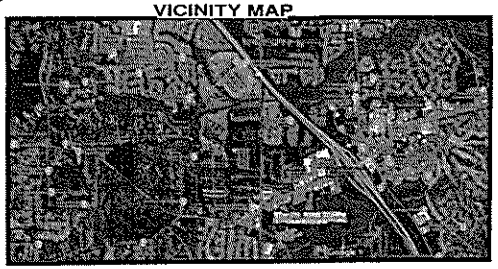
NOTE : The boundary survey was performed without the benefit of an Abstract of Title. Therefore this surveyor does not warrant this information to be totally accurate as other legal documents may exist that were not uncovered by this surveyor. It should be understood by those parties using this information that other matters of title may or may not exist.

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

24040surv.dwg

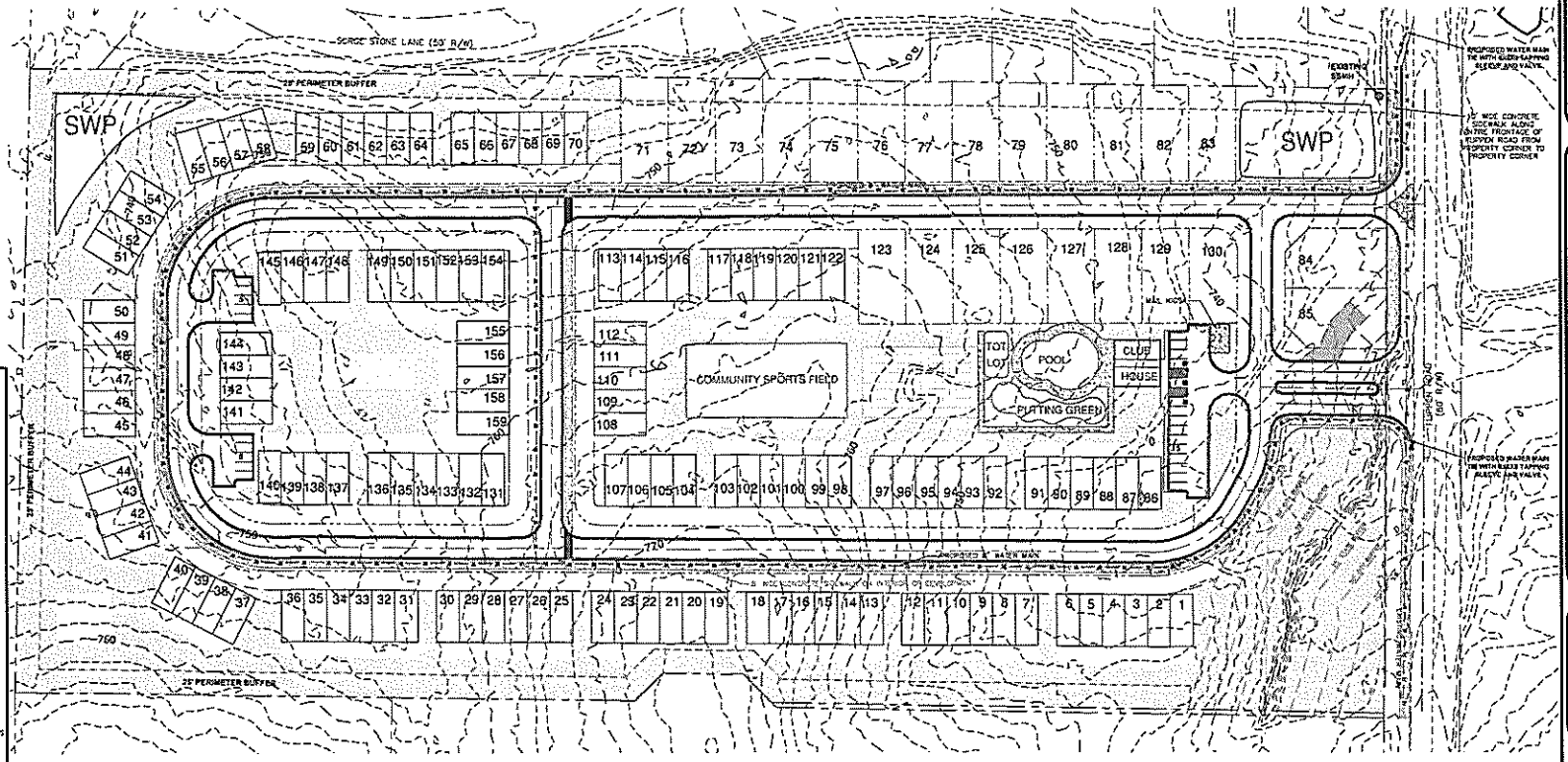
PREPARED BY
ELITE
ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT
3100 Mt Pleasant, Suite 200
Dallas, Georgia 30132
(678) 354-6291

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

JULY 14, 2025

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

FUNDING SOURCE

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: 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 requested a 30-day deferral to work out the details of the proposed homes. CP-2025-01 (and companion cases #AX-2025-01 and RZ-2025-01) was deferred at the June 9th Council meeting. It was scheduled to be heard by the Planning Commission on June 26, which was after the June 23rd CivicClerk deadline for the July 14 Council meeting.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

- [ ] FINANCIAL IMPACT
- [ ] N/A

AMOUNT $

City of Stockbridge

AGENDA ITEM

MEETING DATE

JULY 14, 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 requested a 30-day deferral to work out the details of the proposed homes. CP-2025-01 (and companion cases #AX-2025-01 and RZ-2025-01) was deferred at the June 9th Council meeting. It was scheduled to be heard by the Planning Commission on June 26, which was after the June 23rd CivicClerk deadline for the July 14 Council meeting.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ITEM/PROJECT/EVENT:

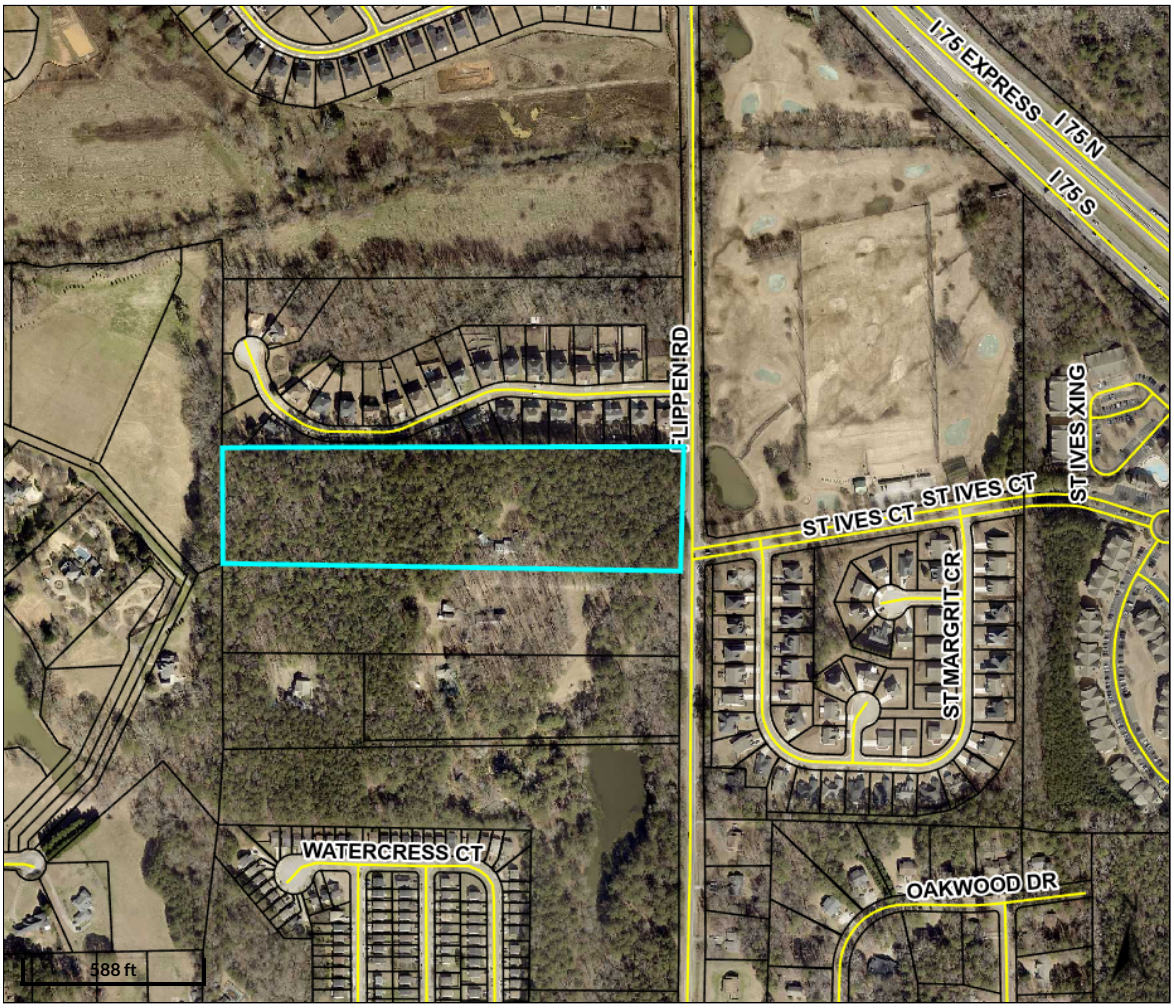
COMPREHENSIVE PLAN AMENDMENT CASE #CP-2025-01 FOR 1448 & 1468 FLIPPEN ROAD.

BACKGROUND INFORMATION:

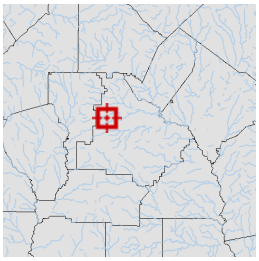
STAFF RECOMMENDATION: APPROVAL.

Staff Signature_____

Henry County, GA



Overview



Legend

- Parcels
- Roads

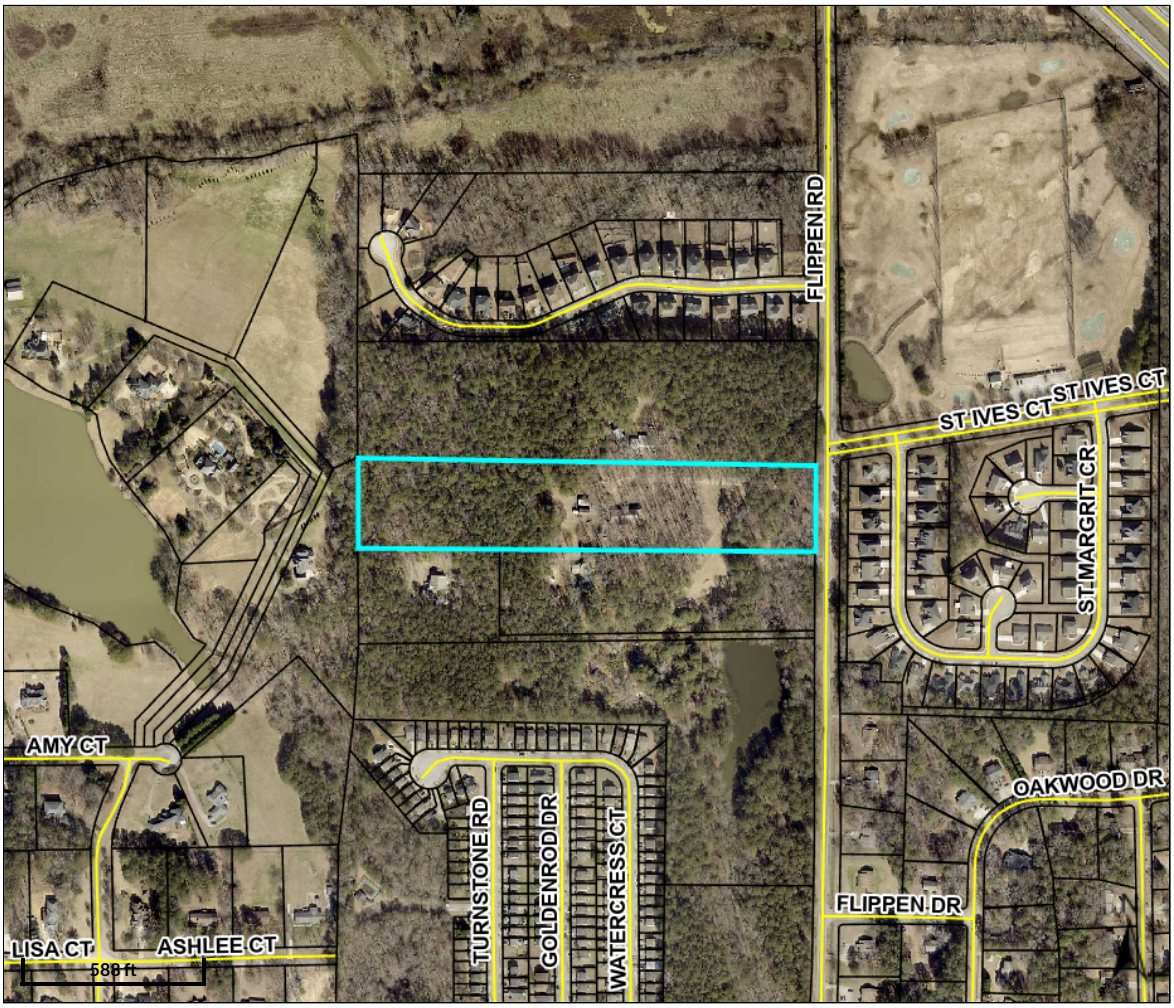
Parcel ID	032-02006000	**Class**	Consv Use	**Owner Address**	REICHERT WILLIAM K & BRENDA A 1448 FLIPPEN RD STOCKBRIDGE, GA 30281	**Land Value:**	$176,100				
Property Address	1448 FLIPPEN RD	**Acreage**	14.21			**Building Value:**	$254,000	**Last 2 Sales**			
District	Henry County					**Misc Value:**	$840	**Date**	**Price**	**Reason**	**Qual**
								10/1/1983	$22,900	LM	Q
								n/a	$	n/a	n/a
						Total Value:	$427,800				

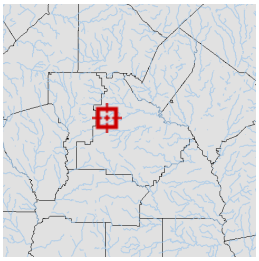
Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed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

Date created: 2/14/2025
Last Data Uploaded: 2/14/2025 1:14:23 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



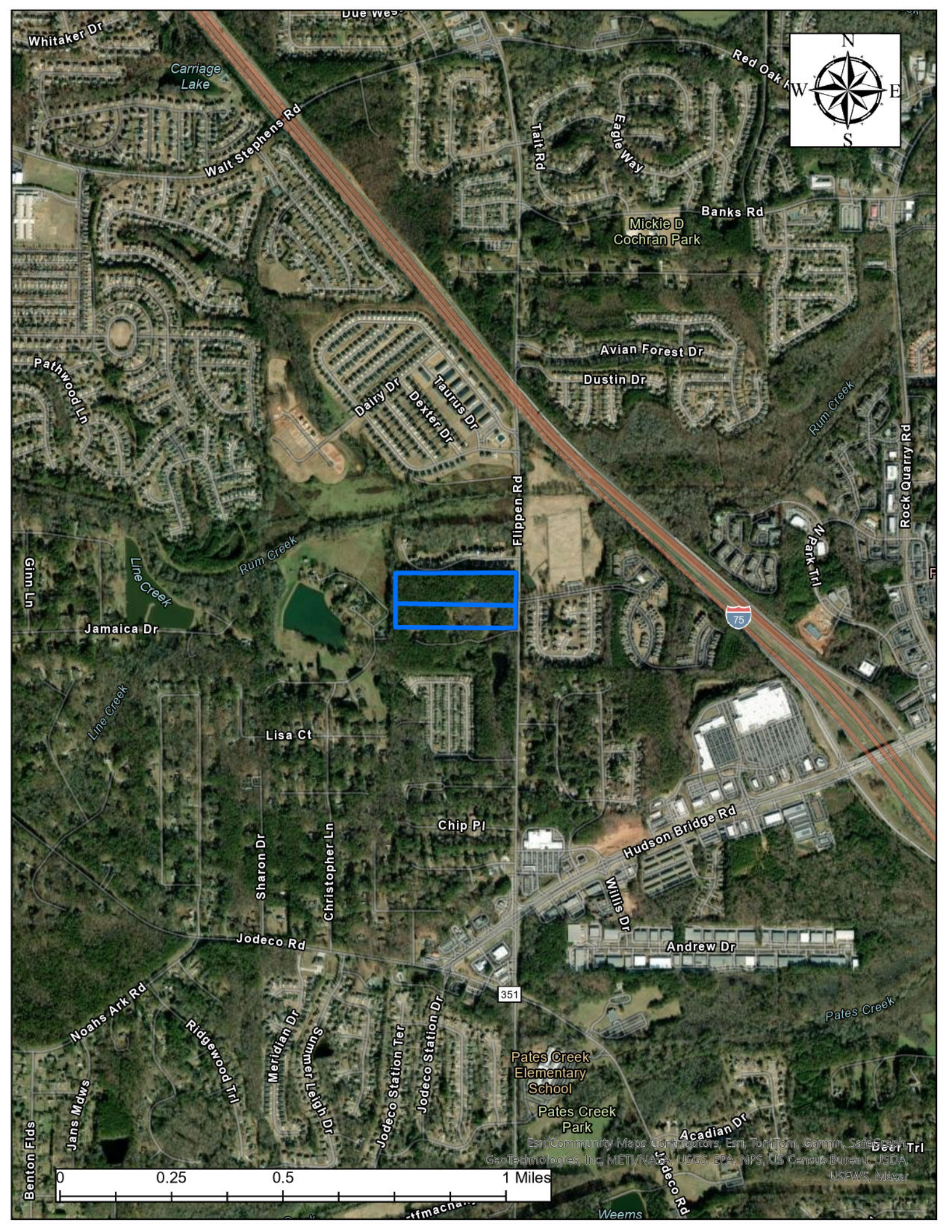


Parcel ID	032-02005001	**Class**	Residential	**Owner**	GILREATH WILLARD D	**Land Value:**	$92,200				
Property Address	1468 FLIPPEN RD	**Acreage**	7.63	**Address**	1468 FLIPPEN RD STOCKBRIDGE, GA 30281	**Building Value:**	$304,400	**Last 2 Sales**			
District	Henry County					**Misc Value:**	$12,200	**Date**	**Price**	**Reason**	**Qual**
								1/8/2014	$0	VF	U
								6/1/1984	$13,400	U	U
						Total Value:	$364,500				

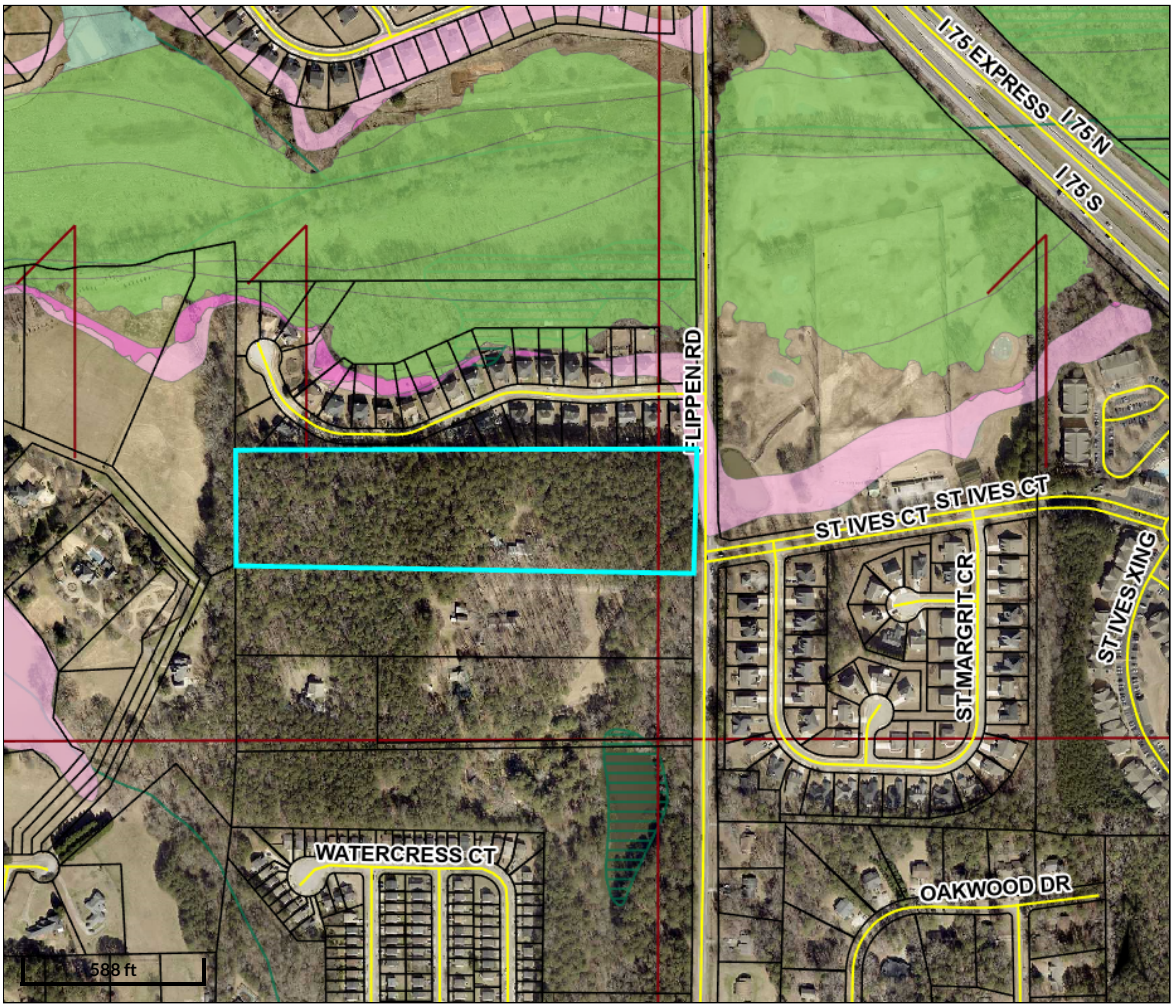
Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed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

Date created: 2/14/2025
Last Data Uploaded: 2/14/2025 1:14:23 AM

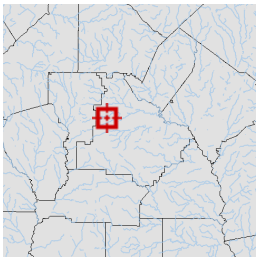
Developed by SCHNEIDER GEOSPATIAL


Whitaker Dr
Carriage Lake
Walt Stephens Rd
Red Oak Rd
Tait Rd
Eagle Way
Banks Rd
Mickie D Cochran Park
Avian Forest Dr
Dustin Dr
Pathwood Ln
Dairy Dr
Dexter Dr
Taurus Dr
Rum Creek
Rock Quarry Rd
Flippen Rd
N Park Trl
Glen Ln
Line Creek
Jamaica Dr
75
Lisa Ct
Chip Pl
Hudson Bridge Rd
Sharon Dr
Christopher Ln
Willis Dr
Andrew Dr
Jodeco Rd
351
Noahs Ark Rd
Ridgewood Trl
Meridian Dr
Summer Leigh Dr
Jodeco Station Ter
Jodeco Station Dr
Pates Creek
Pates Creek Elementary School
Pates Creek Park
Acadian Dr
Deer Trl
Jans Mdws
Benton Flds
Weems
N
S
E
W
0
0.25
0.5
1 Miles
Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar

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

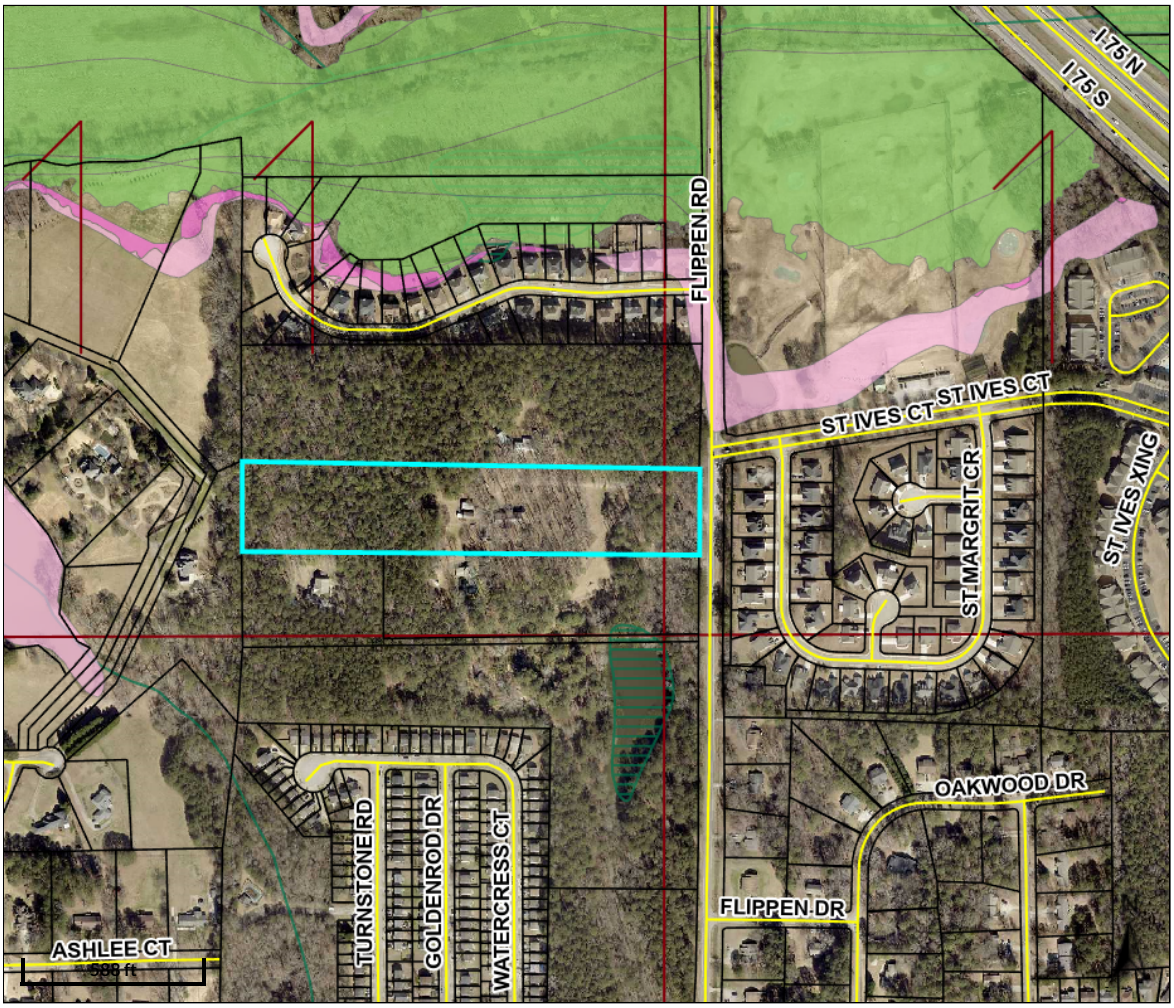
Parcel ID	032-02006000	**Class**	Consv Use	**Owner Address**	REICHERT WILLIAM K & BRENDA A 1448 FLIPPEN RD STOCKBRIDGE, GA 30281	**Land Value:**	$182,500				
Property Address	1448 FLIPPEN RD	**Acreage**	14.21			**Building Value:**	$292,100	**Last 2 Sales**			
District	Henry County					**Misc Value:**	$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.

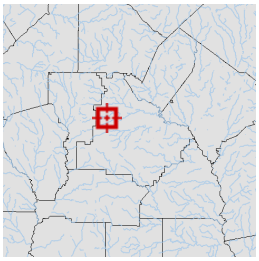
Date created: 2/18/2025
Last Data Uploaded: 2/18/2025 1:09:42 AM

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

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: June 26, 2025 (Planning Commission); July 14, 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

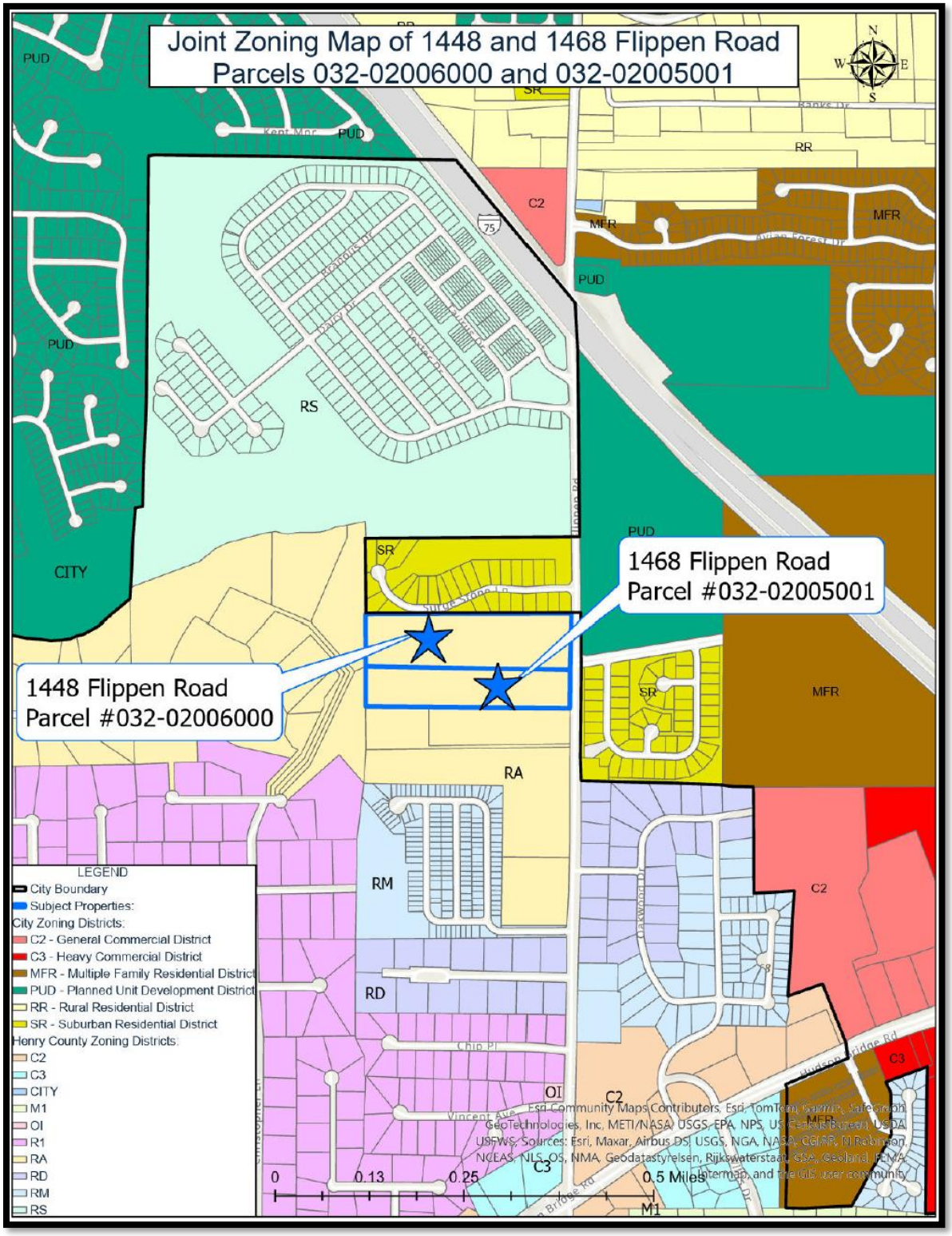
Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Preserve at Rum Creek Subdivision	Low-Density Residential (City of Stockbridge)
Property to the South	Single-Family Homes Flippen Woods Townhomes Subdivision	Medium-Density Suburban (Henry County) High-Density Suburban (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

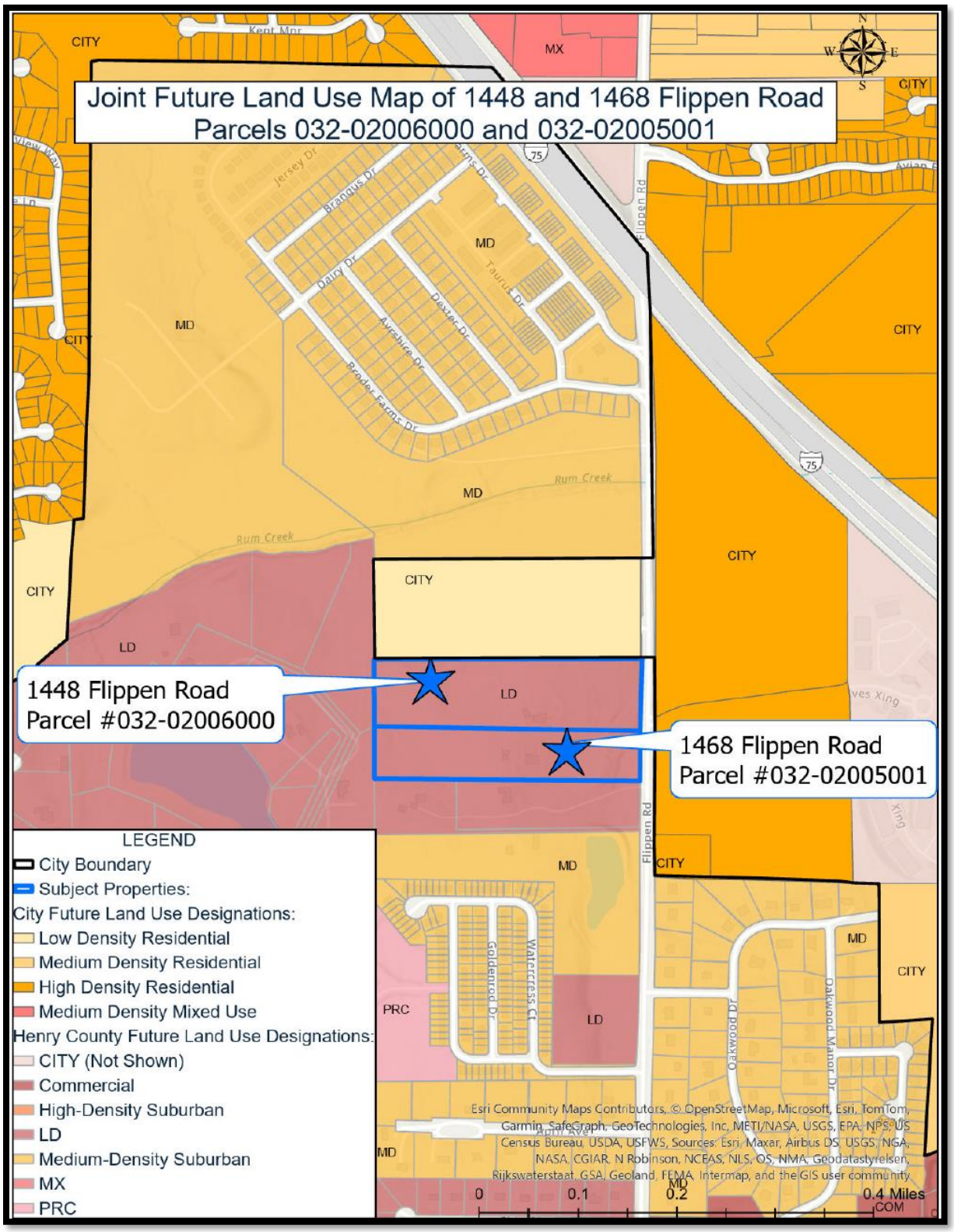
Name of Subdivision/Development	Number of Units	Estimated Density Per Acres
Subject Property	**151**	**6.94**
Flippen Woods Townhomes	158	6.13
St. Margrit Village	54	2.78
Preserve at Rum Creek	31	1.8
Oakwood Manor	41	1.22
Windhaven Plantation	124	0.81
Rum Ridge Subdivision	66	0.34

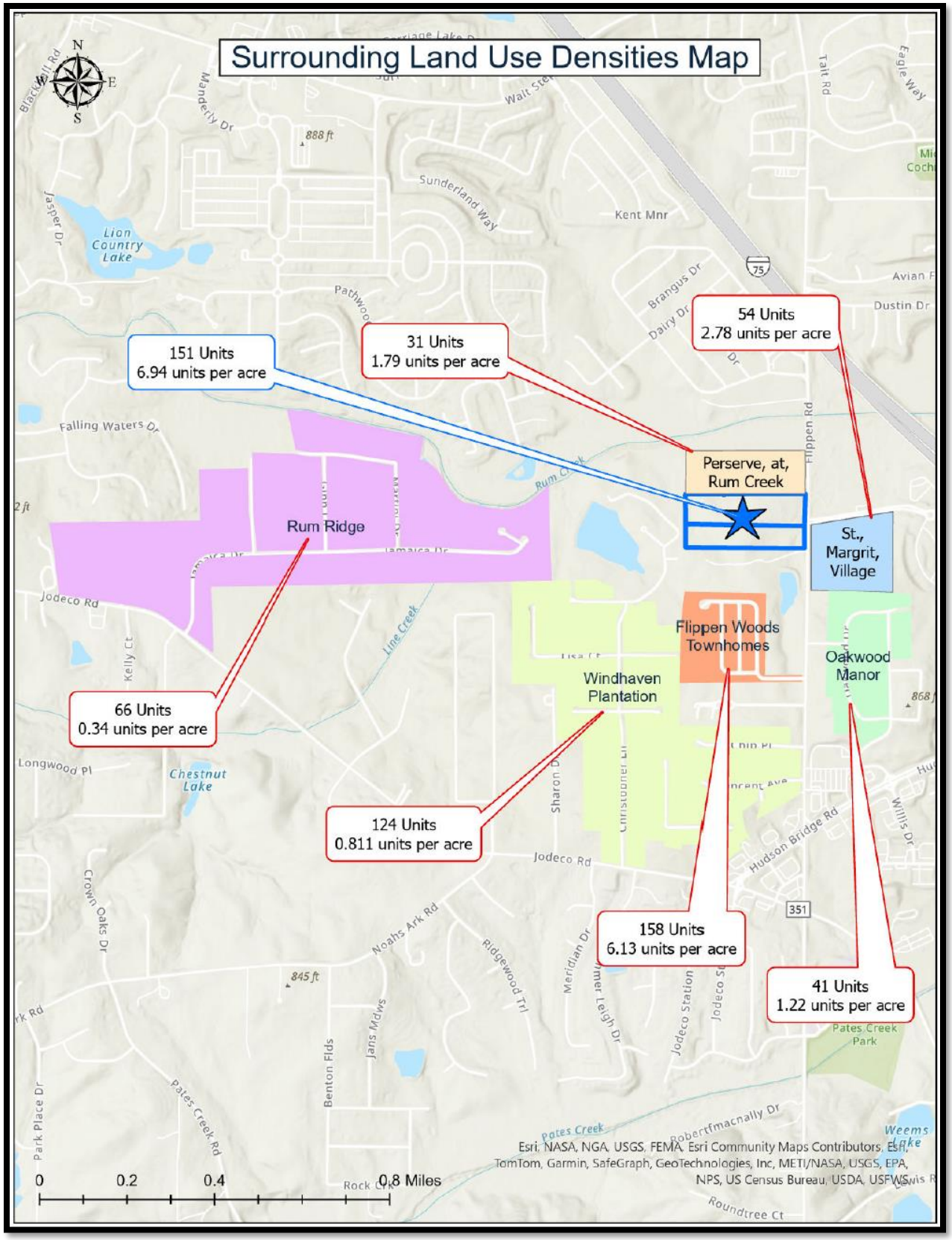
AERIAL PHOTO OF THE SUBJECT PROPERTY
Pink Areas – Flood Zones

2025 CITY OF STOCKBRIDGE ZONING MAP

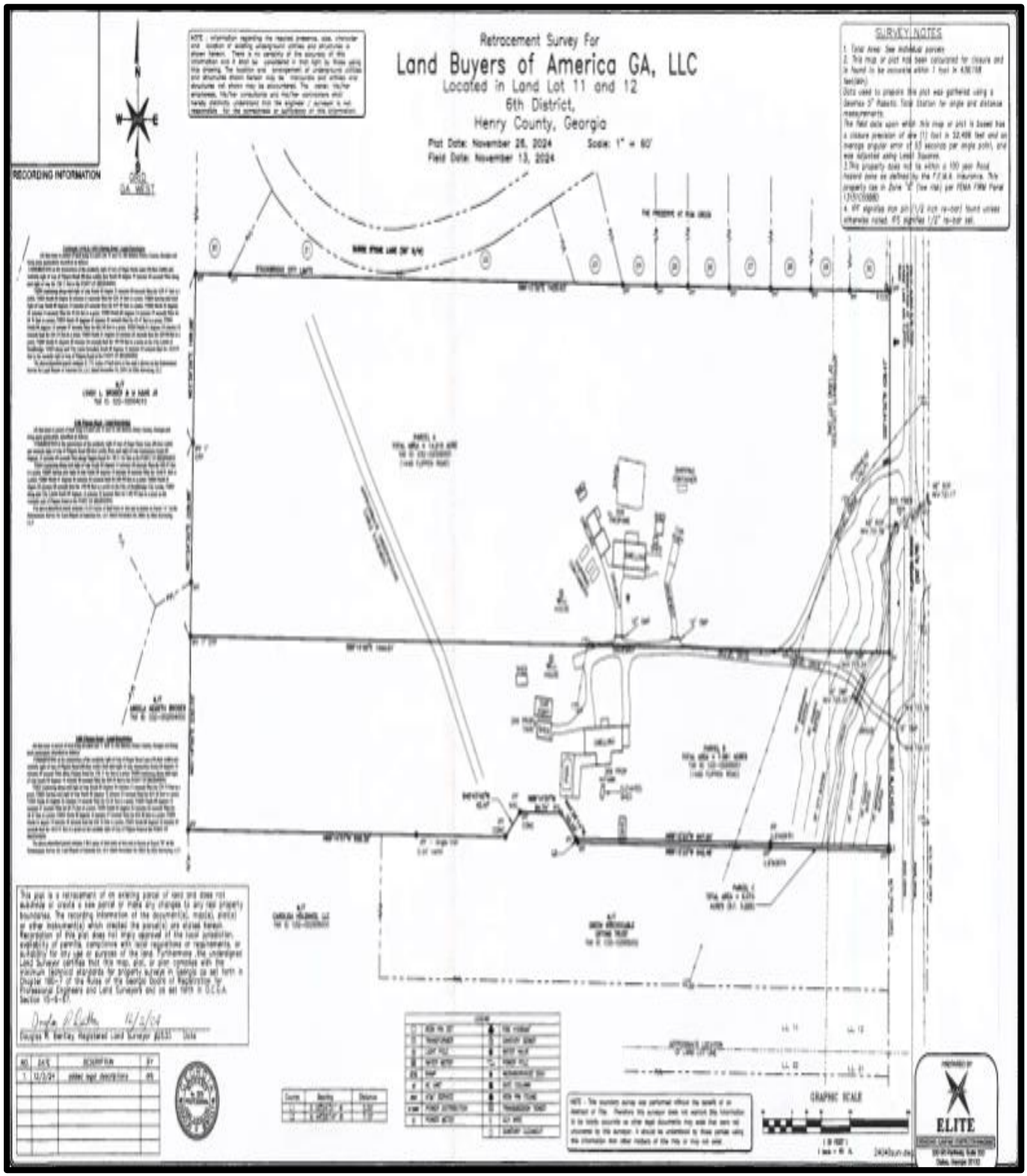


2025 CITY OF STOCKBRIDGE FUTURE LAND USE MAP




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
Flippen Woods
Townhomes
Oakwood
Manor
Windhaven
Plantation
66 Units
0.34 units per acre
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
Rum Creek
Jodeco Rd
Falling Waters Dr
Sunderland Way
Kent Mnr
Brangus Dr
Dairy Dr
Flippen Rd
Tait Rd
Eagle Way
Avian F
Dustin Dr
Manderly Dr
Jasper Dr
Kelly Ct
Longwood Pl
Crown Oaks Dr
Noahs Ark Rd
Ridgewood Trl
Meridian Dr
Jodeco Station
Hudson Bridge Rd
Willis Dr
Sharon Dr
Christopher Dr
Benton Flds
Jans Mdws
Pates Creek Rd
Park Place Dr
Pates Creek
Robertfmacnally Dr
Roundtree Ct
Pates Creek Park
Weems Lake
Rock Crk
888 ft
845 ft
868 ft
75
351
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.

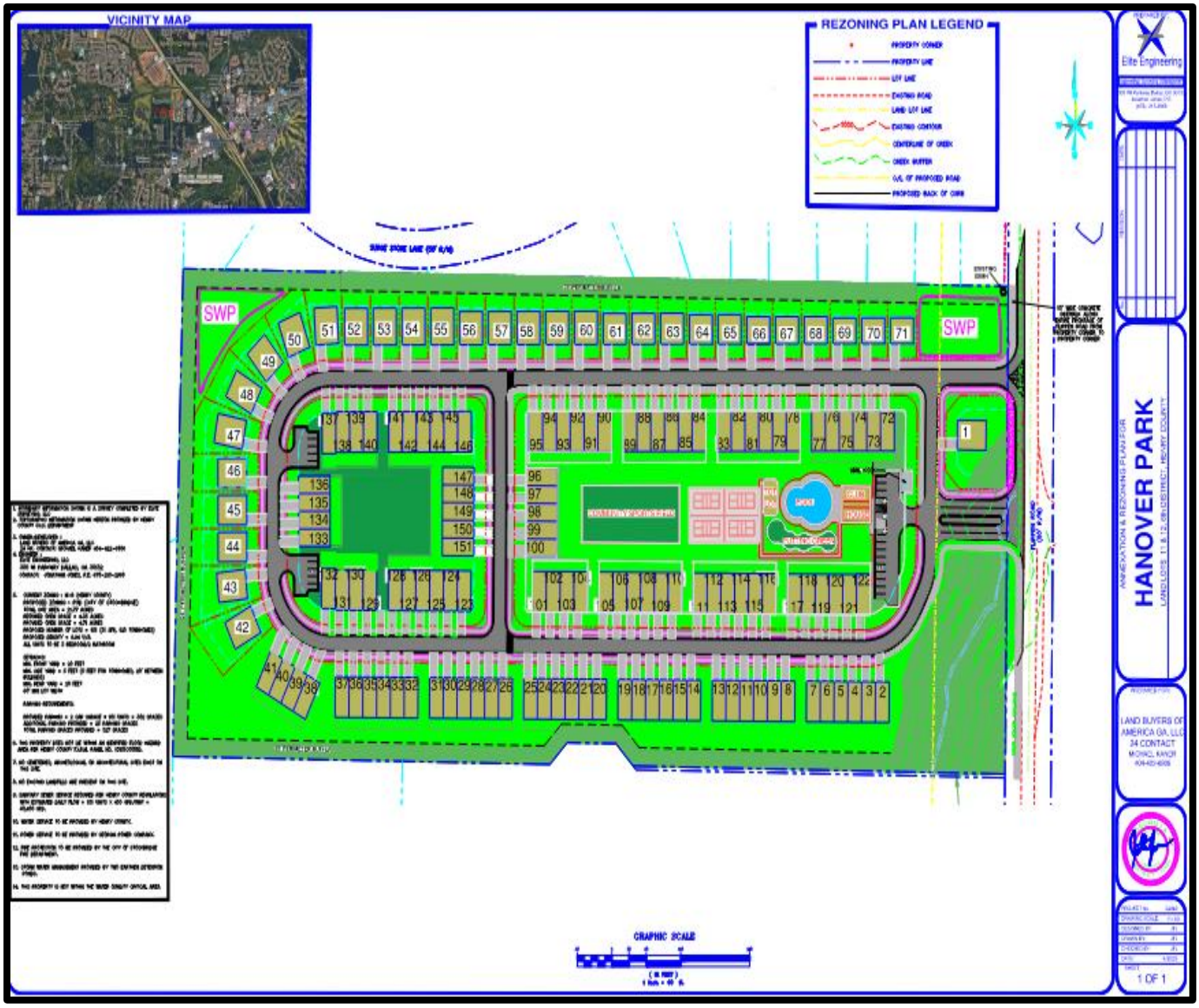
The subject property has direct frontage onto Flippen Road, where a proposed boulevard-style driveway would serve as the main entrance into the development. A second access would also be located a short distance to the north. It appears that each access would have an adjacent deceleration lane. The black-and-white 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.

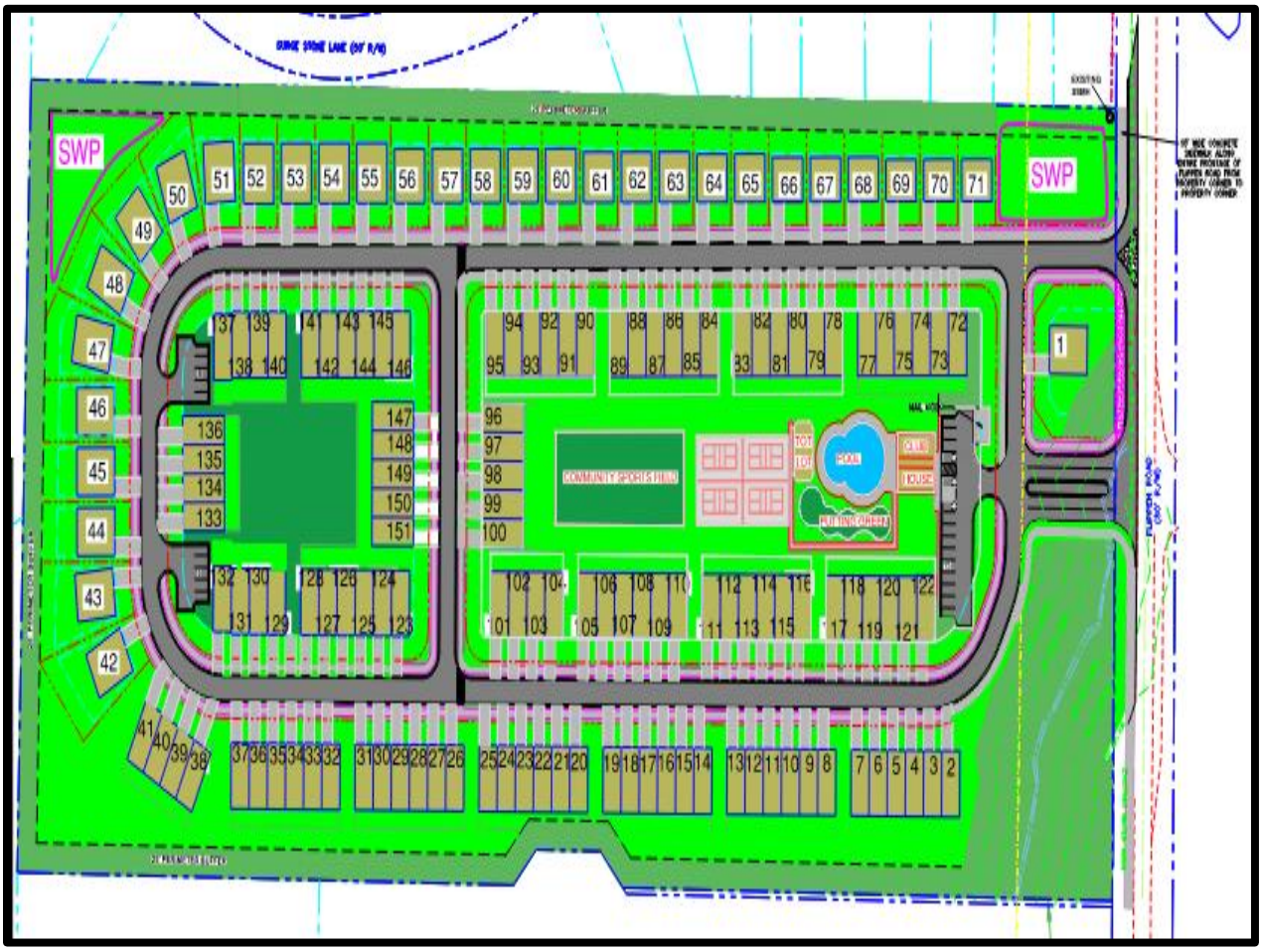
The proposed single-family detached homes would be located along the outskirts of the property, on the northern and western sides; while the proposed townhomes would be located within the interior of the site and along the southern side of the property. Surge Stone Lane borders the property to the north. 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

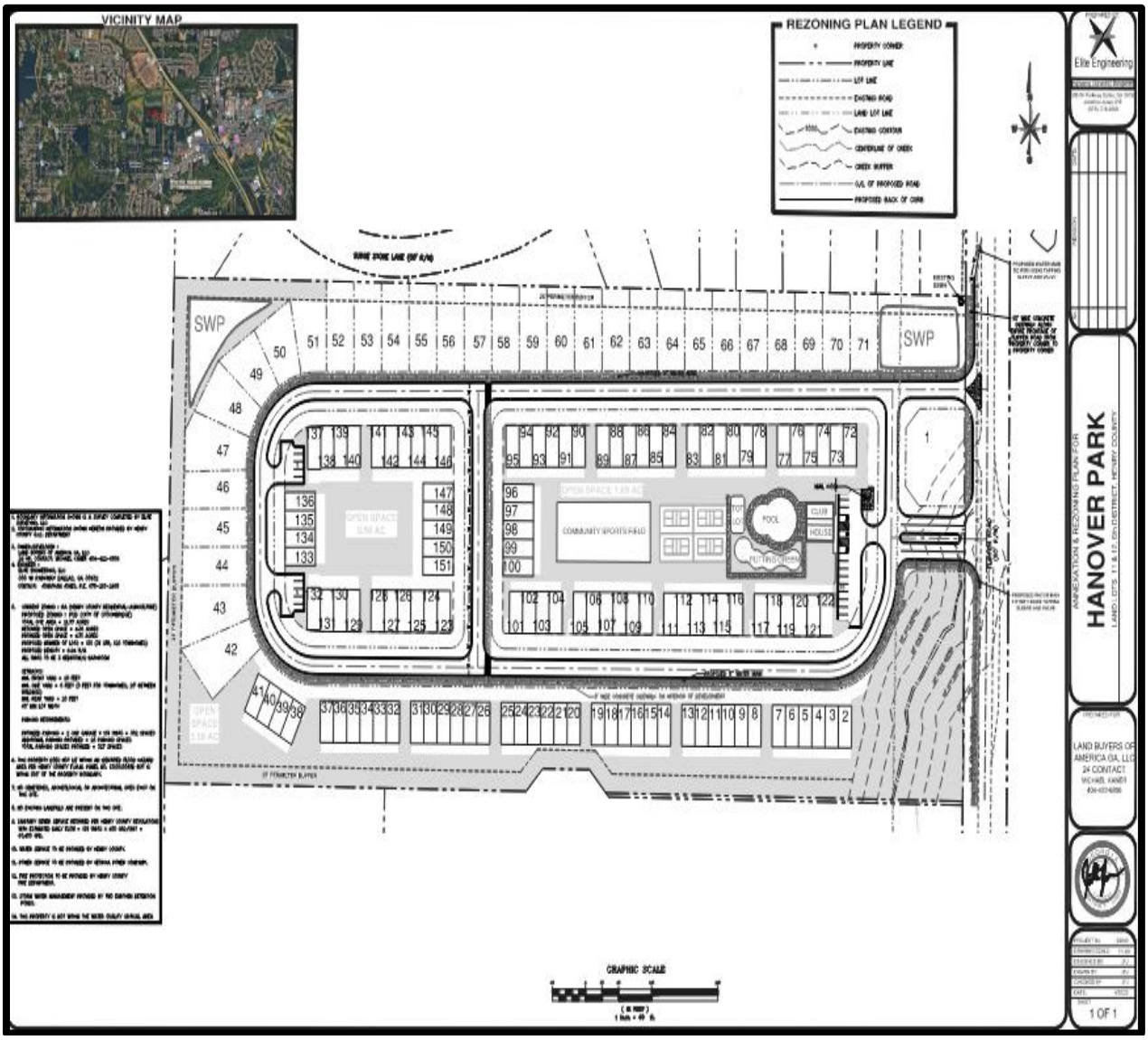


COLORED SITE PLAN, ENLARGED

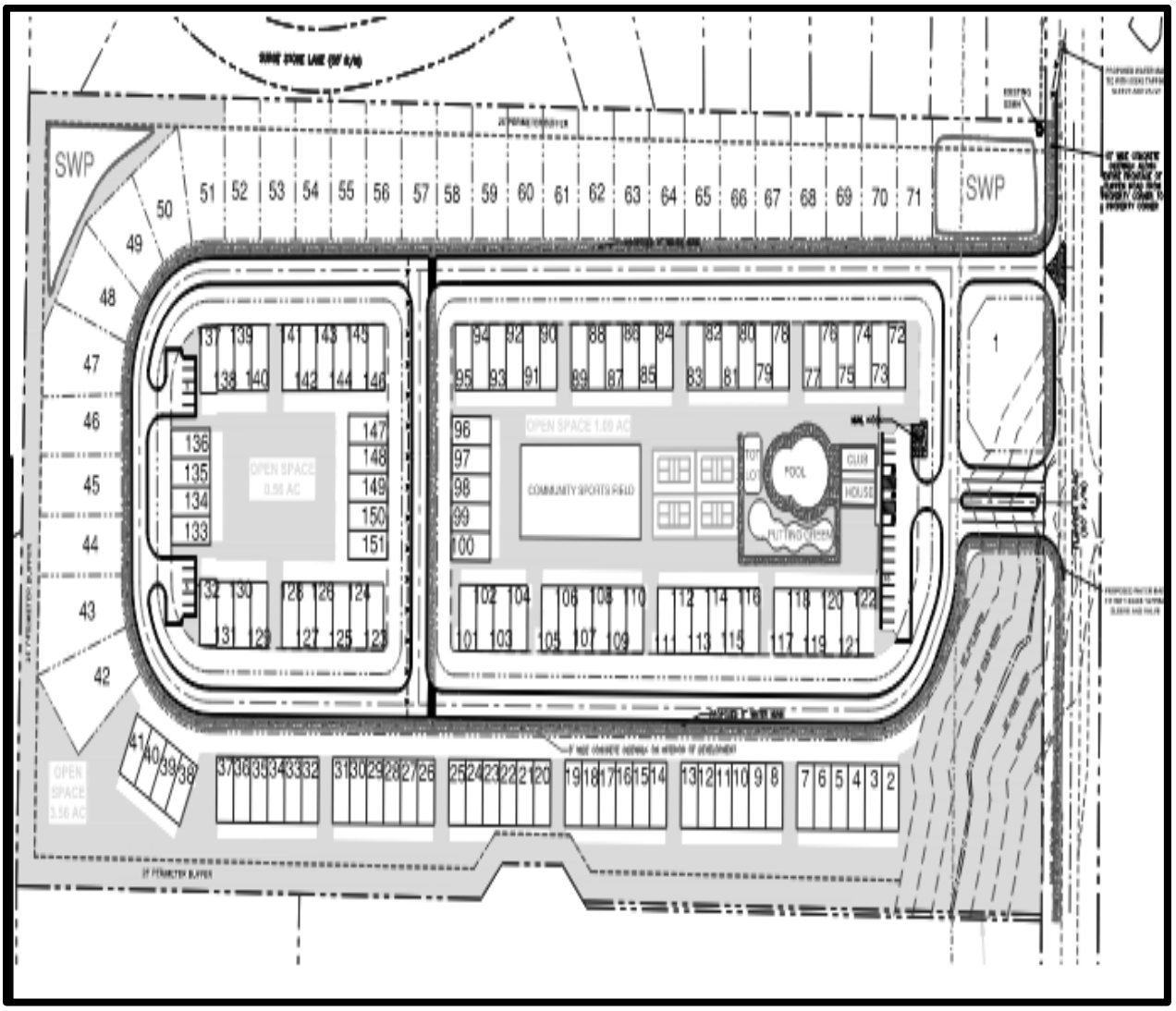


AERIAL PHOTO OF THE VICINITY, OVERLAIN BY THE SITE PLAN

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.

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 OF
CLERK OF SUPERIOR COURT
Oct 14 11 58 AM '85
REC'D
FILED
DATE

17.50
10-14-85

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1468 Hyppen Rd, Stockbridge (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
DATE 10-14-83
Clerk of Superior Court

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

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

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of: EIGHT-SEVENTY CORPORATION

[signature] BY: [signature] (Seal)

Charles E. Hopkins [signature] (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)

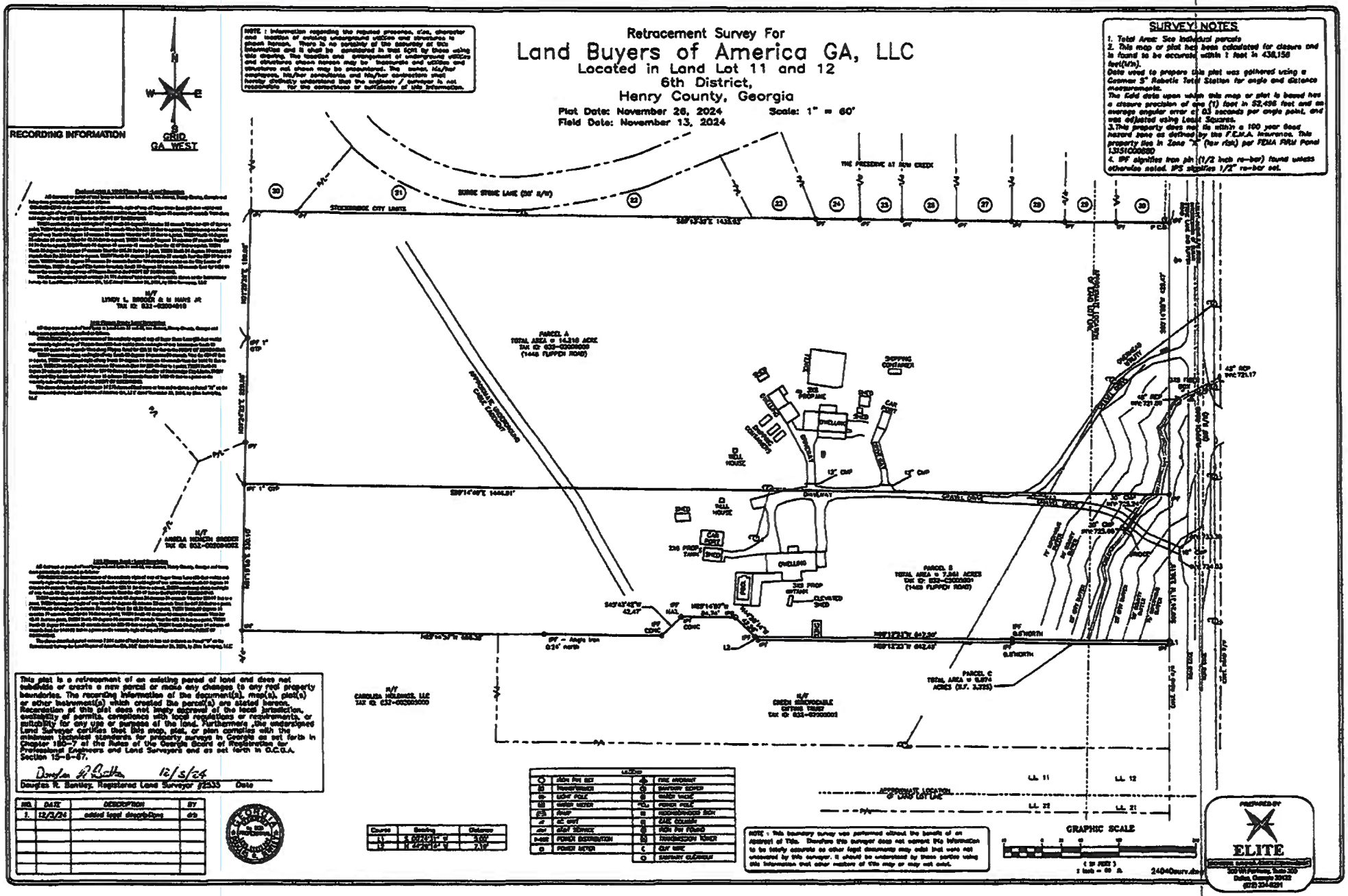
1468/1448 Combined Flippen Road - Legal Description

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.

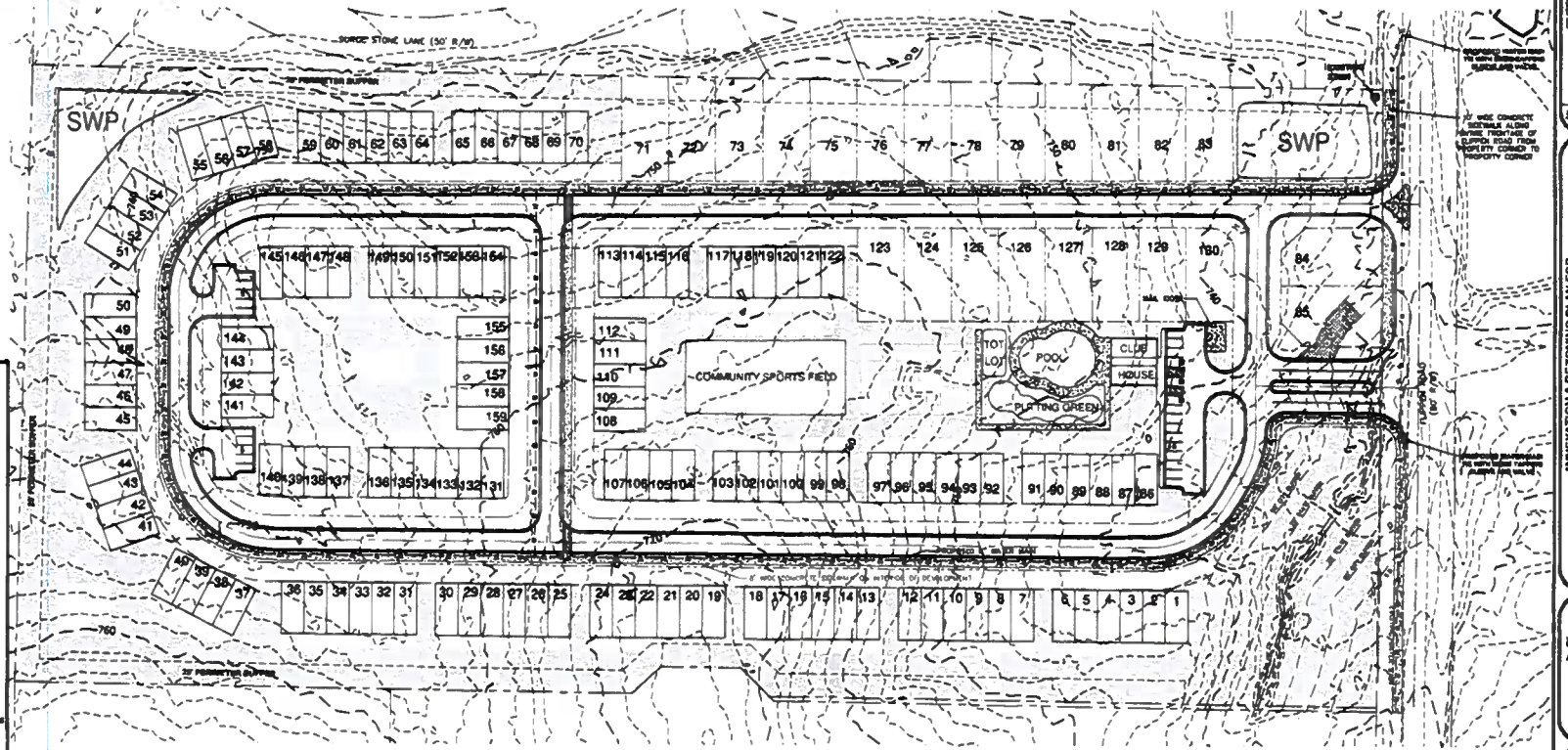
The above-described parcel contains 21.771 Acres of land more or less and is shown on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.


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 404-422-6808
4. ENGINEER:
   ELITE ENGINEERING, LLC
   300 W PARKWAY DALLAS, GA 30132
   CONTACT: JONATHAN JONES, P.E. 678-216-3000
5. CURRENT ZONING: M-R (HENRY COUNTY)
   PROPOSED ZONING: PUD (CITY OF STOCKBRIDGE)
   TOTAL SITE AREA = 31.77 ACRES
   REQUIRED OPEN SPACE = 4.38 ACRES
   PROVIDED OPEN SPACE = 4.71 ACRES
   PROPOSED NUMBER OF LOTS = 139 (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, 20' BETWEEN BUILDINGS)
   MIN. REAR YARD = 20 FEET
   80' MIN LOT WIDTH

   PARKING REQUIREMENTS:
   PROVIDED PARKING = 2 CAR GARAGE x 100 UNITS = 210 SPACES
   ADDITIONAL PARKING PROVIDED = 20 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. 13151C0000B.
7. NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE
8. NO ENERGY LANDFILLS ARE PRESENT ON THIS SITE.
9. SANITARY SEWER SERVICE REQUIRED PER HENRY COUNTY REGULATIONS WITH ESTIMATED DAILY FLOW = 100 UNITS X 400 GPD/UNIT = 50,000 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 EARTHEN RETENTION 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 | Development
300 W Parkway Dallas, GA 30132
Jonathan Jones, P.E.
(678) 216-3000

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
404-422-6808

PROJECT No.	24040
DRAWING SCALE	1" = 60'
DESIGNED BY	JFJ
DRAWN BY	JFJ
CHECKED BY	JFJ
DATE	12/9/24
SHEET	1 OF 1

Henry County Water Authority
Engineering Division

January 24, 2025

Re: Water and Sewer Services - Availability

Proposed Development:	**Single Family Residential and Townhomes**
Property Information:	**1448/1468 Flippen Road (Parcel Nos. 032-02005001, 032-02006000)**
	LL 11; District 1; 21.77 +/- acres
Proposed Zoning:	**PUD**
Sewer Basin:	**Walnut Creek**
Watershed Basin:	**Big Cotton Indian**

TO WHOM IT MAY CONCERN:

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

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

Static:	118	psi
Residual:	110	psi
Flow	2500	gpm
Calculated Flow @ 20 psi:	9672	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 750 gpm for said residential development as established by the Henry County Board of Commissioners.

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

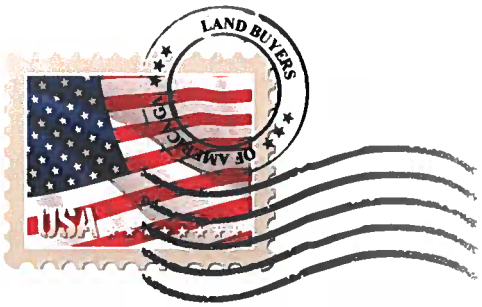
The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

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

This letter was prepared with information submitted to HCWA on a Plat dated 12/03/2024 prepared by Elite Engineering.

Fritz Jacques

Fritz Jacques
Engineering Supervisor
Henry County Water Authority



LAND BUYERS OF AMERICA GA

May, 15, 2025

Deferral Request (30 Day)

Please consider this email a request for a Deferral Request (30 Day) for the following three cases:

1. Annexation Case #AX-2025-01.
2. Comprehensive Case Amendment Case #CP -2025-01.
3. Rezoning Case #RZ-2025-01.

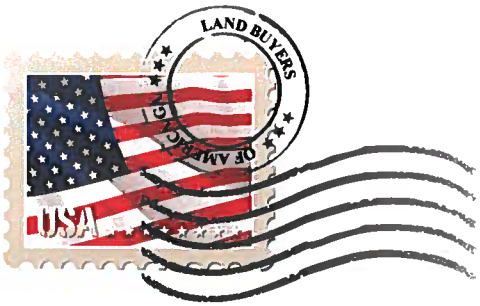
We are requesting this Deferral Request (30) Day to allow us more time to work out the details of the proposed homes.

Thank you and I will follow up with a hard copy of this Deferral Request (30 Day) today.

Michael Kaner

Authorized Individual

2500 Clean Water Court
Buford • GA • 30519
moneyforyourdirt@gmail.com
404-422-6806



LAND BUYERS OF AMERICA GA

Revised Letter of Intent

May 8, 2025

To: City of Stockbridge

We are proposing to combine 1448 Flippen Road Stockbridge, GA (Parcel # 032-02006000 containing 14.210 acres) 1468 Flippen Road Stockbridge, GA (Parcel #032-02005001 containing 7.561 acres) into a single parcel containing 21.77 acres. We are seeking an Annexation into the City of Stockbridge with a Zoning of PUD (Planned Unit Development).

The proposed development will contain 151 Units. The Density will be 6.94 units per acre. There will be 31 Single Detached Units and 120 Townhouse Units. All Units will have a minimum of 3 bedrooms and 2 Bathrooms with double-car garages. The square footage will be 1600sf-2000sf. The exterior will be constructed utilizing brick and Hardy Board. The amenities will include a pool with a clubhouse, a putting green, tot lot, tennis or pickle ball courts and a community sports field.

Michael Kaner Agent

Land Buyers of America GA, LLC

2500 Clean Water Court
Buford • GA • 30519
moneyforyourdirt@gmail.com
404-422-6806

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—JUNE 26, 2025

CITY COUNCIL MEETING—JULY 14, 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.

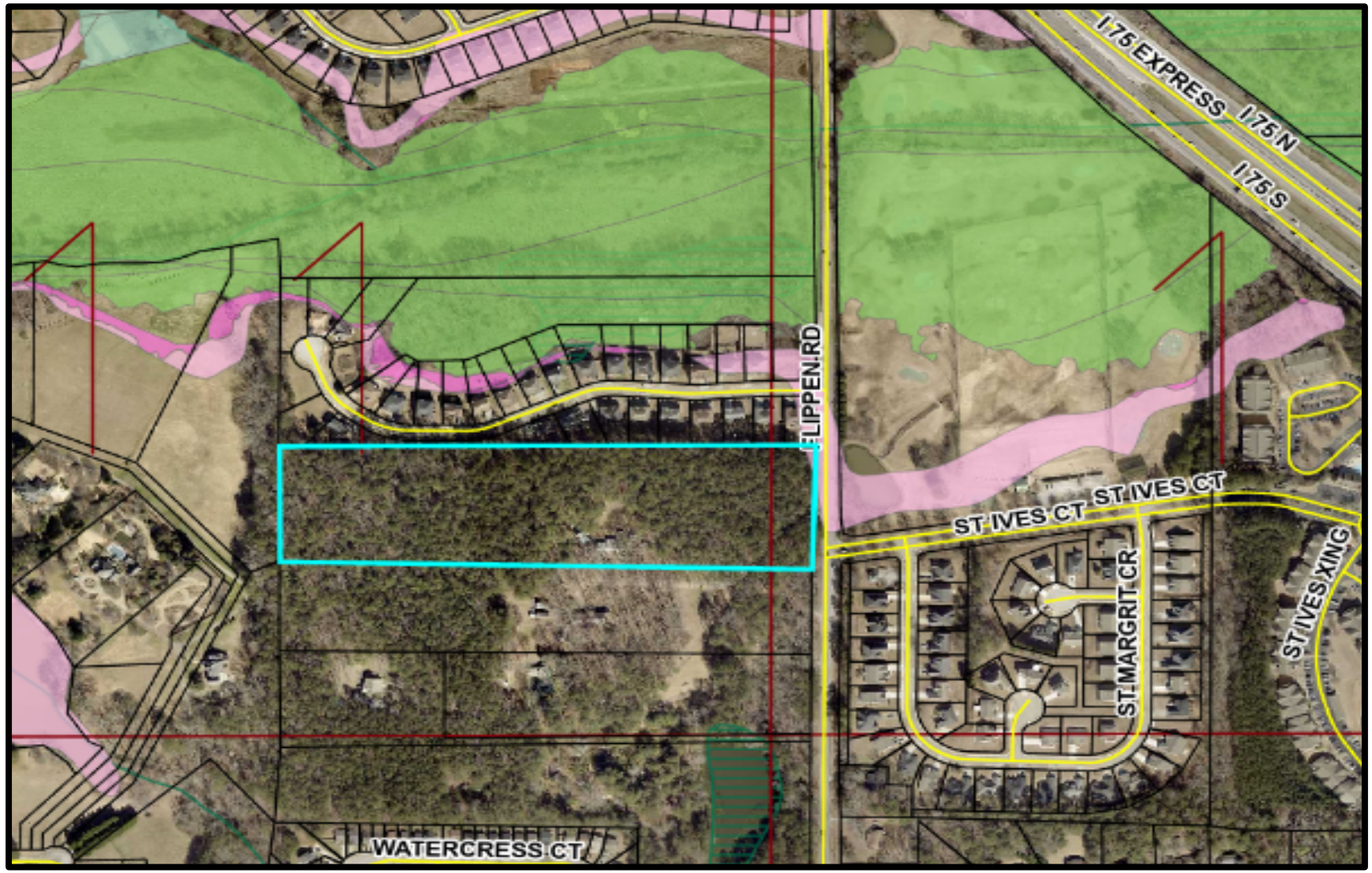
Applicant: Land Buyers of America, LLC.

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)

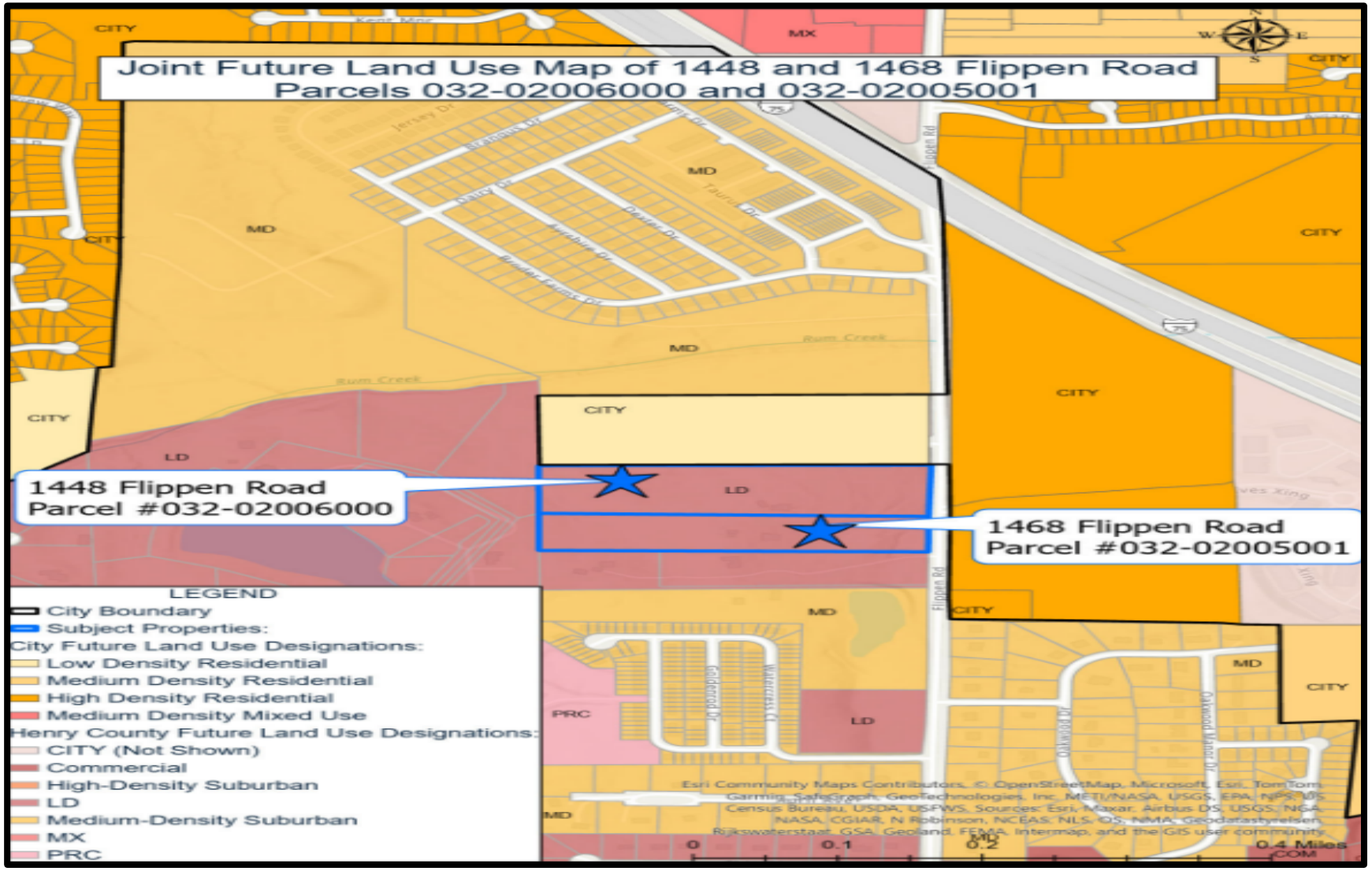
CASE FACTS TABLE (Slide #2)

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.

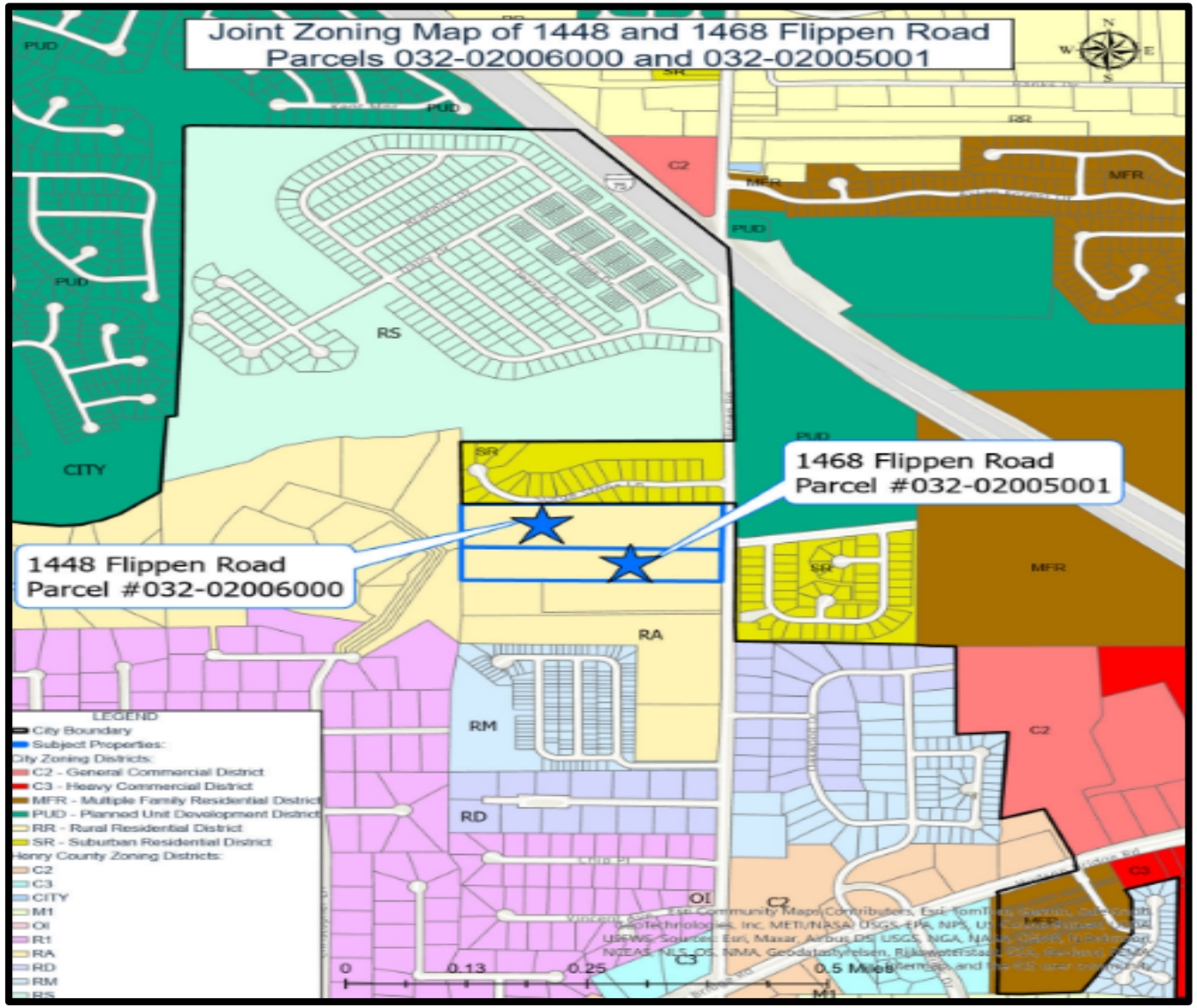
CASE FACTS TABLE (Slide #3)

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.

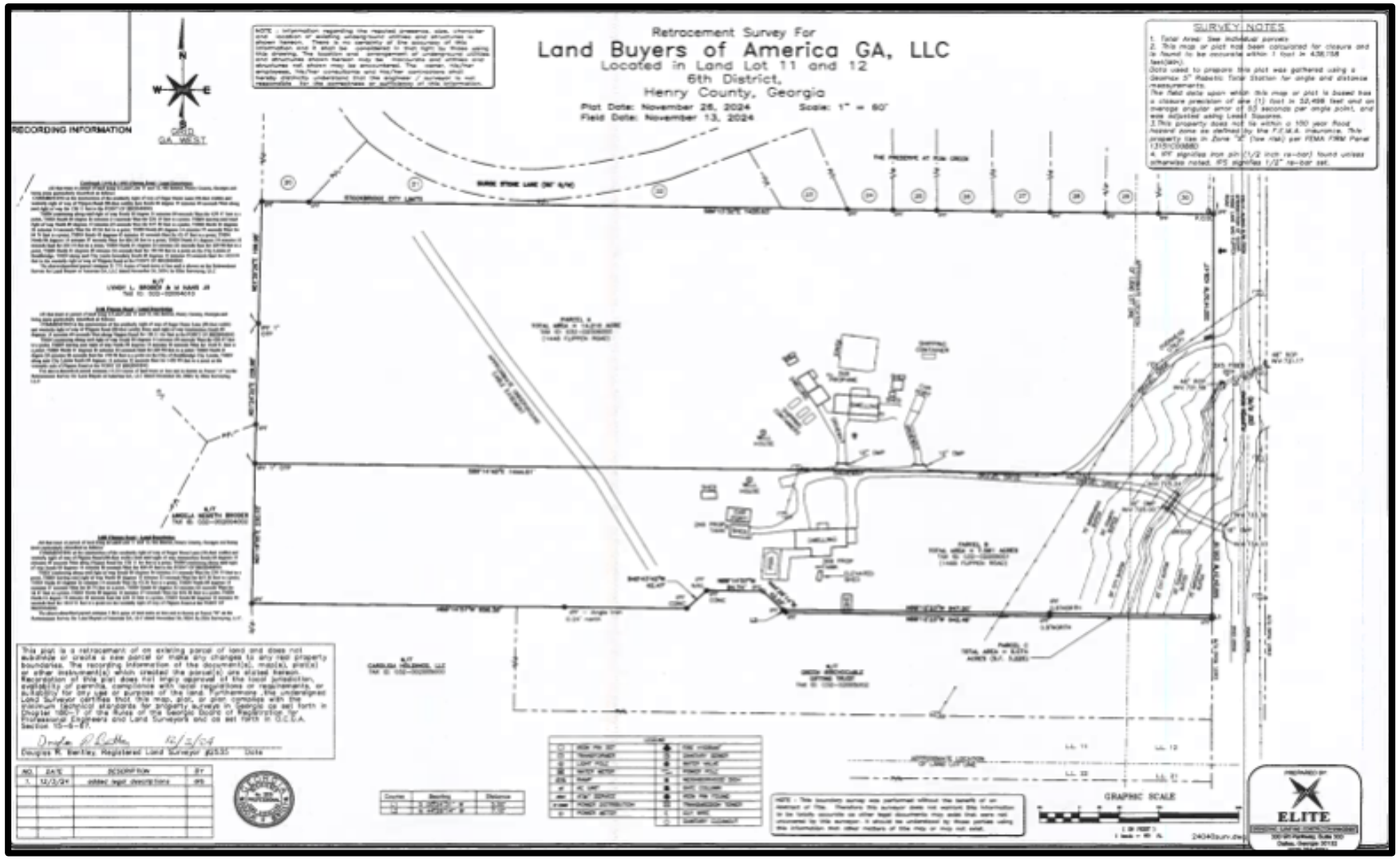
JOINT FUTURE LAND USE MAP FOR 1448 & 1468 FLIPPEN ROAD



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.

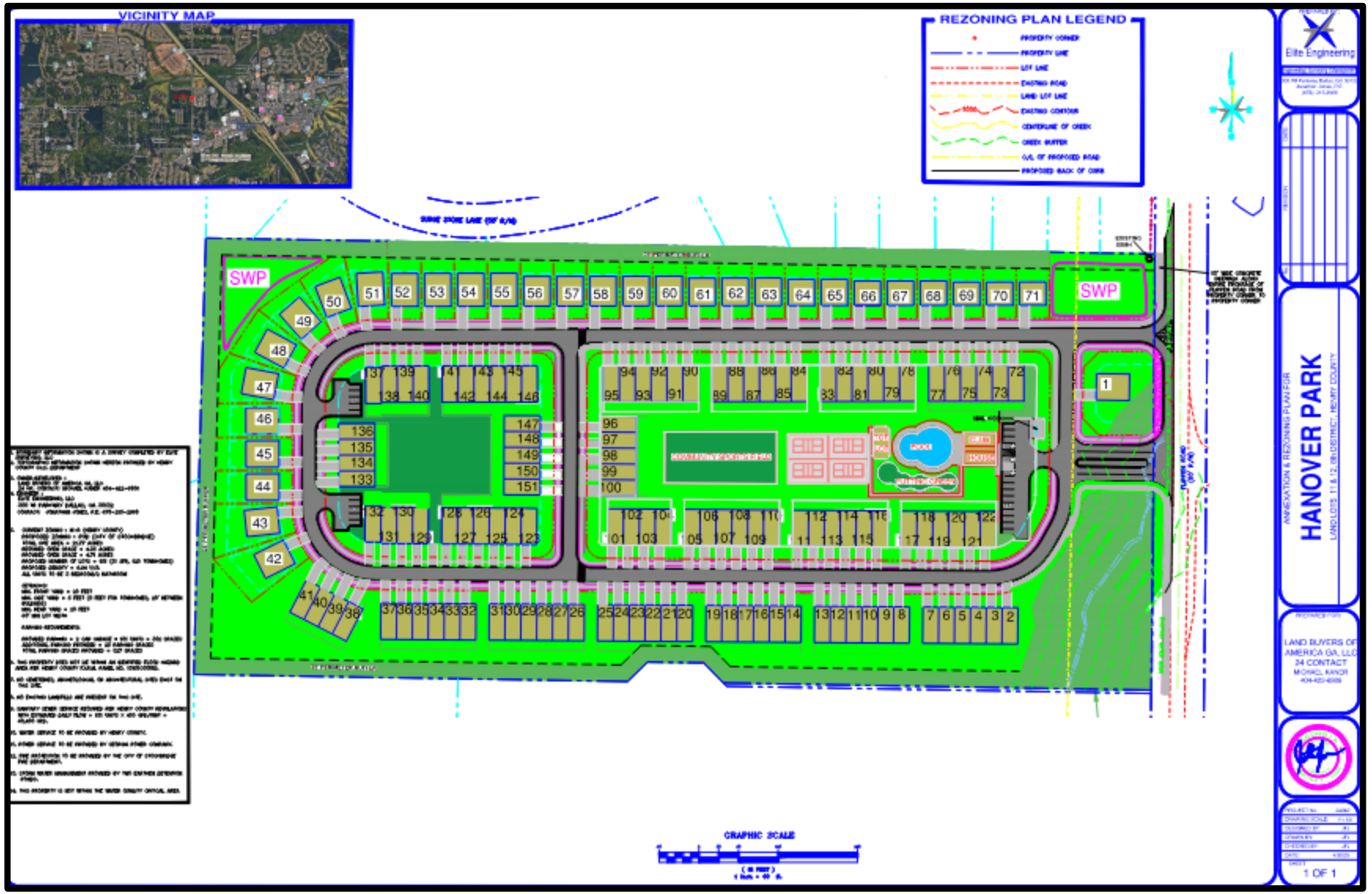
SITE PLAN DATA (Slide #1)

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.

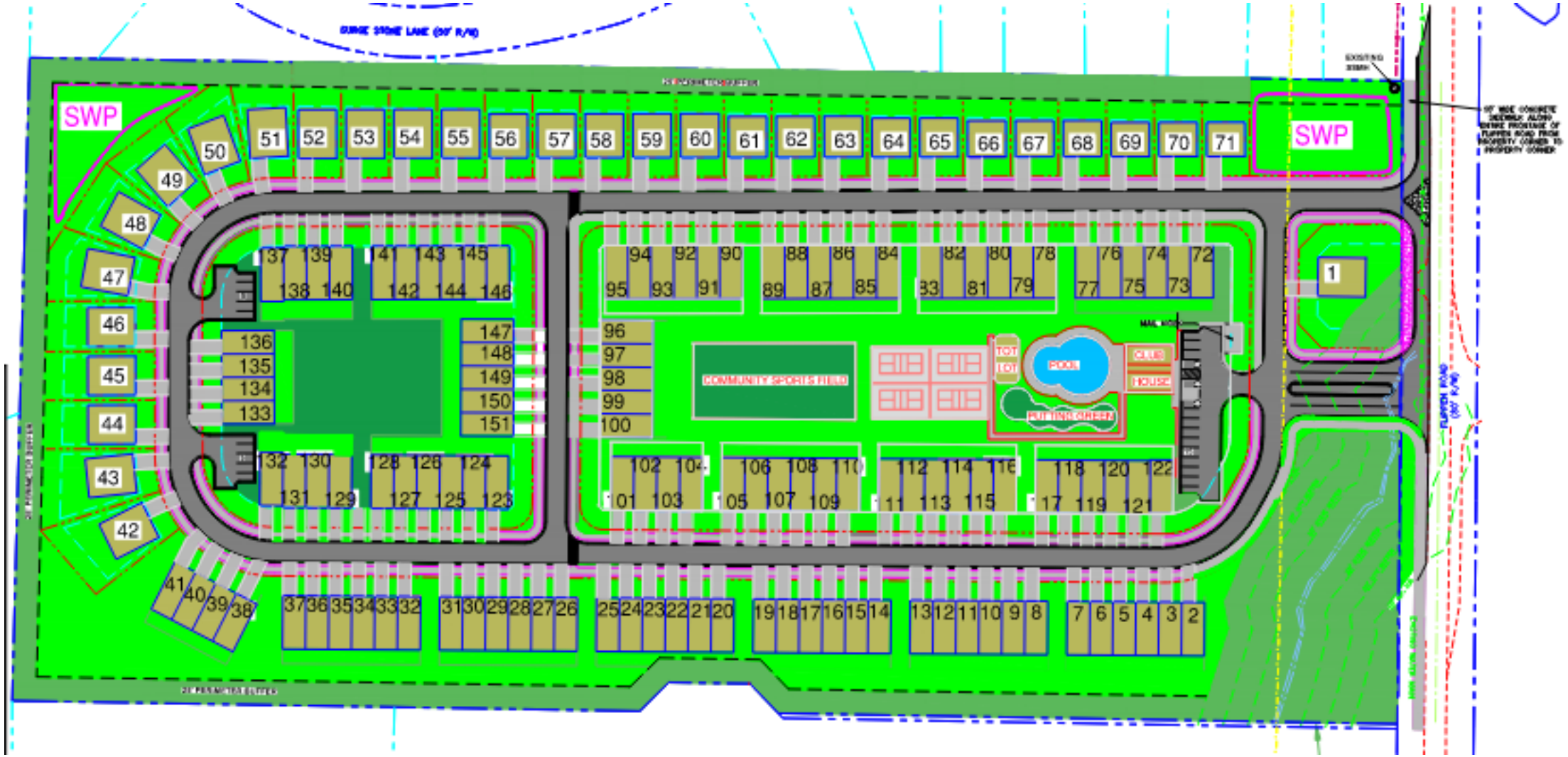
SITE PLAN DATA (Slide #2)

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.

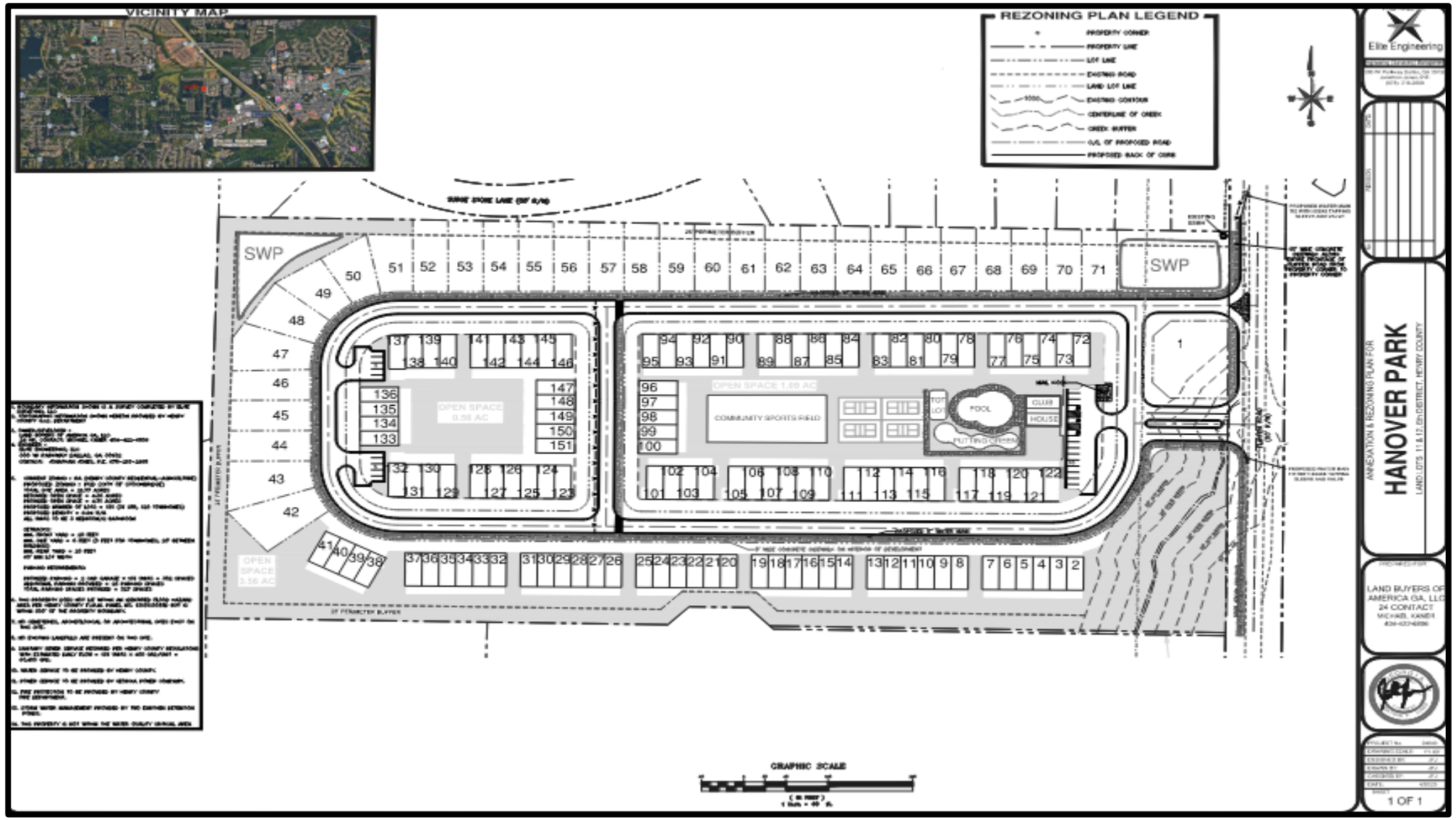
COLORED SITE PLAN



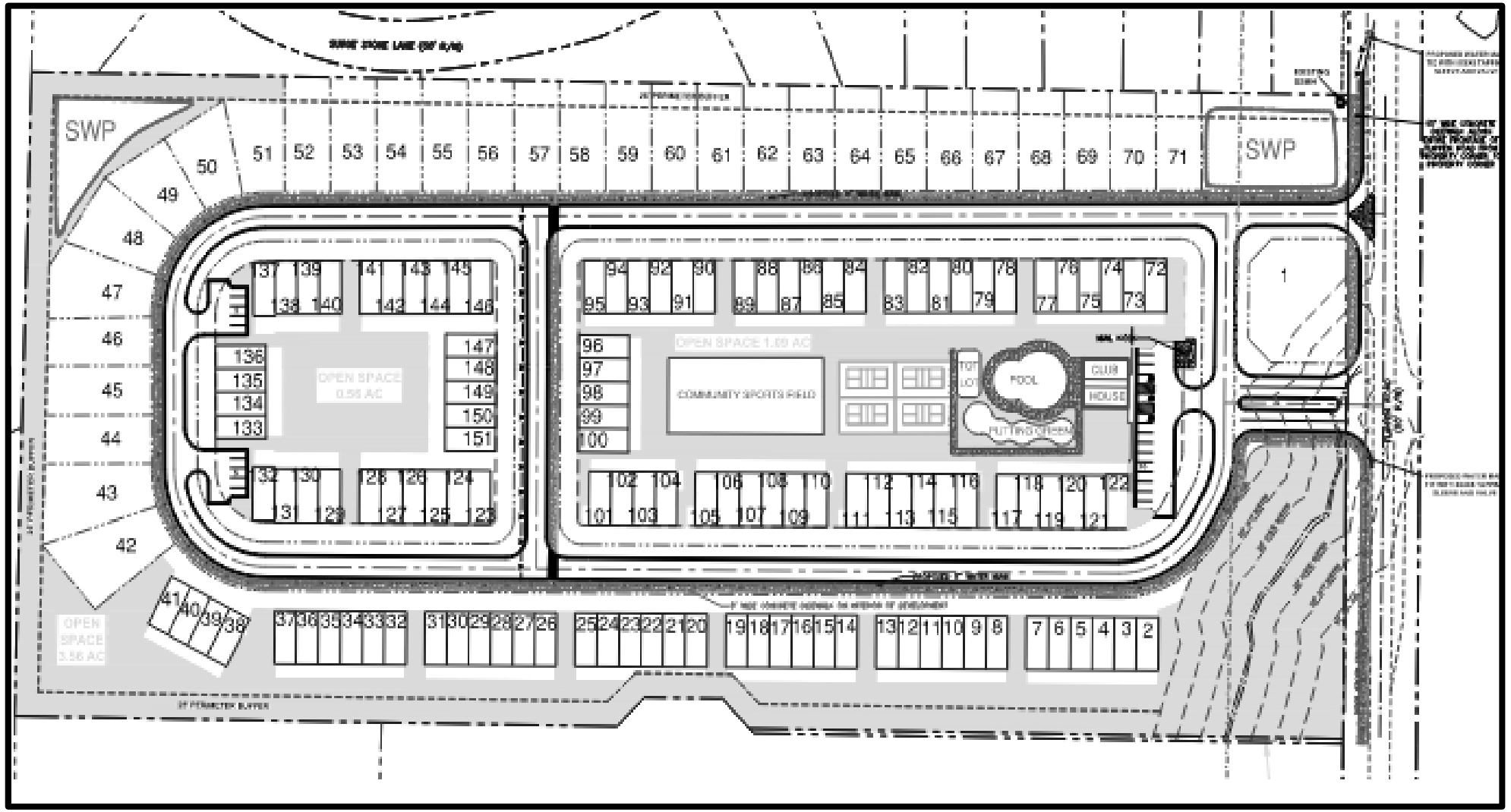
COLORED SITE PLAN, ENLARGED



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).**

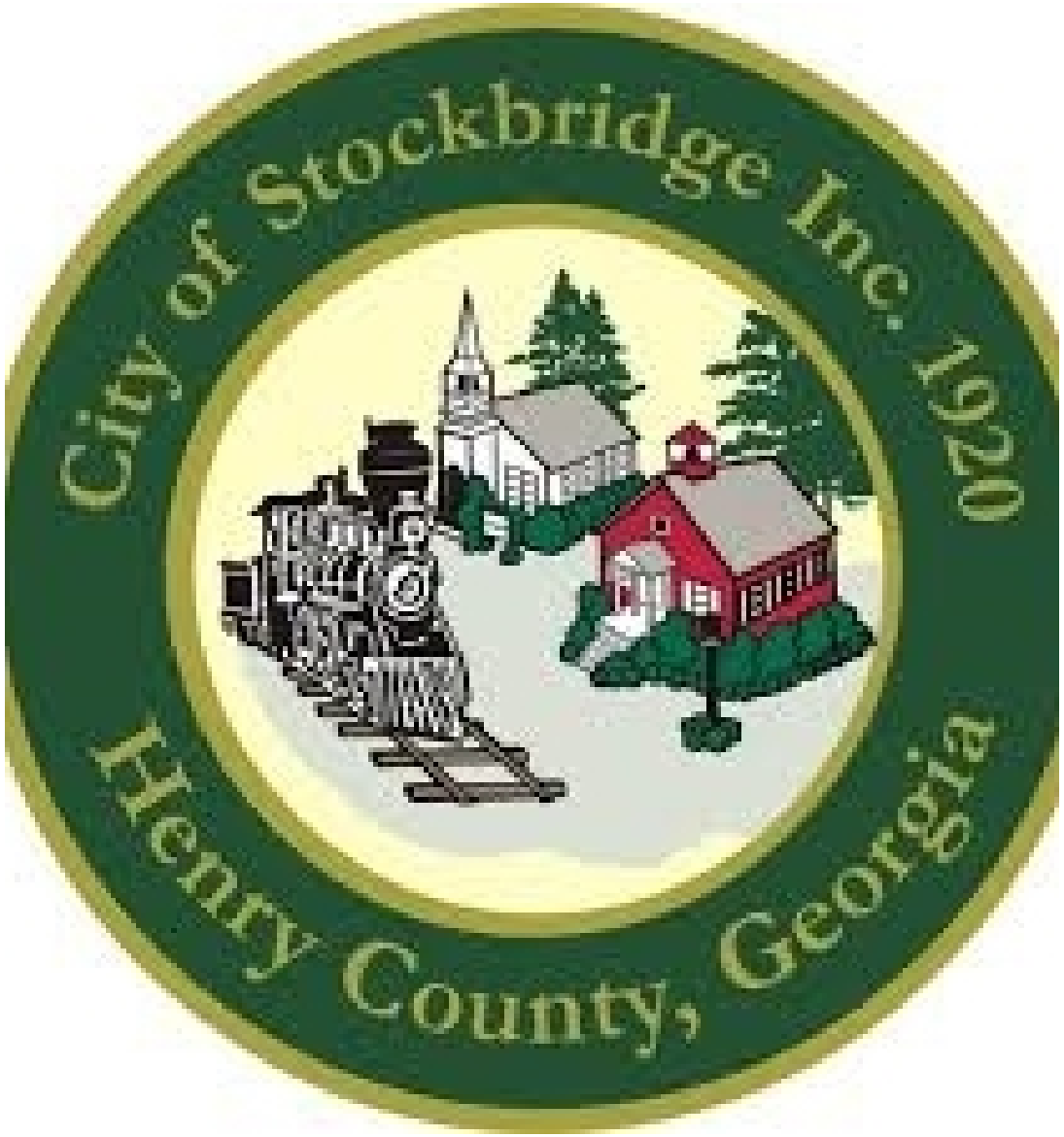
Staff Recommendation For AX-2025-01

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)

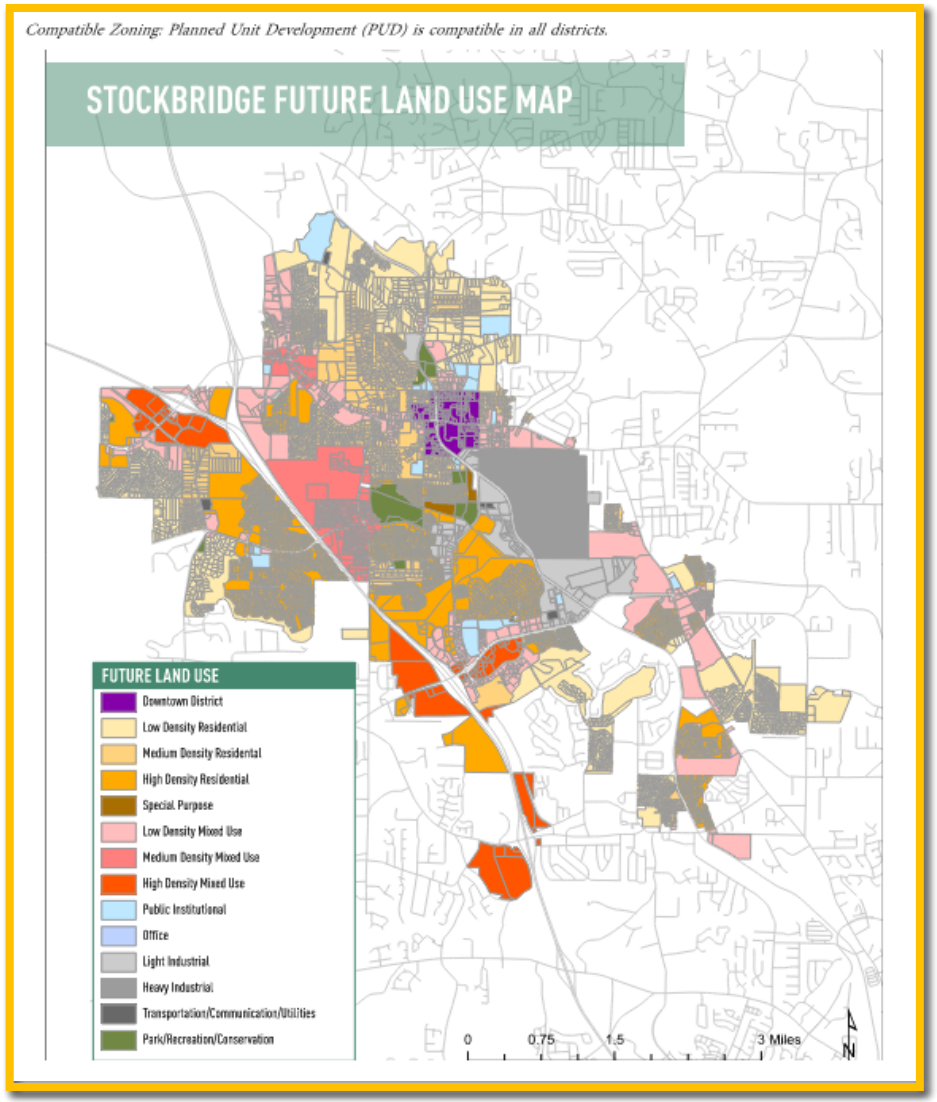
PowerPoint Presentation For CP-2025-01



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.

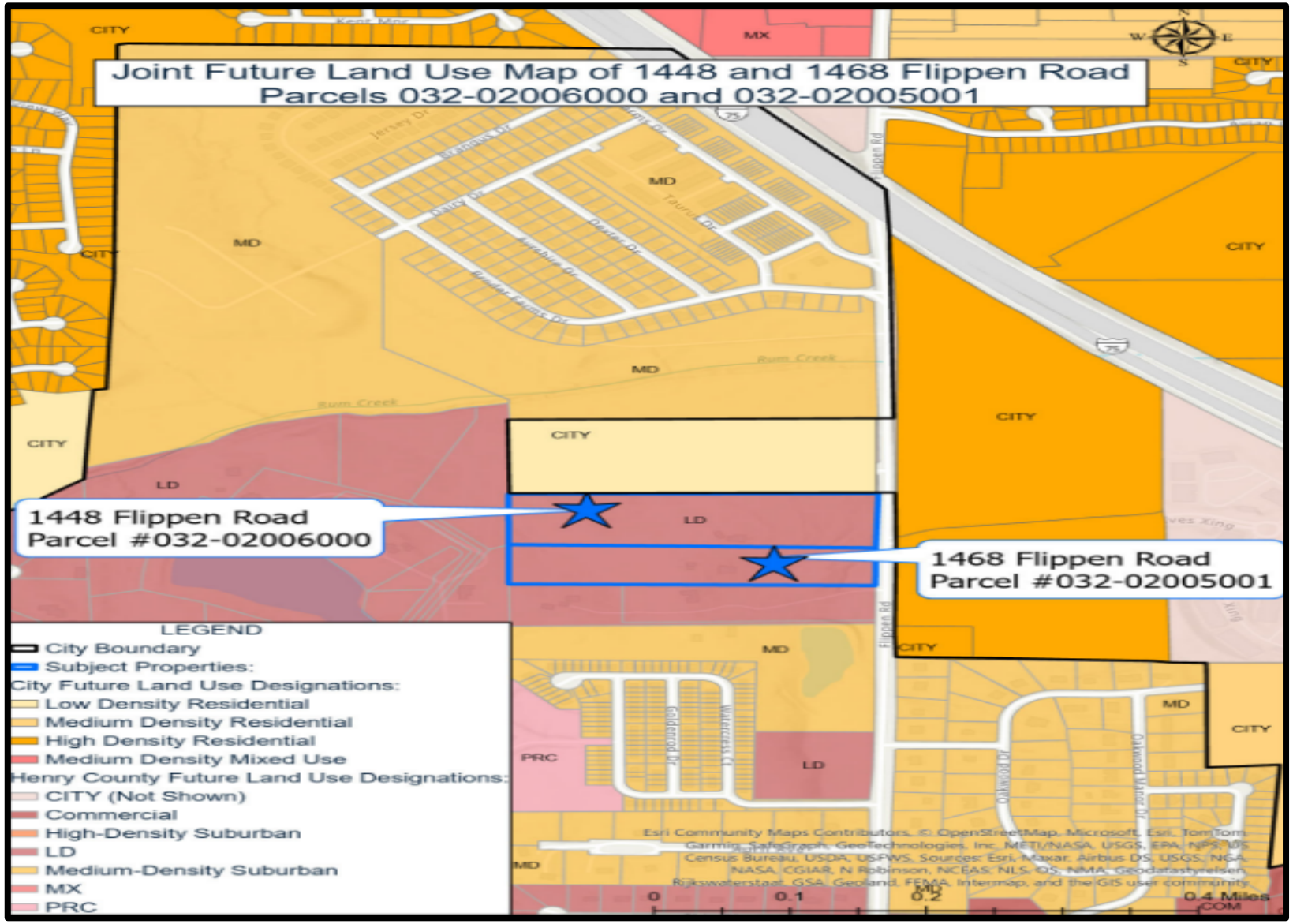
City of Stockbridge
Comprehensive Plan (2024)



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

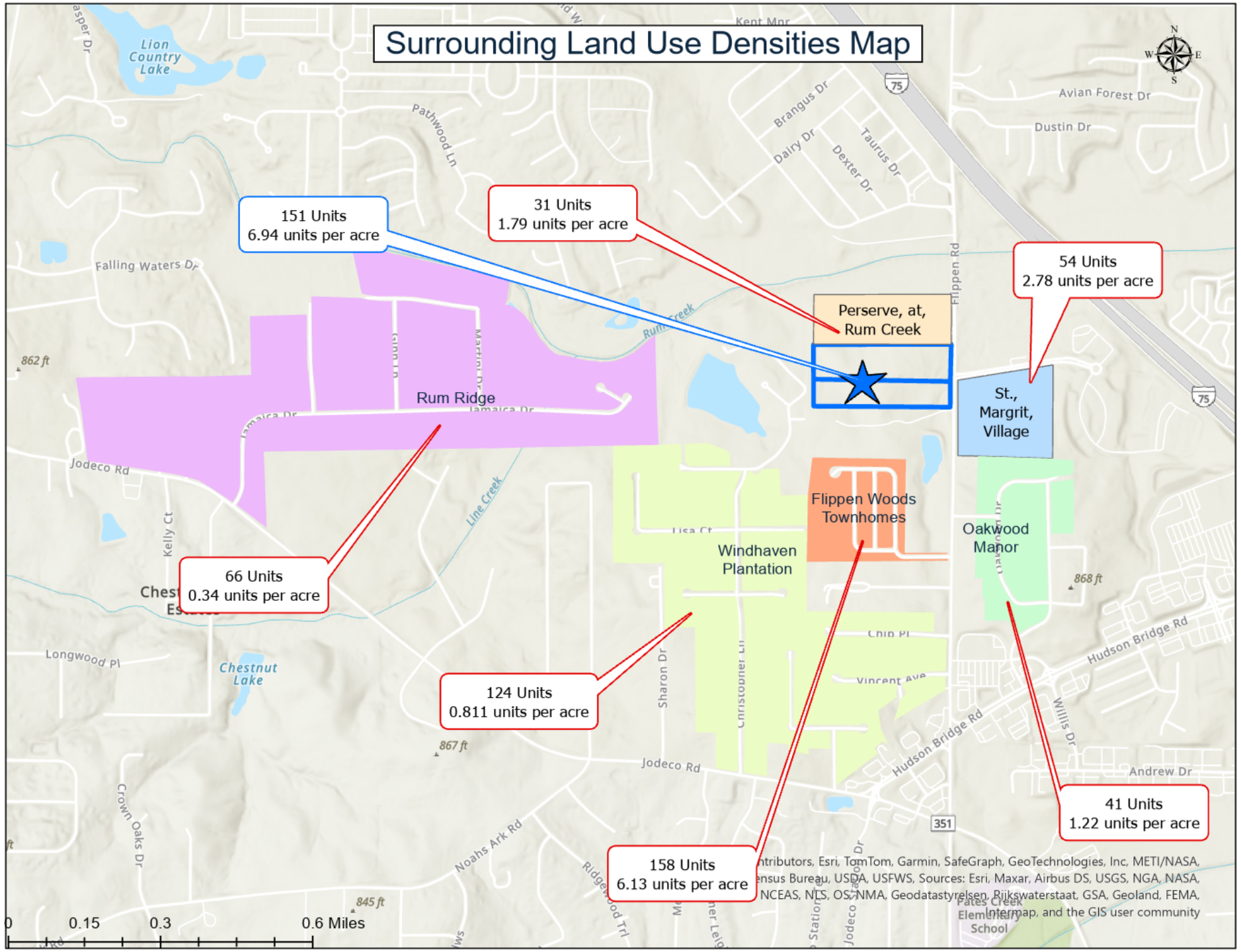


SURROUNDING LAND USE DESIGNATIONS

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.**

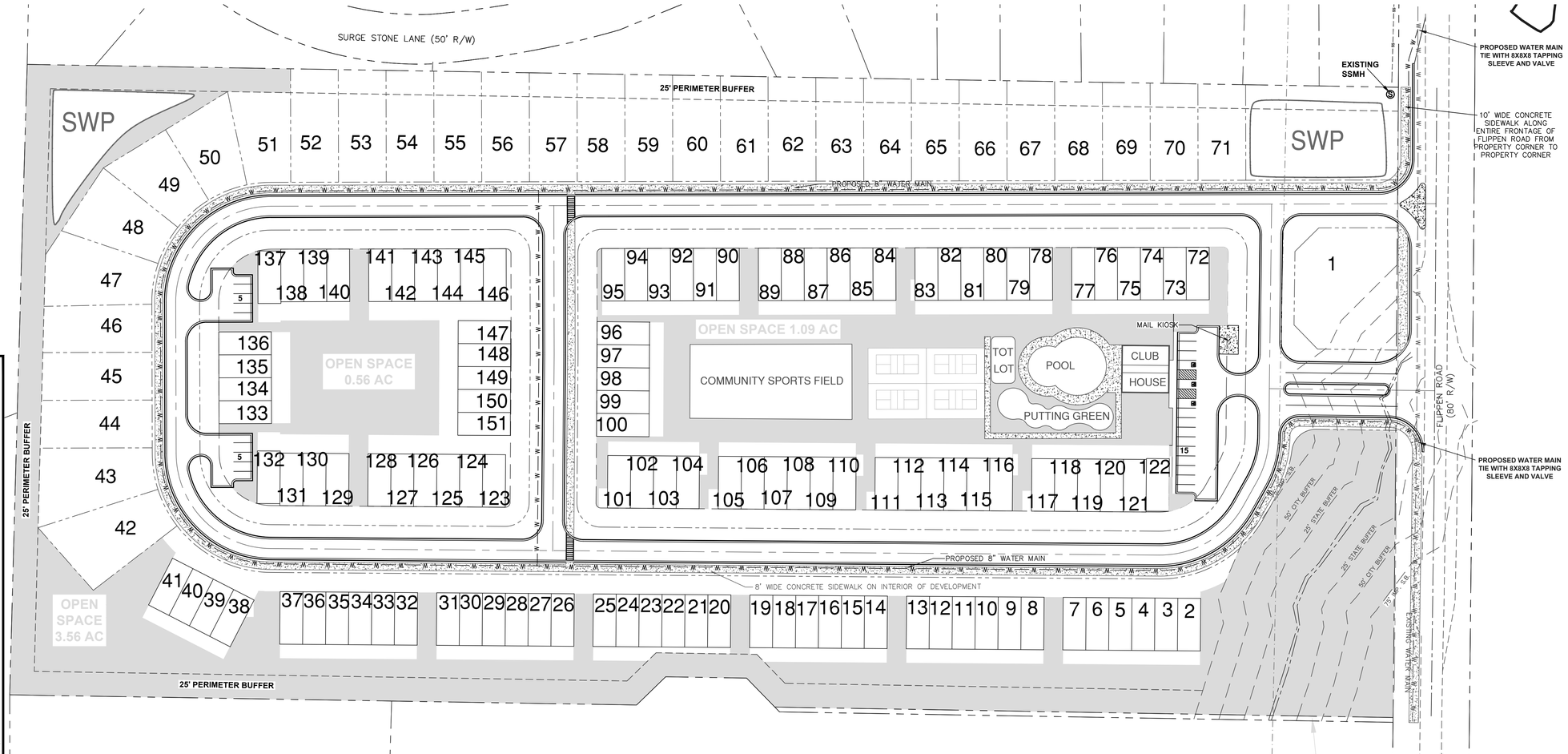
5. **Property Maintenance--An HOA or a property management company shall maintain all of the common areas of the property and the common areas of the townhomes.**

ARE THERE ANY QUESTIONS?

VICINITY MAP

REZONING PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- LOT LINE
- EXISTING ROAD
- LAND LOT LINE
- 1000 EXISTING CONTOUR
- CENTERLINE OF CREEK
- CREEK BUFFER
- C/L OF PROPOSED ROAD
- PROPOSED BACK OF CURB



1. BOUNDARY INFORMATION SHOWN IS A SURVEY COMPLETED BY ELITE SURVEYING, LLC
2. TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY HENRY COUNTY G.I.S. DEPARTMENT
3. OWNER/DEVELOPER :
   LAND BUYERS OF AMERICA GA, LLC
   24 HR. CONTACT: MICHAEL KANER 404-422-6806
4. ENGINEER :
   ELITE ENGINEERING, LLC
   300 WI PARKWAY DALLAS, GA 30132
   CONTACT: JONATHAN JONES, P.E. 678-215-2968
5. CURRENT ZONING : RA (HENRY COUNTY RESIDENTIAL-AGRICULTURE)
   PROPOSED ZONING : PUD (CITY OF STOCKBRIDGE)
   TOTAL SITE AREA = 21.77 ACRES
   REQUIRED OPEN SPACE = 4.35 ACRES
   PROVIDED OPEN SPACE = 4.71 ACRES
   PROPOSED NUMBER OF LOTS = 151 (31 SFR, 120 TOWNHOMES)
   PROPOSED DENSITY = 6.94 U/A
   ALL UNITS TO BE 3 BEDROOM/2 BATHROOM

   SETBACKS:
   MIN. FRONT YARD = 20 FEET
   MIN. SIDE YARD = 5 FEET (0 FEET FOR TOWNHOMES, 20' BETWEEN BULDINGS)
   MIN. REAR YARD = 20 FEET
   60' MIN LOT WIDTH

   PARKING REQUIREMENTS:

   PROVIDED PARKING = 2 CAR GARAGE X 151 UNITS = 302 SPACES
   ADDITIONAL PARKING PROVIDED = 25 PARKING SPACES
   TOTAL PARKING SPACES PROVIDED = 327 SPACES
6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER HENRY COUNTY F.I.R.M. PANEL NO. 13151C0088D 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

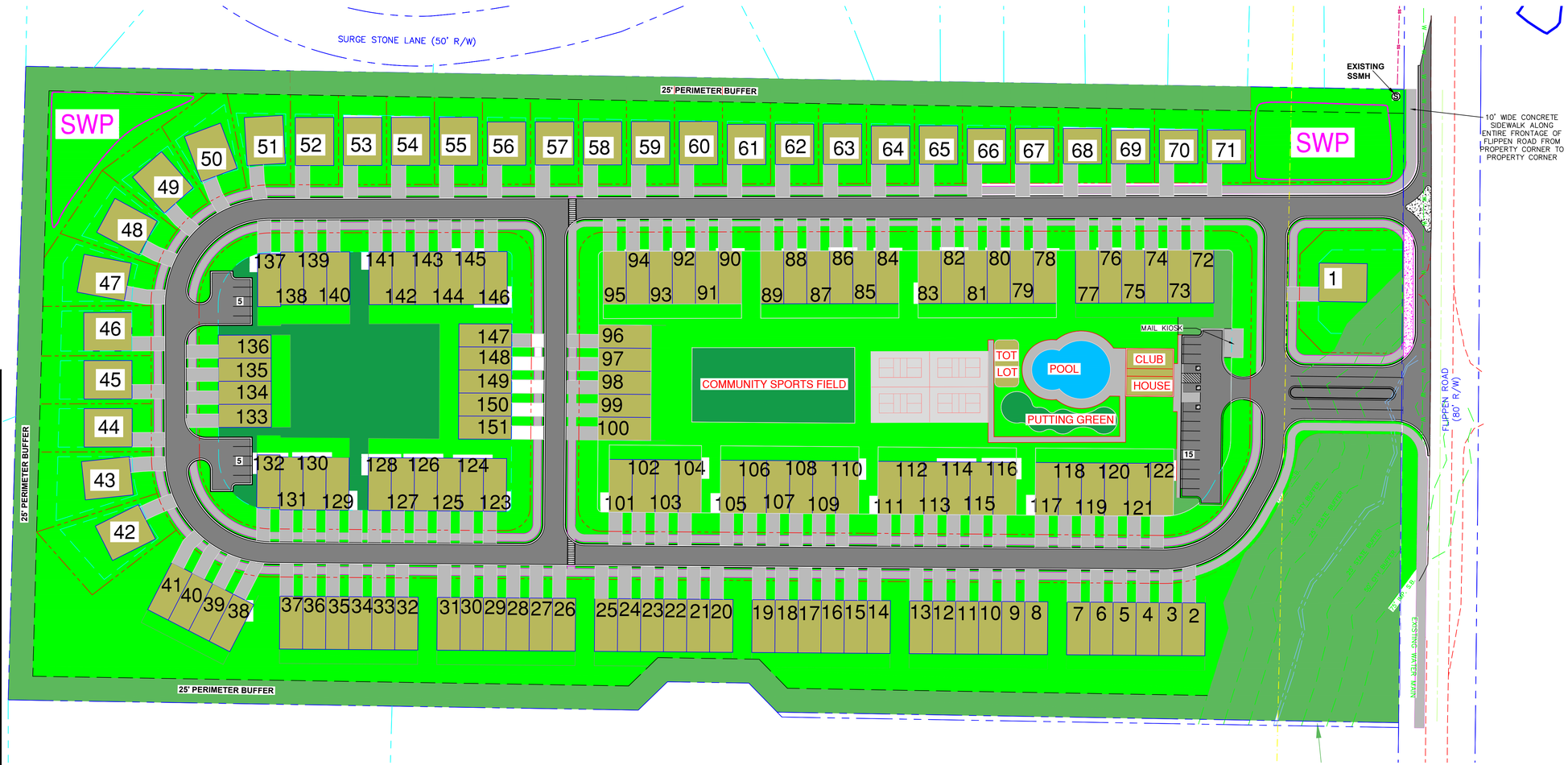
GEORGIA REGISTERED PROFESSIONAL ENGINEER JONATHAN F. JONES

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



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

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

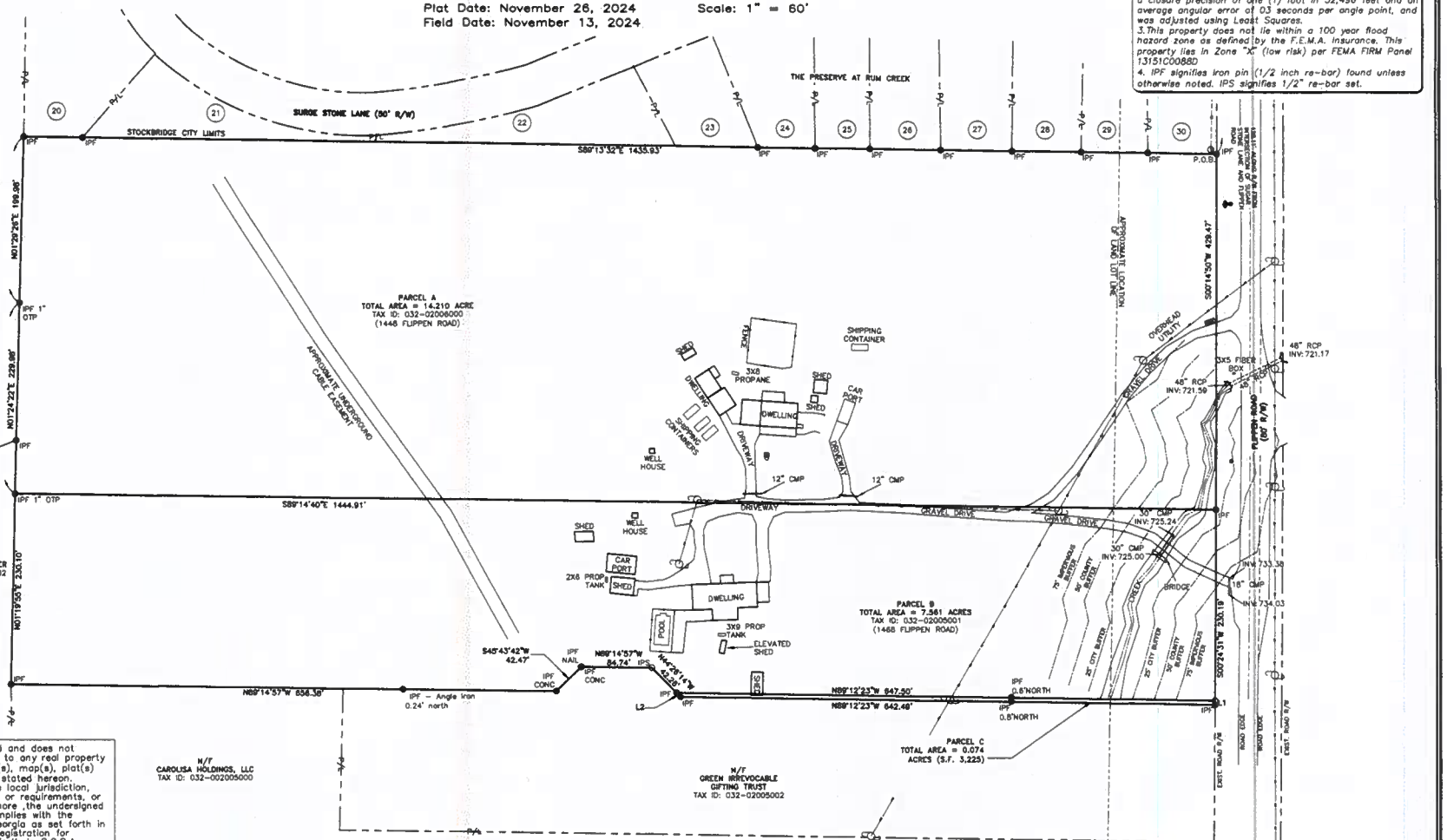
1448 Flippen Road - Legal Description

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

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

JULY 14, 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 with Conditions. 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 requested a 30-day deferral to work out the details of the proposed homes. RZ-2025-01 (and companion cases #AX-2025-01 and CP-2025-01) was deferred at the June 9th Council meeting. It was scheduled to be heard by the Planning Commission on June 26, which was after the June 23rd CivicClerk deadline for the July 14 Council meeting.

APPROVALS: CITY MANAGER _____

MAYOR

CITY TREASURER _____

CITY ATTORNEY

FINANCIAL IMPACT N/A

AMOUNT $

City of Stockbridge

AGENDA ITEM

MEETING DATE

JULY 14, 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 with Conditions. 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 requested a 30-day deferral to work out the details of the proposed homes. RZ-2025-01 (and companion cases #AX-2025-01 and CP-2025-01) was deferred at the June 9th Council meeting. It was scheduled to be heard by the Planning Commission on June 26, which was after the June 23rd CivicClerk deadline for the July 14 Council meeting.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY

FINANCIAL IMPACT N/A

AMOUNT $

☐

ITEM/PROJECT/EVENT:

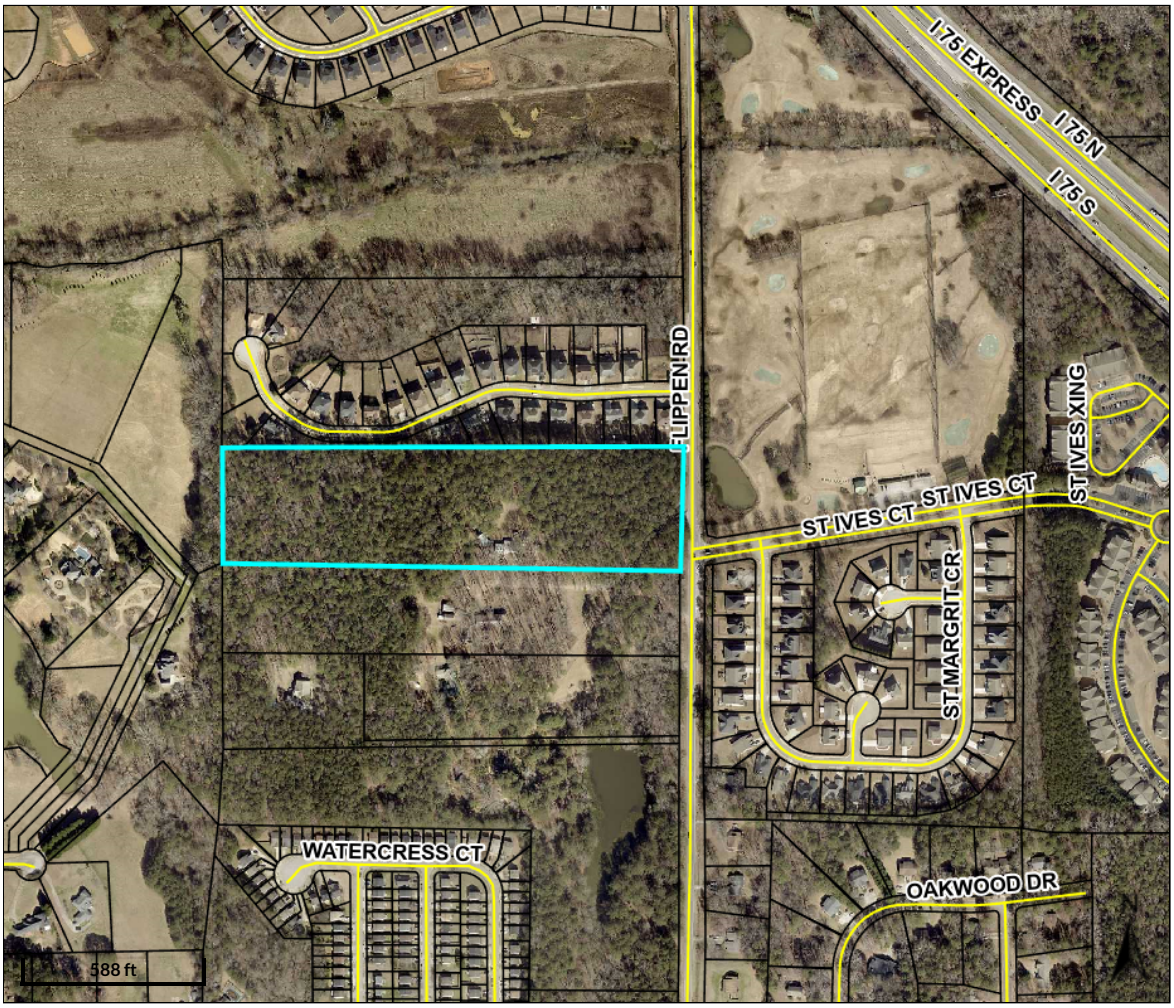
REZONING CASE #RZ-2025-01 FOR 1448 & 1468 FLIPPEN ROAD.

BACKGROUND INFORMATION:

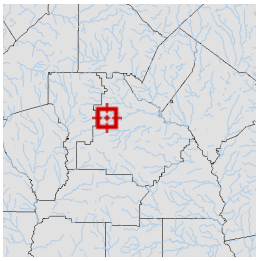
STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

Staff Signature_____

Henry County, GA



Overview



Legend

- Parcels
- Roads

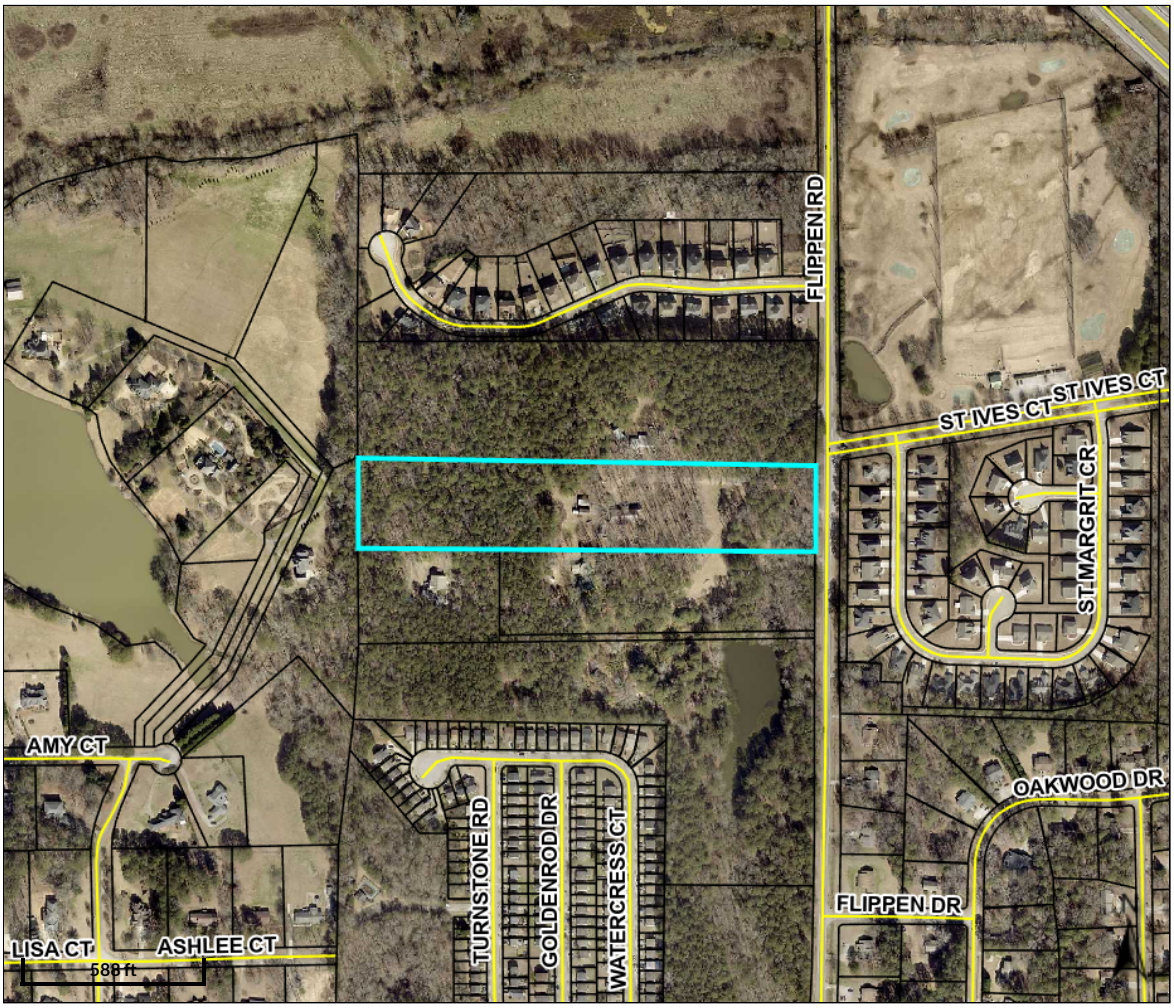
Parcel ID	032-02006000	**Class**	Consv Use	**Owner Address**	REICHERT WILLIAM K & BRENDA A 1448 FLIPPEN RD STOCKBRIDGE, GA 30281	**Land Value:**	$176,100				
Property Address	1448 FLIPPEN RD	**Acreage**	14.21			**Building Value:**	$254,000	**Last 2 Sales**			
District	Henry County					**Misc Value:**	$840	**Date**	**Price**	**Reason**	**Qual**
								10/1/1983	$22,900	LM	Q
								n/a	$	n/a	n/a
						Total Value:	$427,800				

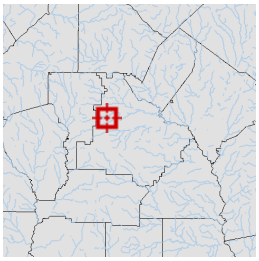
Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed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

Date created: 2/14/2025
Last Data Uploaded: 2/14/2025 1:14:23 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



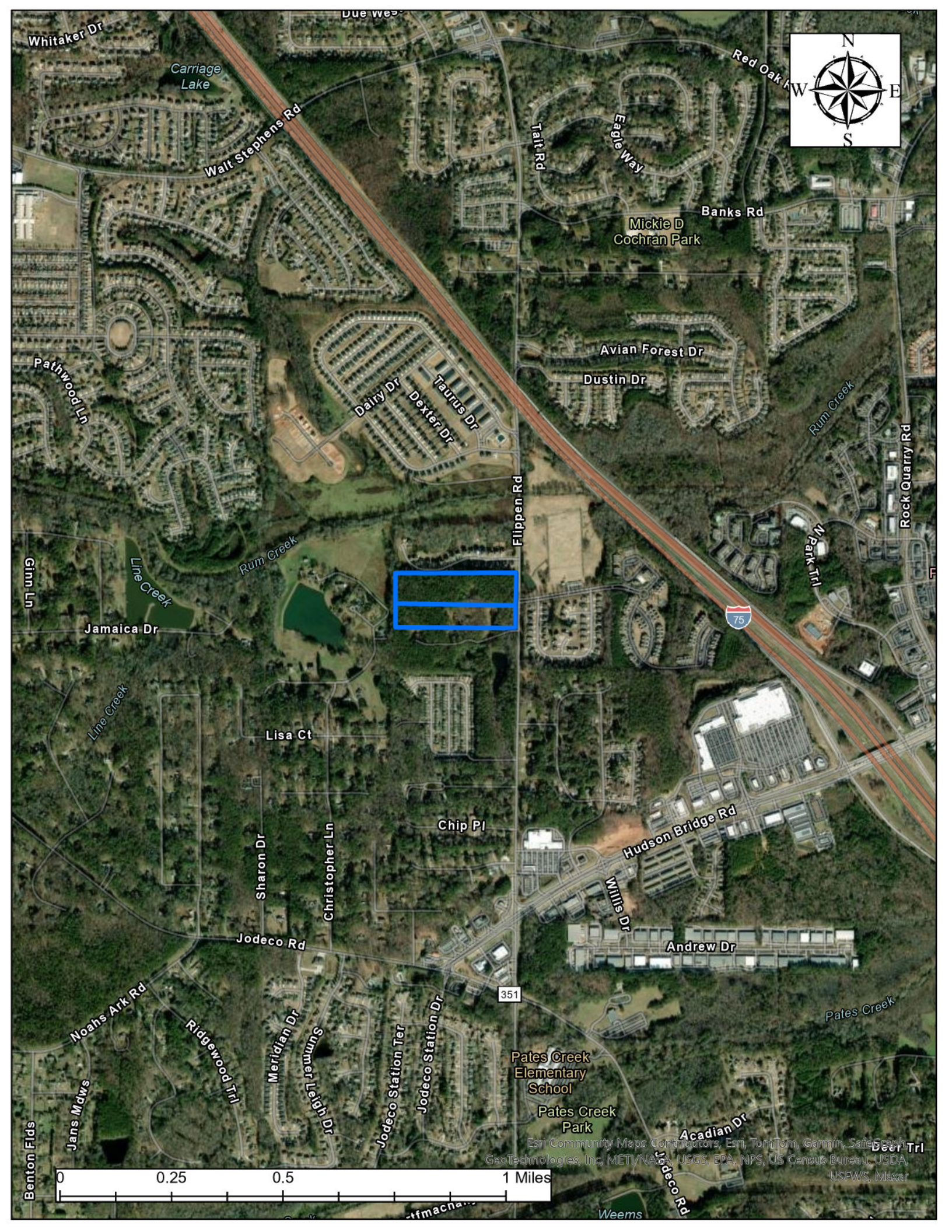


Parcel ID	032-02005001	**Class**	Residential	**Owner**	GILREATH WILLARD D	**Land Value:**	$92,200				
Property Address	1468 FLIPPEN RD	**Acreage**	7.63	**Address**	1468 FLIPPEN RD STOCKBRIDGE, GA 30281	**Building Value:**	$304,400	**Last 2 Sales**			
District	Henry County					**Misc Value:**	$12,200	**Date**	**Price**	**Reason**	**Qual**
								1/8/2014	$0	VF	U
								6/1/1984	$13,400	U	U
						Total Value:	$364,500				

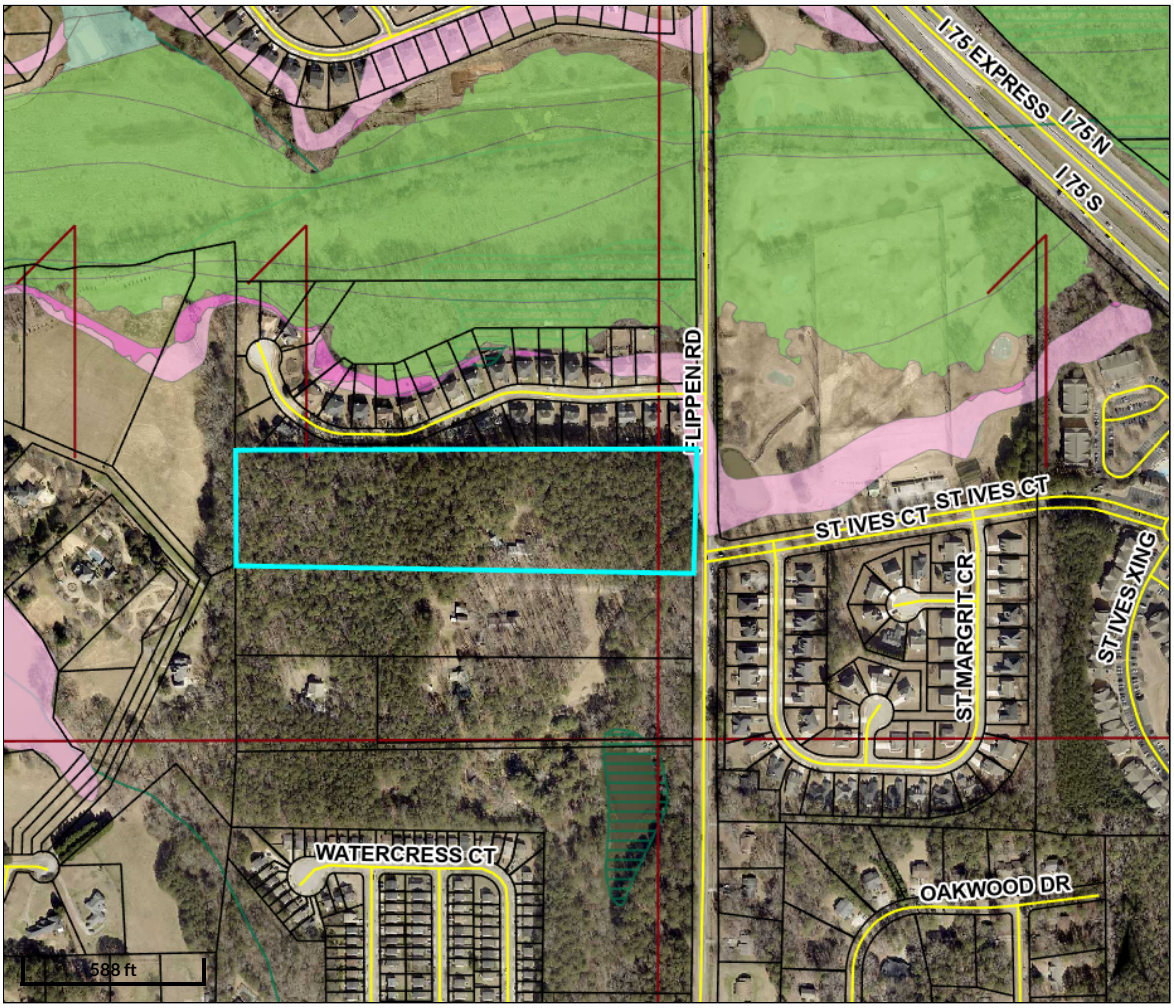
Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed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

Date created: 2/14/2025
Last Data Uploaded: 2/14/2025 1:14:23 AM

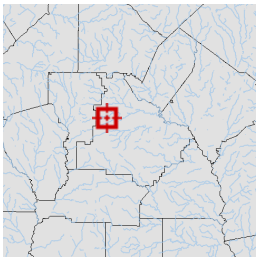
Developed by SCHNEIDER GEOSPATIAL


Whitaker Dr
Carriage Lake
Walt Stephens Rd
Red Oak Rd
Tait Rd
Eagle Way
Banks Rd
Mickie D Cochran Park
Avian Forest Dr
Dustin Dr
Pathwood Ln
Dairy Dr
Dexter Dr
Taurus Dr
Rum Creek
Rock Quarry Rd
Flippen Rd
N Park Trl
Glen Ln
Line Creek
Jamaica Dr
75
Lisa Ct
Chip Pl
Hudson Bridge Rd
Sharon Dr
Christopher Ln
Willis Dr
Andrew Dr
Jodeco Rd
351
Noahs Ark Rd
Ridgewood Trl
Meridian Dr
Summer Leigh Dr
Jodeco Station Ter
Jodeco Station Dr
Pates Creek
Pates Creek Elementary School
Pates Creek Park
Acadian Dr
Deer Trl
Jans Mdws
Benton Flds
Weems
N
S
E
W
0
0.25
0.5
1 Miles
Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar

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

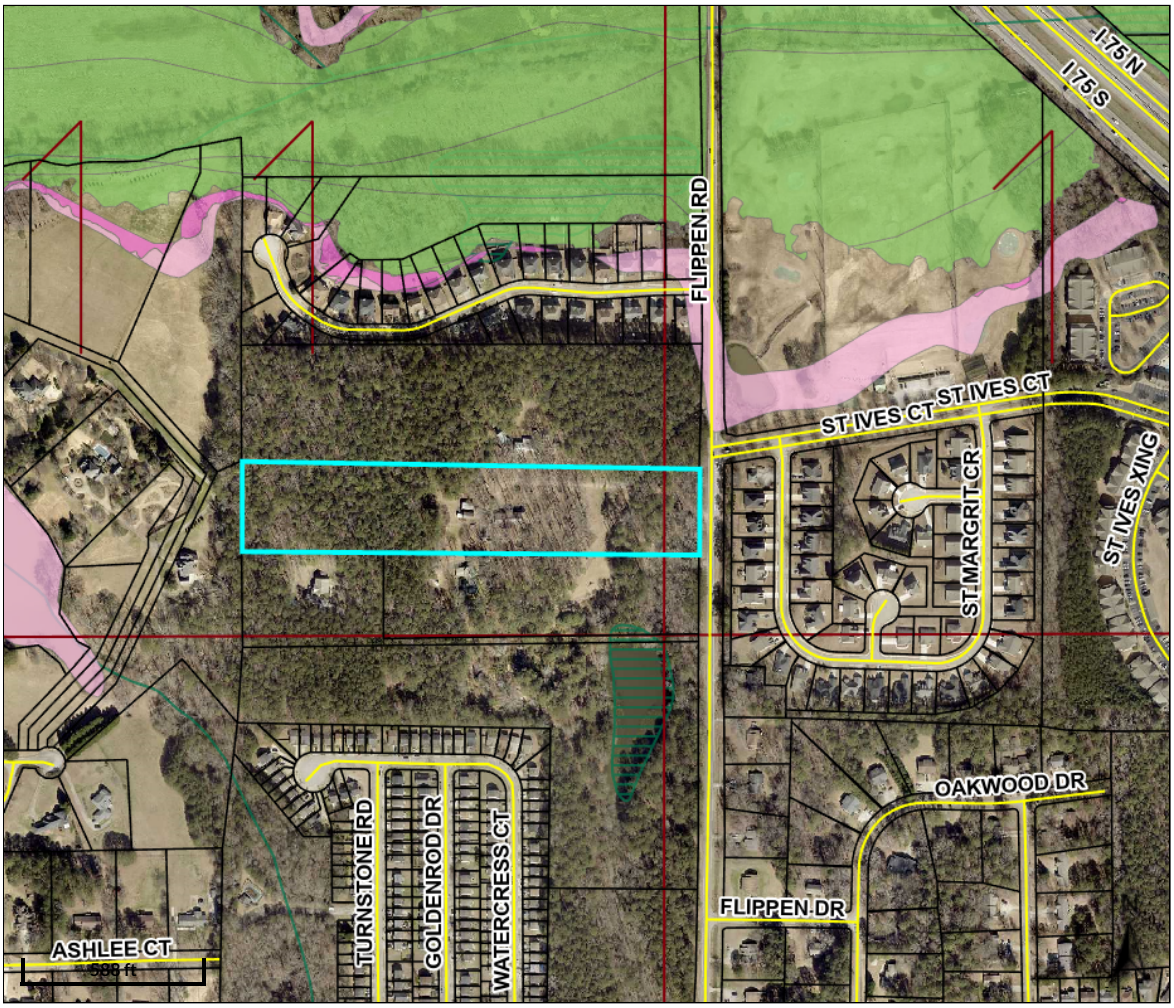
Parcel ID	032-02006000	**Class**	Consv Use	**Owner Address**	REICHERT WILLIAM K & BRENDA A 1448 FLIPPEN RD STOCKBRIDGE, GA 30281	**Land Value:**	$182,500				
Property Address	1448 FLIPPEN RD	**Acreage**	14.21			**Building Value:**	$292,100	**Last 2 Sales**			
District	Henry County					**Misc Value:**	$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.

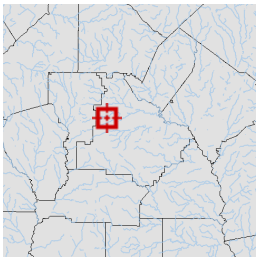
Date created: 2/18/2025
Last Data Uploaded: 2/18/2025 1:09:42 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



Overview



Legend

- Parcels
- Roads
- Land Lots

Flood Map

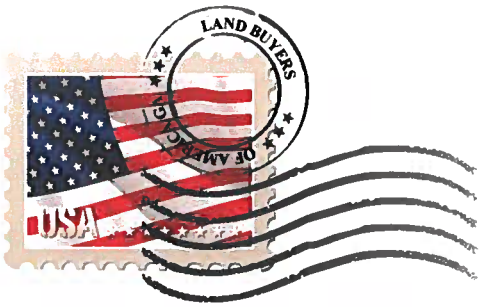
- X - 500 Year Flood
- 0.2 - Areas of 0.2% annual chance flood
- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE -100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined 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



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

To: City of Stockbridge

We are proposing to combine 1448 Flippen Road Stockbridge, GA (Parcel # 032-02006000 containing 14.210 acres) 1468 Flippen Road Stockbridge, GA (Parcel #032-02005001 containing 7.561 acres) into a single parcel containing 21.77Acres. We are seeking an Annexation into the City of Stockbridge with a Zoning of PUD (Planned Unit Development).

The proposed development will contain 151 Units. The Density will be 6.94 units per acre. There will be 31 Single Detached Units and 120 Townhouse Units. All Units will have a minimum of 3 bedrooms and 2 Bathrooms with double-car garages. The square footage will be 1600sf-2000sf. The exterior will be constructed utilizing brick and Hardy Board. The amenities will include a pool with a clubhouse, a putting green, tot lot, tennis or pickle ball courts and a community sports field.

Michael Kaner Agent

Land Buyers of America GA, LLC

2500 Clean Water Court
Buford • GA • 30519
moneyforyourdirt@gmail.com
404-422-6806

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—JUNE 26, 2025

CITY COUNCIL MEETING—JULY 14, 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.

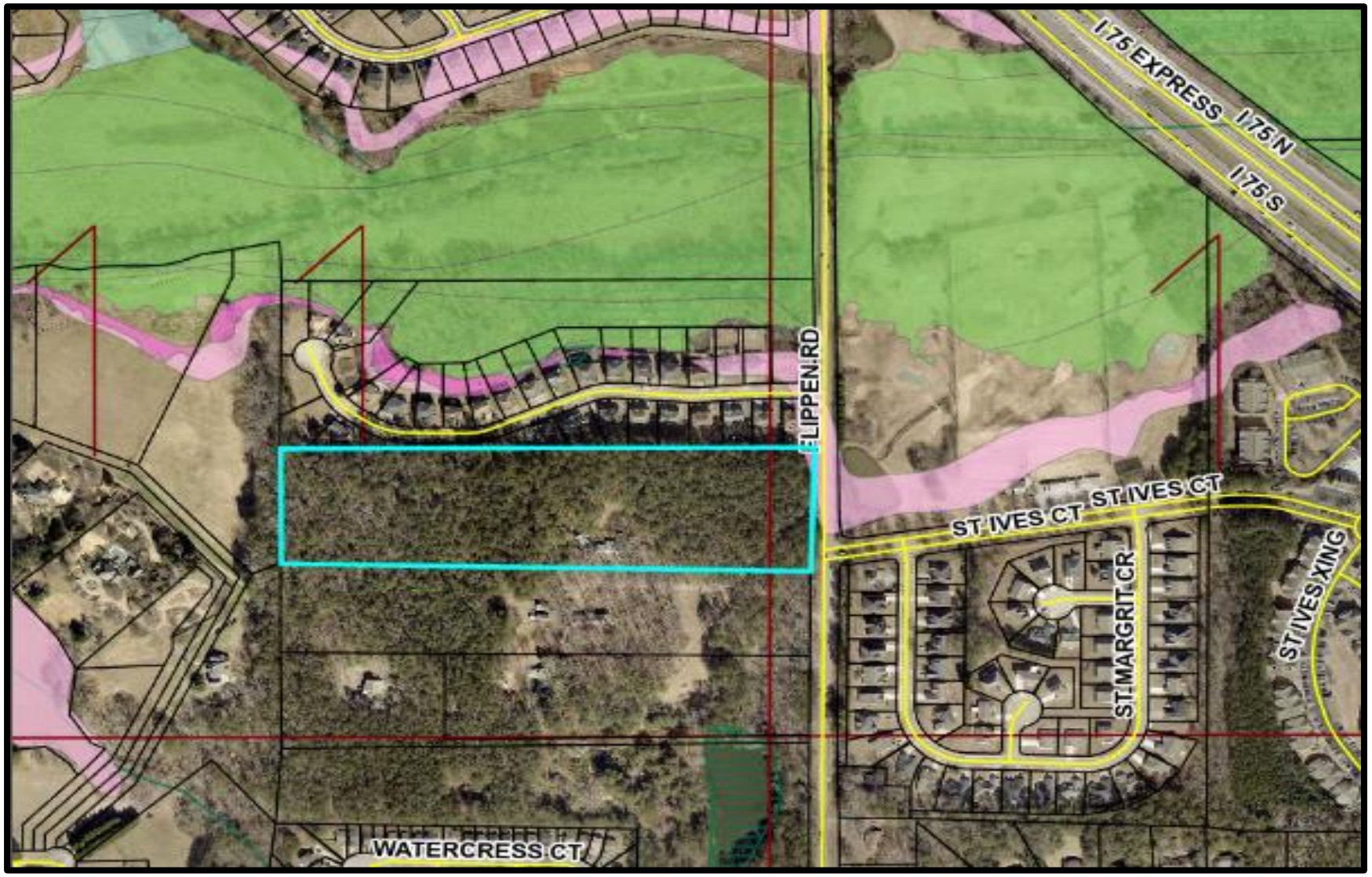
Applicant: Land Buyers of America, LLC.

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)

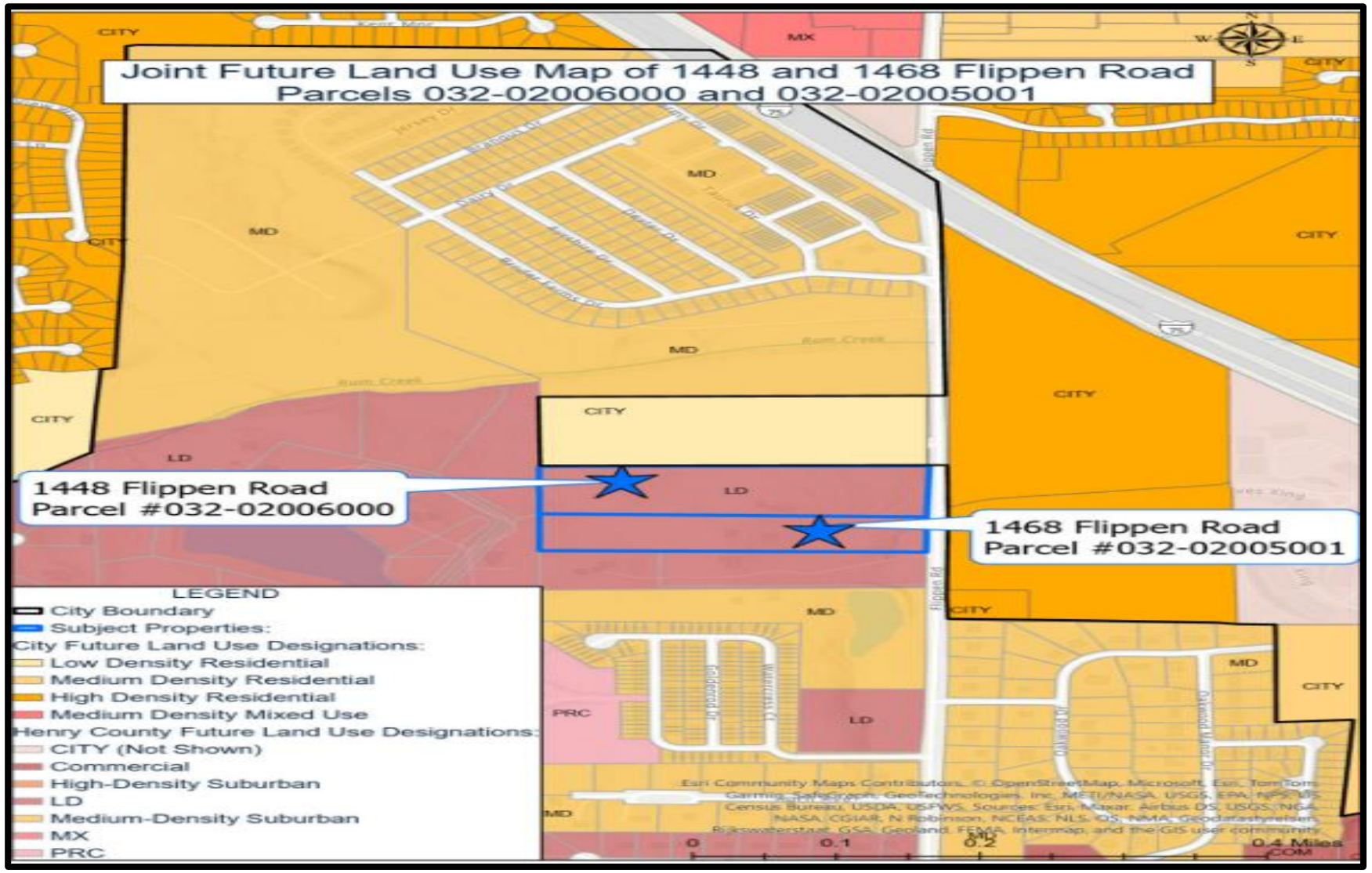
CASE FACTS TABLE (Slide #2)

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.

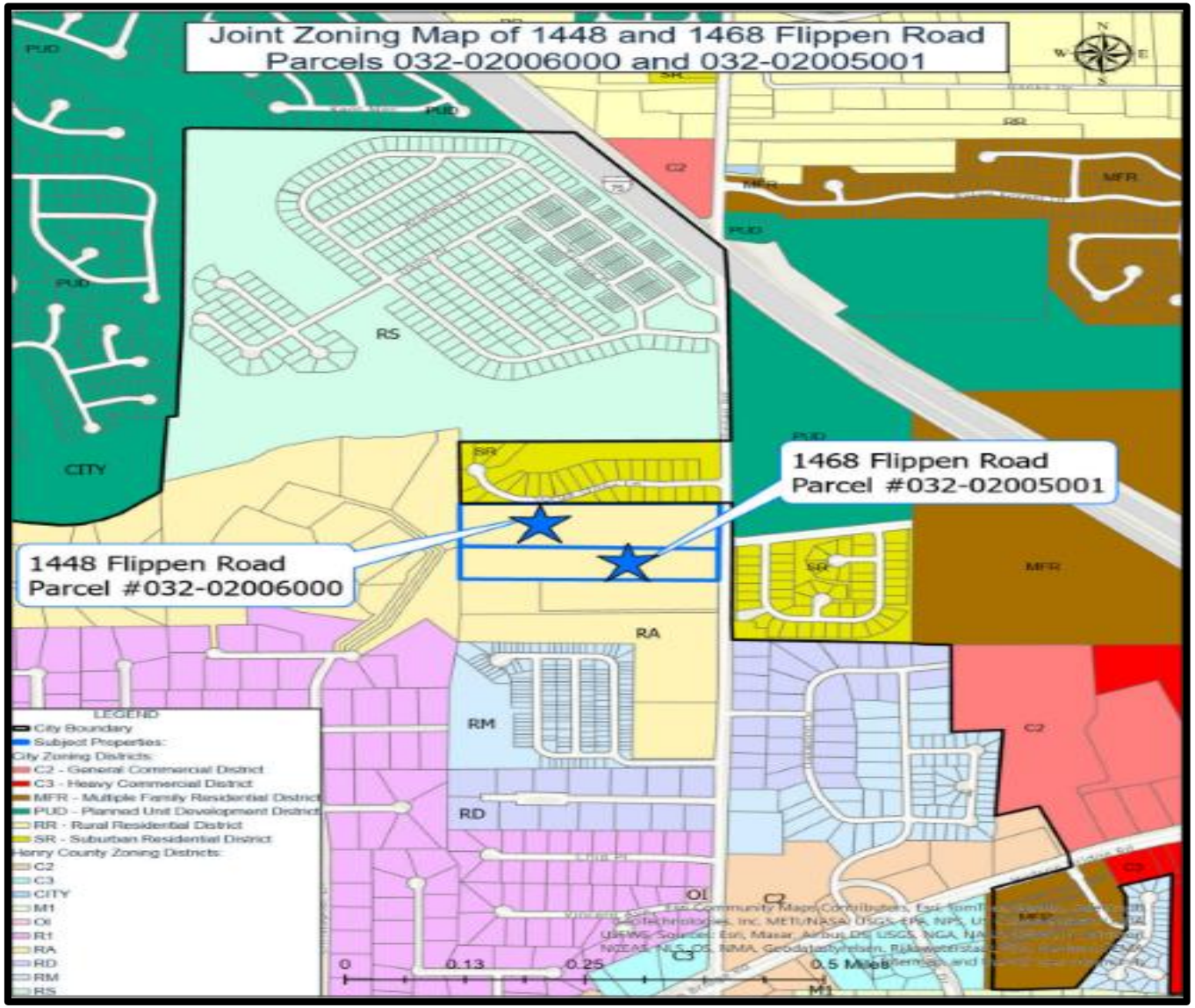
CASE FACTS TABLE (Slide #3)

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.

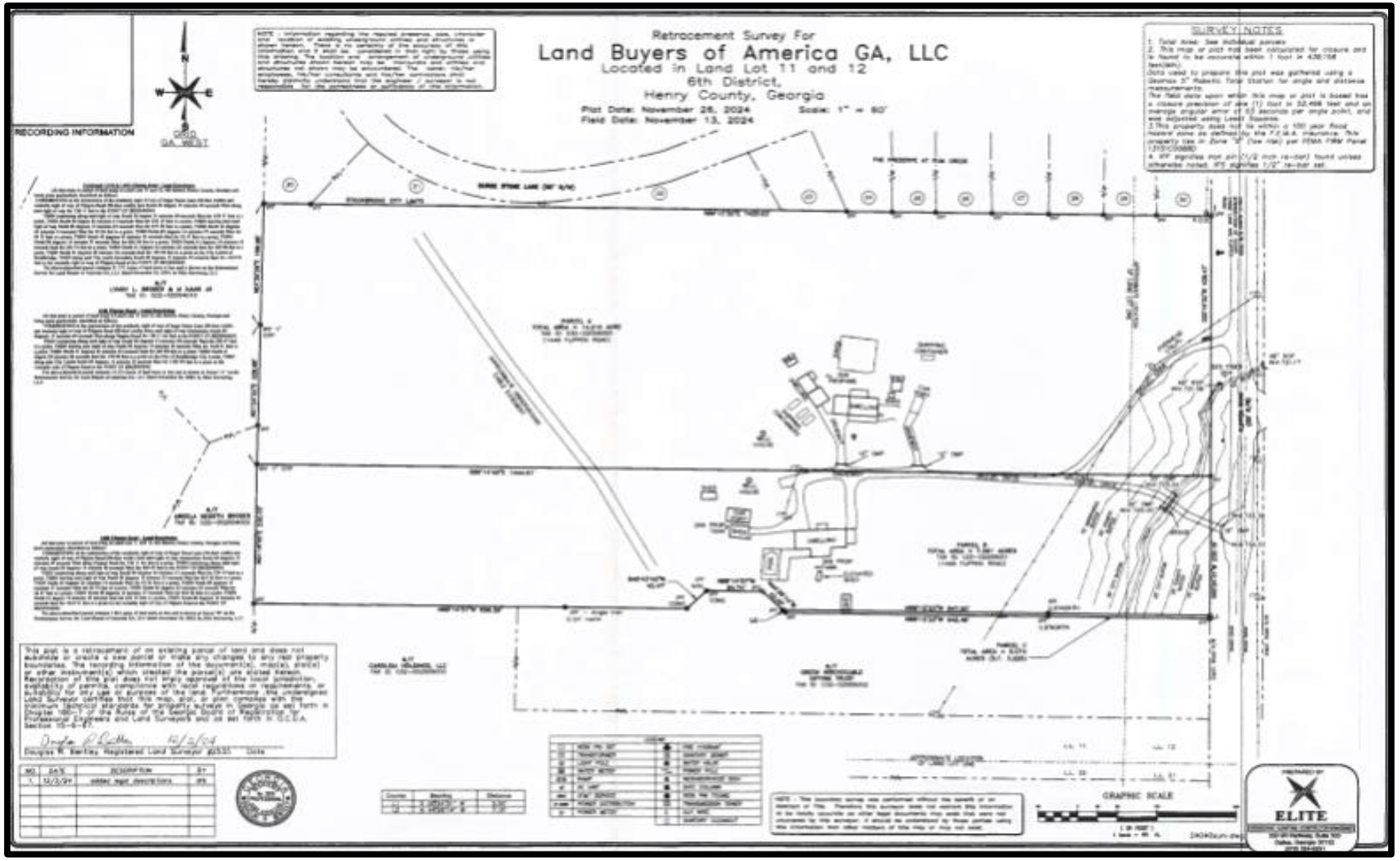
JOINT FUTURE LAND USE MAP FOR 1448 & 1468 FLIPPEN ROAD



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 three 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 would provide 4 parking spaces for each of the proposed 151 residential units (2 garage spaces plus 2 driveway spaces), plus 25 guest parking spaces, for a total of 629 total parking spaces. There would be 15 guest parking spaces adjacent to the clubhouse and 10 guest parking spaces at the rear of the property.

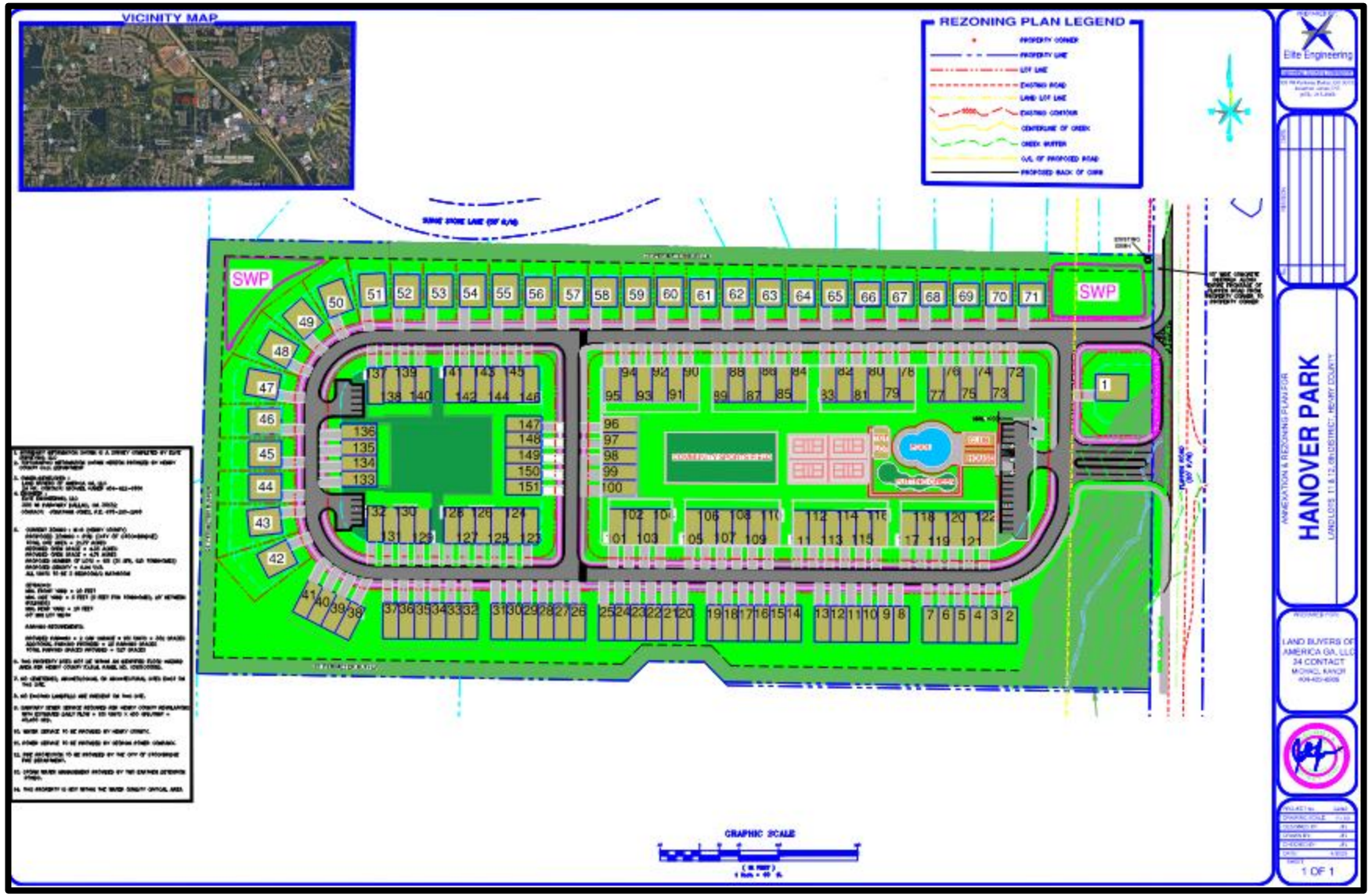
SITE PLAN DATA (Slide #1)

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.

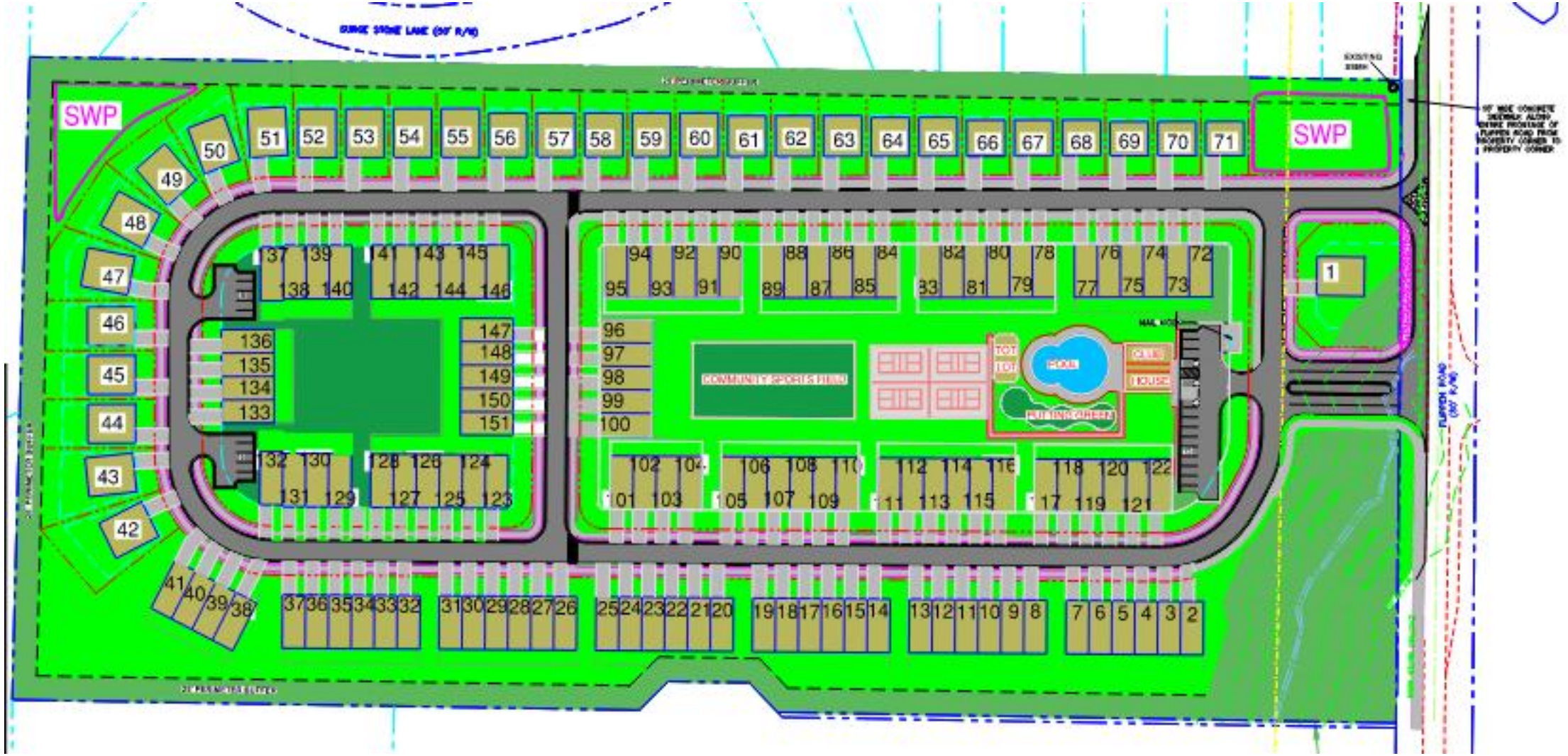
SITE PLAN DATA (Slide #2)

Distance Between Townhome Buildings	20 feet.
Parking Provisions	For 151 total units, 4 parking spaces per unit (2 garage spaces + 2 driveway spaces per 2-car garage), plus 25 guest parking spaces = 629 total spaces.

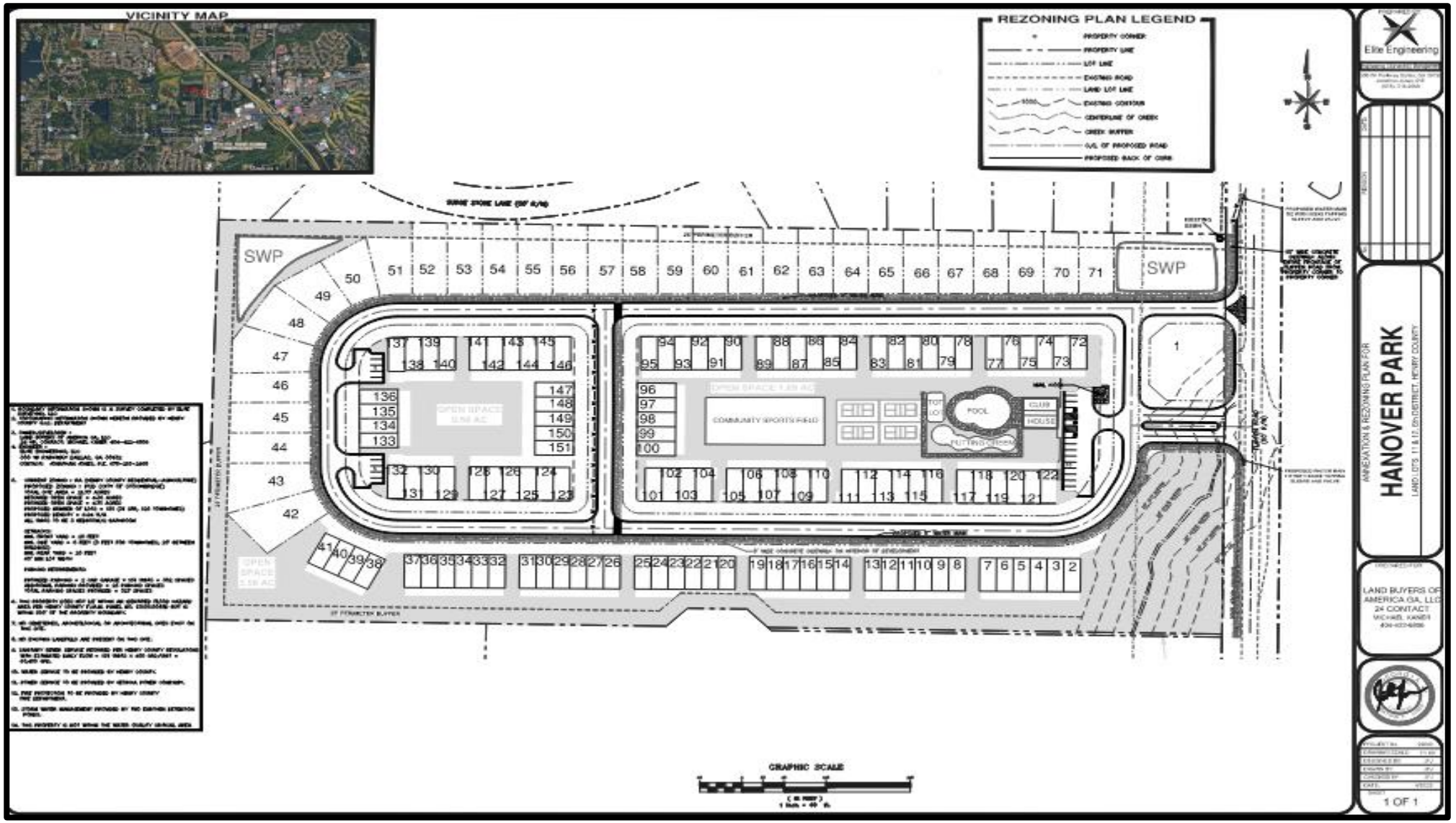
COLORED SITE PLAN



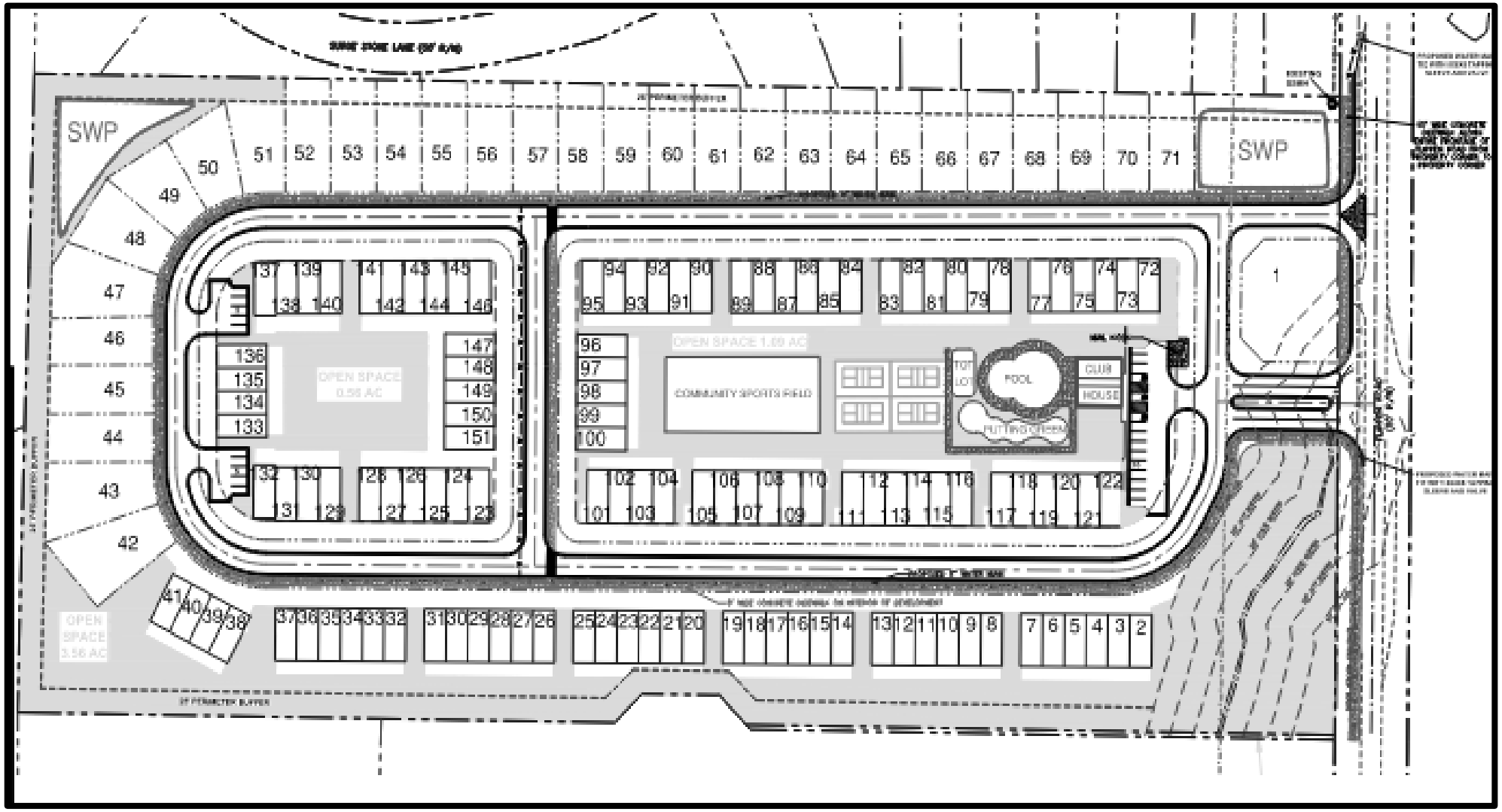
COLORED SITE PLAN, ENLARGED



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

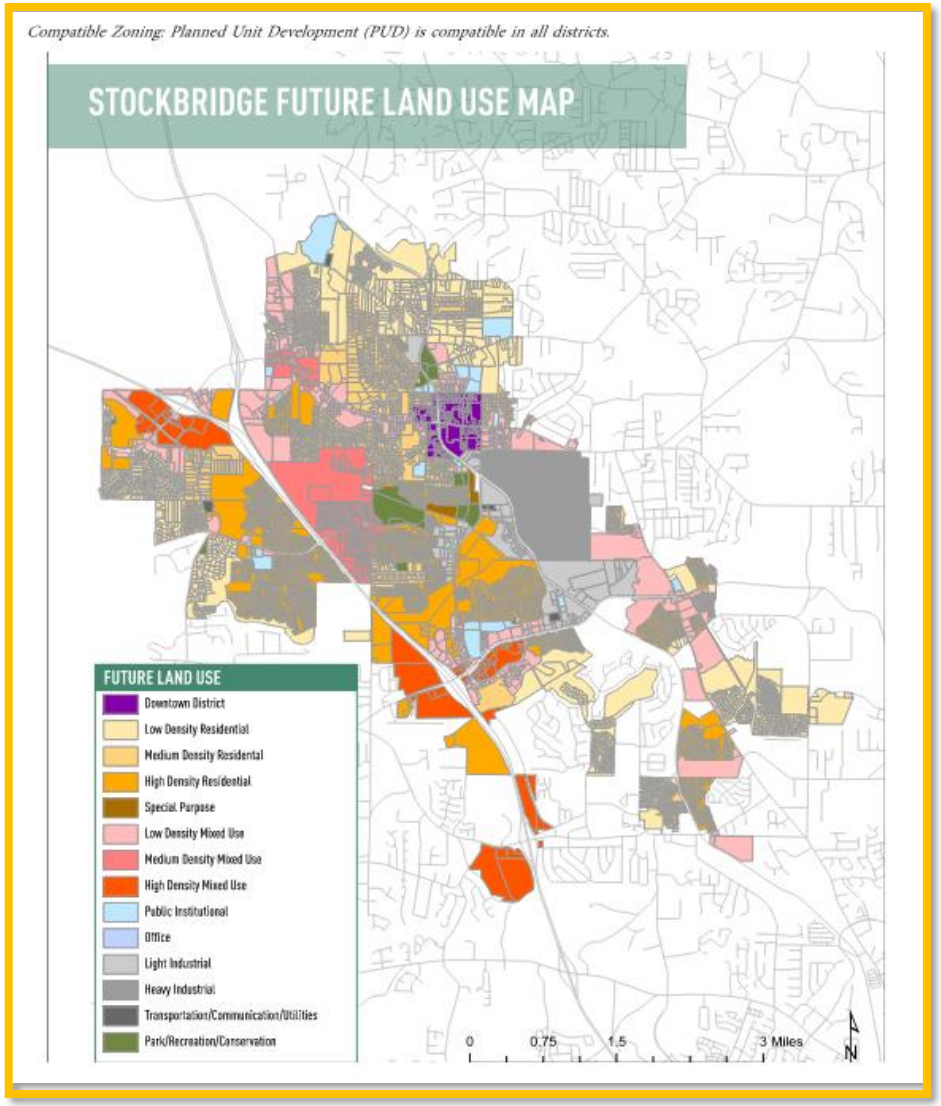
(Comprehensive Plan Amendment #CP-2025-01)

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.

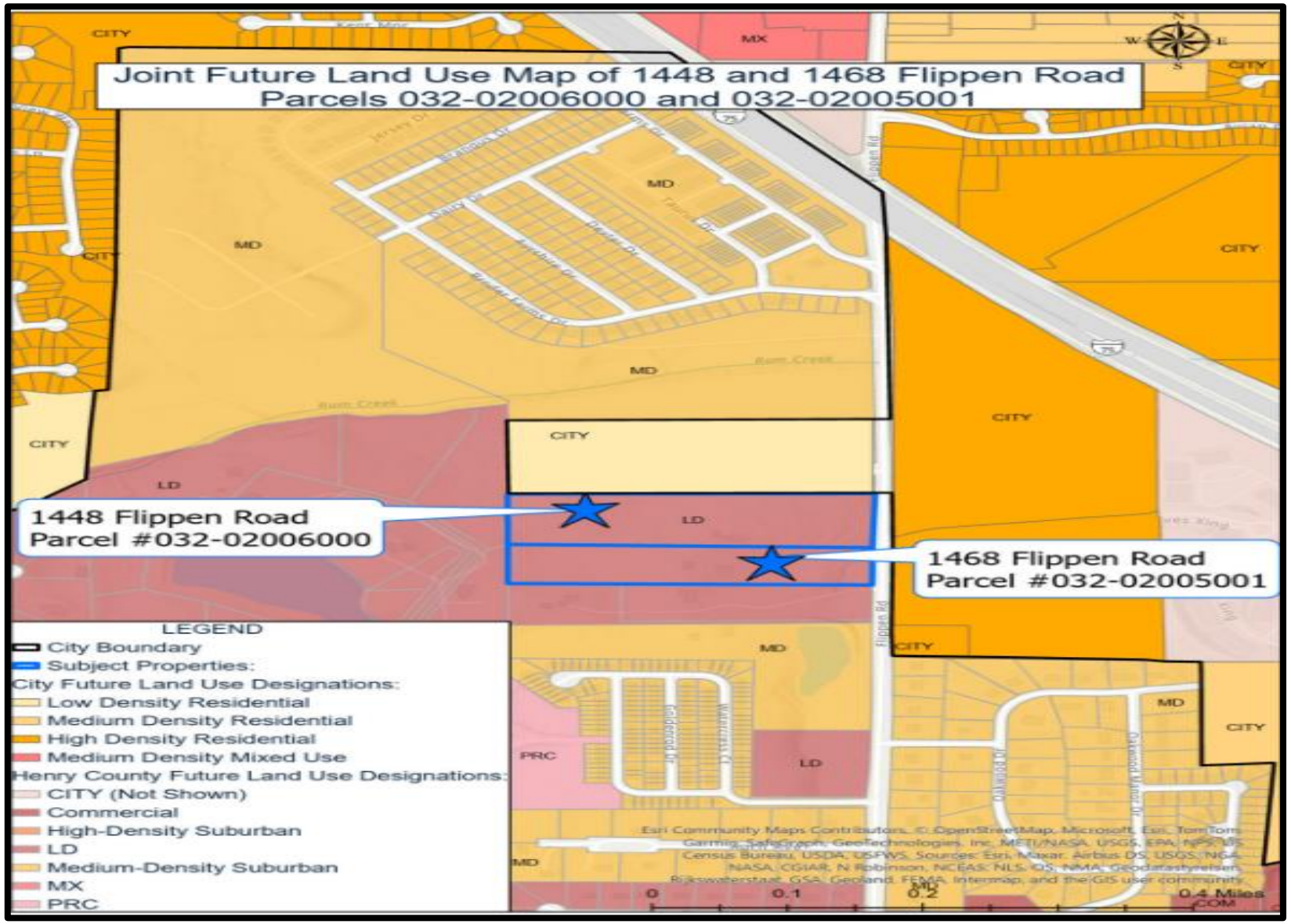
City of Stockbridge
Comprehensive Plan (2024)



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

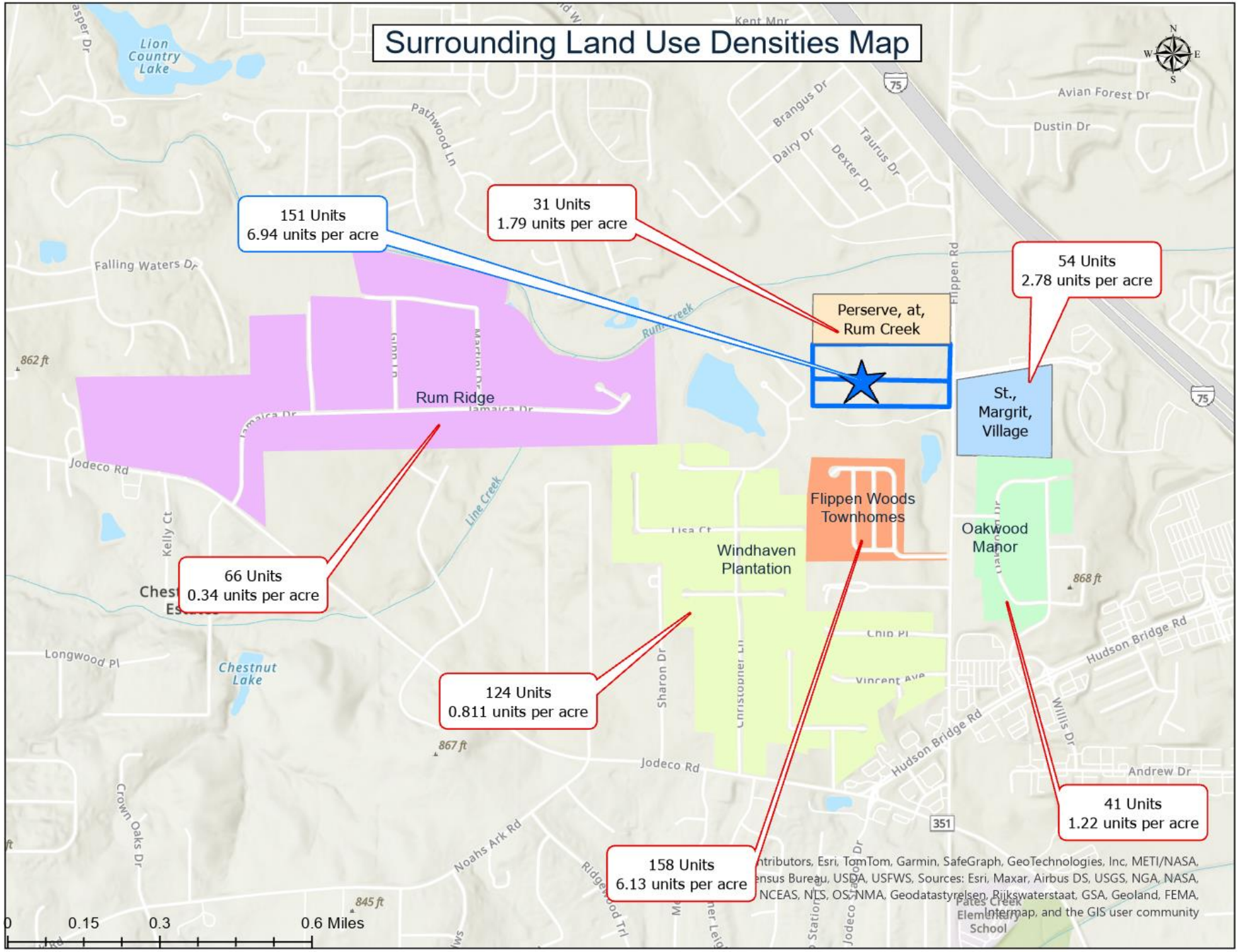


SURROUNDING LAND USE DESIGNATIONS

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
Line Creek
Rum Creek
Falling Waters Dr
Pathwood Ln
Brangus Dr
Dairy Dr
Dexter Dr
Taurus Dr
Avian Forest Dr
Dustin Dr
Flippen Rd
Jodeco Rd
Kelly Ct
Longwood Pl
Sharon Dr
Hudson Bridge Rd
Willis Dr
Andrew Dr
Noahs Ark Rd
Crown Oaks Dr
Jamaica Dr
Lisa Ct
Chip Pl
Vincent Ave
862 ft
867 ft
868 ft
845 ft
75
351
0
0.15
0.3
0.6 Miles
N
S
E
W
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.

~ With 629 total proposed parking spaces, there would be sufficient parking to serve the proposed development.

ANALYSIS OF RZ-2025-01 (Slide #8)

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.

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.**

3. **Architectural Design--The proposed homes shall be constructed with styles and exterior materials which comply with the UDC standards.**

4. **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)*

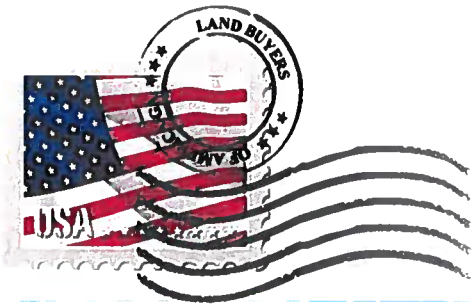
Application checked by:_____ Date:_____ Map Number(s): _____

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

[signature]
OWNER OF PROPERTY (SIGNATURE)

404-323-4361
PHONE NUMBER

jharveyr@~~yahoo~~.com gmail
EMAIL ADDRESS

JHR

Sworn to and subscribed before me this 6th day of December 2024

[signature]
NOTARY PUBLIC

M LYNN QUEEN
MY COMMISSION EXPIRES
NOTARY PUBLIC
08/12/2027
HENRY COUNTY, GEORGIA

SECTION IV: Applicant, if different from the Owner, states under oath that:

1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; *or*

2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or

3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

[signature] – 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

[signature]
NOTARY PUBLIC

M LYNN QUEEN
MY COMMISSION EXPIRES
NOTARY PUBLIC
08/12/2027
HENRY COUNTY, GEORGIA

Indicate which of the above is applicable: 1 _____ 2 ✓ or 3 _____

Michael 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

[illegible] hereinafter called the "Borrower" and

ESTATE OF L. O. 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 [illegible] line of Flippen Road a distance of [illegible] feet to a point; thence West 40 feet to an iron pin located on the West right of way line of Flippen Road, said pin being the True Point of Beginning; thence North 89 degrees 2 minutes 41 seconds West a distance of 1,444.28 feet to an iron pin; thence North 1 degree 35 minutes 51 seconds East a distnace of 230.0 feet to an iron pin; thence South 89 degrees 2 minutes 42 seconds East a distance of 1,439.81 feet to an iron pin located on the West right of way line of Flippen Road; thence South 0 degrees 29 minutes West a distance of 230 feet along the West right of way line of Flippen Road to an iron pin, said pin being the True Point of Beginning. Said tract containing 7.61 acres.

This deed is subject to a right of way easement in favor of W. V. Highsmith to use a dirt road or drive going across said property from Flippen Road to property owned by W. V. Highsmith. Said easement is not of record, however Grantees acknowledge that said easement shall be effective for a period of 12 months from the date of this deed.

This deed is also subject to all easements of record.

GEORGIA INTANGIBLE TAX PAID

$ 54.00

10-12-83

Andy Pickin

Tax Commissioner

[illegible] is made [illegible] of the existing [illegible] of the State of Georgia [illegible] and interest [illegible] indebtedness as described [illegible] dated October [illegible] made [illegible] of Grantee in [illegible]

1448

Form 10-8

WARRANTY DEED

85-RE-542

STATE OF GEORGIA **COUNTY OF** HENRY

THIS INDENTURE, Made the 13th **day of** September **in the year one thousand nine hundred** eighty-five **, between**

DALE B. SCHNEIDER AND EIGHT-SEVENTY CORPORATION

of the County of , and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLIAM K. REICHERT AND BRENDA A. REICHERT,
AS Joint Tenants with right of wurvivorship

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION----------($10.00) **DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,**

All that tract or parcel of land lying and being in Land Lot 11 of the 6th Distirct of Henry County Georgia, as per plat prepared by W.R. Franks and dated August 28, 1985, and being more particularly described as follows:

To ascertain the True Point of Beginning commence at a reference point being the intersection of the Western right of way line of Flippen Road and the Southern line of Land Lot 11; thence from said reference point in a Northerly direction along the Western right of way line of Flippen Road a distance of 989.32 feet to an iron pin and the True Point of Beginning; thence North 89 degrees 02 minutes 42 seconds West a distance of 1,439.81 feet to an iron pin; thence North 01 degrees 55 minutes 51 seconds East a distance of 200 feet to an iron pin placed; thence South 89 degrees 02 minutes 42 seconds East a distance of 1,435.92 feet to an iron pin placed on the Western right of way line of Flippen Road; thence South 00 degrees 29 minutes West a distance of 200 feet to an iron pin and the TRUE POINT OF BEGINNING. said tract containing 6.599 acres.

FILED IN OFFICE
CLERK [illegible] COURT

[illegible] 85

REC'D
FILED
DATE

17.80
10-14-85

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1468 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

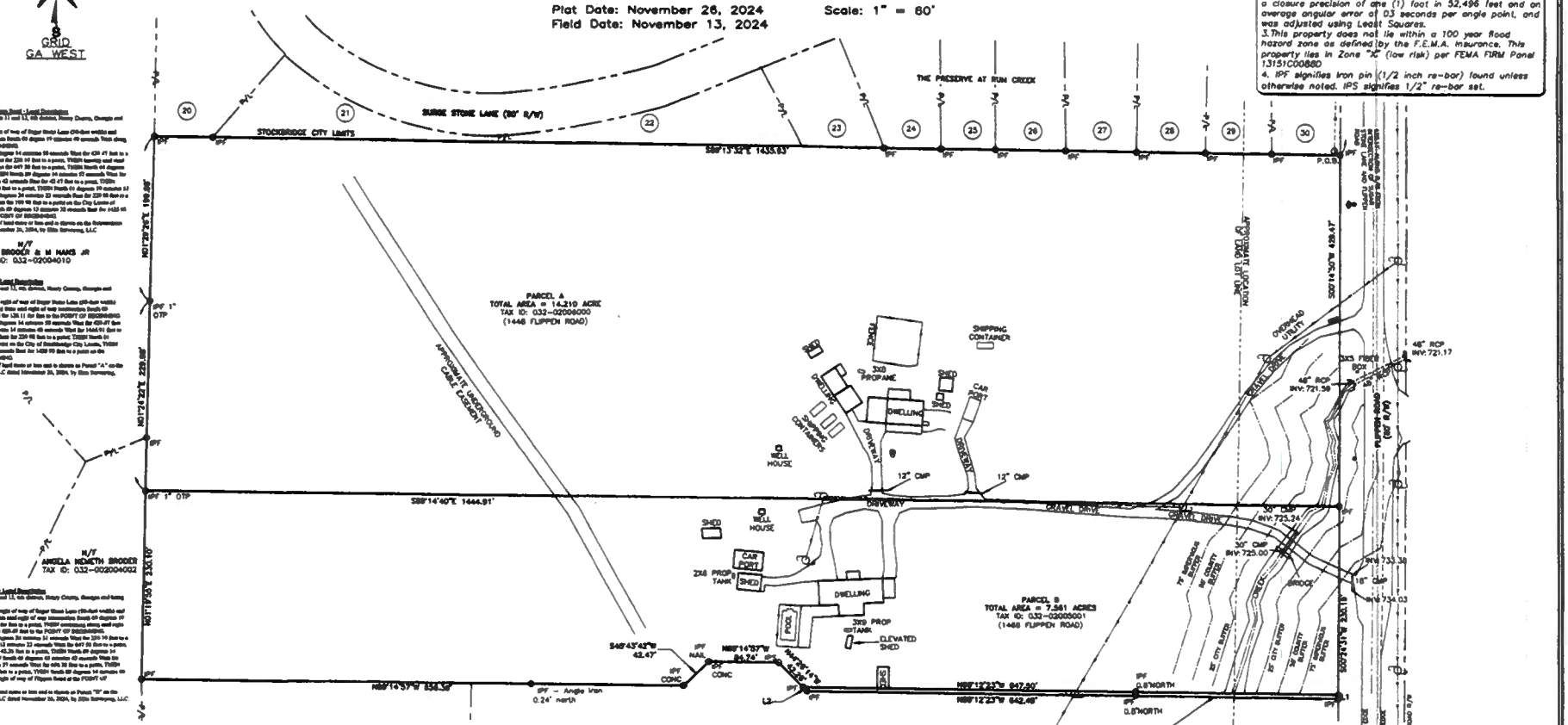
Land Flippen Road - Land Description

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.

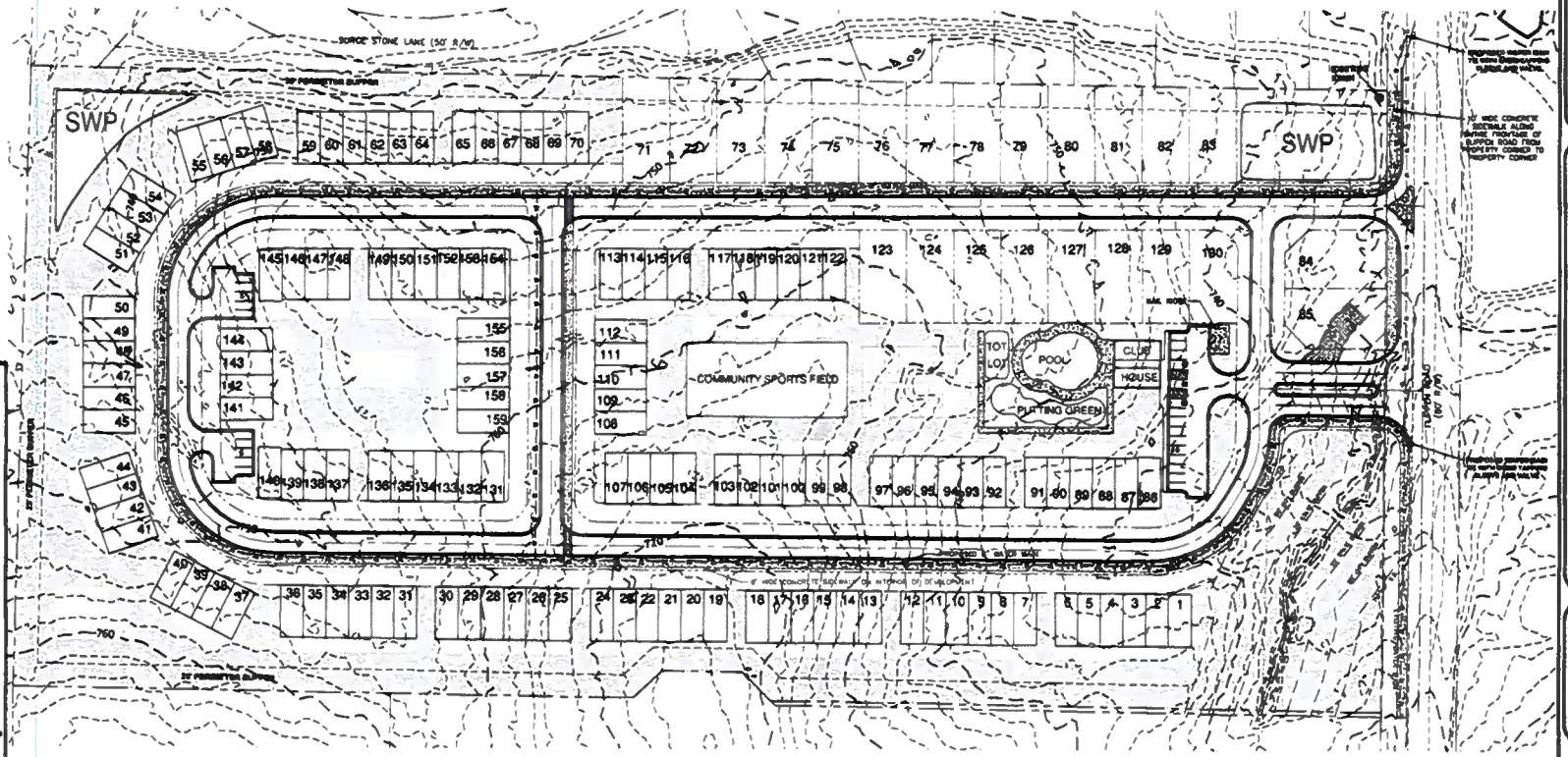
24040surv.dwg

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
- 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. 678-216-2606
5. CURRENT ZONING : M-II (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 = 150 (23 SFR, 130 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, 30' BETWEEN BUILDINGS)
   MIN. REAR YARD = 30 FEET
   60' MIN LOT WIDTH

   PARKING REQUIREMENTS:
   PROVIDED PARKING = 2 CAR GARAGE X 130 UNITS = 310 SPACES
   ADDITIONAL PARKING PROVIDED = 30 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. 13[illegible]
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 REGULATIONS WITH ESTIMATED DAILY FLOW = 150 UNITS X 400 GPD/UNIT = 63,000 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 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) 216-2606

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
404-422-6606

PROJECT No.	24040
DRAWING SCALE	1"=60'
DESIGNED BY	JPJ
DRAWN BY	JPJ
CHECKED BY	JPJ
DATE	12/9/04
SHEET	1 OF 1

Henry County Water Authority
Engineering Division

January 24, 2025

Re: Water and Sewer Services - Availability

Proposed Development:	**Single Family Residential and Townhomes**
Property Information:	**1448/1468 Flippen Road (Parcel Nos. 032-02005001, 032-02006000)**
	LL 11; District 1; 21.77 +/- acres
Proposed Zoning:	**PUD**
Sewer Basin:	**Walnut Creek**
Watershed Basin:	**Big Cotton Indian**

TO WHOM IT MAY CONCERN:

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

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

Static:	118	psi
Residual:	110	psi
Flow	2500	gpm
Calculated Flow @ 20 psi:	9672	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 750 gpm for said residential development as established by the Henry County Board of Commissioners.

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

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

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

This letter was prepared with information submitted to HCWA on a Plat dated 12/03/2024 prepared by Elite Engineering.

Fritz Jacques

Fritz Jacques
Engineering Supervisor
Henry County Water Authority

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: **June 26, 2025 and July 14, 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.

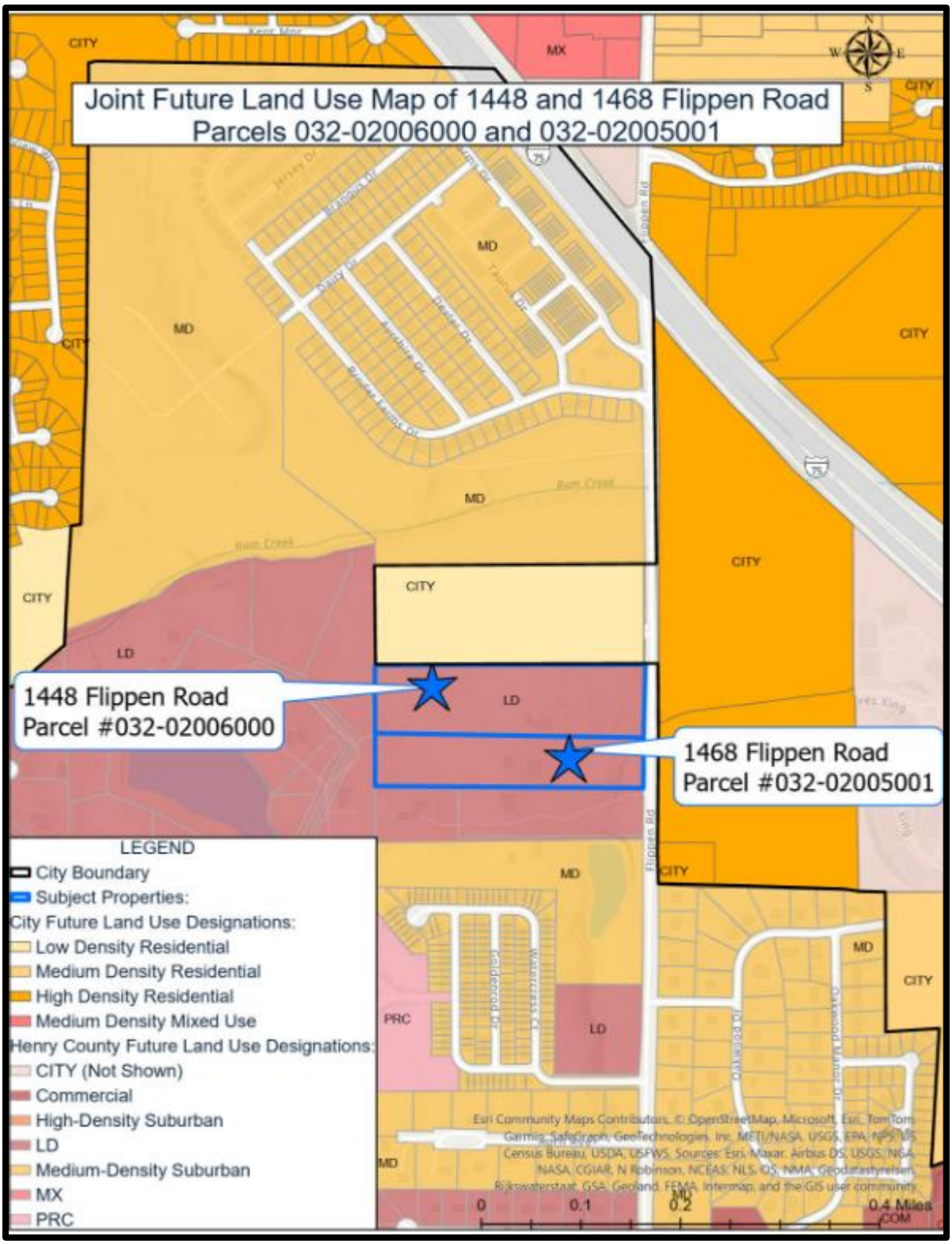
II. CASE FACTS TABLE

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.

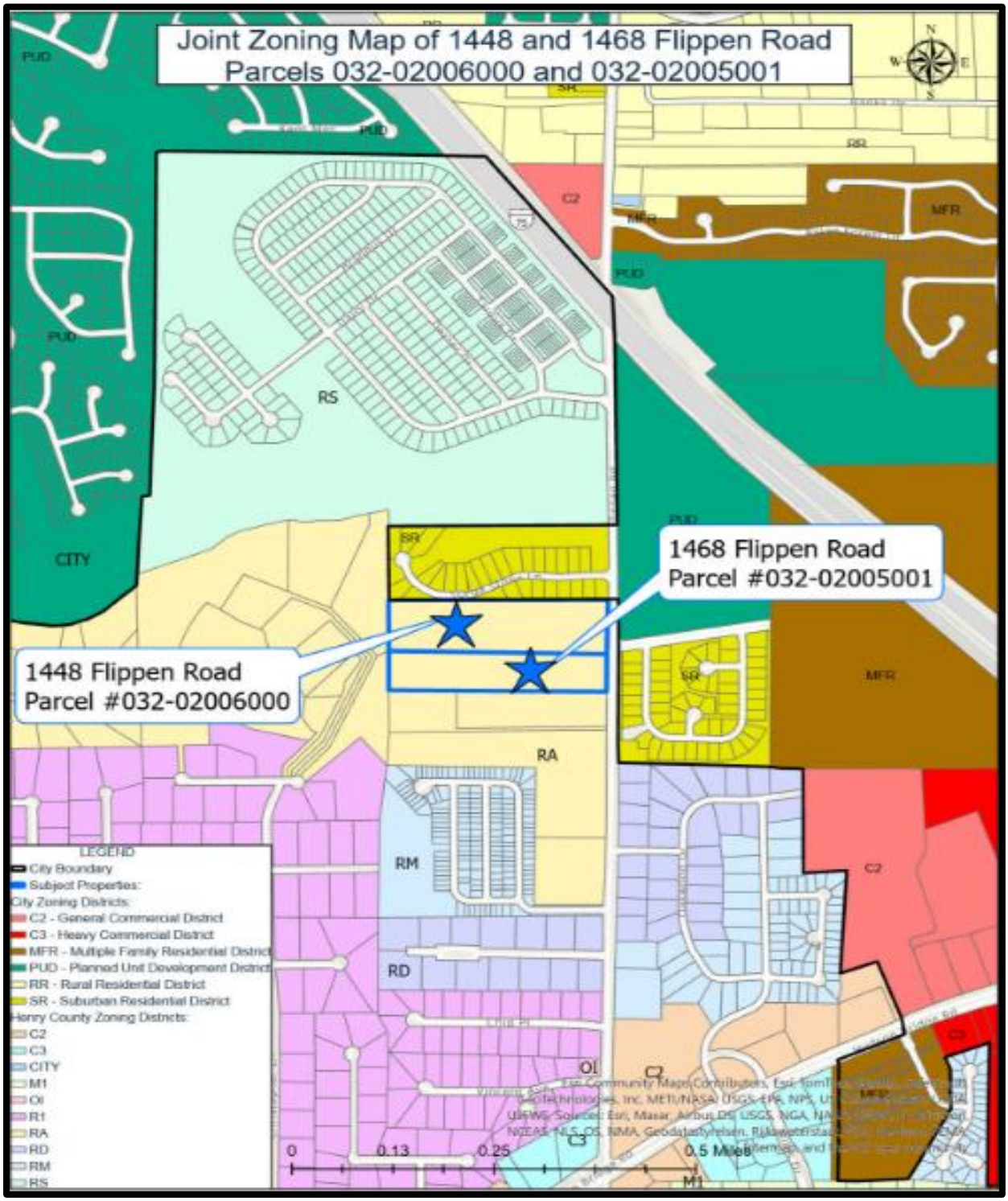
JOINT AERIAL PHOTO FOR 1448 & 1468 FLIPPEN ROAD

AERIAL PHOTO FOR 1448 FLIPPEN ROAD, SHOWING 500-YEAR FLOOD AREA IN PINK

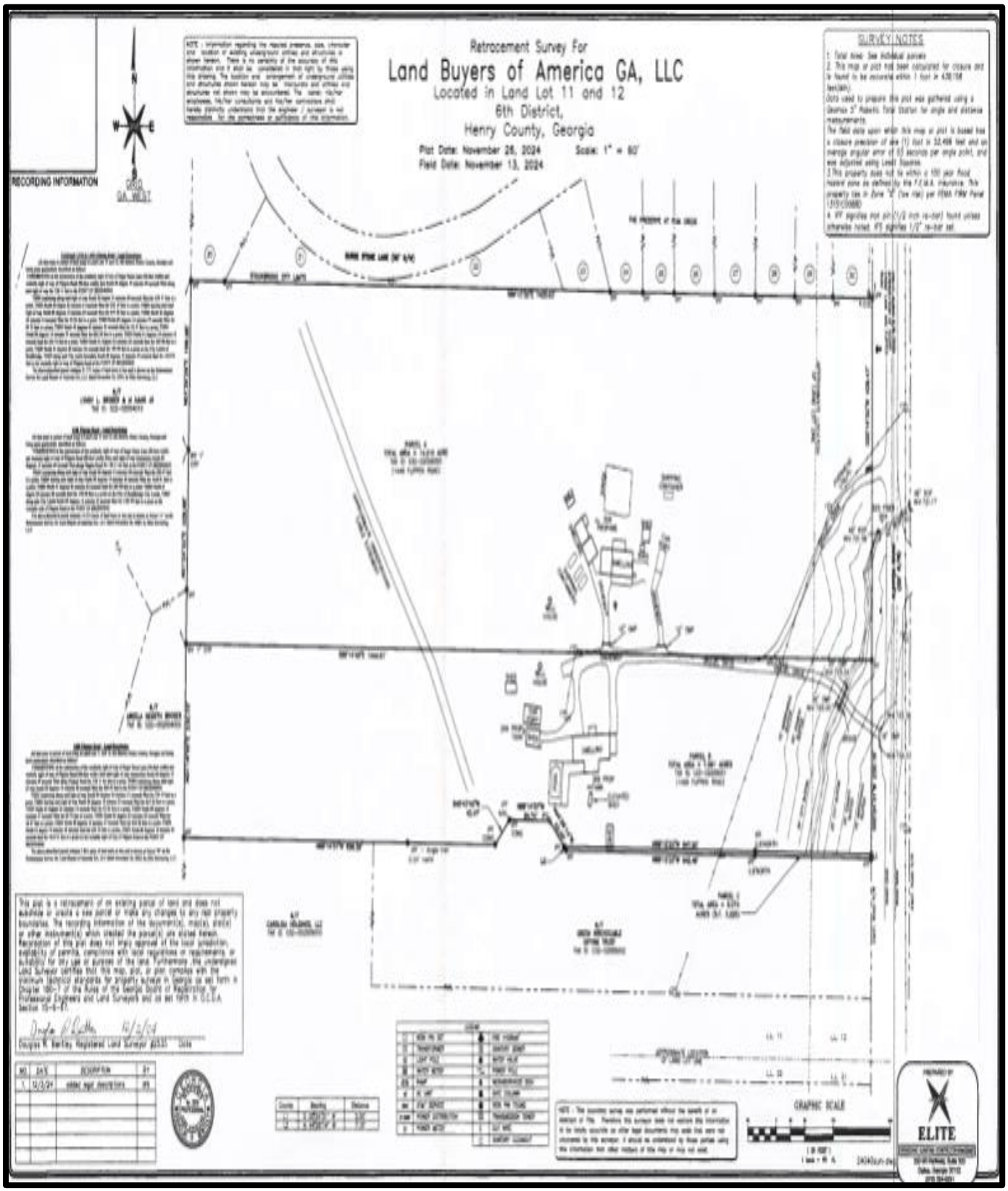
JOINT FUTURE LAND USE MAP FOR 1448 & 1468 FLIPPEN ROAD



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).

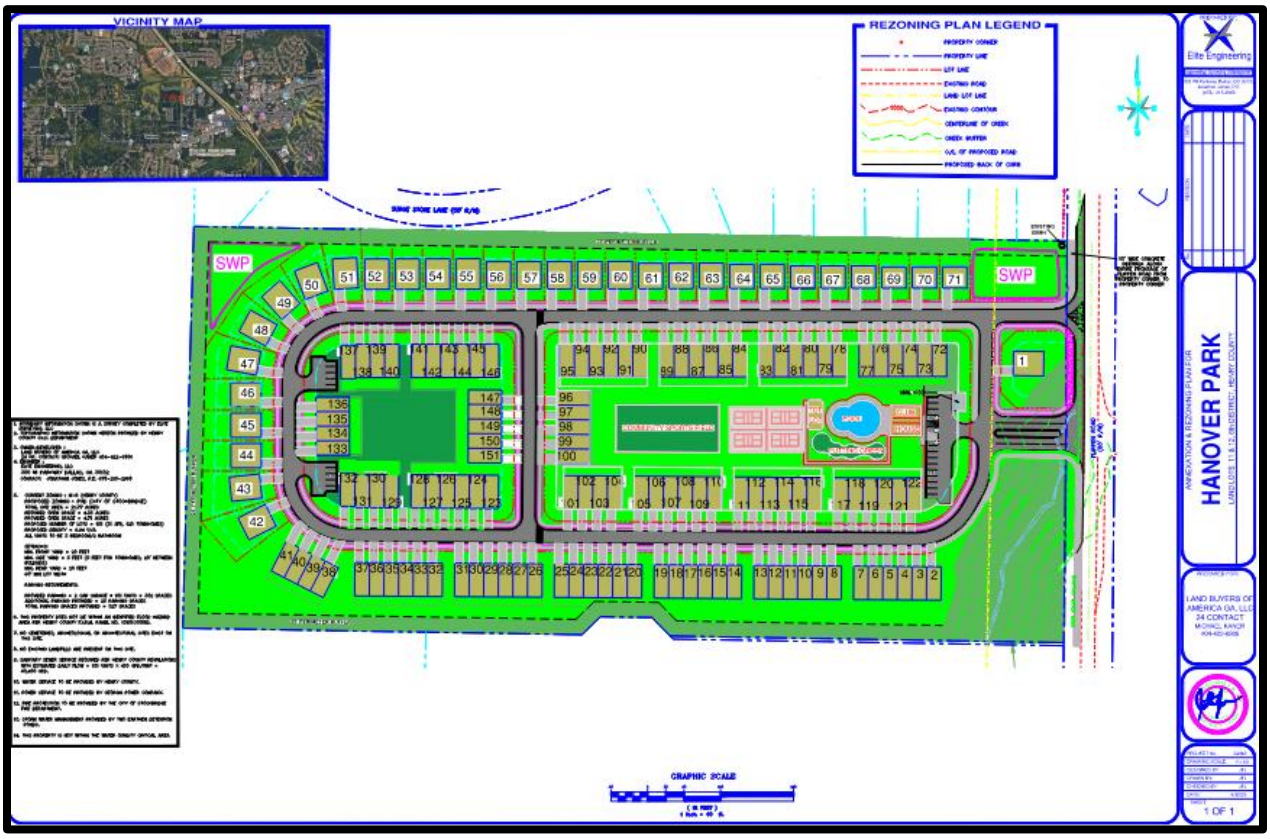
TYPE OF SITE CHARACTERISTIC	PROPOSED PROVISIONS
Total Site Area	21.77 +/- acres.
Open Space	4.35 acres required; 4.71 acres provided.
Number of Lots	151 total (31 SFR + 120 townhomes).
Density	6.94 units per acre.
Minimum Lot Widths	60 feet.
Bedrooms and Bathrooms	All units to have 3 bedrooms + 2 bathrooms.
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 Provisions	For 151 total units, 4 parking spaces per unit (2 garage spaces + 2 driveway spaces per 2-car garage), plus 25 guest parking spaces = 629 total spaces.

Regarding parking, since each of the proposed 151 residential units would have a two-car garage, each unit would have two parking spaces inside the garage plus two driveway spaces. Thus, there would be 4 parking spaces per unit, for a combined 604 spaces. In addition, the developer would provide 25 guest parking spaces, with 15 spaces to be located adjacent to the clubhouse and 10 more spaces within small parking lots at the rear of the property. Altogether, the proposed development would have 629 total parking spaces, which would be sufficient.

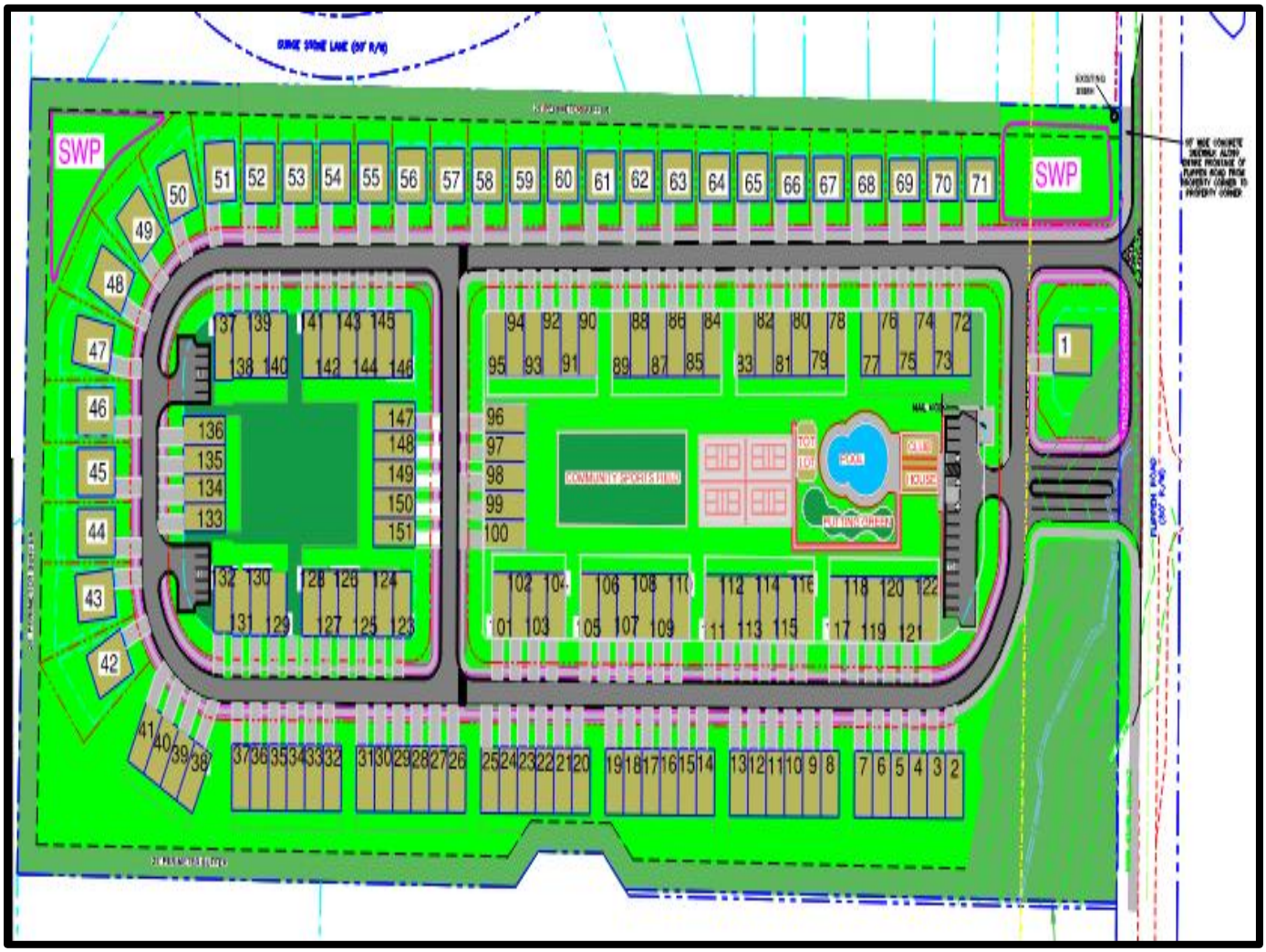
Data in the table indicates that of the total site area of 21.77 +/- acres, 4.71 acres of open space would be provided, which would exceed the requirement of 4.35 acres of open space. A total of 151 lots would be provided, including 31 single-family residential lots and 120 townhome lots. The project density would be 6.94 units per acres, and the minimum lots widths 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.

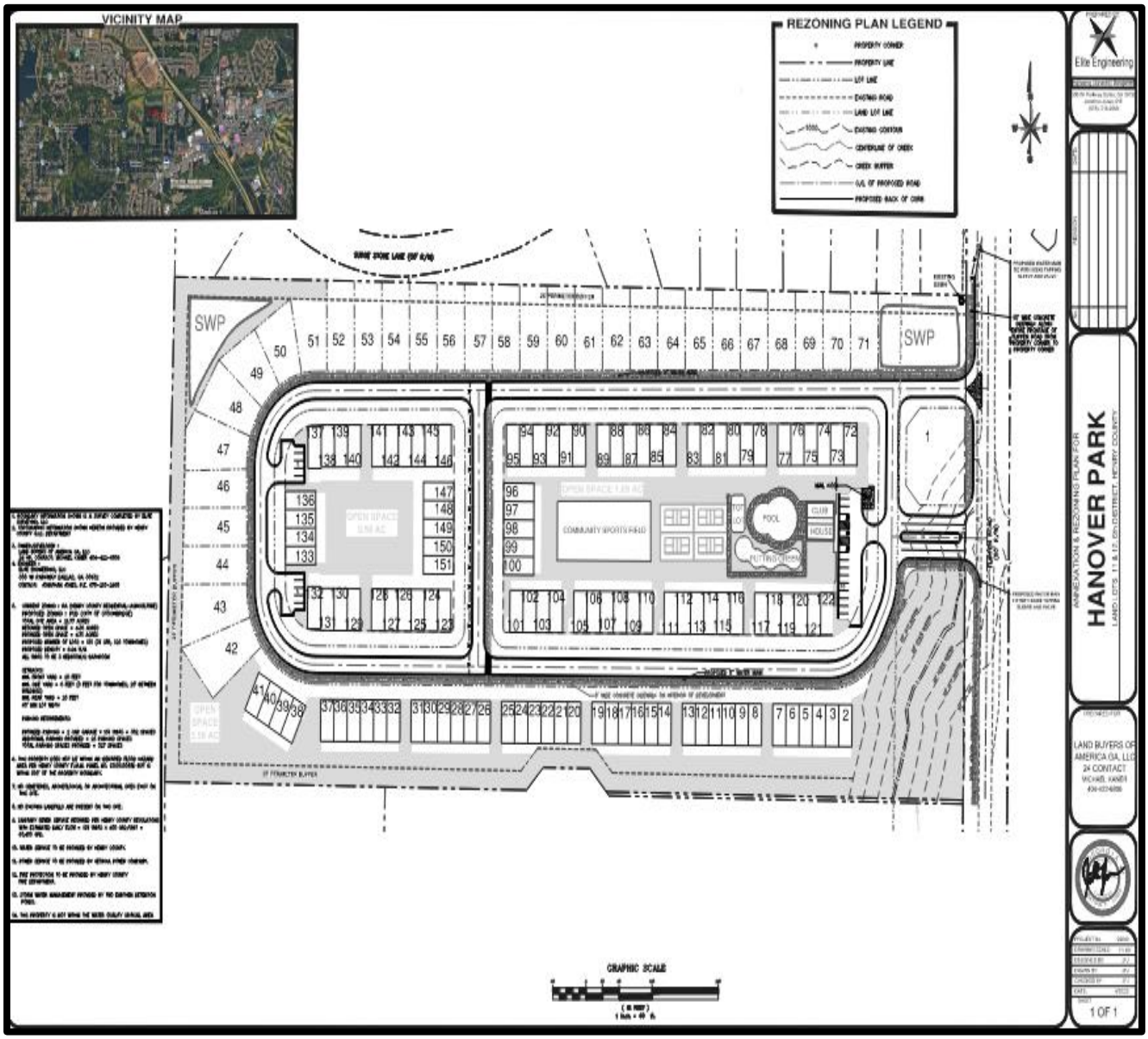
COLORED SITE PLAN



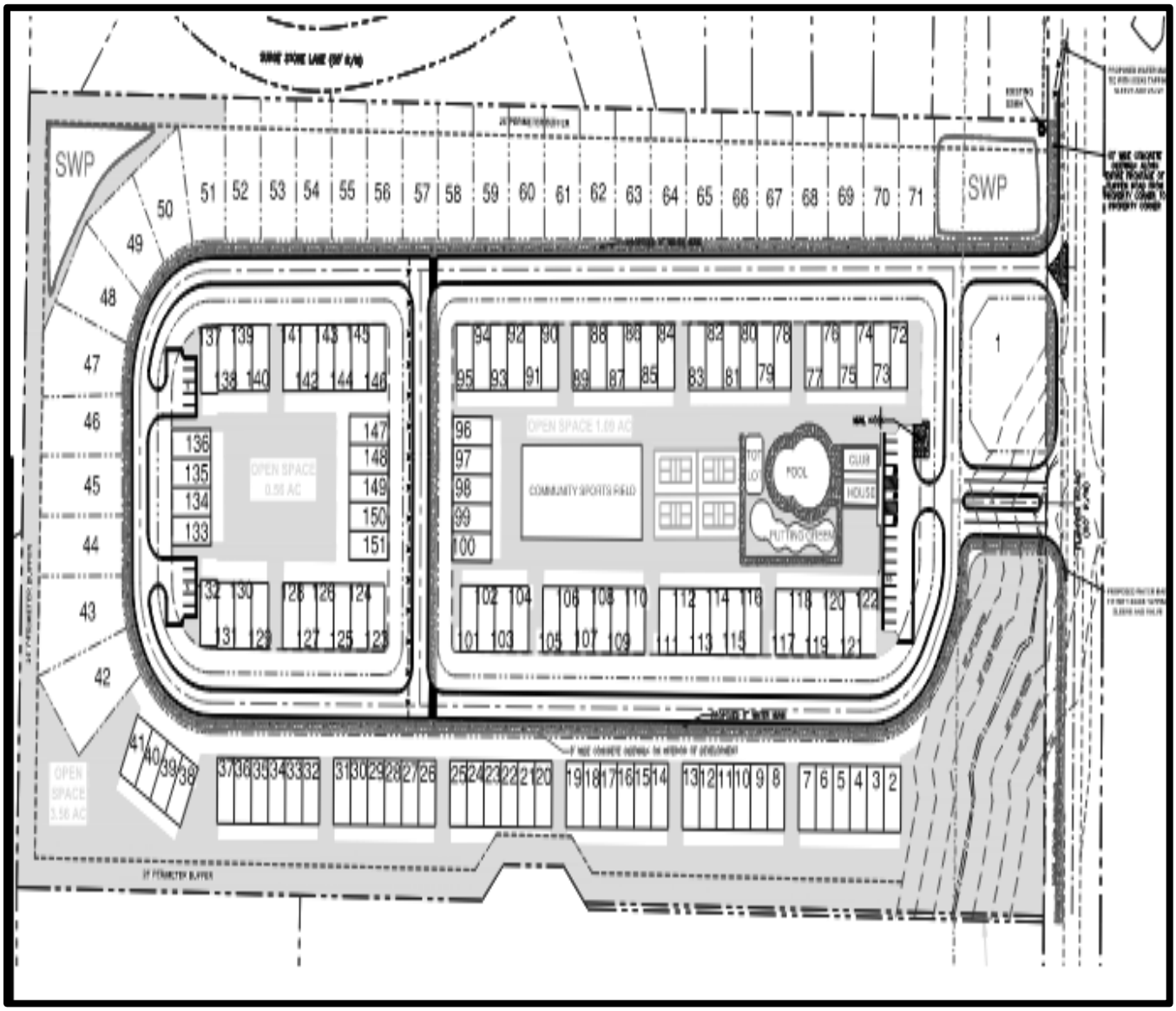
COLORED SITE PLAN, ENLARGED



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.

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.

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 are 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.

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.

With 629 total proposed parking spaces, there would be sufficient parking to serve the proposed development.

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.

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.

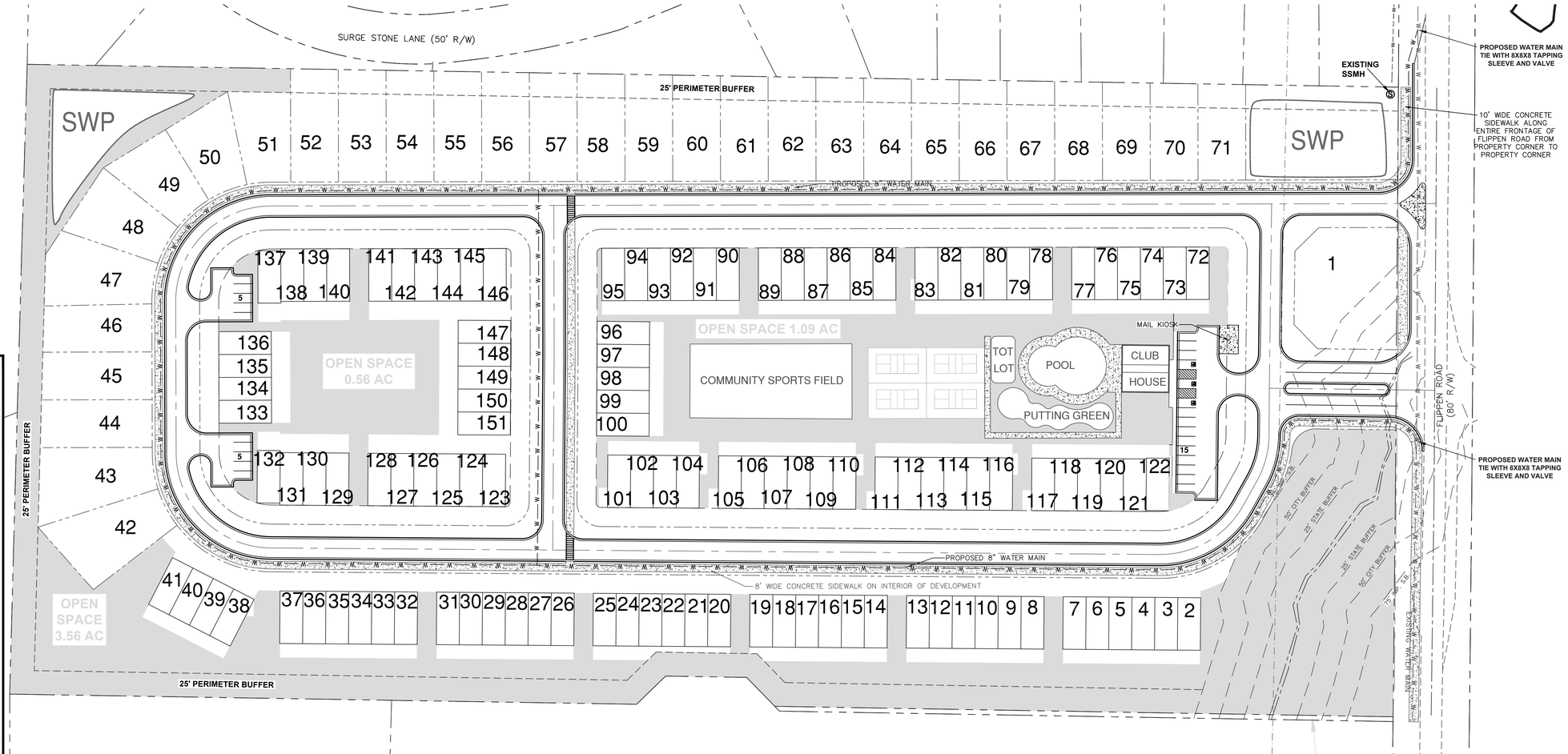
3. **Architectural Design--**The proposed homes shall be constructed with styles and exterior materials which comply with the UDC standards.

4. **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



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 BULDINGS)
   MIN. REAR YARD = 20 FEET
   60' MIN LOT WIDTH

   PARKING REQUIREMENTS:

   PROVIDED PARKING = 2 CAR GARAGE X 151 UNITS = 302 SPACES
   ADDITIONAL PARKING PROVIDED = 25 PARKING SPACES
   TOTAL PARKING SPACES PROVIDED = 327 SPACES
6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER HENRY COUNTY F.I.R.M. PANEL NO. 13151C0088D 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

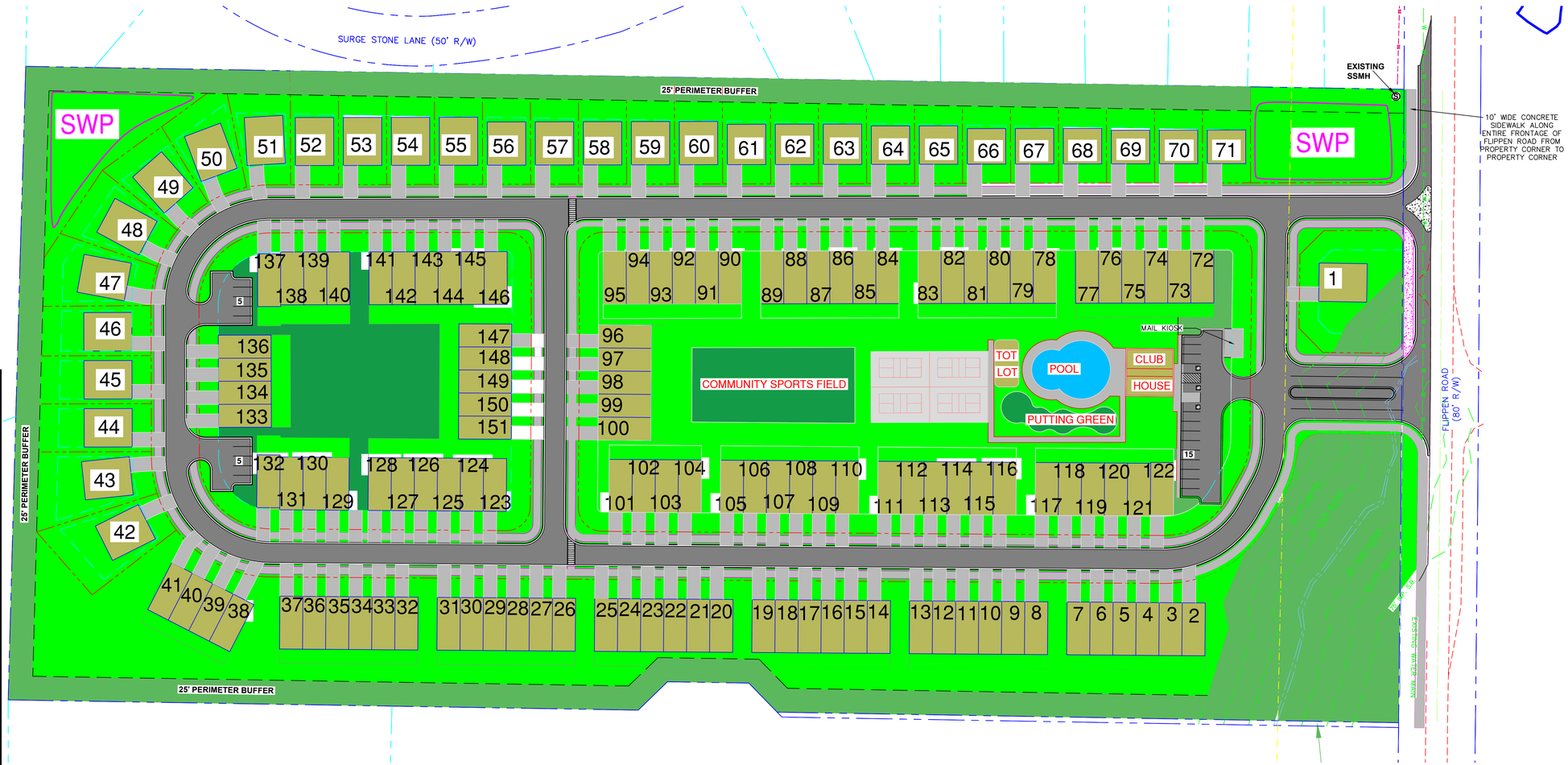
GEORGIA REGISTERED PROFESSIONAL ENGINEER JONATHAN F. JONES

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



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

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

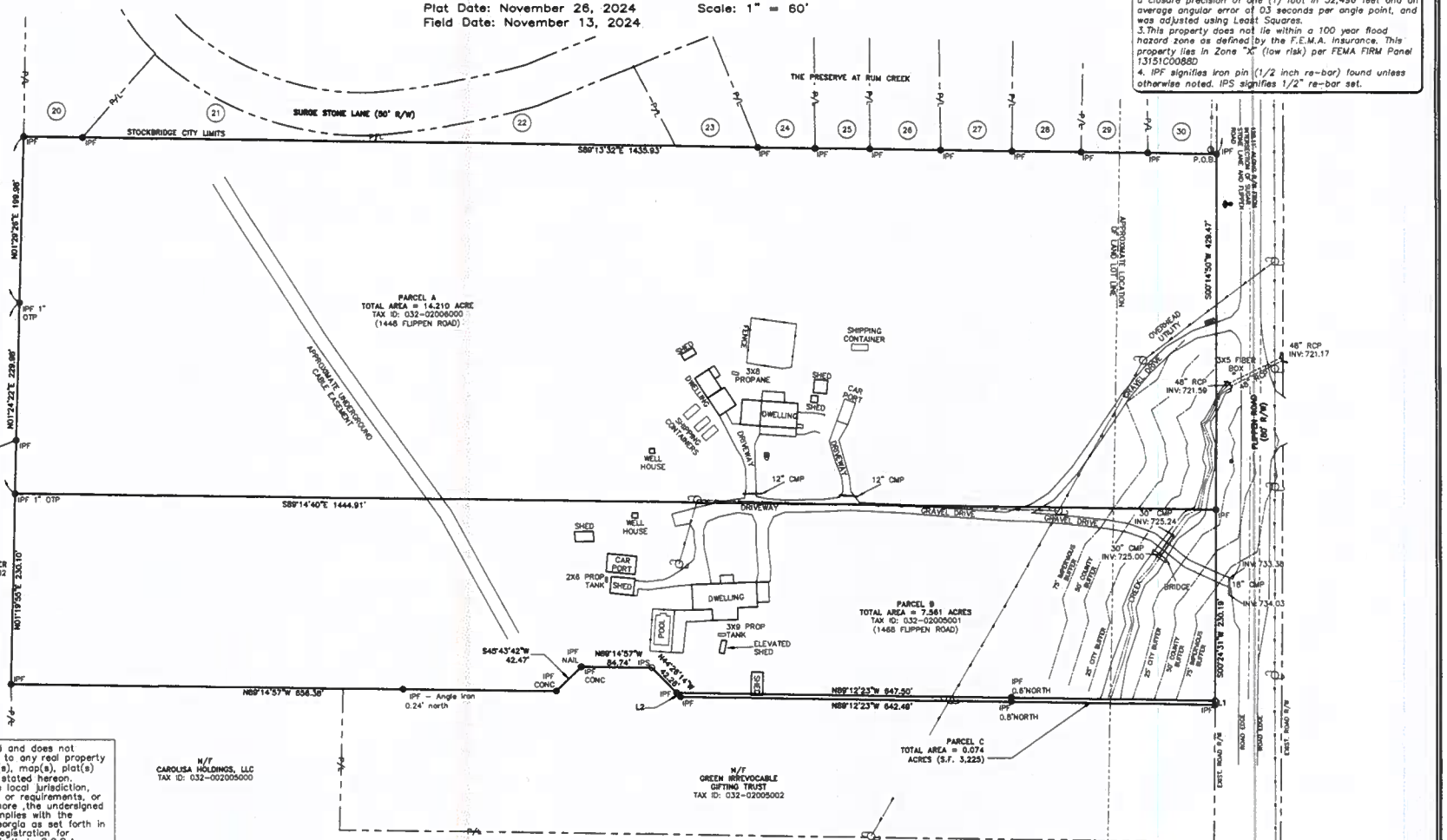
1448 Flippen Road - Legal Description

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

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

JULY 14, 2025

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

FUNDING SOURCE

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

Zoning Modification Case #ZM-2025-01 for Parcel #070-01022001 on Highway 42 North at Tunis Road.
Property Owner: Henry Highway 42, LLC. Applicant: Shaker Reddy. Acreage: 27.72 acres. The applicant proposes to develop a single-family detached subdivision with 59 homes. For such purpose, the applicant requests to modify five conditions from the previous rezoning and approved Development Agreement. The conditions pertain to the minimum sizes of the homes, their facades, and landscaping.

BACKGROUND INFORMATION:

Staff Recommendation—Approval with conditions. Planning Commission Meeting—Scheduled for June 26, 2025. (This form was completed and uploaded into CivicClerk a week prior to the Planning Commission Meeting.)

MAYOR

APPROVALS: CITY MANAGER

CITY TREASURER

CITY ATTORNEY

- [ ] FINANCIAL IMPACT
- [ ] N/A

AMOUNT $

City of Stockbridge

AGENDA ITEM

MEETING DATE

JULY 14, 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-2025-01 for Parcel #070-01022001 on Highway 42 North at Tunis Road.
Property Owner: Henry Highway 42, LLC. Applicant: Shaker Reddy. Acreage: 27.72 acres. The applicant proposes to develop a single-family detached subdivision with 59 homes. For such purpose, the applicant requests to modify five conditions from the previous rezoning and approved Development Agreement. The conditions pertain to the minimum sizes of the homes, their facades, and landscaping.

BACKGROUND INFORMATION:

Staff Recommendation—Approval with conditions. Planning Commission Meeting—Scheduled for June 26, 2025. (This form was completed and uploaded into CivicClerk a week prior to the Planning Commission Meeting.)

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ITEM/PROJECT/EVENT:

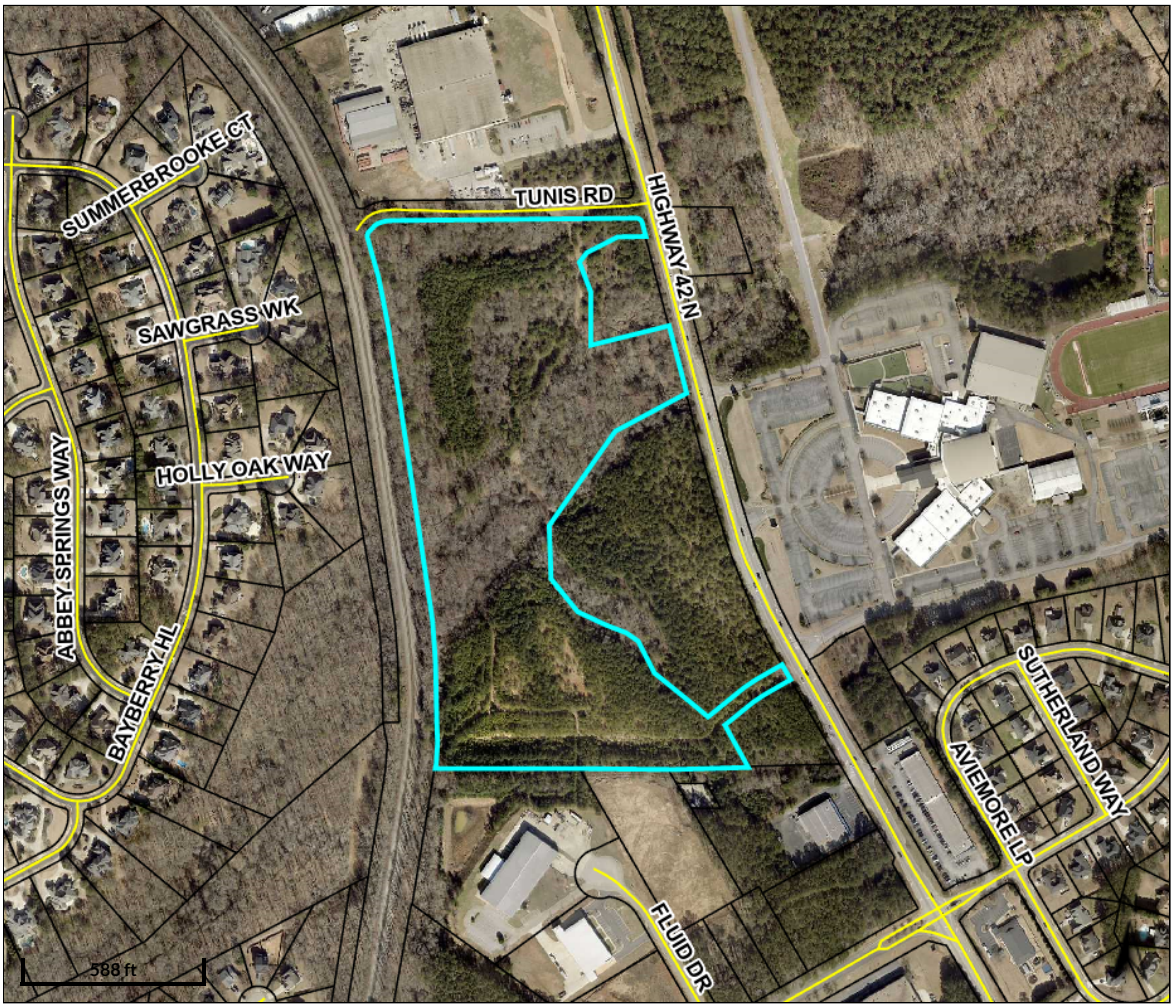
ZONING MODIFICATION CASE #ZM-2025-01.

BACKGROUND INFORMATION:

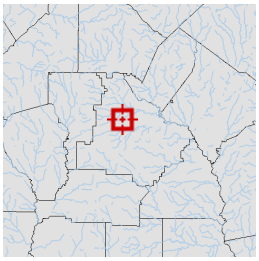
STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

Staff Signature_____

Henry County, GA



Overview



Legend

- Parcels
- Roads

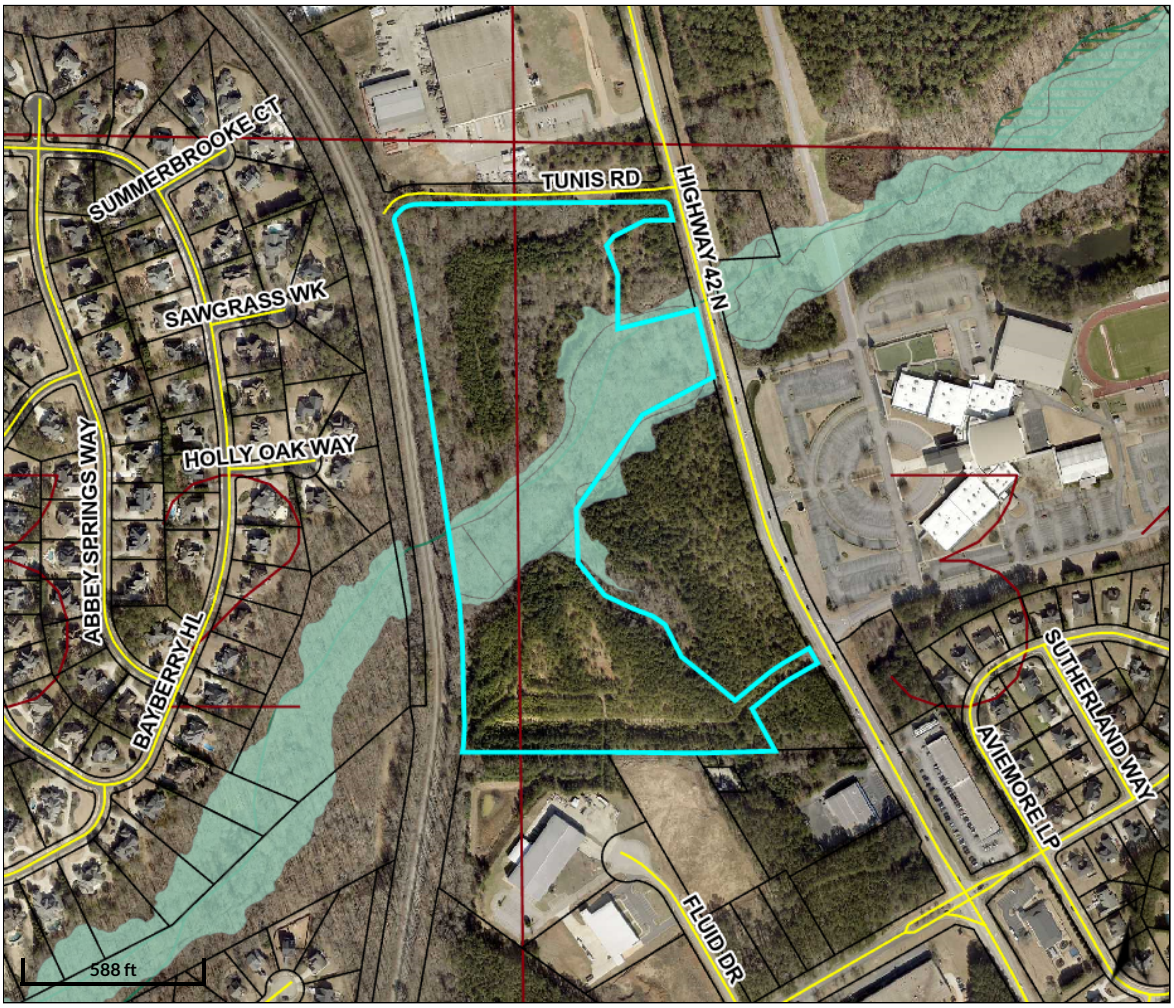
Parcel ID	070-01022001	**Class**	Industrial	**Owner**	HENRY HIGHWAY	**Land**	$1,194,200				
Property		**Acreage**	27.72	**Address**	42 LLC	**Value:**					
Address					3200	**Building**	$0	**Last 2 Sales**			
District	City/Stockbridge				PRESIDENTAL DR	**Value:**		**Date**	**Price**	**Reason**	**Qual**
	SSD				ATLANTA, GA	**Misc**	$0	8/31/2010	$0	VH	U
					30340	**Value:**		5/8/2008	$3,211,536	UE	U
						Total	$1,196,400				
						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.

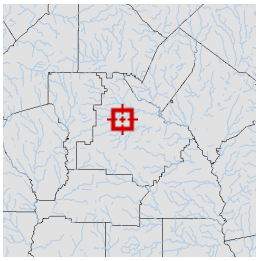
Date created: 5/28/2025
Last Data Uploaded: 5/28/2025 2:32:15 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



Overview



Legend

☐ County Outlines

Parcel ID	070-01022001	**Class**	Industrial	**Owner**	HENRY HIGHWAY	**Land**	$1,194,200				
Property		**Acreage**	27.72	**Address**	42 LLC	**Value:**					
Address					3200	**Building**	$0	**Last 2 Sales**			
District	City/Stockbridge				PRESIDENTAL DR	**Value:**		**Date**	**Price**	**Reason**	**Qual**
	SSD				ATLANTA, GA	**Misc**	$0	8/31/2010	$0	VH	U
					30340	**Value:**		5/8/2008	$3,211,536	UE	U
						Total	$1,196,400				
						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: 5/29/2025
Last Data Uploaded: 5/29/2025 1:30:35 AM

Developed by SCHNEIDER GEOSPATIAL

Project/Case #

ZMOD-2025.05.0536

Parcel Number(s):

070-01022001

Location Details:

Gadsons Crossing, Highway 42 N, McDOnough, GA 30253

City of Stockbridge

APPLICATION FOR ADMINISTRATIVE OR ZONING MODIFICATIONS

Zoning Case Number: RZ-03-45-S

Ordinance Case Number:

The undersigned, having an interest in the property herein described respectfully request:

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 RZ-03-45-S

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)

2 (C) 1-5

3. Petition number of the Zoning or Use Permit to which this application applies RZ-03-45-S

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: GADSON'S CROSSING

Lot Number:

Block Designation:

Land Lot(s): 31 & 32

District / Section: District 5

Recorded in Plat Book:

Page:

Road Name:	HIGHWAY 42

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: Shaker	Last: Reddy	
Mailing Address:	3100 Presidential Dr		
City: Atlanta	State: Georgia	Zip: 30340	
Phone #: 6783588722	Email: shakerjcreddy@gmail.com		

Shaker Reddy

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: Shaker	Last: Reddy	
Applicant's Address:	3100 Presidential Dr		
City: Atlanta	State: Georgia	Zip: 30340	
Phone: 6783588722	Email: shakerjcreddy@gmail.com		

Shaker Reddy

Applicant Signature

SECTION V: Attorney or Agent, if different from the applicant and/or owner

Attorney/Agent Name:	First:	Last:	**Check One:** ○ Attorney ○ Agent
Address:			
City:	State:	Zip:	
Phone #:	Email:		

Docusign Envelope ID: 998FEADD-061E-4011-BC11-CD00995F7341

APPLICATION FOR ADMINISTRATIVE OR ZONING MODIFICATIONS

The undersigned, having an interest in the property herein described respectfully request:

SECTION I

MODIFICATION #: _____
(To be assigned by the City of Stockbridge)

[ ] A. **ADMINISTRATIVE MODIFICATION:** A modification of a condition(s) of zoning or Use Permit that does not require a public hearing. A decision will be made by the Director of Community Development Services.

[X] B. **ZONING MODIFICATION:** A modification of a condition(s) of zoning or Use Permit where public interest has been determined. This requires a public hearing by the City of Stockbridge Councilmembers.

If "A" was denied, list previous case number: #M _____

SECTION II

1) The planner assigned to work on the Modification: _____

2) Identify the specific condition(s) being modified. State the condition number(s) and letter(s) (e.g. 2-b, 2-e)

_____

3) Petition number of the Zoning or Use Permit to which this application applies _____
Current zoning district _____

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.

5) An official survey of the property.

6) Copies of pertinent rezoning cases and zoning conditions, with case numbers.

7) Copies of any approved development agreements or shared parking agreements.

8) Copies of any approved subdivision plats or recombination plats.

9) Copies of any approved variances, conditional uses, or administrative waivers, with case numbers.

10) Copy of a recently-completed zoning compliance letter.

SUBDIVISION NAME: Gadsons Crossing UNIT/PHASE: _____

LOT NUMBER: _____ BLOCK DESIGNATION: _____ LAND LOT(S): 31 & 32

DISTRICT/SECTION: 7th / _____ RECORDED IN PLAT BOOK: _____ PAGE: _____

ROAD NAME: Hwy 42

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.

Henry Highway 42, LLC
TYPE OR PRINT OWNER'S NAME
3200 Presidential Parkway
ADDRESS
Atlanta, GA 30340
CITY & STATE ZIP CODE

OWNER OF PROPERTY (SIGNATURE)
678-358-8532
PHONE NUMBER
shakerjcreddy@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this
1st day of April 2025

NOTARY PUBLIC

YOLANDA M CHIEF MCDONALD
NOTARY PUBLIC
NEWTON COUNTY, GEORGIA
MY COMMISSION EXPIRES SEPTEMBER 26, 2025

In Process

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)
Henry Highway 42, LLC
TYPE/PRINT NAME OF APPLICANT

ADDRESS
Atlanta, GA 30340
CITY & STATE ZIP CODE
678-358-8532
PHONE NUMBER
shakerjcreddy@gmail.com
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_____

Docusign Envelope ID: 998FEADD-061E-4011-BC11-CD00995F7341

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:** _____

STATE OF GEORGIA

COUNTY OF HENRY

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into this 14th day of June, 2004, by and between the **CITY OF STOCKBRIDGE, GEORGIA**, a municipal corporation chartered under the laws of the State of Georgia (hereinafter "City"), **KILLEARN PROPERTIES, INC. OF GA** (hereinafter "Owner"), and **CHARRETTE DEVELOPMENT GROUP** (hereinafter "Developer"). The Property encumbered by this Agreement consists of two separate tracts of land more particularly described in **Exhibit "A"**, which is incorporated herein by reference (the "Property").

P R E A M B L E :

WHEREAS, the Property consists of two separate tracts of property lying in Land Lots 31 & 32 of the 7th Land District, Henry County, Georgia, said property being located on State Route 42;

WHEREAS, the Owner has requested a rezoning of the Property from Light Manufacturing (M-1) to Multi-Family Residence District - Townhouses (RM-2);

WHEREAS, the City has determined that the Property should be developed with single-family homes under Medium/High Density Single-Family Residential District (R-3) as depicted in the attached **Exhibit "B"** (the "Projects");

WHEREAS, the parties hereto wish to receive 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, the State of Georgia has enacted The Georgia Development Impact Fee Act, 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 currently has an ordinance which provides for collection of sewer impact fees and is investigating and considering the enactment of other 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 Zoning Ordinance permits property zoned R-3 to feature a maximum number of residential dwelling units per acre provided they are in compliance with the impervious requirements of the Stockbridge Zoning Ordinance;

WHEREAS, entry into this Development Agreement is a condition of rezoning; and

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 undisputed, the parties enter into the following Agreement:

AGREEMENT

1.

Rezoning Application

The City has found that the application filed for the rezoning of the Property is not consistent with zoning policies and goals of the City. The City approved the zoning of the property from M-1 to R-3 subject to this Agreement and its conditions stated herein. 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 Council passes the Rezoning Ordinance and the parties execute this Agreement. Failure to so execute this Agreement within thirty (30) days from the date of the zoning hearing will cause the Property to automatically revert back to its previous zoning classification of M-1.

2.

Zoning Requirements of the Property

The parties hereby acknowledge that the Property has been rezoned to R-3 subject to the conditions stated herein. The parties also acknowledge that the net density restrictions imposed by the Zoning Ordinance are applicable to the Project and that the Property shall feature no more than three and six-tenths (3.6) single-family detached dwelling units per net usable acre as allowed hereunder.

A) **Rezoning.** The Property consists of two separate tracts which are described in **Exhibit "A"**.

B) **Requirements Generally.** Owner shall comply with all applicable rules, regulations, and conditions of the Zoning Ordinance of the City, except where specifically

excluded herein, in the development of the Property. In addition to said Zoning Ordinance, the Owner shall comply with the conditions contained in this Agreement. If there is a conflict between the Zoning Ordinances and this Agreement, the terms of this Agreement shall control. A copy of the R-3 Ordinance Number 03-59 as adopted on March 10, 2003, is attached hereto and incorporated herein as **Exhibit "D"**.

C) **Development Conditions.** The following conditions shall apply to the development of the Property.

1) The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat (11"x17"), certified by an engineer or surveyor licensed in the State of Georgia, of the Property that fully describes the Property and verifies that all conditions of the Zoning Ordinance and this Agreement have been complied with.
2) That the Projects shall feature no more than a total of sixty-nine (69) single-family detached homes.
3) The lot size shall be no less than 10,500 square feet.
4) One-third (1/3) of the one-story homes shall have a minimum of 2,000 square feet of heated space, excluding basement areas. One-third (1/3) of the one-story homes shall have a minimum of 2,200 square feet of heated space, excluding basement areas. The remainder of the one-story homes shall have a minimum of 2,500 square feet of heated space for one story homes, excluding basement areas. All two-story homes shall have a minimum of 2,200 square feet of heated space, excluding basement areas.
5) Revise site plan to adhere to all R-3 ordinance requirements, unless otherwise specified herein.
6) The Developer shall have the following options for the exterior of the homes: The exterior of the homes shall be either a minimum of three-sided brick or stone or any combination thereof, except for the soffits and gables, and the remaining side shall be constructed of stucco, hardi-plank or wood or any combination thereof. Or, a minimum of seventy-five percent (75%) of the exterior of the home shall be brick or stone or any combination thereof, except for the soffits and gables, and the remaining side may be constructed of stucco, hardiplank or other masonry siding, wood or any combination thereof. For all homes, the soffits and gables may be constructed of brick, stone, stucco, hardi-plank, masonry siding, wood, or vinyl with a minimum grade of 0.048 of an inch in thickness, or any combination thereof. In no case shall any structure of the development have siding consisting of vinyl or

aluminum.

7) Each home shall have an attached two car garage which is defined in section 14 of this Agreement.

8) Cars shall not be allowed to park on the public street or within the setback areas, except on the paved driveway.

9) Front, side and rear yards will be sodded.

10) Developer shall install hardwood street trees along all streets to be placed between the sidewalk and the front property lines with a minimum two & half inch (2.5") caliper (d.b.h.), shall have a minimum twenty-four square foot (24 sq. ft.) planting area and shall be spaced an average of forty-five feet (45') apart. No more than one third (1/3) of the trees can be Bradford Pears or any hybrid pear variety.

11) The Building Department shall not issue a building permit until such a time as the City Manager 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.

12) Developer shall install concrete sidewalks of at least four feet (4') in width and four inches (4") in depth and at least four feet (4') from the curb along State Route 42 and on both side of the roads throughout the development. The area between the curb and the sidewalk shall be sodded.

13) A streetscape plan shall be submitted to and be approved by the City Manager and to include sidewalks, street trees, landscaping, street lighting and street furniture prior to the issuance of any permits.

14) The Applicant must present its architectural and façade design for any structures on the Property to the City Council for approval prior to the issuance of a building permit.

3.

Variances

The City approves the following variance:

1) The minimum lot size can be reduced from 12,000 square feet to no less than 10,500 square feet.

2) Minimum lot width shall be reduced from seventy-five feet (75') at building line to sixty feet (60') at building line.

3) No other variances shall apply to this Project.

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.

Developer shall submit plans and specifications for development of the Property and 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 Developer shall pay for road improvement costs or complete road improvements as follows:

Those road improvements 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 Developer shall extend and expand, if necessary, the existing water main to the Property.

2) The Developer shall extend and expand, if necessary, any additional sewage outfall lines needed to service the Project.

3) The Developer shall be responsible for the development of all water and

sewer lines located within the Property in accordance to the public entity having control thereof.

4) Developer shall relocate the existing sanitary sewer line on the Property so that they do not run under or within twenty feet (20') of any structure.

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 City, the Owner will be given credit against such impact fees as an amount equal to:

1) The installation of any and all acceleration and deceleration lanes as required in section 4.B.1.; and

2) All funds expended by the Owner for the improvement of roads.

B) Water and Sewerage Impact Fees

All water and sewer impact fees will be paid to the public entity having control thereof.

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 Council; and (ii) the execution of this Agreement.

9.

Relation to Zoning

The terms of this Agreement shall be incorporated into and made a part of any Zoning Ordinance 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.

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 Killearn Properties, Inc. of GA 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.

"Residential garage" shall mean an enclosed structure attached to or part of the principal dwelling used for housing at least two (2) vehicles. All garages shall have the following minimum dimensions: vehicular entrance height, seven feet (7'); vehicular entrance width, sixteen feet (16'); garage interior height, eight feet four inches (8' 4"); and overall garage width and depth no less than twenty feet by twenty-two feet (20' x 22'), respectively. The floor shall be constructed of concrete. Concrete floors shall be reinforced, where appropriate, and a minimum of four inches (4") in thickness with appropriate fill and base. Residential garages shall not be enclosed for living space, storage purposes or any other purpose without first obtaining a variance from the City and constructing an attached residential garage to the main residential structure. The residential garage shall be kept clear so that a minimum of one (1) vehicle may be parked in the garage at all times.

All other terms used in this Agreement which are not otherwise defined herein shall be defined in the manner prescribed by the Zoning Ordinance or R-3 Ordinance in effect as of the date Owner executes this Agreement.

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.

17.

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.

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.

18.

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.

19.

Reimbursement of Expenses

The Owner and Developer, both jointly and severally, hereby agree to reimburse the City for all legal fees incurred by the City regarding the preparation of this Agreement which sums shall not exceed $1,000.00. The Owner and Developer, both jointly and severally, agree to reimburse the City for preparations of any amendments to this Agreement and any litigation expenses incurred by the City in any civil action or administrative 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.

20.

Amenities

There shall be two amenity areas as depicted in **Exhibit "B"**. The area depicted as floodplain shall remain green space and include a walking trail, at least two thousand (2,000) linear feet and a minimum of four feet (4') in width, connecting Tract 1 and Tract 2 as depicted in the site plan attached hereto. Furthermore, each amenity area shall contain the following:

- A pavilion measuring a minimum of forty feet by sixty feet (40'x60') equipped with outdoor benches and picnic tables to seat no less than fifty (50) people, three permanently mounted steel grills, and two permanent outdoor trash receptacles;
- A bathhouse with two (2) toilets and two (2) showering facilities;
- A playground equipped for children ranging in age from one through twelve. Each playground area shall be separated into two parts in order for children ages one through six to have a separate and distinct portion for their age group and one separate and distinct portion for children ages seven through twelve separate and apart from each other;
- A swimming pool measuring no less than eighteen feet by thirty-six feet (18'x36') with varying depths to accommodate children from the age of one to adults; and
- Adequate parking for each of the amenity area.

IN WITNESS WHEREOF, the undersigned parties have hereunto set their hands and affixed their seals this 14th day of June, 2004.

CITY:

CITY OF STOCKBRIDGE, GEORGIA

By: _____ (L.S.)
Honorable R. G. Kelley, Mayor

ATTEST:

_____
Merle Manders, City Clerk
[Seal]

Version 4

Signatures on following page

OWNER:

KILLEARN PROPERTIES, INC. OF GA

By: _____ (L.S.)

David K. Williams, Managing Member

Signed, sealed and delivered
before me this 14 day of
June, 2004.

_____
Witness

_____
Notary Public
(Seal)

REBECCA A. CHRISTIAN MY COMMISSION EXPIRES FEB 6 2008 HENRY COUNTY, GA NOTARY PUBLIC

DEVELOPER:

CHARRETTE DEVELOPMENT GROUP

By: _____ (L.S.)

G. H. Woodall III, Managing Member

Signed, sealed and delivered
before me this 14 day of
June, 2004.

_____
Witness

_____
Notary Public
(Seal)

REBECCA A. CHRISTIAN MY COMMISSION EXPIRES FEB 6 2008 HENRY COUNTY, GA NOTARY PUBLIC

EXHIBIT "A"

LEGAL DESCRIPTION AND PLAT OF THE PROPERTY

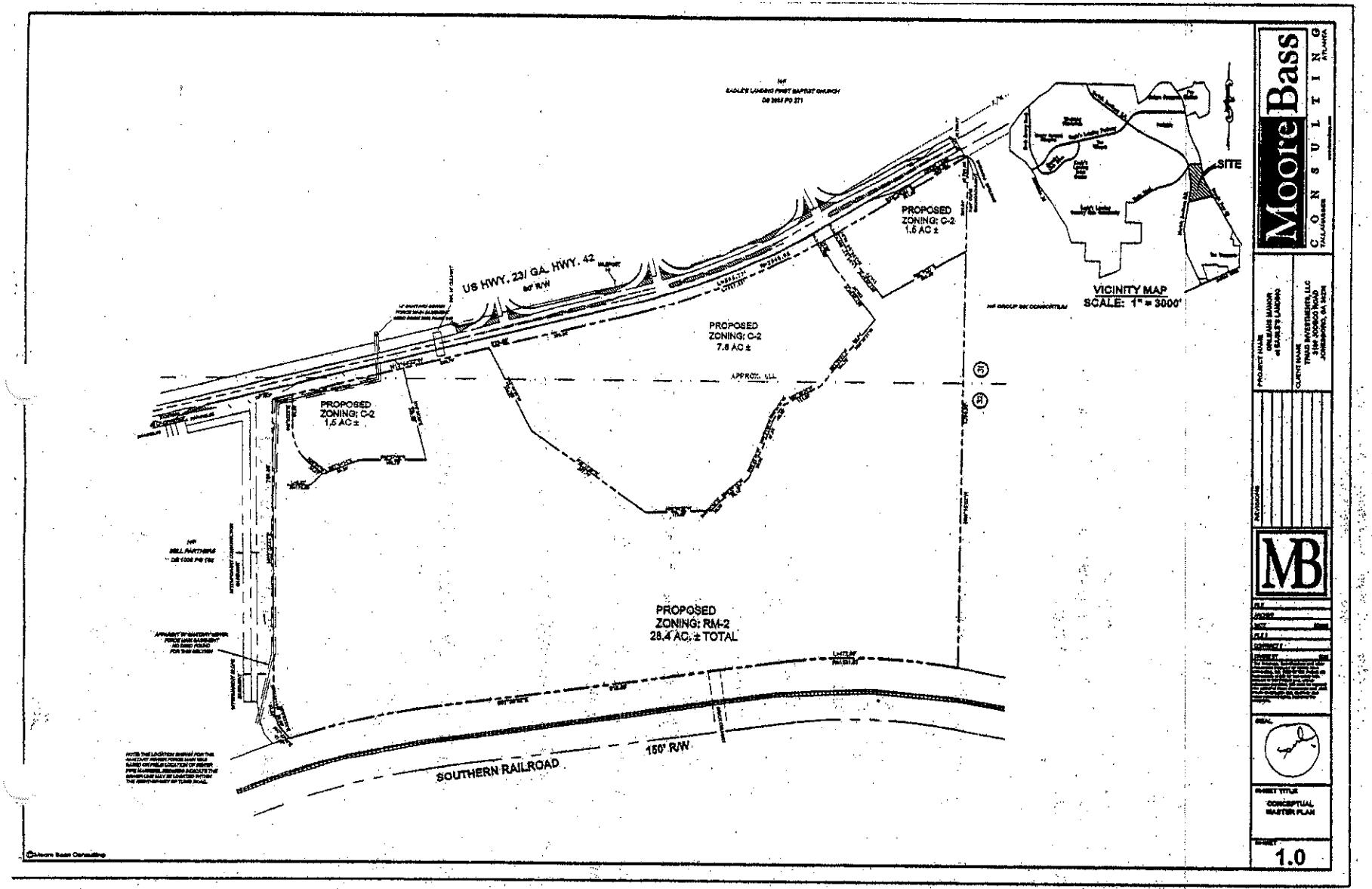

US HWY. 23/ GA. HWY. 42
80' R/W
PROPOSED
ZONING: C-2
1.6 AC ±
PROPOSED
ZONING: C-2
7.8 AC ±
PROPOSED
ZONING: C-2
1.5 AC ±
PROPOSED
ZONING: RM-2
28.4 AC. ± TOTAL
SOUTHERN RAILROAD
150' R/W
SITE
VICINITY MAP
SCALE: 1" = 3000'
Moore Bass
CONSULTING
ATLANTA
MB
CONCEPTUAL
MASTER PLAN
1.0

EXHIBIT "B"

SITE PLAN

TRACT 1

-SITE DATA-

TOTAL SITE AREA: 14.16 AC.
LESS FLOODPLAIN: 2.65 AC.
LESS RIGHT-OF-WAY: 1.61 AC.
NET RESIDENTIAL AREA: 9.90 AC.
x 3.6 U/AC

36 TOTAL UNITS ALLOWED

29 TOTAL UNITS PROPOSED
2.9 U/AC. NET DENSITY

TRACT 2

-SITE DATA-

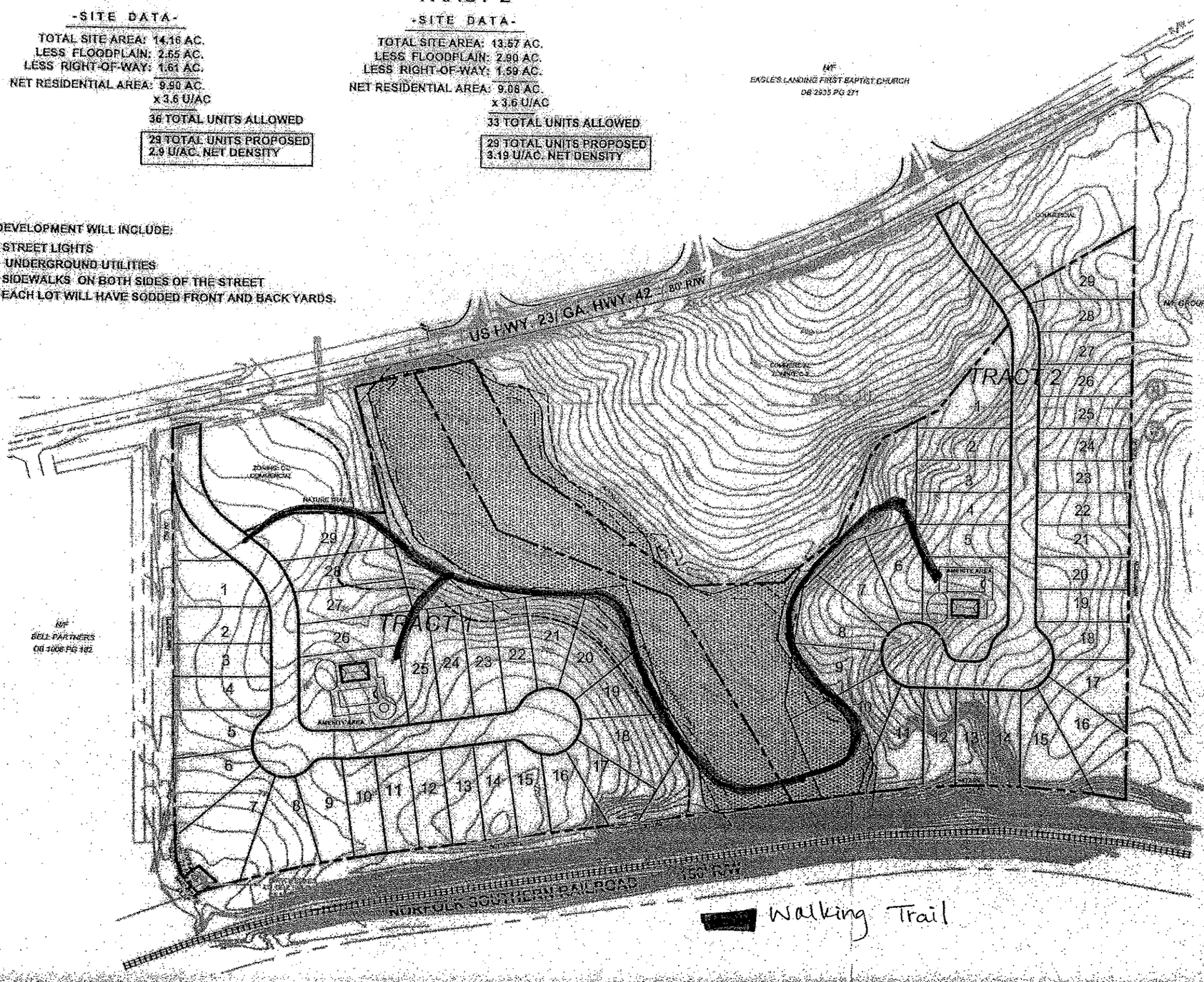
TOTAL SITE AREA: 13.57 AC.
LESS FLOODPLAIN: 2.90 AC.
LESS RIGHT-OF-WAY: 1.59 AC.
NET RESIDENTIAL AREA: 9.08 AC.
x 3.6 U/AC

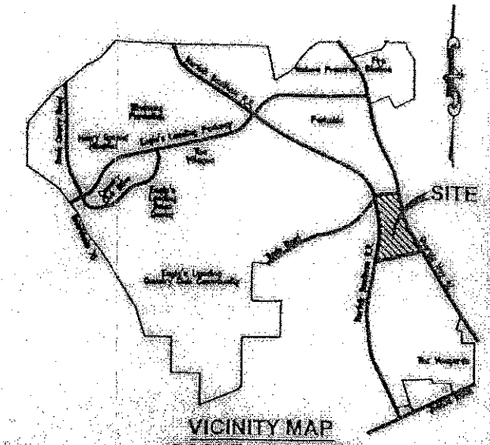
33 TOTAL UNITS ALLOWED

29 TOTAL UNITS PROPOSED
3.19 U/AC. NET DENSITY

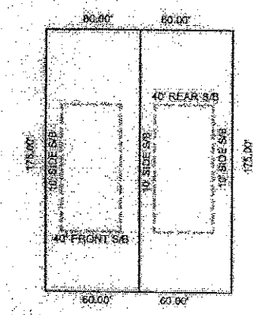
DEVELOPMENT WILL INCLUDE:

* STREET LIGHTS
* UNDERGROUND UTILITIES
* SIDEWALKS ON BOTH SIDES OF THE STREET
* EACH LOT WILL HAVE SODDED FRONT AND BACK YARDS.





VICINITY MAP
SCALE: 1" = 3000'



50' R/W

TYPICAL LOT DETAIL

GENERAL DATA

LAND LOTS 1 AND 2 - DISTRICT 7
CITY OF STOCKBRIDGE, HENRY COUNTY, GA

1. OWNER: KILLEARN PROPERTIES, INC.
100 NORTH PARK TRAIL
STOCKBRIDGE, GA 30281
PHONE: 770-389-2020

2. DEVELOPER: CHARRETTE DEVELOPMENT GROUP
120 ORCHARD PARK DRIVE
MCDONOUGH, GA 30253
PHONE: 770-954-3485

3. ENGINEER: MOORE BASS CONSULTING, INC.
1570 ROCK QUARRY ROAD
STOCKBRIDGE, GA 30281
PHONE: 770-474-9091

4. DEVELOPMENT CONFIGURATION
A. TOPO. SOURCE: HENRY COUNTY G.I.S.-
(2 FT CONTOURS)
B. TOTAL ACREAGE: 39.0 ACRES ±

NOTE:
THE ACTUAL LOT COUNT MAY CHANGE ONCE FINAL ENGINEERING PLANS ARE COMPLETE.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

OTAL LOT YIELD HAS INCREASED BY 8 LOTS ABOVE THE MAXIMUM ALLOWABLE BY FOLLOWING R-3 STANDARDS.

ss Consulting

Moore Bass
CONSULTING
TALLAHASSEE ATLANTA
www.moorebass.com

PROJECT NAME
HWY 42 SINGLE FAMILY PROJECT

CLIENT NAME
CHARRETTE DEVELOPMENT GROUP
120 ORCHARD PARK DRIVE
MCDONOUGH, GA 30253

REVISIONS

MB

FILE
ACTIVE
DATE
TITLE
CONTRACT #
DRAWN BY

SEAL

SHEET TITLE
CONCEPTUAL MASTER PLAN

SHEET
10

EXHIBIT "C"

HENRY COUNTY REZONING EVALUATION REPORT

Rezoning Evaluation Report
Stockbridge City Council

HENRY COUNTY PLANNING & ZONING

RZ-03-45-S

Commission District: City of Stockbridge
Planning Board Member: Ray McDonald (770) 474-8654

Applicant:	Triad Investments 3108 Jodeco Road Jonesboro, GA 30236
Location:	The property is located in Land Lots 1 & 2 of the 7th District, on Highway 42 South of Brannan Road.
Request:	Rezoning from M-1 (Light Manufacturing) to RM-2 (Townhouses).
Proposed Use /Purpose:	To develop the property for a Single-Family Townhouse Development.
Sign Posted:	September 23, 2003
P&Z Meeting:	**October 9, 2003**
City Meeting:	**June 14, 2004** November 10, 2003-Postponed
Lot Size:	28.4 +/- acres.
Access Road:	Highway 42 (major arterial), South of Brannan Road.
Public Facilities:	Water and Wastewater Treatment Availability – water and sewer (at owner's expense).

Zoning History:
The proposed development is currently zoned M-1 (Light Manufacturing). The property was zoned prior to the adoption of the Official Henry County Zoning Map on June 3, 1986. Herein is the zoning for the adjacent properties:

- ***North*** – M-1 (Light Manufacturing)
- ***South*** – M-1 (Light Manufacturing)
- ***West*** – Southern Railroad and R-2 (Single-Family Residence)
- ***East*** – RM (Multi-Family Residence)

Current Land Use:	Vacant and Heavily wooded
Future Land Use:	Industrial and Wholesale

Henry Highway 42, LLC
3200 Presidential Parkway
Atlanta, GA 30340

April 18, 2025

City of Stockbridge
Community Development Director
4640 N Henry Blvd
Stockbridge, GA 30281

Subject: Request for Zoning Modification to Development Agreement for RZ-03-45-S

Dear Ryan Anderson,

On behalf of Henry Highway 42, LLC, I am submitting this letter of intent to formally request a modification to the existing development agreement between our entity and the City of Stockbridge. We appreciate the City's commitment to responsible growth and development, and we seek to amend the agreement to better align with our evolving project needs while maintaining compliance with the City's zoning objectives. Our intent is to develop the community within the same guidelines as in the successful Winding Creek community along Campground Road in the City of Stockbridge.

Henry Highway 42, LLC respectfully requests the following modifications to 2. (C) Development Conditions:

1. (4) 1/3 of single-story homes shall be a minimum of 2,400 sq. ft. rather than 2,500 sq. ft.;

2. (6) Front of home shall be a mixture of 50% brick or stone and hardi-plank or Cementous fiber siding with a brick or stone water table on the two sides of the homes;
3. (10) Hardwood Street trees shall only be required along Highway 23/42;
4. (12) Landscape strip between curb and 4-foot sidewalk shall be a minimum of 24 inches along all public streets;
5. (14) Home Plan approval shall be issued by director of Community Planning or other staff prior to issuance of approval of final plat.

We appreciate your time and consideration of this request and look forward to working collaboratively with the City of Stockbridge. Please feel free to contact me at your earliest convenience to discuss the next steps.

Sincerely,
Shaker Reddy

M. Shaker Reddy.

Henry Highway 42, LLC

PowerPoint Presentation For ZM-2025-01 (Gadson's Crossing)

June 26, 2025 (Planning Commission)

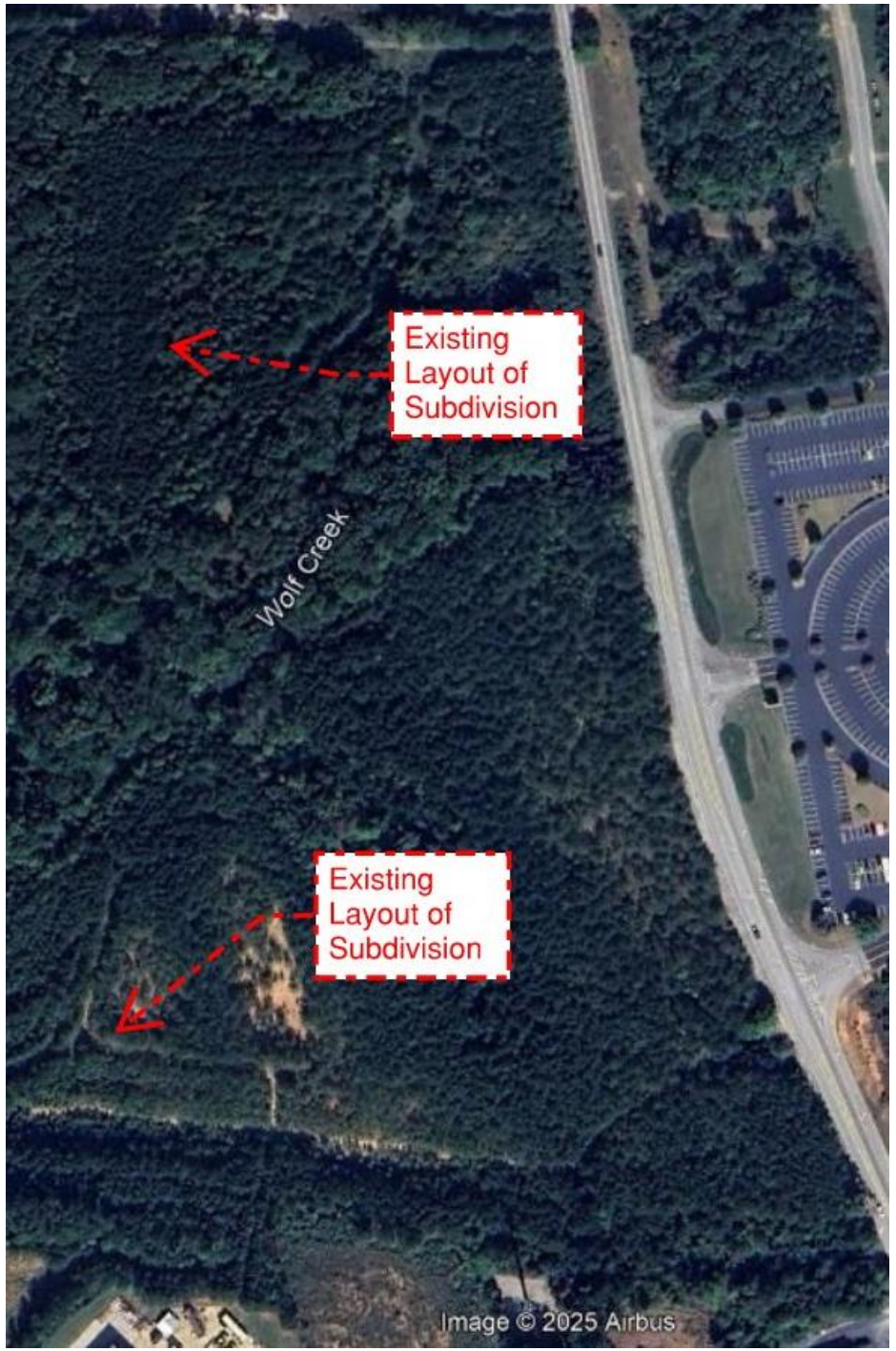
July 14, 2025 (Mayor and Council)

Case Facts

- **Applicant: Shaker Reddy**
- **Agent: Bryan Marshburn**
- **Address of Property: The site is located at the southwest corner of Highway 42 North and Tunis Road**
- **Parcel Acreage: 27.72 +/- acres**
- **Parcel Identification: 070-01022001**
- **Current Use of Property: Vacant and undeveloped, but the layout of the approved subdivision is still visible through existing clearings. The site is also heavily wooded and crossed by Wolf Creek with two existing access points from U.S. Highway 23.**
- **Current Zoning of Property: SR (Suburban Residential)**
- **Current Future Land Use Designation of Property: Low-Density Mixed Use**
- **Proposed Number of Units Per Acre: 2.12 units per acre**
- **Sign Posting: June 4, 2025**

Brannan's Walk
Parkside
St. Andrews At Rockport
Disco, Inc.
SecurCare Self Storage
Fortune Metal Georgia
Eagle's Landing
Eagles Landing First Baptist Church/ Eagle's Landing Christian Academy
Highlands
Summit
Crash Champions Collision Repair McDonough
Highlands Plaza
Brightstar Homes & Services, Inc.
Trinity Chapel
Pates Creek
Wolf Creek
Google Earth

Close up Aerial Photo Showing Existing Layout of Gasdon’s Crossing

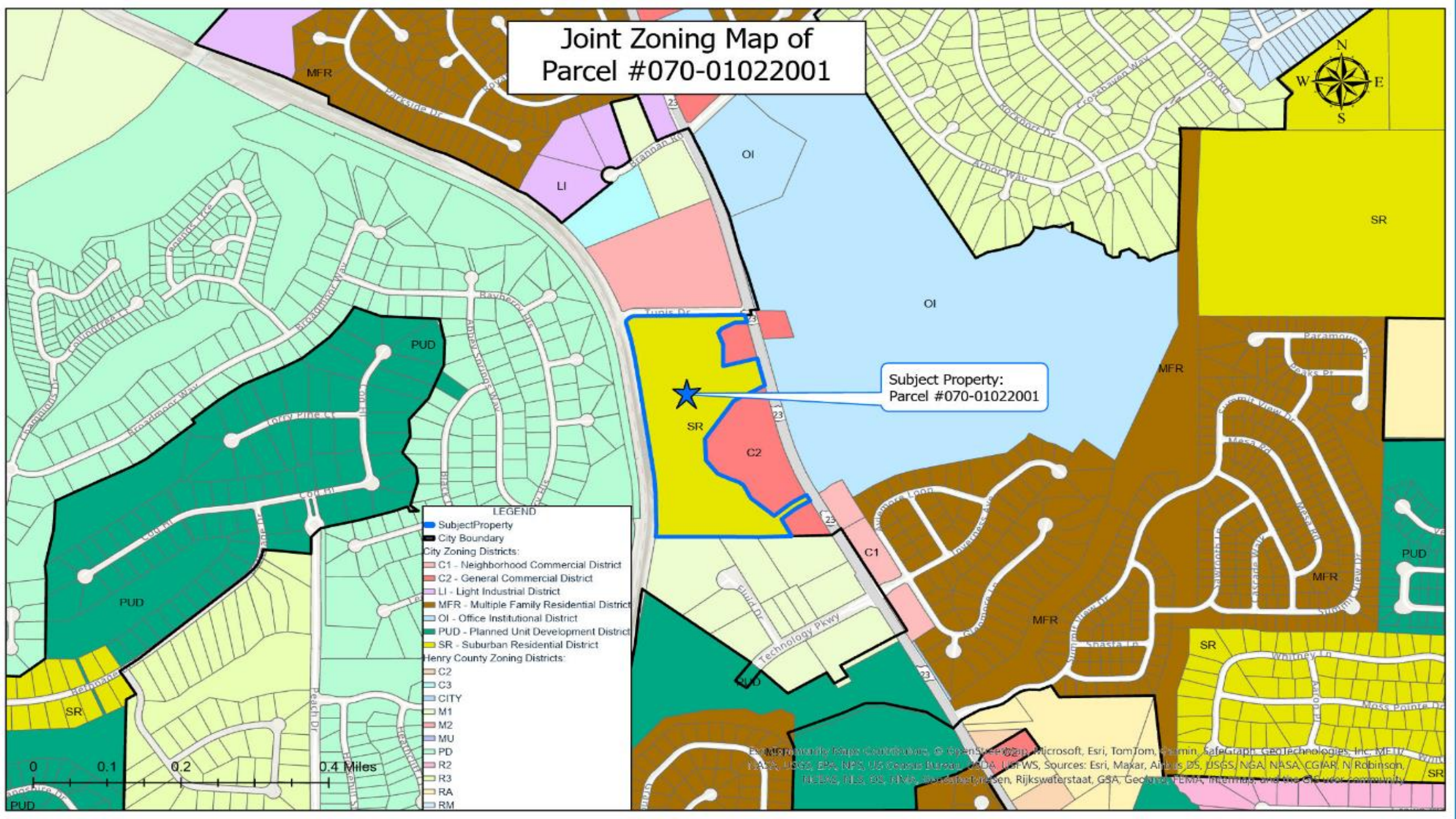


Flood Map Showing Wolf Creek

Existing Road to Development
Network:Jun 4, 2025 at 10:32:57 AM EDT
Local:Jun 4, 2025 at 10:32:57 AM EDT
N 33° 30' 28.718", W 84° 11' 14.616"
2509 SR-42,
McDonough GA 30253
United States

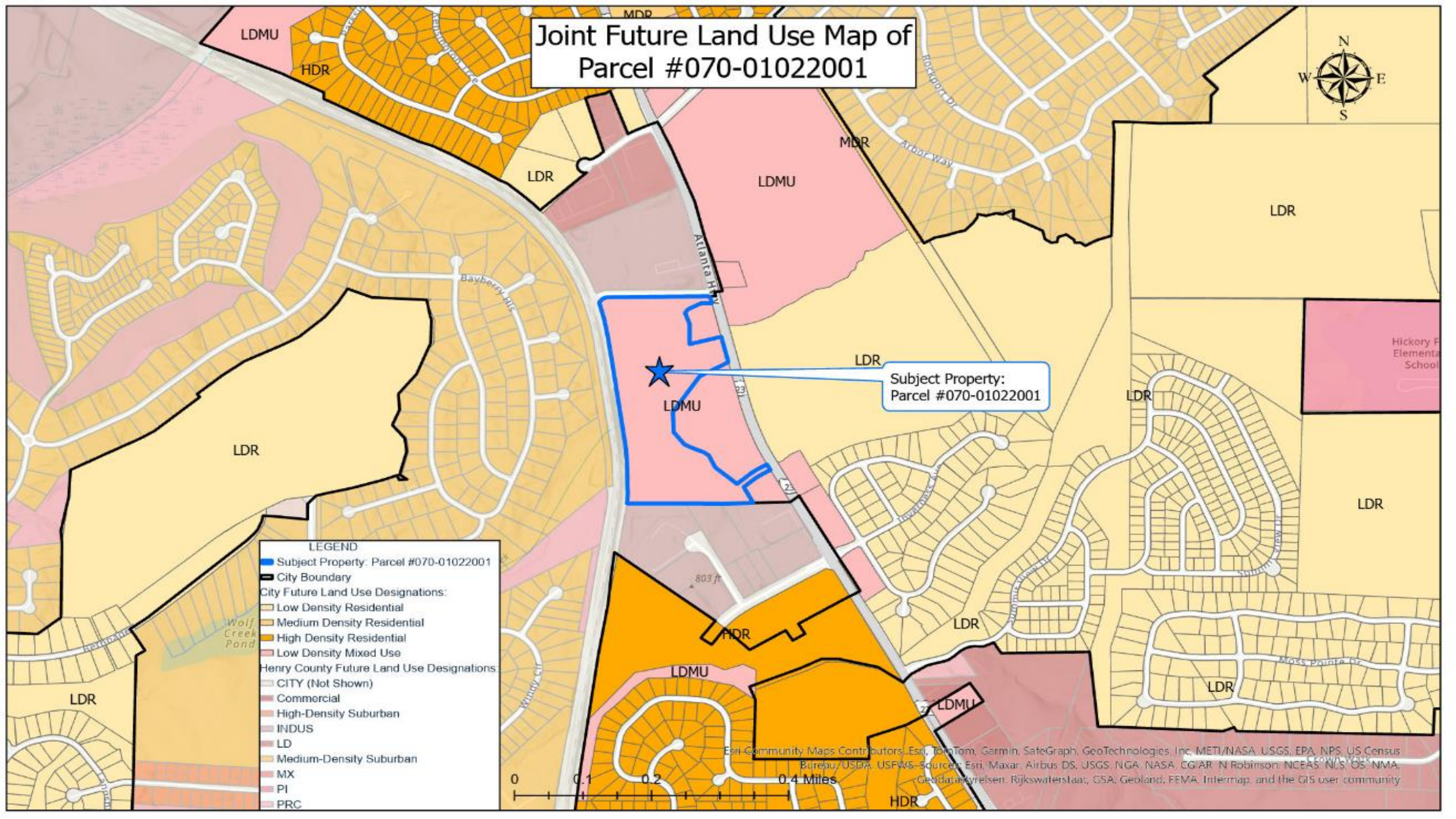
Sign Posting on June 4, 2025

Sign Posting on June 4, 2025


Joint Zoning Map of
Parcel #070-01022001
Subject Property:
Parcel #070-01022001
LEGEND
SubjectProperty
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
R2
R3
RA
RM
0
0.1
0.2
0.4 Miles
N
S
E
W

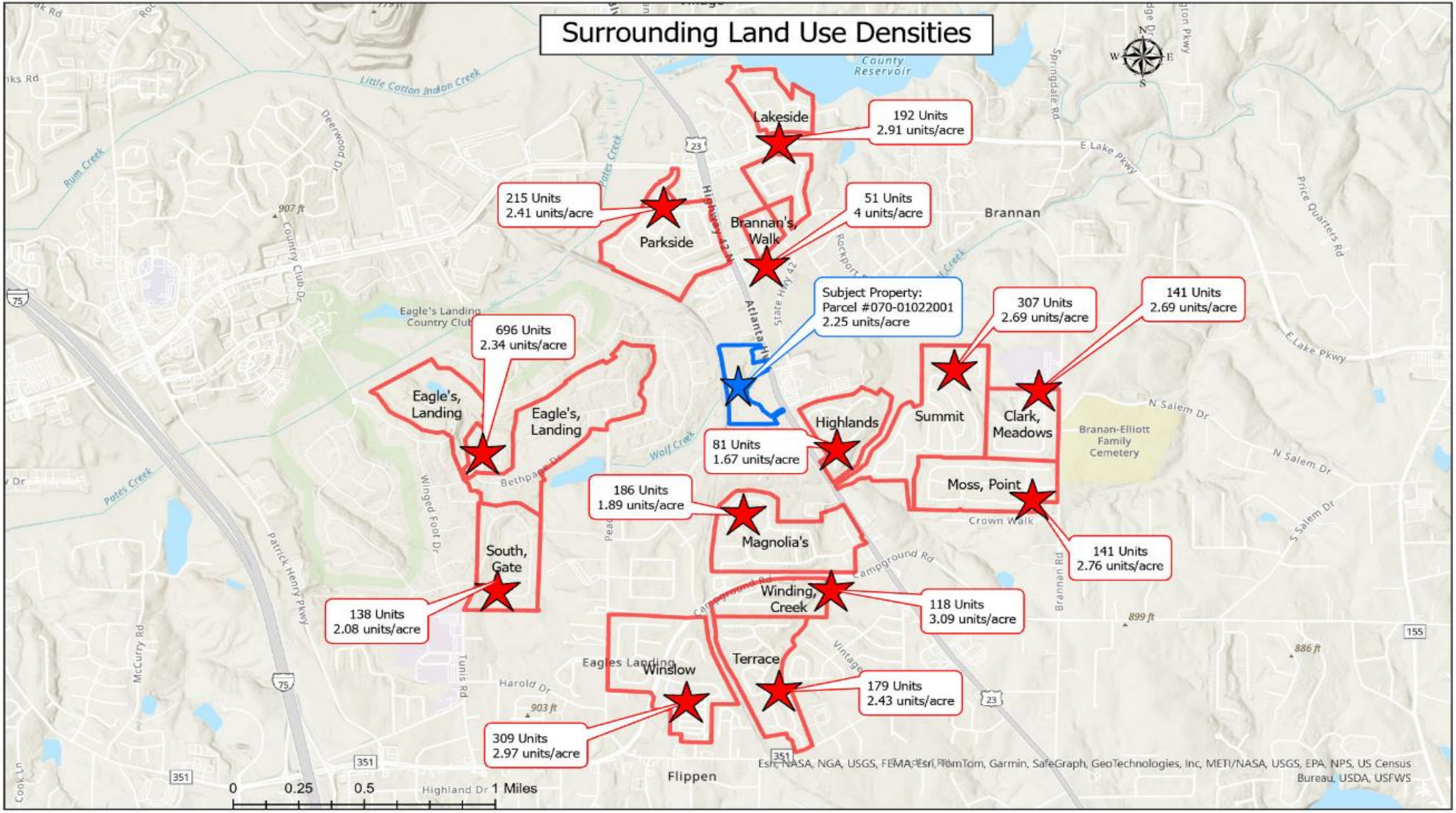
SURROUNDING ZONING PROPERTY INFORMATION

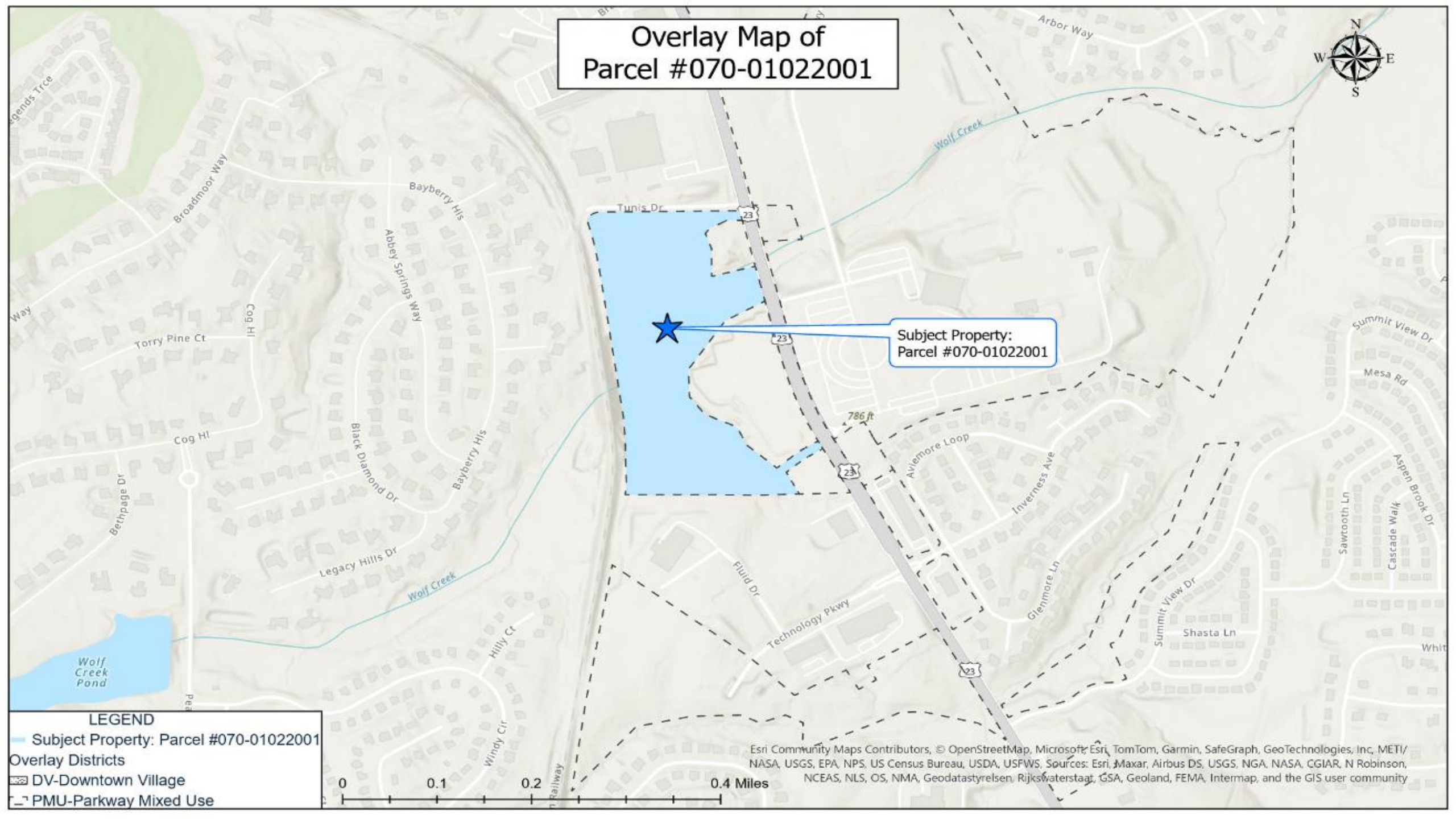
Location	Existing Zoning	Existing Land Use
Property to the North	M-2 (Heavy Industrial) – Henry County	Fortune Metal Georgia
	C-3 (Heavy Commercial) – Henry County	SecurCare Self Storage
	M-1 (Light Industrial) – Henry County	Disco, Inc.
Property to the South	M-1 (Light Industrial) – Henry County	Trinity Chapel
Property to the East	O-I (Office Institutional)	Eagles Landing First Baptist Church/ Eagle's Landing Christian Academy
	C-2 (General Commercial)	Vacant Land
Property to the West	PD (Planned Development) – Henry County	Eagles Landing Subdivision


Joint Future Land Use Map of
Parcel #070-01022001
Subject Property:
Parcel #070-01022001
LDMU
HDR
LDR
MDR
LEGEND
Subject Property: Parcel #070-01022001
City Boundary
City Future Land Use Designations:
Low Density Residential
Medium Density Residential
High Density Residential
Low Density Mixed Use
Henry County Future Land Use Designations
CITY (Not Shown)
Commercial
High-Density Suburban
INDUS
LD
Medium-Density Suburban
MX
PI
PRC
0
0.1
0.2
0.4 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 FUTURE LAND USE DESIGNATIONS

Location	Existing Land Use	Current Future Land Use Designation
Property to the North	Fortune Metal Georgia	High Density Suburban – Henry County
	SecurCare Self Storage	
	Disco, Inc.	
Property to the South	Trinity Chapel	High Density Suburban – Henry County
Property to the East	Eagles Landing First Baptist Church/ Eagle's Landing Christian Academy	Low Density Residential
	Vacant Land	Low Density Mixed Use
Property to the West	Eagles Landing Subdivision	High Density Suburban – Henry County


Surrounding Land Use Densities
Lakeside
192 Units
2.91 units/acre
215 Units
2.41 units/acre
Parkside
Brannan's, Walk
51 Units
4 units/acre
Subject Property:
Parcel #070-01022001
2.25 units/acre
307 Units
2.69 units/acre
141 Units
2.69 units/acre
696 Units
2.34 units/acre
Eagle's, Landing
Eagle's, Landing
Highlands
Summit
Clark, Meadows
81 Units
1.67 units/acre
Moss, Point
186 Units
1.89 units/acre
Magnolia's
141 Units
2.76 units/acre
South, Gate
Winding, Creek
118 Units
3.09 units/acre
138 Units
2.08 units/acre
Terrace
Winslow
179 Units
2.43 units/acre
309 Units
2.97 units/acre
Brannan
Flippen
Eagles Landing
Eagle's Landing Country Club
Branan-Elliott Family Cemetery
County Reservoir
Little Cotton Indian Creek
Rum Creek
Pates Creek
Wolf Creek
Bethpage Dr
Winged Foot Dr
Patrick Henry Pkwy
McCurry Rd
Tunis Rd
Harold Dr
Campground Rd
Vintage
Crown Walk
N Salem Dr
S Salem Dr
E Lake Pkwy
Price Quarters Rd
Springdale Rd
Brannan Rd
Highland Dr
Country Club Dr
Deerwood Dr
Rockport
Atlanta Hwy
State Hwy 42
907 ft
903 ft
899 ft
886 ft
0
0.25
0.5
1 Miles
Esri, NASA, NGA, USGS, FEMA, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

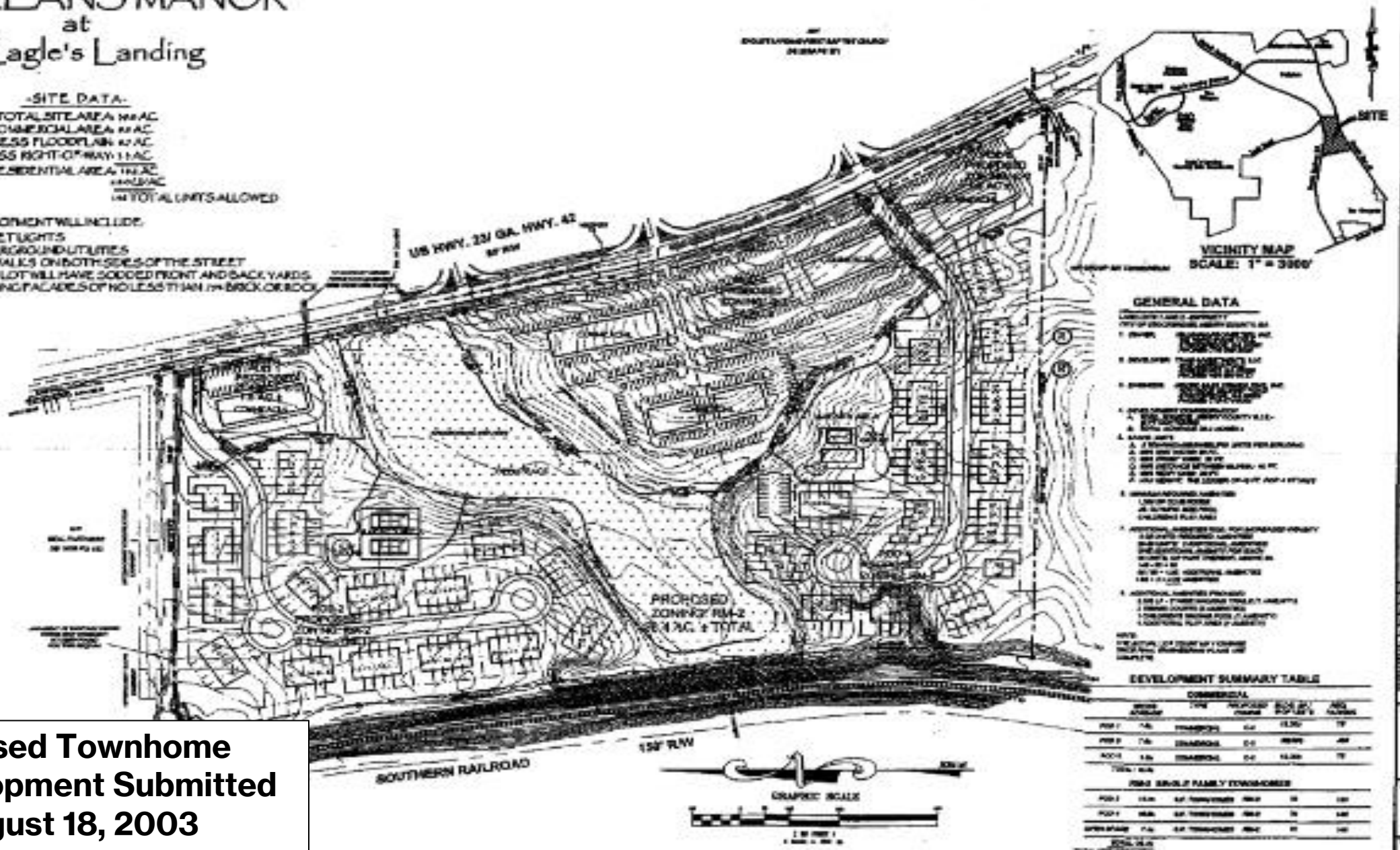

Overlay Map of
Parcel #070-01022001
N
W
E
S
Subject Property:
Parcel #070-01022001
786 ft
Wolf Creek
Arbor Way
Tunis Dr
Broadmoor Way
Bayberry Hls
Abbey Springs Way
Torry Pine Ct
Cog Hl
Black Diamond Dr
Legacy Hills Dr
Bethpage Dr
Wolf Creek Pond
Hilly Ct
Windy Cir
Fluid Dr
Technology Pkwy
Aviemore Loop
Inverness Ave
Glenmore Ln
Summit View Dr
Shasta Ln
Mesa Rd
Sawtooth Ln
Cascade Walk
Aspen Brook Dr
LEGEND
Subject Property: Parcel #070-01022001
Overlay Districts
DV-Downtown Village
PMU-Parkway Mixed Use
0
0.1
0.2
0.4 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

Zoning History of Property

Zoning History of Property

- **The previous applicant, Triad Investment, LLC. originally submitted a rezoning request on August 18, 2003 to rezone the subject property from M-1 (Light Manufacturing) to RM-2 (Multi-Family Residence District – Townhouses) to construct a 148-unit townhome community known as Orleans Manor at Eagles Landing.**
- **On October 9, 2003, the Henry County Municipal Planning Commission reviewed the application and recommended approval, subject to thirteen (13) conditions. However, the Stockbridge City Council tabled the case during its meeting on November 10, 2003, due to an active moratorium on multi-family developments within the city. On December 10, 2003, the applicant submitted a revised rezoning request and site plan to rezone the subject property from M-1 (Light Manufacturing) to RM-3 (Single-Family Residence) to construct 73 single-family detached lots. On June 10, 2004, the Stockbridge Council approved the request with fourteen (14) conditions, and a Development Agreement was written and adopted soon thereafter.**
- **A preliminary site plan was prepared by Paragon Consulting Group and submitted to Henry County in June 2005 as part of the formal development review process. This preliminary plan proposed 65 single-family lots, two designated amenity areas, a looped walking trail, 7 water quality ponds, and 5-foot-wide sidewalks throughout the subdivision. The layout reflected a traditional estate-style design with minimum lot sizes of 10,500 square feet, 60-foot lot widths, and larger building setbacks (40' front and rear, 10' side). The plan received staff approval on July 17, 2006.**
- **The development of the site began around 2006 to 2007. However, the global financial crisis that occurred between 2007 and 2009 resulted in the foreclosure of the site in 2008. Eventually, the property was purchased by Henry Highway 42 in 2010.**

ORLEANS MANOR
at
Eagle's Landing



Proposed Townhome Development Submitted on August 18, 2003

Moore Bass Consulting

MB

SHEET TITLE
CONCEPTUAL MASTER PLAN

SHEET
1.0

ORLEANS MANOR
at
Eagle's Landing

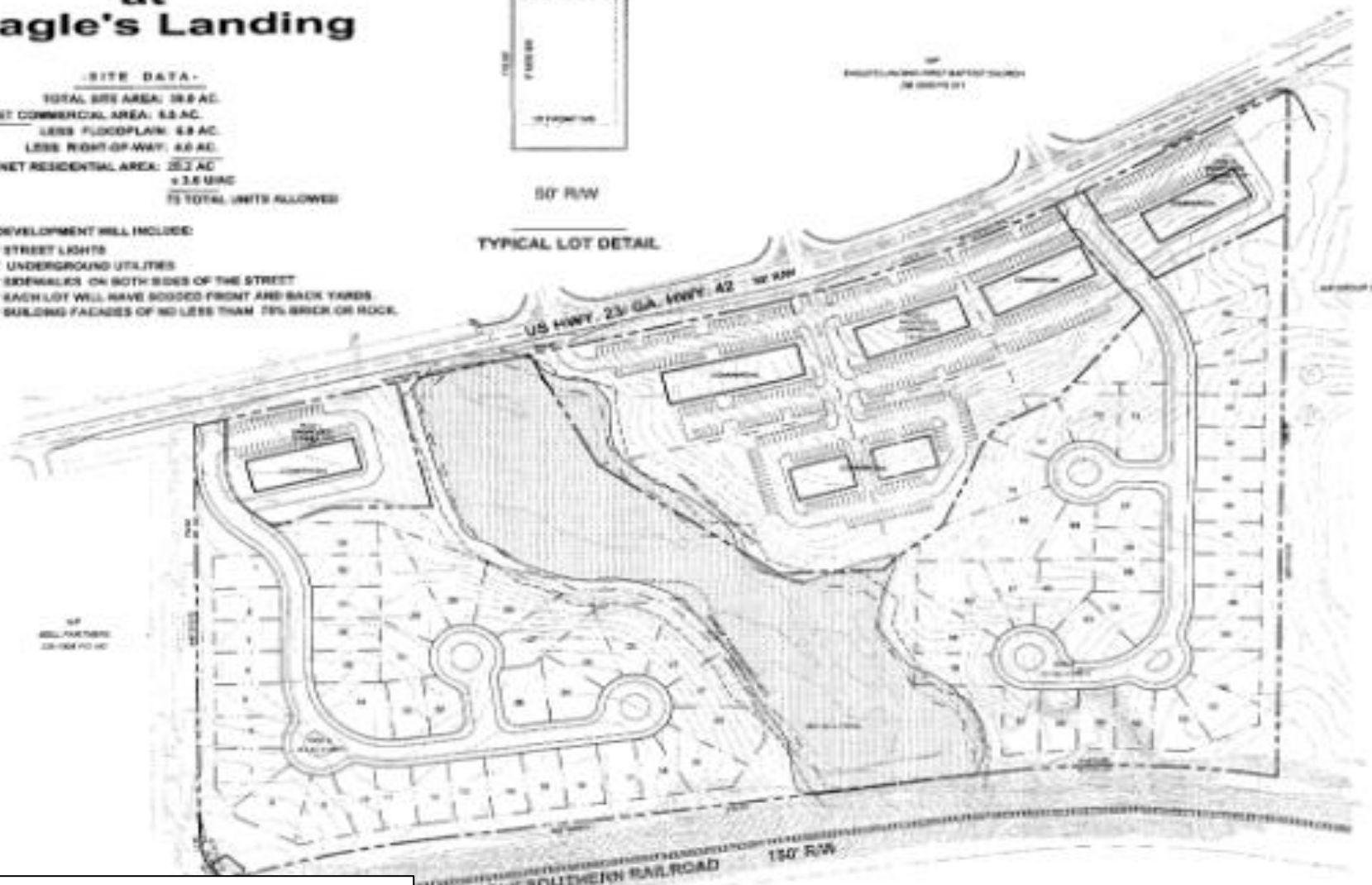
- SITE DATA -

TOTAL SITE AREA: 39.8 AC.
LESS NET COMMERCIAL AREA: 6.5 AC.
LESS FLOODPLAIN: 6.8 AC.
LESS RIGHT-OF-WAY: 4.0 AC.
NET RESIDENTIAL AREA: 20.2 AC
x 3.6 U/AC
73 TOTAL UNITS ALLOWED

DEVELOPMENT WILL INCLUDE:
* STREET LIGHTS
* UNDERGROUND UTILITIES
* SIDEWALKS ON BOTH SIDES OF THE STREET
* EACH LOT WILL HAVE SODDED FRONT AND BACK YARDS
* BUILDING FACADES OF NO LESS THAN 75% BRICK OR ROCK

50' R/W

TYPICAL LOT DETAIL



VICINITY MAP
SCALE: 1" = 3000'

GENERAL DATA

GRAPHIC SCALE

DEVELOPMENT SUMMARY TABLE

COMMERCIAL

R-5 SINGLE FAMILY RESIDENTIAL

Proposed Subdivision Submitted on December 10, 2003

Moore Bass CONSULTING

CONCEPTUAL MASTER PLAN

SHEET 1.0

EXHIBIT "D"

CONDITIONS

Conditions. The Mayor and City Council grant this rezoning request subject to the following conditions:

1. The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat (11"x17"), certified by an engineer or surveyor licensed in the State of Georgia, of the Property that fully describes the Property and verifies that all conditions of the Zoning Ordinance and this Agreement have been complied with.
2. That the Projects shall feature no more than a total of sixty-nine (69) single-family detached homes.
3. The lot size shall be no less than 10,500 square feet.
4. One-third (1/3) of the one-story homes shall have a minimum of 2,000 square feet of heated space, excluding basement areas. One-third (1/3) of the one-story homes shall have a minimum of 2,200 square feet of heated space, excluding basement areas. The remainder of the one-story homes shall have a minimum of 2,500 square feet of heated space for one story homes, excluding basement areas. All two-story homes shall have a minimum of 2,200 square feet of heated space, excluding basement areas.
5. Revise site plan to adhere to all R-3 ordinance requirements, unless otherwise specified herein.
6. The homes shall be three-sided brick or stone or any combination thereof, except for the soffits and gables. The remaining side may be constructed of stucco, hardiplank or other masonry siding, wood or any combination thereof. In no case shall any structure of the development have siding consisting of vinyl or aluminum. Soffits and gables shall consist of brick, stone, stucco, hardiplank or other masonry siding, wood or any combination thereof.
7. Each home shall have an attached two car garage which is defined in section 14 of this Agreement.
8. Cars shall not be allowed to park on the public street or within the setback areas, except on the paved driveway.
9. Front, side and rear yards will be sodded.
10. Developer shall install hardwood street trees along all streets to be placed between the sidewalk and the front property lines with a minimum two & half inch (2.5") caliper (d.b.h.), shall have a minimum twenty-four square foot (24 sq. ft.) planting area and shall be spaced an average of forty-five feet (45') apart. No more than one third (1/3) of the trees can be Bradford Pears or any hybrid pear variety.
11. The Building Department shall not issue a building permit until such a time as the City Manager 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.
12. Developer shall install concrete sidewalks of at least four feet (4') in width and four inches (4") in depth and at least four feet (4') from the curb along State Route 42 and on both side of the roads throughout the development. The area between the curb and the sidewalk shall be sodded.
13. A streetscape plan shall be submitted to and be approved by the City Manager and to include sidewalks, street trees, landscaping, street lighting and street furniture prior to the issuance of any permits.
14. The Applicant must present its architectural and façade design for any structures on the Property to the City Council for approval prior to the issuance of a building permit.

Rezoning Conditions Approved by Mayor and Council in June 14, 2004 for RZ-03-45

Approved Zoning Conditions in Development Agreement Signed on June 14, 2004

excluded herein, in the development of the Property. In addition to said Zoning Ordinance, the Owner shall comply with the conditions contained in this Agreement. If there is a conflict between the Zoning Ordinances and this Agreement, the terms of this Agreement shall control. A copy of the R-3 Ordinance Number 03-59 as adopted on March 10, 2003, is attached hereto and incorporated herein as **Exhibit "D"**.

C) **Development Conditions.** The following conditions shall apply to the development of the Property.

1) The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat (11"x17"), certified by an engineer or surveyor licensed in the State of Georgia, of the Property that fully describes the Property and verifies that all conditions of the Zoning Ordinance and this Agreement have been complied with.
2) That the Projects shall feature no more than a total of sixty-nine (69) single-family detached homes.
3) The lot size shall be no less than 10,500 square feet.
4) One-third (1/3) of the one-story homes shall have a minimum of 2,000 square feet of heated space, excluding basement areas. One-third (1/3) of the one-story homes shall have a minimum of 2,200 square feet of heated space, excluding basement areas. The remainder of the one-story homes shall have a minimum of 2,500 square feet of heated space for one story homes, excluding basement areas. All two-story homes shall have a minimum of 2,200 square feet of heated space, excluding basement areas.
5) Revise site plan to adhere to all R-3 ordinance requirements, unless otherwise specified herein.
6) The Developer shall have the following options for the exterior of the homes: The exterior of the homes shall be either a minimum of three-sided brick or stone or any combination thereof, except for the soffits and gables, and the remaining side shall be constructed of stucco, hardi-plank or wood or any combination thereof. Or, a minimum of seventy-five percent (75%) of the exterior of the home shall be brick or stone or any combination thereof, except for the soffits and gables, and the remaining side may be constructed of stucco, hardiplank or other masonry siding, wood or any combination thereof. For all homes, the soffits and gables may be constructed of brick, stone, stucco, hardi-plank, masonry siding, wood, or vinyl with a minimum grade of 0.048 of an inch in thickness, or any combination thereof. In no case shall any structure of the development have siding consisting of vinyl or aluminum.
7) Each home shall have an attached two car garage which is defined in section 14 of this Agreement.
8) Cars shall not be allowed to park on the public street or within the setback areas, except on the paved driveway.
9) Front, side and rear yards will be sodded.
10) Developer shall install hardwood street trees along all streets to be placed between the sidewalk and the front property lines with a minimum two & half inch (2.5") caliper (d.b.h.), shall have a minimum twenty-four square foot (24 sq. ft.) planting area and shall be spaced an average of forty-five feet (45') apart. No more than one third (1/3) of the trees can be Bradford Pears or any hybrid pear variety.
11) The Building Department shall not issue a building permit until such a time as the City Manager 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.
12) Developer shall install concrete sidewalks of at least four feet (4') in width and four inches (4") in depth and at least four feet (4') from the curb along State Route 42 and on both side of the roads throughout the development. The area between the curb and the sidewalk shall be sodded.
13) A streetscape plan shall be submitted to and be approved by the City Manager and to include sidewalks, street trees, landscaping, street lighting and street furniture prior to the issuance of any permits.
14) The Applicant must present its architectural and façade design for any structures on the Property to the City Council for approval prior to the issuance of a building permit.

Development Agreement between the City of Stockbridge
and Killearn Properties, Inc. of GA dated June, 2004

20.

Amenities

There shall be two amenity areas as depicted in **Exhibit "B"**. The area depicted as floodplain shall remain green space and include a walking trail, at least two thousand (2,000) linear feet and a minimum of four feet (4') in width, connecting Tract 1 and Tract 2 as depicted in the site plan attached hereto. Furthermore, each amenity area shall contain the following:

- A pavilion measuring a minimum of forty feet by sixty feet (40'x60') equipped with outdoor benches and picnic tables to seat no less than fifty (50) people, three permanently mounted steel grills, and two permanent outdoor trash receptacles;
- A bathhouse with two (2) toilets and two (2) showering facilities;
- A playground equipped for children ranging in age from one through twelve. Each playground area shall be separated into two parts in order for children ages one through six to have a separate and distinct portion for their age group and one separate and distinct portion for children ages seven through twelve separate and apart from each other;
- A swimming pool measuring no less than eighteen feet by thirty-six feet (18'x36') with varying depths to accommodate children from the age of one to adults; and
- Adequate parking for each of the amenity area.

IN WITNESS WHEREOF, the undersigned parties have hereunto set their hands and affixed their seals this 14th day of June, 2004.

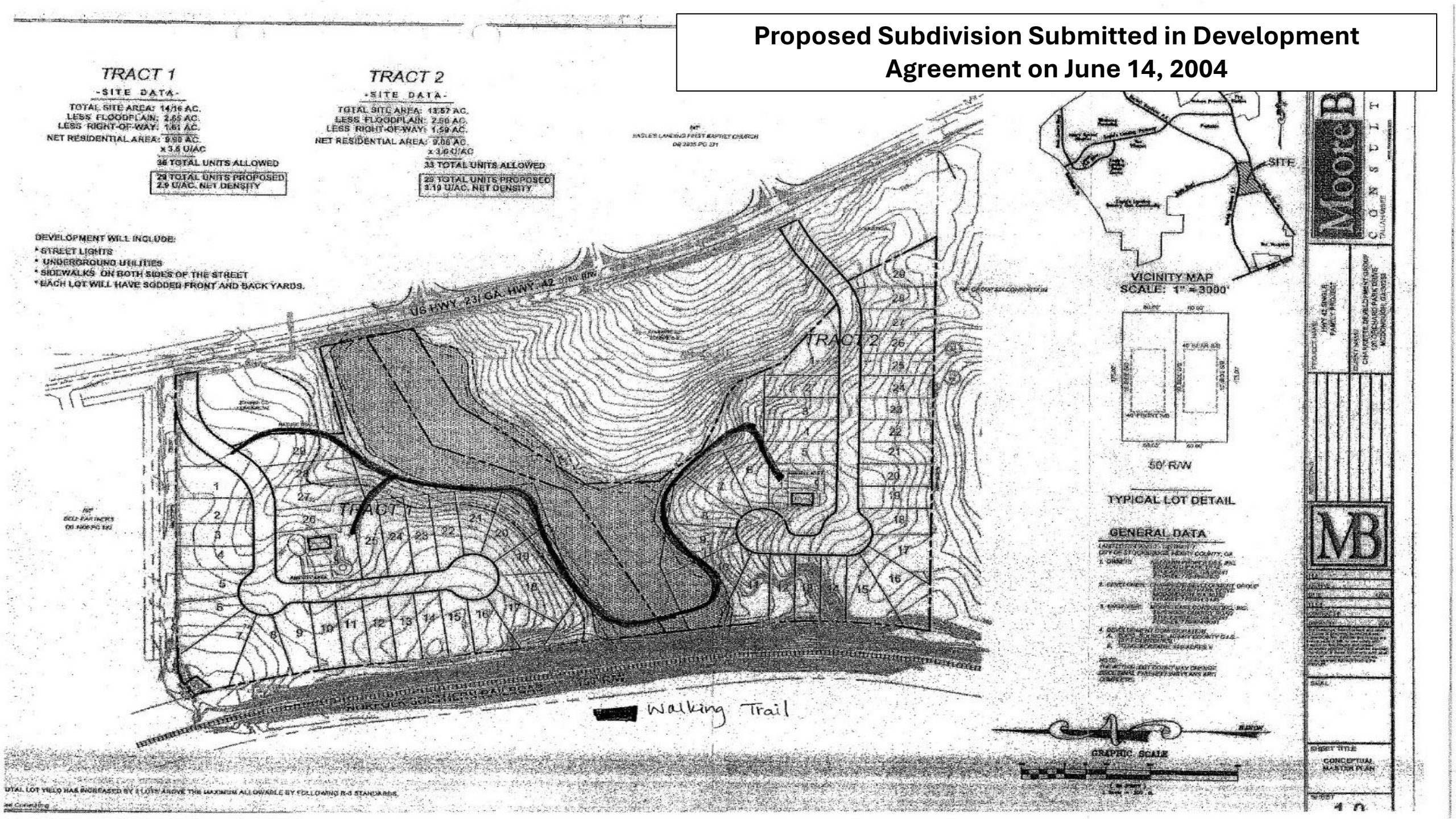
CITY:

CITY OF STOCKBRIDGE, GEORGIA

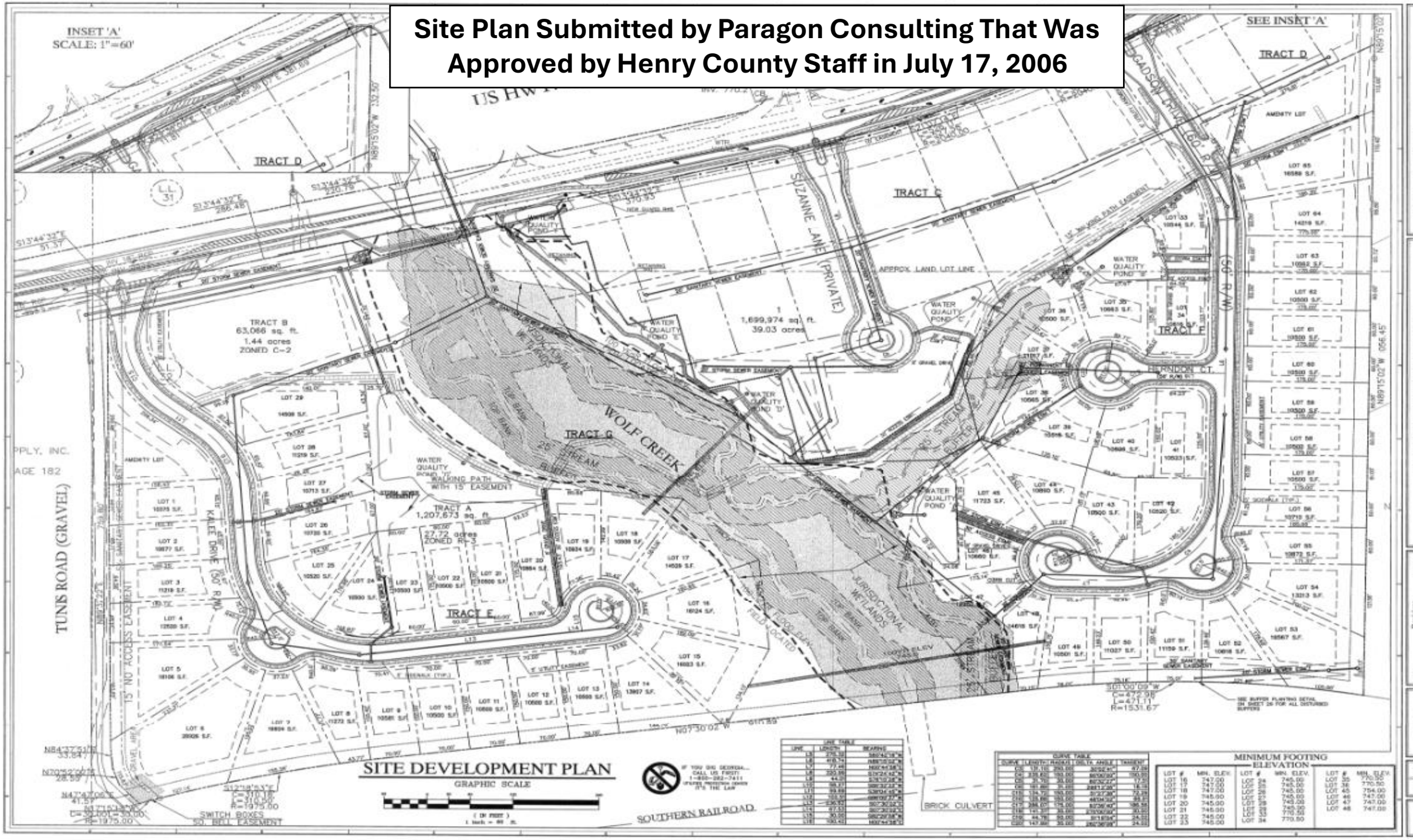
By: _____ (L.S.)
Honorable R. G. Kelley, Mayor

ATTEST:
Merle Manders
Merle Manders, City Clerk
[Seal]

Proposed Subdivision Submitted in Development Agreement on June 14, 2004



Site Plan Submitted by Paragon Consulting That Was Approved by Henry County Staff in July 17, 2006



PARAGON
consulting group
engineering • environmental • planning
118 n. expressway • griffin, georgia 30223
phone (770) 412-7700 • fax (770) 412-7744

SITE DEVELOPMENT PLAN FOR
GADSON'S CROSSING
LOCATED IN LAND LOTS 31 & 32 OF THE 7th DISTRICT, HENRY COUNTY, GEORGIA

No.	Revisions	Date
1	Per County Comments	2-24-06
2	Per County Comments	4-10-06
3	Per County Comments	5-24-06

Project No.	Issue Date:
4102.00	June 2006
Drawn By:	Checked By:
RES	CNP

3
SHEET 3 OF 36

Original Site Development in 2006
Wolf Creek

Original Site Development in 2008
Wolf Creek

Development Information

Overview of Development

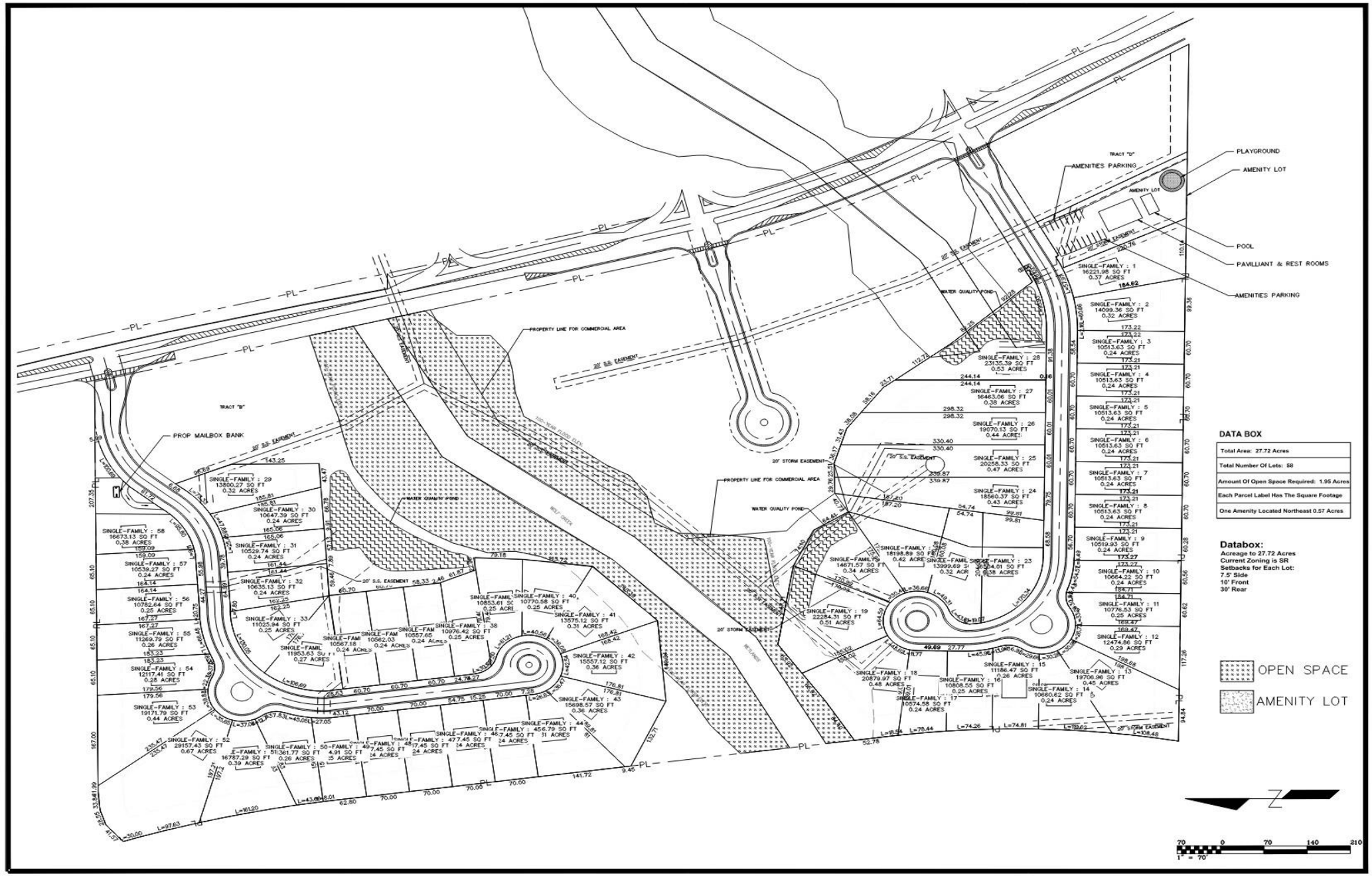
- **The applicant, Shaker Reddy of Henry Highway 42, LLC. is proposing to construct a 59-lot residential subdivision on a 27.72-acre site that was previously approved for development under Rezoning Case #RZ-03-45 S. The site plan features two cul-de-sacs and winding streets designed to enhance traffic circulation among the residents. The site plan also includes an amenity lot to the northeast corner of the property that is equipped with 16 amenity parking spaces, a playground, a mail kiosk, a pavilion with rest rooms, and a pool. The property is divided by Wolf Creek which runs through the center of the site and is protected by both a stream buffer and floodplain area. These natural features divide the site into two main sections, with 33 lots located on the western side of the creek and 26 lots located on the eastern side of the creek. The lots of the houses range in size from 7,200 to 12,000 square feet. The site plan also includes three quality ponds, which are designed to treat the stormwater runoff before it enters Wolf Creek. In addition, the site plan includes both drainage and utility easements, which allows for the maintenance and installation of infrastructure.**
- **Currently the property is zoned SR (Suburban Residential), which is designed for low to medium density neighborhoods. The site plan shows a 10-foot front yard setback, a 30-foot rear yard setback, and a 7.5 side yard setback. Two entrance points are located along Highway 42, providing direct access to the development from this major arterial road. One entrance is located near the northwest corner of the site serving the 33 lots on the west side of Wolf Creek, while the second entrance is located toward the northeast section of site, providing access to the 26 lots that are located on the eastern side of Wolf Creek. Both entrance access points to the neighborhood's internal street network.**
- **According to the letter from the Henry County Water Authority, which was received on April 29, 2025, public water and service is available for the proposed development. However, the service provision is contingent upon the re-permitting of the Gadson's Crossing development.**

Requested Changes to the Development Agreement

Condition #	From	To	Reason
4	1/3 of single-story homes shall be a minimum of 2,500 sq. ft.	1/3 of single-story homes shall be a minimum of 2,400 sq. ft.	SF of a 2,500 SF home may not fit on all lots
6	Home exteriors: 3-sided brick/stone or 75% brick/stone	Front of home shall be a mixture of 50% brick or stone and hardi plank or cementous fiber siding with a brick or stone water table on the two sides of the homes	To be marketable development and compete with similar new developments in the area
10	Hardwood street trees required throughout development	Hardwood street trees shall only be required along Highway 23/42	Distance between front exterior and the street is limited
12	No minimum landscape strip width between sidewalk and curb specified	Landscape strip between curb and 4-foot sidewalk shall be a minimum of 24 inches along all public streets	Amount of space needed for utilities
14	Council approval required for all home plans prior to building permit	Home Plan approval shall be issued by Director of Community Planning or other staff prior to issuance of approval of final plat	To streamline approval and allow administrative-level review
20	Two amenity areas with extensive requirements (trail, pavilion, bathhouse, divided playground, pool, grills, trash, parking)	One amenities lot shall include a pool, cabana, playground and parking lot	To further clarify the prior development agreement's vague description of the development's amenities package

Site Plan Comparison

- **The site plan that was prepared by Paragon Consulting in 2005 and was approved by the Henry County staff on July 17, 2006, proposed 65 lots on approximately 27.7 acres. The development was divided by Wolf Creek into two sections: Tract 1 to the east included 29 lots, and Tract 2 to the west contained 36 lots. The site plan featured two amenity lots, one located in each tract, along with a walking trail, and 5-foot sidewalks. Each lot has a minimum of 10,500 square feet with the minimum lot width being 60 feet. In addition, the layout of the site plan follows a traditional grid pattern with wider setbacks of 40 feet in both the front and rear yard setback, and 10 feet on the sides. The site plan includes two points of vehicular access, both located along Highway 42, one serving Tract 1 and the other serving Tract 2. The 2005 site plan also included seven quality ponds throughout the development to handle the stormwater runoff.**
- **The site that was prepared by Accura Engineering and submitted to the staff in 2025 proposes 59 lots on approximately 27.72 acres. Like the previously approved site plan, the site is divided by Wolf Creek into two sections: Tract 1, which is east to the creek contains 29 lots, and Tract 2, to the western section of the creek also contains 29 lots. The layout shifts away from the site plan and introduces a street network with curved roads and cul-de-sacs. The setbacks are reduced to 10 feet in the front, 30 feet in the rear yard, and 7.5 feet on the sides. The plan features two entrance points both along Highway 42, similar to the previous version with access roads leading to each tract. An amenity lot is located on the western side of Wolf Creek and includes a swimming pool, pavilion, and 16 amenity parking spaces. A mail kiosk is shown near the entrance. Although the site plan does not include a walking trail like the previous site plan, the applicant has expressed in keeping it. The revised site plan also features 1.95 acres of open space.**



DATA BOX

Total Area: 27.72 Acres
Total Number Of Lots: 58
Amount Of Open Space Required: 1.95 Acres
Each Parcel Label Has The Square Footage
One Amenity Located Northeast 0.57 Acres

Databox:
Acreage to 27.72 Acres
Current Zoning is SR
Setbacks for Each Lot:
7.5' Side
10' Front
30' Rear

ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3200 PRESIDENTIAL DRIVE • ATLANTA, GA 30340
OFFICE 404-241-8722 • ACCURA.COM

GADSON SUBDIVISION
SITE PLAN
LAND LOTS 31 & 32, 7TH DISTRICT
CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA
SITE ADDRESS: XXXX XXXX XX, STOCKBRIDGE, GA 3XXXX

REVISIONS	BY

DRAWN BY	JJE
CHECKED BY	ZH
DATE:	06/10/2025
SCALE:	1" = 70'
JOB No.	GADSON
SHEET NUMBER	1

2005 vs. 2025 Gadson's Crossing Site Plans

Feature	2005 Site Plan (Paragon Consulting Group)	2025 Site Plan (Accura Engineering)
Date of Plan	Approved July 17, 2006	Submitted June 10, 2025
Total Acreage	~27.7 acres	27.72 acres
Total Residential Lots	65 lots	59 lots
Tract 1 (North of Wolf Creek)	29 lots	29 lots
Tract 2 (South of Wolf Creek)	36 lots	29 lots
Minimum Lot Size	10,500 sq ft (all lots)	Mix of lot sizes; several below 10,500 sq ft; some in Tract 1 exceed 40,000 sq ft
Minimum Lot Width	60 feet	Several lots narrower than 60 feet
Setbacks	40' Front / 40' Rear / 10' Side	10' Front / 30' Rear / 7.5' Side
Street Network	Straight grid layout with two tracts	Curved roads with cul-de-sacs and roundabouts
Entrances	2 entrances from Highway 42 (one per tract)	2 entrances from Highway 42 (one per tract)
Sidewalks	5-foot-wide sidewalks throughout	Not labeled; presence to be confirmed
Walking Trail	Yes – looped trail connecting tracts	Not shown, but applicant is open to including it
Amenity Lots	2 unlabeled amenity lots (1 per tract)	1 amenity lot (0.57 acres) with pool, pavilion, playground, restrooms, and parking
Mail Kiosk	Not included	Yes – centralized kiosk near entrance
Water Quality Ponds	7 ponds	Fewer ponds (consolidated)
Open Space Provided	Not specified	1.95 acres (meets minimum requirement)
Development Intent	Traditional, estate-style subdivision with passive recreation	Modernized suburban neighborhood with active amenities and lot size variety

Renderings

Renderings

Gadson's Crossing – Trip Generation Estimates

Trip Generation Assumptions

- Daily Trip Rate: **9.44 trips/unit/day**
- {Trip Rate} X {Number of Units} = {Total Trips}
- 9.44 × 59 = **556 total daily trips**

Total Trips: 59 × 0.86 = **51 trips in the AM Peak Hour**

- **AM Peak Hour**: 25% inbound, 75% outbound
  - 51 × 0.25 = **13 vehicles inbound**
  - 51 × 0.75 = **38 vehicles outbound**

Total Trips: 59 × 0.93 = **55 trips in the PM Peak Hour**

- **PM Peak Hour**: 63% inbound, 37% outbound
  - 55 × 0.63 = **35 vehicles inbound**
  - 55 × 0.37 = **20 vehicles outbound**

Trip Generation Breakdown

Time Period	Formula Used	Total Trips	Inbound Trips	Outbound Trips
Daily Trips	(9.44 × 59)	556 trips	-	-
AM Peak Hour	(0.86 × 59)	51 trips	13 trips (25%)	38 trips (75%)
PM Peak Hour	(0.93 × 59)	55 trips	35 trips (63%)	20 trips (37%)

Staff Analysis

1. **Reasonableness of Applicant's Request:** The request to update the original Development Agreement for Gadson's Crossing is reasonable because the plan is over 20 years old and no homes were ever built due to the 2008 financial crisis. The changes reflect modern housing trends, like slightly smaller home sizes, new exterior materials, and updated landscaping. The updates don't change the overall plan but add clarity and include new features like a mail kiosk.
2. **Suitability for the Proposed Development:** The revised site plan and changes are a good fit for the SR zoning district. Reducing the home size from 2,500 to 2,400 sq ft for some homes matches nearby neighborhoods. Landscaping updates – like limiting street trees to Highway 42 and adding a 24-inch utility strip – will improve safety and access. The new plan also adds a pool, pavilion, playground, restrooms, and a mail kiosk. These updates help move the project forward while keeping a strong design.
3. **Effects on Surrounding Properties and Infrastructure:** The proposed changes are not expected to harm nearby properties or city infrastructure. The site is surrounded by a mix of industrial, commercial, church, school, and residential uses. Two entrances on Highway 42 will serve the development, which had a traffic count of 15,300 vehicles per day in 2023. The 59 homes are expected to generate about 556 daily trips, with 48 in the morning and 55 in the evening. Stormwater will be handled by quality ponds, and the developer is open to including a walking trail. The proposed density of 2.25 units per acre is balanced and in line with nearby neighborhoods.

Staff Recommendation

1. One-third (1/3) of the one-story homes shall have a minimum of 2,400 sq. ft. of heated space, rather than the originally required 2,500 sq. ft.
2. The front elevation of all homes shall consist of a mixture of 50% brick or stone and hardi-plank or cementitious siding, with a brick or stone water table along both sides of the home.
3. Hardwood street trees shall be required only along Highway 42.
4. A minimum 24-inch landscape strip shall be maintained between the back of curb and the 4-foot sidewalk along all public streets
5. One designated amenities lot shall include a swimming pool, cabana or covered pavilion, playground, and parking area.

Staff Recommendation

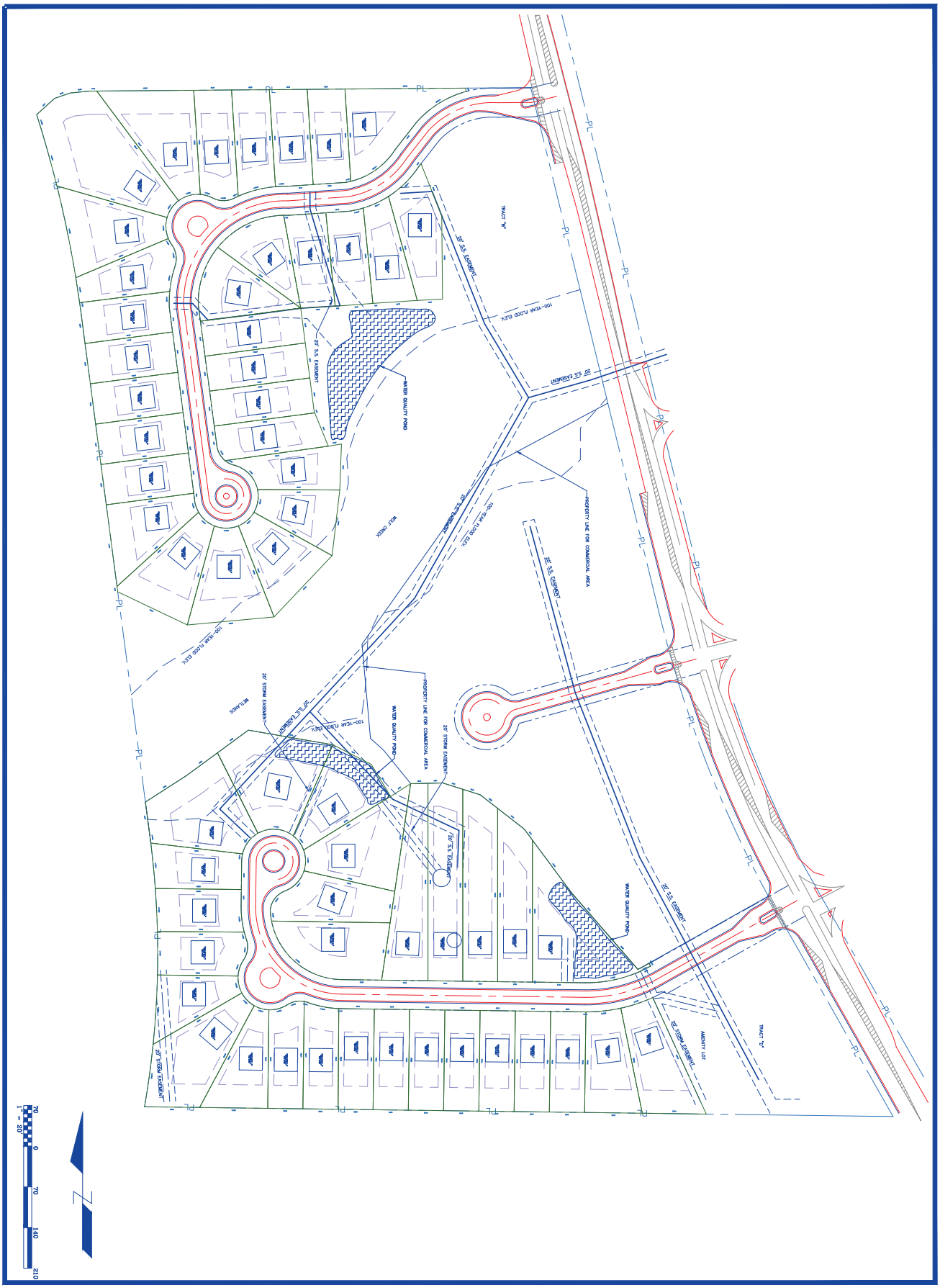
6. A centralized mailbox bank shall serve the entire development.
7. The developer shall comply with all the other requirements of the approved zoning case (RZ-03-45-S), including the original Development Agreement adopted on June 14, 2004.
8. Flock Safety cameras shall be installed at each entrance of the subdivision.
9. A 10-foot-wide sidewalk shall be installed along the Highway 42 frontage of the subject property.
10. The subject property shall be developed in substantial conformance with the revised site plan titled “Gadson Subdivision: Site Plan”, prepared by Accura Engineering and dated June 10, 2025.

2 Story Front

Street Scene

Clubhouse

Mailbox Bank



DRAWN BY	JJE
CHECKED BY	ZH
DATE:	05/25/2025
SCALE:	1" = 70'
JOB No.	GADSON
SHEET NUMBER	1

REVISIONS | BY

GADSON SUBDIVISION
SITE PLAN
LAND LOTS 31 & 32, 7TH DISTRICT
CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA
SITE ADDRESS: XXXX XXXX XX, STOCKBRIDGE, GA 3XXXX

ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3200 PRESIDENTIAL DRIVE • ATLANTA, GA 30340
OFFICE:404-241-8722 • ACCURA.COM

Stockbridge
Where Community Connects

TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Senior Planner

CC: R. Ryan Anderson, Community Development Director

DATE: June 26, 2025 (Planning Commission)

July 14, 2025 (Mayor and Council)

Subject: #ZM-2025-01 (Gadson's Crossing)

I. Purpose

Consideration of a request for a major zoning modification to provide for modifications to the Development Conditions from a previously approved rezoning and Development Agreement for the proposed Gadson's Crossing single-family detached residential subdivision.

II. Property Information

Proposed Development	Development of 59 single-family detached units
Site Address	The site is located at the southwest corner of Highway 42 North and Tunis Road
Parcel Identification	070-01022001
Parcel Acreage	27.72 +/- acres

Applicant	Shaker Reddy
Owner	Henry Highway 42, LLC
Current Zoning of Property	SR (Suburban Residential)
Current Future Land Use Designation of Property	Low-Density Mixed Use
Proposed Number of Units Per Acre	2.12 units per acre
Current Use of Property	The property is currently vacant and undeveloped, but the layout of the approved subdivision is still visible through existing clearings. The site is also heavily wooded and crossed by Wolf Creek with two existing access points from U.S. Highway 23.

SURROUNDING ZONING PROPERTY INFORMATION

Location	Existing Zoning	Existing Land Use
Property to the North	M-2 (Heavy Industrial) – Henry County	Fortune Metal Georgia
	C-3 (Heavy Commercial) – Henry County	SecurCare Self Storage
	M-1 (Light Industrial) – Henry County	Disco, Inc.
Property to the South	M-1 (Light Industrial) – Henry County	Crash Champions Collision Repair McDonough

		Trinity Chapel
Property to the East	O-I (Office Institutional) C-2 (General Commercial)	Eagles Landing First Baptist Church/ Eagle's Landing Christian Academy Vacant Land
Property to the West	PD (Planned Development) – Henry County	Eagles Landing Subdivision

SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Existing Land Use	Current Future Land Use Designation
Property to the North	High Density Suburban – Henry County	Fortune Metal Georgia SecurCare Self Storage Disco, Inc.
Property to the South	High Density Suburban – Henry County	Crash Champions Collision Repair McDonough Trinity Chapel
Property to the East	Low Density Residential Low Density Mixed Use	Eagles Landing First Baptist Church/ Eagle's Landing Christian Academy Vacant Land
Property to the West	High Density Suburban – Henry County	Eagles Landing Subdivision

SURROUNDING LAND USE DENSITIES

Name of Subdivision/Development	Number of Units	Estimated Density Per Acres
Subject Property (Gadson Crossing)	**59**	**2.25**
Highlands	81	1.67
Magnolia's	158	6.13
Summit	307	2.69
Clark Meadows	141	2.76
Moss Pointe	124	1.70
Winding Creek	118	3.01
The Terrace at Eagle's Landing	179	2.43
Winslow at Eagle's Landing	309	2.97
Eagle's Landing	696	2.97
SouthGate at Eagle's Landing	138	2.08
Parkside	215	2.41
Brannan's Walk	51	2.41

Lakeside at Eagle's Landing	192	2.91

III. Finding of Facts

1. The vicinity of the proposed use is mostly commercial and residential with the following zoning classifications: M-2 (Heavy Industrial) – Henry County, C-3 (Heavy Commercial) – Henry County, M-1 (Light Industrial) – Henry County, O-I (Office Institutional), C-2 (General Commercial), and PD (Planned Development) – Henry County.

2. The subject property is surrounded by the following current future land use designations: High Density Suburban – Henry County, Low Density Residential, and Low Density Mixed Use.

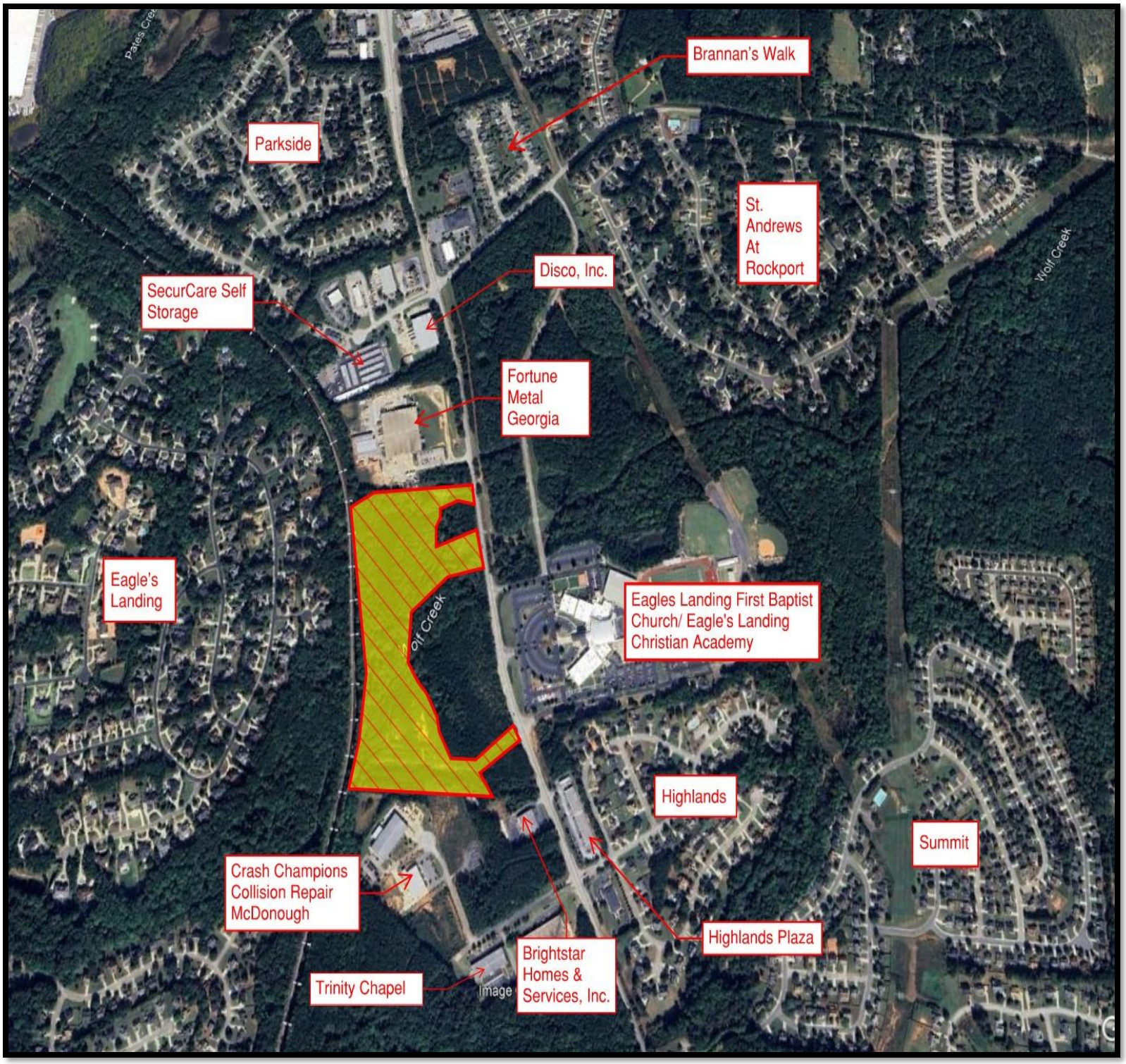
3. The subject property has frontage on U.S. 23 (Highway 42 North), which is classified by the which is classified by the Georgia Department of Transportation as a minor arterial road.

4. The subject property is surrounded by the following subdivisions: Highlands, Summit, Clark Meadows, Moss Point, and the Magnolia's.

5. The subject property is part of the Parkway Mixed-Use Overlay District.

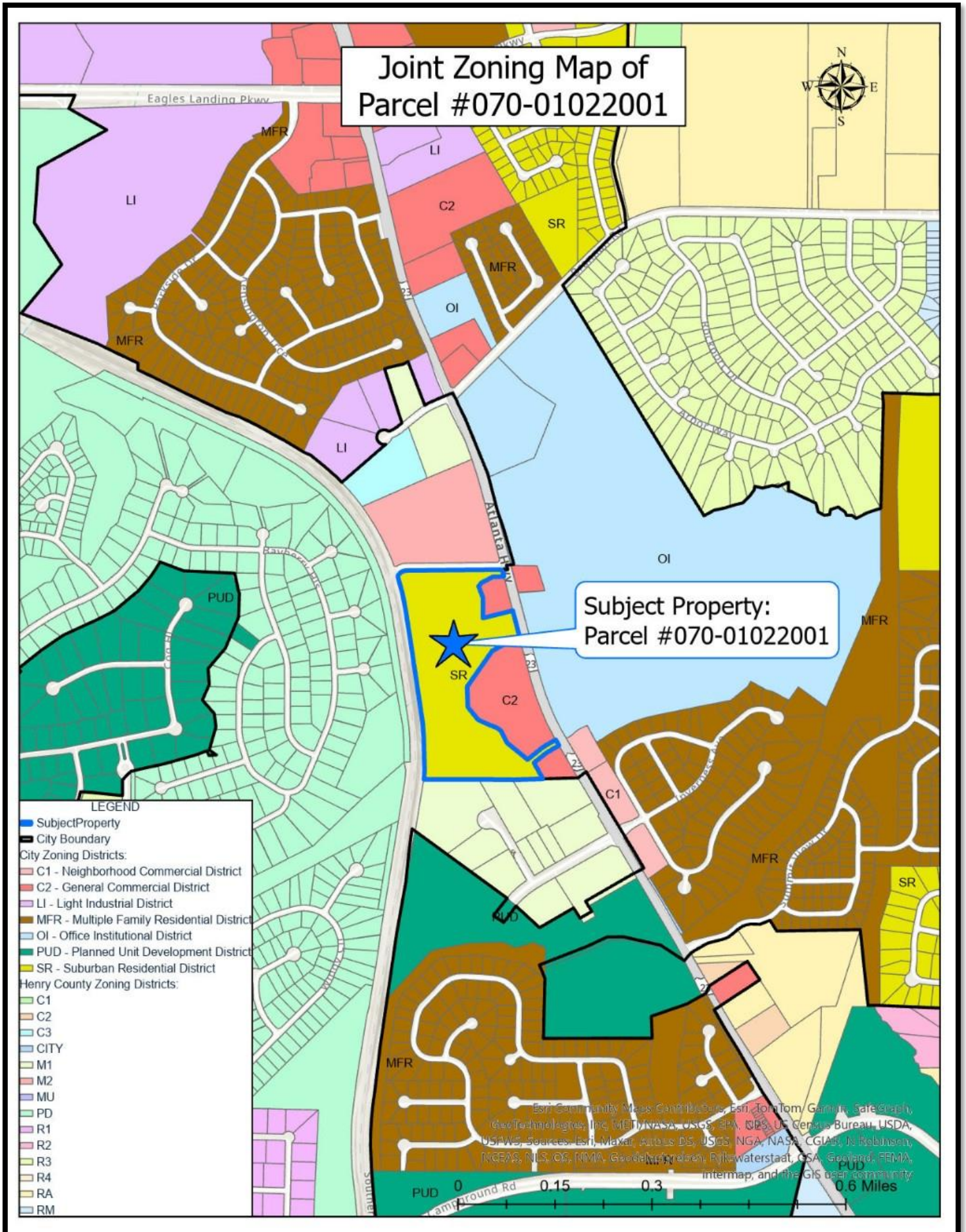
IV. Maps, Site Plan, and Renderings

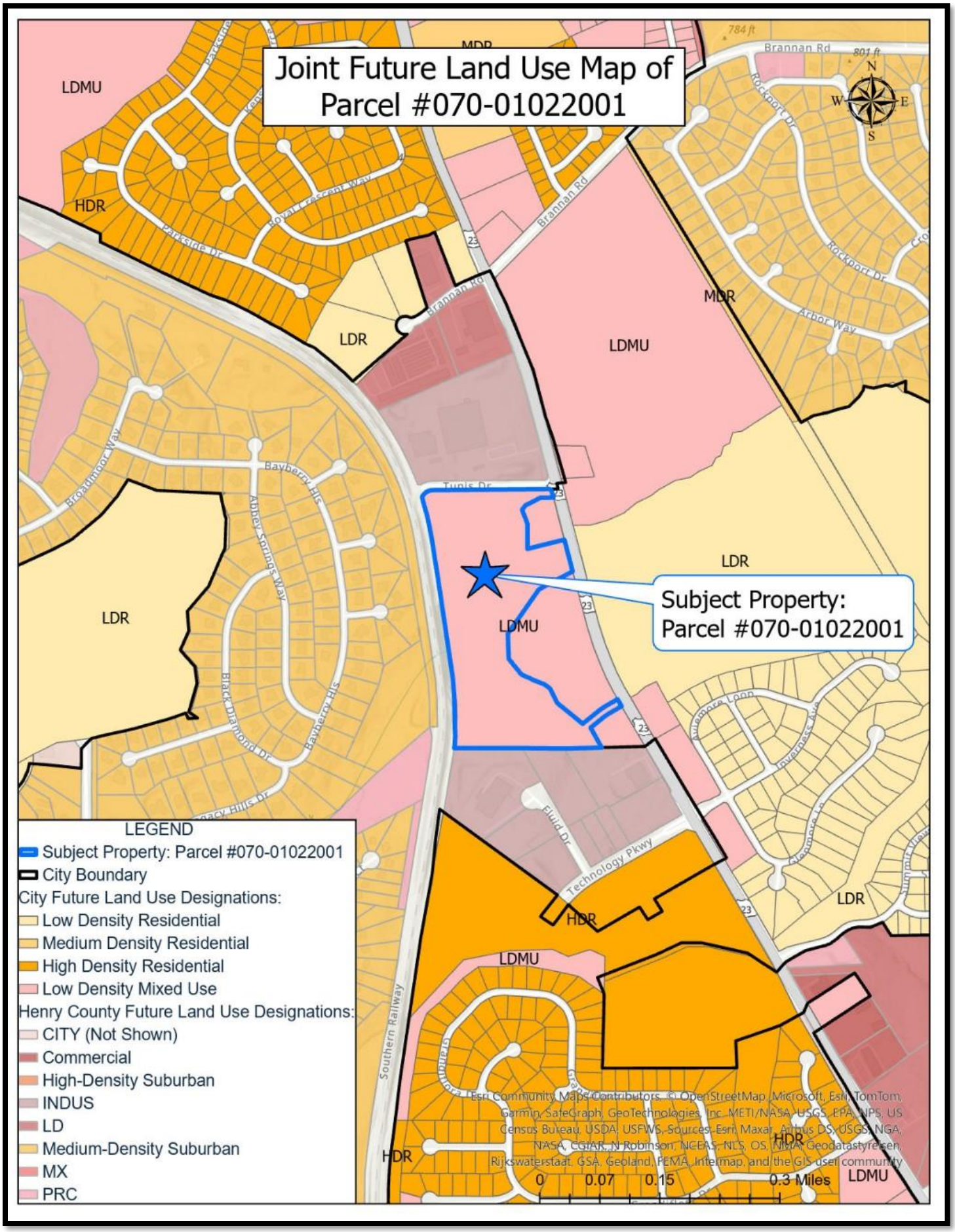
Aerial Photo of Subject Property

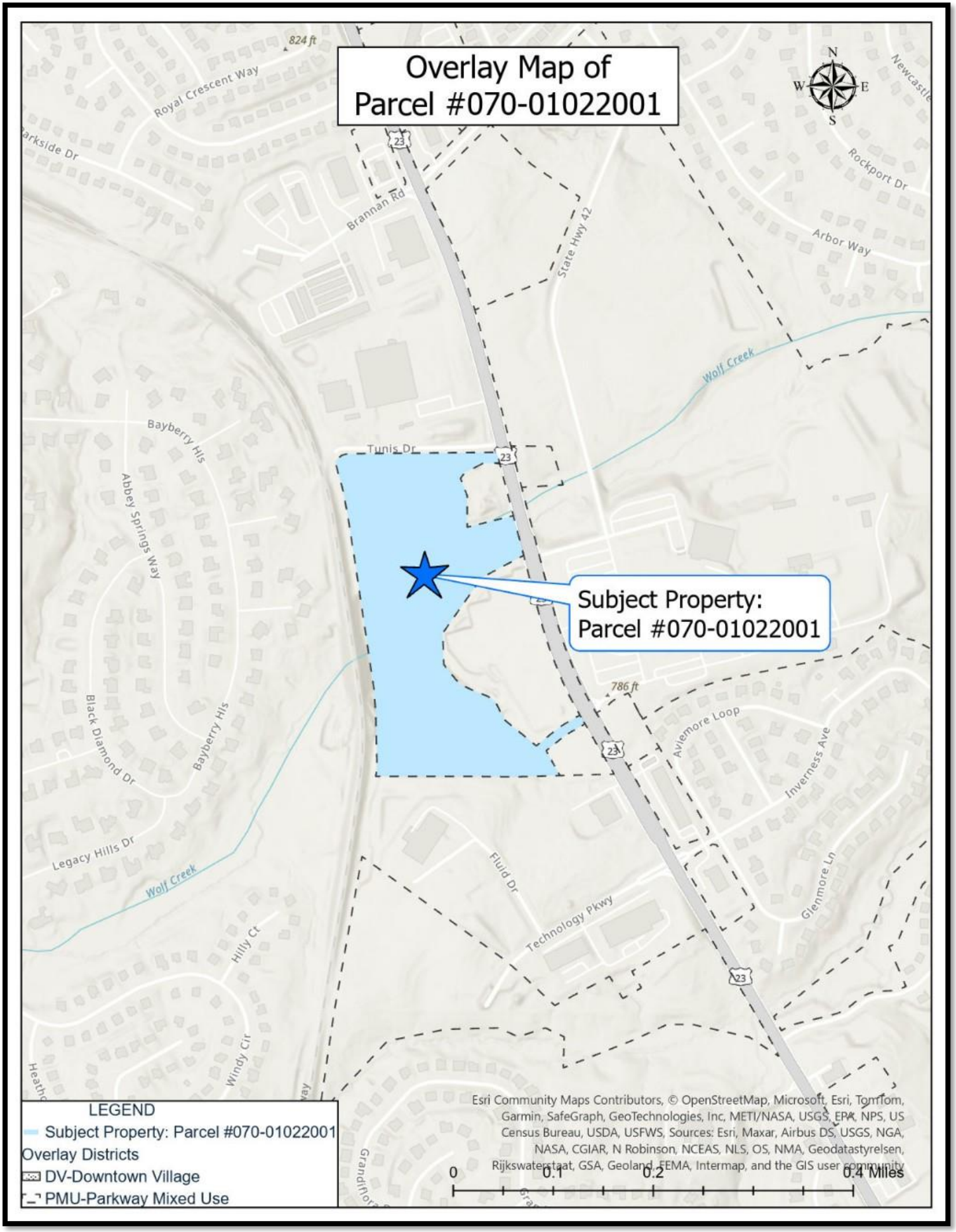


Close up Aerial Photo Showing Existing Layout of Gasdon's Crossing

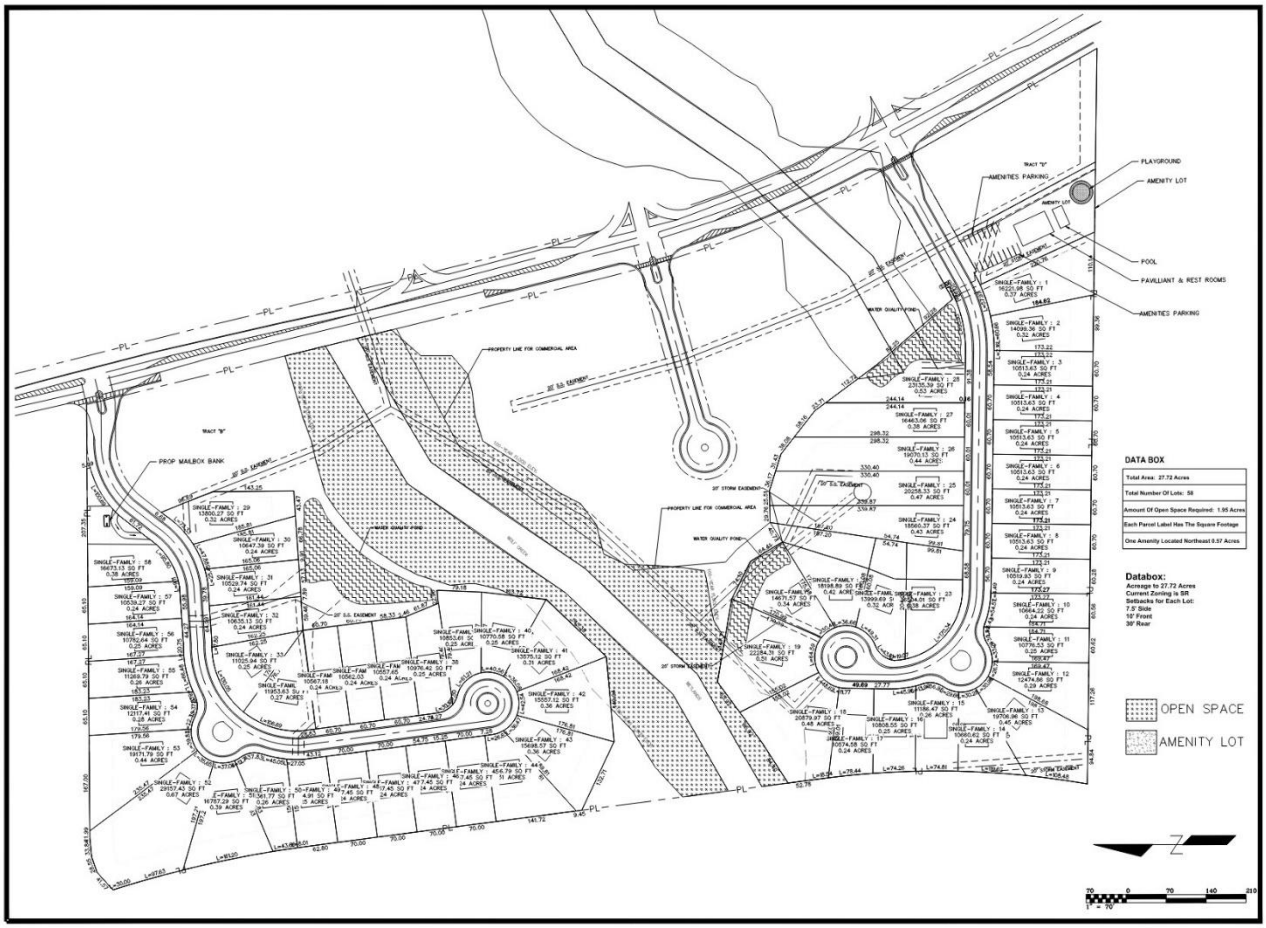
Flood Map Showing Wolf Creek


Joint Zoning Map of
Parcel #070-01022001
N
W
E
S
Eagles Landing Pkwy
MFR
LI
C2
SR
OI
PUD
C1
Subject Property:
Parcel #070-01022001
Atlanta Hwy
LEGEND
SubjectProperty
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
R4
RA
RM
0
0.15
0.3
0.6 Miles


Joint Future Land Use Map of
Parcel #070-01022001
Subject Property:
Parcel #070-01022001
LDMU
HDR
LDR
MDR
Brannan Rd
Parkside Dr
Royal Crescent Way
Rockport Dr
Arbor Way
Broadmoor Way
Bayberry Hls
Abbey Springs Way
Black Diamond Dr
Tunis Dr
Fluid Dr
Technology Pkwy
Southern Railway
Inverness Ave
Glenmore Ln
Aviemore Lonn
LEGEND
Subject Property: Parcel #070-01022001
City Boundary
City Future Land Use Designations:
Low Density Residential
Medium Density Residential
High Density Residential
Low Density Mixed Use
Henry County Future Land Use Designations:
CITY (Not Shown)
Commercial
High-Density Suburban
INDUS
LD
Medium-Density Suburban
MX
PRC
0 0.07 0.15 0.3 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 of
Parcel #070-01022001
Subject Property:
Parcel #070-01022001
LEGEND
Subject Property: Parcel #070-01022001
Overlay Districts
DV-Downtown Village
PMU-Parkway Mixed Use
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
0.1
0.2
0.4 Miles
824 ft
786 ft
Royal Crescent Way
Brannan Rd
State Hwy 42
Rockport Dr
Arbor Way
Wolf Creek
Tunis Dr
Bayberry Hls
Abbey Springs Way
Black Diamond Dr
Legacy Hills Dr
Hilly Ct
Windy Cir
Aviemore Loop
Inverness Ave
Fluid Dr
Technology Pkwy
Glenmore Ln
23

Site Plan of Gadson's Crossing



Renderings of Proposed Subdivision

Clubhouse

Mailbox Bank

V. Zoning History

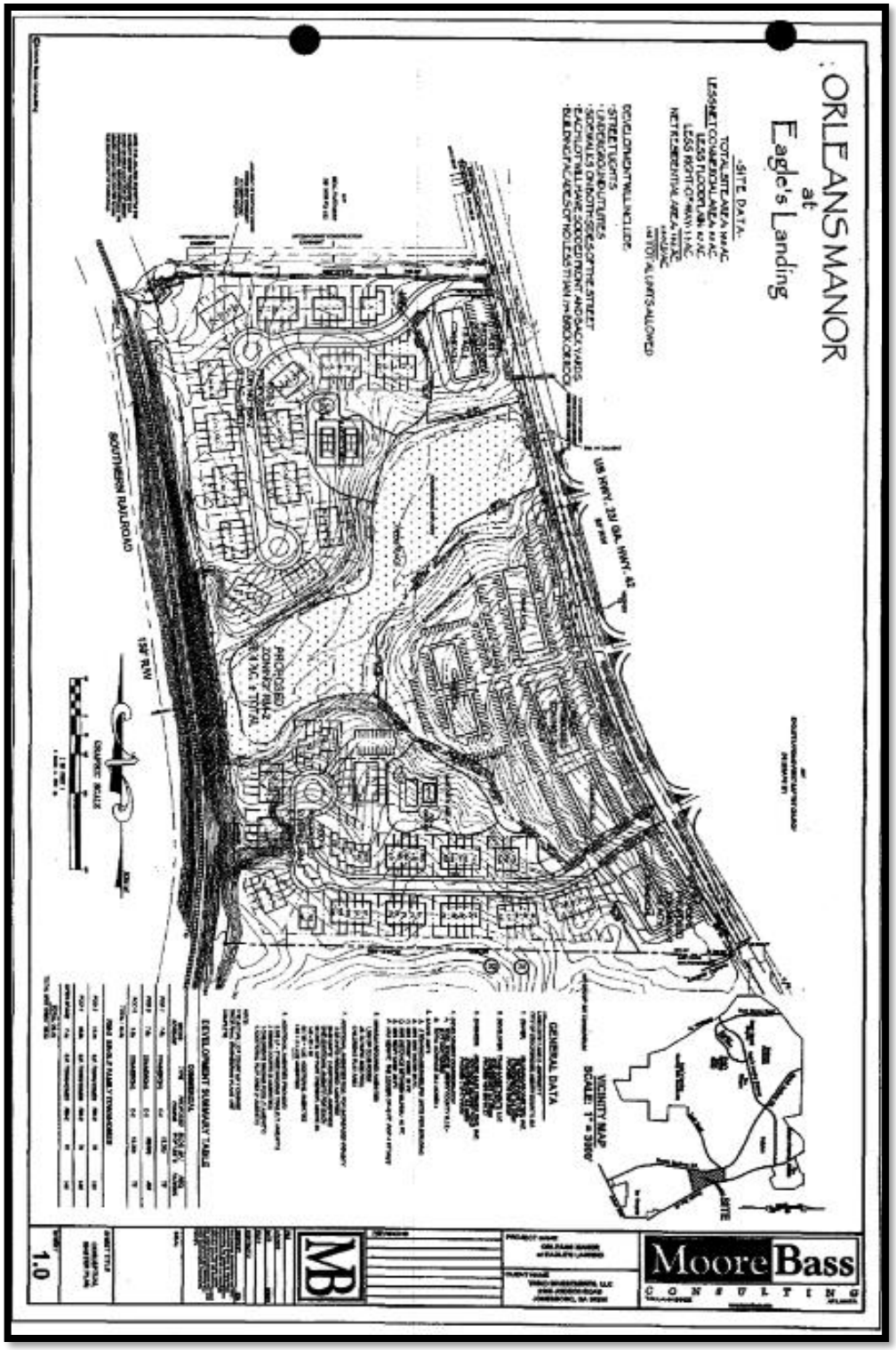
The previous applicant, Triad Investment, LLC. originally submitted a rezoning request on August 18, 2003 to rezone the subject property from M-1 (Light Manufacturing) to RM-2 (Multi-Family Residence District – Townhouses) to construct a 148-unit townhome community known as Orleans Manor at Eagles Landing.

On October 9, 2003, the Henry County Municipal Planning Commission reviewed the application and recommended approval, subject to thirteen (13) conditions. However, the Stockbridge City Council tabled the case during its meeting on November 10, 2003, due to an active moratorium on multi-family developments within the city. On December 10, 2003, the applicant submitted a revised rezoning request and site plan to rezone the subject property from M-1 (Light Manufacturing) to RM-3 (Single-Family Residence) to construct 73 single-family detached lots. On June 10, 2004, the Stockbridge Council approved the request with fourteen (14) conditions, and a Development Agreement was written and adopted soon thereafter.

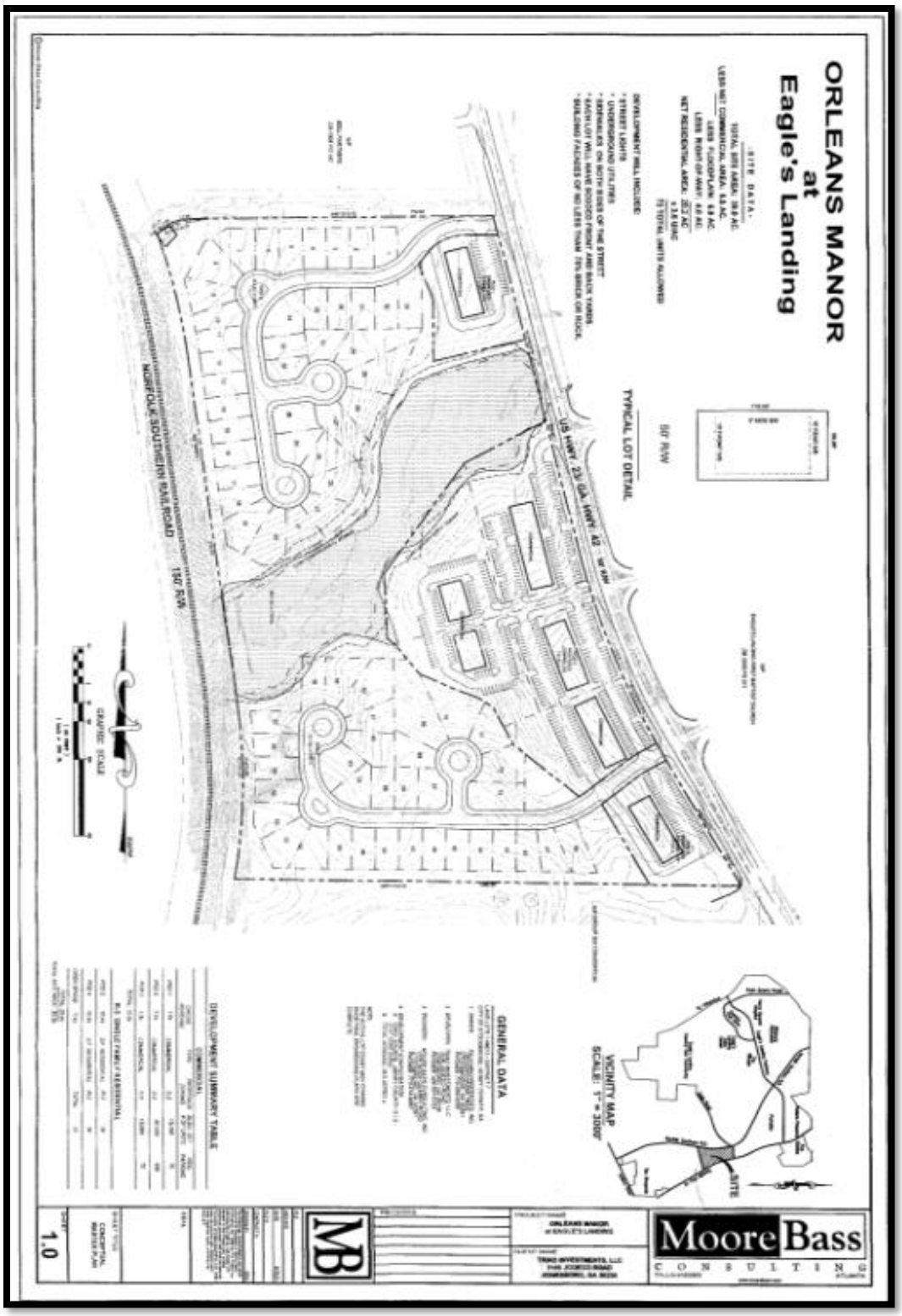
A preliminary site plan was prepared by Paragon Consulting Group and submitted to Henry County in June 2005 as part of the formal development review process. This preliminary plan proposed 65 single-family lots, two designated amenity areas, a looped walking trail, 7 water quality ponds, and 5-foot-wide sidewalks throughout the subdivision. The layout reflected a traditional estate-style design with minimum lot sizes of 10,500 square feet, 60-foot lot widths, and larger building setbacks (40' front and rear, 10' side). The plan received staff approval on July 17, 2006.

The development of the site began around 2006 to 2007. However, the global financial crisis that occurred between 2007 and 2009 resulted in the foreclosure of the site in 2008. Eventually, the property was purchased by Henry Highway 42 in 2010.

Proposed Townhome Development Submitted on August 18, 2003



Proposed Subdivision Submitted on December 10, 2003



Rezoning Conditions Approved by Mayor and Council in June 14, 2004 for RZ-03-45

EXHIBIT "D"

CONDITIONS

Conditions. The Mayor and City Council grant this rezoning request subject to the following conditions:

1. The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat (11"x17"), certified by an engineer or surveyor licensed in the State of Georgia, of the Property that fully describes the Property and verifies that all conditions of the Zoning Ordinance and this Agreement have been complied with.

2. That the Projects shall feature no more than a total of sixty-nine (69) single-family detached homes.

3. The lot size shall be no less than 10,500 square feet.

4. One-third (1/3) of the one-story homes shall have a minimum of 2,000 square feet of heated space, excluding basement areas. One-third (1/3) of the one-story homes shall have a minimum of 2,200 square feet of heated space, excluding basement areas. The remainder of the one-story homes shall have a minimum of 2,500 square feet of heated space for one story homes, excluding basement areas. All two-story homes shall have a minimum of 2,200 square feet of heated space, excluding basement areas.

5. Revise site plan to adhere to all R-3 ordinance requirements, unless otherwise specified herein.

6. The homes shall be three-sided brick or stone or any combination thereof, except for the soffits and gables. The remaining side may be constructed of stucco, hardiplank or other masonry siding, wood or any combination thereof. In no case shall any structure of the development have siding consisting of vinyl or aluminum. Soffits and gables shall consist of brick, stone, stucco, hardiplank or other masonry siding, wood or any combination thereof.

7. Each home shall have an attached two car garage which is defined in section 14 of this Agreement.

8. Cars shall not be allowed to park on the public street or within the setback areas, except on the paved driveway.

9. Front, side and rear yards will be sodded.

10. Developer shall install hardwood street trees along all streets to be placed between the sidewalk and the front property lines with a minimum two & half inch (2.5") caliper (d.b.h.), shall have a minimum twenty-four square foot (24 sq. ft.) planting area and shall be spaced an average of forty-five feet (45') apart. No more than one third (1/3) of the trees can be Bradford Pears or any hybrid pear variety.

11. The Building Department shall not issue a building permit until such a time as the City Manager 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.

Rezoning Conditions Approved by Mayor and Council in June 14, 2004 for RZ-03-45 (cont.)

12. Developer shall install concrete sidewalks of at least four feet (4') in width and four inches (4") in depth and at least four feet (4') from the curb along State Route 42 and on both side of the roads throughout the development. The area between the curb and the sidewalk shall be sodded.

13. A streetscape plan shall be submitted to and be approved by the City Manager and to include sidewalks, street trees, landscaping, street lighting and street furniture prior to the issuance of any permits.

14. The Applicant must present its architectural and façade design for any structures on the Property to the City Council for approval prior to the issuance of a building permit.

Approved Zoning Conditions in Development Agreement Signed on June 14, 2004

excluded herein, in the development of the Property. In addition to said Zoning Ordinance, the Owner shall comply with the conditions contained in this Agreement. If there is a conflict between the Zoning Ordinances and this Agreement, the terms of this Agreement shall control. A copy of the R-3 Ordinance Number 03-59 as adopted on March 10, 2003, is attached hereto and incorporated herein as **Exhibit "D"**.

C) **Development Conditions.** The following conditions shall apply to the development of the Property.

1) The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat (11"x17"), certified by an engineer or surveyor licensed in the State of Georgia, of the Property that fully describes the Property and verifies that all conditions of the Zoning Ordinance and this Agreement have been complied with.
2) That the Projects shall feature no more than a total of sixty-nine (69) single-family detached homes.
3) The lot size shall be no less than 10,500 square feet.
4) One-third (1/3) of the one-story homes shall have a minimum of 2,000 square feet of heated space, excluding basement areas. One-third (1/3) of the one-story homes shall have a minimum of 2,200 square feet of heated space, excluding basement areas. The remainder of the one-story homes shall have a minimum of 2,500 square feet of heated space for one story homes, excluding basement areas. All two-story homes shall have a minimum of 2,200 square feet of heated space, excluding basement areas.
5) Revise site plan to adhere to all R-3 ordinance requirements, unless otherwise specified herein.
6) The Developer shall have the following options for the exterior of the homes: The exterior of the homes shall be either a minimum of three-sided brick or stone or any combination thereof, except for the soffits and gables, and the remaining side shall be constructed of stucco, hardi-plank or wood or any combination thereof. Or, a minimum of seventy-five percent (75%) of the exterior of the home shall be brick or stone or any combination thereof, except for the soffits and gables, and the remaining side may be constructed of stucco, hardiplank or other masonry siding, wood or any combination thereof. For all homes, the soffits and gables may be constructed of brick, stone, stucco, hardi-plank, masonry siding, wood, or vinyl with a minimum grade of 0.048 of an inch in thickness, or any combination thereof. In no case shall any structure of the development have siding consisting of vinyl or

Approved Zoning Conditions in Development Agreement Signed on June 14, 2004 (cont.)

aluminum.

7) Each home shall have an attached two car garage which is defined in section 14 of this Agreement.

8) Cars shall not be allowed to park on the public street or within the setback areas, except on the paved driveway.

9) Front, side and rear yards will be sodded.

10) Developer shall install hardwood street trees along all streets to be placed between the sidewalk and the front property lines with a minimum two & half inch (2.5") caliper (d.b.h.), shall have a minimum twenty-four square foot (24 sq. ft.) planting area and shall be spaced an average of forty-five feet (45') apart. No more than one third (1/3) of the trees can be Bradford Pears or any hybrid pear variety.

11) The Building Department shall not issue a building permit until such a time as the City Manager 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.

12) Developer shall install concrete sidewalks of at least four feet (4') in width and four inches (4") in depth and at least four feet (4') from the curb along State Route 42 and on both side of the roads throughout the development. The area between the curb and the sidewalk shall be sodded.

13) A streetscape plan shall be submitted to and be approved by the City Manager and to include sidewalks, street trees, landscaping, street lighting and street furniture prior to the issuance of any permits.

14) The Applicant must present its architectural and façade design for any structures on the Property to the City Council for approval prior to the issuance of a building permit.

Approved Amenity Package in Development Agreement Signed on June 14, 2004 (cont.)

20.

Amenities

There shall be two amenity areas as depicted in **Exhibit "B"**. The area depicted as floodplain shall remain green space and include a walking trail, at least two thousand (2,000) linear feet and a minimum of four feet (4') in width, connecting Tract 1 and Tract 2 as depicted in the site plan attached hereto. Furthermore, each amenity area shall contain the following:

- A pavilion measuring a minimum of forty feet by sixty feet (40'x60') equipped with outdoor benches and picnic tables to seat no less than fifty (50) people, three permanently mounted steel grills, and two permanent outdoor trash receptacles;
- A bathhouse with two (2) toilets and two (2) showering facilities;
- A playground equipped for children ranging in age from one through twelve. Each playground area shall be separated into two parts in order for children ages one through six to have a separate and distinct portion for their age group and one separate and distinct portion for children ages seven through twelve separate and apart from each other;
- A swimming pool measuring no less than eighteen feet by thirty-six feet (18'x36') with varying depths to accommodate children from the age of one to adults; and
- Adequate parking for each of the amenity area.

IN WITNESS WHEREOF, the undersigned parties have hereunto set their hands and affixed their seals this 14th day of June, 2004.

CITY:

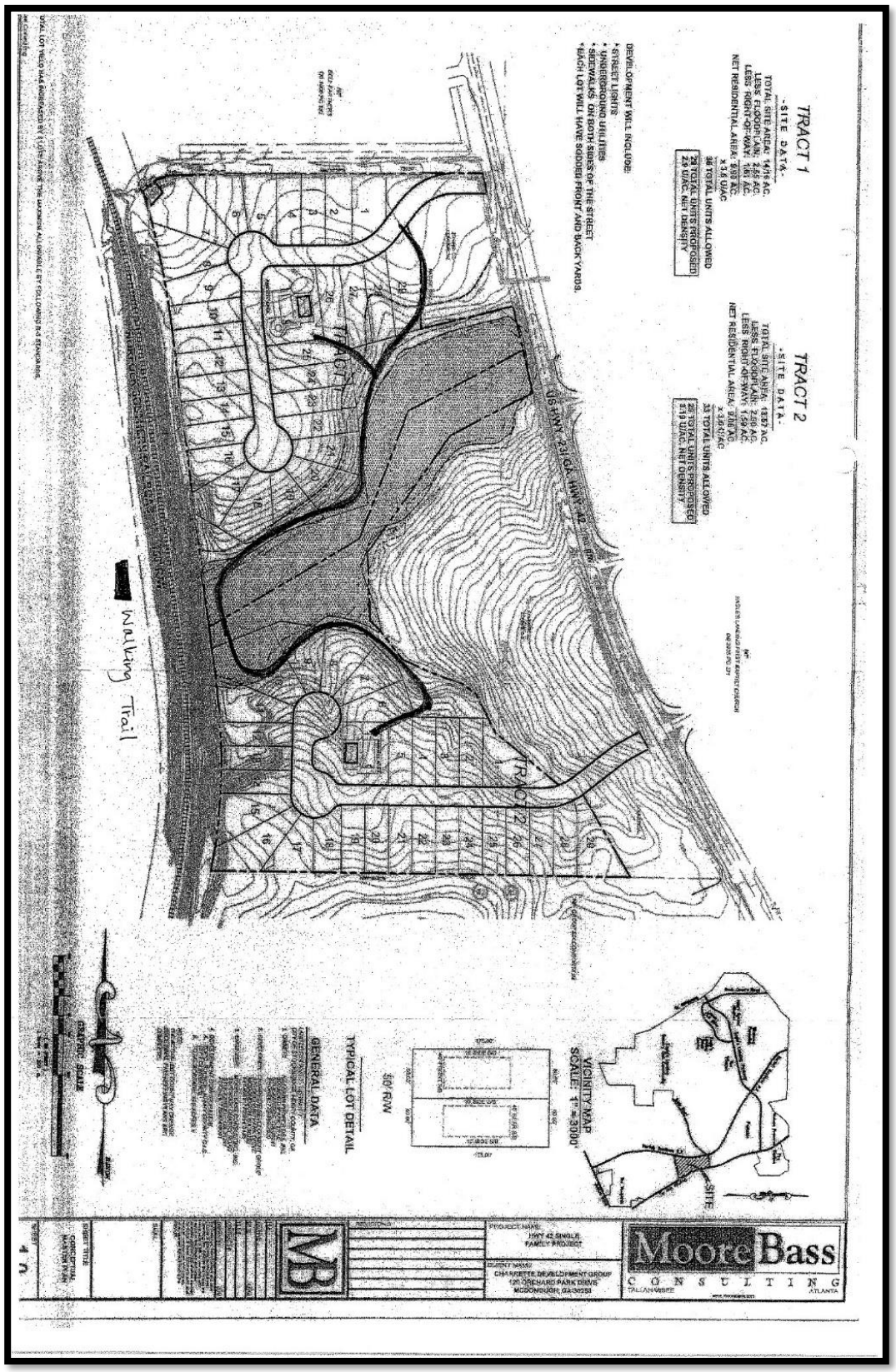
CITY OF STOCKBRIDGE, GEORGIA

By: _____ (L.S.)
Honorable R. G. Kelley, Mayor

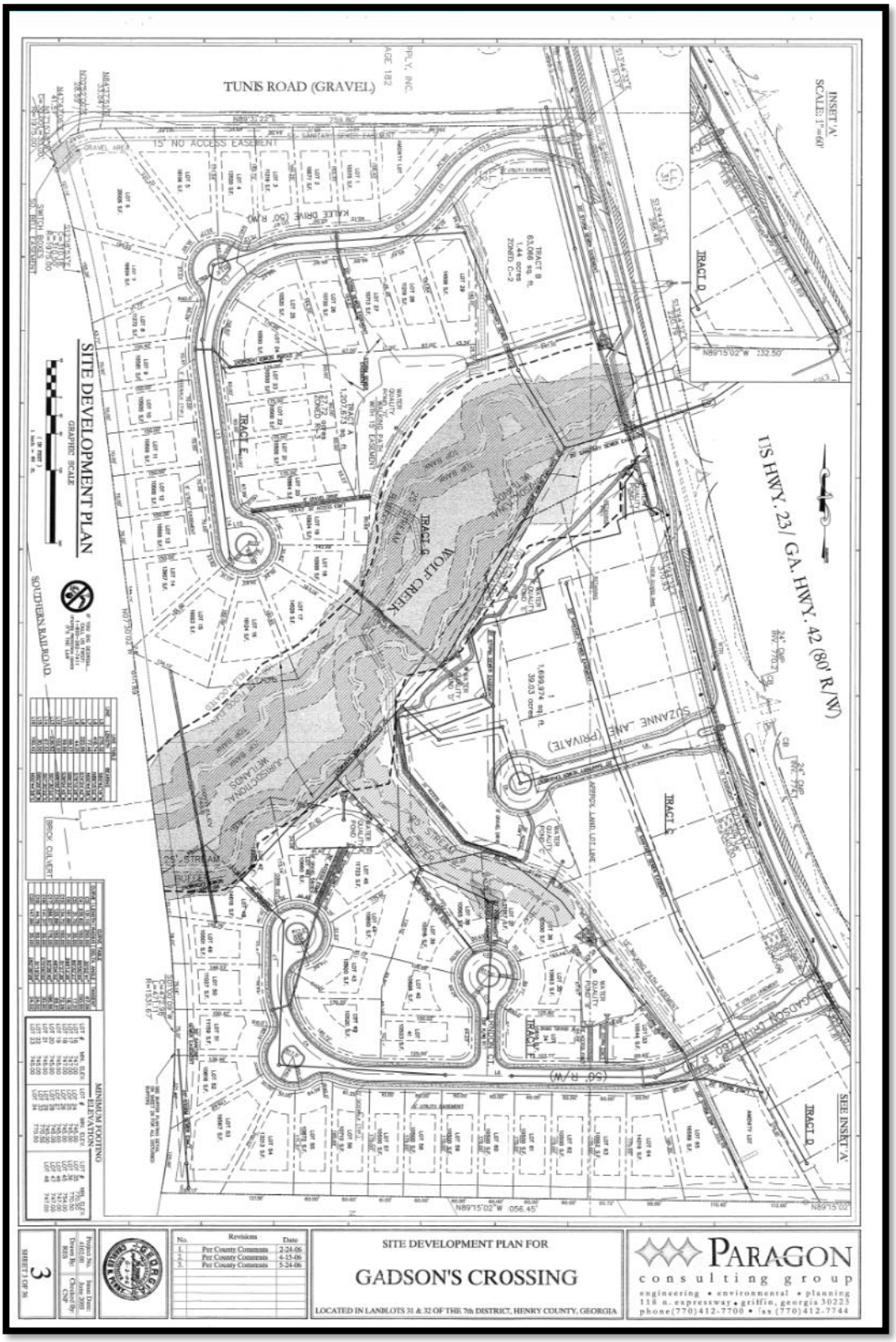
ATTEST:

Merle Manders
Merle Manders, City Clerk
[Seal]

Proposed Subdivision Submitted in Development Agreement on June 14, 2004

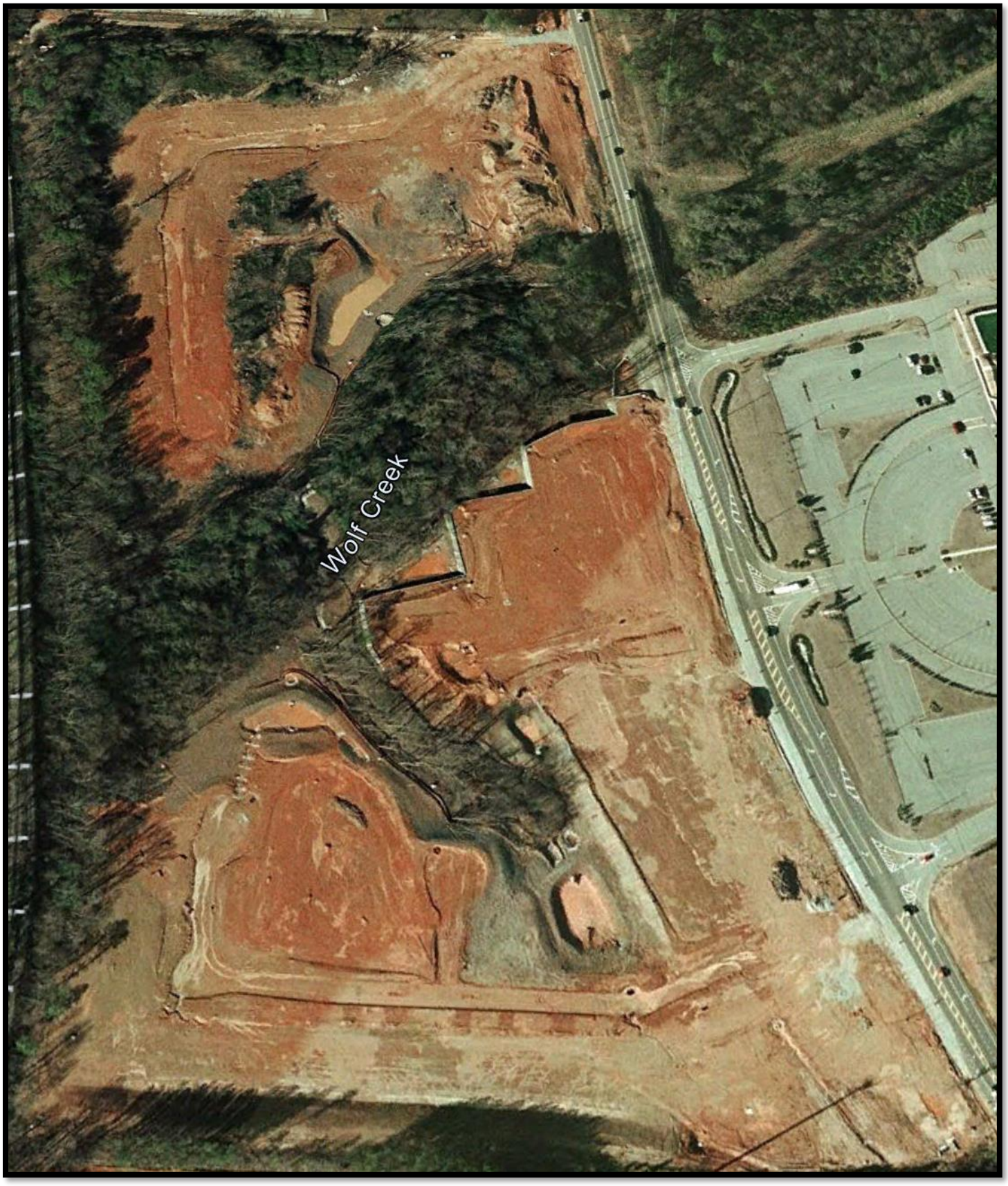


Site Plan Submitted by Paragon Consulting That Was Approved by Henry County Staff in July 17, 2006



Original Site Development in 2006

Original Site Development in 2008



VI. Development Information

A. Overview of Development

The applicant, Shaker Reddy of Henry Highway 42, LLC. is proposing to construct a 59-lot residential subdivision on a 27.72-acre site that was previously approved for development under Rezoning Case #RZ-03-45 S. The site plan features two cul-de-sacs and winding streets designed to enhance traffic circulation among the residents. The site plan also includes an amenity lot to the northeast corner of the property that is equipped with 16 amenity parking spaces, a playground, a mail kiosk, a pavilion with rest rooms, and a pool. The property is divided by Wolf Creek which runs through the center of the site and is protected by both a stream buffer and floodplain area. These natural features divide the site into two main sections, with 33 lots located on the western side of the creek and 26 lots located on the eastern side of the creek. The lots of the houses range in size from 7,200 to 12,000 square feet. The site plan also includes three quality ponds, which are designed to treat the stormwater runoff before it enters Wolf Creek. In addition, the site plan includes both drainage and utility easements, which allows for the maintenance and installation of infrastructure.

Currently the property is zoned SR (Suburban Residential), which is designed for low to medium density neighborhoods. The site plan shows a 10-foot front yard setback, a 30-foot rear yard setback, and a 7.5 side yard setback. Two entrance points are located along Highway 42, providing direct access to the development from this major arterial road. One entrance is located near the northwest corner of the site serving the 33 lots on the west side of Wolf Creek, while the second entrance is located toward the northeast section of site, providing access to the 26 lots that are located on the eastern side of Wolf Creek. Both entrance access points to the neighborhood's internal street network.

According to the letter from the Henry County Water Authority, which was received on April 29, 2025, public water and service is available for the proposed development. However, the service provision is contingent upon the re-permitting of the Gadson's Crossing development.

B. Letter of Intent.

The applicant submitted a Letter of Intent explaining the reasons to modify the Development Agreement. The reasons can be found in the table below:

Condition #	From	To	Reason
4	1/3 of single-story homes shall be a minimum of 2,500 sq. ft.	1/3 of single-story homes shall be a minimum of 2,400 sq. ft.	SF of a 2,500 SF home may not fit on all lots
6	Home exteriors: 3-sided brick/stone or 75% brick/stone	Front of home shall be a mixture of 50% brick or stone and hardi plank or cementous fiber siding with a brick or stone water table on the two sides of the homes	To be marketable development and compete with similar new developments in the area

10	Hardwood street trees required throughout development	Hardwood street trees shall only be required along Highway 23/42	Distance between front exterior and the street is limited
12	No minimum landscape strip width between sidewalk and curb specified	Landscape strip between curb and 4-foot sidewalk shall be a minimum of 24 inches along all public streets	Amount of space needed for utilities
14	Council approval required for all home plans prior to building permit	Home Plan approval shall be issued by Director of Community Planning or other staff prior to issuance of approval of final plat	To streamline approval and allow administrative-level review
20	Two amenity areas with extensive requirements (trail, pavilion, bathhouse, divided playground, pool, grills, trash, parking)	One amenities lot shall include a pool, cabana, playground and parking lot	To further clarify the prior development agreement's vague description of the development's amenities package

C. Site Plan Comparison

The site plan that was prepared by Paragon Consulting in 2005 and was approved by the Henry County staff on July 17, 2006, proposed 65 lots on approximately 27.7 acres. The development was divided by Wolf Creek into two sections: Tract 1 to the east included 29 lots, and Tract 2 to the west contained 36 lots. The site plan featured two amenity lots, one located in each tract, along with a walking trail, and 5-foot sidewalks. Each lot has a minimum of 10,500 square feet with the minimum lot width being 60 feet. In addition, the layout of the site plan follows a traditional grid pattern with wider setbacks of 40 feet in both the front and rear yard setback, and 10 feet on the sides. The site plan includes two points of vehicular access, both located along Highway 42, one serving Tract 1 and the other serving Tract 2. The 2005 site plan also included seven quality ponds throughout the development to handle the stormwater runoff.

The site that was prepared by Accura Engineering and submitted to the staff in 2025 proposes 59 lots on approximately 27.72 acres. Like the previously approved site plan, the site is divided by Wolf Creek into two sections: Tract 1, which is east to the creek contains 29 lots, and Tract 2, to the western section of the creek also contains 29 lots. The layout shifts away from the site plan and introduces a street network with curved roads and cul-de-sacs. The setbacks are reduced to 10 feet in the front, 30 feet in the rear yard, and 7.5 feet on the sides. The plan features two entrance points both along Highway 42, similar to the previous version with access roads leading to each tract. An amenity lot is located on the western side of Wolf Creek and includes a swimming pool, pavilion, and 16 amenity parking spaces. A mail kiosk is shown near the entrance. Although the site plan does not include a walking trail like the previous site plan, the applicant has expressed in keeping it. The revised site plan also features 1.95 acres of open space.

Comparative Table – 2005 vs. 2025 Gadson's Crossing Site Plans

Feature	2005 Site Plan (Paragon Consulting Group)	2025 Site Plan (Accura Engineering)
Date of Plan	Approved July 17, 2006	Submitted June 10, 2025
Total Acreage	~27.7 acres	27.72 acres
Total Residential Lots	65 lots	59 lots
Tract 1 (North of Wolf Creek)	29 lots	29 lots
Tract 2 (South of Wolf Creek)	36 lots	29 lots
Minimum Lot Size	10,500 sq ft (all lots)	Mix of lot sizes; several below 10,500 sq ft; some in Tract 1 exceed 40,000 sq ft
Minimum Lot Width	60 feet	Several lots narrower than 60 feet
Setbacks	40' Front / 40' Rear / 10' Side	10' Front / 30' Rear / 7.5' Side
Street Network	Straight grid layout with two tracts	Curved roads with cul-de-sacs and roundabouts
Entrances	2 entrances from Highway 42 (one per tract)	2 entrances from Highway 42 (one per tract)
Sidewalks	5-foot-wide sidewalks throughout	Not labeled; presence to be confirmed
Walking Trail	Yes – looped trail connecting tracts	Not shown, but applicant is open to including it
Amenity Lots	2 unlabeled amenity lots (1 per tract)	1 amenity lot (0.57 acres) with pool, pavilion, playground, restrooms, and parking
Mail Kiosk	Not included	Yes – centralized kiosk near entrance
Water Quality Ponds	7 ponds	Fewer ponds (consolidated)
Open Space Provided	Not specified	1.95 acres (meets minimum requirement)
Development Intent	Traditional, estate-style subdivision with passive recreation	Modernized suburban neighborhood with active amenities and lot size variety

Staff Analysis

1. Reasonableness of Applicant's Request.

The applicant's request to modify the conditions of the original development agreement for Gadson's Crossing is reasonable given both the age of the agreement and the evolving development environment since its adoption. The original Development Agreement was connected to a rezoning approval in 2004, with a site plan developed in 2005 and approved in 2006. However, no construction ever occurred due to the 2008-2009 financial crisis and foreclosure in 2010, and the agreement has remained inactive for twenty years. Many of the applicant's proposed changes – such as the reduction of the minimum square footage of some homes, updating the exterior material standards, and the revision of the landscaping requirements are common of the modern style residential development. Furthermore, the requested changes do not remove the intent or structure of the agreement but instead wants to provide clarification of the amenity package and add features to the development such as addition of the mail kiosk and the decision of whether to keep the mail kiosk.

2. Suitability for the Proposed Development

The applicant's revised site plan and requested changes to the Development Agreement are suitable for the development of a single-family neighborhood under the SR (Suburban Residential) zoning district. The request to adjust the square footage for one-third of the single-story homes (from 2,500 to 2,400 square feet) will be consistent with the surrounding neighborhoods. The landscape modifications such as the limitations of the street trees to Highway 42 and the addition of a 24-inch utility strip between the sidewalk and the curb will improve the utility access and safety. The amenity lot, located on the western section of Wolf Creek features a pool, pavilion, playground and restrooms, which were not shown on the 2005 site plan. The addition of a mail kiosk, as shown on the revised site plan, meets the standard requirement. Overall, the requested changes help the project move forward while keeping the development well designed.

3. Effects on Surrounding Properties and Infrastructure

The proposed changes to the Development Agreement and the site plan are not expected to negatively impact on nearby properties or the city infrastructure. The subject property is surrounded by a mixture of uses including industrial and commercial businesses to the north and south, churches and schools to the east and the Eagles Landing subdivision to the west. The development will have two entrance points on Highway 42, which had a traffic count of 15,300 vehicles per day in 2023, according to the traffic count data obtained by the Georgia Department of Transportation. Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th edition), the proposed 59 single-family homes are expected to generate 556 vehicles per day. Peak traffic hour is estimated at 48 trips per day during the morning and 55 trips per day during the evening. The trip generation estimates for the Gadson's Crossing (59 lots) are calculated using the following formula:

Gadson's Crossing – Trip Generation Estimates

Using ITE Trip Generation Manual, 11th Edition – Land Use Code 210 (Single-Family Detached Housing)

Trip Generation Assumptions

- Daily Trip Rate: **9.44 trips/unit/day**
- {Trip Rate} X {Number of Units} = {Total Trips}
- 9.44 × 59 = **556 total daily trips**

Total Trips: 59 × 0.86 = **51 trips in the AM Peak Hour**

- **AM Peak Hour**: 25% inbound, 75% outbound
    - 51 × 0.25 = **13 vehicles inbound**
    - 51 × 0.75 = **38 vehicles outbound**

Total Trips: 59 × 0.93 = **55 trips in the PM Peak Hour**

- **PM Peak Hour**: 63% inbound, 37% outbound
    - 55 × 0.63 = **35 vehicles inbound**
    - 55 × 0.37 = **20 vehicles outbound**

Trip Generation Breakdown

Time Period	Formula Used	Total Trips	Inbound Trips	Outbound Trips
Daily Trips	(9.44 × 59)	556 trips	-	-
AM Peak Hour	(0.86 × 59)	51 trips	13 trips (25%)	38 trips (75%)
PM Peak Hour	(0.93 × 59)	55 trips	35 trips (63%)	20 trips (37%)

In addition, stormwater will be managed through the quality ponds, and the developer is open to keeping the walking trail. The proposed density of 2.25 units per acre is consistent with the nearby subdivisions. The density is similar to subdivisions like Summit (2.69), Clark Meadows (2.76), Winding Creek (3.01), and Eagles Landing (2.97). The proposed density is lower than Magnolia's (6.13) and higher than both Highlands (1.69) and Moss Pointe (1.70) making it very balanced.

VII. STAFF RECOMMENDATION

This staff report has demonstrated that the applicants' proposed changes to the Development Agreement and site plan would be acceptable. Therefore, staff recommends **APPROVAL WITH CONDITIONS** of this zoning modification request, with the following zoning conditions:

1. One-third (1/3) of the one-story homes shall have a minimum of 2,400 sq. ft. of heated space, rather than the originally required 2,500 sq. ft.

2. The front elevation of all homes shall consist of a mixture of 50% brick or stone and hardi-plank or cementitious siding, with a brick or stone water table along both sides of the home.

3. Hardwood street trees shall be required only along Highway 42.

4. A minimum 24-inch landscape strip shall be maintained between the back of curb and the 4-foot sidewalk along all public streets.

5. One designated amenities lot shall include a swimming pool, cabana or covered pavilion, playground, and parking area.

6. A centralized mailbox bank shall serve the entire development.

7. The developer shall comply with all the other requirements of the approved zoning case (RZ-03-45-S), including the original Development Agreement adopted on June 14, 2004.

8. Flock Safety cameras shall be installed at each entrance of the subdivision.

9. A 10-foot-wide sidewalk shall be installed along the Highway 42 frontage of the subject property.

10. The subject property shall be developed in substantial conformance with the revised site plan titled "Gadson Subdivision: Site Plan", prepared by Accura Engineering and dated June 10, 2025.

Henry County Water Authority
Engineering Division

April 29, 2025

Re: Water and Sewer Services - Availability
Proposed Development: **Gadson's Crossing (Henry Highway 42, LLC)**
Property Information: **Highway 42 North Parcel No. 070-01022001**

TO WHOM IT MAY CONCERN:

Please be advised that the referenced property will receive public water and sewer service from the Henry County Water Authority. ***However, the service provision is contingent upon re-permitting the development known as "Gadson's Crossing Residential" (DEV1124).***

This letter was prepared with information submitted to HCWA on a Site Plan dated 10/10/2020 prepared by Accura Engineering and Consulting Services, Inc.

If you have questions regarding this matter, please contact me.

Sincerely,

Fritz Jacques

Fritz Jacques
Engineering Supervisor
Henry County Water Authority

City of Stockbridge

AGENDA ITEM

MEETING DATE

JULY 14, 2025

- [ ] RESOLUTION
- [x] 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:

Consideration of an Ordinance to Amend the Requirements for the Issuance of Occupational Tax Certificates (Business Licenses). Consideration of a new Title 9, Chapter 01, Section 260 (A) and (B), to be added to the Stockbridge Code of Ordinances to repeal and replace the existing section.

BACKGROUND INFORMATION:

Henry County has asked the City to add this new fees payment requirement to the City's Code of Ordinances so that businesses cannot receive an Occupational Tax Certificate (business license) or Regulatory License if they have not paid their ad valorem taxes or personal property taxes, as may be required by the Henry County Tax Assessors' Office.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ATTACHMENTS: ☐

NEED TO SEE

City of Stockbridge

AGENDA ITEM

MEETING DATE

JULY 14, 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:

Consideration of an Ordinance to Amend the Requirements for the Issuance of Occupational Tax Certificates (Business Licenses). Consideration of a new Title 9, Chapter 01, Section 260 (A) and (B), to be added to the Stockbridge Code of Ordinances to repeal and replace the existing section.

BACKGROUND INFORMATION:

Henry County has asked the City to add this new fees payment requirement to the City's Code of Ordinances so that businesses cannot receive an Occupational Tax Certificate (business license) or Regulatory License if they have not paid their ad valorem taxes or personal property taxes, as may be required by the Henry County Tax Assessors' Office.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

Ordinance to Amend the Requirements for the Issuance of Occupational Tax Certificates (Business Licenses).

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL AND ADOPTION.

Staff Signature_____

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF STOCKBRIDGE, GEORGIA RELATING TO REQUIREMENTS FOR INSSURANCE; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

SECTION 1. Ordinance. a new Title 9, Chapter 01, section 260 (A) and (B) added to the Code of Ordinances, City of Stockbridge, Georgia, to read as follows:

9.01.260 – Requirements for issuance.

A. Administrative fee. Each person, firm or corporation paying an occupation tax pursuant to this article shall also pay an administrative fee of seventy ($70.00) per year to defray the cost of handling and processing the occupation tax.

B. Additional requirements for issuance. Except as limited by other provisions of this chapter, upon application for a license, the business services office shall issue the same if the applicant has paid all personal property, or ad valorem taxes due to the county by the applicant in the previous year. If the business to be licensed is a privileged one, the application shall reflect compliance with the regulations applicable thereto. If the application is not in order or any of the requirements of this chapter have not been met, the business services office shall not issue a license to the applicant, therefore. Any person aggrieved by the denial of a license may, upon a written appeal filed with the board of commissioners within ten (10) days, have such denial reviewed by the board of commissioners. The business services office shall adhere to any procedures and regulations set by the tax commissioner's office.

SECTION 2. Repeal. The new requirement for issuance Title 9, Chapter 01, section 260 (A) and (B) be added to the Code of Ordinances, city of Stockbridge, Georgia.

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 effectuate 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. Repeal of Conflicting Provision. Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 7. Effective Date.

(a) Every ordinance adopted by the City Council shall be presented by the City Clerk to the Mayor within three days after its adoption.

(b) The Mayor shall within ten days of the adoption of an ordinance return it to the City Clerk with or without his approval, or with his disapproval. If the ordinance has been approved by the Mayor, it shall become law upon its return to the City Clerk; if the ordinance is neither approved nor disapproved, it shall become law on the eleventh day after its adoption; if the ordinance is disapproved, the Mayor shall submit to the City Council through the City clerk a written statement of the reasons or the veto. The City Clerk shall record upon the ordinance the date of its delivery to and receive receipt from the Mayor.

(c) Ordinances vetoed by the Mayor shall be presented by the City Clerk to the City Council at its next meeting and should the City Council then or at its next general meeting adopt the ordinance by an affirmative vote of the entire Council, it shall become law.

(d) The Mayor may disapprove or reduce any item or items of appropriation in any ordinance. The approved part or parts of any ordinance making appropriations shall become law, and the part or parts disapproved shall not become law unless subsequently passed by the City Council over the Mayor's veto as provided in this section. The reduced part or parts shall be presented to the City Council as though disapproved and shall not become law unless overridden by the Council as provided in subsection (c) of this section.

SO ORDAINED this ___ day of July 2025.

_____
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

July 15, 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 IV
- ☐ TSPLOST
- ☐ CDBG
- ☐ GRANT FUNDING
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Vanessa Holiday

DEPARTMENT: City Clerk's Office

ITEM/PROJECT/EVENT:

Ordinance to Amend Chapter 5.16 Cemeteries - Section 5.16.070 Cemetery Regulations (City Stockbridge Cemetery and City Burk Cemetery) to add L - Interments or dis-interments prohibited on specified City of Stockbridge Cemetery Department holidays or any holiday/closure observed by the City of Stockbridge.

BACKGROUND INFORMATION:

The City's holiday calendar has been approved to recognize State/Federal holidays and the Code needed to be updated, along with not allowing interments and days the city offices are closed.

Vanessa Holiday

SIGNATURES:

MAYOR

CITY MANAGER

CITY TREASURER

CITY ATTORNEY

☐ FINANCIAL IMPACT ■ N/A

AMOUNT:

ATTACHMENTS: ☐

Chapter 5.16 – Cemeteries Sec. 5.16.070 (a) - Interments or disinterments prohibited on specified City of Stockbridge Cemetery Department holidays.

There shall be no interments or disinterments on the following days:

New Year's Eve
New Year's Day,
Martin Luther King Jr. Holiday
Good Friday,
Easter,
Mother's Day,
Father's Day,
Memorial Day,
Juneteenth
July 4,
Labor Day,
Thanksgiving Day,
Friday after Thanksgiving Day
Christmas Eve
Christmas Day,

or any holiday/closure observed by the City of Stockbridge.

City of Stockbridge

AGENDA ITEM

MEETING DATE

July 14, 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
☐	TSPLOST
☐	CDBG
☐	GRANT FUNDING
☐	COUNCIL INITIATIVE
☐	PARTNER/SPONSOR
■	DEPARTMENT BUDGET
☐	BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Decius T. Aaron

DEPARTMENT: Public Works.

ITEM/PROJECT/EVENT:

INVITATION TO BID (ITB) NUMBER 16RFP101216-DRR-AMERICAN TANK MAINTENANCE, LLC—FULL SERVICE TANK MAINTENANCE PROGRAM.

BACKGROUND INFORMATION:

On April 3, 2018, the City Council approved the Invitation to Bid (ITB) Number, 16RFP101216-DRR for American Tank Maintenance, LLC, for Full-Service Tank Maintenance.

Invitation to Bid (ITB) Number, -DRR for American Tank Maintenance, LLC, for Full-Service Tank Maintenance provides routine maintenance, a full-service tank maintenance program, long-term maintenance and management to include but not be limited to engineering and inspection services, rehabilitation, repair, repainting, inspection, washout, and preventative maintenance of four (4) water tank systems and any other repair activities to be determined by the City

SIGNATURES: MAYOR

CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

■ FINANCIAL IMPACT ☐ N/A

AMOUNT 61,419.00

ATTACHMENTS: ■

The initial contract term of the Agreement is for one (1) year, with ten (10), one (1) year renewal options. October 2021, the Service Agreement was entered into by and between American Tank Maintenance, LLC and The City of Stockbridge, Georgia, and shall expire after one (1) year, though the Agreement can be renewed for up to six (6), one (1) year periods. Staff is recommending approval of the fourth (4th) renewal for contract 16RFP101216-DRR, full tank maintenance with American Tank Maintenance, LLC.

STAFF RECOMMENDATION:

The Public Works Department is requesting City Council's approval to renew the term contract for Invitation To Bid (ITB) Number 16RFP101216-DRR, Full Service Tank Maintenance Program, between American Tank Maintenance, LLC, and the City of Stockbridge, authorizing the Mayor to execute same; and authorizing the City Manager to execute all administrative and budgetary actions related to the Agreement.

The budgeted amount is **$61,419.00.**

The Public Works Department has determined that American Tank Maintenance, LLC, has performed all work in accordance with the contract requirements, and have provided quality service to the City. The City Staff is requesting a contract through October 2026.

The initial contract term of the Agreement is for one (1) year, with ten (10), one (1) year renewal options. October 2021, the Service Agreement was entered into between American Tank Maintenance and The City of Stockbridge, Georgia. The agreement shall expire after one (1) year, though the Agreement can be renewed for up to six (6), one (1) year periods.

Section 3.30.227 - Renewals and extensions; The city council shall approve all renewals or term contract extensions: (A) to afford the city a continuous supply of items or services in the event of the termination or near termination of the award/contract and; (B) where cost is greater than fifty thousand dollars ($50,000.00); and when the original contract was approved by the city council.

Fiscal Impact: Funds will be provided from account number 505-44200-522210 (Maintenance Agreements) in the Water Department budget.

Stockbridge
Where Community Connects

CONTRACT RENEWAL EVALUATION FORM

Date: May 1, 2025

To: Decius Aaron, Public Works Director

From: Wanda J. Cooley, Contract Specialist
Email: Wcooley@stockbridgega.org

Subject: 16RFP101216-DRR – American Tank Maintenance for Full-Service Water Tank Systems and Repairs

It is time to review the option to renew Contract No. 16RFP101216-DRR – with American Tank Maintenance which ends October, 2025. This is the fourth (4th) of six (6) , one (1) year optional renewals.

Please indicate your recommendation as to exercising the option to renew below by providing the department head's signature. Return to Wanda J. Cooley Procurement Department no later than Thursday, May 8, 2025, 4:00PM.

If you intend to disapprove this option, please provide a concise statement of your rationale for disapproval.

Per Section 1, please indicate whether you wish to renew this contract.

Complete the Survey (Section 2) evaluating the Contractor's performance during the past Contract Term. If answering "No" to any question, please explain briefly.

Section 1: Renewal

Approve Option: Decius T. Aaron (signature) 4 / 30 / 2025 (mm / dd / yyyy)

Disapprove Option: _____ ___ / ___ / ___ (mm / dd / yyyy)

Amount Budgeted for Option Year: $61,419.00

Account#: 505-44200-522210

Department Head: Decius T. Aaron (signature)

Section 2: Contractors Evaluation	YES	NO	N/A
1. Contractor performed all work in Conformance with the Contract Requirements?	X		
2. Contractor was responsive and Professional?	X		
3. Are you satisfied with the quality of the work performed by the Contractor?	X		
4. Did the Contractor anticipate your needs And provide value-added services beyond The scope/requirements of the Contract?			X

Comments: _____

_____

.....

For Approval:

_____ _____/_____/_____

City Manager/Mayor signature Date approved:

SERVICE AGREEMENT
BY AND BETWEEN
AMERICAN TANK MAINTENANCE, LLC
AND
THE CITY OF STOCKBRIDGE, GEORGIA

This Agreement ("Agreement") is made and entered into this _____ day of October, 2021, by and between American Tank Maintenance. (hereinafter, "CONTRACTOR"), and the City of Stockbridge, Georgia (hereinafter, "City") (CONTRACTOR and City sometimes referred to herein as "Parties").

WITNESSETH:

WHEREAS, City desires to engage the services of CONTRACTOR to perform for City services full-service tank maintenance, as stated in City Invitation to Bid Number 16RFP101216-DRR and pursuant to City Resolution R18-925, (the "Project"); and

NOW, THEREFORE, in consideration of the promises and mutual agreements herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. **Termination.** This Agreement shall expire after one (1) year, though the Agreement can be renewed for up to six (6), one (1) year periods. The provisions of Section 2(c) below shall specifically survive the termination or expiration of this Agreement. The City may terminate this Agreement at any time for any reason with thirty (30) days advance written notice.

2. **Services**.

(a) Subject to the terms and conditions set forth in this Agreement, City hereby retains CONTRACTOR to provide the services set forth on Exhibit A entitled "Scope of Work" and related sales proposals all attached hereto and incorporated herein by reference. City Invitation to Bid Number 16RFP101216-DRR and Contractor's response and all terms therein shall be incorporated completely herein by reference.

(b) The standard of care applicable to CONTRACTOR's services will be the degree of skill and diligence normally employed by professional contractors performing the same or similar services at the time said services are performed. CONTRACTOR will re-perform any services not meeting this standard without additional compensation. CONTRACTOR warrants that any services it conducts will be adequate and sufficient to accomplish the purposes for which they are performed, and no review or approval thereof by the City shall be deemed to diminish this warranty in any way.

(c) CONTRACTOR shall indemnify and hold harmless the City and its agents and employees (i) from and against all claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from the performance of the Project, provided that

any such claim, damage, loss, expense or attorney's fees is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property including the loss of use resulting therefrom, and is caused in whole or in part by any negligent act or omission of the CONTRACTOR, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not the negligent act is caused in part by a party indemnified hereunder and (ii) from the inadequacy of the Services performed by CONTRACTOR or anyone for whom CONTRACTOR is responsible. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this Clause. In any and all claims against the City or any of its agents or employees, by any employee of the CONTRACTOR, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation set forth in this paragraph shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the CONTRACTOR or any Subcontractor under workers' or workman's compensation acts, disability benefit acts or other employee benefit acts.

3. **Compensation.** CONTRACTOR shall receive compensation from the City as set forth in the attached Exhibit B.

4. **Miscellaneous.**

(a) This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia.

(b) CONTRACTOR may not assign this Agreement, in whole or in part, without the prior written consent of City. City may assign this Agreement, in whole or in part, without the prior consent of CONTRACTOR; however, City shall provide CONTRACTOR with prior written notice of any such assignment.

(c) This Agreement shall be binding on and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

(d) The headings contained herein are for the convenience of the parties only and shall not be interpreted to limit or affect in any way the meaning of the language contained in this Agreement.

(e) This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute the same Agreement. Any signature page of any such counterpart, or any electronic facsimile thereof, may be attached or appended to any other counterpart to complete a fully executed counterpart of this Agreement, and any telecopy or other facsimile transmission of any signature shall be deemed an original and shall bind such party.

(f) If any provision of this Agreement shall be held void, voidable, invalid or inoperative, no other provision of this Agreement shall be affected as a result thereof, and accordingly, the remaining provisions of this Agreement shall remain in full force and effect as

though such void, voidable, invalid or inoperative provision had not been contained herein. If any of the provisions of this Agreement shall be declared unenforceable as to certain parties, then the performance of said provision shall be excused by the parties hereto and the remaining provisions of this Agreement shall remain in full force and effect.

(g) This Agreement, including all exhibits hereto (which are incorporated herein by this reference), contains the entire agreement and understanding concerning the subject matter hereof between the parties hereto. No waiver, termination or discharge of this Agreement, or any of the terms or provisions hereof, shall be binding upon either party hereto unless confirmed in writing. This Agreement may not be modified or amended, except by a writing executed by both parties hereto. No waiver by either party hereto of any term or provision of this Agreement or of any default hereunder shall affect such party's rights thereafter to enforce such term or provision or to exercise any right or remedy in the event of any other default, whether or not similar.

(h) CONTRACTOR shall at all times maintain sufficient liability insurance and payment and performance bonds to cover their services under this Agreement.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties intending to be legally bond hereby, have executed this Agreement as of the date first above written.

By: MAYOR, Anthony S. Ford

CITY OF STOCKBRIDGE, GEORGIA

By: _____

AMERICAN TANK MAINTENANCE, LLC

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

RESOLUTION NO. R24-17|4

A RESOLUTION TO APPROVE CONTRACT RENEWAL FOR INVITATION TO BID (ITB) 16-RFP101216-DRR WITH AMERICAN TANK MAINTENANCE, LLC FOR FULL-SERVICE TANK MAINTENANCE.

WHEREAS, the City of Stockbridge ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with being fiscally responsible concerning the use and expenditure of all public funds; and,

WHEREAS, the Department of Public Works seeks Council approval to exercise the third renewal option for Contract No. 16-RFP101216-DRR for Full Tank Maintenance with American Tank Maintenance, LLC, in the amount of $61,419.00, with funds from the Water Dept. budget as detailed in Exhibit A; and,

WHEREAS, the American Tank Maintenance, LLC contract provides maintenance, a full-service tank maintenance program and long-term maintenance and management to include but not limited to: engineering and inspection services; rehabilitation, repair, repainting, inspection, washout, and preventive maintenance of four (4) water tank systems; as detailed in Exhibit A; and,

WHEREAS, the City entered into the initial contract with American Tank maintenance, LLC on October 1, 2021 for a one year period, with an option to renew for up to six (6) one-year renewals--with the present renewal being the third renewal option; and,

WHEREAS, Under Stockbridge Municipal Code Section 3.30.227:

> "The City Council shall approve all renewals or term contract extensions: (A). To afford the city a continuous supply of items or services in the event of the termination or near-termination of the award/contract and (B). where cost is greater than fifty-thousand dollars ($50,000.00); and when the original contract was approved by the City Council;" and,

WHEREAS, American Tank Maintenance, LLC has performed services with the City in accordance with contract requirements, at a quality level; and,

WHEREAS, The Public Works Department request for contract renewal has been approved by the City Treasurer, Procurement and Council;

WHEREAS, the City Council requests that all procurement matters and contracts get presented to them at least 180 days prior to their expiration date and all parties are hereby notified by this resolution of such request;

THEREFORE, IT IS NOW RESOLVED BY THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE GEORGIA AS FOLLOWS:

SECTION 1. Approval to Renew Contract No. 16RFP101216-DRR. The Council hereby approves renewal of the tank maintenance contract with American Tank Maintenance, LLC, in the amount of $61,419.00 from October 21, 2024 – October 21, 2025, with three renewal options remaining. This contract shall be brought back to City Council approximately 180 days before the expiration of the contract.

SECTION 2. Severability. To the extent any portion of this Resolution is declared to be invalid, unenforceable, or non-binding, which shall not affect the remaining portions of this Resolution.

SECTION 3. Repeal of Conflicting Provisions All City Resolutions inconsistent with this Resolution are hereby repealed.

SECTION 4. 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 5. Effective Date. This resolution shall become effective immediately upon its adoption by the City Council of the City of Stockbridge as provided in the City Charter.

SECTION 6. 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 RESOLVED this 10th day of June 2024

[SIGNATURES ON THE FOLLOWING PAGE]

SO BE IT RESOLVED this 10th day of June 2024.

CITY OF STOCKBRIDGE, GEORGIA

Anthony S. Ford, Mayor

ATTEST:

Vanessa Holiday, City Clerk

APPROVED AS TO FORM:

Quinton G. Washington, City Attorney

City of Stockbridge

AGENDA ITEM

MEETING DATE

June 10, 2024

- [ ] RESOLUTION
- [ ] ORDINANCE
- [x] 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: Decius Aaron

DEPARTMENT: Public Works

ITEM/PROJECT/EVENT:

Exercise of Third Option Renewal for Contract No.16RFP101216-DRR, Full Tank Maintenance with American Tank Maintenance, LLC.

BACKGROUND INFORMATION:

On October 1, 2021, the City of Stockbridge entered into Contract16RFP101216-DRR for Full-Service Tank Maintenance with American Tank Maintenance, LLC,. The purpose of the contact is to provides maintenance, a full-service tank maintenance program, long-term maintenance, and management to include not be limited to engineering and inspection services, rehabilitation, repair, repainting, inspection, washout, and preventative maintenance of four (4) water tank systems and any other repair activities to be determined by the City.

The initial contract term of the Agreement is for one (1) year, with six(6), one (1) year renewal option.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

The Public Works Department is requesting the City Council's approval to exercise the third option renewal for Contract No. 16RFP101216-DRR, Full Service Tank Maintenance Program, between American Tank Maintenance, LLC,.

The budget amount for the third option year is $61,419.00.

Section 3.30.227 - Renewals and extensions; The city council shall approve all renewals or term contract extensions: (A) to afford the city a continuous supply of items or services in the event of the termination or near termination of the award/contract and; (B) where cost is greater than fifty thousand dollars ($50,000.00); and when the original contract was approved by the City Council.

Fiscal Impact:
Funds will be provided from account number 505-44200-522210 (Maintenance Agreements) in the Water Department budget.

Attachments:
Contract Renewal Evaluation Form
Contract

APPROVALS:

CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

PROCUREMENT Shakera Hall

☐ FINANCIAL IMPACT ■ N/A

AMOUNT $
$61,419.00

ATTACHMENTS: ■

stockbridge

Where Community Connects

CONTRACT RENEWAL EVALUATION FORM

Date: May 16, 2024

To: Decius Aaron, Public Works Director

From: Wanda J. Cooley, *Procurement Specialist*
Email: wcooley@stockbridge.org

Subject: Contract No. 16RFP101216-DRR – Full-Service Tank Maintenance – Exercise of Third Option

It is time to review the third option for Contract No. 16RFP101216-DRR, Full-Service Tank Maintenance with American Tank Maintenance. The second year of this contract expires October 1, 2024.

Please indicate your recommendation as to exercising the option, along with the option-year budgeted amount, account number, and department head's signature. Return to Wanda J. Cooley, Procurement Department, no later than Monday, May 20, 2024. If you intend to disapprove this option, please provide a concise statement of your rationale for disapproval.

Per Section 1, please indicate whether you wish to renew this contract.

Complete the Survey (Section 2, below) evaluating the Contractor's performance during the past Contract Term. If answering "No" to any question, please explain briefly.

Section 1: Renewal

Approve Option: Decius T Aaron (Signature) May 20, 2024 (Date)

Disapprove Option: _____ (Signature) _____ (Date)

Amount Budgeted for Option Year: $ $61,419

Account #: 505-44200-522210

Department Head: Decius T Aaron (Signature)

Section 2: Contractor Evaluation

	YES	NO	N/A
1. Contractor performed all work in conformance with the Contract requirements?	X	—	—
2. Contractor was responsive and professional?	X	—	—
3. Are you satisfied with the quality of the work performed by the Contractor?	X	—	—
4. Did the Contractor anticipate your needs and provide value-added services beyond the scope/requirements of the Contract?	—	—	X

Comments: _____

SERVICE AGREEMENT
BY AND BETWEEN
AMERICAN TANK MAINTENANCE, LLC
AND
THE CITY OF STOCKBRIDGE, GEORGIA

This Agreement ("Agreement") is made and entered into this _____ day of October, 2021, by and between American Tank Maintenance. (hereinafter, "CONTRACTOR"), and the City of Stockbridge, Georgia (hereinafter, "City") (CONTRACTOR and City sometimes referred to herein as "Parties").

W I T N E S S E T H:

WHEREAS, City desires to engage the services of CONTRACTOR to perform for City services full-service tank maintenance, as stated in City Invitation to Bid Number 16RFP101216-DRR and pursuant to City Resolution R18-925, (the "Project"); and

NOW, THEREFORE, in consideration of the promises and mutual agreements herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. **Termination.** This Agreement shall expire after one (1) year, though the Agreement can be renewed for up to six (6), one (1) year periods. The provisions of Section 2(c) below shall specifically survive the termination or expiration of this Agreement. The City may terminate this Agreement at any time for any reason with thirty (30) days advance written notice.

2. **Services**.

(a) Subject to the terms and conditions set forth in this Agreement, City hereby retains CONTRACTOR to provide the services set forth on Exhibit A entitled "Scope of Work" and related sales proposals all attached hereto and incorporated herein by reference. City Invitation to Bid Number 16RFP101216-DRR and Contractor's response and all terms therein shall be incorporated completely herein by reference.

(b) The standard of care applicable to CONTRACTOR's services will be the degree of skill and diligence normally employed by professional contractors performing the same or similar services at the time said services are performed. CONTRACTOR will re-perform any services not meeting this standard without additional compensation. CONTRACTOR warrants that any services it conducts will be adequate and sufficient to accomplish the purposes for which they are performed, and no review or approval thereof by the City shall be deemed to diminish this warranty in any way.

(c) CONTRACTOR shall indemnify and hold harmless the City and its agents and employees (i) from and against all claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from the performance of the Project, provided that

any such claim, damage, loss, expense or attorney's fees is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property including the loss of use resulting therefrom, and is caused in whole or in part by any negligent act or omission of the CONTRACTOR, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not the negligent act is caused in part by a party indemnified hereunder and (ii) from the inadequacy of the Services performed by CONTRACTOR or anyone for whom CONTRACTOR is responsible. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this Clause. In any and all claims against the City or any of its agents or employees, by any employee of the CONTRACTOR, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation set forth in this paragraph shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the CONTRACTOR or any Subcontractor under workers' or workman's compensation acts, disability benefit acts or other employee benefit acts.

3. **Compensation.** CONTRACTOR shall receive compensation from the City as set forth in the attached Exhibit B.

4. **Miscellaneous.**

(a) This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia.

(b) CONTRACTOR may not assign this Agreement, in whole or in part, without the prior written consent of City. City may assign this Agreement, in whole or in part, without the prior consent of CONTRACTOR; however, City shall provide CONTRACTOR with prior written notice of any such assignment.

(c) This Agreement shall be binding on and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

(d) The headings contained herein are for the convenience of the parties only and shall not be interpreted to limit or affect in any way the meaning of the language contained in this Agreement.

(e) This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute the same Agreement. Any signature page of any such counterpart, or any electronic facsimile thereof, may be attached or appended to any other counterpart to complete a fully executed counterpart of this Agreement, and any telecopy or other facsimile transmission of any signature shall be deemed an original and shall bind such party.

(f) If any provision of this Agreement shall be held void, voidable, invalid or inoperative, no other provision of this Agreement shall be affected as a result thereof, and accordingly, the remaining provisions of this Agreement shall remain in full force and effect as

though such void, voidable, invalid or inoperative provision had not been contained herein. If any of the provisions of this Agreement shall be declared unenforceable as to certain parties, then the performance of said provision shall be excused by the parties hereto and the remaining provisions of this Agreement shall remain in full force and effect.

(g) This Agreement, including all exhibits hereto (which are incorporated herein by this reference), contains the entire agreement and understanding concerning the subject matter hereof between the parties hereto. No waiver, termination or discharge of this Agreement, or any of the terms or provisions hereof, shall be binding upon either party hereto unless confirmed in writing. This Agreement may not be modified or amended, except by a writing executed by both parties hereto. No waiver by either party hereto of any term or provision of this Agreement or of any default hereunder shall affect such party's rights thereafter to enforce such term or provision or to exercise any right or remedy in the event of any other default, whether or not similar.

(h) CONTRACTOR shall at all times maintain sufficient liability insurance and payment and performance bonds to cover their services under this Agreement.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties intending to be legally bond hereby, have executed this Agreement as of the date first above written.

By: MAYOR, Anthony S. Ford

CITY OF STOCKBRIDGE, GEORGIA

By:

AMERICAN TANK MAINTENANCE, LLC

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

City of Stockbridge

AGENDA ITEM

MEETING DATE

May 30, 2023

- [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
- [ ] TSPLOST
- [ ] CDBG
- [ ] GRANT FUNDING
- [ ] COUNCIL INITIATIVE
- [ ] PARTNER/SPONSOR
- [x] DEPARTMENT BUDGET
- [ ] BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Decius T Aaron

DEPARTMENT: Public Works

ITEM/PROJECT/EVENT:

REQUEST FOR PROPOSAL (RFP) NO. 2021-0004 – LANDSCAPE MAINTENANCE SERVICES. YELLOWSTONE LANDSCAPE, LLC

BACKGROUND INFORMATION:

The Public Works Department is requesting approval to renew the competitively solicited Contract pursuant to Request For Proposal (RFP) Number 2021-0004 Landscape Maintenance Services with Yellowstone Landscape LLC.

The original Contract was approved by Council on September 28, 2021, for an estimated annual amount of $250,000.00. On December 14, 2021, Resolution No. R21-1382, the City Council approved an increase in the amount of $50,000.00, bringing the annual total amount to $300,000.00. The Agreement is for one (1) year, with the option to renew for four (4) one (1) year periods with such options in the City's sole discretion. The contract expires September 30, 2023.

SIGNATURES:

CITY MANAGER _____

CITY TREASURER John Wiggins

- [x] FINANCIAL IMPACT
- [ ] N/A

AMOUNT **$327,216.00**

STAFF RECOMMENDATION:

The Public Works Department is requesting approval to renew the competitive solicited Contract pursuant to Request For Proposal (RFP) Number 2021-0004, Landscape Maintenance Services with Yellowstone Landscape, LLC, and the City of Stockbridge, authorizing the Mayor to execute same; and authorizing the City Manager to execute all administrative and budgetary actions related to the Agreement.

The Landscape Maintenance Services scope of services to be performed comprises general grounds keeping, horticultural maintenance, irrigation and cleanup of landscape areas as designated in each service area and the list of locations and when necessary, repairs to vandalism, irrigation systems and replacement of plant materials. Services to be rendered include but are not limited to the following:

- Maintenance of turf and ground cover areas, mowing and edging.
- Removal of litter and debris from turf, planter beds, fence lines and street curbs.
- Pruning of trees and shrubs.
- Application of chemical agents for control of weeds, plant disease and insects that are harmful to plant growth and/or pedestrians.
- Monthly inspection and maintenance of irrigation systems by a licensed irrigator (provide evidence of such licensure).
- Replacement of plant material.

The Public Works Department has determined that Yellowstone Landscape – Southeast, LLC., is performing all work in accordance with the contract requirements and is providing quality city to the City.

The Public Works Department is requesting a contract renewal through September 30, 2024, and the Procurement renewal process of this contract was approved by the City Manager.

Section 3.30.227 - Renewals and extensions; The city council shall approve all renewals or term contract extensions: (A) to afford the city a continuous supply of items or services in the event of the termination or near termination of the award/contract and (B) where cost is greater than fifty thousand dollars ($50,000.00); and when the original contract was approved by the city council.

The annual landscape budget is as follow:

Government Buildings	$244,992.00
Amphitheater	$74,220.00
Police Precinct	$8,004.00
Total	**$327,216.00**

Yellowstone Landscape will not have a price increase in FY 2024.

Fiscal Impact: Funds will be provided from account number 100-15650-522219 (Landscaping) in the Government Buildings and account number 565-61800-522219 (Landscaping) in the Amphitheater budgets.

Stockbridge

Where Community Connects

PROCUREMENT DIVISION
4640 North Henry Boulevard Stockbridge Georgia 30281 Phone (770) 389-7830

CONTRACT RENEWAL EVALUATION FORM

Date May 1, 2023

Department Public Works Department

Contact Decius Aaron/Public Works Director

Contract No RFP No. 2021-0004- Landscape Maintenance Services – Yellowstone Landscape, LLC

The above referenced contract expires on **September 30, 2023**. Per the terms of the Contract, this Agreement shall be for one (1) year, commencing on the date of execution stated above, and the City shall have the option to renew for four (4), one (1) year periods. Per the terms, this Contract is eligible to be renewed for an **additional 12-month period**

Please complete the Survey (Section 1, below) evaluating the Contractor's performance during the past Contract Term. If answering "No" to any question, please provide a brief explanation. Per Section 2, please indicate whether you wish to renew this contract

Section 1: Contractor Evaluation

	YES	NO	N/A
1 Contractor performed all work in conformance with the Contract requirements?	X		
2 Contractor was responsive and professional?	X		
3 Are you satisfied with the quality of the work performed by Contractor?	X		
4 Did Contractor anticipate your needs and provide value-added services beyond the scope/requirements of the Contract?	X		

Comments

Section 2: Renewal

___ No, we wish not to renew. Please close Contract.

_X_ Yes, we wish to renew

___ This contract has no renewals left. I wish to rebid. Please see the attached verified scope of services

a) Check the appropriate box below

renew per the terms & requirements of original Contract
renewal to include additional/modified terms & requirements, please contact me for details

Please sign and return this form to: Wanda J. Cooley, Procurement Specialist
Procurement Division

Questions regarding this form should be directed to _____

Submitted by:

Decius T Aaron

(Department authorized signature)

Decius T Aaron

(printed name)

Public Works Director

(title)

May 1, 2023

(date)

PROJECT DETAILS

AGREEMENT

COMPENSATION OF PROJECT

The Client agrees to pay Yellowstone Landscape **$244,992.00** annually, in equal monthly installments billed in the amount of **$20,416.00** upon receipt of invoice.

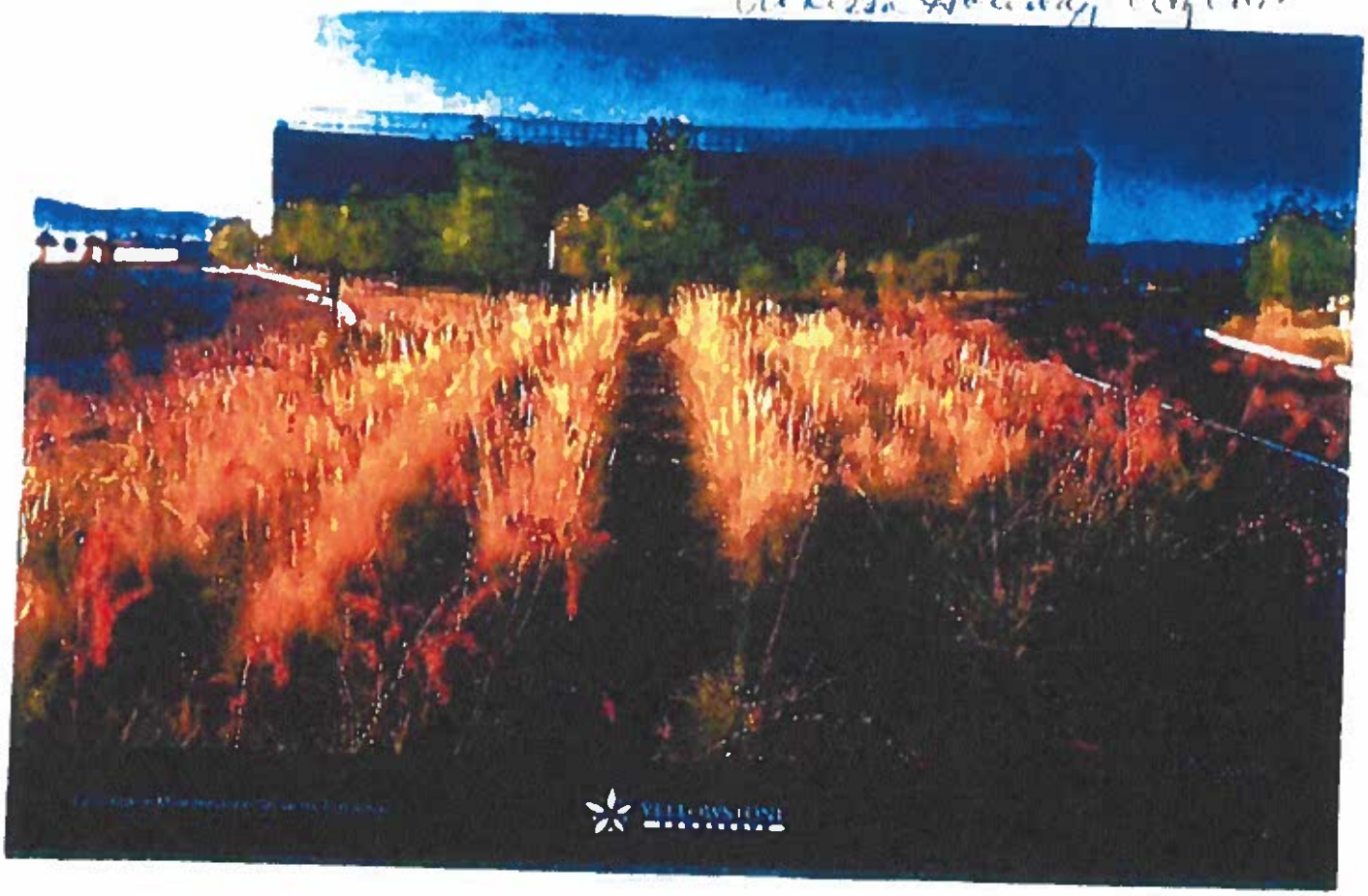
The parties shall negotiate price increases, if any, for any twelve (12) month renewal term per the Agreement Renewal section on the following page of this agreement. The TERMS AND CONDITIONS following and the terms and conditions of the RFP 2021-0004 (for Landscape Maintenance Services) and the EXHIBITS attached hereto constitute part of this agreement.

Presented by Yellowstone Landscape

Accepted by City of Stockbridge

Printed Name Christopher Adornett, Officer
Date Not yet accepted

Printed Name [illegible]
Date Not yet accepted [illegible] 10/1/2021
Clarence Holiday, City Clerk



TERMS & CONDITIONS

Claims. Yellowstone's responsibility with regard to Services not meeting the "Warranty" shall be limited, at the sole choice of Yellowstone, to the re-performance of those defective Services and replacement of those defective materials without charge during the ninety (90) day period following completion of the defective Services or provision of defective materials, or a credit to Client's account of the compensation paid by Client for the portion of such Services determined to be defective. If the attached exhibit(s) expressly provide for a longer "Warranty" period, that "Warranty" period shall apply. The Parties shall endeavor in good faith to resolve any such Claim within 30 days, failing which all claims, counterclaims, disputes, and other matters in question between Client and Yellowstone arising out of or relating to this Agreement or the breach thereof may be decided by the dispute resolution process identified below. Each Party will bear its own costs, including attorneys' fees, however, the prevailing party shall have the right to collect reasonable costs and attorneys' fees for enforcing this agreement as allowable by applicable law.

Jurisdiction. By entering into this Agreement and unless otherwise agreed the parties agree that the courts of the State of Georgia Henry County shall have the sole and exclusive jurisdiction to entertain any action between the parties hereto and the parties hereto waive any and all objections to venue being in the state courts located in Henry County, CA. Should the parties not agree on the State of Georgia as the appropriate jurisdiction for legal challenges, the parties agree the state in which the job site is located will be designated as the appropriate legal jurisdiction for all legal disputes and challenges to the contract or the work related thereto.

Insurance. Yellowstone shall secure and maintain, throughout the performance of Services under this Agreement, General Liability, Employers Liability, Auto Liability & Umbrella Liability coverage, as specified herein:

a. Worker's Compensation insurance with statutory limits
b. Employer's Liability insurance with limits of not less than $1,000,000
c. Commercial General Liability Insurance with combined single limits of not less than $1,000,000 per occurrence/$2,000,000 annual aggregate.
d. Comprehensive Automobile Liability Insurance, including owned, non-owned, and hired vehicles, with combined single limits of not less than $1,000,000
e. Umbrella Coverage $10,000,000 per occurrence/$10,000,000 annual aggregate

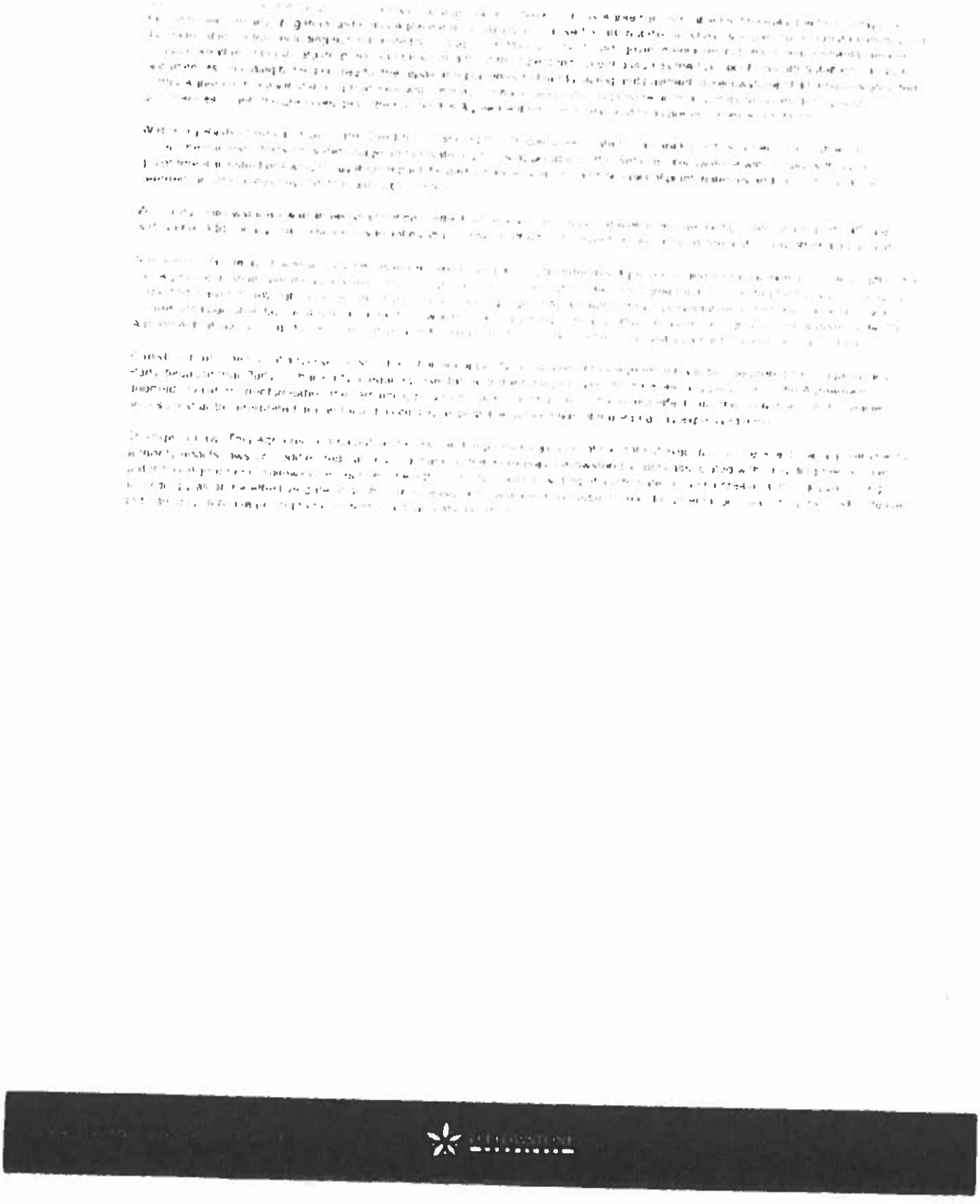
If required in writing by Client, Yellowstone shall furnish Certificates of Insurance verifying such insurance and Yellowstone agrees to provide written notice to Client at least thirty (30) days prior to any cancellation, non-renewal, or material modification of the policies. When requested by Client, the original insurance policies required of Yellowstone will be made available for review.

Licenses. Yellowstone shall maintain all applicable licenses and permits within the cities, counties, and states of operation.

Indemnification for Third Party Claims. Yellowstone agrees to indemnify, defend, and hold harmless Client from and against any and all claims, losses, liabilities, judgments, costs and expenses, and damages and injuries to third parties ("Claims") arising out of or caused by the negligent act, error, omission or intentional wrongdoing of Yellowstone, its subcontractors or their respective agents, employees or representatives which arise from the performance of the Services or otherwise while present on the Property for the purpose of rendering Services pursuant to this Agreement. Client agrees to indemnify and hold harmless Yellowstone against any Claims based in whole or in part by the conduct or actions of Client. The indemnity rights and obligations identified in this Agreement, shall be and are the only indemnity rights and obligations between the Parties, in law or equity, arising out of or related to Yellowstone's Services under this Agreement or any claims asserted in relation thereto.

Limitation of Liability. Except for the indemnification provision applicable to claims by third parties against Client, Yellowstone's total and cumulative liability to Client for any and all claims, losses, costs, expenses, and damages, whether in contract, tort, or any other theory of recovery, shall in no event exceed the amount Client has paid to Yellowstone for Services under this Agreement during the calendar year in which the claim first occurred. In no event shall Yellowstone be liable for incidental, consequential, special, or punitive damages.

Indirect Damages: Neither Party shall be responsible to the other or to any third party for any economic, consequential, incidental, or punitive damages (including but not limited to loss of use, income, profits, financing, or loss of reputation) arising out of or relating to this Service Agreement or the performance of the Services.



STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

RESOLUTION NO. R23-1607

A RESOLUTION OF THE CITY COUNCIL OF STOCKBRIDGE, GEORGIA, APPROVING THE PAYMENT TO YELLOW LANDSCAPE FOR THE CAMP GROUND ROAD AND HUDSON BRIDGE MEDIAN ENHANCEMENT; AND DIRECTING STAFF TO REPORT BACK ON THE TOTAL FUNDS AVAILABLE IN THE HOTEL/MOTEL TOURISM ACCOUNT; AND FOR OTHER PURPOSES.

WHEREAS, the beautification and enhancement of public spaces within the City of Stockbridge is a priority for the City Council, benefiting the residents, visitors, and businesses alike;

WHEREAS, Yellow Landscape has undertaken the enhancement work for the Campground Road and Hudson Bridge median, which enhances the aesthetics and appeal of these public areas;

WHEREAS, it is necessary to remunerate Yellow Landscape for the services rendered in relation to the Campground Road and Hudson Bridge median enhancement in the amount of $70,158.96;

WHEREAS, the City Council recognizes the value of tourism and wishes to further ascertain the funds available within the hotel/motel tourism account to determine feasibility and prioritization of other potential projects citywide.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Stockbridge, Georgia, as follows:

1. **Approval of Payment:** The City Council hereby approves the payment in the amount of $70,158.96 to Yellow Landscape for the Campground Road and Hudson Bridge median enhancement work.

2. **Directives to Staff:** Staff is hereby directed to report back to the City Council with an accurate total of the 3% amount available in the hotel/motel tourism account. Staff is also directed to provide insights and suggestions on potential projects that can be undertaken citywide using these funds.

3. **Severability:** If any provision or portion of this resolution is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this resolution shall remain in full force and effect.

4. **City Attorney's Authority:** In accordance with the City Charter and with the express consent of the City Council, the City Attorney has the authority to revise, edit, and amend all contracts, ordinances, agreements, and documents, ensuring alignment with the City Council's intent and compliance with the City's laws and ordinances. Any such amendment, edit, or revision made by the City Attorney shall be immediately incorporated into the document and shall be deemed as part of the original document from its inception.

BE IT FURTHER RESOLVED that this resolution shall become effective upon its adoption.

ADOPTED this the 11th day of September 2023.

Anthony S. Ford, Mayor
City of Stockbridge

ATTEST:

Vanessa Holiday, City Clerk
City of Stockbridge

APPROVED AS TO FORM:

Quinton G. Washington, City Attorney
City of Stockbridge

City of Stockbridge

AGENDA ITEM

MEETING DATE

July 14, 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
☐	TSPLOST
☐	CDBG
☐	GRANT FUNDING
☐	COUNCIL INITIATIVE
☐	PARTNER/SPONSOR
■	DEPARTMENT BUDGET
☐	BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Decius T. Aaron

DEPARTMENT: Public Works.

ITEM/PROJECT/EVENT:

REQUEST FOR PROPOSAL (RFP) NO. 2021-0004 – LANDSCAPE MAINTENANCE SERVICES, YELLOWSTONE LANDSCAPE, LLC

BACKGROUND INFORMATION:

The Public Works Department is requesting approval to renew the competitive solicited Contract pursuant to Request For Proposal (RFP) Number 2021-0004, Landscape Maintenance Services with Yellowstone Landscape, LLC.

The initial Contract was approved by Council on September 28, 2021, for an estimated annual amount of $250,000.00. On December 14, 2021, Resolution No. R21-1382, the City Council approved an increase in the amount of $50,000.00, bringing the annual total amount to $300,000.00 On May 30, 2023, Resolution No. R23-1570, Council approved the landscape maintenance project with Yellowstone for general maintenance and grass cutting in the amount of $327,216.00 from the FY2024 budget.

SIGNATURES:

CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

■ FINANCIAL IMPACT ☐ N/A

AMOUNT **$350,000.00**

ATTACHMENTS: ■

This agreement is for one (1) year, with the option to renew for four (4) one (1) year periods, with such options in the City's sole discretion. The contract expires on September 30, 2025. This is the fourth and final renewal.

STAFF RECOMMENDATION:

The Public Works Department is requesting approval to renew the competitive solicited Contract pursuant to Request For Proposal (RFP) Number 2021-0004, Landscape Maintenance Services with Yellowstone Landscape, LLC, and the City of Stockbridge, authorizing the Mayor to execute same; and authorizing the City Manager to execute all administrative and budgetary actions related to the Agreement.

The Landscape Maintenance Services scope of services to be performed comprises general grounds keeping, horticultural maintenance, irrigation and cleanup of landscape areas as designated in each service area and the list of locations and when necessary, repairs to vandalism, irrigation systems and replacement of plant materials. Services to be rendered include but are not limited to the following:

- Maintenance of turf and ground cover areas, mowing and edging.
- Removal of litter and debris from turf, planter beds, fence lines and street curbs.
- Pruning of trees and shrubs.
- Application of chemical agents for control of weeds, plant disease and insects that are harmful to plant growth and/or pedestrians.
- Monthly inspection and maintenance of irrigation systems by a licensed irrigator (provide evidence of such licensure).
- Replacement of plant material.

The Public Works Department has determined that Yellowstone Landscape – Southeast, LLC., is performing all work in accordance with the contract requirements and is providing quality city to the City.

The Public Works Department is requesting a contract renewal through September 30, 2026.

Section 3.30.227 - Renewals and extensions; The city council shall approve all renewals or term contract extensions: (A) to afford the city a continuous supply of items or services in the event of the termination or near termination of the award/contract and (B) where cost is greater than fifty thousand dollars ($50,000.00); and when the original contract was approved by the city council.

Fiscal Impact: Funds will be provided from account number 100-15650-522219 (Landscaping) in the Government Buildings budget.

Stockbridge
Where Community Connects

CONTRACT RENEWAL EVALUATION FORM

Date: April 29, 2025

To: Decius Aaron, Public Works Director

From: Wanda J. Cooley, Contract Specialist
Email: Wcooley@stockbridgega.org

Subject: RFP No. 2021-0004, Landscaping Services with Yellowstone Landscape, LLC

It is time to review the option to renew the Contract No RFP No. 2021-0004 – with Yellowstone Landscape, LLC, which ends September 30, 2025. This is the fourth (4th) and final optional renewal.

Please indicate your recommendation as to exercising the option to renew below by providing the department head's signature. Return to Wanda J. Cooley Procurement Department no later than Wednesday 5, 2025, 4:00PM.

If you intend to disapprove this option, please provide a concise statement of your rationale for disapproval.

Per Section 1, please indicate whether you wish to renew this contract.

Complete the Survey (Section 2) evaluating the Contractor's performance during the past Contract Term. If answering "No" to any question, please explain briefly.

Section 1: Renewal

Approve Option: Decius T. Aaron (signature) 4 / 29 / 2025 (mm / dd / yyyy)

Disapprove Option: _____ ___ / ___ / ___ (mm / dd / yyyy)

Amount Budgeted for Option Year: $ 300,000.00

Account#: 100-42200-522000

Department Head: Decius T. Aaron (signature)

Section 2: Contractors Evaluation	YES	NO	N/A
1. Contractor performed all work in Conformance with the Contract Requirements?	X		
2. Contractor was responsive and Professional?	X		
3. Are you satisfied with the quality of the work performed by the Contractor?	X		
4. Did the Contractor anticipate your needs And provide value-added services beyond The scope/requirements of the Contract?	X		

Comments: Yellowstone Landscape has done an excellent job maintaining the landscaping around the City's facilities and are always responsive to the City's requests

For Approval:

City Manager/Mayor signature

Date approved: / /

YELLOWSTONE LANDSCAPE

Excellence IN COMMERCIAL LANDSCAPING

Landscape Maintenance Services Agreement

prepared for

CITY OF STOCKBRIDGE

Not yet submitted

Lindell Miller
Procurement Manager
City of Stockbridge

4640 North Henry Boulevard,
Stockbridge, GA 30281

PROJECT DETAILS

CLIENT NAME:	City of Stockbridge
BILLING ADDRESS:	4640 North Henry Boulevard, Stockbridge, GA 30281
PROPERTY CONTACT:	Decius Aaron
PROPERTY CONTACT EMAIL:	daaron@cityofstockbridge-ga.gov
PROPERTY CONTACT PHONE:	678-373-6765
CONTRACT EFFECTIVE DATE:	10-1-2021
CONTRACT EXPIRATION DATE:	9-30-2022
INITIAL TERM:	One Year
PROPERTY NAME:	City of Stockbridge
PROPERTY ADDRESS:	4640 North Henry Boulevard, Stockbridge, GA 30281
CONTRACTOR:	Yellowstone Landscape, PO Box 849, Bunnell, FL 32110
YELLOWSTONE CONTACT:	Business Development Manager
YELLOWSTONE CONTACT EMAIL:	rmangham@yellowstonelandscape.com
YELLOWSTONE CONTACT PHONE:	678.794.8744
YELLOWSTONE SCOPE OF SERVICES:	The Client agrees to engage Yellowstone Landscape to provide the services and work as described in attachment A as Option II. Option II scope supersedes original scope in the RFP.

AGREEMENT

COMPENSATION SCHEDULE:

The Client agrees to pay Yellowstone Landscape **$244,992.00** annually, in equal monthly installments billed in the amount of **$20,416.00** upon receipt of invoice.

The parties shall negotiate price increases, if any, for any twelve (12) month renewal term per theAgreement Renewal section on the following page of this agreement. The TERMS AND CONDITIONS following and the terms and conditions of the RFP 2021-0004 (for Landscape Maintenance Service) and the EXHIBITS attached hereto constitute part of this agreement.

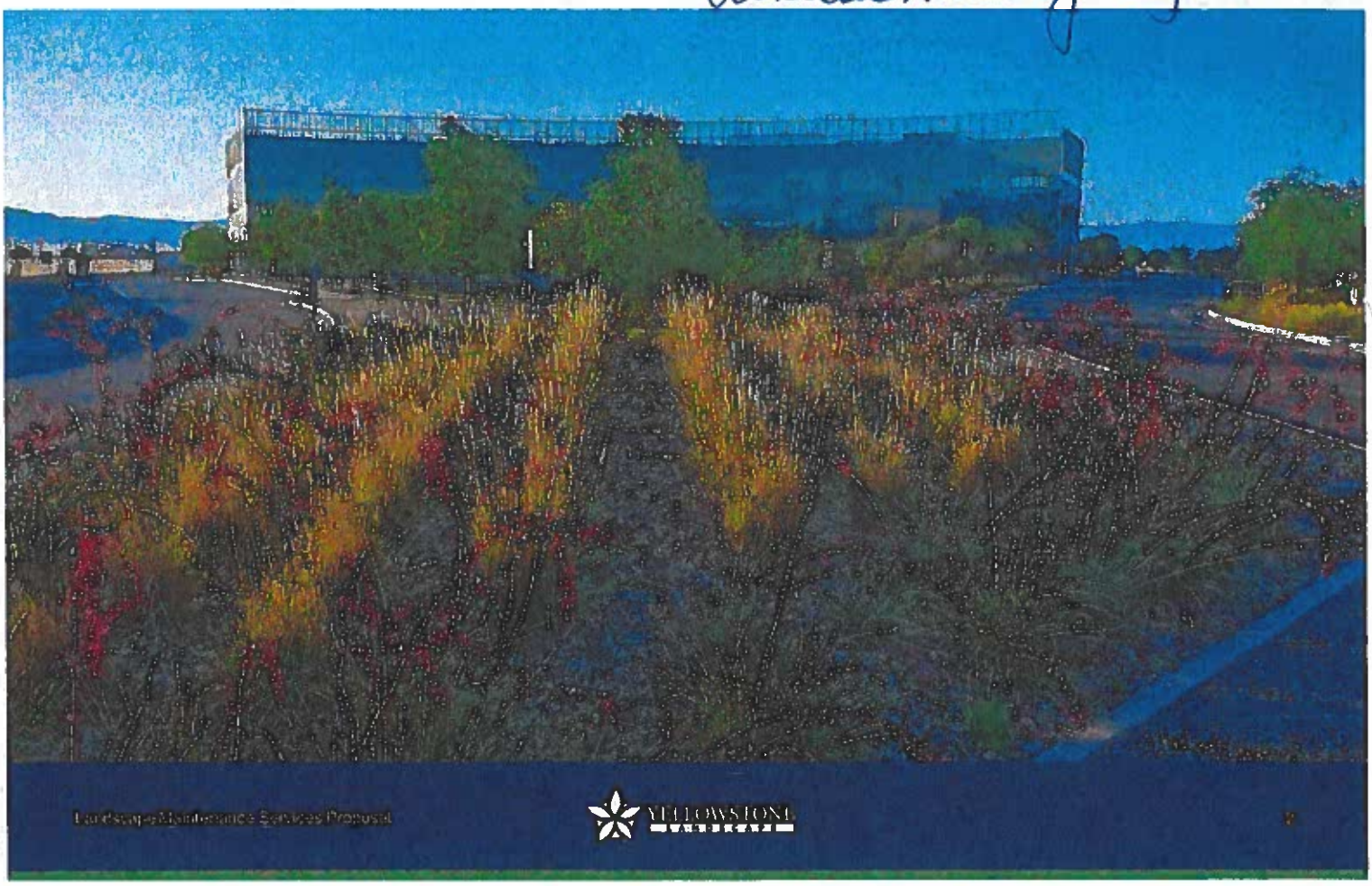
Presented by: Yellowstone Landscape

Printed Name: Christopher Adornetti, Officer
Date: Not yet accepted

Accepted by: City of Stockbridge

Printed Name: Anthony S. Ford
Date: Not yet accepted

Mayor 10-1-2021
Vanessa Holiday City Clerk



TERMS & CONDITIONS

Entire Agreement: This Landscape Management Agreement contains the entire agreement between the Parties and supersedes all prior and contemporaneous negotiations, promises, understandings, commitments, proposals, or agreements, whether oral or written on the subject matter addressed herein. This Agreement may only be modified or amended by a writing signed by authorized representatives of both Parties. The terms and conditions of RFP 2021-0004 (Landscape Maintenance Services) are expressly incorporated herein and a part of this Agreement.

Acceptance of Agreement: The Agreement constitutes Yellowstone Landscape (hereafter referred to as "Yellowstone") offer to Client and shall become a binding contract upon acceptance by Client's signature on this Agreement and/or instruction to perform the Services by Client's authorized representative. The Parties agree that the provisions of the Agreement shall control and govern over any contract terms and/or Purchase Orders generated by Client and that such documentation may be issued by Client to, and accepted by, Yellowstone without altering the terms hereof.

Price, Quality, and Working Conditions: The amounts in the "Compensation Schedule" include all labor, materials, insurance, equipment, and supervision for the performance of the specified Services in the attached exhibits. All materials supplied as part of this agreement are guaranteed to be as specified and all work shall be completed in a workmanlike manner according to standard landscape maintenance practices ("Warranty"). Unless otherwise stated in writing Yellowstone shall have the right to rely on the contents of all documents provided by Client and/or its agents, including Plans, Specifications, and test results, without independent verification and analysis by Yellowstone. Client agrees that Yellowstone is not an insurer or guarantor of the appropriateness of any landscape design provided by others, or of the long term viability of plant material utilized within that specified landscape design or of the site constraints (including watering restrictions) under which Yellowstone is required to perform its Services.

Assignment: Neither Client nor Yellowstone may assign this Agreement or transfer any right, interest, obligation, claim, or relief under this Agreement without the prior written consent of the other party. Client acknowledges that Yellowstone may subcontract portions of the Work to specialty subcontractors.

Relationship of Parties: The legal relationship of Yellowstone to Client with respect to the Services shall be that of an independent contractor, not an agent or employee. Yellowstone is responsible for its own withholding taxes, social security taxes, unemployment taxes, licenses, and insurance pertaining to its employees or operations. If applicable, Yellowstone agrees to pay all sales taxes on materials supplied.

Agreement Renewal: This contract shall renew for up four (4) additional periods of one year each and shall be renewed only upon the City of Stockbridge providing written notice to Yellowstone that the City intends to exercise such renewal. The parties shall negotiate price increases, if any, for any such renewal term.

Payment Terms: Billing for Services occurs in advance at the first of each month in accordance with the "Compensation Schedule" on the preceding page of this agreement. Payment for Service(s) is due upon receipt of monthly invoices. The Parties contractually agree that interest on all past due amounts shall accrue at the maximum allowable rate provided by law per month, beginning on the first day following the month in which the invoice was received. This Agreement constitutes a contract of indebtedness. Our preferred payment method is ACH transfer. If Client chooses to pay by check or money order, payments should be mailed to the address indicated on the invoice.

Termination for Cause: It is agreed that either party may terminate this agreement given (30) thirty days' notice in writing. However, the following conditions must be met in order to substantiate the cancellation of the agreement. Yellowstone will be given 30 days written notice to correct any issues that the Client feels justify the cancellation of the agreement. Yellowstone must receive notification in writing that the issue has not been resolved to the established level of satisfaction prior to termination. Final billing will be prorated to reflect services rendered until the termination date. Please note that the equal monthly payment in no way represents the value of work performed in any given month. In the event of cancellation, the Client agrees to pay Yellowstone any amount above and beyond the payments for actual work performed.

Default: In the event that Client breaches its obligations under this Agreement to permit and cooperate with Yellowstone's performance of its duties or Client fails to make payment for any Services within 30 days of receipt of Yellowstone's invoice, Yellowstone may, but shall not be obligated to, suspend Services until the breach is cured and/or until all arrearages have been paid in full. This Agreement will terminate automatically and without notice upon the insolvency of, or upon the filing of a bankruptcy petition by or against Client.

Claims: Yellowstone's responsibility with regard to Services not meeting the "Warranty" shall be limited, at the sole choice of Yellowstone, to the re-performance of those defective Services and replacement of those defective materials without charge during the ninety (90) day period following completion of the defective Services or provision of defective materials, or a credit to Client's account of the compensation paid by Client for the portion of such Services determined to be defective. If the attached exhibit(s) expressly provide for a longer "Warranty" period, that "Warranty" period shall apply. The Parties shall endeavor in good faith to resolve any such Claim within 30 days, failing which all claims, counterclaims, disputes, and other matters in question between Client and Yellowstone arising out of or relating to this Agreement or the breach thereof may be decided by the dispute resolution process identified below. Each Party will bear its own costs, including attorneys' fees; however, the prevailing party shall have the right to collect reasonable costs and attorneys fees for enforcing this agreement as allowable by applicable law.

Jurisdiction: By entering into this Agreement and unless otherwise agreed the parties agree that the courts of the State of Georgia, Henry County, shall have the sole and exclusive jurisdiction to entertain any action between the parties hereto and the parties hereto waive any and all objections to venue being in the state courts located in Henry County, GA. Should the parties not agree on the State of Georgia as the appropriate jurisdiction for legal challenges,the parties agree the state in which the job site is located will be designated as the appropriate legal jurisdiction for all legal disputes and challenges to the contract or the work related thereto.

Insurance: Yellowstone shall secure and maintain, throughout the performance of Services under this Agreement, General Liability, Employers Liability, Auto Liability & Umbrella Liability coverage, as specified herein:

a. Worker's Compensation Insurance with statutory limits;
b. Employer's Liability Insurance with limits of not less than $1,000,000;
c. Commercial General Liability Insurance with combined single limits of not less than $1,000,000 per occurrence/$2,000,000 annual aggregate;
d. Comprehensive Automobile Liability Insurance, including owned, non-owned, and hired vehicles, with combined single limits of not less than $1,000,000.
e. Umbrella Coverage $10,000,000 per occurrence/$10,000,000 annual aggregate

If required in writing by Client, Yellowstone shall furnish Certificates of Insurance verifying such insurance and Yellowstone agrees to provide written notice to Client at least thirty (30) days prior to any cancellation, non-renewal, or material modification of the policies. When requested by Client, the original insurance policies required of Yellowstone will be made available for review.

Licenses: Yellowstone shall maintain all applicable licenses and permits within the cities, counties, and states of operation.

Indemnification for Third Party Claims: Yellowstone agrees to indemnify, defend, and hold harmless Client from and against any and all claims, losses, liabilities, judgments, costs and expenses, and damages and injuries to third parties ("Claims") arising out of or caused by the negligent act, error, omission or intentional wrongdoing of Yellowstone, its subcontractors or their respective agents, employees or representatives which arise from the performance of the Services or otherwise while present on the Property for the purpose of rendering Services pursuant to this Agreement. Client agrees to indemnify and hold harmless Yellowstone against any Claims based in whole or in part by the conduct or actions of Client. The indemnity rights and obligations identified in this Agreement shall be and are the only indemnity rights and obligations between the Parties, in law or equity, arising out of or related to Yellowstone's Services under this Agreement or any claims asserted in relation thereto.

Limitation of Liability: Except for the indemnification provision applicable to claims by third parties against Client, Yellowstone's total and cumulative liability to Client for any and all claims, losses, costs, expenses, and damages, whether in contract, tort, or any other theory of recovery, shall in no event exceed the amount Client has paid to Yellowstone for Services under this Agreement during the calendar year in which the claim first occurred. In no event shall Yellowstone be liable for incidental, consequential, special, or punitive damages.

Indirect Damages: Neither Party shall be responsible to the other or to any third party for any economic, consequential, incidental, or punitive damages (including but not limited to loss of use, income, profits, financing, or loss of reputation) arising out of or relating to this Service Agreement or the performance of the Services.

Excusable Delays and Risk of Loss: Yellowstone shall not be in breach of this Agreement nor liable for damages due to (i) delays, (ii) failure to perform any obligation under this Agreement, or (iii) losses caused or attributable, in whole or in part, to circumstances beyond its reasonable control, including but not limited to: drought conditions, acts of God, governmental restrictions or requirements, severe or unusual weather, natural catastrophes, vandalism or acts of third persons. Client assumes the full risk of loss attributable to all such occurrences, including but not limited to, the repair or replacement of landscaping and payment to Yellowstone of all amounts provided in this Agreement, notwithstanding that Yellowstone may not have been able to provide all or any of its Services during such occurrences or until the premises described under this Agreement has been restored to its pre-occurrence condition.

Watering Restrictions and Drought Conditions: Should the Property be located in an area which is or becomes subject to governmental restrictions on water usage and/or watering times applicable to the Services Yellowstone will comply with such governmental restrictions which may then impact the performance, viability, and/or looks of plant materials and, as such, shall be deemed circumstances beyond its reasonable control.

Warranty: Yellowstone's warranties shall not be in effect in the event of misuse, abuse or negligence by Client or any party affiliated with same. Additionally, Yellowstone's warranties shall not be in effect in the event of freeze, flood, fire and/or any other acts of God.

Nonwaiver: No delay or omission by Yellowstone in exercising any right under this Agreement, and no partial exercise of any right under this Agreement, shall operate as a waiver of such right or of any other right under this Agreement as provided for by law or equity. No purported waiver of any right shall be effective unless in writing signed by an authorized representative of Yellowstone and no waiver on one occasion shall be construed as a bar to or waiver of any such right on any other occasion. All rights of Yellowstone under this Agreement, at law or in equity, are cumulative and the exercise of one shall not be construed as a bar to or waiver of any other.

Construction: The rule of adverse construction shall not apply. No provision of this Agreement is to be interpreted for or against any Party because that Party or that Party's legal representative drafted the provision. In the event any provision of the Agreement is deemed invalid or unenforceable, the remaining provisions shall continue in full force and effect, and the invalid or unenforceable provision shall be interpreted and enforced as closely as possible to the intent of the Parties as expressed herein.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases Yellowstone's costs associated with providing the services under this Agreement, Yellowstone reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Yellowstone must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

RESOLUTION NO. R24-1713

A RESOLUTION TO APPROVE RENEWAL OF REQUEST FOR PROPOSAL (RFP) 2021-0004 FOR LANDSCAPING SERVICES WITH YELLOWSTONE LANDSCAPE, LLC.

WHEREAS, the City of Stockbridge ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with being fiscally responsible concerning the use and expenditure of all public funds; and,

WHEREAS, the Department of Public Works seeks Council approval to renew the competitive solicited contract pursuant to (RFP) 2021-0004, with Yellowstone Landscape, LLC for landscaping services in the amount of three-hundred and fifty thousand dollars ($350,000.00), from September 30, 2024 – September 30, 2025, with one renewal period at the sole discretion of the City; and,

WHEREAS, the Yellowstone Landscape, LLC contract provides landscaping services to include but not limited to maintenance of turf and ground cover areas; mowing and edging; removal of litter and debris from turf, planter beds, fence lines and street curbs; pruning of trees and shrubs; application of chemical agents to control weeds, plant disease and insects; monthly inspection and maintenance of irrigation systems by a verified licensed irrigator; and replacement of plant material; as detailed in Exhibit A; and,

WHEREAS, the initial contract with Yellowstone Landscape, LLC was approved by Council on September 28, 2021, for $250,000.00, with a subsequent approval by Council to increase the scope of the landscaping contract and the amount to $300,000.00; and on May 30, 2023, under Resolution No. R23-1570, Counsel approved a landscaping contract for $327,216.00; and,

WHEREAS, Under Stockbridge Municipal Code Section 3.30.227:

> "The City Council shall approve all renewals or term contract extensions: (A). To afford the city a continuous supply of items or services in the event of the termination or near-termination of the award/contract and (B). where cost is greater than fifty-thousand dollars ($50,000.00); and when the original contract was approved by the City Council;" and,

WHEREAS, Yellowstone Landscape, LLC has performed services with the City in accordance with contract requirements and at a quality level; and,

WHEREAS, The Public Works Department request for contract renewal has been approved by the City Manager, the City Treasurer and Council;

WHEREAS, the City Council requests that all procurement matters and contracts get presented to them at least 180 days prior to their expiration date and all parties are hereby notified by this resolution of such request;

THEREFORE, IT IS NOW RESOLVED BY THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE GEORGIA AS FOLLOWS:

SECTION 1. Approval to Renew RFP 2021-004. The Council hereby approves renewal of the landscaping contract with Yellowstone Landscape, LLC, in the amount of $350,000 [from budgeted Government Buildings funds] from September 30, 2024 – September 30, 2025, with one renewal period at the sole discretion of the City. This contract shall be brought back to City Council approximately 180 days before the expiration of the contract.

SECTION 2. Severability. To the extent any portion of this Resolution is declared to be invalid, unenforceable, or non-binding, which shall not affect the remaining portions of this Resolution.

SECTION 3. Repeal of Conflicting Provisions All City Resolutions inconsistent with this Resolution are hereby repealed.

SECTION 4. 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 5. Effective Date. This resolution shall become effective immediately upon its adoption by the City Council of the City of Stockbridge as provided in the City Charter.

SECTION 6. 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 RESOLVED this 10th day of June 2024

[SIGNATURES ON THE FOLLOWING PAGE]

SO BE IT RESOLVED this 10th day of June, 2024.

CITY OF STOCKBRIDGE, GEORGIA

Anthony S. Ford, Mayor

ATTEST:

Vanessa Holiday, City Clerk

APPROVED AS TO FORM:

Quinton G. Washington, City Attorney

STATE OF GEORGIA
HENRY CQUNTY
GEORGIA
CITY OF STOCKBRIDGE

ORDINANCE NO. OR22-498

AN ORDINANCE TO PROVIDE FOR A LIMITATION ON THE CITY MANAGER'S CONTRACTING AUTHORITY; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the governing authority of the City of Stockbridge is the Mayor and Council thereof;

WHEREAS, the governing authority of the City of Stockbridge, Georgia desires to provide a responsible limitation on the City Manager's contracting authority; and,

WHEREAS, the health, safety, and welfare of the citizens of Stockbridge, Georgia, will be positively impacted by the adoption of this Ordinance.

NOW THEREFORE, THE COUNCIL OF THE CITY OF STOCKBRIDGE HEREBY ORDAINS:

Section 1. That Sections 3.30.222 and 3.30.223 of the Stockbridge Municipal Code are hereby amended by deleting said sections in their entirety and replacing them with the following sections in lieu thereof:

"3.30.222 -Approval of contracts.

A. General Provisions. All contracts shall be reviewed and approved as to form by the city attorney prior to execution on behalf of the city. A contract shall conform to state and federal law and to city ordinances and shall otherwise contain such provisions as are reasonably necessary to protect the interest of the city.

B. City Manager Authority. The city manager shall have the authority to sign contracts up to fifty thousand dollars ($50,000.00) without city council approval.

3.30.223 - Change orders and contract modifications.

A. General Provisions. Except as hereinafter provided, any change order or other modification of a contract term shall be approved by the city council.

B. *City Manager Authority. The city manager shall have authority to approve all change orders to purchase orders and contracts up to an absolute value of twenty (20) percent of the original contract, provided the total change order amount is fifty thousand dollars ($50,000.00) or less. "*

Section 2. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 3. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, lll1constitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 4. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 5. Penalties in effect for violations of the City of Stockbridge at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

Section 6. The effective date of this Ordinance shall be May 9th, 2022.

ORDAINED this 9th day of May, 2022.

CITY OF STOCKBRIDGE, GEORGIA

Anthony S. Ford, Mayor

ATTEST:

Vanessa Holiday, City Clerk

APPROVED AS TO FORM:

Quinton G. Washington, City Attorney

Date Presented to Mayor:_____

Date Received from Mayor:_____